

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Southwest corner of Trask Avenue and Brookhurst Street, at 9898 Trask Avenue
<b>HEARING DATE:</b> November 5, 2020	<b>GENERAL PLAN:</b> Heavy Commercial
<b>CASE NO.:</b> Site Plan No. SP-091-2020	<b>ZONE:</b> Planned Unit Development No. PUD-110-96
<b>APPLICANT:</b> Pete Shaver	<b>CEQA DETERMINATION:</b> Exempt Section 15301 – Existing Facilities
<b>PROPERTY OWNER(S):</b> Hyundai of Garden Grove	<b>APN:</b> 098-090-57 & 098-090-58

## **REQUEST:**

The applicant is requesting Site Plan approval to enclose approximately 3,000 square feet of an existing covered service area into an indoor service area for the existing Hyundai car dealership. An additional 500 square feet of building area will be added to the existing service customer waiting area and showroom building, and a new 709 square foot vehicle pick-up canopy will also be added.

## **BACKGROUND:**

The property is an approximately 2.46-acre new car dealership located on the southwest corner of Trask Avenue and Brookhurst Street, at 9898 Trask Avenue. The property has a General Plan Land Use Designation of Heavy Commercial and is zoned Planned Unit Development No. PUD-110-96. The site has been used as a car dealership since 1995.

The property is located in the Garden Grove Auto Center area. To the north, across Trask Avenue, the property is adjacent to R-1 (Single-Family Residential), and O-S (Open Space) zoned properties. To the east, across Brookhurst Street, the subject property is adjacent to Planned Unit Development No. PUD-110-96 zoned properties, also improved with car dealerships. To the south, the subject property is adjacent to State Highway 22. To the west, the subject property is adjacent to car dealerships zoned Planned Unit Development PUD-103-82.

The subject site has a long history of being used as a car dealership. In 1985, the zoning of the property was changed to Planned Unit Development No. PUD-101-85 to allow the establishment of a car dealership, consistent with the existing PUD designations and dealerships to the west of the property. A Hyundai car dealership showroom and service building were approved under Site Plan No. SP-136-85. The

dealership was changed to Dodge in 1995. In 1996, the zoning was changed to Planned Unit Development No. PUD-106-96 to facilitate the expansion of the dealership to the former service station property on the southwest corner of Trask Avenue and Brookhurst Street. Later that year, the zoning was changed to the current Planned Unit Development No. PUD-110-96 in order to address signage throughout the Garden Grove Auto Center area.

In 2002, the City entered into Development Agreement No. DA-106-127 to redesign the car dealership onsite. Site Plan No. SP-302-02 and Parcel Map No. PM-2001-243 were approved in 2002 for the consolidation of two lots into one, and the construction of the current car dealership and service center. This reflects the current improvements on the site. Hyundai returned to the location in 2009, according to Business Tax records. The applicant is now proposing to enclose a previously covered area into an indoor service area, add approximately 500 square feet of building area, and add a new 709 square foot vehicle pick-up canopy.

The Garden Grove Municipal Code requires Site Plan approval when an addition to a commercial building exceeds 10% of the existing floor area, or 1,000 square feet, whichever is less. In this case, the applicant proposes approximately 1,200 square feet in new building area, thus warranting a Site Plan.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>PUD-110-96 Requirements</b>
<b>Minimum Lot Size</b>	2.46 Acres	1 Acre
<b>Setbacks</b>		
Front (North)	52'-1"	10'-0"
Rear (South)	0'-0"	0'-0"
Side (East)	39'-10"	0'-0"
Side (West)	320'-0"	0'-0"
<b>Parking</b>	198 spaces	89 spaces
<b>Building Height</b>	31'-0"	60'-0"
<b>Site Coverage</b>	26.8%	50% net site area

**DISCUSSION:**

**SITE PLAN:**

**Circulation, Parking, and Unit Design**

The project will consist of enclosing approximately 3,000 square feet of the existing service area canopy structure into additional service area. The existing entrance to the service portion of the building is already covered with a roof structure. The applicant is proposing to enclose this space, structurally maintaining the existing roof canopy. Therefore, it is already considered building area, and the enclosure of the space is not considered to be a new addition to the existing building.

Additionally, 500 square feet of new building area will be added to the north side of the dealership building. The addition will expand the showroom, and customer lounge area. A new 709 square foot canopy structure will be added to the showroom building. The new canopy will be located on the far west side of the existing building to serve as a vehicle pick-up area. Unlike the enclosing of the service area vehicle drop-off, these additions are considered new building area.

As a part of the subject request, the on-site circulation of the site will not change. The new service area drop-off area, as previously mentioned, is considered existing building area, and walls will only enclose the space. The addition to the dealership building will narrow the existing sidewalk space in front of the building, but still maintain required pedestrian circulation. The new vehicle pick-up canopy will occupy a currently empty space next to a utility closet, and the existing electronic billboard. No on-site parking will be lost as a result of the subject request.

The Planned Unit Development No. PUD-110-96 refers to the Municipal Code in its parking requirements. The required number of parking spaces for "Auto Retail" is based on the square footages of the display, service, and storage areas on the property. The Municipal Code requires one (1) space per 400 square feet of gross floor area of inside display, plus one (1) space per 2,000 square feet of outside display, plus one (1) space per 500 sq. ft. of gross floor area of repair, plus one (1) space per 300 square feet of gross floor area of parts storage and sales area. Under the subject proposal, the dealership building has 3,267 square feet of indoor display area, 49,391 square feet of outside display area, a 15,342 square foot repair area, and 7,396 square feet of parts storage and sales. This requires 89 parking spaces. The site provides 198 parking spaces, a one hundred nine (109) space surplus. Even with the changes to the design of the building, the parking requirements of the Municipal Code have been met.

The alterations and additions to the building will help modernize the dealership's services. With the additional square footage, the dealership can reconfigure, and redesign its interior display, service, and sales operations. Furthermore, the changes to the building will be consistent with the overall design of the building.

### Building Design

Currently the design of the dealership building features softer, rounded corners, and circular columns. The subject request, with its alterations to the building will feature harder, squared corners, consistent with more contemporary designs. The addition to the showroom portion of the building will bring the walls outward, flush with the existing columns that support the roof structure. Similarly, the enclosing of the service area will square off the space, allowing for vehicles to pull straight into the service area, instead of at an angle. The building's roof structure and shape will not change as a part of this request, with the overall height of the building remaining at thirty-one feet (31'-0"). No changes are proposed to the second-story parking deck and office area as a part of this request.

The additions to the building will be designed in a contemporary style to match the remainder of the building. The enclosed service area will use stucco walls with some scorings, and will rely primarily on paint to add visual interest. New doors and windows also help add visual interest. The new addition to the showroom portion of the building will feature floor-to-ceiling windows and a new storefront door. A patterned aluminum band, painted in a bronze color will be featured across the front façade, visually connecting the vehicle pick-up, expanded showroom, and service areas of the building. The entirety of the building will be repainted in Earthy tones of beiges and browns. The building design, as well as the new signage, meet all applicable Municipal Code requirements.

CEQA

The California Environmental Quality Act (CEQA) Class 1 exemption applies to minor alterations to private structures involving negligible or no expansion beyond the existing use (CEQA Guidelines §15301.). This includes additions to existing structures, provided that the addition will not result in an increase more than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less (CEQA Guidelines §15301.(e).1.). The subject request for the expansion of the existing showroom building will only result in approximately 1,200 square feet of new building area being added. This does not exceed the 2,500 square foot threshold. Therefore, the proposed project is exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

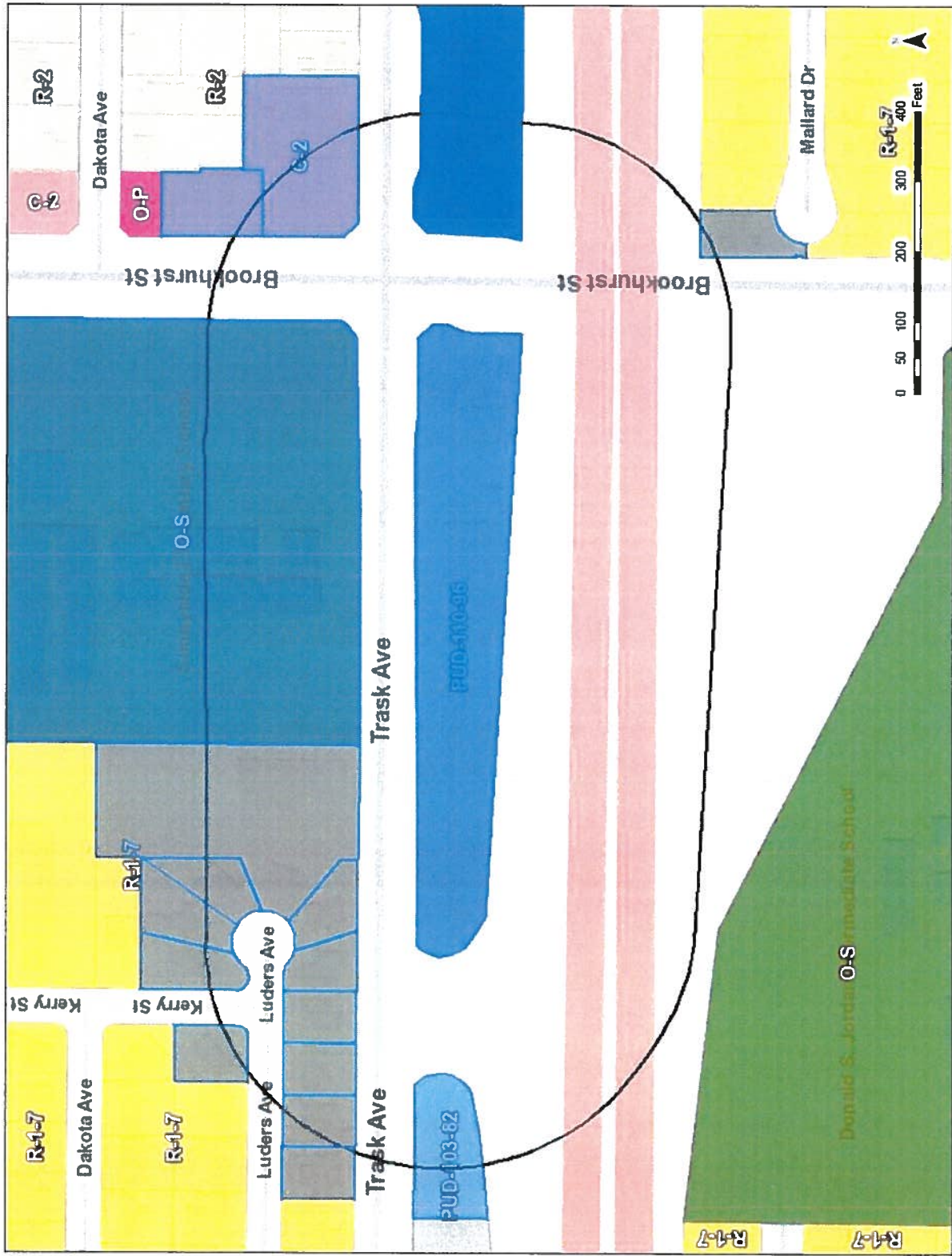
1. Adopt Resolution No. 6010-20, approving Site Plan No. SP-091-2020, subject to the recommended Conditions of Approval.



LEE MARINO  
Planning Services Manager

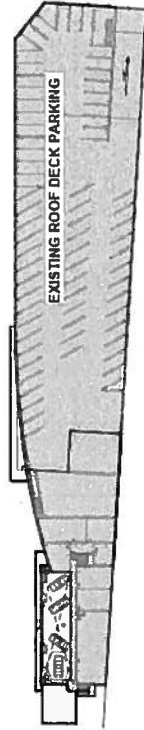


By: Priit Kaskla  
Assistant Planner

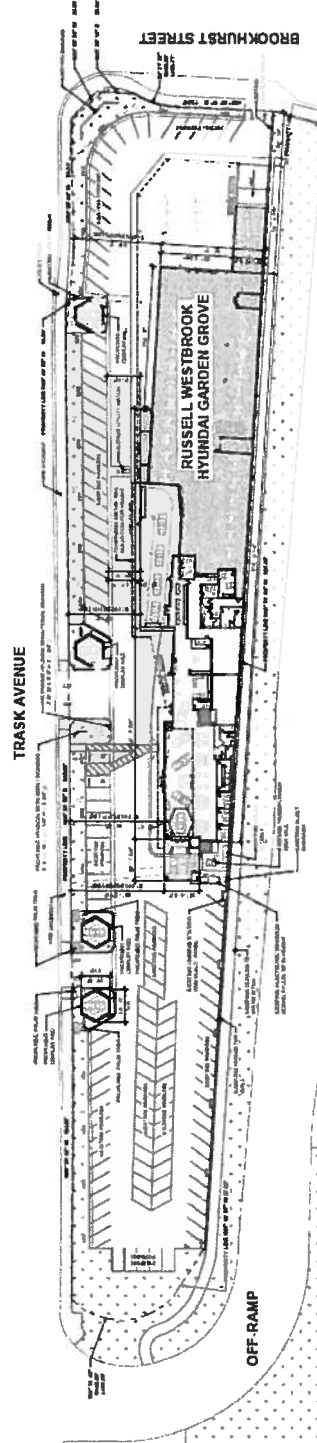


<p><b>GOREE</b>  <b>ARCHITECTS</b>  411 HILLMAN BLVD, SUITE 108  DALLAS, TEXAS 75208  TEL: 214.344.1400  WWW.GORIEARCHITECTS.COM</p>	<p><b>RUSSELL WESTBROOK</b>  HYUNDAI GARDEN GROVE</p> <p>DATE: 08/20/2020 FACILITY: USAGE: RESIDENTIAL</p> <p>PROJECT ADDRESS: 3800 TRASK AVE, DALLAS, TEXAS 75244</p>		<p><b>A2</b></p> <p>PROPOSED SITE PLAN</p>
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PROJECT SITE SUMMARY	
TYPE	UNIT / AREA
NET PARCEL SIZE	107,254 SF
LANDSCAPING AREA	15,951 SF
EXISTING BUILDING AREA	TOTAL 60,700 SF
FIRST FLOOR	25,307 SF
SECOND FLOOR	7,738 SF
SECOND FLOOR - PARKING DECK	27,657 SF
TOTAL 84,179 SF	
PROPOSED BUILDING AREA	48,307 SF
FIRST FLOOR	27,657 SF
SECOND FLOOR	20,650 SF
SECOND FLOOR - PARKING DECK	27,657 SF
TOTAL 196 SPACES	
SITE PARKING	131 SPACES
ROOF DECK PARKING	65 SPACES
ADA PARKING SPACE	2 SPACES (1% OF PARKING)
TOTAL 76,657 SF	
PARKING AREA	48,307 SF
SITE PARKING	27,657 SF
ROOF DECK PARKING	20,650 SF
LANDSCAPE WITHIN PARKING AREA	



2 SECOND FLOOR & PARKING DECK



1 PROPOSED SITE PLAN

**GOREE ARCHITECTS**  
410 BROADWAY, SUITE 404  
SAN FRANCISCO, CA 94133  
WWW.GOREEARCHITECTS.COM

**RUSSELL WESTBROOK HYUNDAI GARDEN GROVE**  
PROJECT ADDRESS: FACILITY RENOVATION  
NAME: RUSSELL WESTBROOK  
4888 TRUCK AVENUE, GARDEN GROVE, CA 92646

**A3**  
PROPOSED FLOOR PLANS

PROJECT FLOOR PLAN SUMMARY	
TYPE	AREA
PROPOSED FIRST FLOOR	TOTAL 28,783 SF
EXISTING	18,542 SF
REMODEL	12,493 SF
EXPANSION	648 SF
TOTAL 7,739 SF	
EXISTING	7,739 SF
REMODEL	0 SF
EXPANSION	0 SF
PROPOSED PARKING DECK	TOTAL 27,657 SF
EXISTING	27,657 SF
REMODEL	0 SF
EXPANSION	0 SF
TOTAL BUILDING	
	TOTAL 84,179 SF

FIRST FLOOR ROOM SUMMARY	
ROOM	AREA
NEW VEHICLE DELIVERY	100 SF
SHOWROOM	3,237 SF
FBI #1	114 SF
FBI #2	121 SF
CSM	73 SF
SALES MANAGER	224 SF
WORKERS	142 SF
REPAIR	148 SF
OFFICE	183 SF
CUSTOMER LOUNGE	772 SF
RETAIL PARTS	287 SF
PARTS STORAGE	1,814 SF
TECH MEN	177 SF
TECH WOMEN	258 SF
JAN.	55 SF
TECH ASSISTANT	208 SF
PARTS MANAGER	119 SF
BREAK ROOM	202 SF
TECH PARTS	101 SF
SERVICE DRIVE	2,762 SF
SERVICE WRITER	81 SF
SERVICE MANAGER	86 SF
WARRANTY CLERK	88 SF
SERVICE DROP	11,548 SF
TOTAL FIRST FLOOR	
	TOTAL 28,783 SF

SECOND FLOOR ROOM SUMMARY	
ROOM	AREA
CORRIDOR	100 SF
STORAGE #1	1,287 SF
STORAGE #2	424 SF
STORAGE #3	465 SF
OFFICE	478 SF
MEETING ROOM	301 SF
RECEPTION	341 SF
PARTS STORAGE	2,441 SF
MARKET READY	1,127 SF
TOTAL SECOND FLOOR	
	TOTAL 7,739 SF

