

## City of Garden Grove

### INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal  
Dept: City Manager  
Subject: CONSIDERATION OF A  
DEVELOPMENT AGREEMENT FOR  
PROPERTY LOCATED AT 9301  
CHAPMAN AVENUE

From: Susan Emery  
Dept: Community Development  
Date: November 27, 2007

#### OBJECTIVE

The purpose of this report is to transmit a recommendation from the Planning Commission for approval of a Development Agreement for the construction of eleven (11), three-story, condominium units on a 30,842 square foot site, located on the north side of Chapman Avenue, between Loreleen Street and Gilbert Street, at 9301 Chapman Avenue.

#### BACKGROUND/DISCUSSION

On October 18, 2007, the Planning Commission adopted a Negative Declaration and approved Site Plan No. SP-432-07, Variance No. V-166-07, and Tentative Tract Map No. TT-17247 by a vote of 4-0, with Commissioners Brietigam, Chi, and Pak absent. Other than the applicant, no one spoke in favor of or in opposition to the project.

The property currently has a General Plan Land Use Designation of Low Medium Density Residential and is zoned R-2 (Limited-Multiple Residential) and is located in an area with existing single-family, multiple-family, and office professional developments.

In order to facilitate the proposed development the applicant is also requesting approval of a General Plan Amendment No. GPA-01-07 to change the land use designation from Low Medium Density Residential to Medium Density Residential, and a Zone Change Amendment No. A-135-07 to rezone the property from R-2 (Limited Multiple-Residential) to R-3 (Multiple-Family Residential), which are being processed separately from the Site Plan, Variance, and Tentative Tract Map requests. The project has been designed to comply with the R-3 development standards.

The proposed site design consists of three (3) detached, three-story residential buildings. The site will be accessed from a shared drive aisle that is located along the west side of the property that is used to access the subject site and the adjacent apartment complex to the west.

The project complies with the current parking requirements for multiple-family projects as outlined in the Municipal Code, and will provide a two-car enclosed garage per unit and fifteen (15) guest parking spaces.

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The project provides a 1,341 square foot active recreation area that will include playground equipment, a picnic table, benches, and a barbeque. Each unit will also have second and third-story balconies to satisfy the unit's private recreation area requirement. The combined total of private and common recreation area provided by the project exceeds the minimum amount required by the Municipal Code. The Code requires 3,300 square feet of recreation area to be provided. The project will provide a total of 3,640 square feet.

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 applicants can build the project as approved within a period of four years. In return, the City will receive an impact payment not to exceed \$21,076.00 to cover the cost of the 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 housing opportunities in the community." The proposed development is designed to implement this goal through the construction of eleven (11) new condominiums that will provide additional housing in the community.

### RECOMMENDATION

The Planning Commission recommends that the City Council:

- Introduce the attached ordinance for first reading approving the Development Agreement for Site Plan No. SP-432-07, Variance No. V-166-07, and Tentative Tract Map No. TT-17247.

SUSAN EMERY

Community Development Director

By: Maria Parra

Associate Planner

Attachment 1 - Development Agreement

Attachment 2 - Draft Ordinance