

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: Two properties are located on the north side of Garden Grove Boulevard, west of Nelson Street. The third property is contiguous to the north side of the Garden Grove properties and fronts on the south side of Pearl Street, west of Nelson Street. North side of Garden Grove Boulevard, west of Nelson Street. The property addresses are 10641 and 10661 Garden Grove Boulevard and 10662 Pearl Street.
HEARING DATE: May 5, 2016	GENERAL PLAN: Industrial/Commercial Mixed Use
CASE NOS.: Site Plan No. SP-022-2016 CUP-065-2016, Lot Line Adjustment No. LLA-011-2016, and Development Agreement No. DA-002-2016	EXISTING ZONE: AR (Adaptive Reuse)
APPLICANT: Tony Lam	APN: 089-092-06, 089-092-26, and 089-092-25
PROPERTY OWNER: Tony Lam and Jennie Do	CEQA DETERMINATION: Mitigated Negative Declaration

REQUEST:

A request for approval of a Site Plan and Conditional Use Permit approval to construct a four-story, 10-unit, work-live, mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate the three properties into one. A Development Agreement is also included.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code
Total Lot Size	.69 acres	15,000 S.F.	Yes
Work/Live Density By Total Site Area	10 units per acre	32 units per acre	Yes
Work/Live Units	10 units	22 units	Yes
Total Parking			
Work/Live	32*	30	Yes
Recreation Area Total	4,376.85 S.F.	3,000 S.F.	Yes**
Common Area	3,500 S.F.		
Private Balcony	876.85 S.F.		
Building Setbacks			Yes
Front	15'-0"	15'-0"	
Rear	28'-9"	0'-0"	
sides	0'-0"	0'-0"	

*Table on plans says there are 31 spaces, but plans actually show 32 spaces.

**Private balconies range in size from 32.9 square feet to 132 square feet and are not a Code requirement.

BACKGROUND/DISCUSSION:

On April 21, 2016, the subject applications were presented to the Planning Commission for consideration. During the meeting, concerns were raised regarding accessible bathrooms in the commercial portions of the units, as well as access to the units from the shared garages. Since the plans that were submitted did not show accessible bathrooms nor separated garaged spaces, the Planning Commission continued the item in order for the applicant to provide plans that addressed their concerns.

The applicant has revised the plans and provided accessible bathrooms in each of the commercial areas of the units. The dividing wall within the garages have been shown on the plans for three of the garages, however, due to structural reasons, dividing walls within the two garages located at either end of the building could not be included without substantially impacting the layout of the units and reconfiguring the stairwells located on the east and west sides of the structure. Therefore, the applicant has proposed to leave the two garages as originally proposed with the change that the garages would not have direct access to the downstairs units. All other aspects of the project remain as originally proposed. The original staff report has been attached for reference.

Based on the new set of plans, a new Resolution of Approval has been provided with Conditions of Approval that include new conditions that require the provision for accessible bathrooms in the commercial areas of each unit, that the garages shall include a dividing wall between each garage space with the exception of the two end garages located along the easterly and westerly property lines, and that access to the units from the two end garages be prohibited.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5857-16 recommending that the City Council approve Development Agreement No. DA-002-2016; and
2. Adopt Resolution No. 5858-16 approving Site Plan No. SP-022-2016, Conditional Use Permit No. CUP-065-2016, and Lot Line Adjustment No. LLA-011-2016, subject to the recommended Conditions of Approval, and subject to City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project and City Council approval of Development Agreement No. DA-002-2016.

Karl Hill
Planning Services Manager

By: Lee Marino
Senior Planner