



City of Garden Grove
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NOTICE OF NEIGHBORHOOD MEETING

The Planning Division for the City of Garden Grove will hold a Neighborhood Meeting, at the **United Methodist Church Community Meeting Hall** located at 12741 Main Street, Garden Grove, to discuss the following request:

- DATE:** TUESDAY, OCTOBER 21, 2014 FROM 6:00 P.M. TO 8:00 P.M.
- DISCUSSION:** A MEETING TO REVIEW AND RECEIVE INPUT ON A REQUEST TO DEVELOP A PORTION OF THE UNITED METHODIST CHURCH PROPERTY WITH AN INTEGRATED MIXED USE RESIDENTIAL PROJECT CONSISTING OF 47 AFFORDABLE APARTMENT UNITS FOR LOW TO VERY LOW INCOME SENIORS AND FAMILIES. THE REQUEST ALSO INCLUDES CONSTRUCTING A NEW 3,485 SQUARE FOOT BUILDING TO REPLACE THE EXISTING HEAD START BUILDING. THE PROPOSED CONSTRUCTION WILL OCCUR ON APPROXIMATELY 2.2 ACRES OF THE TOTAL 5.2-ACRE SITE. THE EXISTING CHURCH AND ANCILLARY FACILITIES WILL REMAIN, INCLUDING THE CHURCH OPERATED PRE-SCHOOL. THE PROJECT WILL PROVIDE A TOTAL OF 230 PARKING SPACES TO SERVE THE PROJECT, INCLUDING 74 PARKING SPACES TO SERVE THE AFFORDABLE RESIDENTIAL UNITS, AND 156 PARKING SPACES TO SERVE THE CHURCH AND PRE-SCHOOL PROGRAMS.
- PROJECT LOCATION:** WEST SIDE OF MAIN STREET, NORTH OF ACACIA PARKWAY, SOUTH OF STANFORD AVENUE AT 12741 MAIN STREET AND 10882 STANFORD AVENUE
- CASE NUMBER:** JAMBOREE AFFORDABLE HOUSING PROJECT AT THE UNITED METHODIST CHURCH

If you wish to learn more about the above proposal and provide comment, you may do so by attending the scheduled Neighborhood Meeting. Please note that this meeting *is not* a Public Hearing and no action will occur, however, this project *is tentatively* scheduled for a Public Hearing on December 4, 2014.

For further information, please call the Planning Services Division at (714) 741-5312, or inquire in person at the City Hall Planning Services Division at 11222 Acacia Parkway.



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OFFICIAL NOTICE OF PUBLIC HEARING

The City of Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, to consider the following request:

PUBLIC HEARING DATE: Thursday, December 4, 2014 at 7:00 p.m.

PROJECT DESCRIPTION: A request to develop 2.5 acres of the United Methodist Church site, which is comprised of two parcels with a total land area of 5.2 acres, with an integrated mixed-use project consisting of 47 affordable apartment units for low to very low income seniors and families. As part of the project, the Planning Commission will consider a recommendation for City Council approval of a General Plan Amendment to change the land use designation of a .61-acre vacant parcel within the project site, located at 10882 Stanford Avenue, from Medium Density Residential (MDR) to Civic Center Mixed Use (CCMU), and a request for City Council approval of a Zone Change to rezone the parcel from Community Center Specific Plan-Community Center Residential Area 20 (CCSP-CCR20) to Civic Center-Core (CC-3). The Planning Commission will also consider a request for approval of a Lot Line Adjustment to adjust the southern interior property line of the vacant parcel; a request for approval of a Site Plan to allow the construction of two, three-story apartment buildings with 47 affordable residential apartment units, a 2,945 square foot leasing/ retail commercial space, and a new, one-story, 3,485 square foot building to replace an existing Head Start building. In addition, the Planning Commission will consider a request for approval of a Conditional Use Permit to allow the church, the church operated pre-school; and the Head Start program to continue to operate. Pursuant to the request, the Head Start program will reduce its license capacity from 68 children to 60 children, and the church pre-school will continue to operate with a capacity of 75 children. The Planning Commission will also consider a request for a Variance to allow a reduction to the required parking for the church, pre-schools, and the proposed commercial tenant space. Pursuant to the State Law regarding affordable housing projects, in conjunction with the requested approvals, the applicant is also requesting three waivers from the Civic Center-Core (CC-3) development standards 1) to reconfigure the active recreation area by deviating from the required minimum 20-foot width dimension; 2) to allow 12 of the residential units to have a private patio area of less than 90 square feet; and 3) to allow the project to deviate from the required .50 commercial Floor Area Ratio (FAR) by providing a .21 FAR for the commercial component. The Planning Commission will also consider a recommendation that the City Council approve a Development Agreement for the project. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration for the project.

PROJECT LOCATION: West of Main Street, north of Acacia Parkway, south of Stanford Avenue at 12741 Main Street and 10882 Stanford Avenue

CASE NUMBER:

Mitigated Negative Declaration / General Plan Amendment No. GPA-001-2014/ Amendment No. A-012-2014/ Development Agreement No. DA-001-2014/ Site Plan No. SP-014-2014/ Conditional Use Permit No. CUP-023-2014/ Variance No. V-008-2014/ Lot Line Adjustment No. LLA-006-2014

ZONE:

12741 Main Street: Civic Center-Core (CC-3); 10882 Stanford Avenue: Community Center Specific Plan-Community Center Residential (CCSP-CCR20)

If you wish to review and comment on the above listed project, you may do so by submitting your written comments to the City of Garden Grove Planning Division beginning **November 3, 2014** and ending **December 3, 2014**. Please reference the case number with all correspondence. You may also provide comments by attending the public hearing scheduled for **December 4, 2014** at 7:00 p.m. For further information, please call (714) 741-5312, or inquire at the Planning Services Division, City Hall, 11222 Acacia Parkway. **ATTENTION MULTI-TENANT PROPERTY OWNERS: THIS NOTICE IS NOT MAILED TO YOUR TENANTS. PLEASE POST THIS WHERE IT WILL BE VISIBLE TO YOUR TENANTS.**