

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: GENERAL PLAN AMENDMENT
GPA-01-07 AND ZONE CHANGE
AMENDMENT NO. A-135-07

From: Susan Emery
Dept: Community
Development
Date: November 27, 2007

OBJECTIVE

The purpose of this report is to transmit a recommendation of the Planning Commission to approve General Plan Amendment No. GPA-01-07, to change the land use designation from Low Medium Density Residential to Medium Density Residential, and Amendment No. A-135-07, to rezone three (3) properties from R-2 (Limited Multiple-Residential) to R-3 (Multiple-Family Residential). The subject properties are located on the north side of Chapman Avenue between Loreleen Street and Gilbert Street, at 9251, 9271, and 9301 Chapman Avenue.

BACKGROUND

On October 18, 2007, the Planning Commission recommended adoption of a Negative Declaration and recommended approval of General Plan Amendment No. GPA-01-07 and Zone Change Amendment No. A-135-07 by 4-0 vote, with Commissioners Brietigam, Chi, and Pak absent. Other than the applicants, no one spoke in favor of or in opposition to the request.

The parcels have a land use designation of Low Medium Density Residential and are zoned R-2 (Limited-Multiple Residential). The properties are located in an area improved with single-family, multiple-family, and office professional developments.

The subject properties located at 9251 and 9271 Chapman Avenue are improved with single-family homes, while the property located at 9301 Chapman Avenue is improved with a vacant medical office building.

The owners of the properties located at 9271 Chapman Avenue (Site Plan No. SP-431-07 and Variance No. V-165-07), and 9301 Chapman Avenue (Site Plan No. SP-432-07, Variance No. V-166-07, and Tentative Tract Map No. TT-17247) are each requesting an amendment to the General Plan Land Use and a Zone Change to facilitate a new multiple-family development on each lot. The Planning Commission approved Site Plan Nos. SP-431-07 and SP-432-07 on October 18, 2007, with the stipulation that the vesting of each project is contingent upon the City Council approving GPA-01-07 and A-135-07.

Although a project is not being proposed for the property located at 9251 Chapman Avenue, the property is being included as part of the General Plan Amendment and Zone Change requests in order to bring consistency to the land use and zoning designation located within the multiple-family block.

DISCUSSION

The subject properties are the three (3) remaining residential lots, located within the multi-family residential block, that have a land use designation of Low Medium Density Residential and are zoned R-2 (Limited Multiple-Residential). The parcels that surround the subject properties have land use designations of Medium Density Residential and are zoned R-3 (Multiple-Family Residential). The General Plan Amendment and the Zone change will provide land use and zoning consistency between the subject properties and the surrounding lots.

The amendment to the General Plan Land Use Designation will modify the density from the Low Medium Density Residential designation, which has a density that ranges from 11 dwelling units per acre up to 21 dwelling units per acre, to the Medium Density Residential designation, which has a density that ranges from 21.1 dwelling units per acres up to 32 units per acre. This will allow the subject properties to develop at the same density as the surrounding properties. The General Plan policies support the proposed General Plan land use amendment since new residential projects will promote new housing units that will help fulfill the City's regional housing needs.

The proposed zone change will allow the subject properties to develop dwelling units at the density allowed by the R-3 zone, as well as maintain a similar density as the surrounding R-3 zoned properties. The R-3 zoning designation will implement the goals of the Medium Density Residential Land Use designation.

Approval of the General Plan Amendment and the Zone Change will create consistency in the land use and zoning designations of the multi-family properties located in the immediate area. In addition, the subject properties will develop at the same density as the surrounding R-3 zoned properties.

FINANCIAL IMPACT

None.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to provide more housing opportunities in the community. This proposed General Plan Amendment and the Zone Change will facilitate this goal by facilitating multi-family projects designed per the R-3 development standards, which will create more housing opportunities in the area, as well as assist with meeting the housing goals of the City's Housing Element.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Adopt a Negative Declaration,
- Adopt the resolution approving General Plan Amendment Resolution for GPA-1-07, and
- Introduce the attached ordinance for first reading approving Amendment No. A-135-07.

SUSAN EMERY
Community Development Director

By: Maria Parra
Associate Planner

Attachment 1: Planning Commission Staff Report dated October 18, 2007 for General Plan Amendment No. GPA-01-07 and Amendment No. A-135-07

Attachment 2: Planning Commission Resolution No. 5615 for GPA-01-07 and A-135-07

Attachment 3: Planning Commission Draft Minute Excerpt of October 18, 2007 for GPA-01-07 and A-135-07

Attachment 4: Draft Resolution for General Plan Amendment No. GPA-01-07

Attachment 5: Draft Ordinance for Zone Change Amendment No. A-135-07