

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Chapman Ave, just east of Loreleen Street, at 9312 Chapman Avenue
HEARING DATE: January 21, 2021	CURRENT GENERAL PLAN LAND USE DESIGNATION: Low Density Residential (LDR) PROPOSED GENERAL PLAN LAND USE DESIGNATION: Medium Density Residential (MDR)
CASE NO: General Plan Amendment No. GPA-001-2021, Amendment No. A-030-2021, & Site Plan No. SP-093-2021	CURRENT ZONING: R-1 (Single-Family Residential) PROPOSED ZONING: R-3 (Multiple-Family Residential)
APPLICANT: Julie H. Vu	CEQA DETERMINATION: Mitigated Negative Declaration
PROPERTY OWNER(S): Victor P. Nguyen	APNs: 133-082-27

REQUEST:

A request to develop a 20,500 square foot lot with a new multiple-family residential project consisting of a six (6) unit apartment building (the "project"). The specific land use entitlement approvals requested include: (i) Amendment to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (ii) General Plan Amendment to amend the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project; and (iii) Site Plan to construct the six (6) unit apartment building along with associated site improvements. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

BACKGROUND:

The subject site is a 20,500 square foot vacant lot located on the south side of Chapman Avenue, just east of Loreleen Street, at 9312 Chapman Avenue. The site was previously improved with an existing single-family development. In 2016, a demolition permit was obtained by the property owner and all existing improvements were demolished/removed. The site has remained vacant.

The site is currently zoned R-1 (Single-Family Residential) with a current General Plan Land Use Designation of Low Density Residential (LDR). The property abuts R-3 (Multiple-Family Residential) zoned properties to the west and across Chapman Avenue, to the north. The property also abuts PUD-103-73 (Residential Planned Unit Development) zoned properties to the east and south. Surrounding uses include a multi-family apartment building to the west, multi-family developed properties (apartments) across Chapman Avenue to the north, and a multi-family townhome development to the east and south.

DISCUSSION:

General Plan Amendment No. GPA-001-2021:

The proposed General Plan Amendment would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR). The Low Density Residential (LDR) Land Use Designation is intended for the development of single-family residential neighborhoods with one detached home per lot and would not permit development of the proposed multi-family development project. The proposed project will have a density of approximately 12.75 dwelling units per acre. The MDR Land Use Designation is intended for the development of mainly multi-family residential neighborhoods and allows for a range of residential densities up to a maximum of 32.0 dwelling units per acre, which would facilitate the development of the proposed 6-unit residential apartment project.

The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, Staff finds that the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed in continuity with surrounding land uses.

Amendment to Rezone Property from R-1 to R-3:

The subject property is currently zoned R-1 (Single-Family Residential), which allows a single-family detached residence (not including any State allowances for Accessory Dwelling Units (ADU)). The proposed 6-unit apartment project exceeds the maximum number of units allowed under the R-1 zoning. As part of the project, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment project, and to ensure consistency with the proposed General Plan Land Use Designation of MDR. The R-3 zone implements the MDR General Plan Land Use Designation and allows for a range of densities based on site area, up to a maximum of 24 dwelling units per acre. Pursuant to Garden

Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning.

SITE PLAN:

PROJECT STATISTICS:

	Provided	Code (under proposed R-3 zoning and MDR General Plan Designation)
Lot Size	20,500 S.F.	7,200 S.F. (minimum)
Density	6 units (12.75 units/acre)	8 units(maximum)
Private/Common Open Space	2,315 S.F.	1,800 S.F. (minimum) (300 S.F. per unit)
Parking		
Enclosed Garage	12	
Guest Parking Spaces	9	
Total	21	21 (minimum)
Building Height	33'-3"	35'-0" (maximum)

Site Design and Circulation

The project consists of six (6) attached multiple-family residential units with attached enclosed two-car garages. Each unit, and their respective garages, are accessible from a single main drive aisle. The width of the drive aisle along the easterly property line (along the garages) is 26'-0". The drive aisle at the rear of property, adjacent to nine (9) uncovered parking stalls, increases to a width of 28'-0".

Access to the site will be from Chapman Avenue via a 30'-0" wide enhanced entry driveway approach that will include decorative paving. The project does not include a gated entry.

Proposed building setbacks (distance from property lines) for the project are as follows: 20'-0" front setback to the northerly property line (facing Chapman Avenue); 30'-0" side setback to the easterly property line; 49'-0" setback to the southerly property line; and varying interior setbacks ranging between 10'-0" to 25'-0" to the westerly property line. All proposed setbacks for the project comply with the minimum setback and building separation requirements of the R-3 zone.

Parking

The project includes six (6) total apartment units. Each unit provides a total of four (4) bedrooms. For a multiple-family residential development that is less than 50 units and adjacent to a primary arterial street, such as Chapman Avenue, the Municipal Code requires a minimum of 3.5 parking spaces per dwelling unit. Therefore, the project is required to provide a minimum of 21 parking spaces. The project provides a two-car enclosed, attached garage for each unit and nine (9) guest parking spaces at the rear of the property. Therefore, the project complies with the parking requirements of the Municipal Code.

Unit Design

The project consists of six (6) attached apartment units that range from two (2) to three (3) stories. Units 1, 2, and 6 are two (2) stories. Units 3, 4, and 5 are three (3) stories.

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6
1st Floor	838 SF	824 SF	514 SF	514 SF	516 SF	812 SF
2nd Floor	1,031 SF	1,004 SF	654 SF	654 SF	660 SF	1,000 SF
3rd Floor	-	-	366 SF	366 SF	366 SF	-
Total	1,869 SF	1,828 SF	1,534 SF	1,534 SF	1,542 SF	1,812 SF

Each unit provides four (4) bedrooms and four (4) bathrooms. All units feature private outdoor recreation areas on the 2nd floor balconies above the garages, which range between 206 to 217 square feet in area (about 10' x 20'). Each garage will have access from the drive aisle within the development.

The applicant has designed the units to comply with the privacy provision requirements, applicable to 2nd and 3rd story areas of the project, by providing windows that will minimize visual intrusion (e.g., fixed and obscured windows) into the adjacent neighbors' private recreation areas.

Building Architecture

The building elevations incorporate projecting and recessed building masses, balconies, along with varied rooflines in order to articulate the building's facade. The building's architectural detailing includes the use of varied window shapes, multi-pane windows, wood siding, and decorative trim around the windows to enhance the building. The exterior building materials will consist of multi-toned stucco exteriors with accenting trims around the windows. The roofing material will consist of composite (asphalt) shingles.

Private and Active Recreation Areas

The Municipal Code requires a minimum of 300 square feet per unit of recreation area that may be split between private recreation area and communal recreation area. Based on six (6) total units, the project is required to provide a minimum of 1,800 square feet of total recreation area. Based on the lot size, the project is required to provide an active recreation area of at least 900 square feet that is improved with amenities. The project provides a 1,057 square foot active recreation area in the center of the development conveniently accessible by all units. The active recreation area will provide amenities which include an open turf park area, built-in benches, a communal picnic table with an open trellis patio cover, and a built-in BBQ pit. As mentioned prior, all units feature private outdoor recreation areas on the 2nd floor balconies above the garages, which range between 206 to 217 square feet in area (10' x 20'). The project proposes a total of 2,315 square feet of active and private recreation area. Therefore, the project complies with the recreation requirements of the Municipal Code.

Perimeter Walls and Landscaping

The project will provide (minimum) six-foot high decorative concrete block walls around the perimeter of the development – except for within the front 20'-0" setback, where maximum wall height is 3'-0".

Along the perimeter areas of the site landscape treatment will be provided, including along interior communal pedestrian walkways. An enhanced landscape treatment will be provided within the front 20'-0" setback area facing Chapman Avenue. The enhanced landscaping within the front setback will include a variety of trees, shrubs, vines, flowering, and/or other elements, subject to review and approval by the Planning Division. All landscaped areas will be irrigated with an electronically operated irrigation system utilizing water sensors and programmable irrigation cycles. The landscaping and automatic irrigation systems will be in conformance with the City's Landscape Water Efficiency Guidelines.

CEQA Environmental Review:

In conjunction with the proposed project, the City (through a consultant) has prepared an Initial Study and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed 6-unit apartment project and associated site improvements. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated as part of a Mitigation Monitoring and Reporting Program. Conditions of Approval will require the applicant to implement the Mitigation Monitoring and Reporting Program as identified in the adopted Mitigated Negative

Declaration, and to provide updates about the implementation process to the City of Garden Grove, Community and Economic Development Department, until completion of the project. City Staff is requesting that the Planning Commission hold a public hearing and adopt the attached Resolution recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Adopt the attached Resolution No. 6012-21 recommending that the Garden Grove City Council: (i) approve Amendment No. A-030-2021 to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (ii) approve General Plan Amendment No. GPA-001-2021 to amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR); and (iii) adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project; and
- Adopt the attached Resolution No. 6013-21 approving Site Plan No. SP-093-2021, subject to the recommended Conditions of Approval, and contingent upon City Council adoption of an Ordinance approving Amendment No. A-030-2021, and Resolutions approving General Plan Amendment No. GPA-001-2021 and adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

Lee Marino
Planning Services Manager



By: Chris Chung
Urban Planner