City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

City Manager

Dept:

Community Development

Subject:

CODE AMENDMENT NO. A-136-08

Date:

June 10, 2008

OBJECTIVE

To transmit a recommendation of the Planning Commission approving Code Amendment No. A-136-08, an amendment to Title 9 of the Garden Grove Municipal Code, to establish development standards for residential duplexes and triplexes. Included with this request is a resolution to establish a new development processing fee for residential duplexes and triplexes.

BACKGROUND

On May 1, 2008, the Planning Commission recommended adoption of a Negative Declaration and recommended approval of Code Amendment No. A-136-08 by a 6-0 vote, with Commissioner Brietigam absent. No one spoke in favor of or in opposition to the request.

The City of Garden Grove has received increased interest from property owners to develop duplexes and triplexes on R-2 (Limited-Multiple Family) and R-3 (Multiple-Family Residential) zoned properties. There is a need to establish standards to assist in the development of duplexes and triplexes as the current code does not provide standards that adequately facilitate the development of these projects.

Duplexes and triplexes are unique from the larger multiple-family projects and require development standards that are designed to address the particular issues that affect smaller multi-family projects.

Duplexes and triplexes provide several important benefits to the City that contribute to fulfilling the goals of the General Plan through the recycling of underutilized or blighted properties, by providing a transitional use in older multiple-family neighborhoods and creating new housing opportunities.

DISCUSSION

Proposed Development Standards

The proposed regulations will facilitate duplexes and triplexes in the City by establishing standards that promote the development of smaller multiple-family

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residential projects. The proposed regulations will create uniform development standards addressing setbacks, building height, building separation, building design and massing, and parking and circulation design.

The proposed regulations will establish new setbacks for duplexes and triplexes that are a hybrid between the existing single-family regulations and the multiple-family regulations. The proposed second-story setbacks are designed to address the privacy concerns of the adjacent neighbors.

These regulations will establish parking requirements that will improve the design of proposed duplexes and triplexes. Guest parking spaces will be allowed in front of the enclosed garage, provided that the spaces do not encroach into the required drive aisle or impede access to the parking area of the other unit(s). Flexible driveway widths to accommodate different project designs and lot configurations are also allowed.

The proposed regulations will encourage appropriate building design and massing in an effort to provide for attractive and articulated projects. Elevations shall be articulated to the fullest and projects will incorporate varying rooflines, building massing and building projections.

Procedures and Hearings

An amendment to the Procedures and Hearings Section of Title 9 of the Municipal Code is proposed to allow duplexes and triplexes, that comply with all of the development standards of the proposed code, to be approved through a Director's Review.

The current code requires all multiple-family projects to be processed through a Site Plan Review. Allowing duplexes and triplexes to be processed through a Director's Review will improve customer service by reducing the processing time as a public hearing will not be required. However, as part of the Director's Review procedure, all the adjacent property owners will be notified of the proposed project.

Proposed Fee

The Director's Review – Duplex and Triplex processing fee that is proposed will be a flat fee of \$1,600. The fee is less than the Site Plan Review fee of \$2,250, as a public hearing will be required and the approval will be at the administrative level. The proposed fee includes the time spent by staff reviewing the project during the initial review phase, and the fee for processing the official Director's Review request. The proposed fee is based on the actual cost of providing the service, including labor, materials, and overhead. The proposed fee is comparable to the surrounding cities that process residential duplexes and triplexes administratively.

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FINANCIAL IMPACT

There will be no financial impacts from the proposed development processing fee as the fee is based on the actual cost of providing the service, including labor, materials and overhead.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to provide more housing opportunities in the community and to provide an aesthetically pleasing place to live. The proposed Code Amendment will facilitate the goals of the Community Vision Statement by assisting in the development of duplexes and triplexes that will assist in meeting the housing goals of the City's Housing Element. Also, the proposed Code Amendment will help to improve the appearance of underutilized or blighted properties through the construction of new dwelling units and subsequent property improvements.

RECOMMENDATION

The Planning Commission recommends that the City Council:

Adopt a Negative Declaration

• Introduce the attached ordinance for first reading approving Amendment No. A-136-08

 Adopt the resolution establishing a new development processing fee for Director's Review – Duplex and Triplex

Approved for Agenda Listing

City Manager

SUSAN EMERY

Community Development Director

By:

Maria Parra Urban Planner

Attachment 1: Planning Commission Staff Report dated May 1, 2008

Attachment 2: Planning Commission Resolution No. 5631

Attachment 3: Planning Commission Minute Excerpt of April 3, 2008 and Draft

Minute Excerpt of May 1, 2008

Attachment 4: Draft Ordinance for Code Amendment No. A-136-08

Attachment 5: Draft Resolution for proposed Director's Review - Duplex and

Triplex development processing fee