

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Matthew Fertal  
Dept: City Manager  
Subject: CONSIDERATION OF A  
DEVELOPMENT AGREEMENT FOR  
PROPERTY LOCATED AT 11631 AND  
11641 TRASK AVENUE

From: Susan Emery  
Dept: Community Development  
Date: June 9, 2009

OBJECTIVE

To transmit a recommendation from the Planning Commission for approval of a Development Agreement for the construction of a 32-unit apartment complex on a 77,854 square foot lot, located at 11631 and 11641 Trask Avenue.

BACKGROUND

On April 2, 2009, the Planning Commission adopted a Negative Declaration and approved Site Plan No. SP-451-09 and Tentative Tract Map No. TT-17312, by a vote of 5-1, with Commissioner Ellsworth absent. Other than the applicant's representative, no one from the public spoke in favor of or in opposition to the project.

DISCUSSION

Project:

The project proposes the construction of a thirty-two (32) unit apartment complex with a request for approval of a Tentative Tract Map to create a one-lot subdivision to allow the future selling of each unit as a condominium.

The proposed site design includes five three-story buildings and one two-story building that reflect a Cape Code design. The two-story building will be located toward the rear property line that is shared with the adjacent single-family homes to the north. The three-story buildings will maintain six units and the two-story building will maintain two units. The project will include twenty-six two-bedroom, two-bathroom stacked units, and six one-bedroom, one-bathroom stacked units. The units range in size from 825 square feet for the one-bedroom unit to 1,233 square feet for the two-bedroom unit.

Each unit will have the use of two covered parking spaces. The carports will be accessed from a 28-foot wide private drive network. The private drive will provide

access throughout the development, as well as providing the required turn-around area for trash trucks and emergency vehicles.

The project will provide a total of 88 parking spaces, which complies with the Code's requirement for resident and guest parking. City Code requires 62 resident parking spaces and 24 guest parking spaces.

The project proposes both common and private recreation areas. The submitted plans propose a 3,800 square foot common active open space area within the interior of the project, located on the east side of the property. City Code requires that the development maintain a common open space area of 3,600 square feet. Two passive open space areas have also been provided, one on the west side of the property and a second one at the northeast corner of the property. The open space areas are linked to other areas of the development via pedestrian pathways that are required by the Building Code. Open space amenities include gazebos, benches, a fountain, and barbecues.

Along with the common open space areas, each unit will be provided with private patio areas that range in size from 161 square feet to 235 square feet. While the plans denote that the total private and common recreation area totals 16,727 square feet, the actual amount is 13,764 square feet. However, the combined total private and common recreational area exceeds the Code required minimum of 9,600 square feet by 4,164 square feet.

#### Development Agreement:

Government Code Section No. 65864 et. seq. provides authority to the City to enter into a Development Agreement. The Development Agreement will ensure that the applicant can build the project as approved within a period of four years. In return, the City will receive a Development Agreement payment not to exceed \$61,312.00 to cover the cost of City services required for the proposed development, and which are not otherwise being reimbursed to the City. Payment will be required at the time of building permit issuance.

#### FINANCIAL IMPACTS

None.

#### COMMUNITY VISION IMPLEMENTATION

The Strategic Plan of the Community Vision Statement seeks to "provide for more development opportunities in the community." The proposed development is designed to implement this goal through the construction of a new 32-unit apartment complex that will provide additional housing opportunities within the community.

RECOMMENDATION

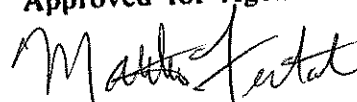
The Planning Commission recommends that the City Council:

- Introduce the attached ordinance approving the Development Agreement for Site Plan No. SP-451-09 and Tentative Tract Map No. TT-17312.



SUSAN EMERY  
Community Development Director

**Approved for Agenda Listing.**



**Matthew Fertal**  
City Manager

By: Lee Marino  
Senior Planner



- Attachment 1: Planning Commission Staff Report dated April 2, 2009
- Attachment 2: Planning Commission Resolution No. 5680 with Conditions
- Attachment 3: Draft Planning Commission Minute Excerpt of April 2, 2009
- Attachment 4: Development Agreement
- Attachment 5: Draft City Council Ordinance of the Development Agreement