

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: CONSIDERATION OF A NEGATIVE DECLARATION, PLANNED UNIT DEVELOPMENT NO. PUD-118-07

From: Susan Emery
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Dept: Community Development
Date: September 25, 2007

OBJECTIVE

The purpose of this report is to transmit a Planning Commission recommendation for approval to change the zoning designation for the property located at 11241 and 11251 Trask Avenue from R-1 (Single-Family Residential) to PUD (Planned Unit Development) to allow the development of an eight (8) unit single-family residential small lot subdivision.

BACKGROUND

The project site consists of two regular shaped lots located on the north side of Trask Avenue, east of Barnett Way, with a combined land area of 42,512 square feet. The site has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-1 (Single-Family Residential).

The applicant is proposing to construct an eight (8) unit small-lot single-family residential subdivision. Each property within the development will consist of an approximately 2,458 square foot four-bedroom, three bathroom, two-story single-family detached home with an attached two-car garage. Each home will be provided with private yard areas varying in size from approximately 370 square feet to 420 square feet.

The designs of the homes are contemporary exhibiting stucco exteriors, window trim, flag stone veneers, building pop-outs, and varied rooflines. The color schemes of the homes are varied to provide each home with a different appearance.

Access to the site will be via a 36'-0" wide private drive that serves the eight (8) homes. The project provides a total of 38 parking spaces, which includes parking within the garages, on the individual driveways, and the guest parking spaces located along both sides of the private street.

At their August 2, 2007 Public Hearing, the Planning Commission approved Site Plan No. SP-425-07, Variance No. V-160-07, and Tentative Tract Map No. TT-17178, and recommended that City Council approve the subject Residential Planned Unit Development No. PUD-118-07. No one spoke in opposition to the project.

DISCUSSION

Planned Unit Development:

A Planned Unit Development (PUD) is a zoning designation that establishes development standards and uses that are specific to a particular project. The rezoning of the property to PUD is necessary to accommodate the proposed eight (8) unit small-lot single-family residential subdivision. The site area is 0.97 acres, which is below the minimum three-acre size requirement for a residential PUD. The regulations of the PUD set the zoning standards for the specific development, which includes parking standards, building setbacks and height, density, and landscaping. These standards are applied through the PUD in order to allow for a diversity of development, innovative site plan, and compliance with the Municipal Code. The project proposes a density of 8.1 units per acre. According to the Low Medium Density General Plan Land Use Designation, a density of 11 to 15 units per acre would be allowed. With the development of the proposed eight (8) dwelling units, the project is an improvement to the site since the project is a suitable transition between the adjacent R-1 zoned properties to the west and the higher density condominiums to the east and north of the subject site. The PUD is also consistent with the development standards of the traditional subdivisions found within the R-1 zone.

FINANCIAL IMPACTS

None.

COMMUNITY VISION AND IMPLEMENTATION

The Community Vision Statement seeks to provide more housing opportunities in the community and to address concerns about recreation and open space areas. This proposed project achieves these goals by providing more housing units in the area and by providing on-site private recreation/open space area for those residing in this development.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Introduce the attached ordinance regarding Planned Unit Development No. PUD-118-07 including the adoption of a Negative Declaration.

SUSAN EMERY
Community Development Director

By: Lee Marino
Senior Planner

Attachment 1: Planning Commission Staff Report dated August 2, 2007
Attachment 2: Planning Commission Resolution Nos. 5602 and 5603 with
Exhibit "A" Conditions of Approval
Attachment 3: Planning Commission Minute Excerpt of August 2, 2007
Attachment 4: Draft City Council Ordinance for Planned Unit Development