

RESOLUTION NO. 5956-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86/90 (REV. 2019), A TEXT AMENDMENT TO THE GENERAL USE AND DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86 REV. 90, TO REDUCE THE REQUIRED MINIMUM PARKING SETBACK AREA ALONG EUCLID STREET FOR AREA III B, CONSISTING OF THE PROPERTY LOCATED ON THE WEST SIDE OF EUCLID STREET, BETWEEN EMPEROR QUANG TRUNG AND FORBES AVENUE, AT 14231 TO 14291 EUCLID STREET, ASSESSOR'S PARCEL NO. 099-183-03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on June 20, 2019, does hereby recommend approval of Planned Unit Development No. PUD-104-81/86/90 (REV. 2019), to amend the General Use and Development Standards for PUD-104-81/86 REV. 90 (Planned Unit Development) zone to reduce the required minimum parking setback from Euclid Street from twenty (20) feet to seven (7) feet within Area III B of the PUD, to facilitate the redevelopment of the property located at 14231-14291 Euclid Street.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council determine that the proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Sections 15061).

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-104-81/86/90 (REV. 2019), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Bon Hoang for Westfield Construction and Development, with the authorization of Phung Mai Nguyen, owner of the commercial lot located at 14231-14291 Euclid Street, containing the existing Euclid Retail Center.
2. The applicant is requesting approval of an amendment to the General Use and Development Standards for Planned Unit Development No. PUD-104-81/86 REV. 90, to reduce the required minimum parking area landscape setback along Euclid Street from twenty (20) feet to seven (7) feet in order to allow for the redevelopment of the Euclid Retail Center.
3. The property has a General Plan Land Use designation of Industrial/Commercial Mixed Use and is zoned Planned Unit Development No. PUD-104-81/86 REV. 90. The subject site is comprised of one (1) parcel,

with a total land area of 4.396-acres that is improved with an existing commercial retail shopping center, Euclid Retail Center, of 47,922 square feet. The applicant proposes to reduce the required parking setback along Euclid Street to facilitate the future expansion of the parking area, and future commercial redevelopment of the site.

4. The proposed Project is categorically exempt from 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.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on June 20, 2019, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of June 20, 2019, and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.16.030.20, are as follows:

FACTS:

The subject property is located on the west side of Euclid Street, between Emperor Quang Trung (formerly Business Center Parkway) and Forbes Avenue. The property has a General Plan Land Use designation of Industrial/Commercial Mixed Use, and is zoned Planned Unit Development (PUD) No. PUD-104-81/86 REV. 90. PUD-104-81 was adopted in 1981 to allow the construction of an industrial park and a commercial retail center. Subsequent revisions to the original PUD have modified the development guidelines and permitted uses.

The Euclid Retail Center is located within the commercial portion of PUD-104-81/86 REV. 90 and comprises the portion of the PUD designated as Area III B. The shopping center is 4.3-acres and is improved with four (4) buildings, with a total building area of 47,922 square feet. The commercial center allows for a mix of commercial retail, personal services, restaurant, and professional office uses.

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.

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.

FINDINGS AND REASONS:

Planned Unit Development:

1. The proposed development guideline revisions are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

The proposed PUD amendment will reduce the parking setback area along Euclid Street from twenty (20) foot to seven (7) feet for the Euclid Retail Center. The proposed amendment will facilitate the redevelopment of the Euclid Retail Center by allowing the expansion and rehabilitation of existing parking and landscape areas. In doing so, it will also accommodate the construction of a new commercial building that will be compatible with the existing development, as well as compatible with surrounding commercial developments. Although the parking setback will be reduced along Euclid Street, sufficient landscape area will remain within the seven (7) feet that will allow for appropriate landscaping to be installed to continue to maintain the visual character of the property.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets or access streets.

The proposed PUD amendment will reduce the parking setback along Euclid Street to facilitate the redevelopment and revitalization of the Euclid Retail Center. The proposed amendment will allow the property owner to reconfigure and expand the parking area to accommodate additional parking spaces to support the current uses and to accommodate a new commercial building. The shopping center is designed with, and will continue to maintain, adequate vehicular circulation and access that will support the future redevelopment of the shopping center that is consistent with the standards established by PUD-104-81/86 REV. 90.

3. Provision is made for both public and private open spaces.

The PUD was established with specific development standards, as well as landscaping and parking requirements. The proposed amendment will reduce the parking setback area along Euclid Street from twenty (20) feet to seven (7) feet to facilitate the redevelopment of the Euclid Retail Center. While landscaping will be reduced along Euclid Street, the landscape setback will continue to remain sufficient in size to accommodate appropriate landscaping. In addition, the future redevelopment plan for the center includes rehabilitating of existing landscaping and providing new landscaping within the parking area that is consistent with the PUD. Any proposed project on the site is required to comply with the guidelines of the PUD to ensure that both public and private open spaces are preserved.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

PUD-104-81/86 REV. 90 incorporates development standards and guidelines that ensure the protection and maintenance of landscaped setbacks and open spaces. The proposed amendment to the PUD will not impact any provisions for the protection and maintenance of private reserved for common use as any proposed development will comply with the development standards of the PUD.

5. The quality of the project, achieved through the proposed Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The proposed amendment will reduce the parking setback from twenty (20) feet to seven (7) feet for the Euclid Retail Center, to allow for the redevelopment and revitalization of the shopping center, which includes reconfiguring and expanding the parking area, rehabilitating and creating new landscaped areas, and constructing a new commercial building. The proposed amendment will encourage the property owner to design a new parking lot layout and internal circulation pattern that is more efficient than the existing parking lot layout. The new parking spaces that will be created with the reduction of the parking setback will allow for new parking spaces to be created to serve the existing businesses as well as the new uses. The landscaping area along Euclid Street will continue to be maintained with appropriate landscape material that will enhance the visual character of the property.

6. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

The proposed amendment to PUD-104-81/86 REV. 90 is internally consistent with the goals, policies and elements of the General Plan. The amendment is requested in order to facilitate rehabilitation of the Euclid Retail Center. Goal LU-6.1 of the General Plan encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; and LU-IMP-6C encourages enhanced parking area landscaping, and improved lighting. The proposed amendment will assist the Euclid Retail Center meeting these goals, objectives, and elements by allowing for the: expansion, repaving, and restriping the parking area in order to accommodate additional parking spaces, new landscaping, and a new commercial building.

7. The amendment to the PUD will promote the public interest, health, and welfare.

The amendment will promote the public interest, health, and welfare. The reduction in the required landscape area is requested to facilitate future rehabilitation of the Euclid Retail Center. Any proposed development on the property must comply with the PUD development guidelines. In addition, the amendment will still provide a sufficient landscaping area along Euclid Street to accommodate appropriate landscaping that will continue to enhance the visual character of the shopping center.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

In addition to the foregoing the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Planned Unit Development No. PUD-104-81/86/90 (REV. 2019) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020.F. (Planned Unit Development) and 9.32.030.D (Land Use Action Procedures).
2. The Planning Commission recommends that the City Council approve Planned Unit Development No. PUD-104-81/86/90 (REV. 2019) and adopt the draft Ordinance attached hereto as Exhibit "A".

Adopted this 20th day of June 2019

ATTEST:

/s/ JOHN RAMIREZ
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on June 20, 2019, by the following vote:

AYES:	COMMISSIONERS:	(5)	LE, NGUYEN, PEREZ, SOEFFNER, RAMIREZ
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	KANZLER, LEHMAN

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is July 11, 2019.