

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal	From: Susan Emery
Dept: City Manager	Dept: Community Development
Subject: AMENDMENT NO. A-148-09	Date: April 28, 2009

OBJECTIVE

To transmit a recommendation of the Planning Commission approving Amendment No. A-148-09, amending Planned Unit Development No. PUD-102-80 to allow a trade school subject to the approval of a Conditional Use Permit.

BACKGROUND

On March 19, 2009, the Planning Commission considered Amendment No. A-148-09, amending Planned Unit Development No. PUD-102-80, to allow a trade school with Conditional Use Permit approval. Along with the Amendment request, the Planning Commission considered and approved a Conditional Use Permit request from the operator of Nightingale International California, to operate a new trade school, subject to City Council’s approval of Amendment No. A-148-09. The Planning Commission adopted Resolution No. 5676 recommending approval of Amendment No. A-148-09. No one spoke in favor of or in opposition to the project.

The subject site is part of an approximately 8.86-acre Planned Unit Development (PUD), called Cityview Office Plaza, located on the northwest corner of Lampson Avenue and Lewis Street. The site has a General Plan Land Use Designation of Office Professional and is zoned PUD-102-80 (Planned Unit Development). The site is developed with an integrated office complex that includes twenty (20) two-story multi-tenant office buildings that were approved by the City via PUD-102-80, on June 12, 1980.

The approval allowed the rezoning of the existing lot, previously zoned R-1 (Single-Family Residential), to PUD-102-80 and the general development plan for construction of the existing twenty (20), two-story office buildings. The Cityview Office Plaza has a total of 472 total parking spaces available for the entire PUD that is shared by all on-site tenants.

The specific portions under consideration are three (3) tenant spaces: Suite 102, located at 12437 Lewis Street, is 1,591 square feet; and suites 201 and 203, at 12447 Lewis Street, maintain a combined area of 3,340 square feet. The site maintains a total of 472 parking spaces, which is an ample amount of parking to accommodate the proposed use without any significant impacts to parking demand.

DISCUSSION

The proposed business, Nightingale International California, a continuing education provider for CPR (Cardiopulmonary Resuscitation) certification as well as providing consultant services for nursing schools, is proposing to expand the existing business to include a trade school for the purposes of nursing and related medical field support training. Trade schools are only allowed in commercial zones with the approval of a Conditional use Permit. The existing PUD does not allow trade school as a permitted use; therefore, the existing PUD will be required to be amended. A PUD allows the review of unique mixes of uses and building types, based on the characteristics of an individual site and its surrounding area. PUD-102-80 can accommodate the proposed use with adequate parking available.

The proposed Amendment would consist of the following:

PUD-102-80 establishes uses that are allowed through existing Condition "K." Amendment No. A-148-09 will add an additional use through Condition "O" as follows:

K. In order to insure compatibility with adjoining residential developments, the types of uses permitted shall include, but not be limited to, the following:

1. Commercial Retail – not to exceed 3,000 square feet (see attached plan for possible locations)

(a-d): Book and stationary, Office supplies and equipment, News stand, Restaurant (outside seating permitted).

2. Commercial Office

(a-y): Architects, Attorney, Engineer, Land Surveyor, Land Planner, Accountant, Building Consultants, Drafting, Economic Consultants, Personnel Agency, Answering Service, Collection Agency, Insurance Agency, Land and Property Management, Contractors Business Office, Advertising Agency, Photographer, Interior Decorator or Artist Studio, Management, Technical or Professional Consultant, Stock Broker, Social Worker, Travel Agency, Title Insurance Company, Escrow, Typing and Addressing Office.

O. The following uses may be permitted in PUD-102-80, subject to Conditional Use Permit approval.

1. Trade School

FISCAL IMPACT

No fiscal impact to the 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 allow trade schools, thereby filling a need within the community for these types of uses.

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-148-09.

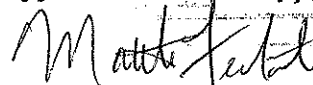


SUSAN EMERY
Community Development Director



By: Chris Chung
Assistant Planner

Approved for Agenda Listing



Matthew Fertal
City Manager

- Attachment 1: Planning Commission Staff Report dated March 19, 2009
- Attachment 2: Planning Commission Resolution No. 5676
- Attachment 3: Planning Commission Resolution No. 5677 with Conditions of Approval
- Attachment 4: Planning Commission Minute Excerpt of March 19, 2009
- Attachment 5: Initial Study Environmental Checklist Form
- Attachment 6: Draft Ordinance for Code Amendment for No. A-148-09