

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew J. Fertal	From:	Susan Emery
Dept:	City Manager	Dept:	Community Development
Subject:	ADOPTION OF AN ORDINANCE ADOPTING A NEGATIVE DECLARATION AND APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-005-2014 FOR THE DEVELOPMENT OF A SINGLE- FAMILY RESIDENTIAL SMALL-LOT SUBDIVISION LOCATED AT 13581-13591 YOCKEY STREET, GARDEN GROVE (PUBLIC HEARING)		
		Date:	July 8, 2014

OBJECTIVE

To transmit a recommendation from the Planning Commission requesting that the City Council introduce and conduct the first reading of an ordinance adopting a Negative Declaration, and approving Residential Planned Unit Development No. PUD-005-2014 for a 36,900 square foot site, located at 13581-13591 Yockey Street, to allow the development of a six-unit single-family, small-lot subdivision project.

BACKGROUND

The site consists of two (2) parcels with a net lot size of 36,900 square feet located on the west side of Yockey Street, south of Trask Avenue. The site has a General Plan Land Use Designation of Low Medium Density Residential and is zoned R-1 (Single-Family Residential).

The site is currently improved with two (2) single-family homes and an accessory structure that will be demolished in order to accommodate the construction of a proposed residential small-lot subdivision project consisting of six (6), two-story, single-family homes. The site is located in an area improved with existing single-family residences that include traditional single-family residential lots and three (3) small-lot subdivision developments similar to the proposed project in the immediate area.

On May 15, 2014, the Planning Commission held a Public Hearing to consider Planned Unit Development No. PUD-005-2014, Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646. Other than the applicant, no members of the public came forward to speak in favor of or in opposition to the request. The Planning Commission voted 6-0 and adopted Resolution No. 5815-14 recommending adoption of a Negative Declaration and approval of Planned Unit Development No. PUD-005-2014 to the City Council, with Commissioner Nguyen absent. The Planning Commission also adopted Resolution No. 5816-14 approving Site Plan No. SP-006-2014, Variance No. V-005-2014 and Tentative Tract Map No. TT-17646, subject to the City Council's approval of Planned Unit Development No. PUD-005-2014.

DISCUSSION

The property has a General Plan Land Use designation of Low Density Residential, which allows for single-family homes built at a density of up to nine (9) dwelling units per acre. The property is currently zoned R-1 (Single-Family Residential), which allows for the development of single-family detached residences on individual lots. While the General Plan Land Use designation of Low Density Residential would allow for the development of residential units, the current zoning would not permit a small-lot subdivision development. As a result, the applicant is requesting approval of Planned Unit Development No. PUD-005-2014 to establish a precise plan in order to facilitate and permit the development of the site with six (6) single-family residential units as part of a small-lot subdivision development.

A Planned Unit Development (PUD) is a precise plan, adopted by City Council ordinance, that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. The Planned Unit Development zoning designation establishes development standards and uses specific to a particular project and independent of the Municipal Code, provided that the quality of the project achieved through the PUD zoning is greater than could be achieved through traditional zoning. The proposed development has been designed to be in conformance with the adopted small-lot subdivision standards as they relate to building setbacks, building height, common and private open space, parking, and access. The project proposes a density of 7.26 units per acre, which is within the General Plan's allowable density of nine (9) units per acre.

Approval of a Planned Unit Development (PUD) is necessary to accommodate the proposed project, along with a Variance to deviate from the minimum three-acre Planned Unit Development lot size. The Site Plan, Variance, and Tentative Tract Map approvals by the Planning Commission are contingent upon the City Council approving the proposed Planned Unit Development.

The project approved through the Planned Unit Development will consist of the following:

The project will consist of six (6), two-story, single-family units, approximately 2,700 square feet in size, that are part of a residential small-lot subdivision. The units will consist of four (4) bedrooms and three (3) or (4) bathrooms per unit.

Each home will have a natural color stucco finish consisting of a brown or beige tone finish with accenting trim around the windows and the doors. The roofing material will consist of flat tile with a color that compliments each unit's exterior finishes. Each building's architectural detailing includes stone veneer along the base of the building, window shutters, varied window shapes, multi-pane windows, and decorative trim around the windows and doors to enhance the building.

Vehicular access to the site will be provided via a 28'-0" wide private street that is designed to accommodate two-way traffic and parallel on-street parking on one side of

the street, along with a 4'-6" wide sidewalk to provide pedestrian and handicap access to the site from Yockey Street.

The project will provide a total of thirty-one (31) parking spaces in the form of a two-car enclosed garage per unit with two (2) open parking spaces located in front of each enclosed garage, and seven (7) parallel on-street parking spaces located along the private street.

The project will also provide a 1,714 square foot common recreation area, and each unit will have a private rear yard that ranges in size from 856 square feet to 976 square feet.

The project has been designed to comply with the small-lot residential subdivision development standards of Title 9 of the Municipal Code, and complies with the required setbacks, parking, open space, and landscaping.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing; and
- Introduce and conduct the first reading of the attached Ordinance adopting a Negative Declaration and approving Planned Unit Development No. PUD-005-2014 for property located at 13581-13591 Yockey Street, Garden Grove.

SUSAN EMERY
Community Development Director

By: Maria Parra
Urban Planner

- Attachment 1: Planning Commission Staff Report dated May 15, 2014
Attachment 2: Planning Commission Resolution Nos. 5815-14 and 5816-14 with Exhibit "A" Conditions of Approval
Attachment 3: Planning Commission Minute Excerpt of May 15, 2014
Attachment 4: Draft City Council Ordinance for Planned Unit Development No. PUD-005-2014
Attachment 5: Negative Declaration and Initial Study

Approved for Agenda Listing

Matthew Fertal
City Manager