

RESOLUTION NO. 5999-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-087-2020 AND TENTATIVE PARCEL MAP NO. PM-2023-2020, FOR PROPERTIES LOCATED ON THE SOUTHWEST CORNER OF HARBOR BOULEVARD AND TRASK AVENUE, AT 13531-13551 HARBOR BOULEVARD, ASSESSOR'S PARCEL NOS. 100-122-11, 12, 22 AND 23.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 20, 2020, does hereby approve Site Plan No. SP-087-2020 and Tentative Parcel Map No. PM-2023-2020, for properties located on the southwest corner of Harbor Boulevard and Trask Avenue, at 13531-13551 Harbor Boulevard, Assessor's Parcel Nos. 100-122-11, 12, 22 and 23, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-087-2020 and Tentative Parcel Map No. PM-2023-2020, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by William T. Truxaw ("The Applicant")
2. The applicant requests Site Plan approval to construct a new 43,934 square-foot self-storage facility with an office and a manager's dwelling along with associated site improvements on a property located at 13531 and 13551 Harbor Boulevard. In conjunction with the request, the applicant is requesting a Tentative Parcel Map approval to consolidate (4) separate parcels into one (1) single lot to accommodate the construction of the new self-storage facility.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Reg. § 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore, exempt from CEQA review.
4. The subject site has a General Plan Land Use Designation of Heavy Commercial, and is zoned C-3 (Heavy Commercial). The subject site is approximately 1.84 acres, and is located at the southwest corner of Harbor Boulevard and Trask

Avenue.

5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property has been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 20, 2020, 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 on August 20, 2020, and

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 9.32.030 and 9.40.190, are as follows:

FACTS:

The property is located at the southwest corner of Harbor Boulevard and Trask Avenue, and is located to the south and west of an existing commercial lot that is improved with a gas station. The property is irregularly shaped with dual frontage on both arterial streets, and is 1.84 acres in size. The site has a General Plan Land Use Designation of Heavy Commercial and is zoned C-3 (Heavy Commercial). The property abuts a C-3 zoned property and the California State Route 22 (CA-22) to the north; C-3 zoned properties to the south; an M-1 (Light Industrial) zoned property to the west, and C-2 (Community Commercial) zoned properties, across Harbor Boulevard, to the east. Surrounding uses that abut the subject property include a gas station to the north; a fleet vehicle storage and a restaurant to the south; different industrial uses that include wholesale, warehousing, vehicle repair to the west; and a commercial shopping center, across Harbor Boulevard, to the east.

The applicant proposes to demolish all the existing on-site improvements in order to construct a new 43,934 square foot self-storage facility with an office, and a manager's residence along with associated site improvements. In conjunction with the request, the applicant also requests Tentative Parcel Map approval to consolidate four (4) existing parcels on the property into one (1) single lot to accommodate the construction of the new storage facility.

FINDINGS AND REASONS:

SITE PLAN

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of General Plan, the Municipal Code, and other applicable ordinances.

The subject site has a General Plan Land Use Designation of Heavy Commercial and is zoned C-3 (Heavy Commercial). The Heavy Commercial Land Use designation is intended to provide for a variety of more intensive commercial uses such as automotive repair, sales, and services; wholesaling; and contractor's storage yard. Goal ED-2 of the General Plan encourages a business environment that welcomes new businesses; while Policy LU-2.4 assures the type and intensity of land use shall be consistent with that of the immediate neighborhood. The proposed storage facility is located in the area that is improved with different types of commercial and industrial uses. Abutting uses include a gas station to the north; a fleet vehicle storage and a restaurant to the south; different industrial types of uses that include wholesale, warehousing, vehicle repair to the west; and a commercial shopping center, across Harbor Boulevard, to the east. The proposed self-storage facility will be compatible with the immediate area, and will revitalize Harbor Boulevard corridor. Thus, the proposed development is consistent with the spirit and intent of the General Plan.

The C-3 zone is intended to provide for a wide range of commercial uses, primarily more intensive services and uses of wholesale/retail combinations, such as storage and vehicle sales and services. The subject property possesses characteristics that meet the intention of the Municipal Code. In addition, the proposed development is designed to comply with the C-3 zone development standards and the operating requirements for self-storage including Floor Area Ratio (F.A.R.), lot size, location, parking, setbacks, landscaping and manager's residence. Thus, the proposed project is in compliance with the Municipal Code, and other applicable ordinances.

2. The proposed development does not adversely affect essential on-site facilities, such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

While the Municipal Code requires nine (9) open parking spaces, the project will provide a total of 15 open, on-site parking spaces in front of the storage area and office area. A two-car enclosed garage for the manager's residences is also provided. Thus, the parking spaces provided will exceed the minimum parking requirements required by six (6) spaces. All of the parking spaces will be accessible by a new, L-shaped drive aisle along the northerly and easterly property lines. The new drive aisle will be served by a modified driveway approach along Harbor Boulevard. In addition, the design also includes a new, 4'-0" wide pedestrian walkway, which originates from the public right-of-way to the front of the building, and continues along the side of the building as a striped path-of-travel within drive aisle. The design also includes a metal gate with a Knox box on the driveway to secure the facility. The gate will be installed adjacent to the building, and will be set back 82 feet from the front property line. The project has been designed to provide efficient on-site vehicle and pedestrian circulation. The project is designed to provide sufficient on-site vehicle and pedestrian circulation; thus, it does not adversely affect essential on-site circulation and points of vehicular and pedestrian access.

3. The proposed development does not adversely affect essential public facilities, such as streets and alleys, utilities and drainage channels.

The subject property will be served by Harbor Boulevard, which is classified as a major arterial street, and will be adequate to accommodate the development. Existing utilities and drainage channels in the area are also adequate to accommodate the development. The proposed development will maintain landscaping and proper maintenance of the site, thereby not adversely impacting the area. The Public Works Department has reviewed the project and has incorporated all of the appropriate conditions of approval to minimize any adverse impacts.

4. The proposed development shall be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.

The subject development is located in an area that is improved with commercial and industrial uses. Abutting uses include a gas station to the north; a fleet vehicle storage and a restaurant to the south; different industrial uses that include wholesale, warehousing, vehicle repair to the west; and a commercial shopping center, across Harbor Boulevard, to the east. The proposed self-storage facility incorporates modern and contemporary architectural style to have the appearance of an industrial building that will be compatible with the immediate, commercial/industrial area. The building includes different forms of massing. While the majority of the building will be single-story, and 18 feet in height as measured from finished floor to top of parapet; the design also includes three (3), 32- foot tall towers located on the northeast, northwest and southeast corners of the building. The tower elements will eliminate the box-shaped design, and will function as architectural features for the project. The exterior finishes of the building will consist of earthy tone colored stucco (such as light green, beige and gray color) with stucco reveal channels. The design also includes the use of multiple faux roll-up doors on the north and east elevation to eliminate the appearance of the long and blank wall. In addition, the three towers will be plated with copper colored metal panels, and will have glass store front windows and decorative, metal awnings to further accentuate the industrial architectural style. Thus, the development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

5. Through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The proposed self-storage facility will be set back 82 feet from the front property line, 20 feet from the street side property line, 20 feet from the rear property line, and 10 feet from the interior side property line, which will comply with the minimum setback requirements set forth by the zoning code. In addition, the project will

provide a total of 17,880 square feet of landscaping that includes 5,344 square feet of landscaping within the required setback and an additional 12,536 square feet of landscaping throughout the site. In addition to the self-storage, the project also provides a 300 square foot, open yard area for the manager's residence. Thus, the project complies with the minimum setback, landscape, and open space required by the zoning code, and will attain an attractive environment for the occupants of the property.

TENTATIVE PARCEL MAP

1. The proposed map is consistent with the General Plan.

The subject site has a General Plan Land Use Designation of Heavy Commercial and is zoned C-3 (Heavy Commercial). The Heavy Commercial Land Use designation is intended to provide for a variety of more intensive commercial uses such as automotive repair, sales, and services; wholesaling; and contractor's storage yard. Policy LU-2.4 of the General Plan assures the type and intensity of land use shall be consistent with that of the immediate neighborhood, while Goal ED-2 of the General Plan encourages a business environment that welcomes new businesses. The subject property is located in an area that is improved with a variety of commercial and industrial uses. Abutting uses include a gas station to the north; a fleet vehicle storage and a restaurant to the south; a variety of industrial uses to the west; and a shopping center, across Harbor Boulevard, to the east. A self-storage facility is a permitted use in C-3 (Heavy Commercial) zone, and it is compatible with the immediate area that is improved with various commercial/industrial types of uses. Since the subject site consists of four (4) separate parcels, and the California Building Code prohibits buildings to be constructed over property line, the proposed Tentative Parcel Map is needed to accommodate the construction of the new facility. Thus, the proposed map is consistent with the General Plan.

2. The design and improvement of the proposed subdivision is consistent with the General Plan.

The proposed development is designed to be in compliance with the required minimum lot size and lot depth for a self-storage facility in C-3 zone. In addition, the proposed project meets all other special requirements for self-storage such as F.A.R., location, parking, setbacks and manager's residence. The facility is designed to have the appearance of an industrial building, which is compatible with the surrounding areas that are improved with different commercial and industrial types of uses. Since zoning code is the primary implementation tool of the General Plan and by complying with the zoning requirements, the project is consistent with the spirit and intent of the General Plan.

3. The site is physically suitable for the proposed type of development.

The Municipal Code requires a minimum lot size of one (1) acre and a minimum lot depth of 200 feet to develop a self-storage facility. After the lot consolidation, the total lot size will be 1.84 acres with a lot depth of 438.15 feet measured from the front property line that abuts Harbor Boulevard. Both exceed the requirement of the Municipal Code. In addition, the property is located adjacent to a major arterial, Harbor Boulevard, which will provide adequate access to the site. Thus, the site is physically suitable for the proposed type of development.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed urban area, and the proposed improvements are not anticipated to impact any existing fish or wildlife habitat.

5. The requirements of the California Environmental Quality Act have been satisfied.

The proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Reg. § 15332).

6. The site is physically suitable for the proposed density of the development.

The subject property is zoned C-3 (Heavy Commercial). The Municipal Code sets the maximum land use intensity for commercial uses (except for hotels) in this zone at 0.55 F.A.R. Based on the lot size of 1.84 acres, the maximum F.A.R. for the site is 44,082.72 square foot. With the total building floor area (including the storage area, the office area and the manager's residence) of 43,461 square feet, and the total lot size of 80,081 square feet, the F.A.R. for this project is 0.54, which complies the requirements of the Municipal Code. Thus, the site is physically suitable for the proposed use intensity of the development.

7. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The City's Public Works Department, Community and Economic Development Department, Police Department, and Orange County Fire Authority, have reviewed the proposed development, and have applied conditions of approval to minimize against any potential impacts. The conditions of approval for on- and off-site improvements will safeguard the public health. As long as the conditions of approval are adhered to for the life of the project, the design of the subdivision, and the proposed improvements, are not likely to cause serious public health problems.

8. The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record, or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

9. The design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with the applicable zoning regulations.

The subject site is zoned C-3, which allows for a self-storage facility. The property consists of four (4) separate parcels. Since the Building Code does not allow buildings to be constructed over property lines, the proposed Tentative Parcel Map will consolidate all of the existing parcels into one (1) single lot to accommodate the construction of the self-storage facility. After the consolidation, the subject property will have a total lot size of 1.84 acres that will exceed the minimum lot size requirement of one (1) acre for a self-storage facility. In addition, the proposed development is designed to meet all other zoning code requirements for self-storage facility including parking, landscaping, setbacks and manager's residence. Thus, the proposed development is in compliance with the C-3 zoning regulations.

10. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision (Gov. Code Sec. 66473.1).

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

11. The design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs of City residents and available fiscal and environmental resources.

The proposal is to develop a self-storage facility on property that has historically been commercially used, and that has both Heavy Commercial, General Plan Land

Use Designation and zoning designation. Thus, approval of the proposed Tentative Parcel Map will to facilitate the project will not affect the housing needs of the region, public service needs, or available fiscal and environmental resources.

12. That the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

The proposed Tentative Parcel Map is to consolidate the existing four (4) parcels into one (1) single lot to accommodate the construction of the proposed self-storage facility because the Building Code prohibits structures to be built over property lines. The lot size after the consolidation will be 1.84 acres. All of the existing structures will be demolished to facilitate the development of the self-storage facility. The new building, along with all of the associated site improvements, are designed to comply with the zoning code requirements, and will be architecturally compatible with the surrounding area.

13. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

The proposal has been reviewed by the Orange County Fire Authority and meets all applicable design, location, and ingress-egress requirements. The subject property is not located within a state responsibility area or a very high fire hazard severity zone.

14. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

The proposal has been reviewed by the City's Public Works, Water Services Division, to ensure compliance with applicable requirements by the California Regional Water Quality Control Board. Conditions of Approval have been included to ensure that the sewer system meets all requirements and that all on- and off-site improvements ensure the permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. The Tentative Parcel Map possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.40.060.
3. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A", shall apply to Site Plan No. SP-087-2020 and Tentative Parcel Map No. PM-2023-2020.

Adopted this 20th of August, 2020