



City of Garden Grove

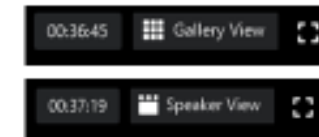
HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Virtual Community Workshop November 18, 2020



How to Use Zoom Video Conferencing

Black menu bar at top or bottom of screen:



Audio

Please mute yourself when not speaking

Video

Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

Chat Feature

Questions can be chatted at any time

View

Gallery/Speaker View of videos and screen share can be changed in top right corner

Agenda

- Introductions and Welcome
- Project Overview: Housing Element
- Regional Housing Needs Assessment (RHNA)
- Potential Sites for New Homes
- Focus Areas for Change
- Next Steps
- Public Input

Meeting Guidelines

- One person speaks at a time. Keep comments brief.
- Technology happens – please be flexible and patient.
- Be respectful of one another's opinions.
- Please mute yourself when you're not speaking.
- Share video so we can stay visually connected.
- Remember: This is just one meeting in a longer process.



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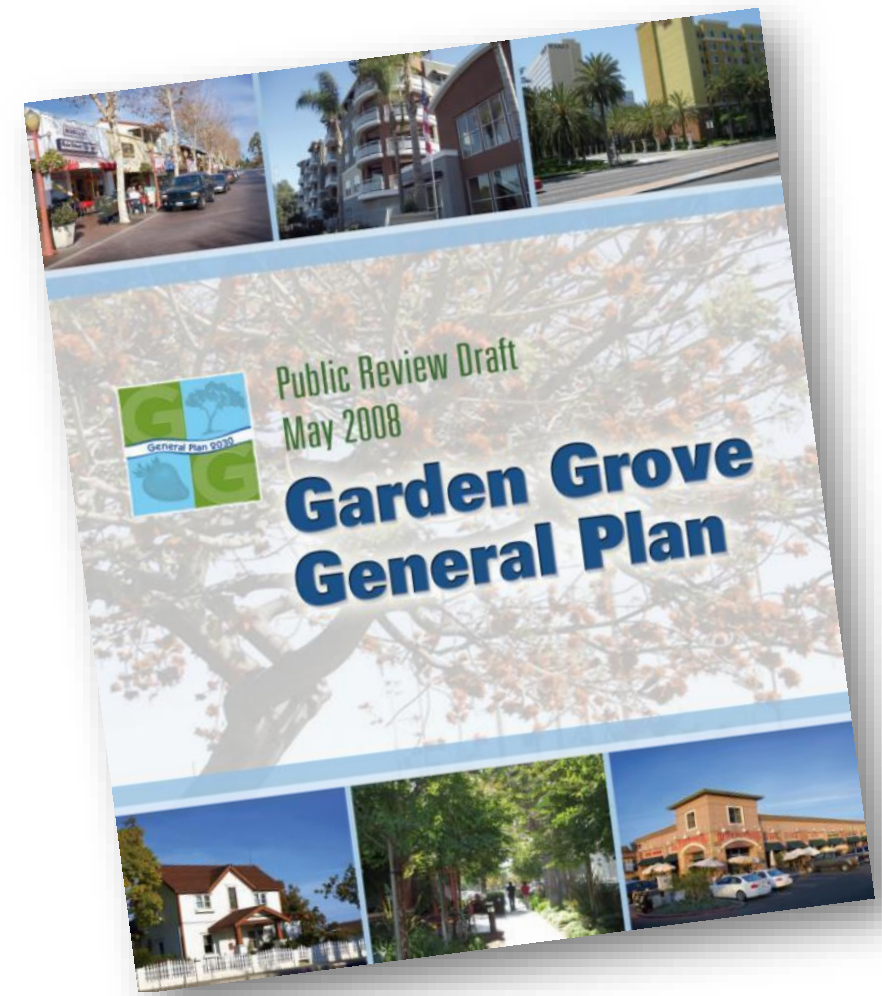
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Overview



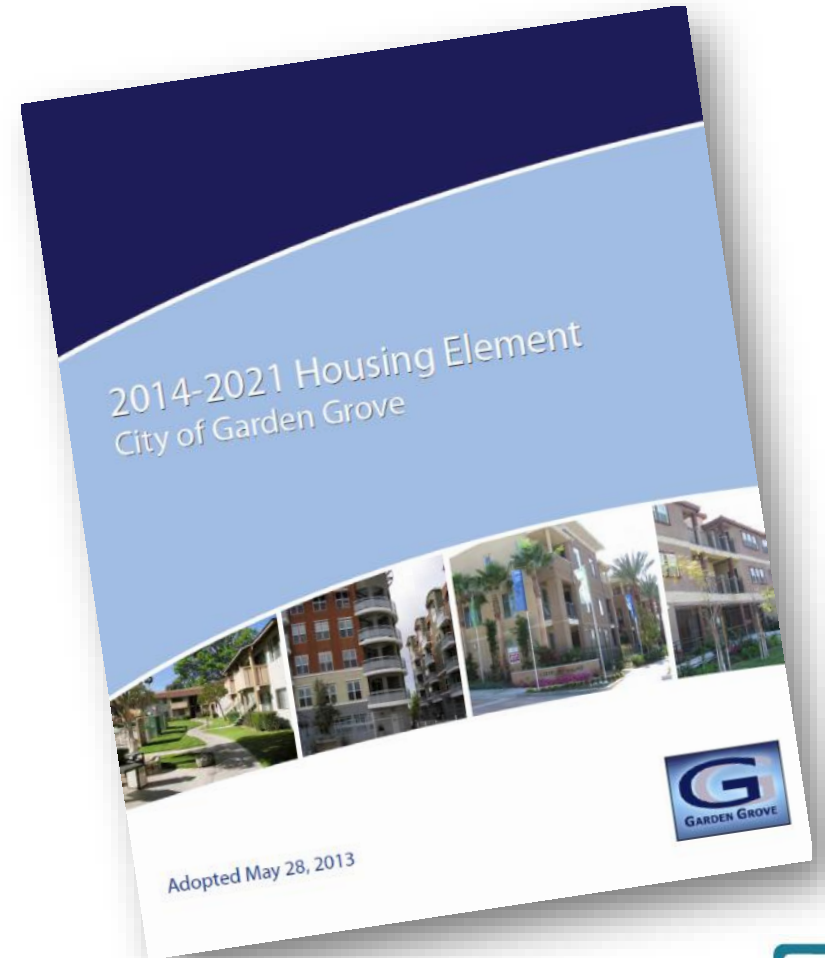
A General Plan...

- Belongs to the community and reflects local vision and values
- Long-term plan for maintenance and change
- A “living” document that can be adjusted over time
- Comprehensive
 - Required topics
 - Defined planning area and/or subareas
 - Planning horizon: 15 to 25 years



General Plan Update and Zoning Amendments

- 2021-2029 Housing Element Update
- New Environmental Justice Element
- Safety Element Update
- Land Use Element Update





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Housing Element



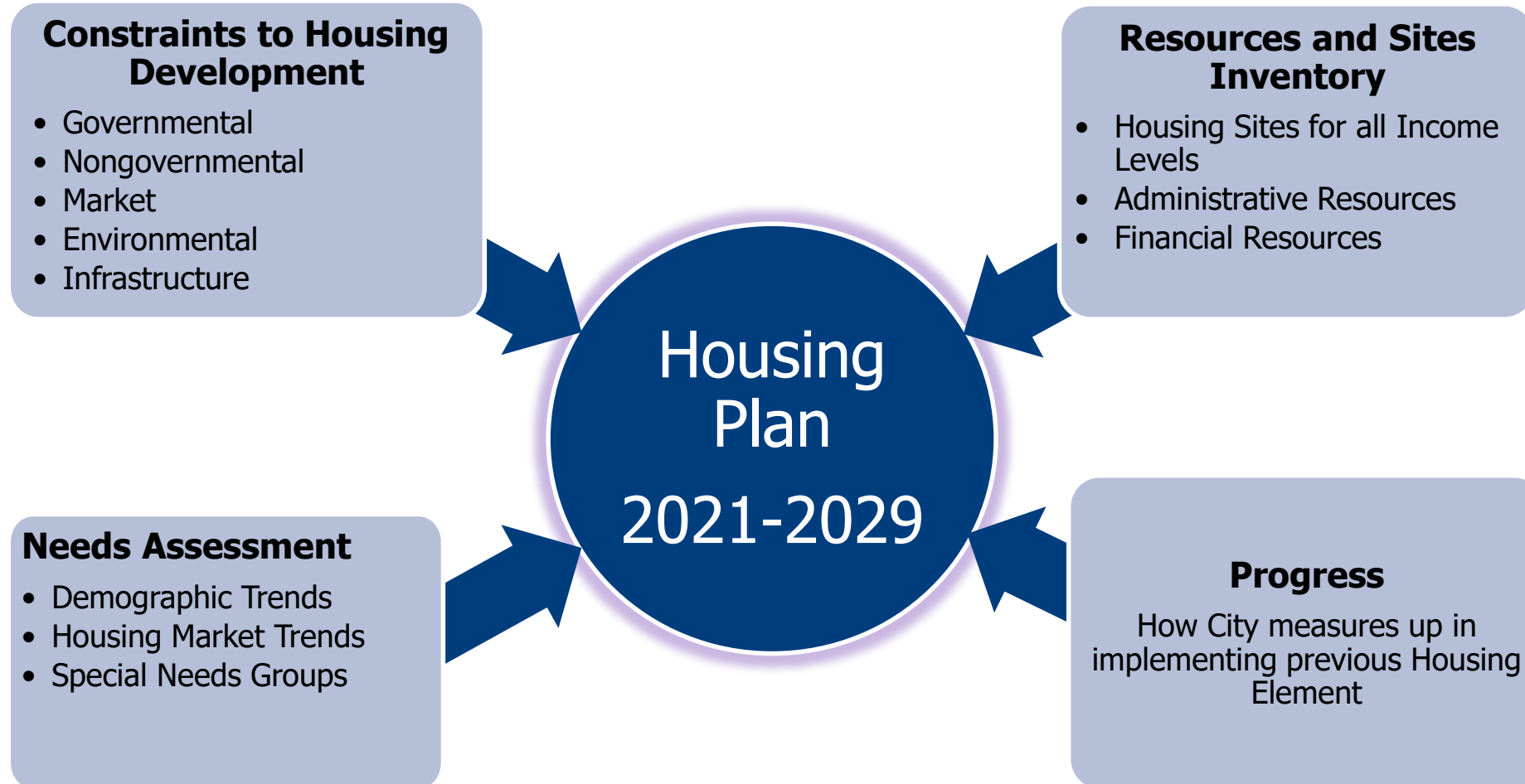
Housing Element Basics

- A state-required General Plan chapter (element)
- Only General Plan element that requires review and “certification” by a state agency: Department of Housing & Community Development (HCD)
- 2021-2029 update due October 15, 2021

Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to use the powers vested in them to **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

Housing Element





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Regional Housing Needs Assessment (RHNA)



What is the RHNA?

The RHNA quantifies the housing need in each jurisdiction in California



What is the RHNA?

Jurisdiction	Existing Population (2020 Estimate)	Existing Housing Units (2020 Estimate)	Draft 2021 - 2029 RHNA
Garden Grove	175,155	47,953	19,122
Los Alamitos	11,567	4,414	767
Stanton	39,077	11,448	1,227
Santa Ana	335,052	78,761	3,087
Cypress	49,272	16,631	3,927
Orange	140,065	46,079	3,927
Fountain Valley	55,878	19,363	4,827
Westminster	92,421	28,002	9,737
Unincorporated Orange County	128,421	42,433	10,381
Anaheim	357,325	110,745	17,411

Garden Grove RHNA by Income Group

Income Group	% of Median Income	Garden Grove 2021 – 2029 RHNA	% Of Units
Very Low	31-50%	4,155	21.7%
Low	51-80%	2,795	14.6%
Moderate	81-120%	3,204	16.8%
Above Moderate	120% +	8,968	46.9%
Total		19,122	

6,949 Affordable Housing Units

Source: Southern California Association of Governments Draft Regional Housing Needs Allocation, 2020.

Goal for accommodating housing need through land use policies and planning (zoning)

- ***Not a construction obligation!***

Meeting the RHNA: the Next 8 Years

- Approved housing and mixed-use projects
 - Projects that will receive Certificate of Occupancy after June 30, 2021*
- Projects in the application pipeline
- Potential sites
 - Along major corridors
 - Vacant sites
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)

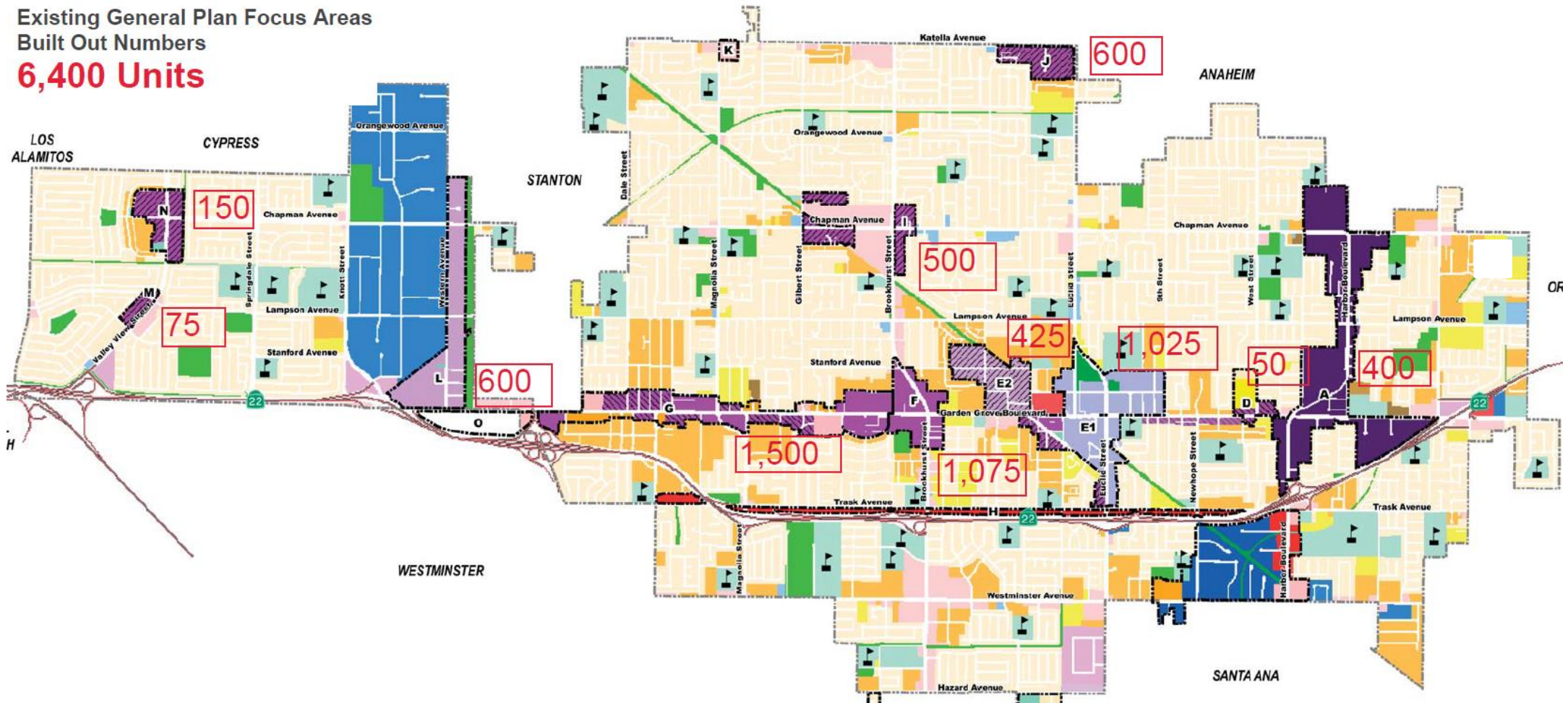
+1,212 New Homes in the Pipeline

Project/Address	Units	Status
10080 Garden Grove Blvd	394 senior units	Under construction
12901 Lewis St	70 single-family homes	Under construction
9681 11 th Street	31 townhomes	Under construction
8218 Garden Grove Blvd	46 units	Plan check
Brookhurst Triangle Phase 2	494 units	Phase 1 complete
10201 Garden Grove Blvd	54 units (mixed-use)	Preliminary review
14212 Brookhurst	72 units (mixed-use)	Preliminary review
9915 Garden Grove Blvd	51 units (mixed-use)	Preliminary review

Meeting the RHNA: Existing General Plan Assumptions

Existing General Plan Focus Areas
Built Out Numbers

6,400 Units



19,122 – 6,400 = 12,722?

- Allow higher residential densities
- Rezone underperforming commercial properties for mixed use
- Transition industrial lands
- Housing on church properties



Brookhurst Triangle:
50 units per acre



Garden Brook Senior Village:
78 units per acre



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Questions



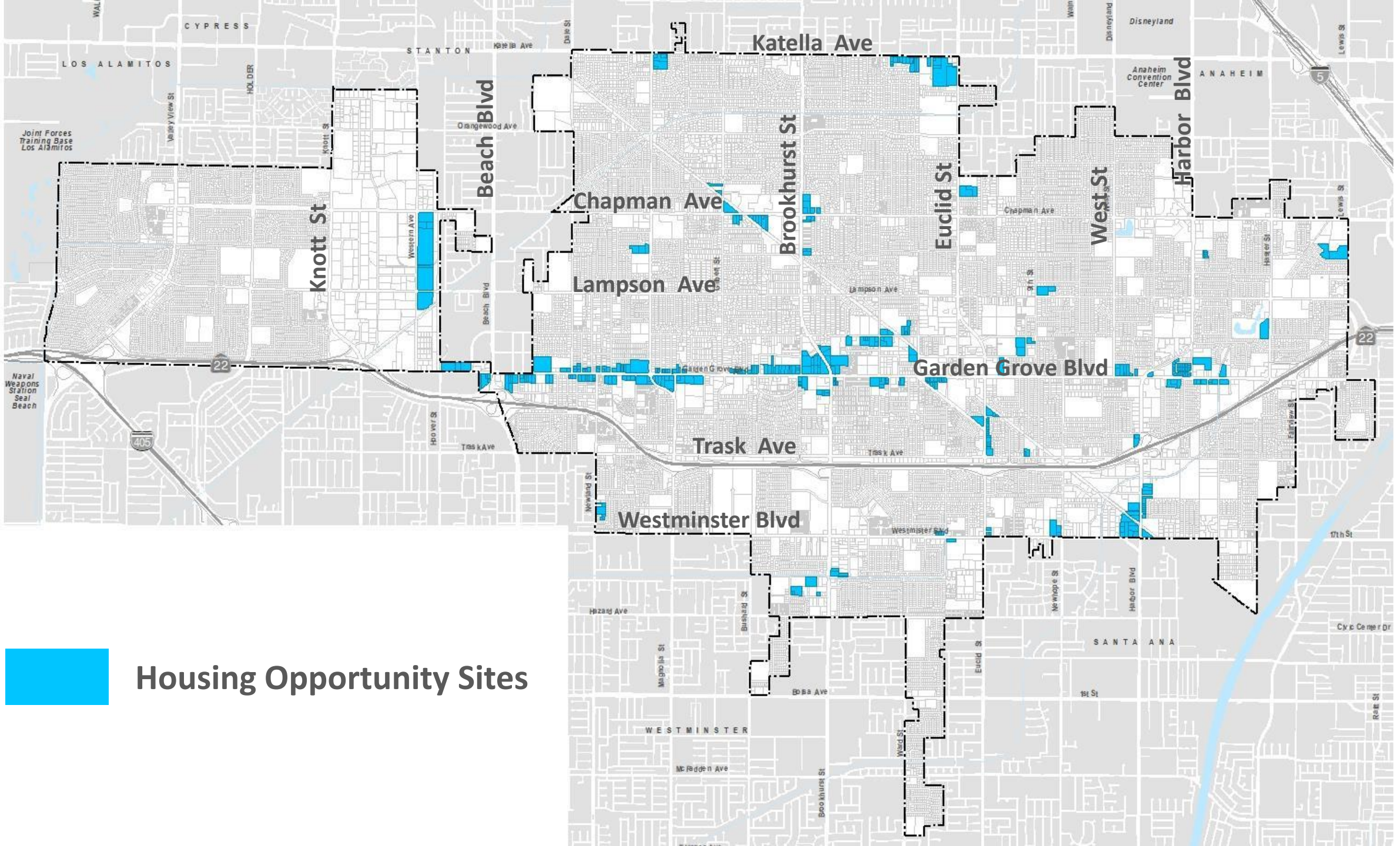


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Potential Housing Sites





Housing Opportunity Sites



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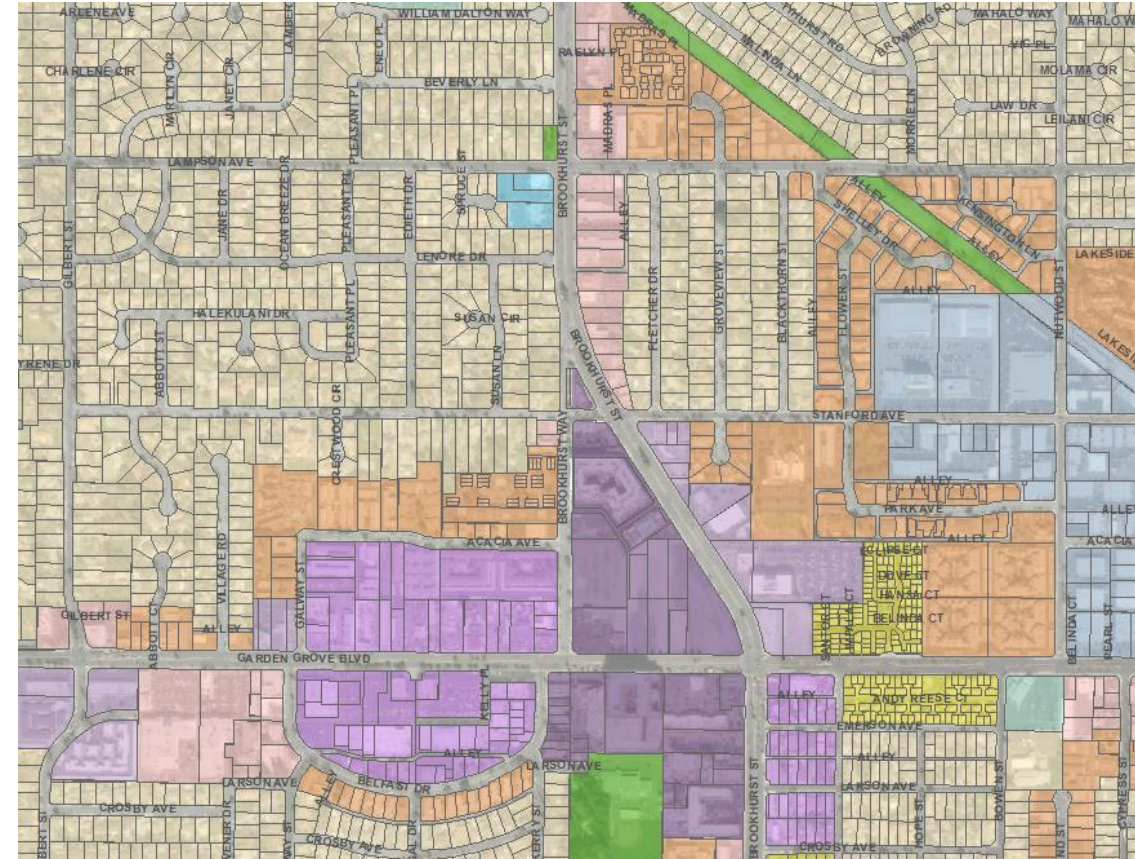
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Potential Focus Areas



General Plan Land Use Policy Plan

- In the General Plan Land Use Element
- Illustrates planned location of neighborhoods, commercial businesses, industry, schools and other public facilities, and parks



What is Residential Density?

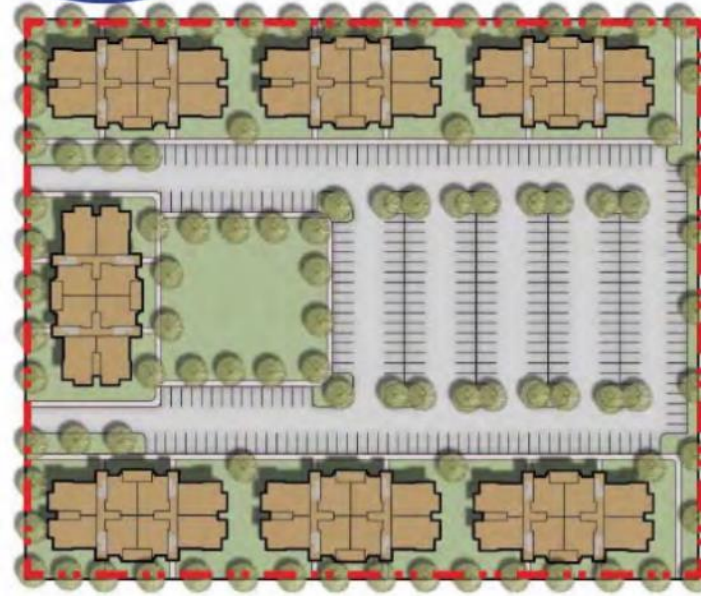
The number of residences per acre of land

(du/ac)=

Dwelling Units

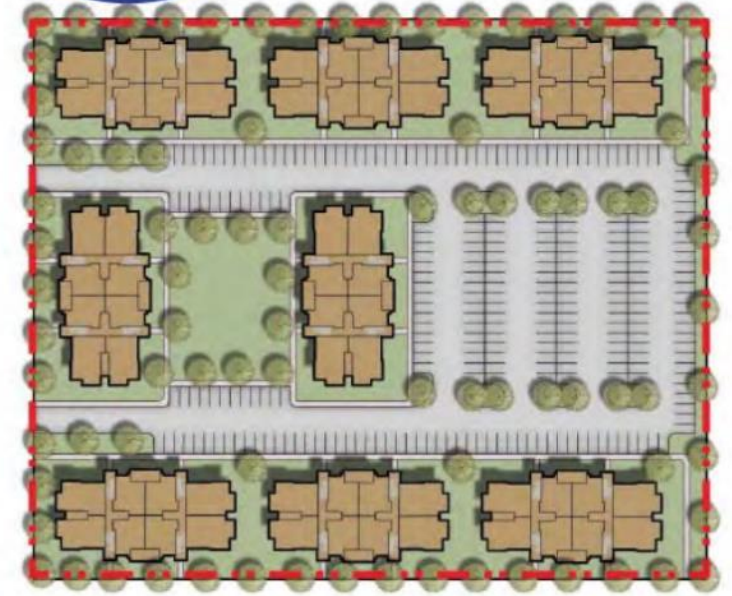
Per Acre

24 du/ac



• 168 units

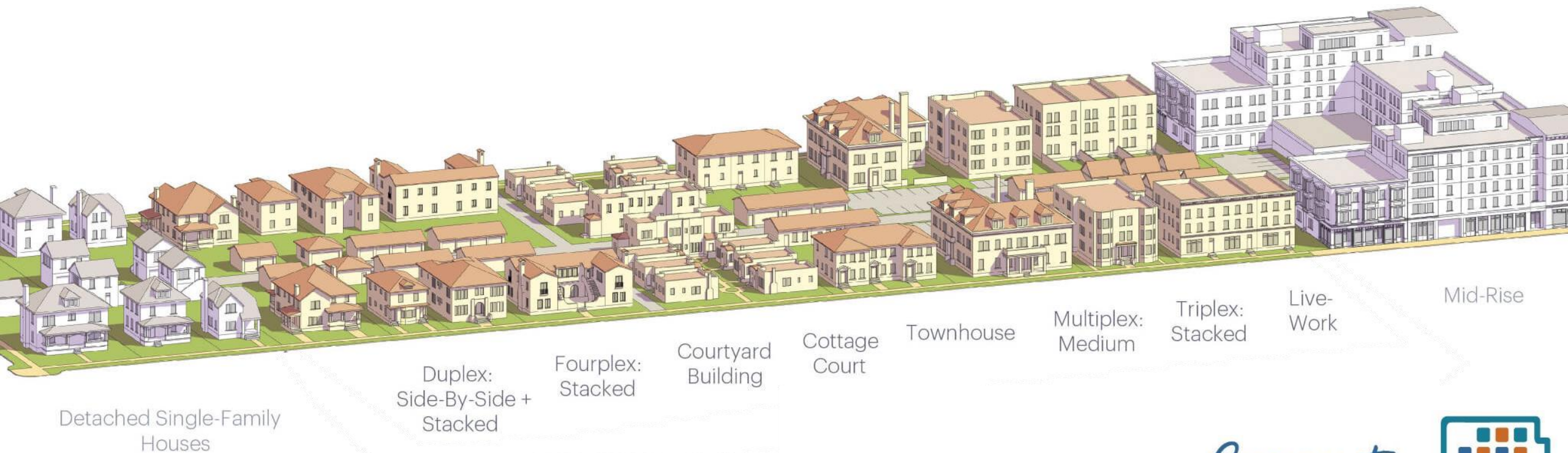
28 du/ac



• 192 units

What is Residential Density?

Housing Density Range



Density Examples



20 du/ac



24 du/ac

Density Examples



30 du/ac



35 du/ac

Density Examples



45 du/ac



48 du/ac

Density Examples



50 du/ac



59 du/ac

Density Examples



60 du/ac



62 du/ac

Density Examples



78 du/ac



90 du/ac

Guess the Density



- 24 du/ac
- 34 du/ac
- 46 du/ac
- 50 du/ac

Guess the Density



- 34 du/ac

Guess the Density



- 20 du/ac
- 24 du/ac
- 28 du/ac
- 32 du/ac

Guess the Density



- 20 du/ac

Guess the Density

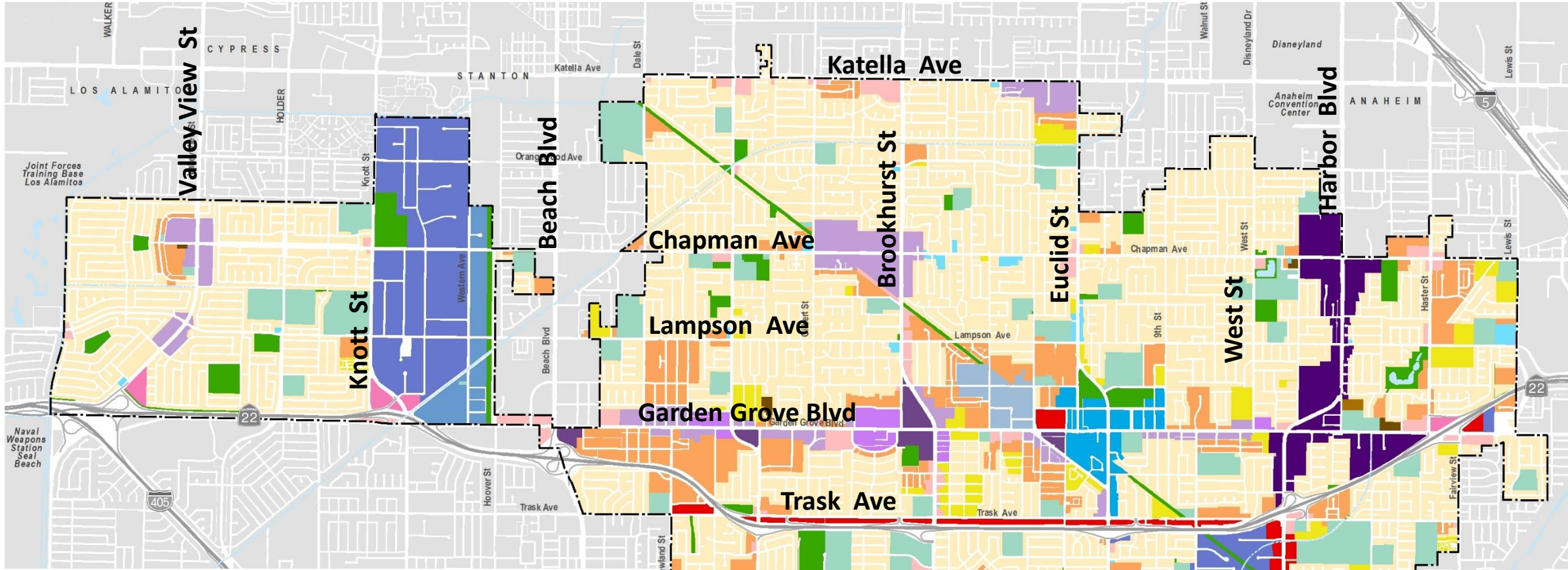


- 32 du/ac
- 36 du/ac
- 41 du/ac
- 52 du/ac

Guess the Density



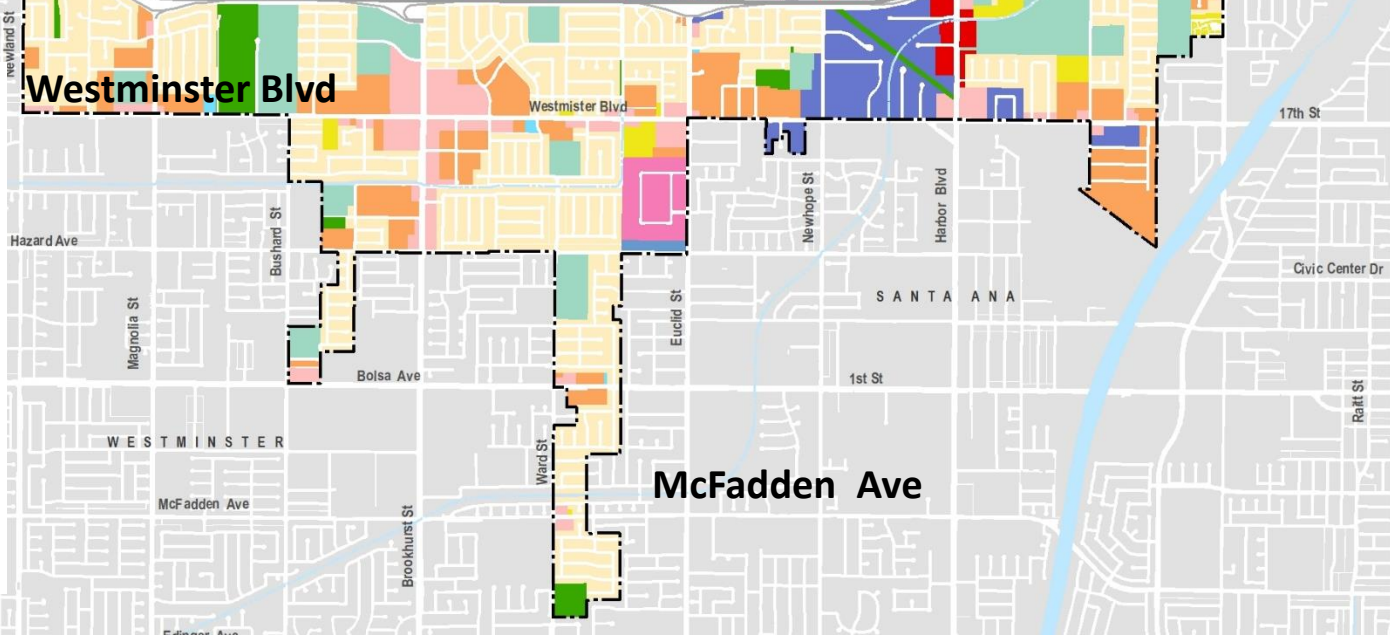
- 41 du/ac



Existing Land Use Diagram

Land Use Designations

- | | |
|--|--|
| Low Density Residential (1.0-11.0 du/ac) | Civic Center Mixed Use (42 du/ac) |
| Low Medium Density Residential (11.1-21.0 du/ac) | Residential/Commercial Mixed Use 2 (21 du/ac) |
| Medium Density Residential (21.1-32.0 du/ac) | Residential/Commercial Mixed Use 3 (32 du/ac) |
| Medium High Density Residential (32.1-42.0 du/ac) | Residential/Commercial Mixed Use 1 (42 du/ac) |
| Community Residential (42.1-60.0 du/ac) | Industrial/Residential Mixed Use 2 (32 du/ac) |
| Light Commercial | Industrial/Residential Mixed Use 1 (42 du/ac) |
| Heavy Commercial | International West Mixed Use (42.1-60 du/ac) |
| Industrial | Civic/Institutional |
| Office Professional | Parks and Open Space |
| Industrial/Commercial Mixed Use | |



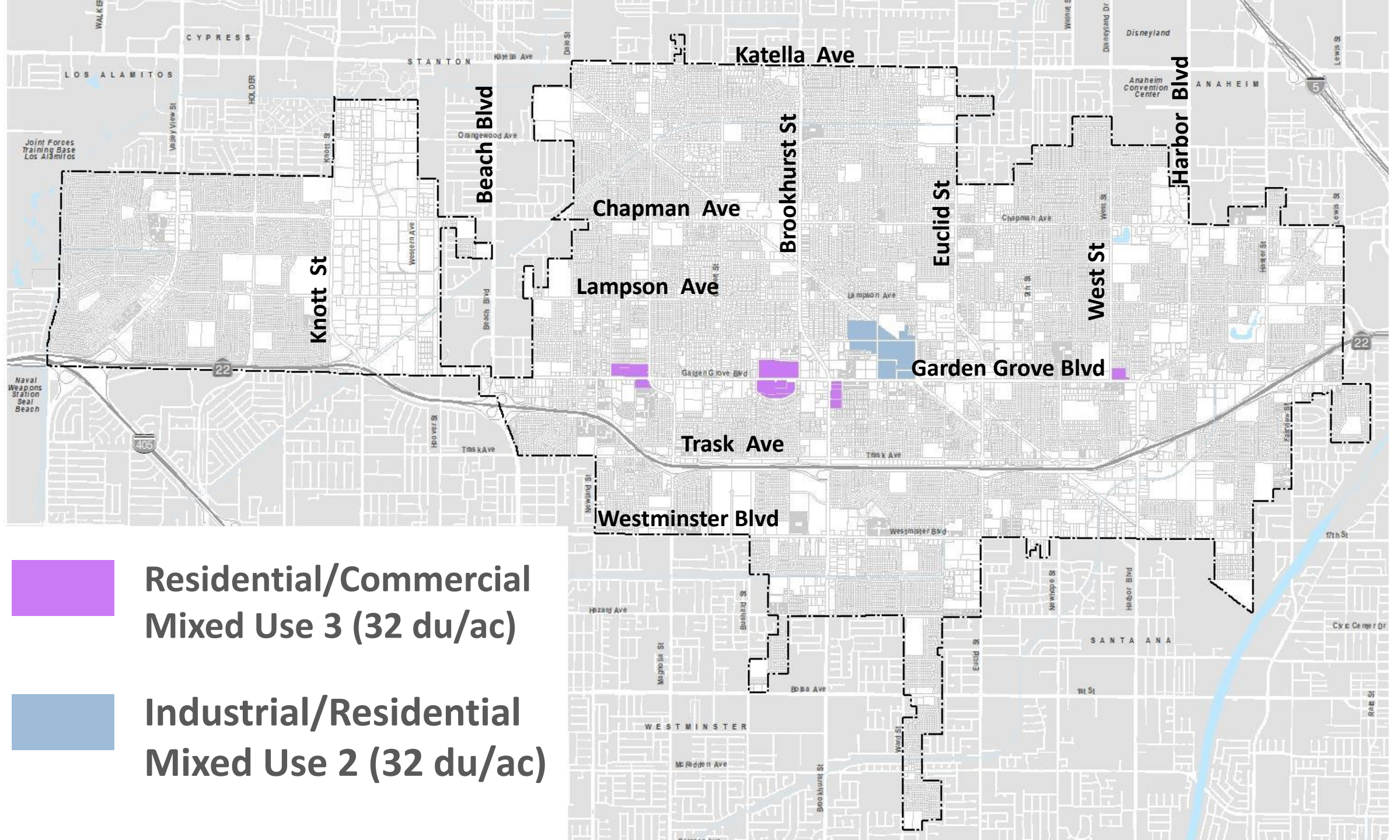
Residential/Commercial Mixed Use 2 (21 du/ac)



**Allowed Now
21 homes/acre**



**Proposed
24 homes/acre**



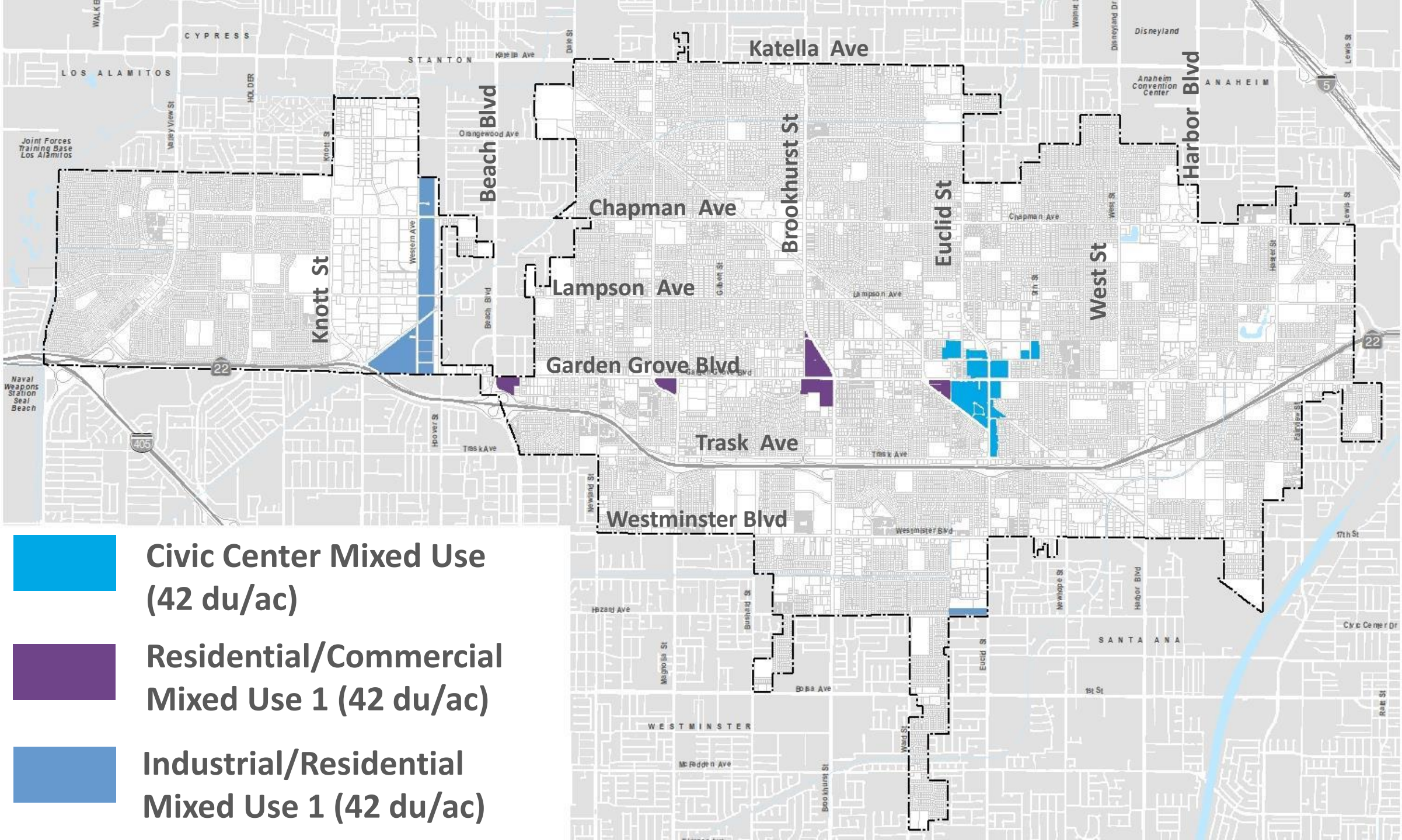
Residential/Commercial Mixed Use 3 (32 du/ac) Industrial/Residential Mixed Use 2 (32 du/ac)



**Allowed Now
32 homes/acre**



**Proposed
48 homes/acre**



Civic Center Mixed Use
(42 du/ac)



Residential/Commercial
Mixed Use 1 (42 du/ac)



Industrial/Residential
Mixed Use 1 (42 du/ac)

Civic Center Mixed Use (42 du/ac)

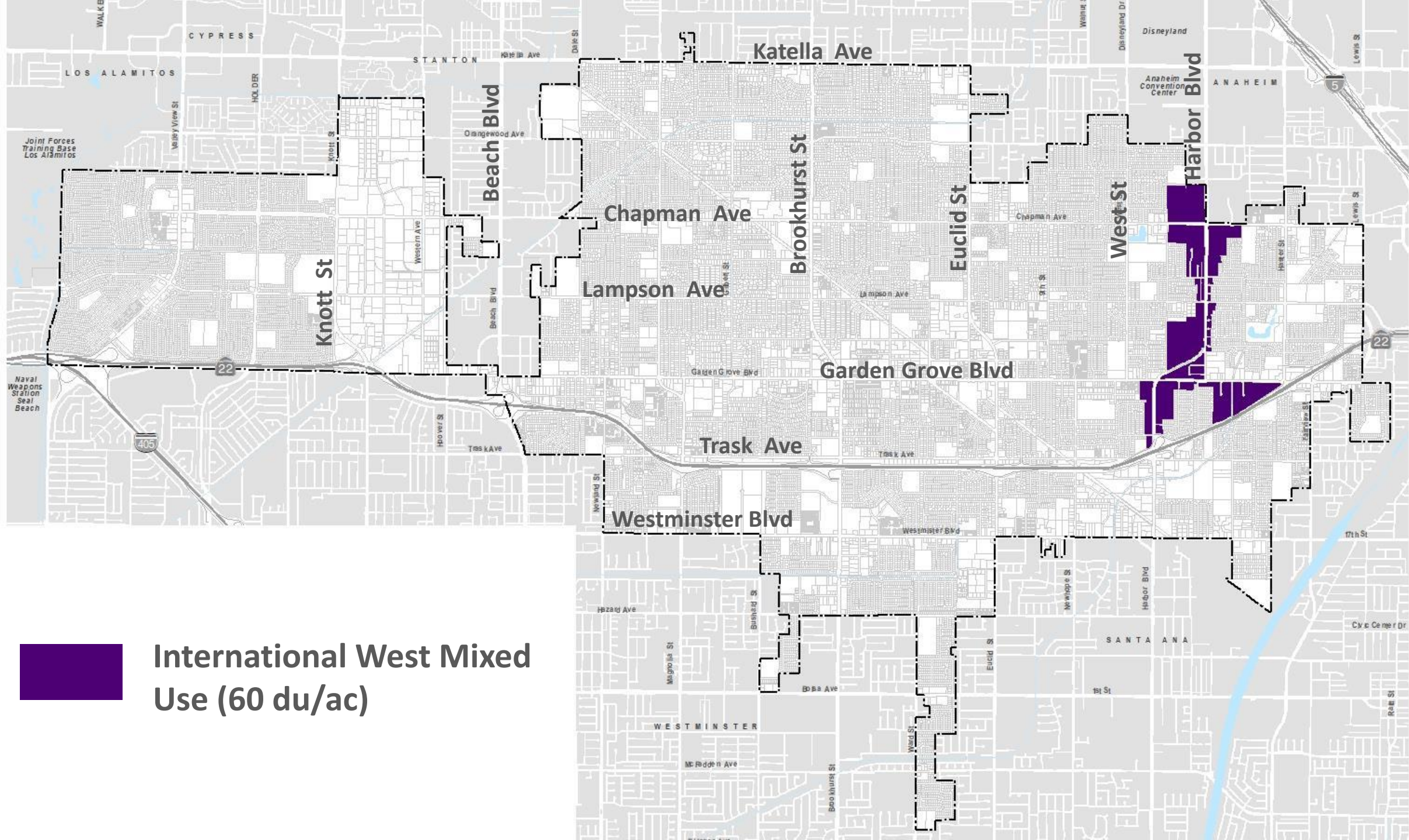
Residential/Commercial Mixed Use 1 (42 du/ac)

Industrial/Residential Mixed Use 1 (42 du/ac)



**Allowed Now
42 homes/acre**

**Proposed
60 homes/acre**



International West Mixed Use (60 du/ac)

International West Mixed Use (60 du/ac)



**Allowed Now
60 homes/acre**



**Proposed
70 homes/acre**

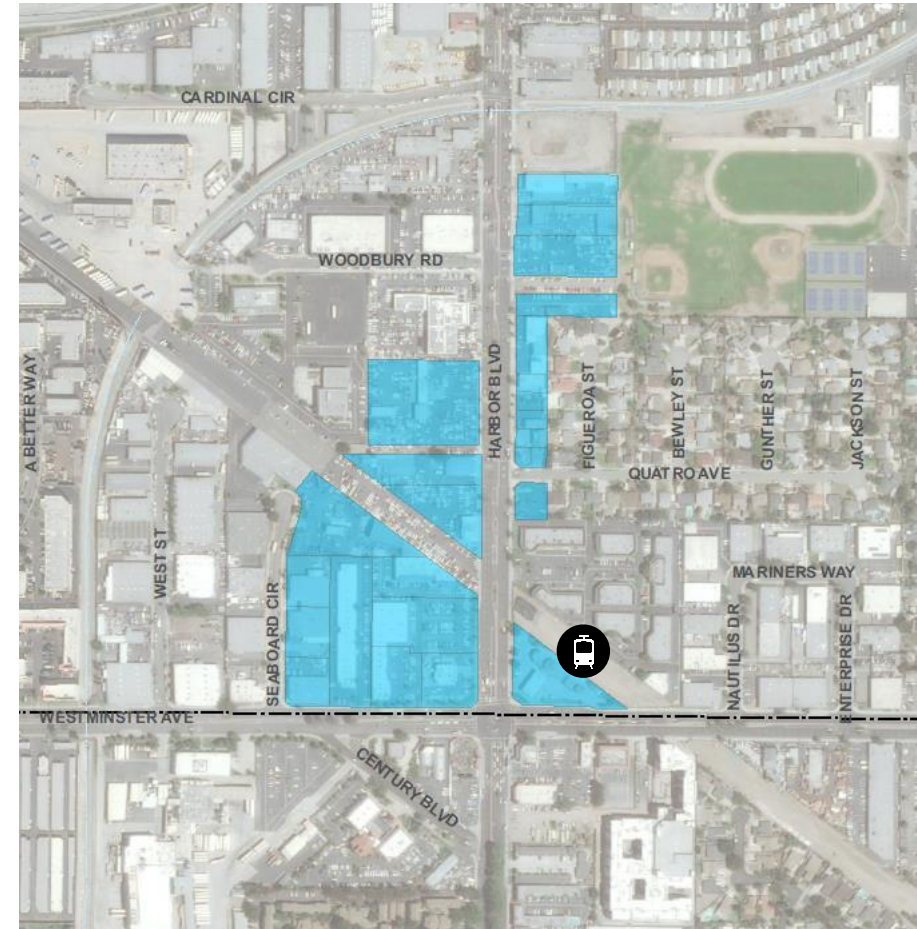
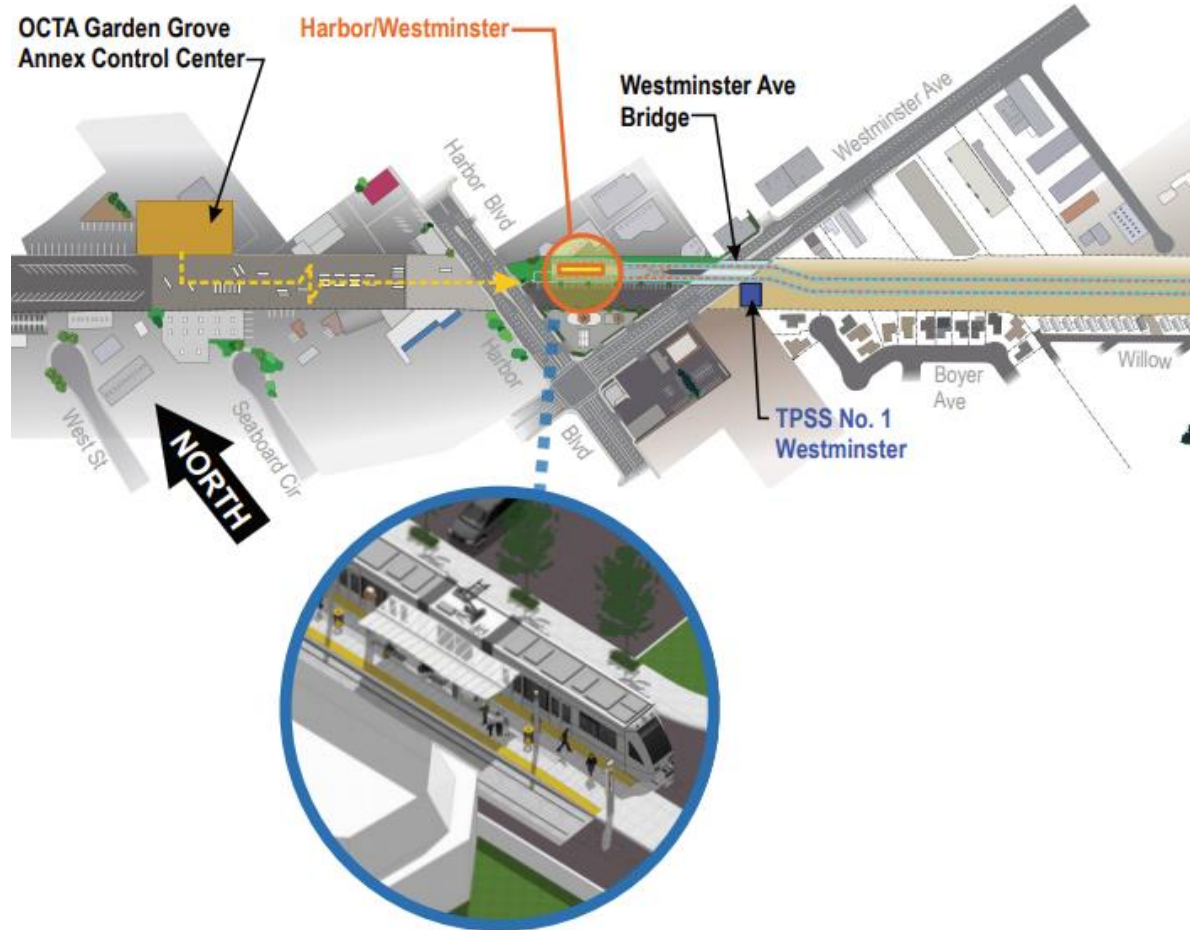
OC StreetCar



Conceptual image of future streetcar



OC Street Car



 Harbor Transit Center



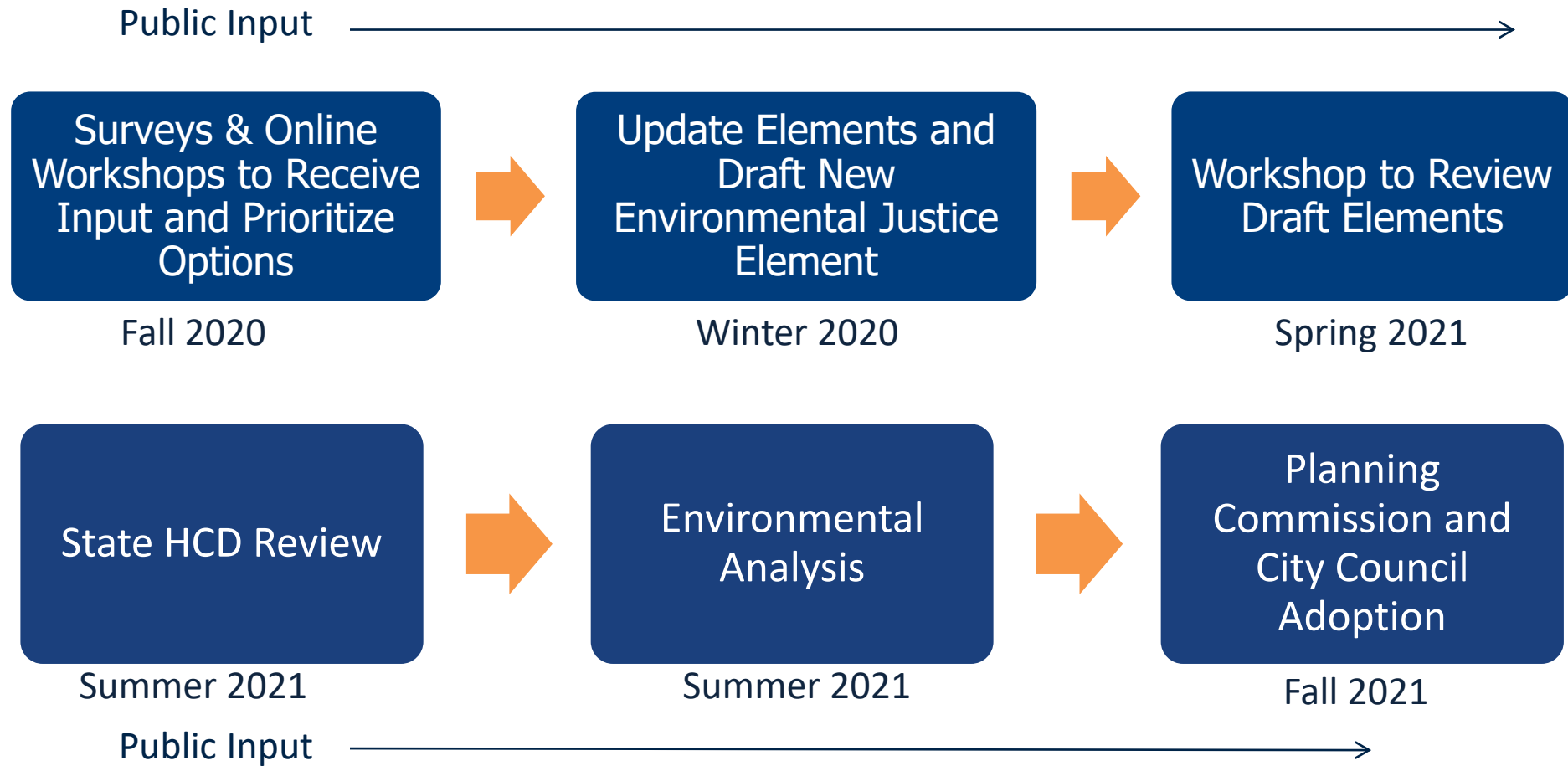
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Next Steps



Program Timeline



Online Mapping Survey



SECOND COMMUNITY ONLINE SURVEY

— AVAILABLE NOW —


PROVIDE VALUABLE INPUT
ON HOUSING.


[English](#) [Spanish](#) [Vietnamese](#) [Korean](#)

new.maptionnaire.com/q/92c69e7zfm9v


• Not currently planned for (re)development

Use the buttons below to place pins on the map to indicate which of the blue sites you think are excellent for new homes (green, thumbs-up) and which are not (red, thumbs-down). Then you can also show us any other sites (using the yellow button with the star) that we should consider.

Excellent Site 

Not a Good Site 

If you have identified sites as "Not a Good Site" we will need to find more locations to meet the State's required planned housing goal. Use the pin below to show us sites we could trade out or add to the Sites Inventory.

New Site to Consider 

If you prefer, you can use the answer choices below to provide general feedback. (Select one)

☐ I SUPPORT the proposed Sites Inventory Map

☐ I DO NOT SUPPORT the proposed Sites Inventory Map

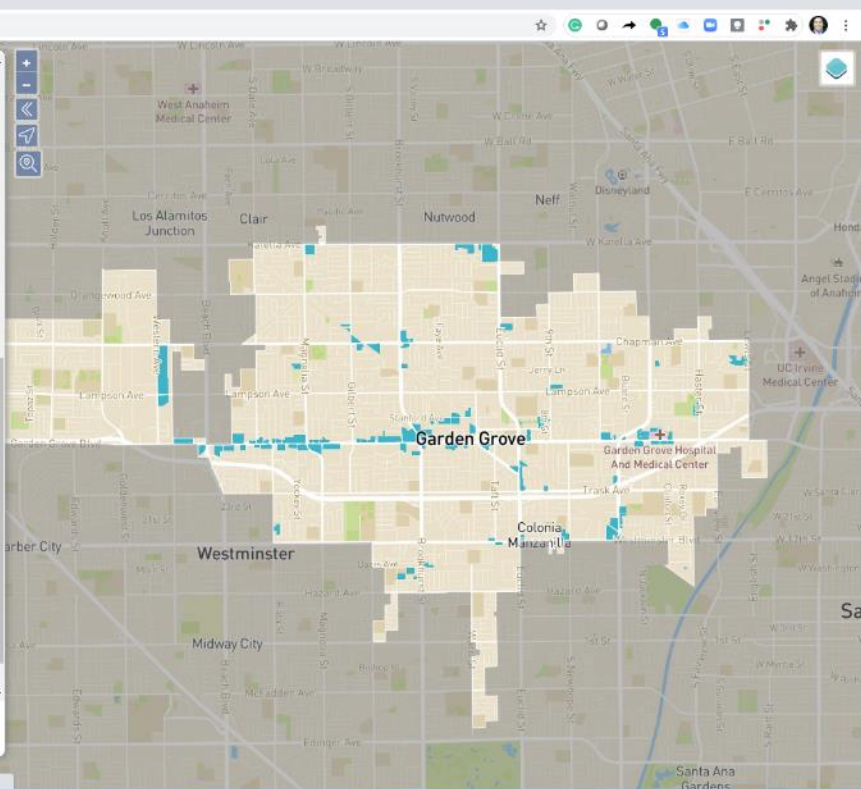
Note: The State of California requires the City to **PLAN** for new housing, but the City **ITSELF** is **NOT REQUIRED** to build the housing

Any general comments about the Sites Inventory?

Your comment here...

< >

Waiting for www.youtube.com...



<https://ggcity.org/housing-element>



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Public Comments





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