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: September 25, 2007

DEVELOPMENT NO. PUD-119-07

OBJECTIVE

The purpose of this report is to transmit a Planning Commission recommendation for approval to rezone a 1.37-acre site to Planned Unit Development (PUD-119-07).

BACKGROUND

The site is at the northwest corner of Chapman Avenue and Knott Street and is zoned C-1. There are two lots included in the Planned Unit Development: the corner lot and the larger lot that wraps behind. The corner property is approximately 15,000 square feet and has an existing building that was originally part of a service station. This building is now used for a smog check shop and auto detailing business. Behind the corner property is another C-1 property that is approximately one acre in size. This larger commercial property wraps around the back of the corner site from Chapman Avenue to Knott Street. The existing development on the larger parcel is a multi-tenant commercial building with tenants that include Perry's Pizza and a freestanding building that is a fast-food restaurant, the Guacamole Grille Burger #3. There are single-family residences to the north and west of these properties.

The owner of the corner property, Albert Gharibian, runs the "All Auto Smog-Test Only" shop in one of the bays of a former service station building. In the last few years, Mr. Gharibian has processed several entitlements for this property. In 2004, planning staff determined that the property required a conditional use permit (CUP-105-05) because there is a specific code in Title 9 requiring an entitlement for properties that were formerly used for a service station use. The Planning Division processed a Director's Review, No. DR-08-04, that allowed the continued use of the site for the smog test business and the operation of a new detailing business while the CUP was processed.

While working on the required submittal documents for the conditional use permit, the property owner approached planning staff with a revised proposal to expand the hand detailing business into an automatic car wash. The applicant was unable to submit a proposal for the automatic car wash that met the development standards before the deadline for the CUP was reached. On March 2, 2006, the

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Planning Commission approved Conditional Use Permit No. CUP-150-05, to convert a previous service station to an automotive maintenance shop and automotive detailing business. The Planning Commission gave Mr. Gharibian an extended time period to make site improvements (such as perimeter wall and/or landscaping) since he believed he would be submitting a different proposal for an automatic car wash in the future.

Large scale, fully automatic car wash facilities are allowed in the C-2 (Community Commercial) zone while self-service car wash facilities are allowed in the C-1 (Neighborhood Commercial) zone. Small, semi-automatic, drive-through, car wash facilities attached to service stations or self-service car wash bays have been approved by the Planning Commission in the C-1 zone. However, these car washes were 40 feet or less in length and were the type in which the customers drove themselves through the operation.

Mr. Gharibian proposed a 50-foot fully automatic car wash and submitted plans to rezone the two corner properties to a commercial Planned Unit Development, approval of a Site Plan (SP-427-07) for the construction of the car wash facility, and a Variance (V-161-07) to allow a commercial PUD on less than five acres. On August 16, 2007, the Planning Commission held a public hearing and reviewed the proposal. Two letters expressing concern about the project were received, one from the property owner of 6941 Chapman Avenue and one from the business owner of Perry's Pizza. The Planning Commission approved the Site Plan and Variance, and recommended approval of the PUD to the City Council. The Planning Commission vote was 5 to 2 for approval.

DISCUSSION

Planned Unit Development:

The property owner has proposed a 50-foot, fully automatic car wash at the back of an existing building used for automotive service businesses. One option to process this request would have been to rezone the property to C-2 (Community Commercial) zone. However, the C-2 zone allows a broader scope of commercial activities that include nightclubs, bars, major automotive repair, etc. These uses are traditionally not allowed on properties that are adjacent or near to residential properties or neighborhoods.

An alternative way to process the proposed car wash was to request a zone change to Planned Unit Development (PUD) and develop standards and uses specific to this site and project. The Planned Unit Development would maintain uses that are allowed in the C-1 zone with the addition of the automatic car wash. The corner site provides ample separation between the proposed car wash and the residences that are north and west of the commercial center. Automotive uses are characteristic of this intersection and are found on three (3) of the four (4) corners. The southeast corner is in an Industrial PUD that allows more intense automotive uses that include several automotive repair businesses and a smog check business.

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The PUD provides some continuity between the two commercial properties with conditions that require similar colors for all buildings, similar setback requirements and landscaping. The PUD standards will not affect the existing commercial center until the time that site or building improvements are proposed. The PUD sets the specific zoning standards for an individual development.

FINANCIAL IMPACTS

None.

COMMUNITY VISION IMPLEMENTATION

The approval of the Planned Unit Development will allow the improvement of the site through the construction of an automatic car wash and therefore further the Vision and Strategic Plan by implementing the Economic Development goal "Improve the aesthetics of the community and eliminate blighting influences" and "Maintain and improve the transportation system in the City to ensure the safe, efficient flow of traffic". The project will improve the corner property by removing the existing canopy from a past service station use, adding new landscaped setbacks and planters, reducing the number of driveways and improving circulation for the site. A new viable business on the site will help to keep the property maintained and improve the character of the neighborhood.

RECOMMENDATION

The Planning Commission recommends that the City Council:

• Introduce the attached ordinance regarding Planned Unit Development No. PUD-119-07.

SUSAN EMERY Community Development Director

By: Erin Webb Senior Planner

Attachment 1: Planning Commission Staff Report dated August 16, 2007

Attachment 2: Planning Commission Resolution Nos. 5607 and 5608 with Exhibit

"A" Conditions of Approval

Attachment 3: Planning Commission Minute Excerpts of August 16, 2007 Attachment 4: Draft City Council Ordinance for Planned Unit Development