

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> 1.A.	<b>SITE LOCATION:</b> South side of Katella Avenue between Brookhurst Street and Euclid Street, at 10418 Katella Avenue
<b>HEARING DATE:</b> May 16, 2013	<b>GENERAL PLAN:</b> Low Density Residential
<b>CASE NOS.:</b> Planned Unit Development No. PUD-129-13, Site Plan No. SP-475-13, Tentative Tract Map No. TT-17521, & Development Agreement No. DA-190-13	<b>EXISTING ZONE:</b> R-1 (Single-Family Residential) <b>PROPOSED ZONE:</b> Planned Unit Development No. PUD-129-13
<b>APPLICANT:</b> Brandywine Homes	<b>APN:</b> 089-542-26
<b>PROPERTY OWNER:</b> Lutheran Church Extension Fund	<b>CEQA DETERMINATION:</b> Negative Declaration

**REQUEST:**

A request to rezone a 1.99-acre lot, located at 10418 Katella Avenue, from R-1 (Single-Family Residential) to Residential Planned Unit Development No. PUD-129-13 to allow the construction of an 18-unit single-family residential small-lot subdivision; a Site Plan to construct 18 single-family homes along with street and open space improvements; a Tentative Tract Map to subdivide the subject property into 18 separate lots; and a Development Agreement.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>Code</b>
<b>Lot Size</b>	1.99 Acres	1.0 Acre
<b>Density</b>	9 units/acre	9 units/acre
<b>Private/Common Open Space</b>	3,618 sq. ft.	3,600 sq. ft. (200 sq. ft. per unit)
<b>Parking</b>		
Enclosed Garage	36	36
Guest	50	32
Total	86	68
<b>Building Height</b>	26'-6"	35'-0"

<b>Building Type Summary</b>	<b>Number of Bedrooms/Baths</b>	<b>Unit Size</b>	<b># of Units</b>
Plan A1	4 Bed, 3 Baths	2,023 sq. ft.	5
Plan A2	4 Bed, 3 Baths	2,042 sq. ft.	5
Plan B1	3 Bed, 2.5 Baths	1,795 sq. ft.	4
Plan B2	3 Bed, 2.5 Baths	1,795 sq. ft.	4
<b>Total # of Units</b>			<b>18</b>

**BACKGROUND:**

The subject property is a rectangular shaped lot located on the south side of Katella Avenue between Brookhurst Street and Euclid Street with a street frontage of 290 feet, and with a land area of 1.99 acres. The property has a General Plan Land Use designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The property currently is occupied by a church (Medhane Alem Ethiopian Church). The existing development includes the main sanctuary, offices, and classrooms. Also located on-site is an existing wireless telecommunications facility (cellular tower) disguised as a bell tower. Although the existing cellular/bell tower will be preserved with the site's redevelopment, the design and elevation of the cellular/bell tower will be modified to be architecturally compatible with the design of the new homes of the proposed small-lot subdivision development.

The properties to the north, across Katella Avenue, are located in the City of Anaheim and are developed with single-family homes. The properties to the west and south are zoned R-1 (Single-Family Residential) and are developed with single-family homes. The properties to the east are zoned O-P (Office Professional) and R-1 and are developed with single-family homes and a medical office use.

**DISCUSSION:****ZONE CHANGE:**

The General Plan Land Use designation for the subject property is Low Density Residential. The subject property is currently zoned R-1, which allows for the development of single-family detached residences on individual lots and compatible associated activities. While the General Plan Land Use designation, of Low Density Residential, would allow for the development of residential units, the current zoning would not permit a small-lot subdivision development.

The applicant is proposing to change the zoning designation of the property from R-1 to Planned Unit Development No. PUD-129-13 in order to develop the site with 18 single-family residential units as part of a small-lot subdivision development.

The Planned Unit Development (PUD) zoning designation establishes development standards and uses specific to a particular project, and independent of the Municipal Code, provided that the quality of the project achieved through the PUD zoning is greater than could be achieved through traditional zoning.

## SITE PLAN:

### Site Design and Circulation

The project consists of 18 single-family residential detached units with attached enclosed 2-car garages. Each unit is accessible from the private street, which circulates throughout the development. The width of the private street typically ranges from 20'-0" to 24'-0".

Main access to the site will be from the Katella Avenue frontage road via an enhanced entry drive that will include decorative paving and landscaping. There will be a 23'-0" wide vehicular access gate that opens inwards towards the interior of the development, and a 14'-0" wide exit gate that opens outwards. Both vehicular access gates will be remote operable. The site will maintain one (1) emergency vehicle access point that will be fitted with a Fire Department Knox box system for emergency access.

Located within this front entry point is an wireless telecommunications facility (cellular tower) disguised as a church bell tower, in an existing planter area, which will be enhanced and modified to be architecturally compatible with the design of the new homes. While a preliminary design has been submitted, the tower redesign has not been finalized. The final design of the tower will be reviewed and approved by the Planning Division, as conditioned.

Between each home, a 4'-0" side yard setback is provided to the property lines providing a total of 8'-0" of separation between units. Sides of units that abut a drive aisle are setback 8'-0" by way of a 5'-0" setback to the property line and a 3'-0" planter area. Depending on the abutting use, each unit provides their respective rear setbacks, ranging from 15'-0" to 26'-0", meeting the minimum required by Code. Each unit meets the minimum driveway depth requirement of 19'-0" in front of each garage. Three (3) of the units (Unit Nos. 5, 12, and 15) feature a sweep in driveway that have depths of 28'-0".

The 3,619 square foot active recreational open space area is located at the northeast corner of the development and is available for communal use. Within this active open space area is an existing cellular equipment block wall enclosure, which is associated with the existing cellular tower disguised as a church bell tower.

### Parking

The project provides a total of 68 parking spaces, which meets the minimum number of parking spaces required by Code; City Code requires a minimum of 68 parking spaces for this proposed development. The parking spaces include: 36 garaged parking spaces, 18 driveway parking spaces, and 14 open guest parking spaces. The guest parking spaces are centrally located within the development.

### Perimeter Walls and Landscaping

A six-foot high block wall will be maintained around the perimeter of the development. The applicant is proposing to construct six-foot high decorative split face block walls along the northerly property line, including the walls, which enclose the active open space area. All blocks walls, which face a public vantage point along the Katella frontage road, will be decorative with decorative caps. Pilasters will have a stone veneer treatment, which will match the enhanced elevation of the tower located at the entrance of the development. An enhanced landscape treatment is proposed between the block wall and the street frontage property lines. The enhanced landscaping within this area will include trees, shrubs, vines, and flowering ground covers and turf in a hierarchical design order.

The passive open space areas within the development will include a combination of palm tree clusters, 42-inch high hedge screens, turf, trees, and flowering ground covers. The active open space area will include children's play area, picnic area with picnic tables, and turf areas for active play.

### Unit Design

The project consists of 18 single-family residential homes with four (4) different two-story floor plans (Plan A1, Plan A2, Plan B1, and Plan B2) and all with attached two-car garages. Plan A1 is a 2,032 square foot unit with four (4) bedrooms and three (3) bathrooms. Plan A2 is a 2,042 square foot unit with four (4) bedrooms and three (3) bathrooms, as well. Plan B1 and B2 are both 1,795 square foot units with three (3) bedrooms and 2 ½ bathrooms. Although the floor plans of Plan B1 and B2 are similar, their respective elevations are different. Each garage will have access from the private driveway within the development.

### Building Architecture

The architectural style of the homes is modern and contemporary, exhibiting multi-toned stucco exteriors, varied rooflines, flat concrete tile roofing, building pop-outs, decorative shutters, stone veneer treatment, and decorative window trims.

### TENTATIVE TRACT MAP:

In accordance with the State Subdivision Map Act, the developer has filed a tentative tract map for the project to subdivide the subject property into 18 separate lots. The Tentative Tract Map is in conformance with the zoning requirements for the site, as well as the City's Subdivision Ordinance and the State Subdivision Map Act.

### DEVELOPMENT AGREEMENT:

The applicant is entering into a Development Agreement with the City. The applicant will be guaranteed four years in which to construct the project and the City will receive from the developer a Development Agreement fee not to exceed

\$34,488.00. Development Agreement payments are designed to reduce the economic costs of new projects to the public and mitigate development-related concerns on the community. The Planning Commission recommendation on the Development Agreement will be forwarded to the City Council for final action.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Negative Declaration;
2. Approve Site Plan No. SP-475-13 and Tentative Tract Map No. TT-17521, subject to the recommended Conditions of Approval; and,
3. Recommend approval of Planned Unit Development No. PUD-129-13 and Development Agreement No. D-190-13 to the City Council.

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