

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: X
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

From:
City of Garden Grove
P. O. Box 3070
11391 Acacia Parkway
Garden Grove, CA 92842

Date: January 22, 2025

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Garden Grove hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Santa Barbara Towns Residential Project (Project) located at 5802 Santa Catalina Avenue in the City of Garden Grove, Orange County, California is available for review and comment.

PROJECT TITLE: Santa Barbara Towns

PROJECT LOCATION - Specific: The Project is located at 5802 Santa Catalina Avenue in the City of Garden Grove, Orange County, California. The Project site is an approximately 1.73-acre portion of a larger 3.02-acre parent parcel (APN 224-212-01).

PROJECT DESCRIPTION: The Project proposes to develop twenty-six (26) two-story townhomes and their associated improvements, including a total of 80 parking spaces (28 surface parking spaces and 52 spaces within attached garages), landscaping, and amenities (a central community open space with a free-standing coal barbeque, trash receptacle, and table seating, a yoga area with raised garden planters and bench seating for small gatherings, and a community dog bag station). The townhomes feature two-bedroom to four-bedroom units and three different plan types that will range in size from 1,223 square feet to 1,745 square feet. The Project is seeking the following entitlements: 1) approval of General Plan Amendment to amend the general plan land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR); 2) Rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential); 3) modification the existing Conditional Use Permit No. CUP-119-60, which allows the existing church to operate on an R-1 zone; 4) approval of Site Plan to construct the twenty-six (26) two-story townhomes along with associated site improvements; 5) approval of Tentative Parcel Map No. 2024-124 to subdivide the existing parcel to allow for the development of the Project; 6) approval of Tentative Tract Map No. 19336 to allow for the development of 26-unit townhomes on a single lot; and 7) approval of a Variance to allow the deviation of the rear setback.

PROJECT IMPACTS: The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures.

PUBLIC REVIEW PERIOD: Begins: January 23, 2025 Ends: February 11, 2025

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Division before the end of the review period. If you challenge the city's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

Monica Rodriguez, Senior Planner
City of Garden Grove
Planning Division
11222 Acacia Parkway
Garden Grove, California 92840

Phone: (714) 741-5312
FAX: (714) 741-5578

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The City of Garden Grove has prepared an Initial Study and a Draft Mitigated Negative Declaration and supporting documents are available for review and comment during normal business hours at City of Garden Grove Planning Division, 11222 Acacia Parkway, Garden Grove, California, 92840.

1/22/25
Date:

Monica Rodriguez, Senior Planner
City of Garden Grove