

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Susan Emery
Dept:	City Manager	Dept:	Community Development
Subject:	GENERAL PLAN AMENDMENT NO. GPA-1-11(A) AND CODE AMENDMENT NO. A-160-11 AND ZONE CHANGE AMENDMENT NO. A-161-11		
		Date:	September 13, 2011

OBJECTIVE

To transmit a recommendation of the Planning Commission to approve the adoption and implementation of Mixed-Use Regulations and Development Standards (Chapter 9.18 of the Land Use Code), along with focused amendments to the General Plan Land Use policy map and changes to the Zoning Map to achieve consistency with the City of Garden Grove's General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan Land Use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map in relation to the Mixed-Use applications near or next to, designated Mixed-Use Land Use designations. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.

BACKGROUND

On August 4, 2011, the Planning Commission recommended adoption of a Negative Declaration and recommended approval of General Plan Amendment No. GPA-1-11(A), Code Amendment No. A-160-11, and Zone Change Amendment No. A-161-11 by a 4-0 vote. The Planning Commission recommendation for approval included some minor changes to the Zoning Code that have been underlined on pages 20, 21, and 27 of the draft Code document. These changes were suggested for clarification purposes.

In August of 2008, the City Council approved a comprehensive update to the City's General Plan. The General Plan update focused on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas.

The areas identified for future development built upon the previous General Plan goals and policies, and reflect the pattern and trends of more recent construction taking place within the City. An effort was made to clearly define the areas for growth, to promote greater revitalization in the community, and to attract the

development community to the potential revitalization opportunities. Most new development was envisioned as mixed-use buildings located along major arterial roadways or adjacent to existing shopping centers. It was felt that a mixed-use type of project allows greater opportunities for developers through higher density, while leaving existing residential neighborhoods protected and preserved. These mixed-use residential units are urban in character and would generate a need for more concentrated and varied retail experiences. Therefore, in order to implement the new Mixed-Use Land Use designations and to create the consistency between the City's General Plan and Zoning Ordinance that is required by law, new Mixed-Use zones and development standards are proposed.

DISCUSSION

Based on the General Plan's vision and creation of Mixed-Use Land Use designations, nine zoning classifications have been proposed. These zones and development standards (see attached Exhibit "A", Mixed-Use Regulations and Development Standards in Resolution) have been created to provide more direction in creating a walkable streetscape as well as a sense of place and identity, while providing more development and land use flexibility for property owners and developers. The proposed zones are described as follows:

1. **GGMU (Garden Grove Boulevard Mixed-Use zones).** Three Garden Grove Mixed-Use zones are proposed to be created along Garden Grove Boulevard, generally between Harbor Boulevard to the east and Beach Boulevard to the west. The purpose of the GGMU zones is to create and maintain a vibrant boulevard that is both a regional destination and a place where people can work and live. The boulevard links destinations and has a distinctive character and pattern along its length. Standards requiring enhanced setback areas, trees, landscaping, and amenity areas for pedestrian activity, outdoor dining, and creative use of open spaces contribute to an exciting pedestrian experience. Pedestrian orientation is emphasized in site and building design through active street frontages, well-scaled and designed buildings, and engaging outdoor spaces. The three zones provide opportunities for varying levels of intensity and new development along the boulevard, while ensuring sensitivity to existing nearby residential neighborhoods.
 - a. **GGMU-1 (Garden Grove Boulevard Mixed-Use 1).** The Garden Grove Mixed-Use 1 zone applies to specific properties along Garden Grove Boulevard, and provides for urban scale, fully integrated commercial and residential mixed-use development standards at near key intersection locations, consistent with the General Plan Residential/Commercial Mixed-Use 1 land use designations. Development intensities allow buildings up to eight to ten stories in height, residential densities of up to 42 dwelling units per acre, and commercial intensities of 1.0 FAR (Floor Area Ratio). Allowed uses

include those that attract visitors for entertaining and dining as well as uses that would be typically found in C1 (Neighborhood Commercial) and C2 (Community Commercial) zones. Use regulations and development standards encourage vibrant, urban scale districts. Development approaches provide for ample landscaping and enhance pedestrian environment along Garden Grove Boulevard that tie into the adjacent lower-intensity development, but with buildings generally built close to the front property lines.

- b. **GGMU-2 (Garden Grove Boulevard Mixed-Use 2).** The Garden Grove Boulevard Mixed-Use 2 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential uses to be developed as integral developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed-Use 2 and 3 land use designations. Development intensities are lower in scale and allow three and four story high buildings, residential densities of up to 21 units per acre, commercial intensities of .5 FAR (Floor Area Ratio) and respect adjacencies to lower density residential neighborhoods. Development approaches provide for ample landscaping and enhance pedestrian environment along Garden Grove Boulevard, with buildings oriented toward the boulevard.
 - c. **GGMU-3 (Garden Grove Boulevard Mixed-Use 3).** The Garden Grove Boulevard Mixed-Use 3 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential uses to be developed as integral developments either on a single development site or as complementary uses within a district. This zone implements the General Plan Residential/Commercial Mixed-Use 1 and 3 land use designations. Development intensities are moderate in scale and allow building heights of five to seven stories, residential densities of up to 32 units per acre, commercial intensities of .5 FAR (Floor Area Ratio), and respect adjacencies to lower density residential neighborhoods. This zone provides a transition between lower intensity mixed-use developments along Garden Grove Boulevard and the most intense mixed-use nodes. Development approaches provide for ample landscaping and an enhanced pedestrian environment along Garden Grove Boulevard, with buildings oriented toward the boulevard.
2. **CC (Civic Center zones).** Four Civic Center zones provide for a mix of civic, institutional, educational, commercial, high-density residential, and open spaces uses within a pedestrian-oriented district, generally located north of Trask Avenue, south of Stanford Avenue, east of Nelson Street, and west of Ninth Street. Developments are linked via local streets and pedestrian ways

to create easy access to complementary uses, and to provide a community center where people can engage in civic, business, educational, and recreational activities near their homes. Parking facilities can be built to respond to the pedestrian orientation of the district and ability of uses to share parking based on their functions and demands. The Civic Center is recognized as the historic city core and a public gathering place. Design, development, and use standards are intended to reinforce the area's continued function as an area of prominence. Development standards bring building frontages and shopfronts toward the sidewalk, forming a consistent streetscape that enhances the pedestrian environment and supports a viable retail experience.

- a. **CC-1 (Civic Center - Low Intensity).** This zone is located south of Stanford Avenue, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. This zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The intent is to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center district. Existing residential structures may continue to be used for residential purposes or may be adapted for commercial use, provided that applicable development standards can be met.
- b. **CC-2 (Civic Center - Main Street).** This zone applies to the historic Main Street Corridor, which is generally located along the east and west sides of Main Street, north of Garden Grove Boulevard and south of Acacia Parkway. Main Street is recognized as a place of special character and aesthetic interest and value. This zone is established to preserve and enhance buildings and structures of historic and cultural significance, and incidental uses that advance and preserve the Main Street character and charm.
- c. **CC-3 (Civic Center - Core).** This zone is generally located, both north and south of Garden Grove Boulevard, south of Stanford Avenue, north of Trask Avenue, west of Civic Center Drive, and east of Nelson Street. This zone is established to encourage civic, educational, commercial, high-density residential uses that are compatible and enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, quality architecture, and pedestrian-scaled landscaping, pathways, and signage reinforce the goal of the General Plan to create places where people, not cars, predominate.
- d. **CC-0S (Civic Center - Open Space).** This zone applies to public properties that are located south of Stanford Avenue, north of Acacia

Parkway, east of Main Street, and west of Eighth Street, and are dedicated to, and planned as, parks for active and passive recreation uses, civic engagement, arts, culture, and institutional activities that benefit a broad population.

3. **NMU (Neighborhood Mixed-Use).** The Neighborhood Mixed-Use zone encompass properties that are located on the north and south sides of Chapman Avenue, between Gilbert Street and Brookhurst Street, the southwest corner of Euclid Street and Katella Avenue, the intersection of Chapman Avenue and Valley View Street, and commercially developed properties located on the west side of Valley View Street at the intersection of Valley View Street and Lampson Avenue and south to Cerulean Avenue. This zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed-use development, or stand-alone commercial uses are permitted. However, all new residential development in the NMU zone is required to include a commercial component. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development. Compatible public and institutional facilities are allowed as well. This zone implements the General Plan Residential/Commercial Mixed-Use 2 Land Use designation with residential densities of up to 21 units per acre, a .5 FAR (Floor Area Ratio), and buildings three to four stories high.
4. **AR (Adaptive Reuse).** The Adaptive Reuse zone is generally located north of Garden Grove Boulevard, south of the OCTA right-of-way that is adjacent to Shelley Drive, west of Nelson Street, and east of Flower Street, and allows for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the City's civic core. Residential uses are permitted only as new work-live developments or as adaptive reuse of existing structures. Light industrial uses must be low-impact in nature and compatible with any nearby existing or allowed residential uses. Development generally is low to moderate in scale, with higher intensities closer to existing and planned transit and multi-use corridors. Preferred approaches to creating new spaces for allowed uses include the adaptive reuse of existing structures and new development that supports innovative research and development uses. This zone implements the Industrial/Residential Mixed-Use 2 land use designation.

In addition to the new Mixed-Use zoning standards that are proposed, the Zoning Map has been modified to include the new Mixed-Use zones; new use definitions have been added to Section 9.04.060, Definitions, of Title 9; Section 9.20 Sign Standards, has been modified to include a new definition for monument signage in Section 9.20.020, Definitions, and the Table in Section 9.20.030, Permitted Signs,

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has been modified to include the new mixed-use zones; and Chapter 9.16, Commercial, Office Professional, Industrial, and Open Space Standards, has been modified to delete Section 9.16.030.040, Main Street Retail Overlay Zone, that address the standards for the Main Street Overlay zone, with the remainder of the Section 9.16.030 being renumbered accordingly.

Finally, in the course of conducting the analysis for the draft of the Land Use Code Amendment to create the Mixed-Use zones and development standards, and after conducting stakeholder meetings with property owners, residents, business owners, and developers, certain sites were identified that are contiguous to or surrounded by areas currently designated as Mixed-Use on the adopted General Plan Land Use Policy Map (see attached Exhibit "B" map for areas in Resolution). These properties were identified as appropriate additions to the mixed-use zoning areas to better implement the General Plans policy regarding cohesive mixed-use development as well as to correct mapping errors that occurred during the 2008 General Plan update.

FINANCIAL IMPACT

None.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Conduct a Public Hearing;
- Adopt a resolution adopting a Negative Declaration;
- Adopt the resolution approving General Plan Amendment Resolution for GPA-1-11(A); and
- Introduce the attached ordinance for introduction and first reading approving Amendment No. A-160-11 and Amendment No. A-161-11

Karl Hill for Susan Emery

SUSAN EMERY
Community Development Director

Lee Marino
By: Lee Marino
Senior Planner

Approved for Agenda Listing

Matthew Ferial
Matthew Ferial
City Manager

GENERAL PLAN AMENDMENT NO. GPA-1-11(A), CODE AMENDMENT NO. A-160-11,
AND ZONE CHANGE AMENDMENT NO. A-161-11

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- Attachment 1: Planning Commission Staff Report dated August 4, 2011 for General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, and Amendment No. A-161-11
- Attachment 2: Planning Commission Resolution No. 5744-11 for GPA-1-11(A), A-160-11, and A-161-11
- Attachment 3: Planning Commission Approved Minute Excerpt of August 4, 2011 for GPA-1-11(A), Amendment No. A-160-11 and A-161-11
- Attachment 4: Draft Resolution for General Plan Amendment No. GPA-1-11(A)
- Attachment 5: Draft Ordinance for Code Amendment No. A-160-11 and Zone Change Amendment No. A-160-11
- Attachment 6: Draft Resolution for Negative Declaration

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.:	SITE LOCATION: Citywide
HEARING DATE: August 21, 2011	GENERAL PLAN: Various
CASE NOS.: General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, & Amendment No. A-161-11	ZONING: Various
APPLICANT: City of Garden Grove	CEQA DETERMINATION: Negative Declaration

REQUEST:

A request for Planning Commission recommendation to City Council for the adoption and implementation of Mixed-Use Regulations and Development Standards (Chapter 9.18 of the Land Use Code), along with focused amendments to the General Plan Land Use policy map and changes to the Zoning Map to achieve consistency with the City of Garden Grove's General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan Land Use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map in relation to the Mixed Use applications near or next to, designated Mixed-Use Land Use designations. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.

BACKGROUND:

In August of 2008, the City Council approved a comprehensive update to the City's General Plan. The General Plan update focused on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas.

The areas identified for future development built upon the previous General Plan goals and policies, and reflect the pattern and trends of more recent construction taking place within the City. An effort was made to clearly define the areas for growth, to promote greater revitalization in the community, and to attract the development community to the potential revitalization opportunities. Most new development was envisioned as mixed-use buildings located along major arterial roadways or adjacent to existing shopping centers. It was felt that a mixed-use type of project allows greater opportunities for developers through higher density, while leaving existing residential neighborhoods protected and preserved. These mixed-use residential units are urban in character and would generate a need for more concentrated and varied retail experiences. Therefore, in order to implement the new Mixed-Use Land Use designations

and to create the consistency between the City's General Plan and Zoning Ordinance that is required by law, new Mixed Use zones and development standards are proposed.

DISCUSSION:

Based on the General Plan's vision and creation of Mixed-Use Land Use designations, nine zoning classifications have been proposed. These zones and development standards (see attached Exhibit "A", Mixed-Use Regulations and Development Standards in Resolution) have been created to provide more direction in creating a walkable streetscape as well as a sense of place and identity, while providing more development and land use flexibility for property owners and developers. The proposed zones are described as follows:

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and east of Civic Center Boulevard. This zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The intent is to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center district. Existing residential structures may continue to be used for residential purposes or may be adapted for commercial use, provided that applicable development standards can be met.

- b. **CC-2 (Civic Center – Main Street).** This zone applies to the historic Main Street Corridor, which is generally located along the east and west sides of Main Street, north of Garden Grove Boulevard and south of Acacia Parkway. Main Street is recognized as a place of special character and aesthetic interest and value. This zone is established to preserve and enhance buildings and structures of historic and cultural significance, and incidental uses that advance and preserve the Main Street character and charm.
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required to include a commercial component. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development. Compatible public and institutional facilities are allowed as well. This zone implements the General Plan Residential/Commercial Mixed-Use 2 Land Use designation with residential densities of up to 21 units per acre and a .5 FAR (Floor Area Ratio).

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In addition to the new Mixed-Use zoning standards that are proposed, the Zoning Map has been modified to include the new Mixed-Use zones; new use definitions have been added to Section 9.04.060, Definitions, of Title 9; Section 9.20 Sign Standards, has been modified to include a new definition for monument signage in Section 9.20.020, Definitions, and the Table in Section 9.20.060, Permitted Signs, has been modified to include the new mixed-use zones; and Chapter 9.16, Commercial, Office Professional, Industrial, and Open Space Standards, has been modified to delete Section 9.16.030.040, Main Street Retail Overlay Zone, that address the standards for Main Street Overlay zone, with the remainder of the Section 9.16.030 being renumbered accordingly.

Finally, in the course of conducting the analysis for the draft of the Land Use Code Amendment to create the Mixed-Use zones and development standards, and after conducting stakeholder meetings with property owners, residents, business owners, and developers, certain sites were identified that are contiguous to or surrounded by areas currently designated as Mixed-Use on the adopted General Plan Land Use Policy Map (see attached Exhibit "B" map for areas in Resolution). These properties were identified as appropriate additions to the mixed use zoning areas to better implement the General Plans policy regarding cohesive mixed use development as well as to correct mapping errors that occurred during the 2008 General Plan update.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Recommend adoption of a Negative Declaration, and

CASE NOS. GPA-1-11(A), A-160-11, A-161-11

2. Recommend approval of General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, and Amendment No. A-161-11 to the City Council.

Karl Hill
Planning Service Manager

By: Lee Marino
Senior Planner

**DRAFT
INITIAL STUDY AND
NEGATIVE DECLARATION**



GARDEN GROVE

CITY OF GARDEN GROVE

**MIXED USE LAND USE CODE AMENDMENT AND
FOCUSED GENERAL PLAN AND ZONING MAP
AMENDMENTS**

Lead Agency:

City of Garden Grove
11222 Acacia Parkway
Garden Grove, California 92840

Contact: Lee Marino, Senior Planner

June 2011

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**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
NEGATIVE DECLARATION FOR
MIXED USE LAND USE CODE AMENDMENT AND
FOCUSED GENERAL PLAN AND ZONING MAP AMENDMENTS**

DATE: June 29, 2011

TO: Interested Agencies, Organizations, and Individuals

Notice is hereby given that City of Garden Grove has completed an Initial Study for the Mixed Use Land Use Code Amendment and focused General Plan amendments (proposed project, or project) in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementing the California Environmental Quality Act (Government Code Section 15000 et seq.).

PROJECT LOCATION: The proposed project will affect all properties with a current General Plan land use designation of *Civic Center Mixed Use, Residential/Commercial Mixed Use 1, Residential/Commercial Mixed Use 2, Residential/Commercial Mixed Use 3, and Industrial/Residential Mixed Use 2* in various areas throughout the City. Additionally, specific parcels located on Garden Grove Boulevard and at the intersection of Chapman Avenue and Brookhurst Street are proposed to be designated *Residential/Commercial Mixed Use 1, Residential/Commercial Mixed Use 2, and Residential/Commercial Mixed Use 3* with appropriate zoning applied.

The City of Garden Grove is located in the central Orange County, and is bordered by the cities of Anaheim, Stanton, and Cypress to the north; Los Alamitos to the northwest; Seal Beach to the west/southwest; Westminster and Fountain Valley to the south; Santa Ana to the south and southwest; and Orange to the east.

DESCRIPTION OF THE PROPOSED PROJECT: The proposed project is the adoption and implementation of the new *Mixed Use Regulations and Development Standards* (Chapter 9.18 of the Land Use Code), focused amendments to the General Plan land use policy map, and changes to the Zoning Map to achieve consistency with the General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan land use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.

POTENTIAL IMPACTS: No potentially significant environmental impacts of the project have been identified.

PUBLIC REVIEW PERIOD: Begins: June 30, 2011 Ends: July 20, 2011

PUBLIC HEARING: A public hearing will be held before the Garden Grove Planning Commission on July 21, 2011, in the City Council Chambers of the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

The Initial Study/Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Division before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, fax, or e-mail to the following address:

Lee Marino, Senior Planner
City of Garden Grove
Planning Division
11222 Acacia Parkway
Garden Grove, California 92840

Phone: (714)741-5302
Fax: (714)741-5578
Email: leem@ci.garden-grove.ca.us

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The City of Garden Grove has prepared an Initial Study and a Draft Negative Declaration for the project, pursuant to CEQA. Copies of these documents may be reviewed at the following locations during normal business hours: 1) City of Garden Grove Planning Division, 11222 Acacia Parkway, Garden Grove, California 92840; 2) Garden Grove Library, 11200 Stanford Avenue, Garden Grove, California 92840; and 3) on the City's website: www.ci.garden-grove.ca.us.

Date:

6-27-11



Lee Marino, Senior Planner
City of Garden Grove

DRAFT NEGATIVE DECLARATION

PROJECT: MIXED USE LAND USE CODE AMENDMENT AND FOCUSED GENERAL PLAN AND ZONING MAP AMENDMENTS

PROJECT LOCATION: Various areas throughout Garden Grove, located in Orange County, California (as indicated on the attached maps – Figure 2 and Figure 3)

LEAD AGENCY AND PROJECT PROPONENT: City of Garden Grove

PROJECT DESCRIPTION: The proposed project is the adoption and implementation of the new *Mixed Use Regulations and Development Standards* (Chapter 9.18 of the Land Use Code), focused amendments to the General Plan land use policy map, and changes to the Zoning Map to achieve consistency with the General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan land use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Negative Declaration may be addressed to:

Lee Marino, Senior Planner
City of Garden Grove
Planning Division
11222 Acacia Parkway
Garden Grove, California 92840

Phone: (714)741-5302
Fax: (714)741-5578
Email: leem@ci.garden-grove.ca.us

DETERMINATION: The conclusion of the Initial Study is that the project will not cause a significant impact on the environment. A **NEGATIVE DECLARATION** has been prepared.

FINDING OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT: Based on the Initial Study of possible significant effects of the proposed project, it has been determined that the project will not have a significant adverse effect on the environment. Preparation of an Environmental Impact Report is not required.

DECLARATION OF COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT: This document has been prepared in accordance with the California Environmental Quality Act.

6.27-11
Date: _____



Lee Marino
Senior Planner
City of Garden Grove

INITIAL STUDY

PROJECT: MIXED USE LAND USE CODE AMENDMENT AND FOCUSED GENERAL PLAN AND ZONING MAP AMENDMENTS

General Information

1. Project Title:

City of Garden Grove Mixed Use Land Use Code Amendment and Focused General Plan and Zoning Map Amendments (A-160-11, GPA-1-11(A), A-161-11)

2. Lead Agency Name and Address:

City of Garden Grove
Planning Division
11222 Acacia Parkway
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3. Contact Person:

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4. Project Location:

The proposed project will affect all properties with a current General Plan land use designation of *Civic Center Mixed Use*, *Residential/Commercial Mixed Use 1*, *Residential/Commercial Mixed Use 2*, *Residential/Commercial Mixed Use 3*, and *Industrial/Residential Mixed Use 2* located in various areas throughout the City. Additionally, specific parcels located on Garden Grove Boulevard, at the intersection of Chapman Avenue and Brookhurst Street, and one parcel on Valley View Street near Chapman Avenue are proposed to be designated *Residential/Commercial Mixed Use 1*, *Residential/Commercial Mixed Use 2*, and *Residential/Commercial Mixed Use 3*, with appropriate zoning applied.

The City of Garden Grove is located in the central Orange County, and is bordered by the cities of Anaheim, Stanton, and Cypress to the north; Los Alamitos to the northwest; Seal Beach to the west/southwest; Westminster and Fountain Valley to the south; Santa Ana to the south and southwest; and Orange to the east (see **Figure 1**).

5. Permit application(s) for the project:

None. The proposed code amendments, zone changes, and General Plan Amendments have been initiated by the City.

6. General Plan Designation/Zoning:

The applicable General Plan land use designations are *Civic Center Mixed Use*, *Residential/Commercial Mixed Use 1*, *Residential/Commercial Mixed Use 2*, *Residential/Commercial Mixed Use 3*, and *Industrial/Residential Mixed Use 2*. The implementing zones are as follows:

General Plan Designation	Zone
Civic Center Mixed Use <i>42 du/ac for residential, 0.5 FAR for nonresidential</i>	Civic Center 1 (CC-1) <i>21 du/ac for residential, 0.5 FAR for nonresidential</i>
	Civic Center Main Street (CC-2) <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>
	Civic Center 3 (CC-3) <i>42 du/ac for residential, 0.5 FAR for nonresidential</i>
	Civic Center Open Space (CC-OS)
Residential/Commercial Mixed Use 1 <i>42 du/ac for residential, 1.0 FAR for nonresidential</i>	Garden Grove MU-1 (GGMU-1) <i>42 du/ac for residential, 1.0 FAR for nonresidential</i>
Residential/Commercial Mixed Use 2 <i>21 du/ac for residential, 0.5 FAR for nonresidential</i>	Garden Grove MU-2 (GGMU-2) <i>21 du/ac for residential, 0.5 FAR for nonresidential</i>
	Neighborhood Mixed Use (NMU) <i>21 du/ac for residential, 0.5 FAR for nonresidential</i>
Residential/Commercial Mixed Use 3 <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>	Garden Grove MU-3 (GGMU-3) <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>
Industrial/Residential Mixed Use 2 <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>	Adaptive Reuse (AR) <i>32 du/ac for residential, 0.5 FAR for nonresidential</i>

Figure 2 identifies properties proposed for changes of zone to the mixed use designations described. **Figure 3** identifies properties for which changes to the General Plan land use policy map are proposed.

7. Surrounding Land Uses:

Development surrounding the areas proposed for zone changes and General Plan Amendments includes residential at varying densities, retail and service commercial, offices, public and civic facilities, industrial, schools, parks, and open space uses.

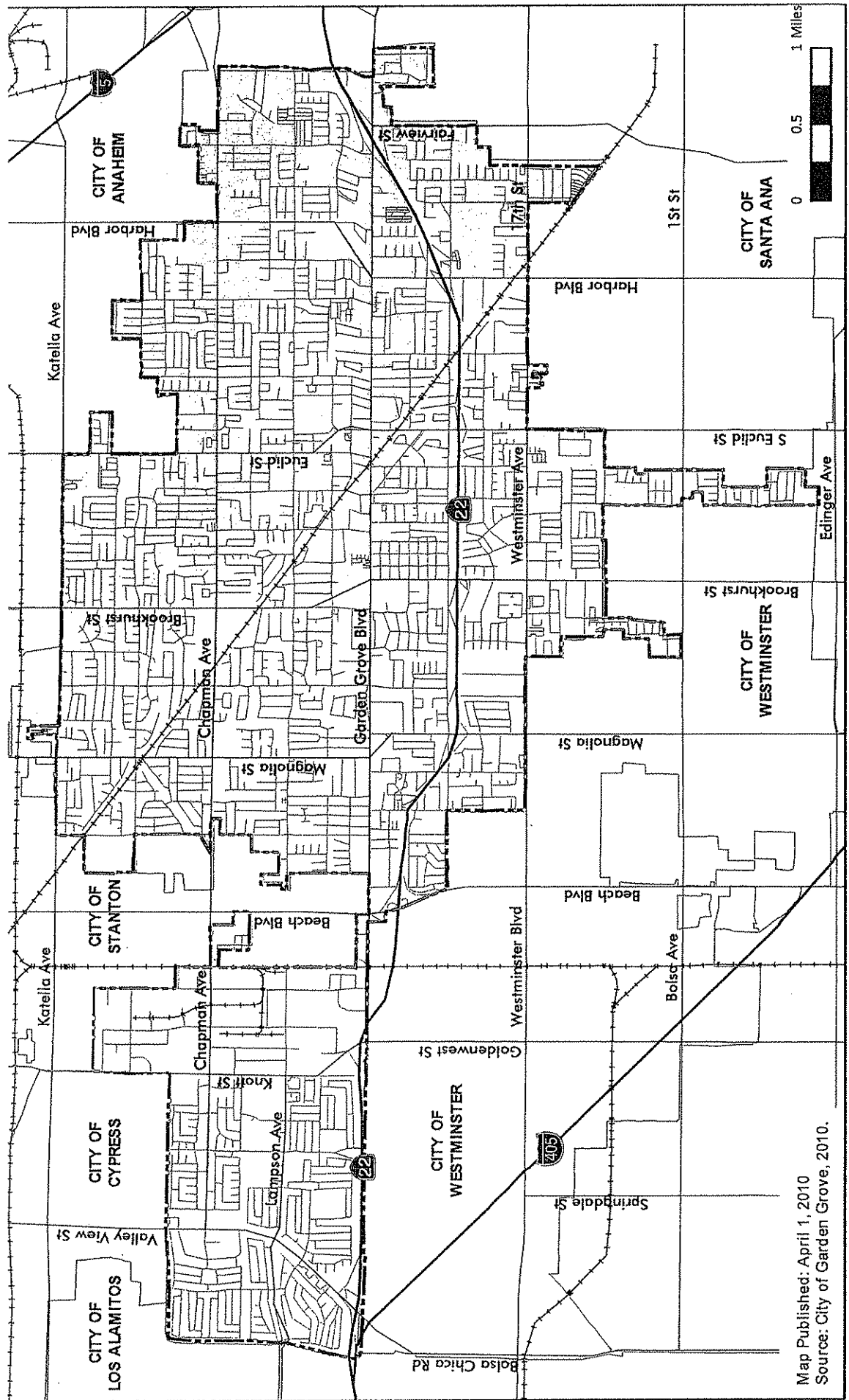


Figure 1: Regional Project Location

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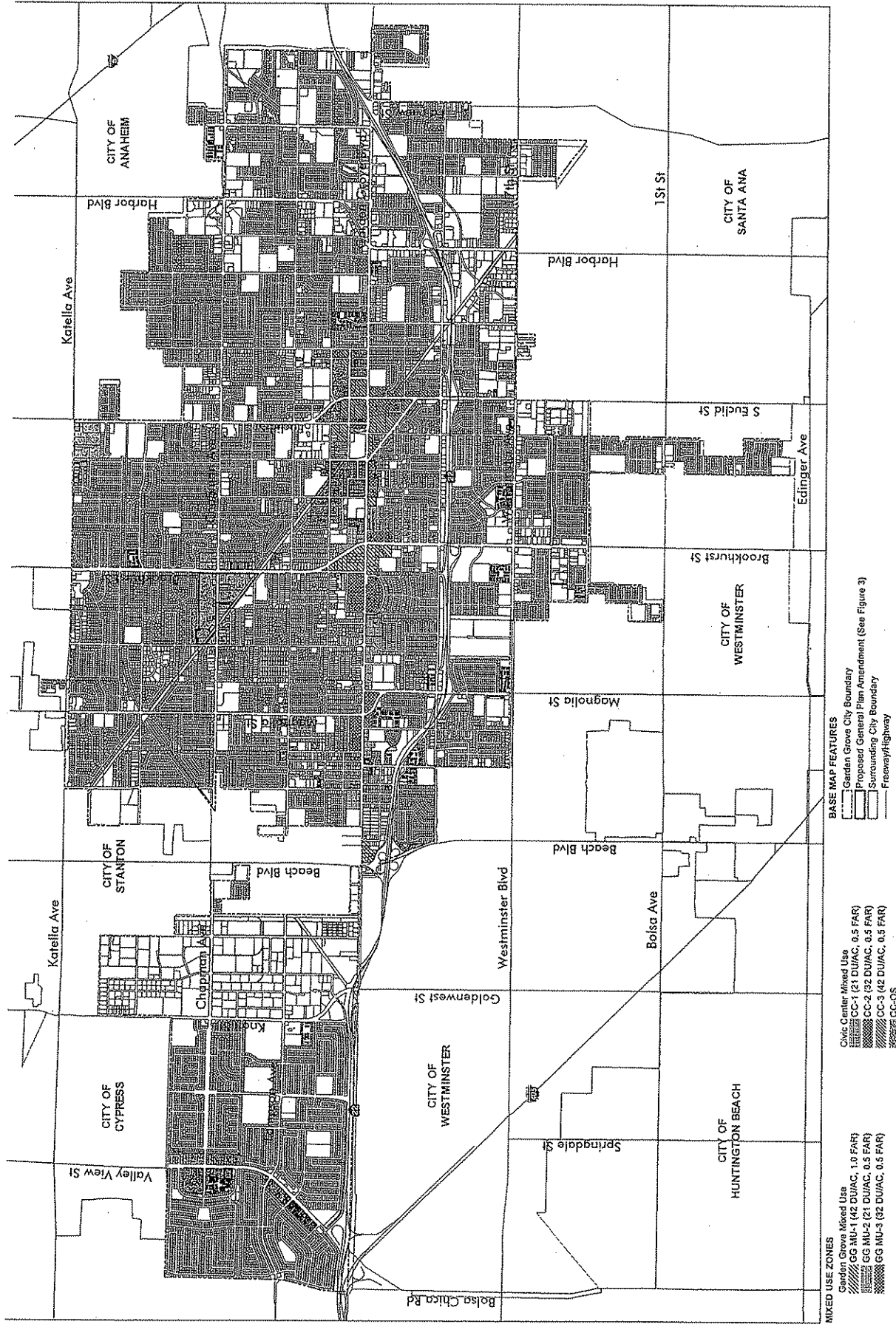


Figure 2
PROPOSED MIXED USE ZONES

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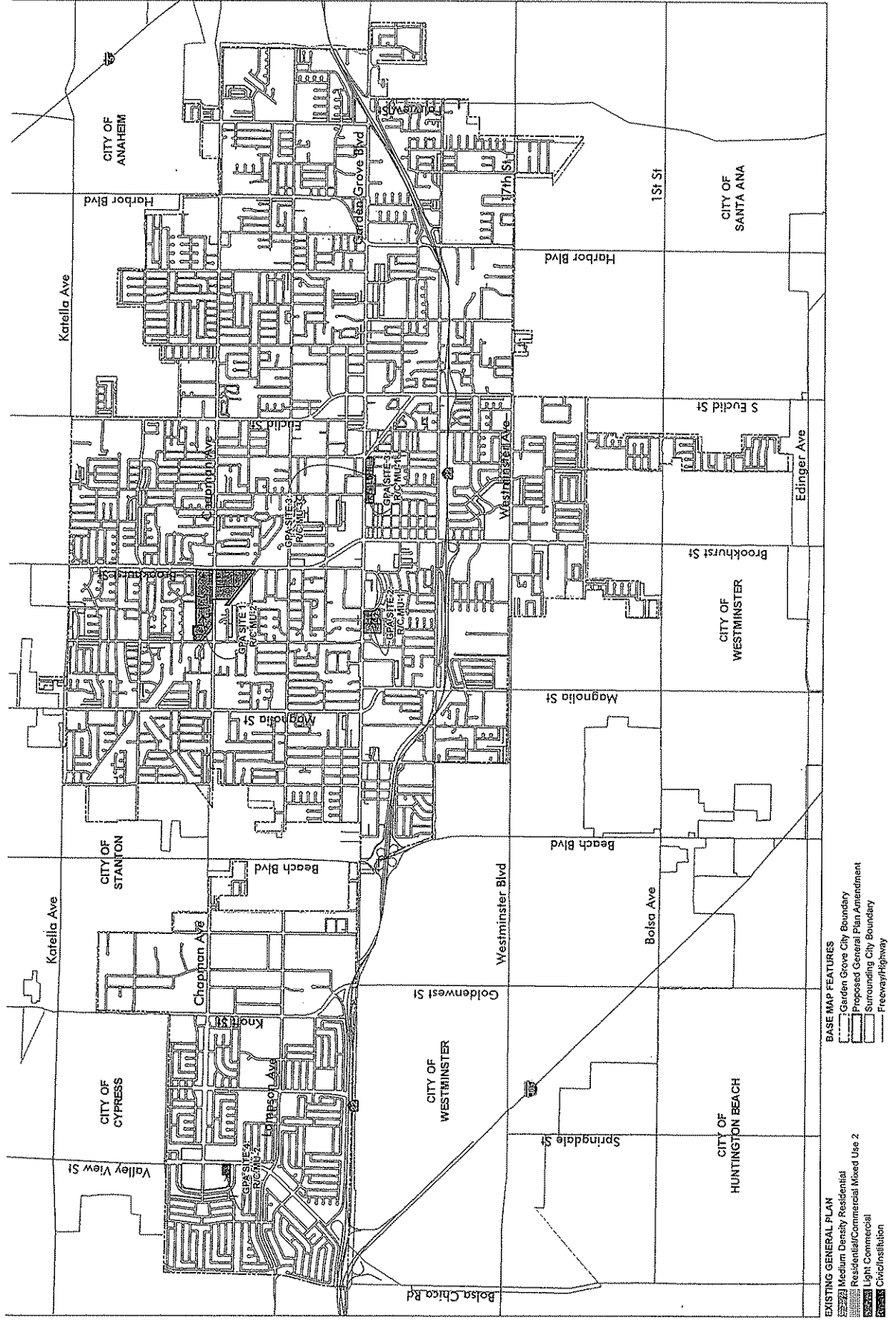


Figure 3
EXISTING GENERAL PLAN AND
PROPOSED AMENDMENTS

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8. Project Description

Overview

On August 26, 2008, the City Council of Garden Grove certified the Garden Grove General Plan FEIR and adopted by resolution a comprehensive update of the Garden Grove General Plan. In 2010, the City Council directed that amendments to the Land Use Code (Title 9 of the Municipal Code) be pursued to implement the General Plan and the General Plan land use policy map in particular. General Plan implementation program LU-2 states: "Amend the Zoning Code to implement mixed use zoning districts that provide development standards for mixed use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses, building heights; and parking standards."

The proposed Draft Mixed Use Land Use Code Amendment and changes to the Zoning Map have been prepared pursuant to policies and implementation measures specified in the General Plan and further, pursuant to Section 65860 of the Government Code, which requires consistency between zoning ordinances and general plans. The Planning Commission and City Council will conduct public hearings on and consider the Draft Mixed Use Land Use Code Amendment, thereby accomplishing a key implementation action called for by the General Plan.

In addition, the City proposes minor amendments to the General Plan Land Use Policy Map which, in the course of preparing the draft Mixed Use zoning regulations and determining appropriate application of the new zones to the Zoning Map, City staff identified as appropriate to better implement General Plan policy directives. The properties for which staff proposes new General Plan land use designations are adjacent to properties currently having one of the Mixed Use land use designations on the adopted General Plan Land Use Policy Map.

As its title *General Plan* suggests, the City of Garden Grove General Plan is general in nature. The Land Use Code is the primary implementing ordinance for the General Plan and contains the level of detail appropriate for a regulatory document. The Land Use Code specifies allowed uses, allowed locations of those uses, development standards, and the implementation of standards. The common theme in the General Plan and Land Use Code is that they regulate how properties in the City can be used and the level of development intensity allowed. Alone or in combination, adoption of or amendments to the General Plan and Land Use Code—in and of themselves—do not create physical impacts on the environment. The provisions merely indicate how properties can be used and developed. Individual projects built pursuant to the adopted regulations may have the potential to result in environmental impacts. Impacts of such projects are analyzed at the time development applications are received. Thus, the analysis contained in this Initial Study focuses on the programmatic nature of the proposed project: adoption of proposed Land Use Code, Zoning Map, and General Plan amendments.

Consistency Requirement

Implementation program LU-IMP-1B of the General Plan calls for updating the Zoning Code (Land Use Code) to implement mixed use zones, consistent with General Plan land use policy direction.

As Garden Grove is a general law city, the City is required to comply with Section 65860 of the Government Code, which requires that the zoning code be consistent with a city's general plan. Section 65860 of the California Government Code also requires that when nonconformance occurs, the zoning regulations shall be brought into conformance with the general plan within a reasonable amount of time.

The Garden Grove General Plan states: "Among the most important implementation mechanisms for the Land Use Element are the Zoning Ordinance and Specific Plans. The Government Code requires that a City's Zoning Ordinance and Map be consistent with the General Plan Land Use Element and Diagram. In addition, all provisions of specific plans adopted by a city must be consistent with the General Plan they

implement,” (pg. 2-2). The General Plan noted that new mixed use zoning categories would be required to implement all new Mixed Use General Plan land use designations.

To achieve consistency, it is not required that each General Plan designation have a directly correlative zone. Rather, multiple zones may implement a single General Plan designation, provided that the new zones adhere to the maximum development limits established in the General Plan. Multiple zones allow for development regulations that consider existing character, access, surrounding uses, and infrastructure.

The City has developed proposed Mixed Use zones in a manner that will best implement General Plan policy direction for the following five General Plan land use designations:

- *Civic Center Mixed Use*
- *Residential/Commercial Mixed Use 1*
- *Residential/Commercial Mixed Use 2*
- *Residential/Commercial Mixed Use 3*
- *Industrial/Residential Mixed Use 2*

These designations and their relationship to the new zones are discussed in detail below. All zones have allowable densities and intensities equal to or less than the allowable intensity or density prescribed by the related General Plan designation. General Plan designations are implemented through the following zones:

General Plan Designation	Zone
Civic Center Mixed Use 42 du/ac for residential, 0.5 FAR for nonresidential	Civic Center 1 (CC-1) 21 du/ac for residential, 0.5 FAR for nonresidential
	Civic Center Main Street (CC-2) 32 du/ac for residential, 0.5 FAR for nonresidential
	Civic Center 3 (CC-3) 42 du/ac for residential, 0.5 FAR for nonresidential
	Civic Center Open Space (CC-OS)
Residential/Commercial Mixed Use 1 42 du/ac for residential, 1.0 FAR for nonresidential	Garden Grove MU-1 (GGMU-1) 42 du/ac for residential, 1.0 FAR for nonresidential
Residential/Commercial Mixed Use 2 21 du/ac for residential, 0.5 FAR for nonresidential	Garden Grove MU-2 (GGMU-2) 21 du/ac for residential, 0.5 FAR for nonresidential
	Neighborhood Mixed Use (NMU) 21 du/ac for residential, 0.5 FAR for nonresidential
Residential/Commercial Mixed Use 3 32 du/ac for residential, 0.5 FAR for nonresidential	Garden Grove MU-3 (GGMU-3) 32 du/ac for residential, 0.5 FAR for nonresidential
Industrial/Residential Mixed Use 2 32 du/ac for residential, 0.5 FAR for nonresidential	Adaptive Reuse (AR) 32 du/ac for residential, 0.5 FAR for nonresidential

The purpose and intent statements established for each new zone refer to General Plan goals and policies. The development standards and regulations for each zone contained in the Land Use Code Amendment are consistent with these purposes and intents.

Civic Center Land Use Designation

The *Civic Center Mixed Use* land use designation, newly established in the updated General Plan, applies to an area that includes City Hall; the neighborhood bounded by 9th Street, Acacia Parkway, and Garden Grove Boulevard; Main Street; the Community Meeting Center; and the Village Green. This area is the center of the community. According to the General Plan, the *Civic Center* designation is intended to provide for a mix of civic, institutional, commercial, residential, and open space uses. The designation allows a maximum floor-area ratio (FAR) of 0.50 for nonresidential uses and residential densities up to 42 dwelling units per acre.

Four new Civic Center zones apply to all properties identified as *Civic Center* in the General Plan. These zones are: Civic Center - Low Intensity (CC-1), Civic Center Main Street (CC-2), Civic Center - Core (CC-3), and Civic Center - Open Space (CC-OS). These zones have been developed to respond to unique conditions within four Civic Center subareas. The CC-1 zone applies to a three-block neighborhood east of City Hall that is composed primarily of detached single-family homes, some of which represent the earliest residences in Garden Grove. Use regulations and development standards for the CC-1 zone look to maintain the low-scale character of this neighborhood and allow for a mix of residential and low-intensity commercial uses, as well as civic and institutional uses. The CC-2 zone applies to properties along Main Street currently zoned with the Historic Retail Overlay. The intent is to preserve the historic downtown character of commercial properties, allow for a limited amount of complementary residential development, and encourage a vibrant downtown.

The CC-3 zone is the heart of the City and contains Garden Grove's primary municipal buildings, as well as commercial properties along Garden Grove Boulevard and Euclid Avenue. In addition to civic buildings, the proposed CC-3 zone allows for educational uses and three- to five-story commercial and residential developments, either as mixed-use or stand-alone projects. The CC-OS zone applies to public open space areas located in the Civic Center, including green spaces, ponds, and active recreation areas.

In all Civic Center zones, regulations call for pedestrian connections and open space amenities that create a cohesive civic district. Also, the provisions include form-based approaches to development regulation, such as height and property frontage maps. The allowable development intensities and densities in the Civic Center Mixed Use zones conform to, and are in some cases less than, the maximum allowable intensities and densities prescribed in the General Plan.

Residential/Commercial Mixed Use 1 Land Use Designation

The *Residential/Commercial Mixed Use 1* designation applies to areas along Garden Grove Boulevard and Brookhurst Street. According to the General Plan, the *Residential/Commercial Mixed Use 1* designation is intended to provide for a mix of higher-density residential and commercial uses. The character of the area should include tall, urban, mixed use development at important intersections. Modern architecture and interesting buildings are envisioned for new development, along with a lively street scene.

The *Residential/Commercial Mixed Use 1* designation is implemented via the Garden Grove MU-1, Garden Grove MU-2, and Garden Grove MU-3 zones, depending upon location. Maximum allowable intensities and densities in these zones are equal to or less than the maximums permitted by the General Plan for *Residential/Commercial Mixed Use 1*. Applicable height allowances for these three zones conform to the heights prescribed by the General Plan *Exhibit LU-2: Land Use Development Types* along Garden Grove Boulevard.

Residential/Commercial Mixed Use 2 Land Use Designation

The *Residential/Commercial Mixed Use 2* designation applies to properties throughout the City. According to the General Plan, the *Residential/Commercial Mixed Use 2* designation is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. This mixed use development is expected to add residential to encourage revitalization of these sites, with building heights of 3 to 4 stories.

The *Residential/Commercial Mixed Use 2* designation is implemented by two zones: 1) the Garden Grove MU-2 zone along Garden Grove Boulevard and 2) the Neighborhood Mixed Use zone at other locations in the City. Maximum allowable intensities and densities in these zones are equal to or less than the maximums permitted by the General Plan for *Residential/Commercial Mixed Use 2*. Applicable height allowances for the Garden Grove MU-2 zone conform to the heights prescribed by the General Plan *Exhibit LU-2: Land Use Development Types* along Garden Grove Boulevard.

Residential/Commercial Mixed Use 3 Land Use Designation

The *Residential/Commercial Mixed Use 3* designation largely applies along Garden Grove Boulevard. According to the General Plan, *Residential/Commercial Mixed Use 3* is intended to provide for a mix of residential and commercial uses. These mid-height (5 to 7 stories) mixed use buildings will be interspersed with the taller nodes, commercial centers, and lower height mixed use development along Garden Grove Boulevard.

The *Residential/Commercial Mixed Use 3* designation is implemented by the Garden Grove MU-3 and the Garden Grove MU-2 zones. Maximum allowable intensities and densities in these zones are equal to or less than the maximums permitted by the General Plan for *Residential/Commercial Mixed Use 3*. Applicable height allowances for the Garden Grove MU-3 zone and Garden Grove MU-2 zone conform to the heights prescribed by the General Plan *Exhibit LU-2: Land Use Development Types* along Garden Grove Boulevard.

Industrial/Residential Mixed Use 2 Land Use Designation

The *Industrial/Residential Mixed Use 2* designation applies to an area west of the Civic Center and is intended to allow existing industrial uses to remain while encouraging new live/work mixed use development. The *Industrial/Residential Mixed Use 2* designation is implemented by the Adaptive Reuse Mixed Use zone. Maximum allowable intensity and density in this zone are equal to or less than the maximums permitted by the *Industrial/Residential Mixed Use 2* designation.

Details of Proposed Project Components

The Land Use Code Amendment to establish the Mixed Use zones has been drafted to:

- Achieve consistency with the General Plan and meet General Plan objectives
- Provide clear, concise, and easy-to-understand language and graphics
- Be internally consistent
- Respond to current and emerging planning and development trends meeting the intent of the General Plan
- Achieve consistency with State and Federal law
- Be easy to administer, enforce, and update

Proposed amendments to the Land Use Code include establishing a new Mixed Use chapter (Chapter 9.18) and amendments to Section 9.04.060: Definitions, explained below.

New Chapter 9.18: Mixed Use Regulations and Development Standards

The proposed Draft Mixed Use Land Use Code Amendment includes a new chapter for the Land Use Code and amendments to existing Section 9.04.060: Definitions. The Mixed Use zones directly implement the Mixed Use General Plan land use designations. The General Plan defined the major parameters for allowable densities and intensities and height limits along Garden Grove Boulevard.

Proposed Chapter 9.18 is divided into the following sections:

- Section 9.18.010: Mixed Use Zones - Purpose
- Section 9.18.020: Regulations Applicable to Mixed Use Zones
- Section 9.18.030: Uses Permitted

Section 9.18.040:	Specific Uses - Special Operating Conditions and Development Standards
Section 9.18.050:	Temporary Uses
Section 9.18.060:	Mixed Use Development Standards
Section 9.18.070:	Enhanced Design Standards
Section 9.18.080:	Regulations Specific to the CC-1 Zone
Section 9.18.090:	Regulations Specific to the CC-2 Zone
Section 9.18.100:	CC-3 Urban Trails
Section 9.18.110:	<i>Reserved</i>
Section 9.18.120:	Landscaping
Section 9.18.130:	Walls, Fences and Hedges
Section 9.18.140:	Parking
Section 9.18.150:	Collection of Recyclable Materials
Section 9.18.160:	Signs
Section 9.18.170:	Standards for Other Property Improvements
Section 9.18.180:	Planned Unit Developments
Section 9.18.190:	Historical-Cultural Overlay Zone (-HC)
Section 9.18.200:	Flood Hazard Overlay Zone (FH)

The stated objectives of the Mixed Use Zones are:

CC (Civic Center)

Four Civic Center zones provide for a mix of civic, institutional, educational commercial, high-density residential, and open space uses within a pedestrian-oriented district. Developments are linked via local streets and pedestrian ways to create easy access to complementary uses, and to provide a community center where people can engage in civic, business, educational, and recreational uses near their homes. Parking facilities can be built to respond to the pedestrian orientation of the district and the ability of uses to share parking based on their functions and demands. Design standards recognize the Civic Center zone as the historic city core and community focus as a public gathering place.

- a. **CC-1 (Civic Center – Low Intensity).** This zone allows for a mix of low-scale, low-intensity residential and commercial uses, as well as commercial, institutional, and educational uses, and emphasizes preserving the character of traditional single-family residential neighborhoods within the Civic Center district. Existing residential structures may continue to be used for residential purposes or may be adapted for low-intensity commercial use, provided that parking and other applicable development standards can be met.
- b. **CC-2 (Civic Center – Main Street).** This zone applies to the historic Main Street Corridor. The zone is established to preserve and enhance historical and cultural sites, including buildings and structures of historic and cultural significance, and incidental uses that advance and preserve historical and cultural interests in Garden Grove.
- c. **CC-3 (Civic Center – Core).** This zone is established to encourage civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, quality architecture, and pedestrian-scale landscaping and signage reinforce the goal to create places where people, not cars, predominate.
- d. **CC-OS (Civic Center – Open Space).** This zone applies to public properties dedicated to and planned for active and passive recreation uses, civic engagement, arts and culture, and institutional activities that benefit a broad population.

GGMU-1 (Garden Grove Boulevard Mixed Use 1)

The Garden Grove Boulevard Mixed Use 1 zone applies to specific properties along Garden Grove Boulevard and provides for urban-scale, fully integrated commercial and residential mixed use

developments at key intersection locations, consistent with the General Plan Residential/Commercial Mixed Use 1 land use designation. Development intensities allow buildings up to eight to ten stories in height, with shared parking facilities and open spaces supportive of more intensive development approaches. Allowed uses include those that attract visitors for entertainment and dining. Use regulations and development standards encourage vibrant, urban-scale districts. Development approaches provide for ample landscaping and enhanced pedestrian environments along Garden Grove Boulevard that tie into the adjacent lower intensity development, but with buildings generally built close to front property lines. Site and building design highlight Garden Grove Boulevard as the City's most distinctive corridor.

GGMU-2 (Garden Grove Boulevard Mixed Use 2)

The Garden Grove Boulevard Mixed Use 2 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential uses to be developed as integral developments either on a single development site or as complementary uses within a district. Development intensities are lower in scale (no more than three to four stories) and respect adjacencies to lower-density residential neighborhoods. Development approaches provide for ample landscaping and an enhanced pedestrian environment along Garden Grove Boulevard, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as the city's most distinctive corridor.

GGMU-3 (Garden Grove Boulevard Mixed Use 3)

The Garden Grove Boulevard Mixed Use 3 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential uses to be developed as integral developments either on a single development site or as complementary uses within a district. Development intensities are moderate in scale (no more than five to seven stories) and respect adjacencies to lower-density residential neighborhoods. This zone provides a transition between lower-intensity mixed use developments along Garden Grove Boulevard and the most intense mixed use nodes. Development approaches provide for ample landscaping and an enhanced pedestrian environment along Garden Grove Boulevard, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as the city's most distinctive corridor.

NMU (Neighborhood Mixed Use)

The Neighborhood Mixed Use zone allows for retail and service commercial businesses and moderate density residential uses, either together as an integrated development or as stand-alone projects. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development. Residential development approaches generally consist of attached units, although small-lot subdivisions with detached units are allowed.

AR-MU (Adaptive Reuse Mixed Use)

The Adaptive Reuse Mixed Use zone allows for a mix of work/live, light industrial, technology, creative industry, limited entertainment, and complementary uses near the City's civic core. Residential uses are permitted only as work/live or as part of a balanced mixed-use development. Light industrial uses must be low impact in nature and compatible with any nearby existing or allowed residential uses, and no outdoor activities are permitted. Development generally is low to moderate in scale, with higher intensities appropriate closer to existing and planned transit and multiuse corridors. The adaptive reuse of existing structures represents a preferred approach to creating new spaces for allowed uses.

Amendments to Section 9.04.060: Definitions

As part of the Land Use Code Amendment to establish the Mixed Use zones, the Definitions section (Section 9.04.060) of the Land Use Code has been revised to include terms specific to mixed-use development that the Land Use Code does not currently define.

Changes to the Zoning Map

Changes to the Zoning Map are required to establish the Mixed Use zones. **Figure 2** identifies where the new Mixed Use zones are proposed to be applied. These areas largely correspond to properties designated with one of the mixed use categories described in this Initial Study. Additional proposed zone changes are those associated with the proposed General Plan amendments described below.

Changes to the General Plan Land Use Policy Map

In the course of conducting the analysis to draft the Land Use Code Amendment for Mixed Use zones, City staff identified focused amendments to the General Plan Land Use Policy Map that would be appropriate to better implement policy regarding cohesive mixed use development, and to correct mapping errors. **Figure 3** identifies those properties where new land use designations are proposed.

The properties are contiguous to or surrounded by areas currently designated some form of Mixed Use on the adopted General Plan Land Use Policy Map (see Figure 2). With the exception of the property at the southwest corner of Garden Grove Boulevard and Bowen Street and a property on Cypress Street (see GPA Site 1), and a property on Valley View Street (GPA Site 4), the areas indicated for General Plan Amendments currently are designated *Light Commercial*. These areas are discussed below. The property at Garden Grove/Bowen and the property on Valley View Street are designated *Civic/Institution*, which is an incorrect designation given that these are commercial properties. The proposed General Plan Amendment to designate the site *Residential/Commercial Mixed Use 1* will correct a map drafting error.

For those properties currently designated *Light Commercial*, the proposed amendments to apply Mixed Use designations respond to Policy LU-1.5 in the Land Use Element, which calls for Mixed Use to "integrate with surrounding uses to become part of a neighborhood rather than an isolated project." The properties shown on Figure 3 will connect areas currently designated Mixed Use and allow for more cohesive development approaches along Garden Grove Boulevard and at a major commercial center on Chapman Avenue. The largest area (GPA Site #1 on Figure 3) was analyzed by an Urban Land Institute Technical Assistance Panel (TAP) in December of 2010; the TAP identified the opportunity for transit-ready development and recommended allowing housing, commercial, and entertainment uses. A General Plan Amendment to *Residential/Commercial Mixed Use 2* will allow housing in addition to permitted commercial uses and thereby create a more cohesive mixed-use district with surrounding properties. Mixed use development will provide more opportunities for trip reduction at this location.

GPA Site #2 (see Figure 3) is located on the south side of Garden Grove Boulevard, west of Galway Street. Existing uses include commercial service and retail establishments with surface parking. Currently designated *Light Commercial*, the proposed General Plan Amendment to *Residential/Commercial Mixed Use 2* would allow housing as part of mixed-use development or as a stand-alone product, and would provide for a consistent land use pattern along Garden Grove Boulevard.

Similarly, GPA Site #3, located on the south side of Garden Grove Boulevard between Bowen and Benton Streets, is proposed to change from *Light Commercial* to *Residential/Commercial Mixed Use 1* to establish a consistent mixed use pattern along Garden Grove Boulevard.

GPA Site #4, located on Valley View street, is proposed to change from *Civic/Institution* to *Residential Commercial Mixed Use 2* to provide for cohesive mixed use development near the Valley View Street/Chapman Avenue intersection and correct a map drafting error, as noted above.

For all properties identified in Figure 3 except one property designated *Medium Density Residential*, the 2008 Program FEIR for the General Plan Update analyzed long-term impacts associated with development consistent with the *Light Commercial* and *Civic/Institution* land use designations. Allowable commercial intensities for these properties would not increase with the proposed project. Rather, the maximum allowable commercial FAR would decrease where the designation changes from *Light Commercial* (which allows up to FAR of 0.55) to *Residential/Commercial Mixed Use 2* (maximum FAR 0.50) or *Residential/Commercial Mixed Use 3* (maximum FAR 0.50). The implementing zones for *Residential/Commercial Mixed Use 2* and *Residential/Commercial Mixed Use 3* are Neighborhood Mixed Use, Garden Grove MU-2, and Garden Grove MU-3, all of which have a maximum FAR of 0.50.

In addition to revisions to allowable commercial development capacity, the proposed amendments from *Light Commercial* and *Civic Institution* to a new mixed use designation would allow residential development. One parcel in GPA Site #3 currently has a General Plan designation of Medium Density

Residential, which allows residential development at a maximum density 32 units/acre. The proposed new General Plan designation for this site, *Residential/Commercial Mixed Use 3*, would allow the same intensity of residential development plus commercial development at a maximum FAR of 0.50.

As part of this project, the maximum allowable development capacities would be increased for certain parcels where more intense General Plan and associated zoning designations are proposed. The total acreage of properties where General Plan amendments are proposed is approximately 83 acres. The resulting increase in maximum development capacity would include approximately 51,000 additional square feet of commercial development and approximately 1,840 new housing units. However, maximum development capacities would be decreased on a number of parcels (where a less intense zoning designation is proposed), generally along Garden Grove Boulevard, equivalent to an amount less than the increase associated with the General Plan Amendments.¹ As a result of these rezonings (discussed in more detail below), development capacity in these areas is decreased by approximately 1.5 million square feet of commercial development and approximately 2,140 housing units. As a result, citywide development capacities are essentially the same or less than that which was analyzed in the 2008 General Plan EIR.

The reduced development capacities associated with the rezoning of properties reflect realistic development projections based on lot size and applicable development standards. Parcels proposed to be zoned to allow less development capacity than currently allowed by the General Plan include, for example, parcels located at the southeastern, northwestern, and southwestern corners of the intersection of Magnolia Street and Garden Grove Boulevard. These properties have a General Plan designation of *Residential/Commercial Mixed Use 1*, which allows up to 42 units/acre and 1.0 FAR for commercial development. However, the proposed zoning for these sites is Garden Grove Mixed Use 3, which allows up to 32 units/acre and 0.5 FAR. The properties on the northeastern corner of the same intersection have a General Plan designation of *Residential/Commercial Mixed Use 3*, which allows up to 32 units/acre and 0.5 FAR; the proposed zoning for this site is Garden Grove Mixed Use 2, which allows up to 21 units/acre and 0.5 FAR.

Properties directly west of these sites (west of Drake Street on the south side of Garden Grove Boulevard and west of Josephine Street on the north side of Garden Grove Boulevard) have General Plan designations of *Residential/Commercial Mixed Use 3*, which allows up to 32 units/acre and 0.5 FAR; however, the proposed zoning for this site is Garden Grove Mixed Use 2, which allows up to 21 units/acre and 0.5 FAR.

Areas near the intersection of Brookhurst Street and Garden Grove Boulevard have General Plan designations of *Residential/Commercial Mixed Use 1*, which allows up to 42 units/acre and 1.0 FAR for commercial development. However, the proposed zoning for much of these sites is Garden Grove Mixed Use 3, which allows up to 32 units/acre and 0.5 FAR, and Garden Grove Mixed Use 2, which allows up to 21 units/acre and 0.5 FAR.

Finally, areas along Garden Grove Boulevard east of the Civic Center are designated in the General Plan as *Residential/Commercial Mixed Use 3*, which allows up to 32 units/acre and 0.5 FAR; however, the proposed zoning for the majority of this area is Garden Grove Mixed Use 2, which allows up to 21 units/acre and 0.5 FAR.

In sum, given the trade-offs between development capacity increases and decreases for the existing and proposed General Plan land use designations, the resulting development capacity allowances for the sites shown in Figure 3 are considered generally the same for current conditions and for the proposed General Plan Amendments.

¹ None of the sites affected by this change were identified as target development sites in the General Plan Housing Element.

9. Framework for Environmental Analysis

This Initial Study has been prepared to analyze the potential effects resulting from changes to the Land Use Code proposed to achieve consistency with the Garden Grove General Plan. In addition, this document analyzes the effects associated with focused General Plan Land Use Policy Map and Zoning Map amendments. The action of adopting these regulatory and policy documents will not directly create any environmental impact, as adoption will not result directly in any construction activity. The provisions of the Land Use Code will be applied to land use and development proposals either on a ministerial or discretionary basis, as dictated by the terms of the Code. No direct physical impacts on the environment are related to instituting the new standards within the Land Use Code Amendment or through focused amendments to the General Plan Land Use Policy Map or Zoning Map. Development proposals by land owners and their authorized agents will introduce the potential for physical impacts. Thus, the Mixed Use Land Use Code Amendment could facilitate projects, the construction of which could produce environmental effects. Potential impacts are analyzed in this Initial Study within this framework.

Tiering upon the General Plan Program EIR

Tiering involves the incorporation by reference of generalized discussions from a previous Environmental Impact Report (EIR) into a subsequent environmental document in order to focus the discussion within the subsequent document on issues specific to the action under review. Section 15152 of the CEQA Guidelines states clearly that agencies are encouraged to tier environmental analyses to avoid repetitive discussion within subsequent environmental documents and focus on issues directly related to the topic of evaluation. Using the tiering process does not allow for avoidance of a discussion related to issues directly affected by an action, but does limit the examination of issues to those that were not addressed in a previous EIR, and should incorporate measures designed to reduce or avoid environmental impacts. Tiering is appropriate in situations where the proposed action is consistent with the General Plan or where changes in zoning will produce conformity with the General Plan.

This Initial Study tiers upon the certified Final EIR (FEIR) for the 2008 Garden Grove General Plan Update (State Clearinghouse No. 200841079). The comprehensive revisions to the Land Use Code to implement new Mixed Use zones have been prepared to implement General Plan goals, policies, and implementation programs. Thus, the impacts associated with the long-term implementation of the General Plan through the Land Use Code largely have been analyzed in the prior General Plan FEIR. Also, as stated above, the proposed General Plan Amendments are considered neutral with regard to changing land use build-out capacity and thus can be considered as having been analyzed in the 2008 General Plan FEIR. This Initial Study focuses on assessing any changed conditions since 2008 certification of the General Plan FEIR that may result in new environmental effects not previously identified.

10. Other Public Agencies Whose Approval Is Required

No approvals are required from any other public agency.

INITIAL STUDY CHECKLIST

The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G. Potential environmental effects of the project are classified and described in the checklist under the following general headings:

- “No Impact” applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”
- “Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.
- “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” Incorporated mitigation measures must be outlined in the checklist, and a discussion must be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.
- “Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigatable environmental impact. If there are one or more items identified as a “Potentially Significant Impact,” an EIR is required.

ENVIROMENTAL EVALUATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less -Than- Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?				X

Substantiation:

- a) **No Impact.** No scenic vistas or other scenic resources have been identified within the City of Garden Grove.² The project does not propose the construction of any new structures that could block views. New development standards and regulations in the Mixed Use Land Use Code Amendment are consistent with maximum density and intensity allowances set forth in the General Plan and analyzed in the General Plan EIR. The areas in which General Plan Amendments are proposed are located within or adjacent to Focus Areas which were qualitatively analyzed for aesthetic impacts in the General Plan EIR; impacts were found to be less than significant. The proposed General Plan Amendments are intended to ensure continuity and foster cohesive mixed use development and to correct mapping errors and do not propose substantial changes to allowable scale and massing. Development standards in the Land Use Code Amendment address massing, scale, articulation, and bulk of buildings to ensure harmony with the scale and character of surrounding development. Therefore, the proposed project will have no impact on scenic vistas.
- b) **No Impact.** No scenic vistas or other scenic resources have been identified within the City of Garden Grove.³ The California Department of Transportation (Caltrans) does not list any highways within the City of Garden Grove as officially designated scenic highways.⁴ The project does not involve the removal or alteration of any scenic resources. Adoption and implementation of the project will have no impact on scenic resources within view of any State Scenic Highway.
- c) **No Impact.** The Mixed Use Land Use Code Amendment will establish regulations for future development projects within mixed use zones for site and architectural design. The new standards

² Garden Grove General Plan Update EIR, 2008. p. 5.3-3.

³ Ibid.

⁴ California Department of Transportation. California Scenic Highway Mapping System. (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>) Consulted 5/23/2011.

contained within the Land Use Code will improve the appearance of the City and accomplish the goals and policies established in the General Plan for urban design. Consistent with General Plan Policy LU-1.7, the new standards encourage the design of new commercial developments as integrated centers, rather than as small individual strip developments. The visual character of the City will not be degraded through implementation of the Mixed Use Land Use Code Amendment. The proposed amendments to the General Plan Land Use Policy Map will not affect any text in the General Plan relative to urban design.

- d) **No Impact.** The proposed project does not involve any construction project. Section 9.18 of the Mixed Use Land Use Code Amendment includes regulations to minimize light and glare impacts of development projects for certain uses. Specifically, all on-site lighting is required to be stationary and directed away from adjoining properties and public right-of-ways. Any project undertaken will require review by designated review authorities to enforce these standards. No impact will result.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.

Would the Project:

- | | |
|--|----------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | X |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)? | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | X |

Substantiation:

- a) **No Impact.** The City has no land use designations or zones for agriculture,⁵ and no commercial farm operations occur in the City. According to the California Division of Farmland Mapping and Monitoring Program, no lands within Garden Grove are designated as farmland of local or statewide importance, unique farmland, or prime farmland.⁶ No impact will result.
- b) **No Impact.** The City has no zones specifically intended for agricultural production, and no commercial farm operations occur in the City. The California Department of Conservation indicates that no Williamson Act contracts exist in the City of Garden Grove;⁷ as such, no impact will result.
- c-d) **No Impact.** Garden Grove is a fully urbanized community, with vegetation limited to street trees and groundcover in local parks and on private properties. The City had no areas designated for forest land or timberland prior to this project, and therefore does not propose any General Plan Amendments or rezonings that would affect any such areas. The Land Cover Mapping and Monitoring Program (LCMMP) is a satellite photo survey conducted jointly by the California Department of Forestry and Fire Protection and the United States Department of Agriculture Forest Service Region 5. The LCMMP identifies no areas as forestland within the proposed project area where General Plan Amendments or rezonings would occur. The vast majority of the project area is identified as "Urban" by the program. Only two areas are identified as "Herbaceous," which is described as "annual grass/forbs" and is not considered forestland.⁸ No forest or timberland exists within the project area; no impact will result.
- e) **No Impact.** No farmland or forest land exists within the project area; thus, no conversion of any land use will affect farmlands or forest land. No impact will occur.

⁵ Garden Grove General Plan 2008, Land Use Element (pp. 2-18 to 2-28).

⁶ California Department of Conservation, Farmland Mapping and Monitoring Program. FMMP Survey Area. (http://www.consrv.ca.gov/dlrp/fmmp/overview/survey_area_map.htm). Consulted 5/23/2011.

⁷ California Department of Conservation. Williamson Act Program.

(ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Map%20and%20PDF/Orange/orange_2004.jpg). Consulted 5/23/2011.

⁸ California Department of Forestry and Fire Protection and the USDA Forest Service. California Land Cover Mapping and Monitoring Program (LCMMP) (http://frap.cdf.ca.gov/projects/land_cover/index.html). GIS data mapped 5/23/2011.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Substantiation:

a-c) **Less than Significant Impact.** The City of Garden Grove is located within the South Coast Air Basin (SCAB). Air quality in the basin is poor due to its meteorological setting and substantial amount of pollutant emissions. The Basin is considered a "non-attainment" area for ozone and fine particulate matter (PM_{2.5}).⁹ The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which has primary responsibility for non-vehicle related air quality management. The California Air Resources Board (CARB) has primary oversight regarding vehicle related emissions. In a joint effort, SCAQMD and CARB adopted the 2007 Air Quality management Plan (AQMP), creating policies and programs to address regional air quality. The AQMP contains pollution reduction strategies, which are targeted at reducing direct emissions of NO_x, PM_{2.5}, SO_x and volatile organic compounds (VOCs) generated by mobile sources such as light and heavy-duty trucks, ships, aircraft, and passenger vehicles, as well as off-road machinery such as construction equipment and consumer products such as aerosol sprays and paints. Key control strategies rely on more efficient combustion engine exhaust systems, lower emission propulsion systems, use of cleaner alternative fuels, and limits on total emissions from various sources.

The EIR that the City certified when it adopted the General Plan determined that implementation of the current General Plan would result in a significant and unavoidable cumulative air quality impact related to a cumulative increase in criteria pollutants in both the short term and long term,¹⁰ and

⁹ South Coast Air Quality Management District. Final 2007 Air Quality Management Plan. June 2007 (p. ES-1).

¹⁰ Garden Grove General Plan Update EIR, 2008. pp. 5.5-20, 5.5-24.

would therefore affect consistency with the AQMP. The proposed Land Use Code amendments are consistent with General Plan policy, and the proposed General Plan Land Use Policy Map amendments do not propose significant changes to the land uses or levels of development allowed under the current General Plan. Thus, the proposed project does not include any significant development allowances not accounted and evaluated in the General Plan EIR.

The proposed project will have no direct affect on air quality since none of the project components involve development activity. The development regulations and guidelines in the Land Use Code Amendment implement several General Plan goals and policies relating directly to air quality and greenhouse gas emissions, including facilitation of land use development patterns (mixed use) that can reduce vehicle miles traveled. Land uses and development standards included in the Land Use Code are aimed at implementing recent State legislation to encourage a reduction in the need for vehicle trips and to facilitate improved urban planning practice. The City of Garden Grove is incorporating mixed use into several locations citywide in conformance with General Plan goals and policies. The Mixed Use zones will allow the City to take advantage of the benefits afforded by a mix of residential and commercial uses to achieve a reduction in the need to travel by car for everyday trips and errands. By locating different land uses in close proximity to one another, air emissions from vehicles are minimized and sprawl is reduced. The City has also located Mixed Use zones near the vacated Orange County Transportation Authority (OCTA) rail right-of-way. This right-of-way is under consideration for transformation to either a bike/pedestrian trail on longer term for bus or rail transit. Access to and use of the corridor will help encourage a greater reduction in air pollutant emissions through alternative transportation modes. Long-term application of the new standards for development projects included in the Land Use Code Amendment will aid in the attainment of goals and policies of the General Plan.

The proposed project advances the goals and policies of the adopted General Plan. Adherence to the goals and policies and the proposed standards for adoption will not impact air quality and will not conflict with or obstruct implementation of the applicable air quality plan. Impact will be less than significant.

The proposed project will guide how future proposed projects are developed, but will not authorize any plan or project for construction. The standards and directives contained within the Land Use Code Amendment will not result in any direct emissions that would contribute to an existing or potential violation of an air quality standard. The proposed project does not include any provisions that would supersede or otherwise conflict with rules and procedures governing assessment or control of air pollutant emissions. All future proposed development projects will be required to adhere to all General Plan goals and policies. The City will continue to cooperate with SCAQMD and SCAG to implement the goals of the General Plan Air Quality Element and the Air Quality Management Plan. Transportation control measures included in the General Plan focus on reducing the number of trips, improving traffic flow, and utilizing alternative methods of transportation, all of which help reduce total emissions that contribute to ozone and particulate levels in the region.¹¹ Implementation of the proposed project would not change or otherwise interfere with pollution control strategies and would not change any of the impacts anticipated in the General Plan EIR. The proposed project, therefore, will not have considerable effects on the levels of regional ozone or particulates. Potential emissions will not exceed levels anticipated in the General Plan EIR, and impacts relative to air quality standards will be less than significant.

- d) **Less than Significant Impact.** Sensitive receptors include children, the elderly, pregnant women, and those with existing health problems that are affected by air pollution.¹² The General Plan FEIR concluded that carbon monoxide hotspots would not be experienced at any locations within the City due to the volume of traffic experienced under build-out conditions and the relatively low ambient

¹¹ Garden Grove General Plan 2008, Circulation Element (pp. 4-31 to 4-40).

¹² California Air Resources Board. Air Quality and Land Use Handbook: A Community Health Perspective, April 2005 (p.1).

concentrations.¹³ The Land Use Code Amendment promotes new land uses and regulations consistent with General Plan goals and policies, and is designed to alleviate air quality impacts through a reduction in vehicle miles traveled in personal vehicles and siting of land uses in close proximity to public transportation and essential goods and service establishments. The proposed amendments to the General Plan Land Use Policy Map will create additional opportunities for trip reduction by extending mixed use zoned areas. Individual projects will be required to adhere to the new standards contained in the Land Use Code to ensure individual development projects are consistent with the goals and policies contained in the General Plan and established to minimize impacts on air quality within the City and region. Adverse air quality impacts to sensitive receptors will be less than significant.

- e) **No Impact.** The Land Use Code Amendment creates new land use regulations for the new Mixed Use zones. These uses generally will consist of residential, commercial, and civic uses, none of which would be expected to create unusual substantial odors, except where inappropriate refuse disposal practices occur. All future uses will be required to comply with City regulations and policies regarding odor control. Businesses operated in the City of Garden Grove must store waste in approved covered receptacles and contract with the prescribed disposal company to routinely remove all waste produced at the site to a municipal waste disposal facility. Furthermore, the Land Use Code Amendment includes standards for mixed use development to reduce odor impacts on residential components of mixed-use development projects. Specifically, wherever practicable, separate refuse and recyclable materials collection areas shall be provided for residential and nonresidential components of a mixed-use development. Adherence to existing and proposed City regulations will limit the escape of odors to the open air. No new odor sources would result from adoption of the proposed project.

¹³ Garden Grove General Plan Update EIR, 2008. pp. 5.5-28 to 29.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the Project:				
a) Have a substantial adverse affect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Substantiation:

- a) **No Impact.** The City of Garden Grove is highly urbanized and built out, with no forest, river, wildlife, or similar resources. Biological resources in Garden Grove are almost nonexistent due to the urban nature of the City and surrounding area.¹⁴ The General Plan FEIR found that the General

¹⁴ Garden Grove General Plan 2008, Conservation Element (p. 10-3).

Plan would have no impacts on biological resources, including any protected species. The proposed project does not propose to apply a new General Plan designation or rezone any area that is not already urbanized; all development will consist of infill development. Therefore, the project will have no impact on endangered, threatened, or rare species or their habitats; or locally designated species.

- b) **No Impact.** The City is highly urbanized and built out. What open space does exist is in the form of managed parks and recreational areas. Information included in the General Plan and General Plan EIR indicates that Garden Grove does not contain any natural areas that support riparian or other sensitive natural communities.
- c) **No Impact.** Since Garden Grove is fully urbanized, there are no remaining natural wetlands. Existence of small areas of artificially created wetland conditions due to urban runoff and storm drainage systems is considered possible, but unlikely. Adverse impacts to wetlands would not occur as a result of implementing the proposed project.
- d) **No Impact.** Given its built-out, urban character and the fact that Garden Grove is surrounded by urban communities, no wildlife dispersal or migration corridors or wildlife nursery sites pass through or exist within Garden Grove. Thus, the project will have no impacts on the migration of native or wildlife species.
- e-f) **No Impact.** Title 11, Chapter 32 of the Garden Grove Municipal Code governs tree protection in the City. The amendments to the Land Use Code do not affect or change any policies pertaining to Title 11, Chapter 32 of the Municipal Code or any other conservation plans. The project will have no impact on preservation or conservation plans. The regulations of the Land Use Code do not supersede any other regulations or requirements adopted or imposed by the City, the State of California, or any Federal agency that has jurisdiction by law over uses and development. Review of future projects will continue be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies, and in compliance with the Land Use Code. Adherence to such requirements will reduce potential impacts associated to a level of no impact.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

- | | | | | |
|--|--|--|----------|--|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 | | | X | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

Substantiation:

- a-d) **Less than Significant Impact.** The City of Garden Grove is virtually built out. According to the General Plan Land Use Element, only a few vacant parcels remain in the City. The Mixed Use Land Use Code Amendment does not propose to change the General Plan land use designation or the zoning for any parcel that was previously identified for preservation or open space.

One prehistoric site has been identified within Garden Grove's municipal boundaries, and an additional 12 historic archaeological sites dating from the early 1900s have been found. According to the General Plan, a 1986 historic and architectural inventory documented 132 buildings as locally significant resources. Three structures—the Stanley or Ware House within Heritage Park, the Harry A. Lake House, and the Reyburn House—are candidates for nomination to the *National Register of Historic Places*.

This project does not propose any changes to historic designations of any recognized historical sites or structures, and would not change or have any effect upon the City's existing preservation objectives or policies. This project would not authorize any adverse impacts to a historical resource. Furthermore, this project would not authorize any plans for development/construction or redevelopment; therefore, it would have no impact on human remains. Procedures to notify the County Coroner and Native American representatives are implemented in accordance with California Health and Safety Code Section 7050.5 for all development projects within the City. The update to the Land Use Code and amendments to General Plan and Zoning Maps will not authorize construction or physically disturb any site within the City.

The Conservation Element in the City's General Plan contains policies to conserve historic, cultural, archeological, and paleontological resources, and to ensure the protection of known resources. In addition to General Plan policies, the General Plan FEIR includes mitigation measures that would reduce potential impacts to undocumented archaeological resources, cultural resources, and historical structure/resources to less than significant levels. The proposed project would have no impact on these policies or implementation measures. The proposed project does not involve any specific development projects. The proposed project includes standards and requirements to implement the current General Plan. Review of future projects will continue be carried out to ensure

that the projects are consistent with all General Plan goals, objectives, and policies. Adherence to such requirements will reduce potential impacts associated with this issue to a less than significant level.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Substantiation:

- a) **Less than Significant Impact.** No portions of Garden Grove are located with a State-designated Alquist-Priolo Earthquake Hazard Zone.¹⁵ However, two fault splays associated with the inactive Pelican Hills Fault Zone traverse the central and western portions of the City in a northwest to southeast trending direction. The two splays faults associated with the Pelican Hill Faults are inactive; therefore, they do not create a significant risk for ground rupture or seismic ground shaking.

The proposed project consists of regulations and policies that will not directly result in any new construction. Based on Garden Grove's location within the seismically active Southern California region, existing and future structures would be susceptible to ground shaking events. Any future construction will be required to employ building standards set forth in the City's Building Code, including specific provisions for seismic design of structures. The General Plan FEIR concluded that impacts associated with seismic-related ground shaking were less than significant due to mandatory compliance with the building codes and policies contained in the Garden Grove General Plan. No new impacts associated with ground shaking would occur with implementation of the Land Use Code or focused General Plan and Zoning Map amendments.

According to the California Department of Conservation, approximately two-thirds of Garden Grove lies within a liquefaction hazard zone. The General Plan FEIR concluded that impacts associated with liquefaction would be reduced to a less-than-significant level due to policies and implementation measures in the General Plan and the Seismic Hazards Mapping Act.¹⁶

Garden Grove's topography is relatively flat, with no canyons or steep topographic incisions within the City. Impacts involving landslides or mudflows would not occur.¹⁷

- b) **Less than Significant Impact.** The project consists of adoption of regulatory and policy documents that will not result directly in the construction of any development. The City of Garden Grove is highly urbanized, with very few vacant parcels that have the potential to generate significant erosion or topsoil loss. Areas available for new development or redevelopment consist of infill sites currently covered by disturbed vegetation or impermeable surfaces.¹⁸ No new areas previously identified for open space or preservation are proposed to allow new development; all proposed General Plan Land Use Policy Map amendments and rezonings would occur in areas previously identified for development.
- c-d) **Less than Significant Impact.** No known ongoing or planned large-scale extractions of groundwater, gas, oil, or geothermal energy that would cause subsidence occur within Garden Grove.¹⁹ However, Garden Grove is underlain by sediment highly susceptible to liquefaction. General Plan Safety Element Implementation Measure SAFIMP-6C requires that all new development have a site-specific geology report prepared by a registered geologist or soils; this will ensure that impacts related to expansive soils impacts are evaluated on a project-by-project basis. The General Plan FEIR concluded that compliance with the goals, policies, and implementation measures of the General Plan and the City's Building Code would ensure potential impacts that can be reduced to a less than significant level.²⁰

The proposed project will not directly result in the construction of buildings within any area susceptible to liquefaction, subsidence, landslide, or soil collapse hazards. All development

¹⁵ Garden Grove General Plan Update EIR, 2008. p. 5.7-4.

¹⁶ Ibid. p. 5.7-18.

¹⁷ Ibid. p. 8-2.

¹⁸ Ibid. p. 5.7-19.

¹⁹ Ibid. p. 5.7-20.

²⁰ Ibid. p. 5.7-20.

projects pursuant to the Land Use Code will be required to adhere to the development standards contained in the City's Building Code to prevent hazardous soil conditions that could lead to building failure. The project does not involve any changes to these regulations. No impact from liquefaction, lateral spreading, subsidence, liquefaction, or collapse will occur as a result of the proposed project.

- e) **No Impact.** All properties subject to the new Mixed Use Land Use Code requirements lie within the service area boundaries of the Garden Grove Sanitary District, which provides sewer service to the City of Garden Grove.²¹ All new projects are required to connect to the public sewer system. No impact from the use of septic systems or alternative waste disposal systems will occur.

²¹ Garden Grove General Plan 2008, Infrastructure Element (p. 6-2).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Substantiation:

- a) **Less-Than-Significant Impact.** Atmospheric gases, which allow solar radiation into the atmosphere but prevent heat from escaping, thus warming the Earth's atmosphere, are referred to as greenhouse gases. Greenhouse gases are released into the atmosphere by both natural and anthropogenic (human) activity. The principal greenhouse gases resulting from anthropogenic activity that enter and accumulate in the atmosphere are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases such as hydrofluorocarbons. The accumulation of these gases in the atmosphere at levels in excess of natural activity levels increases the Earth's temperature, resulting in changing climatic conditions in different parts of the planet, including California. Potentially adverse long-term climate change effects in California have been predicted by the California Climate Action Team, a consortium of California governmental agencies formed to coordinate efforts to meet the state's greenhouse gas reduction targets. Such climate change effects could include:
- Reduced snow pack and water runoff from snow melt in the Sierra Mountains, adversely affecting California's water supplies
 - Increased temperatures, drier conditions that could increase wildfire hazards
 - Sea-level rise that could increase flood hazards along parts of the California coastline, increase intrusion of salt water into coastal aquifers, and potentially increased storm runoff and high tides could overwhelm sewer systems

The Garden Grove General Plan includes 7 goals, 26 policies, and 28 implementation measures in the Air Quality Element that will contribute to better air quality in the City and throughout the region.²² Specifically, goals and policies in the General Plan call for meeting State and Federal air quality standards, increased community awareness and participation, a diverse and energy-efficient transportation system to reduce vehicular emissions (one of the primary contributors to greenhouse gas emissions), efficient development that promotes alternative transportation, and a balance of land uses. Land use planning that mixes uses and encourages pedestrian activity and use of public transit is a major component that will help reduce greenhouse gases. In addition, policies in the Circulation Element support transportation demand management, bikeways, and alternative forms of transportation.²³ The proposed project would not change or conflict with any of these policies; the project would in fact implement these policies.

²² Garden Grove General Plan 2008, Infrastructure Element (pp. 8-2 to 8-6).

²³ Garden Grove General Plan 2008, Circulation Element (pp. 5-35 to 5-36).

The General Plan Land Use Element created new Mixed Use General Plan land use designations. New zones are proposed as part of the project to implement General Plan policy. These proposed zones included regulations aimed at stimulating pedestrian activity, providing for urban-scale, fully integrated commercial and residential mixed use developments, and meeting broader State objectives for sustainable development approaches mandated by Assembly Bill 32 (Health and Safety Code Section 38500 et seq.) and Senate Bill 375 (Transportation Planning: travel demand models; sustainable communities strategy; environmental review). The new Mixed Use zones will facilitate an integrated planning approach designed to connect residential uses and everyday goods and service needs in central locations within integrated neighborhoods, thereby reducing the vehicle trips associated with shopping, entertainment, and dining; reducing air quality impacts and greenhouse gas emissions; promoting healthier lifestyles; and lessening the impact on the surrounding circulation system.

The proposed project does not include any regulations or other policies that would encourage inefficient building practices. The proposed project would result in development levels generally consistent with those analyzed in the General Plan EIR. The proposed project does not change any building regulations that would raise or otherwise change development levels that could contribute to an increase in greenhouse gas emissions. The proposed project does not authorize any specific development project; thus, adoption would not directly generate any greenhouse gas emissions.

Adoption and implementation of the proposed project would not affect building energy demands nor generate any additional vehicle trips (nor more miles traveled) beyond those associated with the existing General Plan and analyzed in the General Plan FEIR; development capacities associated with the project remain generally consistent with the existing policy. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies, including those that help the City contribute to air quality and regional greenhouse gas reduction efforts. New California Building Code regulations that went into effect January 1, 2011 further increase energy efficiency in new residential buildings, thus reducing total energy demand and thereby reducing the level of greenhouse gas emissions generated from coal, natural gas, and oil-based energy sources. Adherence to such policies and guidelines would reduce potential impacts to a less-than-significant level.

- b) **Less-Than-Significant Impact.** Standards and regulations passed by the California legislature either directly or indirectly affect greenhouse gas emissions and climate change. Of those regulations, Assembly Bill 32, the California Climate Solutions Act of 2006 (AB 32), is considered the most important legislation designed to decrease greenhouse gas emissions. AB 32 requires that statewide greenhouse gas emissions be reduced to 2000 levels by the year 2010, 1990 levels by the year 2020, and to 80 percent less than 1990 levels by year 2050. These reductions will be accomplished through an enforceable statewide cap on greenhouse gas emissions that will be phased in starting in 2012. In 2008, Senate Bill 375 (SB 375) was adopted in part to implement AB 32 goals for reduction of transportation-based greenhouse gas emissions through the direct linkage between regional transportation and land use/housing planning.

As discussed in Section VII a) above, the proposed new Mixed Use zones will implement General Plan policy with respect to mixed uses along the Garden Grove Boulevard, within the Civic Center area, near neighborhood centers, and as live/work opportunities. Due to the mix of uses allowed and encouraged by the new zones, the project will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The project is consistent with the City's General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. In addition, the City is participating with the Orange County Council of Governments, the Orange County Transportation Authority, and ultimately, SCAG in the development of the regionwide Sustainable Communities Strategy to implement SB 375 by reducing vehicular-based greenhouse gas emissions.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Substantiation:

- a) **No Impact.** The proposed project consists of regulatory and policy documents that will not directly result in any new construction. The proposed changes implement General Plan policies and programs. The new development standards in the Land Use Code establish requirements for future projects regarding the appearance, location, and allowable uses within the mixed use zones. Adoption and implementation of the new standards will not provide exceptions to existing laws governing the use and disposal of any hazardous materials. As noted in the General Plan FEIR, compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage, and transport of hazardous materials in the City. In addition, goals, policies, and implementation measures in the General Plan address hazardous materials and safety.²⁴ The project would not conflict with any of these policies, and would not exempt any future development from the City's programs to control and safely dispose of hazardous materials and wastes.

General Plan EIR Mitigation Measure PHS-2 states: "Establish and adopt development standards which ensure that new mixed use districts that include residential uses near industrial development does not create an unacceptable risk of human exposure to hazardous materials."²⁵ The Adaptive Reuse Mixed Use zone implements this mitigation measure. Development standards in this new zone allow residential uses only as part of a work/live development or as part of a balanced mixed-use development. Industrial uses are limited; they must be low impact in nature and compatible with any nearby existing or allowed residential uses, and no outdoor activities are permitted. With implementation of these development standards and standard City practices and policies regarding hazardous waste and hazardous materials, no impact from the use, transport, or disposal of hazardous wastes or materials is anticipated.

- b-c) **No Impact.** The proposed project does not involve any development activity. The General Plan FEIR concluded that compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the City.²⁶ Additional General Plan goals, policies, and implementation measures, as well as mitigation measures contained in the General Plan FEIR, further reduce accidental release of hazardous materials impacts to a less-than-significant level. The proposed project does not revise any of these policies and does not propose development in areas formerly designated for open space or preservation. Individual development projects will be required to comply with City, Federal, and State requirements and any other applicable City regulations relating to hazardous materials. No impact would result.
- d) **No Impact.** Several hazardous material sites have been listed within the City of Garden Grove.²⁷ Expansion or redevelopment of any of these sites may require remediation to meet Federal, State, and local standards. Since the proposed project involves no physical ground-disturbing activities or hazardous activities, no impact on a site listed on the Cortese database will occur. Any future development project that occurs pursuant to Land Use Code regulations would be evaluated on a project-by-project basis to determine if such development is occurring on a site listed on a current regulatory hazardous materials site list. No impact will result from the proposed project.
- e, f) **Less than Significant Impact.** The Joint Forces Training Base (JFTB) Los Alamitos is located in western Orange County within the city of Los Alamitos. Garden Grove is not located within the accident potential zone of the JFTB. However, the westernmost portion of the City is located within

²⁴ Garden Grove General Plan Update EIR, 2008. p. 5.9-9.

²⁵ Ibid.

²⁶ Garden Grove General Plan Update EIR, 2008. p. 5.9-11.

²⁷ Ibid. p. 5.9-12.

the Airport Environs Land Use Plan height restriction zone for JFTB. Additionally, a Horizontal Imaginary Surface height limit applies to nearby areas, whereby no buildings are permitted to rise above the height of the Horizontal Imaginary Surface. The Horizontal Imaginary Surface boundary encompasses all areas within a 10,000 foot radius from any JFTB runway and limits building heights to 150 feet above ground level.²⁸

Only two areas applicable to the project (designated Mixed Use) are located within 10,000 feet from a JFTB runway. These two areas are located along Valley View Street and are proposed to be rezoned to Neighborhood Mixed Use, one of the least intense mixed use zones. While the project would involve rezoning at these sites, no proposed General Plan Amendments would occur and development at these sites would not be permitted to rise to 150 feet. As such, the proposed project would not affect or change height restrictions that were identified in the 2008 General Plan and analyzed in the General Plan EIR. The project would not affect or change any height restrictions that are currently being imposed by the AELUP for these areas nor any General Plan EIR mitigation measures. Impact would be less than significant.

- g) **No Impact.** The Garden Grove Emergency Operations Plan, adopted in 2004, outlines emergency response actions in the event of a hazardous materials emergency.²⁹ The proposed project involves an update to the Land Use Code and focused General Plan amendments and will not directly result in any new construction. The proposed changes implement policies and programs approved in the Garden Grove General Plan Update. No change or interference with these emergency response plans will occur.
- h) **Less than Significant Impact.** Garden Grove is a fully urbanized area with little natural open space and vegetation; therefore, wildland fire hazards within the City are minimal.³⁰ The proposed project does not propose to allow any new development in areas formerly identified for open space or preservation. Impact from wildland fire would be less than significant.

²⁸ Email communication with Kari A. Rigoni Executive Officer Airport Land Use Commission for Orange County, 6/15/2011.

²⁹ Garden Grove General Plan Update EIR, 2008. p. 5.9-3.

³⁰ Ibid. p. 5.12-4

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY.

Would the project:

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|---|--|--|---|---|
| a) Violate any water quality standards or waste discharge requirements? | | | | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | | X |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | | X |
| e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
| f) Otherwise substantially degrade water quality? | | | | X |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | X | |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?				X

Substantiation:

- a) **No Impact.** The proposed project does not involve any development activity and thus will not involve any discharges to water bodies. Development projects will be required to comply with the City's local procedures (Title 6 of the City's Municipal Code) to control storm water runoff to prevent violations of regional water quality standards, in accordance with its co-permittee obligations under the countywide municipal storm water permit program, a component of the National Pollutant Discharge Elimination Systems (NPDES) of the Federal Clean Water Act. No impact on water quality standards or waste discharges would occur.
- b) **Less than Significant Impact.** The proposed regulatory documents implement General Plan land use policy and allow cumulative development consistent with that anticipated in the General Plan and analyzed in the General Plan FEIR. As stated in the General Plan FEIR, with compliance with Federal and State requirements, Title 6 of the Municipal Code, and the goals, policies, and implementation measures included in the General Plan, long-term implementation of land use policy will not result in a significant environmental impact.³¹ Thus, impacts associated with the proposed implementation document will not be significant.
- c-e) **No Impact.** The project consists of regulatory and policy documents and will not result directly in the construction of any development. New development would not be permitted to occur in any manner that could significantly alter the drainage pattern of an area nor create any new sources of runoff. Future development projects will be required to construct necessary drainage improvements to accommodate storage volumes and flood protection for existing and future runoff, in compliance with General Plan FEIR Mitigation Measure HYD-1.³² Therefore, no impact would occur.
- e) **Less than Significant Impact.** The project consists of regulatory and policy documents and will not result directly in the construction of any development. All future projects will be required to implement regulations related to the NPDES for the control of runoff during construction and operation, consistent with Title 6 of the Municipal Code. No physical ground disturbance will be authorized with adoption of the Land Use Code, General Plan, and Zoning Map amendments. The City has recognized the need to monitor and improve the local storm drain system to ensure it adequately accommodates future development. Policies and implementation measures to ensure that project-related storm water mitigation techniques are employed and monitored are included in the General Plan. Furthermore, General Plan FEIR Mitigation Measure HYD-1 would ensure new development projects are designed to result in less-than-significant impacts related to the drainage system capacity.³³

The proposed project would change the land use designations and zoning classifications on certain properties within the City. Although some of these include changes from residential to commercial uses and vice versa, given the already built-out nature of the City, new development will consist of infill and the redevelopment of developed sites. Any new development activity will be required to comply with NPDES requirements regarding the quality of storm water runoff. Impact will be less than significant.

³¹ Garden Grove General Plan Update EIR, 2008, p. 5.8-25.

³² Ibid. p. 5.8-26.

³³ Ibid. p. 5.8-26.

- f) **No Impact.** The proposed project consists of regulatory and policy documents that will not directly result in any new construction. No new sources of runoff, waste discharges, or hazardous material sites would arise from adoption and implementation of the amended Land Use Code, General Plan Amendments, or zone changes. Any development project pursuant to these regulations will be required to comply with City, County, and State regulations that protect water quality. The project will not impact water quality.
- g, h) **Less than Significant Impact.** Portions of the City of Garden Grove are located within a 100-year flood hazard area.³⁴ The Land Use Code includes a Flood Hazard Overlay Zone, which adopts Floodplain Management Regulations for areas of special flood hazards within the City. Zone regulations address methods and provisions to restrict or prohibit uses in certain areas, require uses vulnerable to floods to be protected at time of construction, control the alteration of natural floodplains, stream channels and natural protective barriers that help accommodate or channel flood waters, control filling, grading, dredging and other development which may increase flood damage and prevent or regulate the construction of flood barriers. The proposed project includes the same language for the Flood Hazard Overlay Zone with regards to the Mixed Use zones as all other zones in the City. The proposed project does not alter any existing regulations or policies. Impact would be less than significant.
- i) **Less than Significant Impact.** The City could be subject to inundation if the Prado Dam or Carbon Canyon Dam were to fail. However, as indicated in the General Plan FEIR, inundation hazards are less than significant due to policies in the General Plan and the City's Emergency Management Plan.³⁵ The proposed project does not authorize any development that would increase the risk of exposure of people or structures to dam inundation hazards beyond those identified in the 2008 General Plan EIR. Impact would be less than significant.
- j) **No Impact.** The City of Garden Grove is not located near any body of water or water storage facility that would be considered susceptible to seiche.³⁶ Garden Grove is located inland from the Pacific Ocean and as such, is not subject to tsunami hazards. The City is relatively flat and fully urbanized and therefore is not susceptible to mudflows. No impact would result.

³⁴ Ibid. p. 5.8-6.

³⁵ Garden Grove General Plan Update EIR, 2008. p. 5.8-30.

³⁶ Ibid. p. 8-3.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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X. LAND USE. Would the project:

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|---|--|--|--|----------|
| a) Physically divide or disrupt an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? | | | | X |

Substantiation:

- a) **No Impact.** The proposed project involves establishing new Mixed Use zones, accomplishing focused zone changes, and focused amendments to the General Plan Land Use Policy Map (refer to previous Exhibits 2 and 3). The zone changes are proposed to achieve consistency with adopted General Plan land use policy; that policy has been put in place to provide for compatibility between adjacent land uses and to work toward cohesive land use patterns. The proposed focused amendments to the General Plan Land Use Policy Map amendments represent refinements to land use policy that the City has identified as appropriate to create more consistent and comprehensive mixed use districts, and to correct a mapping error. These proposed revisions will encourage compatible uses. Therefore, no impact will result.
- b) **No Impact.** The proposed project will not conflict with any applicable land use plan. The revisions to the Land Use Code and associated changes to the Zoning Map are designed to achieve consistency with the General Plan. Therefore, no impact will result.
- c) **No Impact.** The City of Garden Grove is highly urbanized and built out with no forest, river, wildlife, or similar resources.³⁷ The General Plan FEIR concluded that the General Plan would not conflict with any applicable habitat or natural community conservation plan.³⁸ The proposed project does not propose any zone changes or General Plan land use map amendments that would allow development where it was not previously allowed by the existing General Plan. Therefore, no impact will result.

³⁷ Garden Grove General Plan 2008, Conservation Element (p. 10-3).

³⁸ Garden Grove General Plan Update EIR, 2008. p. 8-3.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Substantiation:

- a-b) **No Impact.** The General Plan EIR concluded that there would be no impacts associated with mineral resources.³⁹ The proposed project would not change any land use designations or zones that would otherwise allow mineral resource recovery. Therefore, no impact will result.

³⁹ Garden Grove General Plan Update EIR, 2008. p. 8-3.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Substantiation:

- a) **Less-Than-Significant Impact.** The project will not result directly in any construction activity and thus will not result in the exposure of any persons to short-term construction noise or any long-term excessive noise conditions. However, the rezoning of properties to achieve consistency with the General Plan Land Use Policy Map could result in the exposure of future developments and residents to noise levels along specific road corridors that would exceed the City's Noise and Land Use Criteria Compatibility Criteria (table 5.6-6 in the General Plan Noise Element). The General Plan FEIR reported that with implementation of specific policies and Mitigation Measures NOI-2, NOI-3, and NOI-4, impacts could be reduced to a less-than-significant level.⁴⁰
- b-c) **Less-Than-Significant Impact.** The proposed project implements land use policies established in the Garden Grove General Plan. The General Plan EIR concluded that there would be a significant and unavoidable impact associated with build-out of General Plan land use policy. The proposed project does not involve any development activity, nor does the project allow for any new noise-intensive land uses in

⁴⁰ Garden Grove General Plan Update EIR, 2008. p. 5.6-34.

Garden Grove that would lead to the establishment of a noise environment different than that existing in the City today and the noise environment analyzed in the General Plan FEIR. All land use activities will be required to comply with the noise regulations contained in Section 8.47 of the Municipal Code.⁴¹ Since the proposed project would not substantially change or conflict with land use policies or any noise element policies, impact would be less than significant.

- d) **Less than Significant Impact.** The proposed project will not directly result in any new construction. The proposed changes implement policies and programs approved in the City of Garden Grove 2008 General Plan. The General Plan FEIR concluded that compliance and/or adherence to the City's Noise Ordinance, policies and implementation measures in the General Plan, and adherence to FEIR mitigation measure NOI-1 would reduce short-term construction noise impacts to less than significant levels.⁴² Since the project involves no construction, no temporary increase in noise levels would occur. Impact would be less than significant.
- e) **Less than Significant Impact.** A portion of the City lies within the 65 CNEL and the 60 CNEL noise contours of the Los Alamitos Joint Forces Training Base. However, this area does not include any parcels proposed for rezoning to Mixed Use or proposed for General Plan Amendments.⁴³ Furthermore, as reported in the General Plan FEIR, impacts of aircraft operation on residents would be less than significant since the sensitive receptors (residential properties) do not exceed the "normally acceptable" threshold stated within the General Plan FEIR.⁴⁴ The Land Use Code Amendment does not propose any changes that would affect this conclusion, nor does it propose any changes to properties located within the CNEL noise contours. Therefore, impact is less than significant.
- f) **No Impact.** The General Plan FEIR concluded that the project would have no impact on noise related to private airstrips within the City limits.⁴⁵ The proposed project would not introduce any new private airstrips within the City; no impact would result.

⁴¹ Garden Grove General Plan Update EIR, 2008. p. 5.6-38.

⁴² Ibid. p. 5.6-24.

⁴³ Airport Environs Land USE Plan for Joint Forces Training Base Los Alamitos, 2002. Appendix D.

⁴⁴ Ibid. p. 5.6-32.

⁴⁵ Garden Grove General Plan Update EIR, 2008. p. 8-3.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?				X

Substantiation:

- a) **Less than Significant Impact.** The proposed project implements established General Plan land use policy. Where changes of zone are proposed to implement adopted land use policy, the Land Use Code will not allow for increases in housing density or nonresidential land use intensities beyond those set forth in the General Plan. The focused amendments to the General Plan Land Use Policy Map that are proposed allow for recycling of properties at intensity levels consistent with established patterns. With reduced development capacities for certain properties resulting from the zone changes, the cumulative increase in potential development capacity is negligible. The proposed project does not involve any changes to roadways or other infrastructure that support growth. The General Plan accounts for increased growth and includes policies to reduce potential growth related impacts.⁴⁶ The project will not revise any of these policies. Impact would be less than significant.
- b, c) **No Impact.** As described in response to item a above, the proposed project implements adopted land use policy. The focused General Plan amendments provide opportunities for new housing through the introduction of new mixed use zones. The project would not displace people, as it does not authorize construction of any project or involve the demolition of any housing. No impact with regard to housing displacement or displacement of persons would result.

⁴⁶ Garden Grove General Plan Update EIR, 2008. p. 5.2-7.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?			X	
b) Police Protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Substantiation:

The proposed project does not involve any development activity. The project implements General Plan policies and programs and in particular, adopted land use policy. The project will not facilitate any new development activity beyond that analyzed in the General Plan FEIR. The General Plan EIR concluded that measures are in place to meet public services needs through the review of individual projects and the application of standard City requirements.

- a) **Less Than Significant Impact.** The General Plan includes goals, policies, and implementation measures that address fire protection services and identify the need to provide adequate resources to respond to health and fire emergencies within the City, including adequate staffing of fire response personnel and trained medical technicians.⁴⁷ The project would not result in any changes to these policies. Impact on fire protection services would be less than significant.
- b) **Less Than Significant Impact.** The Garden Grove Police Department (GGPD) plans for increases in population and police protection service demand. The General Plan FEIR concluded that no service shortfall requiring additional personnel or equipment is anticipated as a result of the General Plan Update.⁴⁸ The proposed project will not increase development allowances beyond that analyzed in the General Plan FEIR. As individual projects are proposed within the City, GGPD service levels and staffing requirements will be evaluated to determine if additional staffing and/or facilities would be required, and to identify whether any unique service needs are required. With continuation of established development review practices and procedures, impact on police protection services would be less than significant.
- c) **Less Than Significant Impact.** The project does not involve any construction activity. Whenever new development projects are proposed and approved pursuant to Land Use Code regulations, pursuant to SB 50, payment of fees to the applicable school district is considered full mitigation for

⁴⁷ Garden Grove General Plan Update EIR, 2008. p. 5.12-5.

⁴⁸ Ibid. p. 5.13-4.

project impacts, including impacts related to the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools. Therefore, individual project applicants would be required to pay the statutory fees so that space can be constructed, if necessary, at the nearest sites to accommodate the impact of project-generated students, reducing impacts to a less than significant level.

- d) **Less Than Significant Impact.** The City of Garden Grove is largely built out with little available vacant land for parkland dedication and conversion. The General Plan FEIR concluded that impacts regarding the adequate availability of parkland, recreational facilities, and trails would be significant and unavoidable given the limited amount of vacant land in the City.⁴⁹ The proposed project does not propose to allow development on any parcel previously designated for open space or preservation. The proposed project does not substantially revise cumulative development capacities which could increase demand for parkland. Private open space will be required as part of new residential construction, consistent with standards established for the Mixed Use Zones.

The Land Use Code amendment proposes the new Civic Center Open Space zone; this zone is intended to maintain and enhance existing public open spaces within the district. Any new impacts associated with the project on parks and recreation areas would be less than significant.

- e) **Less Than Significant Impact.** See responses a-d.

⁴⁹ Garden Grove General Plan Update EIR, 2008. p. 5.15-8.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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XV. RECREATION

- | | |
|---|---|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated? | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | X |

Substantiation:

- a) **Less-Than-Significant Impact.** The proposed project does not involve any development activity. The project implements General Plan policies and programs and in particular, adopted land use policy. The project will not facilitate any new development activity beyond that analyzed in the General Plan FEIR. As indicated in the General Plan FEIR, new development activity facilitated by land use policies will lead to demand for increased park space; however, the City has limited ability to provide additional park facilities. While this impact was identified in the General Plan FEIR as significant and unavoidable,⁵⁰ adoption of the Land Use Code Amendment and amendments to the General Plan land use policy and zoning map will not result in any substantial new development potential beyond that previously analyzed. Also, provisions in the revised Land Use Code require private open space as part of development projects in part to relieve impacts on public recreation facilities. Impact on park and recreation facilities would be less than significant.
- b) **No Impact.** The proposed project does not involve the development of any recreational facilities. The Land Use Code amendment proposes the new Civic Center Open Space zone; this zone is intended to maintain and enhance existing public open spaces within the district. No impact would result.

⁵⁰ Ibid.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. Would the project:

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|---|--|--|---|---|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratios on roads, or congestion at intersections)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | X | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |

Substantiation:

- a-b) **Less-Than-Significant Impact.** The proposed project will not directly result in any new construction and as such, will not directly result in the generation of vehicle trips. The proposed project will implement General Plan policies and programs and establish more comprehensive mixed use districts that encourage and facilitate vehicle trip reduction.

As indicated in the General Plan FEIR, new development activity facilitated by land use policies will, over the long term, lead to a decrease in operating conditions at a number of intersections in the City. However, with the construction of needed circulation improvements identified in the General Plan, or fair share payments, impacts would be reduced to a less than significant level. As new development proposals are analyzed by the City and peak-hour intersection impacts are identified, either construction of needed circulation improvement or fair share payments will be required as mitigation and/or conditions of approval.⁵¹

Adoption of the Mixed Use Land Use Code amendment and amendments to the General Plan Land Use Policy and Zoning Map will not result in any substantial new development potential beyond that

⁵¹ Garden Grove General Plan Update EIR, 2008. p. 5.4-47.

previously analyzed. Also, through limited expansion of the Mixed Use districts via the proposed Land Use Policy Map amendments, the potential exists to reduce overall trips over time by creating complementary uses within walking distance of each other. Impact on the roadway system would be less than significant.

- c) **No Impact.** The General Plan FEIR concluded that the General Plan Update would not result in any impact on air traffic patterns.⁵² The Land Use Code Amendment proposes building height limits consistent with limits established in the General Plan Land Use Element. Proposed General Plan Amendments, where height restrictions may differ from those analyzed in the General Plan EIR, are not located within a 10,000 foot radius of JFTB runways, where heights are limited to 150 feet.⁵³ Thus, there would be no change to regulations that would allow for any structures to affect air traffic patterns of safety beyond that which was analyzed in the General Plan EIR. No impact would result.
- d) **No Impact.** The proposed project does not involve any roadway design or construction. Through the City's development review process, future developments would be evaluated to determine the appropriate land use permit for authorizing the use and conditions for establishment and operation. Site plan review includes the requirement to provide clear vision triangles at intersections to enhance pedestrian and vehicular safety. No impact would result.
- e) **No Impact.** The proposed project does not involve any building activity. New developments would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Garden Grove Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.
- f) **No Impact.** The proposed project has no direct affect on any local or regional policies involving support of alternative transportation. The policy document implements General Plan policies that support mixed-use development and use of alternative transportation modes. The new Mixed Use zones have the potential to positively influence alternative transportation use by allowing a mix of uses near local and regional transportation facilities such as existing bus lines and potential future transit provided along the OCTA right-of-way. No negative impacts on alternative transportation policies would occur.

⁵² Garden Grove General Plan Update EIR, 2008. p. 8-4.

⁵³ Email communication with Kari A. Rigoni Executive Officer Airport Land Use Commission for Orange County. 6/15/2011.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
h) Would the project include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and/or odors)?				X

Substantiation:

- a, b,
e) **Less Than Significant Impact.** The proposed project does not involve any development activity. The project implements General Plan policies and programs and in particular, adopted land use policy. The project will not facilitate any substantial new development activity beyond that analyzed

in the General Plan FEIR. The General Plan EIR concluded that the City's wastewater systems have adequate capacity to accommodate development associated with implementation of the General Plan.⁵⁴ Additionally, fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development, which would mitigate the impact of the development on the sewerage system.⁵⁵ Furthermore, the project would not change or interfere with Regional Water Quality Control Board wastewater treatment requirements. Impacts on any wastewater treatment capabilities public services would be less than significant.

- c) **No Impact.** The proposed project does not involve any development activity. The project implements General Plan policies and programs and in particular, adopted land use policy. The project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. As such, stormwater drainage facilities are anticipated to be sufficient to accommodate General Plan buildout including the proposed project. New development projects are required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate new development.⁵⁶ The City has recognized the need to monitor and improve the storm drain system in order to ensure it is adequately accommodating future development. Policies and implementation measures to ensure that project-related storm water mitigation techniques are employed and monitored are included in the General Plan. Additionally, the General Plan EIR includes a mitigation measure (HYD-1) to ensure that new development is coordinated with the City's Public Works Department to determine if any drainage improvements are required. The proposed project would not change any of these policies, and new projects would be required to conform. No impact on stormwater facilities is anticipated.
- d) **No Impact.** The City of Garden Grove receives its potable water through 11 existing local extraction wells and imported water from the Metropolitan Water District of Southern California, via the Municipal Water District of Orange County connections. Additionally, a small portion of the City is served by the Golden State Water Company. The proposed project does not involve any development activity. The project implements General Plan policies and programs and in particular, adopted land use policy. The project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The General Plan EIR concluded that current and planned water supplies were sufficient to meet demand based on General Plan buildout conditions. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan goals, policies, and implementation measures. No impacts on water supplies or water supply infrastructure would occur.
- f, g) **Less-Than-Significant Impact.** As indicated in the General Plan EIR, compliance with City, and County waste reduction programs and policies would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. However, new development activity facilitated by land use policies of the General Plan will lead to increased solid waste production over the long term.⁵⁷ The proposed project does not involve any development activity. The project implements General Plan policies and programs and in particular, adopted land use policy. The project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Review of future projects will continue be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies. Adherence to such requirements would reduce potential impacts associated with this issue to a less than significant impact level.

⁵⁴ Garden Grove General Plan Update EIR, 2008. p. 5.11-2.

⁵⁵ Ibid. p. 5.11-3.

⁵⁶ Ibid. p. 5.8-25.

⁵⁷ Ibid. p. 5.16-5.

- h) **No Impact.** The proposed project does not include any development activity and in particular, no storm water treatment control facilities. No impact would result.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | |
|---|----------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | X |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | X |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | X |

Substantiation:

- a) **Less-Than-Significant Impact.** The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the proposed project would have no effect upon sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological resources. The City of Garden Grove is fully urbanized and does not contain any forest, river, wildlife, or similar resources, which would preclude impacts to unique, rare, endangered, or threatened species. Several existing structures have been identified within Garden Grove for preservation, although the Land Use Amendment and minor map adjustments to the General Plan and Zoning Maps will not affect regulations protecting historical or cultural resources. The Land Use Amendment and map changes do not authorize any plan for a development or redevelopment on any property within the City of Garden Grove. The updated Land Use Code is intended to provide a framework for future projects in mixed-use areas to follow in order to achieve the goals and policies of the General Plan. The Land Use Code Amendment and minor map adjustments to the General Plan and Zoning Maps would not result in any effects that would degrade the quality of the environment.
- b) **Less-Than-Significant Impact.** Cumulative effects resulting from implementation of the City's goals and policies were evaluated in the General Plan FEIR. The proposed update to the Land Use Code and General Plan land use policy map and Zoning Map changes provide consistency between stated General Plan goals and policies aimed at minimizing negative environmental impacts over the long term. No General Plan policies would be changed or modified through adoption of the proposed revisions. Adoption and implementation of the proposed project would not

create any significant impacts beyond those previously identified in the General Plan FEIR. No development projects are associated with the proposed project, and thus the project would not contribute to short-term or long-term cumulative impacts.

- c) **Less-Than-Significant Impact.** The proposed project does not involve any development activity. Rather, the project implements adopted General Plan land use policy. The Land Use Code is designed to implement planning approaches that integrate complementary uses and work to reduce travel in personal vehicles and commuting to work. By achieving the associated reduction in vehicle travel a corresponding reduction in air quality emissions, traffic impacts, urban sprawl, and outdoor water use can be realized. The new development and design standards will assist in promoting a good quality of life in Garden Grove. The minor amendments to the General Plan land use policy map and zoning map will create conformity between the two, and will accomplish the goals and policies presented in the Garden Grove General Plan. The project would not result in substantial adverse effects on human beings.

REFERENCES

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ACRONYMS

AB	Assembly Bill
AELUP	Airport Environs Land Use Plans
AR-MU	Adaptive Reuse Mixed Use
AQMP	Air Quality Management Plan
CARB	California Air Resources Board
CC	Civic Center
CNEL	Community Noise Equivalent Level
EIR	Environmental Impact Report
FAR	Floor-to-area ratio
FEIR	Final Environmental Impact Report
FMMP	Farmland Mapping and Monitoring Program
GGMU	Garden Grove Boulevard Mixed Use
GGPD	Garden Grove Police Department
GPA	General Plan Amendment
JFTB	Joint Forces Training Base
LCMMP	Land Cover Mapping and Monitoring Program
NMU	Neighborhood Mixed Use
NPDES	National Pollution Discharge Elimination System
MU	Mixed Use
OCTA	Orange County Transportation Authority
PM	Particulate matter
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
VOC	Volatile organic compound

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.	<input type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the project MAY have a significant effect(s) on the environment, but as least on effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. If the effect is potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>

Date:

6-27-11



Lee Marino, Senior Planner
City of Garden Grove
Planning Division
11222 Acacia Parkway
Garden Grove, California 92840

RESOLUTION NO. 5744-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF GENERAL PLAN AMENDMENT NO. GPA-1-11(A), AMENDMENT NO. A-160-11, AND AMENDMENT NO. A-161-11 TO THE CITY COUNCIL.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend adoption of a Negative Declaration and approval of General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, and Amendment No. A-161-11 to the City Council.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission recommends that the City Council adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, and Amendment No. A-161-11 the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by the City of Garden Grove.
2. The applicant is requesting Planning Commission recommendation to City Council for the adoption and implementation of Mixed-Use Regulations and Development Standards (Chapter 9.18 of the Land Use Code, Section 9.04.060, Definitions, Section 9.20.020, Definitions, 9.20.060 Permitted Signs, and Section 9.16.030.040 Main Street Retail Overlay Zone attached as Exhibit "A"), along with focused amendments to the General Plan Land Use policy map (attached as Exhibit "B") and changes to the Zoning Map (attached as Exhibit "C") to achieve consistency with the City of Garden Grove's General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan Land Use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map in relation to the mixed-use applications near, or next to, designated Mixed-Use Land Use designations. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.
3. The Community Development Department has prepared a Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not,

have a significant adverse effect on the environment, (b) was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act, Public Resources Code of Regulations Section 15000 et. Seq.

4. Report submitted by City Staff was reviewed.
5. Pursuant to a legal notice, a public hearing was held on August 4, 2011, and all interested persons were given an opportunity to be heard.
6. The Planning Commission gave due and careful consideration to the matter at its meeting on August 4, 2011, 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 Sections 9.32.030 are as follows:

FACTS:

In August of 2008, the City Council approved a comprehensive update to the City's General Plan. The General Plan update focused on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas.

The areas identified for future development built upon the previous General Plan goals and policies, and reflect the pattern and trends of more recent construction taking place within the City. An effort was made to more clearly define the areas for growth, to promote greater revitalization in the community, and to attract the development community to the potential revitalization opportunities. Most new development was envisioned as mixed-use buildings located along major arterial roadways or adjacent to existing shopping centers. It was determined that a mixed-use type of project allows greater opportunities for developers through higher density, while leaving existing residential neighborhoods protected and preserved. These mixed-use residential units are urban in character and would generate a need for more concentrated and varied retail experiences. Therefore, in order to implement the new Mixed-Use Land Use designations and to create the consistency between the City's General Plan and Zoning Ordinance that is required by law, new Mixed-Use zones and development standards are proposed.

Based on the General Plan's vision and creation of Mixed-Use Land Use designations, six zoning classifications have been proposed. These zones and development standards have been created to provide more direction in creating a walkable streetscape as well as a sense of place and identity, while providing more development and land use flexibility for property owners and developers.

FINDINGS AND REASONS:

1. The Amendments are internally consistent with the goals, objectives and elements of the City's General Plan.

The requested Amendments are internally consistent with the goals, objectives and the elements of the General Plan. The proposed Amendments will update existing definitions, the City's sign ordinance, create new mixed-use zoning regulations and development standards, and amend the City's General Plan and Zoning maps, to provide the required consistency between the City's General Plan and Zoning and to implement the General Plan's goals and policies as they relate to mixed-use development.

2. The Amendments are deemed to promote the public interest, health, safety and welfare.

The Amendments will promote the creation of mixed-use developments that will promote the public interest, health, safety, and welfare, by creating development standards that address preservation of existing residential neighborhoods, promote the creation of walkable neighborhoods, and encourage land use flexibility that will foster compatible uses in mixed use developments.

3. That in case of an Amendment to the General Plan Land Use map or the Zoning map, the subject parcels are physically suitable of the requested land use and zoning designations, compatible with surround land uses, and consistent with the General Plan.

The proposed amendments are consistent with the goals, objectives, and policies of the City's general plan. The proposed amendments do not increase the development intensities that are established by the City's current General Plan, are consistent with adjacent land uses, and are intended to implement the goals, objectives, and policies of the City's general plan.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, and Amendment No. A-161-11 possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment).

2. The Amendments possess characteristics that would justify the request.
3. The Planning Commission recommends City Council approval of a Resolution approving General Plan Amendment No. GPA-1-11(A) and an Ordinance approving Amendment No. A-160-11 and Amendment No. A-161-11 as found in Exhibits "A", "B", and "C", attached thereto.

ADOPTED this 4th day of August, 2011

/s/ PHAT BUI
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on August 4, 2011, by the following votes:

AYES:	COMMISSIONERS:	BUI, CABRAL, DOVINH, LAZENBY
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BRIETIGAM, PAK, SILVA

/s/ JUDITH MOORE
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 August 25, 2011.

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: NEGATIVE DECLARATION
 GENERAL PLAN AMENDMENT NO. GPA-1-11(A)
 AMENDMENT NO. A-160-11
 AMENDMENT NO. A-161-11
 APPLICANT: CITY OF GARDEN GROVE
 LOCATION: VARIOUS AREAS IN THE CITY OF GARDEN GROVE
 DATE: AUGUST 4, 2011

REQUEST: A request for Planning Commission recommendation to City Council for the adoption and implementation of Mixed Use Regulations and Development Standards (Chapter 9.18 of the Land Use Code), along with focused amendments to the General Plan Land Use policy map and changes to the Zoning Map to achieve consistency with the City of Garden Grove's General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan Land Use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map in relation to the Mixed Use applications near or next to designated Mixed Use land use designations. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.

The proposed project will affect all properties with a current General Plan Land Use designation of Civic Center Mixed Use, Residential/Commercial Mixed Use 1, Residential/Commercial Mixed Use 2, Residential/Commercial Mixed Use 3, and Industrial/Residential Mixed Use 2, located in various areas throughout the City.

Additionally, the General Plan Land Use designation of specific parcels, generally located on Garden Grove Boulevard and along the north and south sides of Chapman Avenue, west of Brookhurst Street, east of Gilbert Street, are proposed to be designated as follows with the appropriate zoning applied:

General Plan Land Use designation changing from Light Commercial to Residential/Commercial Mixed Use 2:

9561 Chapman Ave.	APN#132-402-36	9845 Chapman Ave.	APN#132-402-12
9885 Chapman Ave.	APN#132-402-38	9917 Chapman Ave.	APN#132-402-34
9741 Chapman Ave.	APN#132-402-37	11971 Brookhurst St.	APN#132-402-09
9591 Chapman Ave.	APN#132-402-16		APN#132-402-20
9665 Chapman Ave.	APN#132-402-18		APN#132-402-02
9755 Chapman Ave.	APN#132-402-13	9852 Chapman Ave.	APN#133-111-20
9862 Chapman Ave.	APN#133-111-50	9872 Chapman Ave.	APN#133-111-47
12031 Brookhurst St.	APN#133-111-04	12055 Brookhurst St.	APN#133-111-51
12105 Brookhurst St.	APN#133-111-52	12152 Brookhurst St.	APN#133-111-06
12181 Brookhurst St.	APN#133-111-24,54	12221 Brookhurst St.	APN#133-111-32
	APN#133-111-42		APN#133-111-02
	APN#133-123-01		APN#133-111-34

General Plan Land Use designation changing from Light Commercial to Residential/Commercial Mixed Use 2:

9564 Garden Grove Blvd.	APN#098-222-04	9622 Garden Grove Blvd.	APN#098-222-24
9630 Garden Grove Blvd.	APN#098-222-36,39	9628 Garden Grove Blvd.	APN#098-222-35,38
9626 Garden Grove Blvd.	APN#098-222-37	9656 Garden Grove Blvd.	APN#098-222-06
9636 Garden Grove Blvd.	APN#098-222-16	9672 Garden Grove Blvd.	APN#098-206-01
13041 Galway St.	APN#098-206-02	13061 Galway St.	APN#098-206-03
13091 Galway St.	APN#098-206-04	9473 Larson Ave.	APN#098-222-13
13091 Galway St.	APN#098-222-22		

9471 Larson Ave.	APN#098-222-12	13101 Verner Dr.	APN#098-222-18
13051 Benton St.	APN#099-052-53		APN#099-052-30
10672 Garden Grove Blvd.	APN#099-052-39	10652 Garden Grove Blvd.	APN#099-052-20
10642 Garden Grove Blvd.	APN#099-052-51	10622 Garden Grove Blvd.	APN#099-052-54

General Plan Land Use designation changing from Light Commercial to Residential/Commercial Mixed Use 3:

10602 Garden Grove Blvd.	APN#099-052-56	13062 Cypress St.	APN#099-052-46
10562 Garden Grove Blvd.	APN#099-052-55	10502 Garden Grove Blvd.	APN#099-051-46
10510 Garden Grove Blvd.	APN#099-051-27	10526 Garden Grove Blvd.	APN#099-051-52
10524 Garden Grove Blvd.	APN#099-051-53	10552 Garden Grove Blvd.	APN#099-051-30
13031 Cypress St.	APN#099-051-54	13041 Cypress St.	APN#099-051-29
13051 Cypress St.	APN#099-051-08		

General Plan Land Use Designation changing from Civic Institution to Residential/Commercial Mixed Use 1:

10422 Garden Grove Blvd. APN#099-051-51

General Plan Land Use designation changing from Medium Density Residential to Residential/Commercial Mixed Use 3:

13061 Cypress St. APN#099-051-09

General Plan Land Use designation changing from Residential/Commercial Mixed Use 2 to Residential Commercial Mixed Use 3:

10702 Garden Grove Blvd.	APN#099-082-23	13011 Century Blvd.	APN#099-082-01
13032 Benton St.	APN#099-082-48	13042 Benton St.	APN#099-082-49
13031 Nelson St.	APN#099-082-02	13041 Nelson St.	APN#099-082-03

Staff report was read and recommended approval and staff added that the Initial Study and Negative Declaration were published, posted at the County, and circulated from June 30th to July 20th for public review.

Ms. Laura Stetson of Hogle-Ireland presented an overview of the project stating that the previously approved General Plan was the foundation for the draft zoning regulations that included a vision for the development and design standards that would be part of the City's zoning code in order to raise the quality of development and allow for land use flexibility.

Ms. Stetson also mentioned that a website, called 'ggzoningupdate.com', was available to read material on the Mixed Use Zone; that the community wanted to keep Garden Grove the same and protect the single-family neighborhoods, however, they also agreed that certain areas needed attention and these areas were designated Mixed Use; and that the Mixed Use vision was flexibility for development.

The presentation included a zone map with an explanation of the following zoning terms: Residential/Commercial Mixed Use 1 (GGMU-1: Garden Grove Blvd. High Intensity), Residential/Commercial Mixed Use 2 (GGMU-2: Garden Grove Blvd. Low Intensity and NMU: Neighborhood Mixed Use), Residential/Commercial Mixed Use 3 (GGMU-3: Garden Grove Blvd. Moderate Intensity), Civic Center Mixed Use (CC-1: Civic Center East, CC-2: Civic Center Main Street, CC-3: Civic Center Core, CC-OS: Civic Center Open Space), Industrial/Residential Mixed Use 2 (AR: Adaptive Reuse Mixed Use).

Ms. Stetson noted that General Plan Amendments could be used for Mixed Use Adjustments to the General Plan in order to include additional areas of Mixed Use, such as five areas that need to be expanded along Garden Grove Boulevard, along with fringe areas for Neighborhood Mixed Use, and on Chapman Avenue; that property owners could keep what they own, however, flexibility would allow owners and developers to change in the future; and that the sign code was changed to allow tall monument signs in the Mixed Use area.

Mr. John Kaliski expressed that the new standards would focus on pedestrian friendly developments that connect with existing residential communities such as creating Mixed Use destinations and nurturing a boulevard's identity with setbacks, landscaping and pleasurable walking environments along with buildings of different heights in specific zones, noting that the new development standards would include 'bulk and mass standards', 'setback standards', 'building and parking standards', and 'building at sidewalk standards'.

Mr. Kaliski added that the Civic Center Mixed Use opportunities included realizing a 'main street' by way of establishing a town center that would mix residential, retail, and civic/institutional uses, and storefronts, along with enhanced open space.

He cited that Neighborhood Mixed Use standards would include focus areas outside of Garden Grove Boulevard near Chapman Avenue, Valley View Street, Brookhurst Street, and Katella Avenue for flexible Mixed Use for the majority of the one-story shopping centers; that the reuse of the existing areas with different building heights and open areas could create village centers with brand retailing, locally owned businesses and live-work residential units.

He then explained the vision of the Adaptive Reuse zone that would include light industrial uses, less residential uses, and more creativity such as the adaptive reuse of a warehouse into shops and offices.

He added that additional general development standards for all Mixed Use zones would include 'building articulation', 'at-grade windows', 'façade length', 'pedestrian orientation', 'setbacks', and 'transitions to residential'.

Ms. Stetson reiterated that the standards were to protect single-family residential areas, but also to have flexibility. She also mentioned that a 'red-lined' copy of the draft Mixed Use code, that included changes such as typographical error corrections, was distributed to Commissioners at the beginning of the meeting.

Commissioner Lazenby asked staff to explain a Negative Declaration. Ms. Stetson stated that a Negative Declaration was a good thing; that subject to California Environmental law, projects, ordinances, and the General Plan were subject to review for any environmental impact as a result of anything being built, and if there were no impacts, this would result in a Negative Declaration.

Commissioner Lazenby asked staff to clarify the purposes of the addresses listed on the agenda pertaining to this case. Staff responded that the addresses were properties added to the Mixed Use zones, as they were originally left out of the General Plan, but now should be considered.

Commissioner Dovinh asked staff to clarify the next phase if the recommendation to City Council is voted yes or no. Staff explained that the Planning Commission was to make a recommendation to City Council to adopt, to not adopt, or adopt with revisions.

Commissioner Dovinh asked staff if parks were encouraged as a part of the Mixed Use vision. Also, if any developers were interested in the Mixed Use flexibility, and what was the website traffic and feedback?

Staff responded that in regard to residential development, the City takes in 'park-in-lieu' fees to enhance parks and/or to acquire new park land, and that this zoning would give standards for developers to use their private property; that to get a park, an action by the City would be required to acquire land and create a new park as the General Plan requirements were different.

Commissioner Lazenby added that the Parks and Recreation Commission was sensitive to putting in parks and green belts.

Staff did not know the number of website hits, however, property owners along Garden Grove Boulevard were interested in Mixed Use and some owners, though not originally part of the Mixed Use areas, wanted to be included for the flexibility. Also, developers such as Olson and Brandywine were interested and waiting for these development standards. Staff added that flexibility limits, such as for building heights, were previously established by the General Plan, however, the General Plan Amendment and Planned Unit Development (PUD) processes would allow for special standards.

Commissioner Dovich expressed his concern with neighboring city Mixed Use projects that were unsuccessful and caused urban blight, and asked if affordable housing for seniors and low-income housing was factored into the Mixed Use vision.

Ms. Stetson responded that the developers and owners would make the choices for the type of units such as market rate units or affordable low-income housing. Also, the Conditional Use Permit process would assist with projects that may not be compatible.

Vice Chair Cabral asked staff if there was negative feedback from stakeholders. Mr. Kaliski responded that concerns included over development and uses affecting the quality of life because generally, people were nervous about new development. Ms. Stetson added that without the Mixed Use ordinance, projects would become developments by negotiation.

Vice Chair Cabral emphasized that the plan provides standards for the City and reflects a vision while being able to maintain a type of control.

Chair Bui referred to Section 9.18.020.070 and asked staff to clarify 'C. Changes in Use', when after approval, a mixed-use building shall not be converted to entirely residential use.

Ms. Stetson responded that in certain Mixed Use zones, such as Garden Grove Mixed Use 1, and especially the Neighborhood Mixed Use (NMU), the City would like to keep a commercial presence in a residential area to serve the neighborhood. Also, the minimum requirement would be measured by a percentage, such as a .2 FAR (Floor Area Ratio) for commercial uses; that more information was available in tables 9.18-2 and 9.18-5; and that Item C would be modified for better clarification.

Chair Bui referred to Section 9.18.050, Adult Entertainment Uses, Subsection 9.18.050.040 and asked staff to clarify the distance requirements for a Mixed Use building with residential above an adult entertainment business.

Staff responded that a property owner could ask for a waiver, pertaining only to Residential/Commercial Mixed Use Integrated projects, to allow an adult use in a Mixed Use zone. The City zoning allows for adult entertainment uses, however, not

by right as a Conditional Use Permit would be required along with a hearing before the Planning Commission that would consider the distance requirements and other factors such as entrance location.

Ms. Stetson added that adult entertainment businesses were only allowed in the Garden Grove Mixed Use zones along Garden Grove Boulevard and in the C-2 zones, along with Conditional Use Permits, and that the distance from residential areas was 200 feet.

Vice Chair Cabral asked staff if Garden Grove had 'bed and breakfast' uses. Staff replied no.

Vice Chair Cabral expressed her concern that people could take advantage of the 14-day minimum stay uses by staying 14 days, leaving for one day, and returning for 14 days.

Ms. Stetson replied that in regard to hotels and motels, no consecutive occupancy shall not exceed 30 days, nor any nonconsecutive occupancy could exceed 45 days, and that this information could be added to the 'bed and breakfast' information.

Chair Bui referred to Section 9.18.030.080, Bar and Nightclub, Item No. 2 and asked if the main access requirement applied to a first floor bar or nightclub. Ms. Stetson replied yes, that if the bar occurred on the second floor, there would not be a concern if the access would be from an interior corridor.

Staff added that the No. 2 requirement was to protect residential areas by not allowing pedestrian access to or from residential areas.

Commissioner Lazenby asked staff to clarify 'bulk and mass' standards for buildings. Mr. Kaliski explained that the purpose was to avoid large box-type buildings with undifferentiated planes against the sidewalk; that the GGMU-1 and CC2 zones allow buildings against the sidewalk, with modulated stepbacks and landscaped ten-foot setbacks behind the sidewalk; that more information was in Table 9.18-2; that zone requirements would include a widened sidewalk, a landscaping requirement with columnar trees, and a boulevard plaza requirement.

Commissioner Lazenby asked if there was a provision to prohibit owners from making residences in the rear of the businesses. Staff replied no, however, standards and building code requirements would need to be met and that a change of use would need to meet Mixed Use standards, including parking requirements.

Vice Chair Cabral referred to Section 9.18.030.200 in regard to the number of garage sales allowed per year, and asked if four garage sales per year for a single-family residence was current. Staff replied yes.

Vice Chair Cabral asked staff if there was an interest in limiting the number of days per year. Staff replied that the reference was for four days total per year.

Commissioner Dovinh asked if there was a provision for public art, as murals and sculpture would help to beautify the City. Ms. Stetson replied that there was not a requirement, however, language was included that the plaza areas could include public art.

Staff added that the City has a cultural arts commission; that the General Plan encourages art throughout the City to promote the history, heritage and culture of Garden Grove; and that the General Plan encourages the City to adopt a public art ordinance that charges a fee for commercial and industrial projects; that this code includes a handicraft arts use in the AR zone; and that public art could be asked for in individual projects.

Chair Bui opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Peter Katz approached the Commission and stated that he was in favor of adopting the ordinance; that City revenue was important; that with the City being built-out, land use would be vertical; that Mixed Use was designed to create urban vitality, reduce traffic and pollution, maximize land-use efficiency, and create ambiance with a sense of history. Also, that architects need flexibility; that park issues and alley lighting need to be addressed before problems arise; that in livable, sustainable open space areas people tend to spend more money; and that the City would benefit from the ability to create plazas.

Staff noted that the Korean Business District was supportive of the potential for flexibility and change; that architects could improve minimal designs by following the guidelines; that the City has standards for parking lots and alleyways; that there were no changes to the Main Street development standards; and that glazing standards similar to Main Street would be extended to the Civic Center area.

There being no further comments, the public portion of the hearing was closed.

Commissioner Dovich expressed his support for the ordinance noting that Garden Grove could be a tourist attraction with open spaces and public art, bike trails, parks, restaurants and cafes, and that culture could be expressed with versatility along with the work/live vision.

Chair Bui commended staff and supported the Mixed Use vision.

Commissioner Lazenby moved to recommend adoption of the Negative Declaration, and approval of General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11 and Amendment A-161-11 to City Council, seconded by Vice Chair Cabral, pursuant to the facts and reasons contained in Resolution No. 5744-11. The motion received the following vote:

AYES:	COMMISSIONERS:	BUI, CABRAL, DOVINH, LAZENBY
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BRIETIGAM, PAK, SILVA