

Agenda Item 8  
Hearing Date January 8, 1987  
Case No. GPA-1-87(H)  
Applicant City of Garden Grove

I. APPLICANT'S REQUEST AS ADVERTISED

The City of Garden Grove is requesting to change the General Plan Land Use designation from High Density Residential (25-48 units per acre) to Medium Density Residential (11-24 units per acre) on an approximately 461,736 square foot area. The subject site is located on the south side of Chapman Avenue, east of Haster Street. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

II. GENERAL INFORMATION

Description of Subject Property

General Plan Land Use designation is High Density Residential and is zoned OP (Office Professional) and R-3 (Multiple Residential). The site is improved with apartments.

Surrounding Use/Zoning

North

Across Chapman Avenue the General Plan is Commercial, zoned C-2 (General Commercial) and is improved with commercial retail businesses.

North

Across Chapman Avenue in the City of Orange, the General Plan is High Density Residential, zoned R-M-7 (Multiple Family Residential) and is improved commercial retail businesses and apartments.

South

Across Allard Avenue the General Plan is Medium Density Residential, zoned R-3 (Multiple Residential) and is improved with apartments.

East

Across Bayport Street the General Plan is Medium Density Residential, zoned R-3 (Multiple Residential) and is improved with apartments.

West The General Plan is Commercial, zoned C-1 (Limited Commercial) and is improved with commercial retail businesses.

West Across Adrian Street the General Plan is Medium Density Residential, zoned R-3 (Multiple Residential) and is improved with apartments.

General Plan Considerations

The relevant objectives and principles of the adopted Garden Grove Land Use Element of the General Plan for the development of residential land uses are as follows:

- A. Designate multiple-family housing in those areas that provide close proximity to work areas, commercial centers and arterial highways, thereby offering convenience to residents while reducing traffic movement.
- B. Where it is consistent with the Land Use Element, promote the preservation of existing residential developments where the structures face an arterial highway.

General Plan

The proposed project is in conformance with the elements of the City's General Plan, including: Growth Policy, Land Use, Scenic Highway, Safety, Seismic Safety, Housing, Open Space, Noise, Circulation, and Conservation.

Environmental Determination

The Planning Coordinating Committee prepared a Negative Declaration on December 16, 1986, because the project will not have a significant effect on the environment pursuant to the California Environmental Quality Act guidelines, as amended.

History

Neighborhood Meeting

On September 10, 1986, staff held a neighborhood meeting in order to inform the property owners and local residents about the City's General Plan Consistency Program and how it affects their property. No residents or property owners were in attendance for this consistency item.

A-163-60

Approved the rezoning of several parcels of land located on the south side of Chapman Avenue east of Haster Street from R-1 (One-Family Residential) to C-1 (Limited Commercial) and R-3 (Multiple Residential).

III. STAFF ANALYSIS

Description of Project:

Currently the subject property has a General Plan Land Use designation of High Density Residential and a zoning designation of R-3 (Medium Density Residential) and OP (Office Professional). This constitutes an inconsistency between the General Plan and zoning classifications. California State Government Code Section 65860 requires that a City's zoning ordinance be consistent with its General Plan. The City is requesting approval of the General Plan Amendment No. GPA-1-87(H) to allow for consistency between the General Plan and the zoning ordinance.

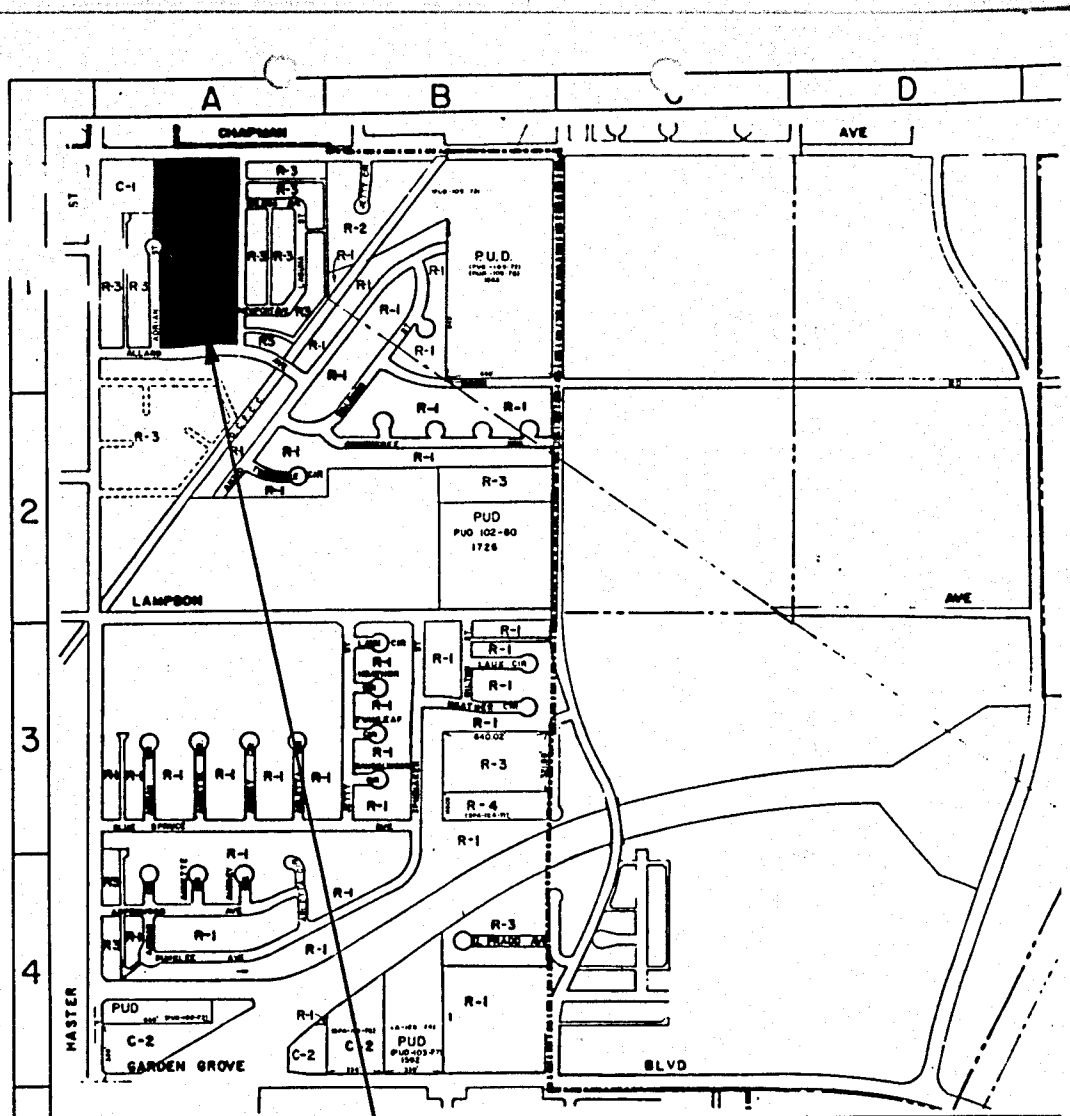
The subject site is approximately 461,736 square feet in area and is improved with a major apartment development which includes a parking structure located on the northwest corner of the subject property. The portion of the subject site on which the parking structure is located has a current zoning classification of OP (Office Professional). The remainder of the subject site is zoned R-3 (Multiple Residential). Zone Change Amendment No. A-128-86 proposes to change the zoning for the northwest corner of the subject site from OP (Office Professional) to R-3 (Multiple Residential).

General Plan Amendment No. GPA-1-87(H) proposes to change the General Plan Land Use designation from High Density Residential (25-48 units per acre) to Medium Density Residential (11-24 units per acre). In order to maintain consistency between the General Plan and zoning, the High Density Residential General Plan designation requires either the R-4 or R-5 zoning classification. Both the R-4 and R-5 zoning classifications were repealed by the Garden Grove City Council effective February 10, 1986, Ordinance No. 1930. Therefore, the proposed General Plan Land Use redesignation to Medium Density Residential is required to achieve consistency between the General Plan and zoning. The proposed action is also consistent with the General Plan policy of designating High Density areas in the Community Center District and Community Center Specific Plan only.

IV. RECOMMENDATION

Staff has reviewed the proposed General Plan Amendment in relation to Article IX of the Garden Grove Municipal Code and the Garden Grove General Plan. General Plan Amendment No. GPA-1-87(H) is in compliance with the established goals, policies and objectives of the General Plan and the Municipal Code. Therefore, staff recommends approval of General Plan Amendment No. GPA-1-87(H).

2940T/1256A  
12/30/86



**CITY OF GARDEN GROVE CALIFORNIA**  
**ZONING MAP PART C-12**

**LEGEND**

- |   |   |
|---|---|
| R-1 - One Family Residential              | PUD - Planned Unit Development (all zones)                    |
| R-2 - Limited Multiple Residential        | O.S. - Open Space   |
| R-3 - Medium Density Residential          | CC-1 - Community Center - Public Building                     |
| R-4 - High Density Residential            | CC-2 - Community Center - Office                              |
| RM - High Density Residential             | CC-3 - Community Center - Commercial                          |
| HO - High Office/High Density Residential | CC-4 - Community Center - Medium Density Residential          |
| CO - Office Professional                  | CC-5 - Community Center - Office and High Density Residential |
| CL - Limited Commercial                   | CC-6 - Community Center - Industrial Park                     |
| CO - General Commercial                   | CC-7 - Community Center - Single Family Residential           |
| CM - Commercial Manufacturing             | CC-8 - Community Center - Community Center                    |
| LI - Light Industrial                     | CC-9 - Community Center - Community Center                    |
| HI - Heavy Industrial                     | CC-10 - Community Center - Community Center                   |
| IP - Industrial Park                      | CC-11 - Community Center - Community Center                   |

VISUAL SCALE  
 0 IN FEET 1000



**SUBJECT SITE**  
**GPA-1-87(H)**

RESOLUTION NO. 3652

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF GPA-1-87 (A, B, C, D, E, F, G AND H)

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on January 8, 1987 does hereby recommend approval of GPA-1-87 (A, B, C, D, E, F, G and H).

BE IT FURTHER RESOLVED in the matter of GPA-1-87 (A-H), the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the City of Garden Grove. The applicant requests that the amendments be made to the Land Use Element of the Garden Grove Plan as follows:

GENERAL PLAN AMENDMENT NO. GPA-1-87(A)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Public/Quasi-Public to Low Density Residential (0-10 units per acre) on an approximately 120,225 square foot site located in the R-1 (One Family Residential) zone. The subject site is located on the north side of Lampson Avenue between Elmwood and Oakwood Streets. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(B)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Low Density Residential (0-10 units per acre) to Commercial on an approximately 39,661 square foot site located in the C-1 (Limited Commercial) zone. The subject site is located on the northeast corner of Chapman Avenue and West Street. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(C)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Public/Quasi-Public to Low Density Residential (0-10 units per acre) for an approximately 8,051 square foot site located in the R-1 (One Family Residential) zone. The subject site is located on the northeast corner of Chapman Avenue and Debbie Lane. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(D)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Commercial to Low Density Residential (0-10 units per acre) on an approximately 99,708 square foot area located in the R-1 (One Family Residential) zone. The subject site is located on the east and west sides of Thackery Drive, north of Twintree Avenue. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(E)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Commercial to Low Density Residential (0-10 units per acre) on an approximately 14,604 square foot area located in the R-1 (One Family Residential) zone. The subject site is located on the south side of Twintree Avenue west of Harbor Boulevard. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(F)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Commercial to Low Density Residential (0-10 units per acre) on an approximately 72,000 square foot area located in the R-1 (One Family Residential) zone. The subject site is located on the east side of Darnell Street, north of Lampson Avenue. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(G)

The City of Garden Grove is requesting to change the General Plan Land Use designation from Medium Density Residential (11-24 units per acre) to Low Density Residential (0-10 units per acre) on an approximately 60,000 square foot site located in the R-1 (One Family Residential) zone. The subject site is located on the northeast corner of Haster Street and Bluespruce Avenue. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

GENERAL PLAN AMENDMENT NO. GPA-1-87(H)

The City of Garden Grove is requesting to change the General Plan Land Use designation from High Density Residential (25-48 units per acre) to Medium Density Residential (11-24 units per acre) on an approximately 461,736 square foot area located in the Office Professional and the R-3 (Multiple Residential) zones. The subject

site is located on the south side of Chapman Avenue, east of Haster Street. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant effect on the environment pursuant to California Environmental Quality Act guidelines.

2. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.
3. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
4. Report submitted by City staff was reviewed.
5. Pursuant to legal notice, public hearing was held on January 8, 1987, and all interested persons were given an opportunity to be heard.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of January 8, 1987; 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 Section 9220.4, are as follows:

1. That the requested redesignation to Low Density Residential is justified in that the proposed change is in conformance with the City's General Plan as it relates to Low Density Residential uses. The LDR designation is compatible with the surrounding neighborhood which, for the most part, is Low Density in nature. The change will also permit consistency between the General Plan and Zoning classification.
2. The requested redesignation to Medium Density Residential is justified in that the proposed change is in conformance with the City's General Plan as it relates to Medium Density Residential uses. The MDR designation is compatible with the surrounding neighborhood which, for the most part, is Medium Density in nature. The change will also permit consistency between the General Plan and Zoning classification.
3. The requested redesignation to Commercial is justified in that the proposed designation will permit General Plan and Land Use consistency as required by the Land Use Element; also, the General Plan redesignations and developments in the surrounding area.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject General Plan Amendment No. GPA-1-87 (Parts A, B, C, D, E, F, G and H) does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9220.



Resolution No. 3652

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2. The subject General Plan Amendment No. GPA-1-87 (Parts A, B, C, D, E, F, G and H) does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9220 and the City's General Plan.

ADOPTED this 8th day of January 1987.

/s/ JERRY MARGOLIN  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on January 8, 1987, and carried by the following vote, to wit:

AYES: COMMISSIONERS: MARGOLIN, NUESSELE, NUNES, POPE, PRINGLE, WAGNER  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: BIXLER  
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

2942T/1256A  
01/20/87

RESOLUTION NO. 6857-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-1-87 (A, B, C, D, E, F, G & H)

WHEREAS, the subject case, initiated by the City of Garden Grove, requests approval of General Plan Amendment No. GPA-1-87(A-H), in order to change the present Land Use designations of said properties attached herein; and

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3652, the Planning Commission recommended approval of General Plan Amendment No. GPA-1-87(A-H) on January 8, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on February 9, 1987, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

1. General Plan Amendment No. GPA-1-87(A-H) is hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3652, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

ADOPTED this 9th day of February, 1987.

ATTEST:

/s/ JONATHAN H. CANNON  
MAYOR

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 9th day of February, 1987 by the following vote:

AYES:	COUNCILMEMBERS: (5)	DINSEN, DONOVAN, KRIEGER, LITRELL, CANNON
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (0)	NONE

/s/ CAROLYN MORRIS, CMC  
CITY CLERK