



# Residential Objective Development Standards

## What is this project?

The City of Garden Grove is undertaking a planning effort to review the current residential development standards in Title 9 of the City's Municipal Code and to modify any subjective development standard(s) to ensure they are objective as required by State law. As part of this project, the City is also in the process of creating standards for supportive housing, motel conversions and single room occupancy uses. The City is undertaking this project to conform with recent State laws that require local jurisdictions to adopt objective standards.

## What are Objective Development Standards?

Housing legislation defines an "objective" standard as one that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

### Join the Conversation!

Attend an upcoming study session to learn more about the project!

**Planning Commission Study Session**  
Thursday - April 21, 2022 – 7:00PM

**City Council Study Session**  
Tuesday – May 10, 2022 – 6:30PM

**At the Community Meeting Center (CMC)**  
11300 Stanford Avenue  
Garden Grove, CA 92840

### Any Questions?

Contact the Planning Division  
(714) 741-5312  
planning@ggcity.org

### Why do we need Objective Development Standards?

In 2017, the Governor signed multiple housing bills, including Senate Bill (SB) 35, Assembly Bill (AB) 678, and SB 167 to strengthen the Housing Accountability Act (HAA) (Government Code Section 65589.5) to streamline and facilitate the production of housing developments. The HAA was first adopted in 1982 and significantly amended in 2017, 2018, and 2019. Per state law, only the objective standards in a community's zoning code can be applied to qualifying multi-family residential projects. In Garden Grove, any new housing development is likely to be multi-family and/or redevelopment of existing multi-family development, given the lack of vacant land zoned for single-family development. Having objective design standards are not only a legal State requirement but can be used as a tool to assist the City in guiding the design of any multi-family housing development while trying to preserve the local community character.

If a jurisdiction has not met their RHNA (Regional Housing Needs Allocation) goal of zoning for housing at a variety of income levels, State law allows developers to submit multiunit housing applications under a ministerial approval process that provides for streamlined review. The ministerial process means that, among other criteria, the development must be consistent with all Objective Design Standards adopted at the time of application submittal.

Per State law, if a city does not have Objective Design Standards, they are still required to review and act on the project through a ministerial process (no public hearing), without any local guidance on design and standards.

### Non-Objective Standard vs Objective Standard

