

GARDEN GROVE CITY COUNCIL

RESOLUTION NO. 9268-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-001-2014, CHANGING THE GENERAL PLAN LAND USE DESIGNATION OF A RESIDENTIAL PARCEL LOCATED AT 10882 STANFORD AVENUE, ASSESSOR'S PARCEL NO. 089-202-28, FROM MEDIUM DENSITY RESIDENTIAL TO CIVIC CENTER MIXED USE

WHEREAS, the City of Garden Grove has received an application from Jamboree Housing Corporation for approval of a General Plan Amendment to change the land use designation of a .61-acre vacant parcel located on the south side of Stanford Avenue, west of Main Street, at 10882 Stanford Avenue, Assessor's Parcel No. 089-202-28, from Medium Density Residential to Civic Center Mixed Use, in order to facilitate the development of a combined 5.2 acre site consisting of the subject site and the adjacent property, located at 12741 Main Street, Assessor's Parcel No. 089-202-54, with an integrated mixed use project consisting of the existing Garden Grove United Methodist Church and Church-operated pre-school, two new three-story buildings containing 47 affordable residential apartment units, a new 2,975 square foot leasing/retail commercial space, and a new, one-story, 3,485 square foot building to replace an existing Head Start pre-school building (the "Project");

WHEREAS, General Plan Amendment No. GPA-001-2014 is being processed in conjunction with Zone Change Amendment No. A-012-2014, Site Plan No. SP-014-2014, Variance No. V-008-2014, Lot Line Adjustment No. LLA-006-2014, and Development Agreement No. DA-001-2014;

WHEREAS, following a Public Hearing held on December 4, 2014, the Planning Commission of the City of Garden Grove recommended approval of General Plan Amendment No. GPA-001-2014 pursuant to Resolution No. 5835-14;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on January 13, 2015, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of January 13, 2015;

WHEREAS, the City Council approved Resolution No. 9267-15 during its meeting on January 13, 2015, adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et seq.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY RESOLVES, DETERMINES, AND FINDS AS FOLLOWS:

1. City Council Resolution No. 9567-15 adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project is incorporated by reference as if set forth fully herein.
2. The City Council of the City of Garden Grove hereby finds and determines, as follows:
  - A. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The Civic Center Mixed Use land designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. General Plan Land Use Policy LU-1.2 encourages the development of modern residences in the mixed use areas, while Policy LU-1.5 encourages mixed used projects that incorporate: a pleasant walking environment to encourage pedestrian activity; integration with the surrounding uses to become a part of the neighborhood rather than an isolated project; and to provide convenient shopping opportunities for residents.

The proposed General Plan Amendment will allow the subject parcel to be developed with an affordable residential apartment development that will form part of an integrated mixed use project with the Garden Grove United Methodist Church. The General Plan Amendment will allow the parcel to be developed with a higher residential density that meets the goal and intent of the General Plan.

The Civic Center Mixed Use land use designation allows for residential densities of up to 42 units per acre. While a total of 47 apartment units will be constructed on the entire Project site, only 16 units will be constructed on the portion of the Project site comprised of the subject vacant parcel. The proposed density per acre for the vacant parcel is 31.5 dwelling units per acre, which is less than the 42 dwelling units per acre allowed by the General Plan. The proposed General Plan Amendment is necessary since the proposed CC-3 zoning implements the goals of the Civic Center Mixed Use land use designation. The CC-3 would allow a zoning density of 22 units based on the lot size, and the application proposes 16 units. The current CCSP-CCR20 zone would only permit a density of 11 units. Therefore, the General Plan Amendment will facilitate the zoning change that will allow the project to increase the residential density by five (5) additional affordable units.

The residential project is located in an area that is served by existing community facilities, shopping, and dining that will encourage walking opportunities for future residents. This includes the residents ability to walk to surrounding Churches for services, including the Garden Grove United

Methodist Church, the First Baptist Church, and Saint Columban; walking to the parks and community facilities, such as the Gem Theater, the Amphitheater, the Garden Grove Regional Library, and City Hall; and walking to the shops and restaurants on Historic Main Street.

Furthermore, the goal of the General Plan Housing Element is to encourage the development of affordable housing to meet the City's regional housing needs as well as to provide housing that encourages people of all economic levels to live in Garden Grove. Policy 2.1 of the Housing Element encourages the preservation and expansion of the City's supply of affordable rental units, while Policy 2.4 encourages collaborative partnerships to maximize resources available for the provision of housing affordable to lower-income households. Program 4 of the Housing Element also encourages the development of affordable senior housing. The proposed Project will result in the construction of a total of 47 affordable housing units for families and seniors, of which 16 units will be constructed on the subject vacant parcel for senior housing that will fill a housing need in the community. The proposed General Plan Amendment will fulfill the goals of the General Plan Housing Element by providing additional affordable housing units that will serve low and very low-income families and seniors in Garden Grove as well as meet the City's regional housing needs.

- B. The General Plan Amendment will promote the public interest, health, safety, and welfare by changing the land use from Medium Density Residential to Civic Center Mixed Use, which allows for a mix of civic, institutional, commercial, higher density residential, and open space uses. The proposed affordable residential apartment development will form part of an integrated mixed use project with the existing Garden Grove United Methodist Church and associated facilities, the Church-operated pre-school and the Head Start pre-school program, which is consistent with goals of the General Plan, and will provide additional affordable housing opportunities for low-income families and seniors within the city.
- C. The parcel for which an amendment of the General Plan land use map is sought is physically suitable for the proposed land use designation of Civic Center Mixed Use. The entire Project site consists of two (2) parcels with a total net Project area of 5.2 acres. The site is served and accessible by three streets having curb, gutters, and sidewalks. The surrounding uses include single-family homes to the west, senior apartments to the southeast, and multi-family apartments and residential condominiums to the north. The proposed residential development on the subject vacant parcel is consistent with the surrounding residential uses, and consistent with the land use designation of the adjacent larger parcel. Pursuant to Lot Line Adjustment No. LLA-006-2014, the vacant parcel will have a net lot area of .51 acres. The Civic Center Mixed Use designation allows a density of 42 units per acre, and the proposed project will provide a density of 31.5 units per acre as only 16 of the total 47 affordable housing units will be constructed on the subject parcel. The 4.7 acre parcel has a General

Plan Land Use designation of Civic Center Mixed Use, and the proposed General Plan Amendment will allow the vacant parcel to form part of the overall mixed use project site, and allow for an increase to the residential density to facilitate the proposed number of affordable housing units.

3. The facts and reasons stated in Planning Commission Resolution No. 5835-14 recommending approval of GPA-001-2014, a copy of which is on file in the office of the City Clerk, is incorporated herein by reference with the same force and effect as if set forth in full herein.
4. General Plan Amendment No. GPA-001-2014 is hereby approved.
5. The land use designation of the property shown on the attached map is changed from Medium Density Residential to Civic Center Mixed Use. The General Plan map is amended accordingly.

Adopted this 13<sup>th</sup> day of January 2015.

ATTEST:

/s/ BAO NGUYEN  
MAYOR

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK

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

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 13<sup>th</sup> day of January 2015, by the following vote:

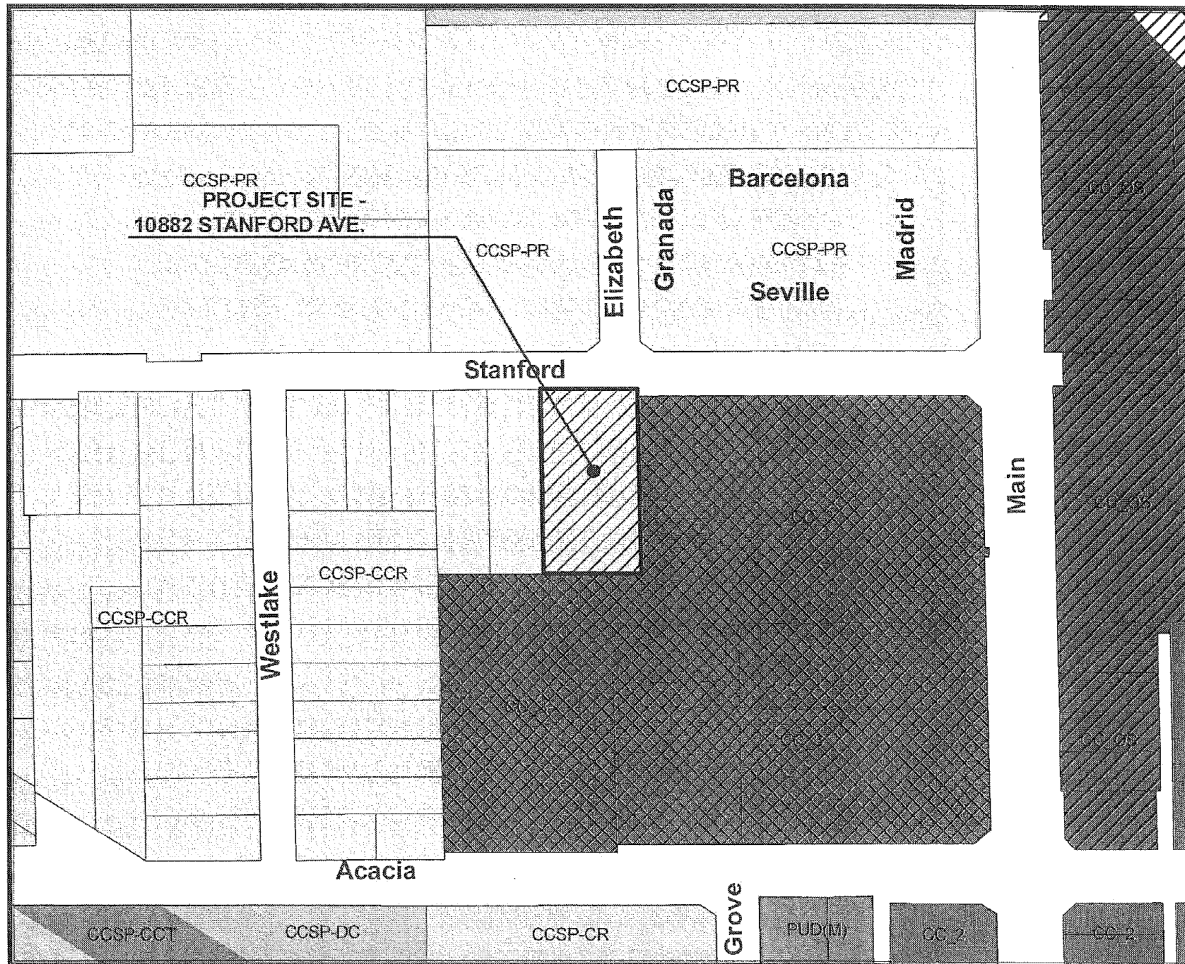
AYES:    COUNCIL MEMBERS:   (5) BEARD, BUI, JONES, PHAN, NGUYEN  
NOES:    COUNCIL MEMBERS:   (0) NONE  
ABSENT:  COUNCIL MEMBERS:   (0) NONE

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK




**GARDEN GROVE**

# AMENDMENT NO. A-012-2014



**LEGEND**

 PROJECT SITE - 10882 STANFORD AVENUE



**NOTES**

1. ZONE:  
 FROM CCSP-CCR20 (COMMUNITY COMMERCIAL SPECIFIC PLAN-COMMUNITY CENTER RESIDENTIAL AREA 20) TO CC-3 (CIVIC CENTER-CORE).

2. ZONE MAP O-12

CITY OF GARDEN GROVE  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GIS SYSTEM  
 DECEMBER 2014