

DISCUSSION

Proposed Development Standards

The proposed standards will facilitate the development of small lot subdivisions in the City by establishing standards that promote single-family dwellings on reduced lots. The proposed regulations will create uniform development standards that will address setbacks, building height, building separation, building design and massing, and parking design for future small lot subdivisions.

The proposed standards will permit, with special operating conditions, small lot subdivisions in R-2 and R-3 zones. The minimum lot size will be reduced from the current three acres to one acre.

The proposed standards will establish new standards for small lot subdivisions that are based on previously well-designed small lot subdivisions in Garden Grove. The proposed regulations include variable setbacks (e.g. arterial, collector street, a neighboring property zoned R-1, etc.) to protect the privacy of existing residences, as well as the privacy of the incoming dwellings, and to keep the integrity of the existing neighborhoods intact.

The proposed standards will also establish parking requirements. Each unit within the development will require 3.75 parking spaces, which will include a two-car enclosed garage, one parking space designed in front of the enclosed garage, and .75 spaces of guest parking in designated guest parking areas or on-street parking.

The proposed standards will emphasize appropriate building design and massing in an effort to provide for attractive and articulated projects. The regulations will require that all elevations be articulated to the fullest, and require that varying rooflines, building massing, and building projections be incorporated into the design in order to minimize the appearance of a flat, bulky, box-shaped design.

FINANCIAL IMPACT

There will be no financial impacts from the proposed development standards for small lot subdivisions.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to provide more housing opportunities in the community and to provide an aesthetically pleasing place to live. The proposed Code Amendment will facilitate the goals of the Community Vision Statement by assisting in the development of small lot subdivisions that will assist in meeting the housing goals of the City's Housing Element. Also, the proposed Code Amendment

CODE AMENDMENT NO. A-138-08

June 10, 2008

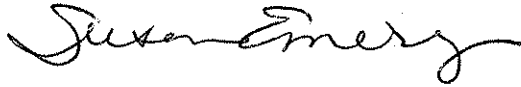
Page 3

will help to improve the appearance of underutilized or blighted properties through the construction of new dwelling units and subsequent property improvements.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Adopt a Negative Declaration
- Introduce the attached ordinance for the first reading approving Amendment No. A-138-08.

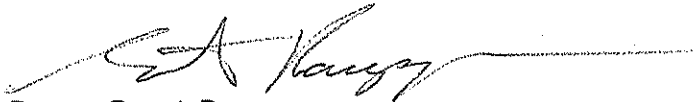


SUSAN EMERY
Community Development Director

Approved for Agenda Listing



Matthew Fertal
City Manager



By: Grant Raupp
Administrative Analyst

Attachment 1: Planning Commission Staff Report dated May 1, 2008

Attachment 2: Planning Commission Resolution No. 5636

Attachment 3: Planning Commission Draft Minute Excerpt of May 1, 2008

Attachment 4: Draft Ordinance for Code Amendment for No. A-138-08