City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal From: Susan Emery

Dept: City Manager Dept: Community Development

Subject: CONSIDERATION OF PLANNED UNIT Date: February 26, 2008

DEVELOPMENT NO. PUD-120-07 AND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 12781

NELSON STREET

OBJECTIVE

To transmit a recommendation from the Planning Commission for the following approvals:

- Rezone a 45,745 square foot lot to Planned Unit Development No. PUD-120-07; and
- Development Agreement in order to construct a new 5,400 square foot auto body shop building; and
- Adopt a Negative Declaration.

BACKGROUND/DISCUSSION

On January 17, 2008, the Planning Commission recommended adoption of a Negative Declaration and recommended approval of Planned Unit Development No. PUD-120-07, and the Development Agreement, as well as approved Site Plan No. SP-434-07, Variance No. V-168-07, by a vote of 5-0, with Commissioner Nguyen absent and Commissioner Pierce abstaining.

The property is a 45,745 square foot lot located on the southwest corner of Nelson Street and Stanford Avenue. The property has a General Plan Land Use Designation of Industrial and is currently zoned Planned Unit Development No. PUD-103-78.

Planned Unit Development No. PUD-103-78 was adopted in 1978 to allow the expansion of the existing auto body shop business; to allow the construction of a 4,500 square foot industrial building; and to preserve an existing single-family home. The expansion to the auto body shop building was completed in 1979, but the proposed industrial building was never constructed, and the single-family home was removed from the property in June of 2007.

The property owner proposes to construct a new project that will consist of a new 5,400 square foot auto body shop building that will have an office and a second

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floor storage room; a new 4,026 square foot building that will consist of four (4) individual tenant spaces; and a new 1,120 square foot wash bay. The existing auto body shop building will continue to remain on the property, while the detached accessory structures will be removed.

Since the scope of the proposed project is significantly different from the project approved under PUD-103-78, and in order to accommodate the proposed development, the current industrial Planned Unit Development zoning classification (PUD-103-78) must be rezoned to PUD-120-07. The PUD-120-07 will establish development standards for the project that are independent of the Municipal Code, and will identify the building placement, the setbacks, and the permitted uses, and will ensure that the quality of the proposed project is greater than what could be achieved through a traditional industrial zoning classification.

The site will be accessed from two (2) drive approaches from Nelson Street. The northern most drive aisle will function as the main entrance to the site. A total of forty-seven (47) parking spaces will be provided to accommodate the proposed uses on the site.

The project provides interesting architectural detailing that is compatible with the newer surrounding developments, and will enhance the appearance of the street corner. The buildings will be constructed of steel frame and will have a stucco finish. The buildings will be painted a natural color scheme that consists of complimentary browns and beige tones with accenting trim. The project incorporates architectural detailing that consists of reveal lines, cornices, and inset and projecting wall panels that are used to provide articulation to the building façade. The project will provide ample landscaping along the Nelson Street and Stanford Avenue setbacks to enhance the street appearance.

In regards to the Development Agreement, Government Code Section No. 65864 et. seq. provides authority to the City to enter into a Development Agreement. The Development Agreement will ensure that the applicant can build the project as approved within a period of four years. In return, the City will receive an impact payment not to exceed \$16,077 to cover the cost of the City services required for the proposed development, which are not otherwise being reimbursed to the City. Payment will be required at the time of building permit issuance.

FINANCIAL IMPACTS

None.

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COMMUNITY VISION IMPLEMENTATION

The Strategic Plan of the Community Vision Statement seeks to improve the aesthetics of the community by encouraging developments that are attractive and compatible with existing developments.

RECOMMENDATION

It is recommended that the City Council:

- Adopt a Negative Declaration for Planned Unit Development No. PUD-120-07; and
- Introduce the attached Ordinances for first reading approving Planned Unit Development No. PUD-120-07, and the Development Agreement for Site Plan No. SP-434-07 and Variance No. V-168-07.

SUSAN EMERY Community Development Director

By: Maria Parra Urban Planner

Attachment 1: Planning Commission Staff Report dated January 17, 2008 Attachment 2: Planning Commission Resolution No. 5622 for PUD-120-07

Attachment 3: Planning Commission Resolution No. 5623 for SP-434-07 and

V-168-07

Attachment 4: Planning Commission Draft Minute Excerpt of January 17, 2008

Attachment 5: Development Agreement

Attachment 6: Draft Ordinance for Planned Unit Development No. PUD-120-07
Attachment 7: Draft Ordinance for the Development

Agreement for Site Plan No. SP-434-07 and Variance No. V-168-

07