

RESOLUTION NO. 6010-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-091-2020 FOR PROPERTY LOCATED AT 9898 TRASK AVENUE, ASSESSOR'S PARCEL NOS. 098-090-57 AND 098-090-58.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on November 5, 2020, hereby approves Site Plan No. SP-091-2020 for a car dealership located on the southwest corner of Trask Avenue and Brookhurst Street, at 9898 Trask Avenue, Assessor's Parcel Nos. 098-090-57 and 098-090-58.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-091-2020, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Pete Shaver.
2. 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.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission hereby determines that this project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use Designation of Heavy Commercial and is zoned Planned Unit Development No. PUD-110-96. The site is currently developed with an approximately 2.46-acre Hyundai car dealership.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 5, 2020, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on November 5, 2020; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.04.030 are as follows:

FACTS:

The property is an approximately 2.46-acre car dealership 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 property is located in the Garden Grove Auto Center area, with car dealerships to the east and west, residential and open space uses to the north, and State Highway 22 to the south. The property has been improved with a car dealership since 1985. The current site improvements were approved in 2002, with the current tenant, Hyundai, operating at the location since 2009.

The applicant is now proposing to enclose a previously covered car service 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. No changes to the parking area, or on-site circulation are proposed. In total, the site is required to provide 89 parking spaces, and the site provides 198 parking spaces. On the exterior, the design of the expanded areas will match the existing store.

The project has been designed to comply with the development standards of the PUD-110-96 zone, and the Garden Grove Municipal Code, including setbacks, parking, building height, and the minimum lot size requirements.

FINDINGS AND REASONS:

SITE PLAN

1. The Site Plan complies with the spirit and intent of the provisions, conditions, and requirements of the General Plan, the Municipal Code, and other applicable ordinances.

The property has a General Plan Land Use Designation of Heavy Commercial and is zoned Planned Unit Development No. PUD-110-96. The Heavy Commercial (HC) designation is intended to provide for a variety of more intensive commercial uses, some of which may be incompatible with residential neighborhoods. These uses include automobile repair, sales, and services. The Planned Unit Development No. PUD-110-96 zone is intended to accommodate several new automobile dealerships in an attractive and architecturally compatible environment adjacent to the Garden Grove

Freeway in an effort to maximize the retail sale of new automobiles in the City of Garden Grove.

A new indoor service area will be converted from an existing open service area, approximately 500 square feet of building area will be added, and a new 709 square foot vehicle pick-up canopy will be constructed, subject to the approval of the Site Plan. The proposed project is compatible with the character of the existing car dealership, and the surrounding land uses. The use of the building will not be changed, as the proposed use will continue as an automobile retailer, with accompanying automobile service center.

The project is designed to comply with the General Plan Land Use Designation, the development standards of the PUD-110-96 zone, Municipal Code, and all other applicable ordinances. This includes, but is not limited to, compliance with: setbacks, parking, building height, and the minimum lot size requirements of the zone. The expansion's contemporary design fits with the character of the surrounding car dealerships.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

There are no proposed changes to the parking lot, or on-site circulation. The new indoor service area is a conversion of the 3,000 square foot existing outdoor service center; it is not an expansion of the existing footprint of the building. 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. With no expansion, the existing circulation and access for vehicles and pedestrians is sufficient to support the proposed alteration.

Approximately 500 square feet of new building area, and a 709 square foot vehicle pick-up canopy will be added. The addition to the dealership building will narrow the existing sidewalk space in front of the building while still maintaining 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. In neither case do the additions impede or alter existing on-site parking or circulation. Furthermore, under the proposal, the site is required to provide 89 parking spaces, and 198 spaces are provided.

The proposed development has no major adverse impacts on the on-site facilities, including the parking, circulation, and access.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels.

The streets in the area are adequate to accommodate the development. Existing utilities and drainage channels in the area are adequate to accommodate the development. The proposed development will continue to maintain landscaping and proper maintenance of the site, thereby not adversely impacting the area. The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

4. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The subject development is located in an existing dealership for new automobiles. The proposed project will be compatible with the rest of the dealership, as well as the surrounding neighborhood. Architecturally, the conversion has been designed with facades to be aesthetically complimentary with the rest of the dealership. A variety of colors, materials, and massing help create visual intrigue. Furthermore, the contemporary design is compatible with the adjacent automobile dealerships in the Garden Grove Auto Center.

The project has been designed in accordance with the Planned Unit Development No. PUD-110-96 development standards. Wherein the Planned Unit Development does not specify specific development standards, the project must comply with the requirements of the Municipal Code. Specifically, the project complies with, but is not limited to, the following development standards of the PUD-110-96 zone and Municipal Code: minimum lot size, setbacks, parking, landscaping, and maximum building height.

The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project's surroundings.

5. Through the planning and design of buildings and building replacement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

There are no proposed changes to the parking lot, and on-site circulation, with minimal changes to the landscaping existing on-site. The newly

enclosed and added building areas do not encroach upon, or reduce the existing landscaping or open space. Thus, the project maintains the visual quality already present on-site. Additionally, the design of the building, and other improvements, will ensure the building and use are attractive for patrons and employees of the dealership.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.3 (Site Plan).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-091-2020.

Adopted this 5th day of November 2020

ATTEST:

/s/ JEREMY LEHMAN
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on November 5, 2020, by the following vote:

AYES:	COMMISSIONERS:	(4)	LE, LEHMAN, RAMIREZ, SOEFFNER
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	LINDSAY, PEREZ

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is November 26, 2020.