

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> West side of Euclid Street, between Emperor Quang Trung and Forbes Avenue, at 14231-14291 Euclid Street
<b>HEARING DATE:</b> June 20, 2019	<b>GENERAL PLAN:</b> Industrial/Commercial Mixed Use
<b>CASE NO.:</b> Planned Unit Development No. PUD-104-81/86/90 (REV. 2019)	<b>ZONE:</b> Planned Unit Development No. PUD-104-81/86 Rev. 90
<b>APPLICANT:</b> Bon Hoang for Westfield Construction and Development	<b>APN NO.:</b> 099-183-03
<b>PROPERTY OWNER:</b> Phung Mai Nguyen	<b>CEQA DETERMINATION:</b> Exempt

## **REQUEST:**

The applicant is requesting approval of a text amendment to the development guidelines of PUD-104-81/86 REV. 90 to reduce the required minimum parking landscape setback in order to facilitate the redevelopment and rehabilitation of a 4.396-acre site comprised of one parcel, and currently improved with the 47,922 square foot shopping center known as the Euclid Retail Center. The existing commercial buildings will not be altered as a result of the proposed project. The Planning Commission will consider the following: (i) a recommendation that the City Council determine that the Project is categorically exempt from the California Environmental Quality Act (CEQA); and (ii) a recommendation that the City Council approve a text amendment to Planned Unit Development No. PUD-104-81/86 REV. 90 to reduce the 20-foot parking landscape setback requirement along Euclid Street to facilitate the expansion of the existing parking lot, and future rehabilitation of the Euclid Retail Center.

## **BACKGROUND:**

The subject property is located on the west side of Euclid Street, between Emperor Quang Trung and Forbes Avenue. The property has a General Plan Land Use designation of Industrial/Commercial Mixed Use, and is currently zoned Planned Unit Development (PUD) No. PUD-104-81/86 REV. 90. The original PUD-104-81 was adopted in 1981 to rezone a 54-acre property for industrial and commercial use, as well as provide performance standards and permitted uses for the new PUD zone. The commercial portion of the PUD is located along Euclid Street, and includes a total of four (4) properties. Subsequent amendments to the PUD occurred in 1986 to alter the permitted commercial uses, parking, sign, and landscape requirements, and in 1990 to amend the

permitted uses in the commercial portion of the development to allow for bona fide eating establishments with entertainment with a Conditional Use Permit.

The property owner of the Euclid Retail Center, 14231-14291 Euclid Street, requests an amendment to the minimum parking landscape setback requirement applicable to its property, in order to redevelop and rehabilitate the shopping center. The proposed amendment to the PUD will only apply to the Euclid Retail Center, which is identified as Area III B in the PUD development standards. The shopping center is 4.3-acres and is developed with a total of 4 (four) multiple-tenant commercial buildings totaling 47,922 square feet of floor area across the one property. The property owner intends to build a new two-story office and commercial building on a vacant building pad at the southern end of the site in order to revitalize the commercial center. In order to add the new two-story commercial building, the property owner proposes to reconfigure and expand the parking area in order to accommodate more parking spaces on-site that are above what is required by the PUD, which will necessitate the reduction to the parking landscape setback along Euclid Street through the proposed PUD amendment.

## **DISCUSSION:**

### **PLANNED UNIT DEVELOPMENT**

The property is currently zoned Planned Unit Development (PUD) No. PUD-104-81/86 REV. 90. A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

The applicant proposes an amendment to the PUD that will amend the required twenty (20) foot parking landscape area along Euclid Street to seven (7) feet. This will only apply to the Euclid Retail Center. This reduction to the landscape setback will facilitate an expansion of the parking area that will allow for the construction of a new commercial building, and the rehabilitation of the overall site. As proposed by the applicant, the parking landscape setback will be 9'-1 ¾" along the southern half of the site along Euclid Street, and 7'-0" along the northern half of the site.

Through the proposed PUD amendment, the commercial center will be able to increase the number of on-site parking spaces from the current 251 spaces to 316 spaces. The property will experience a reduction to the amount of landscaping on property, however, the landscaping within the parking area will increase, and the existing landscaping will be rehabilitated as a result of the proposed project to redevelop the site. The parking area landscaping for the site will increase from 7,816 square feet (4.0% of the site) to 8,283 square feet (4.3% of the site), and the overall landscaping of the site will be 31,157 square feet (16% of the site). Sufficient landscaping area will

remain along Euclid Street to accommodate appropriate landscaping that will continue to enhance the visual character of the shopping center.

The proposed amendment will also assist with the revitalization and redevelopment of the Euclid Retail Center. This is consistent with the goals and policies of the General Plan that encourages the revitalization of aging, underused or deteriorated commercial centers; that encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; that encourages the City to work with property owners to revitalize deteriorated centers; and that encourages enhanced parking area landscaping, and improved lighting.

In addition, the proposed amendment will be consistent with the intent of the Planned Unit Development, as the reduced landscaping and additional parking will ensure that the quality of the proposed project is greater than what could be achieved through a traditional commercial zoning classification.

#### PROPOSED REDEVELOPMENT OF THE EUCLID RETAIL CENTER:

The proposed redevelopment of the commercial center is regulated by the standards and requirements of PUD-104-81/86 REV. 90. The PUD allows for new construction and rehabilitation of the site without a land use entitlement, provided the project complies with the development guidelines of the PUD. Upon approval of the PUD amendment to reduce the parking landscape setback along Euclid Street, the project proposed by the property owner will be consistent with the PUD. A summary of the proposed site improvements to the Euclid Retail Center is provided below for informational purposes.

The property owner proposes to redevelop the Euclid Retail Center by: constructing a two-story 7,250 square foot commercial retail and office building on a vacant building pad at the southern end of the site; reconfiguring the parking area, and adding 65 new parking spaces; and rehabilitating the landscaping. The applicant proposes retail and office uses within the new building, which are compatible with the commercial uses allowed in the PUD.

#### Site Design, Circulation and Parking

The proposed project includes reconfiguring the on-site circulation, drive aisles, and parking, to accommodate the proposed development. The site is currently accessed via three (3) driveway approaches: on the north from Forbes Avenue, on the east from Euclid Street, and on the south from Emperor Quang Trung. None of the driveways will be altered as a part of this proposal.

The site will continue to maintain the vehicular access across the commercial center, via internal two-way drive aisles. The internal vehicular circulation will be changed as a result of the reconfigured parking layout. All on-site drive aisles have been designed to

provide an effective circulation pattern, have been reviewed by the City's Engineering staff, and will accommodate two-way vehicular traffic, as well as trash truck and emergency vehicle access.

The project has been designed to comply with the parking requirements based on the PUD development guidelines standards of one (1) parking space per 250 square feet of commercial retail and office use. Currently, a total of 221 parking spaces are required for the project based on this standard, and the site provides 251. The proposed parking for the project will be provided in the form of 316 parking stalls, a 95 space (30%) increase over what is required, and a 65 space (20%) increase over what is currently provided. The PUD development guideline requirements for parking are less than what is normally required elsewhere in the City. Given Euclid Retail Center's current visitation patterns, the applicant and owner have recognized a need for more parking.

The distribution of the 316 parking stalls include 188 standard parking spaces, 119 compact parking spaces, and 9 handicap parking spaces. The 119 compact parking spaces constitute 37% of all parking onsite, which complies with the PUD maximum of 40% compact spaces. In addition, one parking space will serve as an electric vehicle charging station, and the site will provide bicycle parking.

#### Building Design:

The proposed commercial retail and office building will consist of two (2) stories of 3,505 square feet each, and a utility area of 240 square feet, for a total of 7,250 square feet, at a height of 33'-10" to the top of the roof. Both stories will consist of three (3) units of 1,075 square feet each, for a total of six (6) units and 7,010 square feet of commercial floor area. The proposal includes retail uses on the first floor, and office uses on the second, complying with the permitted uses of the PUD.

#### Landscaping:

The project will provide new landscaping along Euclid Street and within the parking area. The proposed overall landscaping of the site is 31,157 square feet (16% of the site). With the seven (7) foot setback along Euclid Street, the site still provides adequate landscaping to enhance the visual character of the shopping center. The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping and water efficiency requirements of Title 9 of the Municipal Code. Planning staff will review the type and location of all proposed plant materials.

#### CEQA:

Staff has determined that the proposed project is exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303 (New Construction or



Conversion of Small Structures) of the State CEQA Guidelines. The Class 5 exemption (Section 15305) applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Here, the proposed PUD amendment only changes the parking landscape setback requirement applicable to one parcel. The Class 3 exemption (Section 15303) applies to the construction of new small facilities or structures, including up to four (4) commercial buildings not exceeding 10,000 square feet in floor area, on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Here, the applicant intends to construct one (1) new 7,250 square foot building and related parking facilities within an existing developed shopping center. For these reasons, Staff recommends that the proposed project be found to be exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

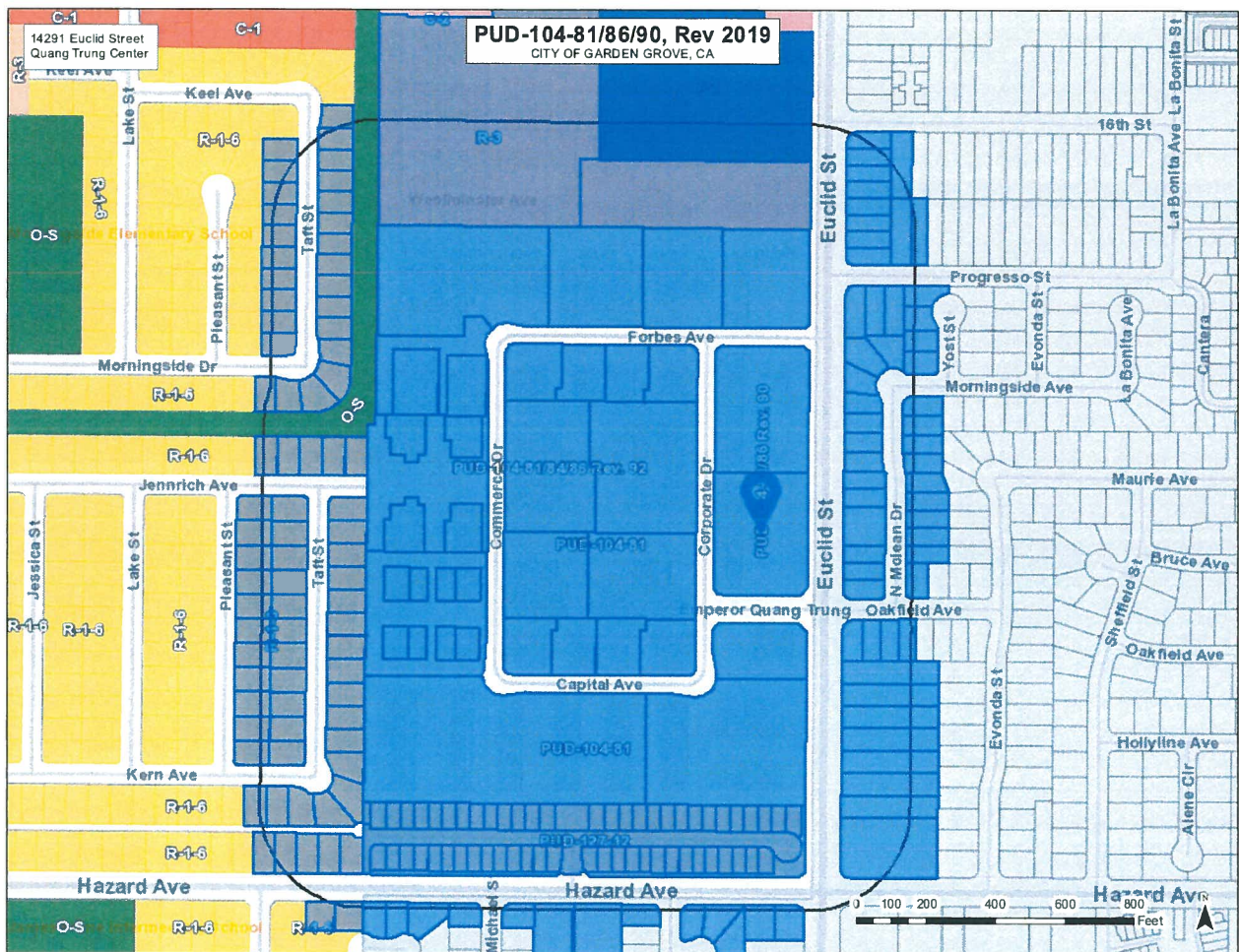
1. Adopt Resolution No. 5956-19 recommending that the City Council determine that the Project is exempt from CEQA; and
2. Adopt an Ordinance approving Planned Unit Development No. PUD-104-81/86/90 (REV. 2019).

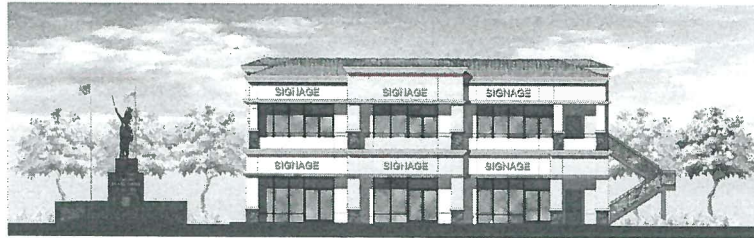


Lee Marino  
Planning Services Manager



By: Priit Kaskla  
Assistant Planner





EMPEROR QUANG TRUNG SHOPPING CENTER  
14231 - 14291 EUCLID ST.  
Garden Grove, California  
NEW TWO-STORY BUILDING B



PROJECT  
EMPEROR  
QUANG TRUNG  
SHOPPING CENTER  
NEW TWO-STORY  
BUILDING B  
14231 - 14291  
EUCLID ST.  
GARDEN GROVE,  
CA 92643

DATE: 04/24/19  
BY: [Signature]

PROJECT NO.  
12016

PROJECT DATE  
04/24/19

SHEET NAME  
COVER SHEET

EXPIRATION  
DATE: 04/24/20

SHEET NO.  
A0-1

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	1. ADMINISTRATION	[Symbol]	1. ADMINISTRATION
[Symbol]	2. OCCUPANCY	[Symbol]	2. OCCUPANCY
[Symbol]	3. GENERAL BUILDING HEIGHTS AND AREA	[Symbol]	3. GENERAL BUILDING HEIGHTS AND AREA
[Symbol]	4. TYPE OF CONSTRUCTION	[Symbol]	4. TYPE OF CONSTRUCTION
[Symbol]	5. FIRE DEPARTMENT NOTES	[Symbol]	5. FIRE DEPARTMENT NOTES
[Symbol]	6. PUBLIC WORKS DEPARTMENT NOTES	[Symbol]	6. PUBLIC WORKS DEPARTMENT NOTES
[Symbol]	7. GENERAL NOTES	[Symbol]	7. GENERAL NOTES
[Symbol]	8. DEFERRED / SEPARATE SUBMITTALS	[Symbol]	8. DEFERRED / SEPARATE SUBMITTALS
[Symbol]	9. SITE INFORMATION	[Symbol]	9. SITE INFORMATION
[Symbol]	10. BUILDING INFORMATION	[Symbol]	10. BUILDING INFORMATION

## EMPEROR QUANG TRUNG CENTER

14231-14291 EUCLID STREET  
GARDEN GROVE, CA 92643

### PROJECT SCOPE

1. ADMINISTRATION  
2. OCCUPANCY  
3. GENERAL BUILDING HEIGHTS AND AREA  
4. TYPE OF CONSTRUCTION  
5. FIRE DEPARTMENT NOTES  
6. PUBLIC WORKS DEPARTMENT NOTES  
7. GENERAL NOTES  
8. DEFERRED / SEPARATE SUBMITTALS  
9. SITE INFORMATION  
10. BUILDING INFORMATION

### SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	VICINITY MAP
3	GENERAL NOTES
4	DEFERRED / SEPARATE SUBMITTALS
5	SITE INFORMATION
6	BUILDING INFORMATION
7	GENERAL NOTES
8	DEFERRED / SEPARATE SUBMITTALS
9	SITE INFORMATION
10	BUILDING INFORMATION



PROJECT  
EMPEROR  
QUANG TRUNG  
SHOPPING CENTER  
NEW TWO-STORY  
BUILDING B  
14231 - 14291  
EUCLID ST.  
GARDEN GROVE,  
CA 92643

DATE: 04/24/19  
BY: [Signature]

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12016

PROJECT DATE  
04/24/19

SHEET NAME  
PROJECT INFORMATION  
SHEET INDEX

EXPIRATION  
DATE: 04/24/20

SHEET NO.  
A0-2



