

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Matthew Fertal  
From: Susan Emery

Dept: City Manager  
Dept: Community Development

Subject: CONSIDERATION OF AN AMENDMENT Date: May 27, 2008  
OF TITLE 9 TO ALLOW MOTORCYCLE  
SALES IN THE M-1 ZONE WITH THE  
APPROVAL OF A CUP AND TO ESTABLISH  
DEVELOPMENT STANDARDS FOR THE SALE  
OF MOTORCYCLES IN THE M-1 ZONE

OBJECTIVE

To consider adoption of Amendment No. A-137-08, amending the Title 9 of the Municipal Code to allow motorcycle sales in the M-1 (Limited Industrial) zone with the approval of a Conditional Use Permit.

BACKGROUND

Motor vehicle sales are currently permitted in the C-2 (Community Commercial) and C-3 (Heavy Commercial) zones with the approval of a conditional use permit. The broad category of "Motor Vehicle Sales" encompasses all forms of vehicles licensed by the State Department of Motor Vehicles. This category ranges from cars and trucks to motorcycles, buses and boats. This request proposes to allow motorcycle sales to go beyond the broad category of "Motor Vehicle Sales" permitted in the C-2 and C-3 zones, and to allow motorcycle sales in the M-1 zone with the approval of a Conditional Use Permit.

At their regularly scheduled meeting, held on May 1, 2008, the Planning Commission recommended approval of Amendment No. A-137-08 by a 6-0 vote, with Commissioner Brietigam absent. The project proponent spoke in favor of the project. No one spoke in opposition.

DISCUSSION

The proposed code amendment would allow motorcycle sales in the M-1 (Limited Industrial) zone with the approval of a Conditional Use Permit. The conditional use permit procedure will allow the Hearing Body to review any applications for motorcycle dealerships in the M-1 (Limited Industrial) zone to ensure compatibility and minimize conflicts between uses in the area. The table showing the uses permitted would be modified to establish a new category for motorcycle sales as shown below.

Table 1: Permitted Uses

Zone	R-1	R-2	R-3	O-P	C-1	C-2	C-3	M-1	M-P	O-S
Motorcycle sales	-	-	-	-	-	-	-	C*	-	-

The asterisk next to the "C" indicates that there are special operating or specific restrictions for motorcycle sales that are to be found in Section 9.08.050 Special Operating Conditions and Development Standards.

FISCAL IMPACT

No fiscal impact to the District and/or City regarding this proposed amendment.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to foster small business development, retention and expansion. This proposed Amendment will help to facilitate this goal by expanding the areas in the City that allows motorcycle sales.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Adopt a Negative Declaration, and
- Introduce the attached ordinance for first reading approving Amendment No. A-137-08.

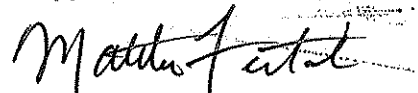


SUSAN EMERY  
Community Development Director



By: Paul Wehquist  
Urban Planner

Approved for Agenda Listing



Matthew Fertal  
City Manager

- Attachments:
- 1: Planning Commission Staff Report dated May 1, 2008
  - 2: Planning Commission Resolution No. 5633
  - 3: Planning Commission Minute Excerpt of May 1, 2008
  - 4: Draft Ordinance for Amendment No. A-137-08