

CHAPTER 2

LAND USE ELEMENT

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LAND USE ELEMENT

2.1 INTRODUCTION

The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. The Land Use Element, more than any other element in the General Plan, will shape the way that the City of Garden Grove develops and redevelops over the next 20+ years. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public and quasi-public uses. To the private citizen, it defines expectations of the type of neighborhood, the location and type of shopping and service facilities, and the time and distance traveling to work and other necessary activities. To the public official, it is a framework for providing public facilities and services and for directing new development. It is the basis for short-range and long-range capital improvement programs.



The essential components of the Land Use Element are the General Plan Land Use Diagram (*Exhibit LU-3*) and the goals and policies that guide future development. The Land Use Diagram is divided into land use designations that define areas of the City by the type of use, the character of the neighborhood, and the intent of future growth. While the General Plan Land Use Diagram may be seen as the most essential component of the General Plan, it is basically a graphic representation of the goals and policies expressed by all of the General Plan's elements. Users of this document are advised to refer to the goals and policies, as well as the diagram when evaluating proposed development and capital improvement projects.

2.2 AUTHORITY FOR ELEMENT

California Government Code Section 65302(a) requires that a General Plan include:

"...a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land.



The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

The Land Use Element has the broadest scope of any of the State required components of the General Plan. In addition to the State's requirements set forth in the Government Code above, it has also been legally established that while the location of a particular land use may be expressed in general terms, a property owner must be able to identify the General Plan designation for his/her parcel from the land use diagram contained in the Land Use Element.

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.

2.3 KEY THEMES AND VISION FOR GENERAL PLAN

The City of Garden Grove is a mature and fully built out urbanized city. Most of the land within the City has been developed (over 99 percent) and redevelopment is occurring throughout the City. Some of the land is undergoing a transformation from uses established 40 to 50 years ago into new uses that reflect life today and the changing needs of people within the City. Growth is seen as a positive economic tool and enhanced shopping, dining, and entertainment options would improve the quality of life. There is also a community value to preserve the "hometown feel," and the core residential character of the community.

LIMITED VACANT LAND

The City conducted a vacant land survey in January 2008, which determined that only 32.01 acres of the City's total 11,470.53 acres were vacant. Vacant land represents 0.3 percent of the City's total acreage. [*Table 2-1, Vacant Land \(2008\)*](#), provides a breakdown of vacant land by the 1995 General Plan land use designations.

**Table 2-1
Vacant Land (2008)**

1995 General Plan Land Use Designation	Acreage	Percent of Vacant Land
Residential		
Low Density Residential	2.81	8.77
Low-Medium Density Residential	0.49	1.53
Medium Density Residential	4.02	12.55
Community Residential	0.64	1.99
Total Residential	7.96	24.84
Commercial		
Light Commercial	5.45	17.02
Mixed Use	16.58	51.79
Office Professional	1.49	4.65
Total Commercial	23.52	73.46
Industrial	0.53	1.65
TOTAL	32.01	100.00

NEIGHBORHOOD PRESERVATION

Preservation of residential neighborhoods is one of the most important purposes of the City's General Plan. Garden Grove contains diverse residential neighborhoods. Many of the neighborhoods are attractive and well-maintained, enjoying the benefits of nearby open space and school sites, and are buffered from the impacts of freeway traffic or extensive industrial or commercial development. The diverse range of neighborhoods includes areas with the City's older homes, newer residential developments, the most prestigious beautifully maintained communities, and marginally desirable areas where maintenance has been deferred. The City desires a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life. The stability of each neighborhood is important, for the well-being of its residents, for its impact on surrounding areas as well as the image of the City as a whole.

VITAL NEIGHBORHOOD COMMERCIAL CENTERS AND CORRIDORS

Neighborhood commercial centers serve an important function in a community. However, older commercial centers can detract from the community they serve. Older commercial centers in the City along Katella Avenue, Chapman Avenue, Garden Grove Boulevard, Valley View Street, Magnolia Street, Euclid Street, and Harbor Boulevard have experienced some areas of deferred maintenance and signs of property decline have been visible. The focus of the General Plan will be to revitalize these centers and also the corridors streetscapes.

MIXED USE

A key focus of the General Plan 2030 will be to expand areas that will allow the development of mixed use. The mixed use areas are described in more detail in the following section entitled Focus Areas (Potential Areas of Change). "Mixed Use" involves greater use of developments that blend residential, commercial, industrial, or civic/institutional uses. By combining complementary uses, mixed use projects bring energy and vitality to areas during both daytime and after-work hours. Mixed use areas offer the opportunity for symbiotic developments that benefit both residents and the businesses operating within them. In addition, mixed use allows the advantage of flexibility of design to take full advantage of market shifts and land use trends. The General Plan 2030 will allow both vertical and horizontal mixed use.

FOCUS AREAS (POTENTIAL AREAS OF CHANGE)

All estimates are that growth will continue in Orange County. The Southern California Association of Governments (SCAG) and Center for Demographic Research (CDR) forecast that the City of Garden Grove will have an increase in population from approximately 178,000 in 2008 to 192,000 in 2030. The challenge is to identify areas where future growth can best occur to the benefit of the City and its citizens. The Land Use Element looks at this potential for growth and determines where new growth or revitalization activities should occur over the next 20+ years.

From the onset of updating the General Plan, the community clearly stated preserving their residential neighborhoods was one of the highest priorities. The General Plan 2030 reflects this stated community goal. The areas identified for future development build upon the 1995 General Plan goals and policies, and reflect the pattern and trends of recent construction in the City. There was an effort to define the areas for growth more clearly, 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. 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. The Plan identifies 15 potential areas for future development or new land use designations; these areas have been identified as “Focus Areas” and are labeled Focus Area A through Focus Area O. A general description and intent for each of the Focus Areas is provided below. *Exhibit LU-1, Focus Areas*, shows the location and intended land uses for each.

FOCUS AREAS B, C, K, AND O

Additional development potential is not anticipated for Focus Areas B, C, K, or O. Policy direction regarding annexation/de-annexation will be provided later in this Element for Focus Areas B, C, and O. Policy direction regarding revitalizing aging commercial centers will be provided later in this Element for Focus Area K.

FOCUS AREA A - INTERNATIONAL WEST (HARBOR BOULEVARD)

This approximately 235-acre area, generally referred to as The International West Resort Area, is located in the eastern portion of the City, generally along Harbor Boulevard, between Chapman Avenue on the north and the Garden Grove Freeway on the south. This area holds critical importance for the City for revitalization and economic stimulus purposes. Ideally situated south of Disneyland, this area has opportunities to capitalize and expand tourist-based and entertainment-related uses. Several full-service hotels and new restaurants have been constructed; predominately at the intersection of Chapman Avenue and Harbor Boulevard. In 2006, an Economic Impact and Master Plan Document was prepared for the International West Resort Area. The Master Plan is intended to compliment existing entertainment, hospitality, and sports venues in the surrounding areas by planning for three entertainment centers that would be connected by themed dining and retail facilities, entertainment, hotels, theaters, and parkland. In 2007, the City began working with a developer on a 35-acre site bordered by Buaro Street on the west and Harbor Boulevard on the south and east. The 35-acres is being referred to as the “Central Hub” within International West and would include such uses as a water park, hotels, dining and entertainment, and retail. The International West designation will allow for a variety of land uses including Mixed-Use Resort, Entertainment/Hotel, and some residential.

For the General Plan 2030, the International West designation will not be applied to an area south of the Garden Grove Freeway (SR-22) that is generally bounded by Harbor Boulevard on the east, Newhope Street on the west, and Westminster Boulevard on the south. The designation will be extended to this approximately 167-acre area at such time as developers are actively working on large-scale resort center projects.

New development anticipated in Focus Area A under the General Plan 2030 includes 400 new residential units, and an additional 4,615,000 square feet of commercial uses.

FOCUS AREA D – STANFORD AVENUE/WEST STREET

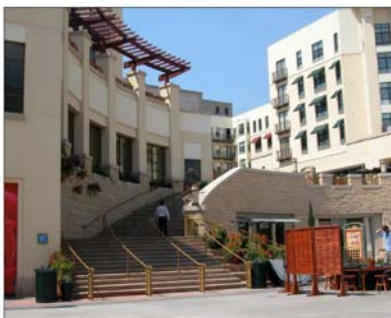
This approximately 23-acre area includes the area essentially bounded by Stanford Avenue on the north, Garden Grove Boulevard on the south, Woodland Lane on the west and West Street on the east. The intent for this area is to allow mixed use along Garden Grove Boulevard, and to consider extending Stanford Avenue through the area. With the street extension, the intent would be to maintain the single-family residential uses north and immediately to the south of Stanford Avenue. The area between the single-family homes south of Stanford Avenue and the mixed use along Garden Grove Boulevard would allow higher density residential (low-medium density) within buildings two- to three-stories in height.

FOCUS AREA A - INTERNATIONAL WEST (HARBOR BOULEVARD)

Existing Conditions



Festive Examples



Streetscape



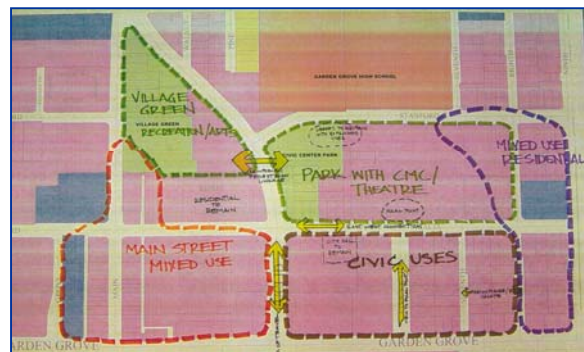
New development anticipated in Focus Area D under the General Plan 2030 includes 50 new residential units, and an additional 20,000 square feet of commercial/office uses.

FOCUS AREA E1 - CIVIC CENTER (AREA 1)

The Civic Center should be more than just another shopping center – it should be a place that is the heart and soul of the community where people can meet in public gathering spaces. People should be drawn to the Civic Center to become engaged in the community and to experience the place itself.

This approximately 130-acre area is the “Heart of the City.” It extends to properties on either side of Euclid Street north from Trask Avenue to just south of Lampson Street. This area includes City Hall, the neighborhood bounded by 9th Street, Acacia Street, and Garden Grove Boulevard, Main Street, the Community Meeting Center (CMC), and the Village Green.

The intent for this area is a mixed use designation that promotes civic, commercial, open space, and residential uses. The development would be mid-rise, 5 to 7 stories tall. The mixed use buildings would have a human scale and front on pedestrian-friendly streets that would provide a balance between vehicular and pedestrian needs. The buildings would be articulated with first-floor shop fronts and have offices and residences above. Focus Area E1 includes civic buildings (City Hall, Police Department, Library), colleges, and Main Street. The Civic Center shall provide public gathering spaces (the Public Realm) that will be connected by pedestrian paths



City Planning Staff conducted a Civic Center Design Charrette and developed common design themes for the focus area on the following topics: 1) The Center of Gravity – Civic Center Park, 2) Circulation, 3) The Existing City Hall Block, 4) The Village Green, and 5) Main Street Area. The conclusions from the charrette are provided as a starting point for discussion and design direction for a Civic Center Master Plan.

THE CENTER OF GRAVITY – CIVIC CENTER PARK

Key ideas for this area:

- The Civic Center Park is a focal point in the community and acts as a gathering place and identity for the area.
- There are important views looking east from Euclid Street to the Civic Center Park.
- The Civic Center Park can be expanded with more open space for both passive and active uses.
- The CMC or a combination of the CMC/Theater Complex should be located in the Civic Center Park.
- The existing library facility should remain. Additional buildings to expand and supplement the library use include a café, youth center, senior center, etc.
- The Civic Center Park area should include parking structures and some five-story residential buildings on the perimeter.

FOCUS AREA E1 - CIVIC CENTER (AREA 1)

Existing Conditions



Festive Examples



CIRCULATION

Key ideas for this topic include:

- Euclid Street is the major path of travel.
- Acacia Parkway is an important secondary path of travel in the east-west direction through the Civic Center area.
- Pedestrian pathways across Euclid Street should be reinforced to connect the different areas of the Civic Center.
- Civic Center Drive should lead north to a focal point (terminated vista).
- 7th and 8th Streets should be reconfigured or vacated.
- Interwoven pedestrian paths and plazas should be developed through the new “town center.”

THE EXISTING CITY HALL BLOCK

This includes the area bounded by Euclid Street, Acacia Parkway, 8th Street, and Garden Grove Boulevard.

Key ideas for this area:

- The civic uses should remain in this area. The existing City Hall building should remain, but also add Police and Fire building adjacent to City Hall. In addition, add a new council chamber that is separate from the CMC.
- The civic uses should be interspersed with parking structures and a mix of uses, including commercial/office buildings.
- More buildings should front onto Garden Grove Boulevard.
- Add pedestrian paths, courtyards and small plazas throughout the area.
- Create a historic park by moving historic homes onto the site. Also allow for mixed use next to the park.
- Allow for 4- to 5-story mixed use building along the 9th Street boundary.

THE VILLAGE GREEN

Key ideas for this area:

- The existing Baptist Church should remain.
- Look for new ways to use the church parking lot.
- More effective use of the open space in this area.
- Allow for additional uses, ideas included recreation, Arts Center, row of historic buildings, reuse of the Lake House as a focal point, cafes, playgrounds, interactive parks, commercial mixed use, senior center, or adult day care.
- The view of the Village Green from the north should remain unchanged. However, consider possible improvements by adding buildings along Main Street or Euclid Street, or a more strategic placement of buildings in this area.

MAIN STREET AREA

Key ideas for this area:

- The existing education buildings should remain.
- Commercial uses should remain prominent, but allow some residential mixed use.
- Construct parking structures to replace existing surface lots.

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- Relocate the GEM Theater.
 - Allow for the expansion of mixed use and commercial uses north of Acacia Parkway on Main Street.
 - Pedestrian paths, plazas, and storefronts should be added to the area.
 - Leave the Main Street buildings intact or consider demolishing the buildings and adding an urban plaza with an amphitheater.

New development anticipated in Focus Area E1 under the General Plan 2030 includes 1,025 new residential units, an additional 322,500 square feet of commercial/office uses, and an additional 157,500 square feet of institutional uses.

FOCUS AREA E2 - CIVIC CENTER (AREA 2)

The industrial area located west of Nutwood Street and contiguous to Stanford Avenue is one of the original industrial sites in the City. This area has value in its potential service as a relatively inexpensive start-up site for small businesses and industries. This area also has the potential for the development of live-work loft units that would allow small business owners the opportunity to create products in close proximity to where they live.

This approximately 62-acre area around Stanford Avenue includes automotive repair shops, industrial uses, and the post office. The new General Plan land use designation proposes a unique type of mixed use for Garden Grove allowing industrial uses and artist's lofts with a residential component (i.e., live/work units). In addition, the OCTA right-of-way in this area could serve as the starting point for the first phase of a linear park with a trail to Brookhurst Street.

New development anticipated in Focus Area E2 under the General Plan 2030 includes 425 new residential units, an additional 25,000 square feet of commercial/office uses, and an additional 55,000 square feet of industrial uses.

FOCUS AREA F - BROOKHURST TRIANGLE AREA

This approximately 50-acre area includes the four sides of the Brookhurst Street and Garden Grove Boulevard intersection.

The Brookhurst Triangle site offers a significant redevelopment opportunity. It is located at a major crossing of two main commercial thoroughfares and is at the entrance to the Korean Business District as vehicles head west on Garden Grove Boulevard. Because of its prominent location, the land use designation envisions taller mixed use development with eye-catching modern buildings and a vibrant streetscape. The buildings are envisioned at eight to ten stories tall; however, taller buildings will be considered. This land use area is at the eastern end of the Garden Grove Boulevard Focus Area, and the two are closely related.

The largest site is the Brookhurst Triangle on the north side of Garden Grove Boulevard, bounded on the east by Brookhurst Street and on the west by Brookhurst Way. The proposal for the triangle is mixed use with 800 mid-rise residential units and up to 300,000 square feet of commercial uses.

Focus Area F also includes the Galleria project, which is an eight-story project with two floors of retail and 66 residential units at the top. This project is located on the south side of Garden Grove Boulevard across from the triangle and is the first mixed-use project being built in the City.

New development anticipated in Focus Area F under the General Plan 2030 includes 1,075 new residential units, and an additional 550,000 square feet of commercial/office uses.



FOCUS AREA E2 - CIVIC CENTER (AREA 2)

Existing Conditions



Festive Examples



FOCUS AREA F - BROOKHURST TRIANGLE AREA

Existing Conditions



Festive Examples



FOCUS AREA G – GARDEN GROVE BOULEVARD (BROOKHURST STREET TO BEACH BOULEVARD)

Garden Grove Boulevard was once the primary route to Los Angeles, but with the construction of the Garden Grove Freeway (SR-22), its importance diminished. The City's namesake boulevard is characterized by outdated and sometimes dilapidated commercial development from its heyday, a lively Korean Business District, residential planned unit developments, and a few new commercial buildings. With no identifiable streetscape character along its length, and a visual barrage of uncoordinated signage, many parts of Garden Grove Boulevard look disorderly and neglected.

This approximately 144-acre area extends along Garden Grove Boulevard from Beach Boulevard on the west to the Brookhurst Triangle area on the east. The intent for this area is mixed use with higher density/intensity nodes (eight- to ten-story buildings) at major intersections (Magnolia Avenue, Beach Boulevard). In between these taller, urban nodes will be a mix of mid-height mixed use (five to seven stories), commercial centers, low-rise mixed use, and residential development (one to three stories). The majority of this area will be mixed use with commercial, office, and residential uses.

Five types of development have emerged in this Focus Area, and are depicted on [*Exhibit LU-2, Land Use Development Types Along Garden Grove Boulevard*](#). As noted above, the overall pattern of new development will create higher density/intensity nodes at major intersections and change the majority of the existing commercial areas to mixed use. In between the taller, urban nodes, the development will be a mix of mid-height mixed use buildings, strictly commercial centers, lower height mixed uses buildings with neighborhood-serving retail uses, and residential buildings. The five types of development emerged from a review of the existing land use pattern and from ideas for revitalization of the Boulevard. The five development types are color coded: Orange, Blue, Brown, Yellow, and Green. A description of each development color type follows.

Orange: This color represents tall, urban, mixed use that is eight to ten stories in height. Parts of the Brookhurst Triangle Area are included in this development type but will allow buildings taller than ten stories.

Specific sites included in the color include: 1) Brookhurst Triangle, 2) the area west of Brookhurst Street and south of Garden Grove Boulevard including the Galleria project; 3) the triangular island created by Magnolia Street, Cannery Street, and Garden Grove Boulevard, and 4) the area south of Garden Grove Boulevard and east of Beach Boulevard.

Blue: This color represents mid-height mixed use that is five to seven stories in height. Mixed Use development would replace existing commercial uses and provide for a mix of residential and commercial uses.

Areas included in this color include: 1) the area south of Acacia Parkway, west of Brookhurst Way/Kerry Place, east of Gateway Street, and north of Belfast Drive, and 2) the northwest and southwest corners of the Garden Grove/Magnolia Street intersection.

Brown: This color represents existing commercial uses. No height or use change is proposed. These areas are interspersed along the boulevard.

Yellow: This color represents neighborhood-serving mixed use that is three to four stories in height. A mix of commercial and residential uses is optimal for this area; however the designation also allow for the development of solely a commercial center or residential development.

FOCUS AREA G – GARDEN GROVE BOULEVARD (BROOKHURST STREET TO BEACH BOULEVARD)

Existing Conditions



Festive Examples



Green: This color represents both existing residential and some commercial properties that will be only residential in use. The residential use was applied to shallow properties without the lot depth to support more intensive use, and to those properties located on small residential side streets (cul-de-sacs) accessed from Garden Grove Boulevard (in particular Shackelford Lane, Abbott Court, and Village Road. The intent is to have these residential uses front onto the side streets rather than the Boulevard with a landscaping parkway to buffer them from the arterial traffic.

New development anticipated in Focus Area G under the General Plan 2030 includes 1,500 new residential units, and an additional 1,500,000 square feet of commercial/office uses.

FOCUS AREA H – AUTO CENTER (TRASK AVENUE)

The Garden Grove Auto Center, with its frontage along Trask Avenue and properties abutting the Garden Grove Freeway, has proven to be an economic benefit to the City. It is estimated that sales from the Auto Center attract not only residents, but also persons residing outside the City. Business at the Auto Center generates significant sales tax revenues for the City. It is vital to the City's economic well-being that the Auto Center is maintained, and where possible, enhanced.

This approximately 55-acre area includes Trask Avenue, from Harbor Boulevard on the east to Magnolia Avenue on the west. The intent for this area is to extend the auto uses for both sales and repair along the length of Trask Avenue.

New development anticipated in Focus Area H under the General Plan 2030 includes an additional 150,000 square feet of commercial/office uses.

FOCUS AREA I – BROOKHURST STREET AND CHAPMAN AVENUE

The Brookhurst/Chapman shopping centers were originally redevelopment projects that offered attractive modern facilities to shoppers, and when they were first completed, successfully achieved commercial vitality. However, recent retail trends and the construction of several large shopping malls in adjacent cities have resulted in these centers being less attractive to consumers. Also, the multi-tenant strip mall located at the southeast corner of the Brookhurst Street/Chapman Avenue intersection remains unimproved and detracts from the appearance, attraction, and economic viability of the Brookhurst/Chapman commercial area.

This approximately 43-acre area includes the east side of Brookhurst Street both north and south of Chapman Avenue, the old "Costco" site on the north of the "Promenade" shopping mall, and the small-scale commercial development on the south side of Brookhurst Street between Gilbert Street and the "Grove Pavilions" shopping center. The General Plan 2030 will change this area to a mixed use land use designation adding residential use to help revitalize these areas that surround two large shopping centers.

New development anticipated in Focus Area I under the General Plan 2030 includes 500 new residential units, and an additional 400,000 square feet of commercial/office uses.

FOCUS AREA H – AUTO CENTER (TRASK AVENUE)

Existing Conditions



Festive Examples



New development anticipated in Focus Area J under the General Plan 2030 includes 600 new residential units, and an additional 50,000 square feet of commercial/office uses.

FOCUS AREA L - WESTERN AVENUE/INDUSTRIAL AREA

This approximately 111-acre area allows for a proposed transit line along an existing rail easement, the line would connect Huntington Beach to Anaheim. The General Plan 2030 will change to a mixed use land use designation that would allow existing industrial, commercial uses to remain and allow for new residential development.

With the establishment of a new transit stop, anticipated development in Focus Area L under the General Plan 2030 includes 600 new residential units, and an additional 95,000 square feet of commercial/office uses.

FOCUS AREAS M & N – VALLEY VIEW BOULEVARD

These two focus areas include existing shopping centers/commercial development at the intersections of Chapman Avenue (Focus Area N) and Lampson Avenue (Focus Area M). The intent for the General Plan 2030 is to help revitalize older, underutilized multi-tenant commercial development. To encourage redevelopment of these site, , the General Plan Update will change the land use designation to a mixed use designation to allow some residential development.

New development anticipated in Focus Area M under the General Plan 2030 includes 75 new residential units, and an additional 15,000 square feet of commercial/office uses. New development anticipated in Focus Area N under the General Plan 2030 includes 150 new residential units, and an additional 30,000 square feet of commercial/office uses.

BENEFICIAL USE OF OCTA RIGHT-OF-WAY

The OCTA right-of-way has been vacant and barren for more than 20 years. The right-of-way offers opportunities for alternative transportation systems, as well as for expanded recreational and parkland opportunities. One program to utilize the OCTA right-of-way is “Go Local,” city-initiated transit extensions to OCTA’s Metrolink commuter rail line. A proposed extension would be from Harbor Boulevard and Westminster Boulevard in Garden Grove connecting to the Santa Ana Regional Transportation Center

The OCTA right-of-way is a 100- to 120-foot swath of emptiness that traverses the entire community. In residential neighborhoods, it interrupts the pleasant pattern of streets and lawns, and emphasizes the need for usable open space near multi-family developments. In the downtown, it adds emptiness and the appearance of neglect. Only in several instances in the City does it serve any purpose, most often as parking for commercial centers. The OCTA right-of-way represents the waste of valuable vacant land that provides a route across the City.

OUTDATED SPECIFIC PLANS

There are presently three Specific Plan areas in the City: Harbor Corridor, Brookhurst/Chapman, and the Community Center Specific Plan areas. These three areas, totaling 644 acres collectively, are governed by detailed land use regulations, including zoning classifications unique to each Specific Plan area. These three specific plans areas were the initial focus of the Redevelopment Agency’s efforts.



FOCUS AREA L - WESTERN AVENUE/INDUSTRIAL AREA

Existing Conditions



Festive Examples



A brief description of the three Specific Plan areas is provided below.

HARBOR CORRIDOR SPECIFIC PLAN

The Harbor Corridor Specific Plan was adopted as Ordinance No 1900 in June 1985. The Specific Plan was accompanied by Design Guidelines, which have also been incorporated into the Municipal Code.

The Harbor Corridor area encompasses approximately 210 acres and is a major commercial axis for the City. The purpose of the Specific Plan was to stimulate the responsible redevelopment and revitalization of the Harbor Corridor area through positive incentives and customized regulations.

Nine use districts were established by the Specific Plan: Tourist Commercial "A," Tourist Commercial "B," Transition Zone-North, Swing District-North, District Commercial, Swing District-South, Office Professional, Transition Zone-West, and Transition Zone-South.

COMMUNITY CENTER SPECIFIC PLAN

The Community Center Specific Plan was adopted as Ordinance No. 1901 in June 1985. The Community Center Specific Plan area encompasses approximately 392 acres. The area extends north from the Garden Grove Freeway along Euclid Street to Chapman Avenue, and extends east to Brookhurst Street to Ninth Street. The Plan area includes the Civic Center, the OCTA right-of-way, Main Street, the GEM and Grove Theaters, and a mix of residential, office, and commercial uses.

Twelve use districts were established by the Specific Plan: Core Mixed Use, Core Residential, Business Center, Community Commercial, Community Center Office, Community Center Transit, Community Center Public Facilities, Community Center Residential, Hospital, Office Professional, Peripheral Residential, and District Commercial.

BROOKHURST/CHAPMAN SPECIFIC PLAN

The Brookhurst/Chapman Specific Plan was prepared in May 1988 and was accompanied by Design Guidelines. The area has been characterized by run-down, economically non-viable commercial uses. The purpose of the Specific Plan was to provide a centrally located and attractive shopping center to serve the residents of Garden Grove, as well as surrounding areas.

Three zones were established for the 42-acre Specific Plan: Office/Financial, Office/Entertainment, and Brookhurst/Chapman Commercial.

The three Specific Plans were adopted more than 20 years ago. Since that time, development has occurred consistent with the intent of the Plans. However, with the General Plan 2030, revised land use designations have either encompassed the land uses envisioned under the Specific Plans or new land uses are now envisioned for these areas. Thus, the General Plan 2030 will look at eliminating the Specific Plans and utilizing the General Plan and Zoning designations for areas that were currently covered by the Specific Plans.

2.4 DESCRIPTION OF THE LAND USE PLAN

2.4.1 OVERVIEW OF THE LAND USE PLAN

The graphic depiction of the City of Garden Grove's official policy relative to land use is presented on [*Exhibit LU-3, General Plan Land Use Diagram*](#). This diagram illustrates the general pattern and relationship of the various land uses in Garden Grove in 2030.

As previously discussed, new growth associated with the General Plan 2030 is anticipated to occur within the identified Focus Areas. *Table 2-2, Focus Area Land Use Projections*, provides a summary of the growth over existing conditions that would occur within each Focus Area with the General Plan 2030.

Table 2-2
Focus Area Land Use Projections

Focus Area ¹	Acres	Residential (DU)	Commercial/Office (SF)	Industrial (SF)	Institutional Uses (SF)
A	401.46	400	4,615,000	0	0
D	22.84	50	20,000	0	0
E1	130.22	1,025	322,500	0	157,500
E2	61.84	425	25,000	55,000	0
F	49.56	1,075	550,000	0	0
G	143.91	1,500	1,500,000	0	0
H	54.55	0	150,000	0	0
I	42.39	500	400,000	0	0
J	35.27	600	50,000	0	0
L	110.82	600	95,000	0	0
M	21.18	75	15,000	0	0
N	40.38	150	30,000	0	0
TOTAL	1,114.42	6,400	7,772,500	55,000	157,500

1. Focus Areas B, C, K, and O involve new policy direction only.

Table 2-3, General Plan Land Use in 2030, presents a wider calculation of all acreage in the City and maximum potential growth for the different land use designations. The acreages of the various land uses on the General Plan Land Use Diagram are presented, along with number of dwelling units and the amount of non-residential square footage. The values in *Table 2-3* include the Focus Area growth anticipated with the General Plan 2030 (as presented in *Table 2-2*) account for buildout of any vacant or underutilized parcels, and assume buildout of all land uses (as if all parcels had been developed to their maximum).

2.4.2 LAND USE DESIGNATIONS

State General Plan law requires the Land Use Element to indicate the standards for building intensity (i.e., residential densities and non-residential building intensities) allowed in the City. Land use designations describe the type and intensity of development allowed in a given area. While terms like “residential,” “commercial,” or “industrial” are generally understood, State General Plan law requires a clear and concise description of the land use categories that are depicted on *Exhibit LU-3, General Plan Land Use Diagram*, at the end of this Element.

This Land Use Element and General Plan Land Use Diagram contain the following 19 land use designations:

- Residential
 - Low Density Residential (LDR)
 - Low Medium Density Residential (LMR)
 - Medium Density Residential (MDR)
 - Medium High Density Residential (MHR)
 - Community Residential (CR)



**Table 2-3
General Plan Land Use in 2030**

Land Use Designation	Acres	Floor Area Ratio	Dwelling Units	Square Feet
Low Density Residential (1.0-11.0 du/acre)	4,659.53		27,025	
Low Medium Density Residential (11.1-21.0 du acre)	244.23		3,718	
Medium Density Residential (21.1-32.0 du/acre)	941.53		16,571	
Medium High Density Residential (32.1 –42.0 du/acre)	4.81		152	
Community Residential (42.1-60.0 du/acre)	9.56		430	
Light Commercial	335.42	0.40 to 0.55		4,931,177
Heavy Commercial	91.07	0.56		1,666,144
Office Professional	37.84	0.40		494,493
Civic Center Mixed Use	108.42	0.50	1,025	1,112,510
Industrial/Commercial Mixed Use	73.15	0.50		724,909
Industrial/Residential MU 1	116.25	0.40 to 0.60	600	1,382,431
Industrial/Residential MU 2	61.50	0.50	425	608,429
International West	235.66	0.50 to 2.00	400	6,796,730
Residential/Commercial MU1	116.44	0.50 to 1.00	2,050	2,413,528
Residential/Commercial MU2	139.10	0.50	1,625	1,110,381
Residential/Commercial MU3	67.59	0.50	275	408,755
Industrial	584.00	1.00		19,079,280
Civic/Institutional	720.30	0.50		7,844,067
Parks and Open Space	357.76			
Roads/Infrastructure	2,566.48			
Total	11,470.53		54,296	48,572,835

- Commercial
 - Light Commercial (LC)
 - Heavy Commercial (HC)
- Office
 - Office Professional (OP)
- Mixed Use
 - International West Mixed Use (IW)
 - Civic Center Mixed Use (CC)
 - Residential/Commercial Mixed Use 1 (RC1)
 - Residential/Commercial Mixed Use 2 (RC2)
 - Residential/Commercial Mixed Use 3 (RC3)
 - Industrial/Commercial Mixed Use (IC)
 - Industrial/Residential Mixed Use 1 (IR1)
 - Industrial/Residential Mixed Use 2 (IR2)
- Industrial
 - Industrial (I)
- Other
 - Civic/Institutional (CI)
 - Parks and Open Space (OS)

RESIDENTIAL “DENSITY”

The term “density” in a land use context is a measure of the desired population or residential development capacity of the land. Residential density is described in terms of dwelling units per gross acre (dwelling units per acre); thus, the density of a residential development of 100 dwelling units occupying 20 gross acres of land is 5.0 dwelling units per acre. A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in square footage size, from small apartments to large single-family homes. Gross residential density is defined as the area devoted to residential use, exclusive of local serving streets, alleys, or arterials.

NON-RESIDENTIAL “INTENSITY”

The term “intensity” refers to the degree of non-residential development based on building characteristics such as height, bulk, floor area ratio, and percentage of lot coverage. Floor Area Ratio (FAR) is a common expression of non-residential land use intensity. The FAR results from dividing the total gross floor area of all buildings on a lot by the total area of that lot. For example, a building with 5,000 square feet of gross floor area on a 10,000 square foot lot would have a FAR of 0.5, while a building with 20,000 square feet of floor area on the same lot would have a FAR of 2.0. Higher FARs generally indicate larger buildings and/or more stories.

Allowing all parcels to be developed to the maximum FAR or density allowed within a density range is not the intention of this General Plan. The intention is to reflect a maximum development envelope or density range under appropriate conditions, and in accordance with applicable more detailed zoning regulations. There are many factors that may limit, or affect a development achieving the density or FAR on a specific parcel, resulting from a parcel's physical limitations, the City's zoning requirements, and how a developer chooses to address the function and design of the development.

These factors may include, but are not limited to the following:

- Parcel size
- Height limits
- Lot coverage allowed
- Requirements for setbacks, landscaping, and open space
- Provision of required pedestrian-oriented and transit-oriented amenities
- Development standards and design guidelines
- Type of parking provided surface, below grade, or structured
- Adjacency to sensitive land uses, such as single-family neighborhoods

RESIDENTIAL LAND USES

Residential land use is classified into five categories, which begin with low density single-family residential and then continue through residential area of increasing density. Residential land use density is calculated on the basis of net acres (i.e., only land occupied for dwelling purposes is measured; streets and other public facilities are not included).

LOW DENSITY RESIDENTIAL

Intent: The Low Density Residential (LDR) designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that:



- Provide an excellent environment for family life
- Preserve residential property values
- Provide access to schools, parks, and other community services
- Provide a high-quality architectural design

Desired Character and Uses: Future development within the Low Density Residential designation should remain residential in character with a single unit on a parcel, and allow for compatible uses, such as schools or other small-scale civic or institutional uses.

Density: Densities for Low Density Residential range from 1 to 9 dwelling units per acre with detached units each on their own parcel. The majority of housing in the City of Garden Grove is in this land use designation.

Zoning: Zoning districts that implement the Low Density Residential designation are: R-1, Single-Family Residential. The R-1, Single-Family Residential, zone allows density ranging from 1 to 9 dwelling units per acre based on a single unit per lot and a range of allowed lot sizes prescribed to different neighborhoods (5,000 square feet, 6,000 square feet, 7,200 square feet, 11,000 square feet, and 15,000 square feet). These lot size dimensions were based on existing patterns of development in different neighborhoods of the City.

LOW MEDIUM DENSITY RESIDENTIAL

Intent: The Low Medium Density Residential (LMR) designation is intended for the development of single-family, duplex and triplex, detached condominiums, and single-family small-lot subdivision I neighborhoods that:

- Provide a variety of housing types,
- Provide access to schools, parks and other community services,
- Provide a high-quality architectural design that preserves privacy,
- Provide common spaces, recreation areas and services convenient to residents,
- Provide an excellent environment for family life, and
- Preserve residential property values.

Desired Character and Uses: The Low Medium Density Residential (LMR) designation allows for single-family and smaller scale multi-family detached and attached housing, and is a transition between the detached single-family areas and the higher density multiple family areas. The Low Medium Residential allows for a variety of housing types including single-family single-family small-lot subdivisions, duplexes, triplexes, and detached condominiums.

Density: Densities for Low Medium Density Residential range from 9.1 to 18 dwelling units per acre.

Zoning: Zoning districts that implement the Low Medium Density Residential designation are: R-2 and R-3 Multiple Family Residential.

Medium Density Residential

Intent: The Medium Density Residential (MDR) designation is intended for the development of mainly multi-family residential neighborhoods that:

- Provide a variety of housing types,
- Provide access to schools, parks and other community services,
- Provide a high-quality architectural design that preserves privacy,

-
- Provide common spaces, recreation areas and services convenient to residents,
 - Provide an excellent environment for family life, and
 - Preserve residential property values.

Desired Character: The Medium Density Residential (MDR) designation is intended to create, maintain and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and single-family small-lot subdivisions.

Density: Densities for Medium Density Residential range from 18.1 to 32 dwelling units per acre.

Zoning: Zoning districts that implement the Medium Density Residential designation are: R-3, Multiple-Family Residential.

MEDIUM HIGH DENSITY RESIDENTIAL

Intent: The Medium High Density Residential (MHR) designation is found along major and secondary arterials and is transition between the other residential land uses and the more intensive non-residential land uses. Development at this density requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common open space and private outdoor living areas.

Desired Character and Uses: The Medium High Density Residential (MHR) designation is intended to create, maintain, and enhance higher density multi-family residential areas characterized by apartments, condominiums, or townhomes.

Density: Densities range from 32.1 to 48 dwelling units per acre, with provisions for higher density (60 dwelling units per acre) if development is adjacent and has access to an arterial roadway, and has an innovative design plan.

Zoning: Zoning districts that implement the Medium High Density Residential designation are: Planned Unit Development (PUD).

COMMUNITY RESIDENTIAL

Intent: The Community Residential (CR) is the most intensive residential land use designation, and is applicable to housing designed for a particular residential clientele.

Desired Character and Uses: The Community Residential (CR) designation is intended exclusively for senior housing, convalescent homes, congregate housing, and institutional quarters.

Density/Intensity: Densities range from 48.1 to 60 dwelling units per acre.

Zoning: Zoning districts that implement the Community Residential designation are: Planned Unit Development (PUD).

COMMERCIAL LAND USES

Commercial land use is classified into two land use designations.

LIGHT COMMERCIAL

Intent: The Light Commercial (LC) designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community.



Desired Character and Uses: The Light Commercial (LC) designation includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses shall be located so they are compatible with the surrounding area and in particular with any abutting residential uses.

Intensity: The Light Commercial (LC) designation allows a Floor Area Ratio (FAR) ranging from 0.40 to 0.55.

Zoning: Zoning districts that implement the Light Commercial designation are: C-1, Neighborhood Commercial, and C-2, Community Commercial. The C-1, Neighborhood Commercial, zone allows a Floor Area Ratio of 0.50. The C-2, Community Commercial, allows a Floor Area Ratio of 0.55.

HEAVY COMMERCIAL

Intent: The Heavy Commercial (HC) designation is intended to provide for a variety of more intensive commercial uses, some of which may be incompatible with residential neighborhoods.

Desired Character and Uses: The Heavy Commercial (HC) designation includes automotive repair, sales, and services; wholesaling; automotive body work, or contractors' storage yards.

Intensity: The Heavy Commercial designation allows a Floor Area Ratio ranging from 0.55 to 0.60.

Zoning: Zoning districts that implement the Heavy Commercial designation are: C-3, General Commercial, which allows a Floor Area Ratio of 0.55.

OFFICE PROFESSIONAL LAND USES

OFFICE PROFESSIONAL

Intent: The Office Professional (OP) designation is intended to provide for a variety of professional office and support commercial uses.

Desired Character and Uses: Future development within the Office Professional (OP) designation should be modern, attractive, office buildings.

Intensity: The Office Professional designation allows a Floor Area Ratio of 0.50.

Zoning: Zoning districts that implement the Office Professional designation are: O-P, Office Professional, which allows a Floor Area Ratio of 0.50.

MIXED USE LAND USES

INTERNATIONAL WEST MIXED USE

Intent: The International West Mixed Use (IW) is a new land use designation in the General Plan 2030 for the area along Harbor Corridor, north of SR-22 and Trask Avenue to just north of Chapman Avenue. This area is more commonly referred to as International West, and is intended to function as the City's resort area.

Desired Character and Uses: The International West Mixed Use (IW) designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density

residential that are appropriate for a major entertainment and tourism destination. Development shall enliven the street and embody the entertainment/resort theme.

Density/Intensity: The International West Mixed Use designation allows a Floor Area Ratio ranging from 0.5 to 2.0 for non-residential uses. Residential densities range from 42.1 to 60 dwelling units per acre.

Zoning: A new zoning district that implements the International West Mixed Use designation will need to be created and adopted following adoption of the General Plan.

CIVIC CENTER MIXED USE

Intent: The Civic Center Mixed Use (CC) is a new land use designation in the General Plan 2030 for the 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.

Desired Character and Uses: The Civic Center Mixed Use (CC) designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. These uses should contribute to the sense that this area is the heart and soul of the community, as well as a public gathering place.

Density/Intensity: The Civic Center Mixed Use designation allows a Floor Area Ratio of 0.50 for non-residential uses, and residential densities up to 42 dwelling units per acre.

Zoning: A new zoning district that implements the Civic Center Mixed Use designation will need to be created and adopted following adoption of the General Plan.

RESIDENTIAL/COMMERCIAL MIXED USE 1

Intent: The Residential/Commercial Mixed Use 1 (RC1) designation is a new land use designation in the General Plan 2030. This designation will apply to areas along Garden Grove Boulevard and Brookhurst Street as shown on [Exhibit LU-3](#) including:

- The areas at the intersection of Garden Grove Boulevard and Brookhurst Street (northeast, southeast and south west corners), including the Brookhurst Triangle Area
- The area bounded by Garden Grove Boulevard on the north and Century Boulevard on the west and south, including the Century Triangle Area
- The area bounded by Brookhurst way on the west, Brookhurst Street on the east and Garden Grove Boulevard on the south
- The area on Garden Grove Boulevard west of Brookhurst Way
- The area at the intersection of Garden Grove Boulevard and Magnolia Street
- The area at the intersection of Garden Grove Boulevard and Beach Boulevard

Desired Character and Uses: The Residential/Commercial Mixed Use 1 (RC1) designation is intended to provide for a mix of higher density residential and commercial uses. The character of the area will include tall, urban, mixed use development at important intersections/locations that is eight to ten stories in height. However, the Brookhurst Triangle Area may have buildings taller than ten stories. Modern architecture and interesting buildings at important locations are envisioned for new development, along with a lively street scene. This designation is found in Focus Areas F and G.

Senior housing should be allowed in this designation with density bonuses.



Density/Intensity: The Residential/Commercial Mixed Use designation allows a Floor Area Ratio ranging from 0.50 to 1.0 for non-residential uses, and residential densities up to 42 dwelling units per acre.

Zoning: A new zoning district that implements the Residential/Commercial Mixed Use RC1 designation will need to be created and adopted following adoption of the General Plan.

RESIDENTIAL/COMMERCIAL MIXED USE 2

Intent: The Residential/Commercial Mixed Use 2 (RC2) designation is a new land use designation in the General Plan 2030. This designation will apply to areas throughout the City as shown on [Exhibit LU-3](#).

Desired Character and Uses: The Residential/Commercial Mixed Use 2 (RC2) 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 will add residential to encourage revitalization of these sites, with building heights of 3 to 4 stories. This designation is found in Focus Areas E1, I, J, M, N.

Senior housing shall be allowed in this designation with density bonuses.

Density/Intensity: The Residential/Commercial Mixed Use 2 allows a Floor Area Ratio of 0.50 for non-residential uses, and residential densities up to 21 dwelling units per acre.

Zoning: A new zoning district that implements the RC2 designation will need to be created and adopted following adoption of the General Plan.

RESIDENTIAL/COMMERCIAL MIXED USE 3

Intent: The Residential/Commercial Mixed Use 3 (RC3) designation is a new land use designation in the General Plan 2030. This designation will apply to areas throughout the City as shown on [Exhibit LU-3](#).

Desired Character and Uses: The RC3 designation is intended to provide for a mix of residential and commercial uses. These mid-height (5- to 7-story) mixed use buildings will be interspersed with the taller nodes, commercial centers, and lower height mixed use development along Garden Grove Boulevard. This designation is found in Focus Areas D and G.

Senior housing shall be allowed in this designation with density bonuses.

Density/Intensity: The designation allows a Floor Area Ratio of 0.50 for non-residential uses, and residential densities up to 32 dwelling units per acre.

Zoning: A new zoning district that implements the RC3 designation will need to be created and adopted following adoption of the General Plan.

Industrial/Commercial Mixed Use

Intent: The Industrial/Commercial Mixed Use (IC) designation is a new land use designation in the General Plan 2030.

Desired Character and Uses: The Industrial/Commercial Mixed Use (IC) designation is intended to provide for a mix of industrial and commercial uses.

Density/Intensity: The Industrial/Commercial Mixed Use designation allows a Floor Area Ratio of 0.50 for both industrial and commercial uses.

Zoning: A new zoning district that implements the Industrial/Commercial Mixed Use designation will need to be created and adopted following adoption of the General Plan.

INDUSTRIAL/RESIDENTIAL MIXED USE 1

Intent: The Industrial/Residential Mixed Use 1 (IR1) designation is a new land use designation in the General Plan 2030.

Desired Character and Uses: The Industrial/Residential Mixed Use 1 (IR1) designation will apply to the area north of Garden Grove Boulevard and essentially east of Western Avenue. This intent for this area is to allow for a proposed transit line along an existing rail easement, the line would connect Huntington Beach to Anaheim. With the establishment of a new transit station in this area, the intent would be to allow for new residential development to be added to the existing industrial and commercial uses.

The Industrial/Residential Mixed Use 1 (IR1) designation is intended to provide for a mix of industrial, commercial, and residential uses.

Density/Intensity: The Industrial/Residential Mixed Use 1 designation allows a Floor Area Ratio ranging from 0.40 to 0.60 for industrial uses, and ranging from 0.40 to 0.50 for commercial uses, and for residential densities up to 42 dwelling units per acre.

Zoning: A new zoning district that implements the Industrial/Residential Mixed Use 1 (IR1) designation will be created if the transit-oriented development becomes an actual project. Until that time, the existing zoning will be used.

INDUSTRIAL/RESIDENTIAL MIXED USE 2

Intent: The Industrial/Residential Mixed Use 2 (IR2) designation is a new land use designation in the General Plan 2030. This designation will apply to the south of the OCTA right-of-way, both north and south of Stanford Avenue extending south to Garden Grove Boulevard.

Desired Character and Uses: The intent for the Industrial/Residential Mixed Use 1 (IR1) designation is to allow existing industrial uses to remain and to allow for new uses, such as artist's lofts with a residential component (i.e., live/work units).

Density/Intensity: The Industrial/Residential Mixed Use 2 designation allows a Floor Area Ratio ranging from 0.50 for industrial uses, and residential densities up to 32 dwelling units per acre.

Zoning: A new zoning district that implements the Industrial/Residential Mixed Use 2 designation will need to be created and adopted following adoption of the General Plan.

INDUSTRIAL LAND USES

INDUSTRIAL

Intent: The Industrial (I) designation is intended to encourage general industrial uses, such as warehousing and distribution or business parks, and more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing.



Desired Character and Uses: The Industrial (I) designation is intended to create, maintain, and enhance industrial areas characterized by uses that include industrial research, assembly, and testing of electronics, instruments, office and related machinery, wholesaling, warehousing, administrative offices, and regional or home offices of industry.

Intensity: The Industrial designation allows a Floor Area Ratio of 1.0.

Zoning: Zoning districts that implement the Industrial designation are: M-1, Limited Industrial, and M-P, Industrial Park. Both the M-1 and M-P zones allow a Floor Area Ratio of 1.0.

OTHER LAND USES

CIVIC/INSTITUTIONAL

Intent: The Civic/Institutional (CI) designation includes educational uses, such as elementary, middle, and high schools, colleges, universities, hospitals, and governmental facilities.

Desired Character and Uses: These uses often become focal points for the community and in doing so, are maintained and necessary to support not only the education of the children and adults, but also the cohesiveness and integrity of the surrounding neighborhoods.

Intensity: Depending on the use for the site, buildings or other permanent structures may or may not be present. The maximum building intensity for the Civic/Institutional designation is a FAR of 0.50.

Zoning: Educational facilities are permitted in the OS, Open Space, and R-1, R-2, and R-3 zoning districts. Civic facilities are permitted in all zones.

PARKS AND OPEN SPACE

Intent: The Parks and Open Space (OS) designation includes all parks, the Southern California easement, the Orange County Flood Control District's channels, and the Orange County Transit Authority's right-of-way.

Desired Character and Uses: The Parks and Open Space (OS) designation is intended to provide for land within the City that meets the passive and active recreational needs of the citizens and that promotes and preserves the health and general welfare of citizens. Parks and open space and the activities they offer, help to sustain the high quality of life in the City. Park and open space areas provide amenities in the community for individual and group activities. Uses appropriate within this designation include traditional parks, bicycle and pedestrian paths/trails, gardens, and golf courses.

Both public and private land can be designated as parks and open space. Public lands can include areas that are specifically identified for park use, and utility, rail and flood rights-of-way.

Zoning: Zoning districts that implement the Parks and Open Space designation are: OS, Open Space.

2.4.3 GENERAL PLAN/ZONING RELATIONSHIP

The relationship between the General Plan land use designations and zoning districts is shown in [*Table 2-4, Relationship of General Plan Land Use Designations with Zoning*](#). This table indicates how properties should be zoned to be consistent with the General Plan Land Use Map.

Table 2-4
Relationship of General Plan Land Use Designations with Zoning

Zoning	Land Use Designations																		
	Low Density Residential	Low Medium Residential	Medium Density Residential	Medium High Residential	Community Residential	Civic Center Mixed Use	International West Mixed Use	Residential/Commercial Mixed Use 1	Residential/Commercial Mixed Use 2	Residential/Commercial Mixed Use 3	Industrial/Commercial Mixed Use	Industrial/Residential Mixed Use 1	Industrial/Residential Mixed Use 2	Light Commercial	Heavy Commercial	Office Professional	Industrial	Civic/Institution	Parks/Open Space
R-1.2 (5,000)	●																		
R-1.3 (6,000)	●																		
R-1.4 (7,200)	●																		
R-1.5 (9,000)	●																		
R-1.6 (11,000)	●																		
R-1.7 (15,000)	●																		
R-2		●																	
R-3		●	●																
Adopt New Residential Zoning Category				●	●														
Adopt New Mixed Use Zoning Category or Continue to Use PUD						●	●	●	●	●	●	●	●						
C-1														●					
C-2														●					
C-3															●				
O-P																●			
M-1																	●		
M-P																	●		
OS																			●
PUD*																			
Adopt New Zoning Category																		●	
* Allowed in any designation if requirements of the Zoning Code are met (minimum average, etc.)																			

* Allowed in any designation if requirements of the Zoning Code are met (minimum average, etc.)

PLANNED UNIT DEVELOPMENT

A planned unit development (PUD) is a precise plan, adopted by ordinance that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. It is a way to create site-specific zoning requirements. The adopted PUD becomes the zoning classification of the property.

The regulations of the planned unit development are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

2.5 GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This Element is organized into goals, policies, and implementation programs. A description of each is provided in Chapter 1, Introduction. It is important to note that the implementation programs are specific actions to carry out all of the preceding goals and policies.

WELL-PLANNED GROWTH WITH A MIX OF USES

Goal LU-1	The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.
Policy LU-1.1	Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2030 on the General Plan Land Use Diagram (Exhibit LU-3).
Policy LU-1.2	Encourage modern residences in areas designated as Mixed Use. Mixed use housing should minimize impacts on designated single-family neighborhoods.
Policy LU-1.3	Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts / entertainment, in appropriate locations.
Policy LU-1.4	Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed use areas.
Policy LU-1.5	Mixed Use should be designed to: <ul style="list-style-type: none">▪ Create a pleasant walking environment to encourage pedestrian activity.▪ Create lively streetscapes, interesting urban spaces, and attractive landscaping.▪ Provide convenient shopping opportunities for residents close to their residence.▪ Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.▪ Use architectural elements or themes from the surrounding area, as appropriate.▪ Provide appropriate transition between land use designations to minimize neighbor compatibility conflicts.
Policy LU-1.6	Encourage workplace development in close proximity to residences in areas designated as Mixed Use.

Policy LU-1.7	Encourage the design of new commercial developments as integrated centers, rather than as small individual strip developments.
Policy LU-1.8	Discourage strip commercial development and encourage a pattern of alternating land uses along major arterials with “nodes” of commercial development either separated or mixed with other uses such as residential, industrial, or institutional.
Policy LU-1.9	Designate areas for urban land uses where adequate levels of public facilities and services exist or are planned.
Policy LU-1.10	Promote future patterns of urban development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.
LU-IMP-1A	Evaluate proposed amendments to the General Plan Land Use Diagram (Exhibit LU-3) to consider the effects such amendments will have on the City’s ability to achieve its goals.
LU-IMP-1B	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.
LU-IMP-1C	Evaluate mixed use projects to ensure that there is an adequate mix of uses on the site and in the area.

NEIGHBORHOOD PRESERVATION

Goal LU-2	Stable, well-maintained residential neighborhoods in Garden Grove.
Policy LU-2.1	Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.
Policy LU-2.2	Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents’ real estate values and their high quality of life.
Policy LU-2.3	Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood.
Policy LU-2.4	Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
Policy LU-2.5	Continue to provide rehabilitation assistance to those neighborhoods where it is needed with the understanding that subsequent code enforcement will be used to protect the City’s investment in the area.

Policy LU-2.6	Ensure that every neighborhood has a unique community image that is incorporated and reflected in public facilities, streetscapes, signage, and entryways proposed for each neighborhood.
Policy LU-2.7	Ensure that the distinct character of Garden Grove's neighborhoods are respected and reflected in all new development or redevelopment, especially infill development.
LU-IMP-2A	Continue to monitor maintenance standards in neighborhoods to maintain high standards of appearance and stability in the neighborhood.
LU-IMP-2B	New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.
LU-IMP-2C	Encourage the use of property owner and other neighborhood-based associations to reduce crime and vandalism, maintain neighborhood amenities, and provide neighborhood social support through welcoming programs for newcomers, interest group meetings, block parties, and other social events.
LU-IMP-2D	Identify owners that are unable physically or financially to maintain their residences. Use set-aside or other appropriate funding to assist in the maintenance or improvement of ill-maintained housing.

MULTI-FAMILY DEVELOPMENTS

Goal LU-3	Add higher density residential development adjacent to major thoroughfares in the City.
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Policy LU-3.1	Preserve existing and encourage multi-family residential development in the Focus Areas allowing mixed use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities, and supplies a resident clientele to support commercial sales and services in mixed use areas.
LU-IMP-3A	Design new residential sites so that housing does not front onto a major corridor, but instead on intersecting local streets or on cul-de-sacs, in order that sight and sound buffering from traffic can be included in these new residential site plans.
LU-IMP-3B	Design multi-family housing in mixed use areas and on major corridors to provide a buffer between the corridor and lower density residential areas.
LU-IMP-3C	Require attractive side and rear facades and landscaping on multi-family housing structures in order to improve the streetscape and effect a visual transition to lower density residential areas.
LU-IMP-3D	Front multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns.



LAND USE COMPATIBILITY

Goal LU-4	The City seeks to develop uses that are compatible with one another
Policy LU-4.1	Locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.
Policy LU-4.2	Ensure that infill development is well-planned and allows for increased density in Focus Areas along established transportation corridors.
Policy LU-4.3	Allow for mixed use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.
Policy LU-4.4	Avoid density increases or intrusion of non-residential uses that are incompatible with existing neighborhoods.
Policy LU-4.5	Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.
Policy LU-4.6	Where residential/commercial or residential/industrial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.
Policy LU-4.7	Ensure that the locations of business establishments that offer adult merchandise for sale or rent or liquor sales are located in appropriate locations in order to protect the health, safety, and welfare of citizens.
Policy LU-4.8	Ensure that minimum allowable distances are maintained between the adult or liquor sales businesses and other land uses defined as sensitive to their presence, including but not limited to churches, schools, parks and playgrounds, day care centers and the like.
LU-IMP-4A	Monitor existing and review all requests to expand intensive commercial or industrial uses.
LU-IMP-4B	Continue to monitor and record criminal incidents at the existing and relocated adult businesses, bars and liquor stores, as well as in residential neighborhoods adjacent to these uses.

VITAL COMMERCIAL CENTERS

Goal LU-5	Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
Policy LU-5.1	Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.
Policy LU-5.2	Look for ways to provide incentives to encourage lot consolidation and parcel assemblage to provide expanded opportunities for coordinated commercial development.



Policy-5.32	Encourage consolidation of parking and reciprocal access agreements between adjacent business and commercial center property owners.
LU-IMP-5A	Analyze the current inventory of developed and undeveloped commercial sites in the City in order to advise commercial property owners on the character and extent of economically viable commercial development that can be supported.
LU-IMP-5B	Outreach to commercial center owners to present the topics of lot consolidation, parcel assemblage, and parking/reciprocal access agreements.
LU-IMP-5C	Encourage commercial center owners to consider lot consolidation, parcel assemblage, and parking/reciprocal access agreements.

REVITALIZATION OF COMMERCIAL CORRIDORS AND AGING COMMERCIAL CENTERS

Goal LU-6	Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.
Policy LU-6.1	Continue to monitor the uses and development proposed in the City's commercial corridors to determine the viability of existing and proposed development.
Policy LU-6.2	Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele.
Policy LU-6.3	Monitor the appearance of commercial and service facilities along the commercial corridors and in centers to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.
Policy LU-6.4	Work with property owner(s) of commercial developments that have been, or are currently, in a state of deterioration to revitalize these centers. This includes areas in Focus Areas I, J, K, M, and N.
Policy LU-6.5	Work with property owners of marginally successful commercial developments to improve their properties. This includes areas in Focus Areas A, D, F, G, J, K, M, N, and I.
Policy LU-6.6	Ensure appropriate and compatible signage is provided within commercial centers.
Policy LU-6.7	Examine the possible transition of underused, shallow lot commercial uses to alternative uses. This includes areas in Focus Areas A, E1, and G.
LU-IMP-6A	Require project proponents to conduct economic/market feasibility studies to assess the appropriate quantity and mix of non-residential uses in the area.
LU-IMP-6B	Monitor the appearance of commercial properties to prevent evidences of decline by requiring improved maintenance and rehabilitation, as necessary.

LU-IMP-6C	Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features.
LU-IMP-6D	Assist property owner(s) to secure financing for the appropriate rehabilitation of the commercial center.
LU-IMP-6E	Apply City plans and codes to the sites to ensure that current and rehabilitated facilities meet City standards for maintenance, landscaping, and community design.
LU-IMP-6F	Rezone under performing commercial properties in order to effectively transition them to more viable land uses.
LU-IMP-6G	Revise the sign section of the Zoning Code.

HIGH QUALITY INDUSTRIAL AREAS

Goal LU-7	The City values its industrial areas as an important contributor to a well-planned community and for the jobs and economic impacts they provide.
Policy LU-7.1	Tailor zoning regulations for industrial uses to ensure that future uses are in concert with the City's overall land use goals and policies.
Policy LU-7.2	Limit redesignations or rezoning of land from industrial use, unless the land is within Focus Area E2 or Focus Area L. Avoid encroachments of incompatible land uses in close proximity to industrial land.
Policy LU-7.3	Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.
LU-IMP-7A	Develop a citywide strategy to retain industrial businesses and promote the City to potential industrial users.
LU-IMP-7B	Require improved maintenance and rehabilitation of industrial buildings and sites, as necessary.
LU-IMP-7C	Apply City plans and codes to industrial building and sites to ensure that current and rehabilitated facilities meet City standards for maintenance, landscaping, and community design.

OCTA RIGHT-OF-WAY

Goal LU-8	The OCTA Right-Of-Way offers great potential for alternative transportation systems, as well as for recreation or parklands that could benefit the residents of Garden Grove.
Policy LU-8.1	Work with OCTA to ensure the proper maintenance of the right-of-way until beneficial interim uses are developed on the right-of-way.



Policy LU-8.2	Prepare a plan for the first phase of use of the OCTA right-of-way that lies between Chapman Avenue to the north and Garden Grove Boulevard to the south.
LU-IMP-8A	Enter into a cooperative agreement with OCTA and the City of Santa Ana to develop a "Go Local" transit extension from Harbor and Westminster Boulevards in Garden Grove to the Santa Ana Regional Transportation Center.
LU-IMP-8B	Work with OCTA and the City of Santa Ana to include a bikeway and pedestrian trail in the "Go Local" transit extension plan between Garden Grove and the Santa Ana Regional Transportation Center.
LU-IMP-8C	The "Go Local" transit extension plan should provide recommendations to address soil contamination on the OCTA right-of-way.
LU-IMP-8D	Work with residents, property owners and neighborhood associations to determine their preference for use of the OCTA right-of-way. Potential uses include: 1) a linear park developed and maintained with joint City/neighborhood responsibility; 2) landscaped park space for the use of multi-family developments; 3) one segment of a landscaped recreational trail incorporating pedestrian and bicycle paths with marked lanes through paved areas – the trail to be developed and maintained by the City; 4) children's play area adjacent to the shopping center parking for use of shopper's families – to be developed and maintained by shopping center proprietors; 5) extension of parking, storage, and service areas available to adjoining commercial and industrial facilities – such extensions to be developed and maintained by the industrial and commercial occupants; and 6) other beneficial uses supported by the community. The potential uses may be explored in combination with one another to provide multiple benefits to the community.

FOCUS AREA A (INTERNATIONAL WEST)

Goal LU-9	Creation of a tourism- and entertainment-related destination area in the City that will benefit all of the City of Garden Grove.
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Policy LU-9.1	Capture the benefits of the tourist trade generated by the Disneyland Resort and the Anaheim Convention Center.
Policy LU-9.2	Support and enhance the commercial centers at the intersection of Harbor Boulevard and Garden Grove Boulevard.
Policy LU-9.3	Explore the opportunities offered by properties located between Harbor Plaza and the Garden Grove Freeway.
Policy LU-9.4	Continue to explore opportunities to construct a mini-convention center near the intersection of Harbor Boulevard and Chapman Avenue.
Policy LU-9.5	Protect residential and other sensitive areas from any external impacts of tourist- or entertainment-related uses by separation of incompatible land uses, and buffering or screening, as necessary.

Policy LU-9.6	Locate tourist- or entertainment-related uses with adequate access to freeways or major arterials in order to encourage both local and regional patronage.
LU-IMP-9A	Target future sites for hotels and other tourist-serving uses within International West.
LU-IMP-9B	Prepare and implement a Corridor Plan for the International West Area. The Corridor Plan could include a Master Plan, Specific Plan, or Streetcape Plan.
LU-IMP-9C	Monitor and ensure pedestrian safety for shoppers moving between the centers at the intersection of Harbor Boulevard and Garden Grove Boulevard.
LU-IMP-9D	Allow expansion of the International West land use designation south of the Garden Grove Freeway (SR-22) to the area that is generally bounded by Harbor Boulevard on the east, Newhope Street on the west, and Westminster Boulevard on the south. The designation will be extended to this approximately 167-acre area at such time as developers are actively working on large-scale resort center projects.
LU-IMP-9E	Provide criteria for permitted uses, capacities, activities, landscaping and maintenance standards for tourist- and entertainment-related uses seeking to locate in the City.

FOCUS AREA E1 (CIVIC CENTER)

Goal LU-10	Restoration of the Civic Center as the heart of the City.
Policy LU-10.1	Maintain and enhance the centralized public function of the Civic Center.
Policy LU-10.2	Develop a Master Plan for the Civic Center area.
Policy LU-10.3	Redevelop, consolidate and rezone properties within the Civic Center area to accommodate the mix of uses allowed in this focus area.
LU-IMP-10A	Link the City Hall with other civic or institutional uses across Acacia Parkway so that the centrality of government services is retained in the Civic Center area.
LU-IMP-10B	Continue to encourage the use of the Civic Center's facilities for public and private community and social events.
LU-IMP-10C	Continue to support cultural activities conducted near the Civic Center, such as theater productions or the Strawberry Festival, and experiment with offering new citywide celebrations to be held in this area.
LU-IMP-10D	Maximize the opportunities offered by higher educational institutions to be located in the Civic Center area.



FOCUS AREA I (BROOKHURST STREET AND CHAPMAN AVENUE)

Goal LU-11	Maintenance and completion of the redevelopment and revitalization of the Brookhurst/Chapman commercial area.
Policy LU-11.1	Revitalize the commercial properties on the southwest and southeast corners of the Brookhurst Street/Chapman Avenue intersection.
LU-IMP-11A	Encourage the property owner(s) to improve the appearance of the shopping centers, which may include façade renovation, parking area landscaping, undergrounding utilities, coordinated signage, and improved lighting.
LU-IMP-11B	Redesign the site plan for the shopping center on the southwest corner of the Brookhurst Street/Chapman Avenue intersection to make productive use of the land behind the commercial buildings, which is presently devoted to an oversupply of parking.

SPECIFIC PLANS

Goal LU-12	Specific Plans are a useful planning tool to provide additional planning and development directions for finite areas in the City.
Policy LU-12.1	Consider the retirement of the Harbor Corridor, Community Center, and Brookhurst/Chapman Specific Plans.
Policy LU-12.2	Develop new Specific Plans for critical areas of the City.
Policy LU-12.3	Consider the preparation and implementation of a Specific Plan for Garden Grove Boulevard (Focus Area G).
LU-IMP-12A	Retirement of adopted Specific Plans requires changes to the Zoning Code and amendments to Title 9. This should proceed in a timely fashion and follow all requirements in order to expedite necessary zone and code changes.
LU-IMP-12B	Eliminate the zoning standards for the existing Specific Plans and craft new Zoning Code (traditional, overlay, master plan) incorporating the goals and policies of the General Plan 2030.
LU-IMP-12C	Prepare and implement Specific Plans that promote development, land recycling, and other related activities consistent with the General Plan.

DEVELOPMENT IN ADJACENT JURISDICTIONS

Goal LU-13	The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Garden Grove residents and businesses.
Policy LU-13.1	Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize

significant impacts and potentially benefit residents, businesses, and/or infrastructure systems in Garden Grove.

- LU-IMP-13A Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

ANNEXATION/DE-ANNEXATION AREAS

Goal LU-14	The City seeks rationalized corporate boundaries and may choose to annex or de-annex areas of the City that have a closer relationship either with the City of Garden Grove or adjacent cities.
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- Policy LU-14.1 Fully investigate all effects of any proposed changes to the incorporated area of the City.
- Policy LU-14.2 Pursue to the extent feasible exchanges of land with contiguous cities, as well as annexations of County islands, that will rationalize and clarify City boundaries and will provide minimal costs and maximum benefits to the City.
- Policy LU-14.3 Consider annexation to the City of Garden Grove land that lies south of Garden Grove Boulevard, north of the Garden Grove Freeway, and west of Beach Boulevard (Focus Area O).
- Policy LU-14.4 Consider de-annexation to the City of Westminster land that lies south of Hazard Avenue and east of Ward Street (Focus Area B).
- Policy LU-14.5 Consider de-annexation to the City of Westminster land that lies south of Hazard Avenue, north of Bolsa Avenue, and east of Bushard Avenue (Focus Area C).
- Policy LU-14.6 Consider negotiations with the City of Santa Ana to annex that portion of Garden Grove lying east of Ward Street and south of Hazard Avenue in exchange for Garden Grove's annexation of that portion of Santa Ana that lies south of Westminster Avenue, east of Harbor Boulevard, including the site of the Willowick Municipal Golf Course.
- Policy LU-14.7 Consider expansion of the Redevelopment Project Area to include new areas annexed into the City.
- LU-IMP-14A Coordinate with the City of Westminster, the Local Agency Formation Commission, and affected property owners in both annexation and de-annexation procedures.
- LU-IMP-14B Conduct detailed cost/benefit analysis to determine the economic effects of both de-annexation of land from and annexation of land to the City.
- LU-IMP-14C Provide identity to any area annexed as part of the City of Garden Grove.

COUNTY ISLANDS

Goal LU-15	Resolution of the problems created by County islands adjoining the City.
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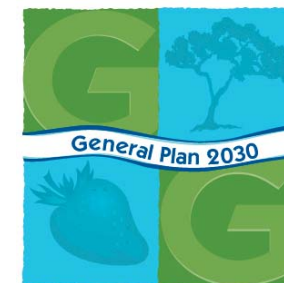
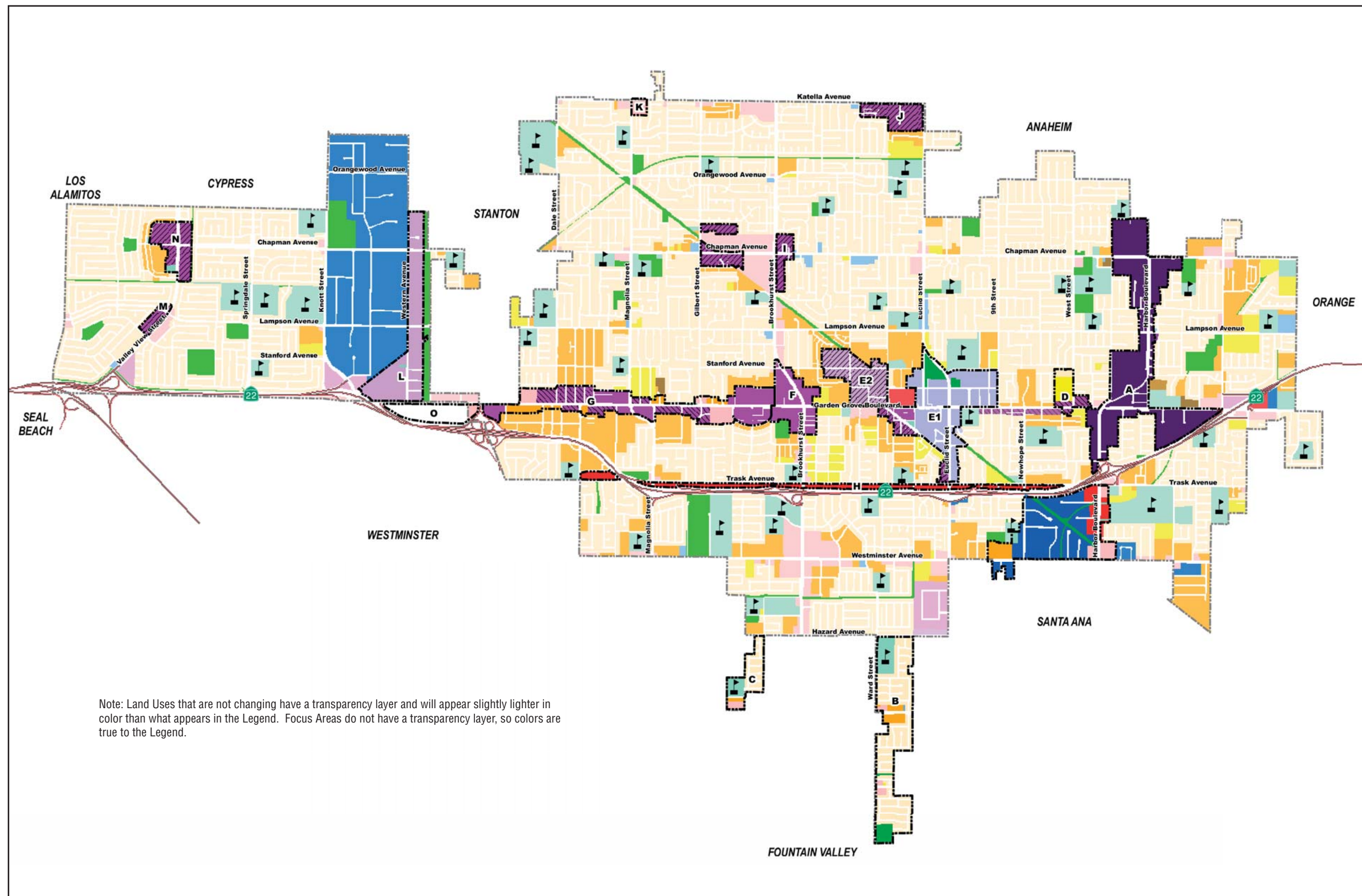
Policy LU-15.1	Work with the County of Orange to secure the City's preliminary review and counsel for all development or redevelopment proposed for County islands adjoining Garden Grove.
Policy LU-15.2	Work with the County of Orange to require that City of Garden Grove building and development standards are met in all new development or redevelopment within adjoining County islands.
Policy LU-15.3	Work with the County of Orange to improve deteriorated neighborhoods within County islands adjoining Garden Grove.
LU-IMP-15A	Work with the Local Agency Formation Commission to encourage the annexation of County islands to the appropriate adjoining city.

JOINT FORCES TRAINING BASE (JFTB) LOS ALAMITOS

Goal LU-16	Land use patterns in the City of Garden Grove must be protected from impacts associated with the Joint Forces Training Base (JFTB) Los Alamitos.
Policy LU-16.1	Prohibit structures that are determined to be a "hazard" by the Federal Aviation Administration within the Airport Environs Land Use Plan area.
Policy LU-16.2	Allow development consistent with Airport Environs Land Use Plan.
LU-IMP-16A	Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.).

CODE ENFORCEMENT

Goal LU-17	The quality and character of the City is preserved and enhanced by compliance with relevant codes and regulations.
Policy LU-17.1	Review the Zoning Code and determine which sections are outdated to meet current trends, regulations, adopted community visions, and the General Plan 2030 land use designations, and revise as necessary.
Policy LU-117.2	Provide equitable, consistent, and effective code enforcement services that resolve complaints citywide, addressing quality of life issues that come from poorly maintained properties.
LU-IMP-17A	Ensure adequate staffing for Code Enforcement to maintain and streamline enforcement efforts.
LU-IMP-17B	Provide public education about property maintenance and Zoning Code requirements.



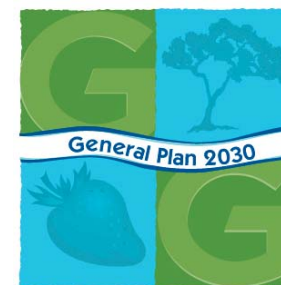
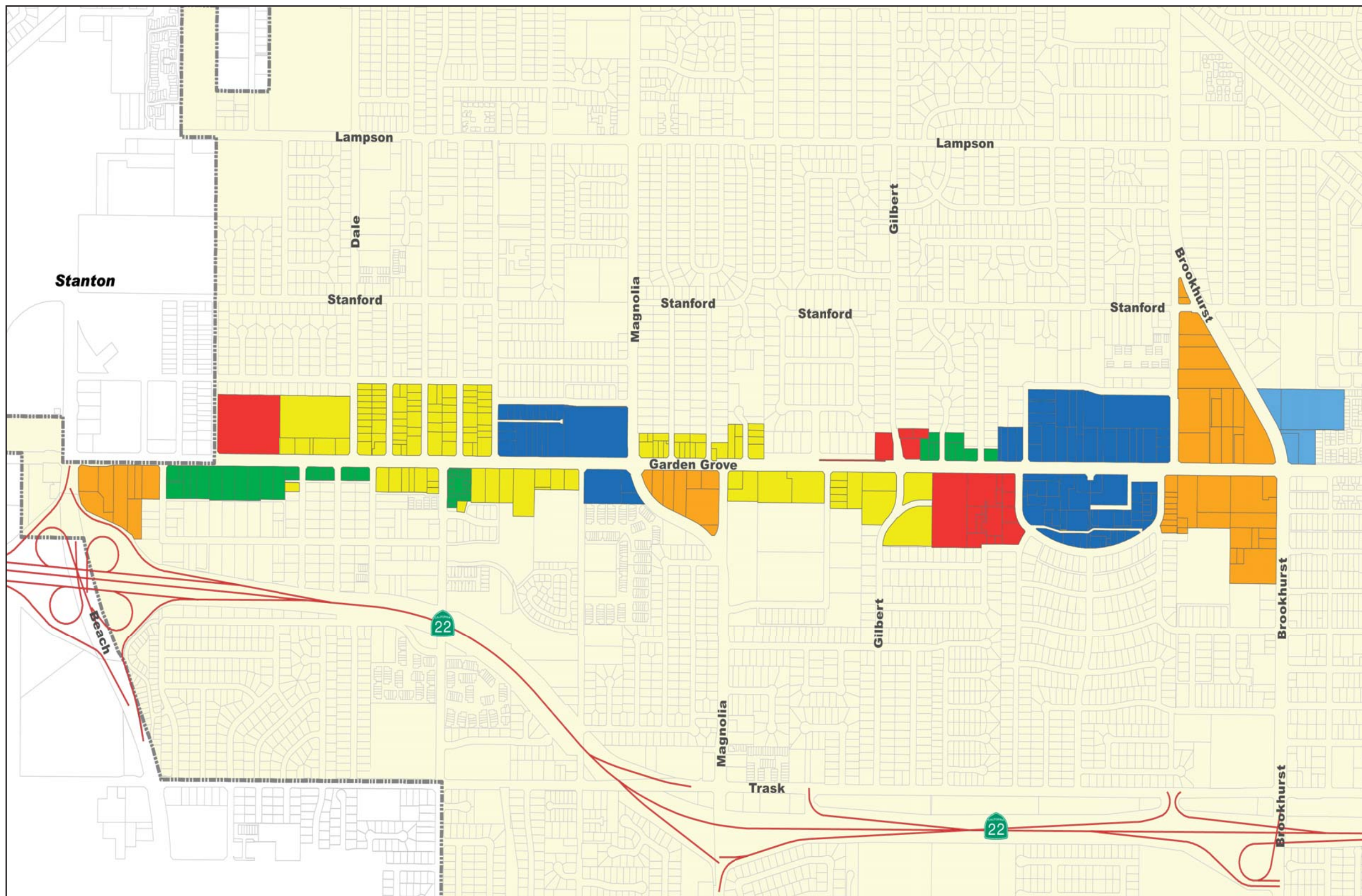
LEGEND

- Low Density Residential
- Low Medium Residential
- Medium Density Residential
- Medium High Residential
- Community Residential
- Civic Center Mixed Use
- Industrial/Commercial Mixed Use
- Residential/Commercial Mixed Use 1
- Residential/Commercial Mixed Use 2
- Residential/Commercial Mixed Use 3
- Industrial/Residential Mixed Use 1
- Industrial/Residential Mixed Use 2
- International West Mixed Use
- Light Commercial
- Heavy Commercial
- Office Professional
- Industrial
- Civic/Institution
- Parks/Open Space
- School Sites
- Focus Area
- City Boundary

NOT TO SCALE



SOURCE: RBF Consulting, GIS Department, 2008.



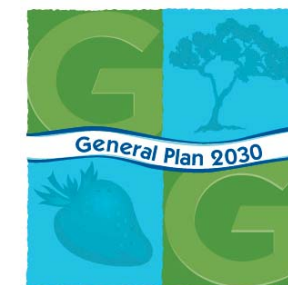
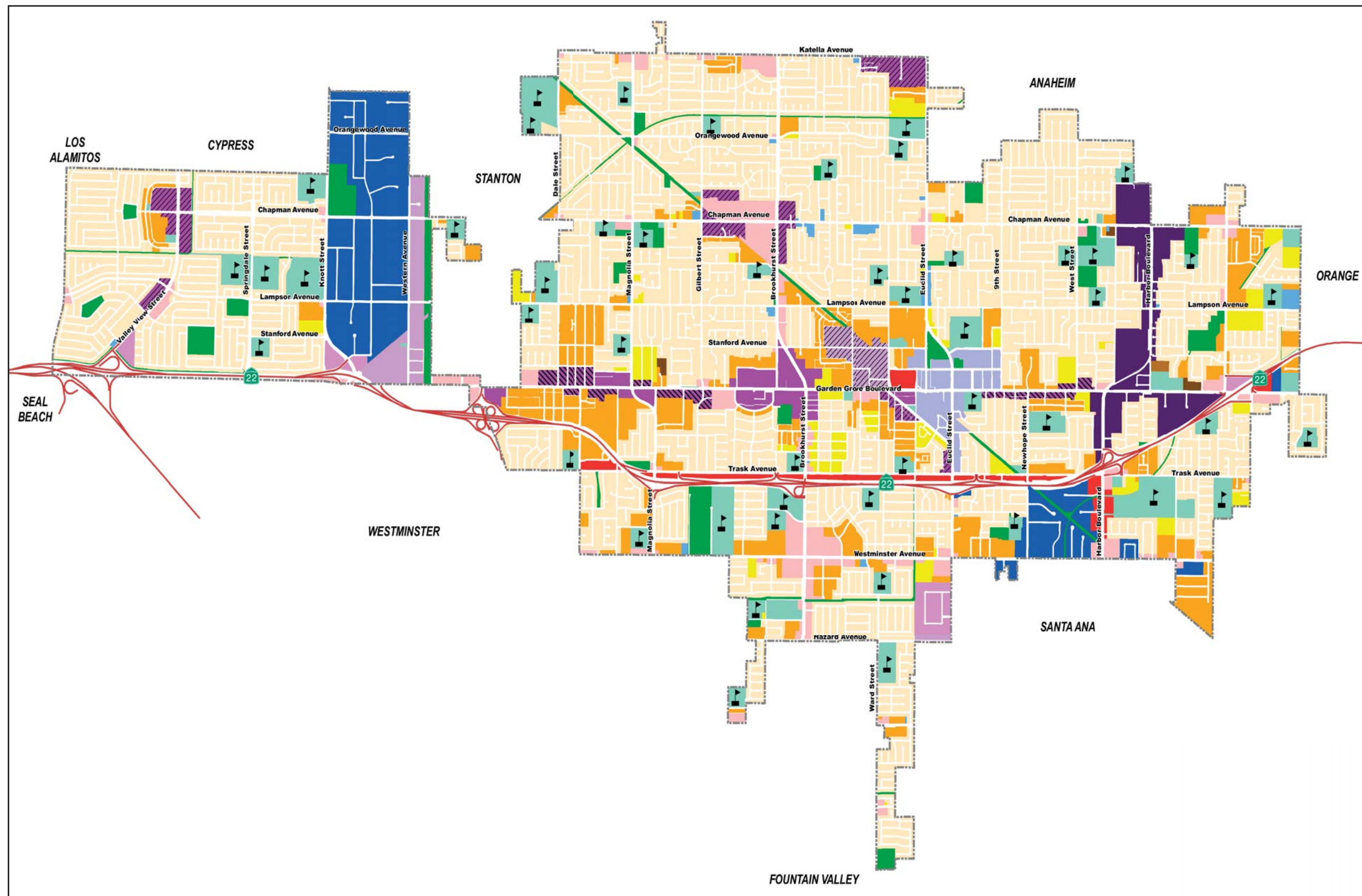
LEGEND

- Residential 1 - 2 Stories
- Commercial 1 - 2 Stories
- Neighborhood-Serving Mixed Use 3 - 4 Stories
- Commercial Mixed Use 5 - 7 Stories
- Mixed Use 8 - 10 Stories
- City Boundary

800 400 0 800 Feet



SOURCE: City of Garden Grove.



LEGEND

Residential

- Low Density Residential
- Low Medium Residential
- Medium Density Residential
- Medium High Residential
- Community Residential

Mixed Use

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

Commercial

- Light Commercial
- Heavy Commercial

Office Professional

- Office Professional

Industrial

- Industrial

Other

- Civic/Institution
- Parks/Open Space

- School Sites

- City Boundary

3,000 1,500 0 3,000 Feet



SOURCE: RBF Consulting, GIS Department, 2008.