

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.2.	SITE LOCATION: Southwest corner of Trask Avenue and Brookhurst Street, at 9898 Trask Avenue
HEARING DATE: January 20, 2022	GENERAL PLAN: Heavy Commercial
CASE NOS.: Site Plan No. SP-091-2020TE1 (Time Extension #1)	ZONE: Planned Unit Development No. PUD-110-96
APPLICANT: BTAA Property Investment VII, LLC	APN: 098-090-57 & 098-090-58
PROPERTY OWNER(S): Same as applicant	CEQA DETERMINATION: N/A

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-091-2020. The Site Plan approved a 500 square foot building addition, a new 709 square foot vehicle pick-up canopy, and the conversion of an existing covered service area into an indoor service area for the existing Hyundai of Garden Grove car dealership.

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.

On November 5, 2020, the Planning Commission approved Site Plan No. SP-091-2020, with four (4) yes votes, and two (2) commissioners absent. The approval allowed a 500 square foot building addition, a new 709 square foot vehicle pick-up canopy, and the conversion of an existing covered service area into an indoor service area for the existing Hyundai of Garden Grove car dealership.

Prior to the expiration of the subject entitlements on November 26, 2021, the applicant filed an application to the City, requesting a one-year time extension.

TIME EXTENSION:

Site Plan No. SP-091-2020 went into effect on November 26, 2020, with an expiration date of November 26, 2021. The applicant filed an application to the City for a time extension request (Time Extension #1) prior to the entitlements expiring.

Grading and building plans have been submitted to the City for plan check review, and are progressing through the plan check process. Permits have yet to be issued, and therefore the approved entitlements have not been exercised. The dealership owners have faced unforeseen delays with the project due to the COVID-19 pandemic. The requested one-year extension would give the applicant adequate time to work through their design and construction delays. It is anticipated that plans will be approved, and the permits issued within the next year.

Title 9 of the Municipal Code allows for a one (1) year time extension for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would have the potential to render the development nonconforming.

The applicant submitted the time extension application prior to the expiration of the entitlements. In addition, the General Plan Land Use Designation and the zoning of the property have remained the same, and there are no pending land use actions or studies that would have the potential to render the approved development nonconforming. As such, the car dealership use still conforms to the General Plan and zoning designations of the property. No changes are proposed to the previously approved project. Therefore, the subject request is in compliance with Municipal Code standards for time extensions.

CEQA:

As a part of their approval in 2020, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301 (Existing Facilities). No changes are proposed to the project that was previously approved, and no further environmental review is required.

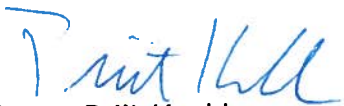
RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6037-22 approving a one-year time extension for Site Plan No. SP-091-2020 (Time Extension #1).



LEE MARINO
Planning Services Manager



By: Priit Kaskla
Assistant Planner

- Attachment 1: Planning Commission Staff Report dated November 5, 2020
Attachment 2: Planning Commission Resolution of Approval dated November 5, 2020
Attachment 3: Exhibit "A" Final Conditions of Approval