

City of Garden Grove

**INTER-DEPARTMENT MEMORANDUM**

To: Matthew Fertal From: Susan Emery  
Dept: City Manager Dept: Community Development  
Subject: CODE AMENDMENT NO. A-160-11 AND Date: March 13, 2012  
ZONE CHANGE AMENDMENT  
NO. A-161-11

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 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 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/DISCUSSION

On September 13, 2011, the City Council considered General Plan Amendment No. GPA-1-11(A), Code Amendment No. A-160-11 and Zone Change No. A-161-11 for the adoption and implementation of mixed-use regulations and development standards, along with focused amendments to the General Plan Policy Map and changes to the Zoning Map to achieve consistency with the City of Garden Grove's General Plan (see attached Inter-Department Memorandum dated September 13, 2011).

At the September meeting, the City Council adopted a Negative Declaration for the entire project and approved the General Plan Amendment, along with approving the first reading of Code Amendment No. A-160-11 and Zone Change No. A-161-11, which included a motion for the deletion of the properties along Valley View Street and Chapman Avenue from the proposed Neighborhood Mixed-Use zone. However, with the proposed deletion of the Valley View Street and Chapman Avenue properties, it was determined that City Council should reconsider the adoption and implementation of Mixed-Use Regulations and Development Standards, with changes to the Zoning Map.

Furthermore, staff reviewed other areas to be incorporated into the proposed Neighborhood Mixed Use zone. After the review, it was determined that due to size, configuration, and multiple property owners, the properties located along the east side of Brookhurst Street, south of Chapman Avenue should also be removed from consideration at this time.

Therefore, a new Ordinance has been prepared for City Council consideration, removing the properties along Valley View Street and Chapman Avenue, and along the east side of Brookhurst Street, south of Chapman Avenue, from the proposed Neighborhood Mixed Use zone. All other areas remain the same as recommended by the Planning Commission.

FINANCIAL IMPACT

None.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Conduct a Public Hearing;
- Introduce and conduct the first reading of the attached Ordinance approving Amendment No. A-160-11 and Amendment No. A-161-11.



SUSAN EMERY  
Community Development Director



By: Lee Marino  
Senior Planner

- 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: Inter-Department Memorandum dated September 13, 2011
- Attachment 5: City Council Resolution No. 9081-11 for General Plan Amendment No. GPA-1-11(A)
- Attachment 6: City Council Resolution No. for 9080-11 for Negative Declaration
- Attachment 7: Draft Ordinance for Code Amendment No. A-160-11 and Zone Change Amendment No. A-160-11

**Approved for Agenda Listing**



**Matthew Ferial**  
City Manager

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b>	<b>SITE LOCATION:</b> Citywide
<b>HEARING DATE:</b> August 4, 2011	<b>GENERAL PLAN:</b> Various
<b>CASE NOS.:</b> General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, & Amendment No. A-161-11	<b>ZONING:</b> Various
<b>APPLICANT:</b> City of Garden Grove	<b>CEQA DETERMINATION:</b> 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:

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 provided 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 streetwall 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 zoned 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, 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 zoned 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).

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 9.20.060, 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

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



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 30<sup>th</sup> to July 20<sup>th</sup> 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 setbacks 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 Dovich 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



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,

September 13, 2011

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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

SUSAN EMERY  
Community Development Director

By: Lee Marino  
Senior Planner



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

September 13, 2011

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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

RESOLUTION NO. 9081-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-1-11(A)

WHEREAS, the case initiated by the City of Garden Grove proposes to change the land use designation for certain properties identified in Exhibit "A" attached hereto and to make corresponding focused amendments to the General Plan Land Use policy map attached as Exhibit "B" 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;

WHEREAS, pursuant to Planning Commission Resolution No. 5744-11, following a Public Hearing held on August 4, 2011, recommended adoption of a Negative Declaration pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for this project and recommended approval of General Plan Amendment No. GPA-1-11(A);

WHEREAS, pursuant to a legal notice a Public Hearing was held by the City Council on September 13, 2011, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of September 13, 2011; and

WHEREAS, the City Council approved Resolution No. 9080-11 during its meeting on September 13, 2011, adopting a Negative Declaration for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City Garden Grove as follows:

1. Resolution No. 9080-11 adopting a Negative Declaration for the project is incorporated by reference as if set forth fully herein.
2. General Plan Amendment No. GPA-1-11(A) is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 5744-11, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.
3. The land use designations of the properties identified on Exhibit "A" are changed as shown on the attached map Exhibit "B". The General Plan map is amended accordingly.

Adopted this 13<sup>th</sup> day of September 2011.

ATTEST:

/s/ WILLIAM J. DALTON  
MAYOR

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK

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

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 13<sup>th</sup> day of September 2011, by the following vote:

AYES:       COUNCIL MEMBERS: (3) BEARD, JONES, NGUYEN  
NOES:       COUNCIL MEMBERS: (0) NONE  
ABSENT:     COUNCIL MEMBERS: (2) BROADWATER, DALTON

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK

Exhibit "A"

**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:**

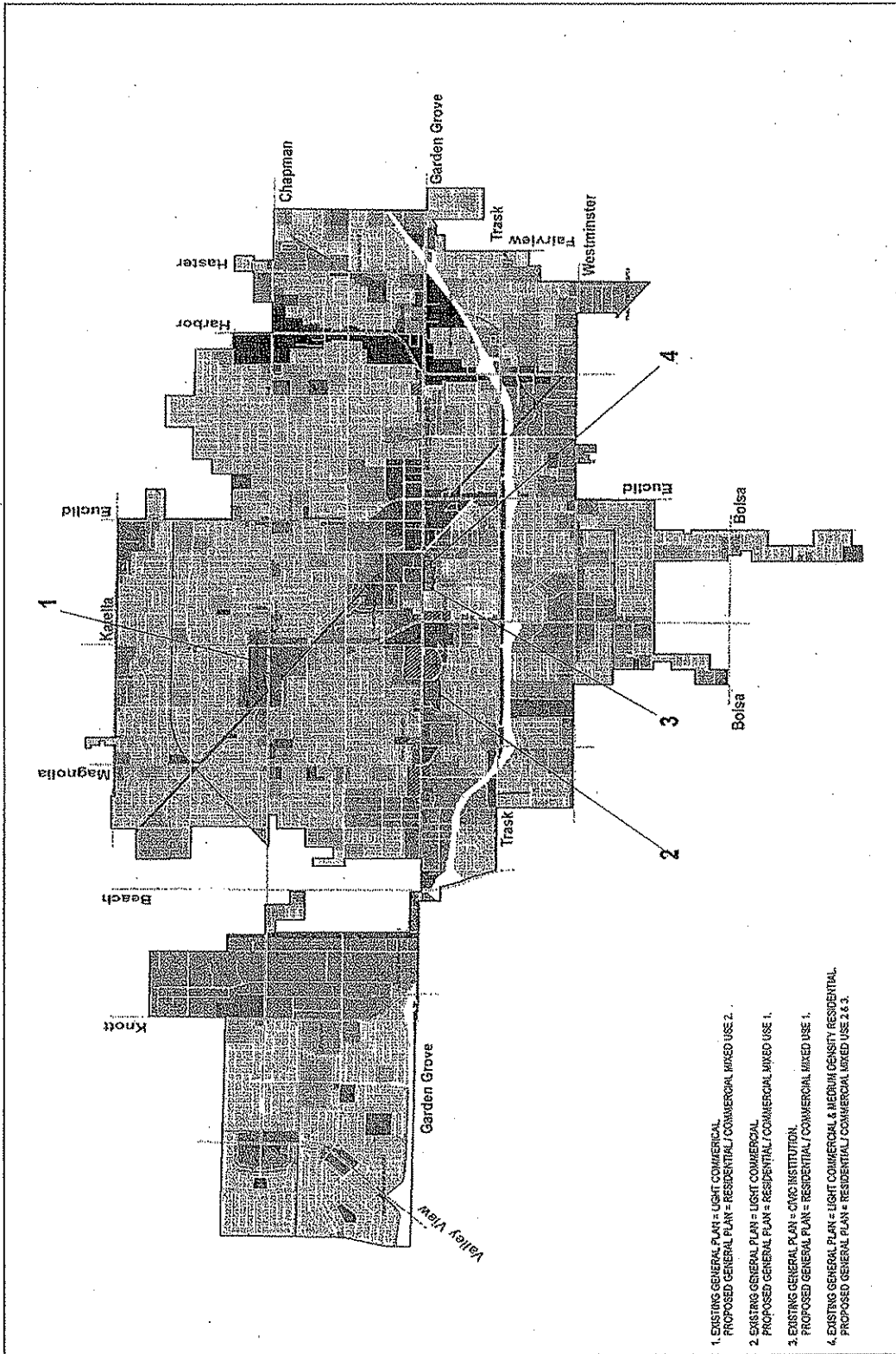
10422 Garden Grove Blvd.	APN#099-051-51
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**General Plan Land Use designation changing from Medium Density Residential to Residential/Commercial Mixed Use 3:**

13061 Cypress St.	APN#099-051-09
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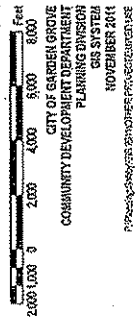
**General Plan Land Use designation changing from Residential/Commercial Mixed Use 2 to Residential Commercial Mixed Use 3:**

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



- 1. EXISTING GENERAL PLAN = LIGHT COMMERCIAL  
 PROPOSED GENERAL PLAN = RESIDENTIAL/COMMERCIAL MIXED USE 2.
- 2. EXISTING GENERAL PLAN = LIGHT COMMERCIAL  
 PROPOSED GENERAL PLAN = RESIDENTIAL/COMMERCIAL MIXED USE 1.
- 3. EXISTING GENERAL PLAN = CHANGING INSTITUTION  
 PROPOSED GENERAL PLAN = RESIDENTIAL/COMMERCIAL MIXED USE 1.
- 4. EXISTING GENERAL PLAN = LIGHT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL  
 PROPOSED GENERAL PLAN = RESIDENTIAL/COMMERCIAL MIXED USE 2 & 3.

EXHIBIT "B"



**GENERAL PLAN AMENDMENT  
 NO. GPA-1-11 (A)**



CITY OF GARDEN GROVE  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GIS SYSTEM  
 NOVEMBER 2011  
 P:\GIS\GPA11\GPA11A.DWG

RESOLUTION NO. 9080-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. GPA-1-11(A), AND AMENDMENT NO. A-160-11 AND AMENDMENT NO. A-161-11, TO IMPLEMENT THE GARDEN GROVE GENERAL PLAN BY AMENDING TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE TO ESTABLISH NEW MIXED USE ZONES AND CORRESPONDING NEW MIXED USE REGULATIONS AND DEVELOPMENT STANDARDS AND TO MAKE CORRESPONDING CHANGES TO THE ZONING MAP AND ITS EXISTING DEFINITIONS AND SIGN STANDARDS

WHEREAS, the City of Garden Grove has proposed General Plan Amendment No. GPA-1-11(A) to change the land use designation for certain properties and to make corresponding focused amendments to the General Plan Land Use policy map as set forth in Resolution No. 9081-11, and has proposed Amendment No. A-160-11 and Amendment No. A-161-11 to implement the Garden Grove General Plan by amending Title 9 of the Garden Grove Municipal Code to establish new mixed use zones and corresponding new mixed use regulations and development standards and to make corresponding changes to the zoning map and existing definitions and sign standards as set forth in Ordinance No. 2799 (collectively the "Project");

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared for the Project which is based in part on the Environmental Impact Report which was certified in August of 2008 as part of the General Plan Update (State Clearinghouse No. 2008041079);

WHEREAS, it has been determined that the proposed Project qualifies for a Negative Declaration because the proposed Project cannot, or will not, have a significant effect on the environment; and

WHEREAS, the initial study and Negative Declaration were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, the Planning Commission held a duly noticed Public Hearing on August 4, 2011, and considered all oral and written testimony presented regarding the initial study, the Negative Declaration, and the Project;

WHEREAS, pursuant to Resolution No. 5744-11, the Planning Commission recommended approval of the Negative Declaration and the Project;

WHEREAS, the City Council held a duly noticed Public Hearing on September 13, 2011, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of September 13, 2011.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED by the City Council of the City of Garden Grove as follows:

1. The City Council has considered the proposed Negative Declaration together with comments received during the public review process.

2. The City Council 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.

3. The City Council further finds that the adoption of the Negative Declaration reflects the City Council's independent judgment and analysis.

4. Therefore, the City Council in regular session assembled on September 13, 2011, does hereby adopt the Negative Declaration.

5. The record of proceedings on which the City Council of the City of Garden Grove'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.

Adopted this 13<sup>th</sup> day of September 2011.

ATTEST:

/s/ WILLIAM J. DALTON  
MAYOR

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK

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

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 13<sup>th</sup> day of September 2011, by the following vote:

AYES: COUNCIL MEMBERS: (3) BEARD, JONES, NGUYEN  
NOES: COUNCIL MEMBERS: (0) NONE  
ABSENT: COUNCIL MEMBERS: (2) BROADWATER, DALTON

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK