

RESOLUTION NO. 5744-11

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

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

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

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

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

Environmental Quality Act, Public Resources Code of Regulations Section 15000 et. Seq.

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

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 are as follows:

FACTS:

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

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

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

FINDINGS AND REASONS:

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

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

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

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

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

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

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

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

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