



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Planning Commission
May 20, 2021



Agenda

- Project Summary
- Community Engagement Summary
- RHNA and Sites Inventory Refresher
- 2014 to 2021 Housing Element: Previous Accomplishments
- 2021 to 2028 Draft Housing Element: Programs
- Next Steps



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Project Summary



Project Summary

- 2021 to 2029 Housing Element Update
- Focused Land Use Element Update
- Environmental Justice Element
- Safety Element Update (Climate Adaptation and Resiliency)
- Focused Zoning Code Amendment (Mixed Use Standards)
- Environmental Impact Report (Programmatic)



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Community Engagement Summary



Community Engagement Summary

- **Stakeholder and Focus Group Interviews:** September 2020
- **Land Use and Housing Community Forum:** November 18, 2020
- **Environmental Justice Community Forum:** April 21, 2021
- **Community Survey:** Housing and Environmental Justice (600+ responses)
- **Housing and Land Use Mapping Survey** (300+ responses)
- **Environmental Justice Mapping Survey** (currently live)

Community Engagement Summary

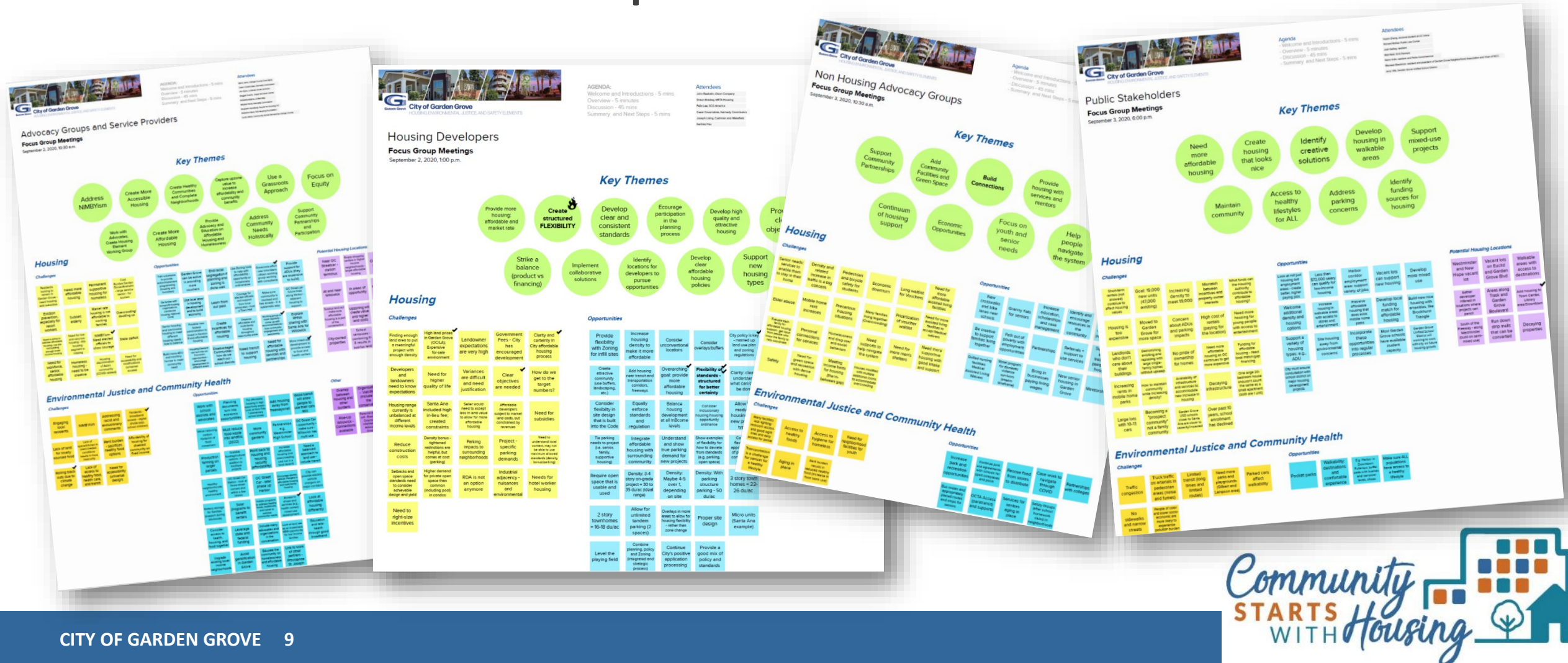
- **Joint Planning Commission/Neighborhood Improvement Conservation Commission Study Session** (September 17, 2020)
 - Housing Element and Environmental Justice Introduction
- **Planning Commission Study Session** (November 19, 2020)
 - Identify Opportunity Housing Sites (Land Use)
- **City Council Study Session** (December 8, 2020)
 - Introduce Draft Land Use Alternatives to Accommodate RHNA
- **City Council Study Session** (January 12, 2021)
 - Affirm Preferred Draft Land Use Plan

Community Engagement Summary

- **Stakeholder and Focus Group Interviews**
 - City Councilmember Interviews
 - Housing and Affordable Housing Developers Focus Group
 - Service Provider and Advocacy Focus Groups
 - Neighborhood and Homeowner Associations Focus Group
 - Public Entities and Partners (Education Groups) Focus Group
 - Business Community Focus Group
 - Non-Housing Advocacy Groups (Specific Populations/Special Needs) Focus Group (including Places of Worship)

Community Engagement Summary

Stakeholder and Focus Group Interviews



Community Engagement Summary

Housing Element Webpage

Housing Element Update



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

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City of Garden Grove Presentation of Goals, Policies, and Programs for the Housing Element Update

The City of Garden Grove is updating its Housing Element to identify goals and strategies to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years.

A discussion with the **Planning Commission** on the goals, policies, and programs for the Housing Element Update will take place during the Garden Grove Planning Commission meeting on **Thursday, May 20, 2021, at 6:00 p.m.** (or as soon thereafter as it may be heard), which will be open for public attendance at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

An identical discussion with the **City Council** on the goals, policies, and programs for the



COMMUNITY ONLINE SURVEY

AVAILABLE NOW IN:
ENGLISH SPANISH VIETNAMESE KOREAN

Community Online Survey

[English](#)
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Housing Element 101 Video

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Housing Element 101 Video

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Environmental Justice Community Forum


What is Environmental Justice?




Some communities bear a disproportionate burden of pollution and health risks. Environmental justice seeks to correct this inequality.

Environmental Justice Virtual Community Forum


Presented on Wednesday, April 21, 2021



Environmental Justice Virtual Community Meeting Powerpoint Presentation 4/21/2021 6:00 P.M. 5/10/2021 - 08:57 AM



Environmental Justice Virtual Community Meeting Notes Mural - 4/21/2021 6:00 P.M. 5/10/2021 - 08:57 AM



Planning Commission Study Session PowerPoint Presentation 11/19/2020 - 06:00 PM

In Progress

[Housing Element Update](#)
[Environmental Justice Element](#)
[Safety Element Update](#)
[Land Use Element & Zoning Code/Map Update](#)

Resources

Community Survey

Housing and Environmental Justice Focus

- **622** completed responses
- Four languages: English, Spanish, Vietnamese, and Korean
- Accessible online
- Staff distributed printed copies at select apartment complexes and community centers

Garden Grove Community Survey



In 2008, the City of Garden Grove adopted a general plan that outlines the community's long-term physical growth and public services. The City is now updating the Housing Element of that plan and preparing a new Environmental Justice Element. The Housing Element analyzes the community's housing needs at all income levels and identifies housing strategies and solutions. <https://ggcity.org/housing-element>

The Environmental Justice Element focuses on improving community health through better air quality, access to parks and public facilities, diversity of food choices, safe and sanitary conditions, and the ability for all residents to engage in health and safety.

We encourage you to complete the survey in the next five to ten years.

Bản Khảo Sát Cộng Đồng Garden Grove



Vào năm 2008, Thành Phố Garden Grove đã thông qua một bản Quy Hoạch Chung (General Plan) để lên kế hoạch cho sự phát triển lâu dài của cộng đồng cùng với các dịch vụ công cộng. Thành phố hiện đang điều chỉnh hàng mục Gia Cư (Housing Element) của bản Quy Hoạch Chung, và chuẩn bị thêm vào một hàng mục mới, gọi là hàng mục Công Lý Môi Trường (Environmental Justice Element.) Hàng mục Gia Cư phân tích nhu cầu nhà ở của người dân ở mọi mức thu nhập, và đề ra các chiến lược và giải pháp thích hợp để giải quyết vấn đề nhà ở trong thành phố. <https://ggcity.org/housing-element>

Hàng mục về Công Lý Môi trường (Environmental Justice Element) tập trung vào việc cải thiện sức khỏe cộng đồng thông qua việc cải tạo chất lượng không khí, tăng cường khả năng tiếp cận công viên và các tiện ích công cộng, đa dạng hóa việc chọn lựa thực phẩm, bảo đảm điều kiện nhà ở và an toàn vệ sinh, và thúc đẩy khả năng tham gia các hoạt động thể dục thể thao lành mạnh cho tất cả cư dân.

Chúng tôi khuyến khích quý vị để những vấn đề quý vị tin là cần phải được giải quyết trong vòng 5 đến 10 năm sắp tới. (Cảm ơn đã tham gia!) Cảm ơn sự tham gia của quý vị!

Gia Cư

Hiện tại quý vị đang:

Vui lòng chọn chỉ một trong những cái sau:

- ☐ Sống tại thành phố Garden Grove
- ☐ Làm việc tại thành phố Garden Grove
- ☐ Sống và làm việc tại thành phố Garden Grove
- ☐ Không sống và làm việc tại thành phố Garden Grove

가든 그로브 지역사회(Garden Grove Community) 설문조사



가든 그로브(Garden Grove)시는 지역사회의 장기적인 물리적 성장과 공공 서비스를 개선을 채택했습니다. 시 당국은 현재 해당 계획의 주택 요소를 경신하고 새하고 있습니다. 주택 요소는 모든 소득수준에서 지역사회의 주택 수요를 방안을 파악합니다. <https://ggcity.org/housing-element>

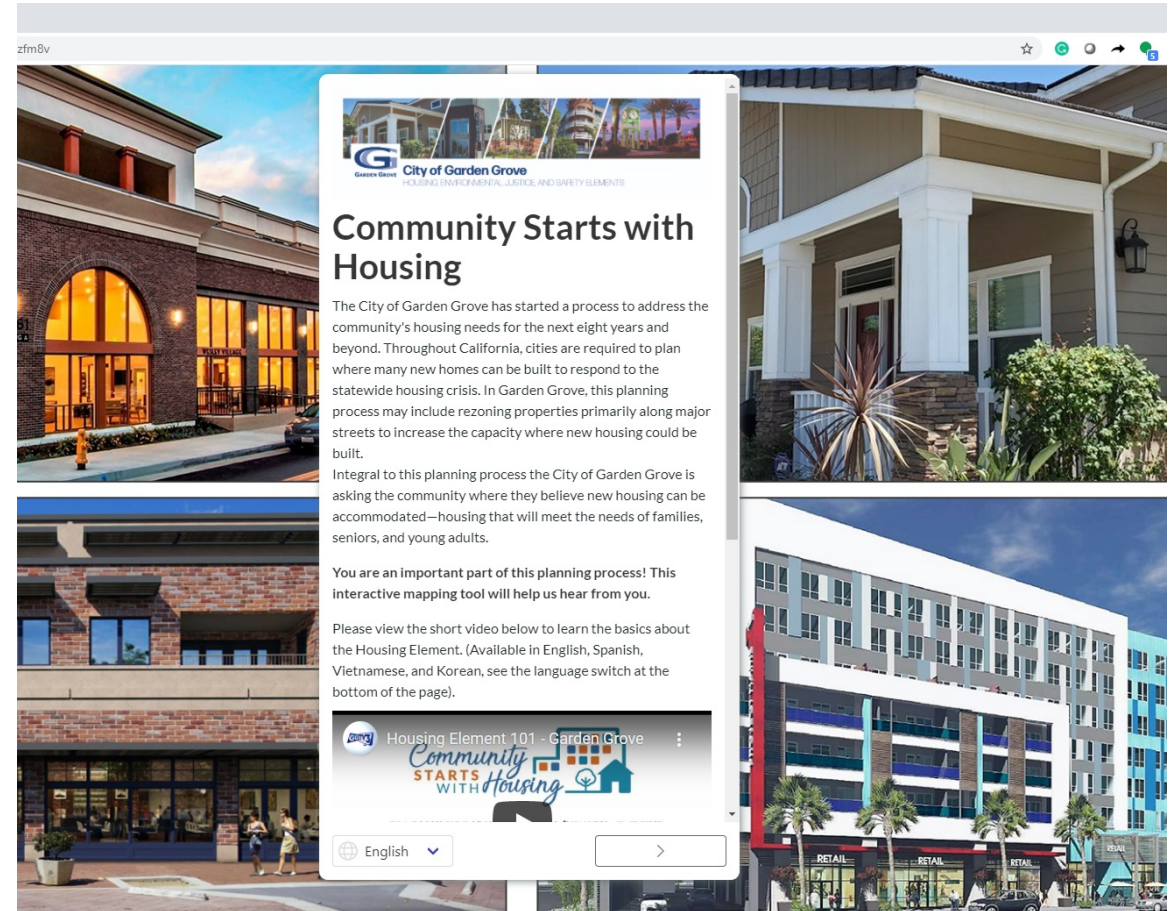
환경, 공원 및 공공시설 접근성, 음식 선택의 다양성, 안전하고 위생적인 주민체활동에 참여할 수 있는 능력 등을 통한 지역사회 건강 증진에 중점

10년 동안 해결해야 할 가장 중요한 문제가 무엇이라고 생각하는지 파악 주셔서 감사합니다!



Land Use Online Mapping Survey

- **310** responses (180 completed)
- Four languages: English, Spanish, Vietnamese, and Korean
- Available online
- Advertised online and through social media outlets
- Prize incentives to boost participation



Land Use and Housing Community Forum



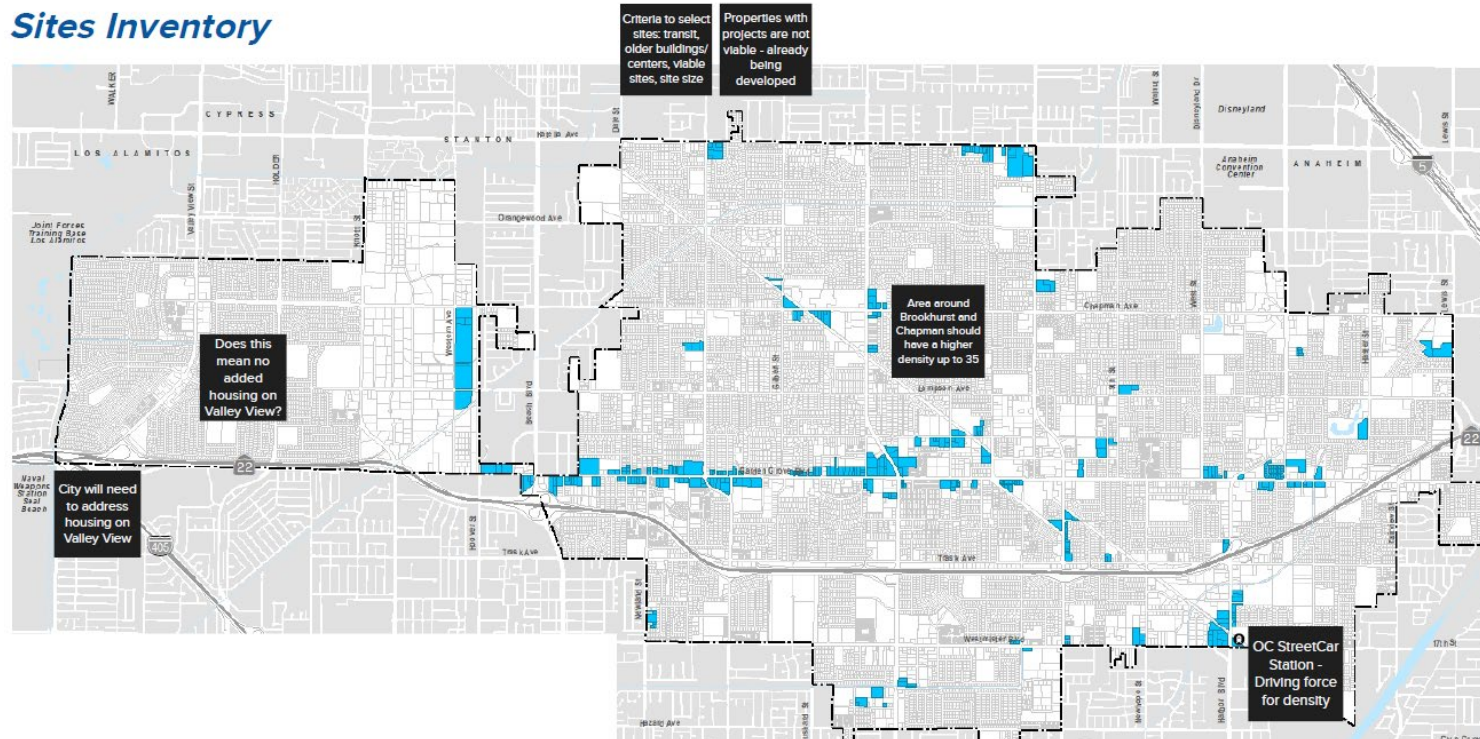
Agenda

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

Community Workshop

November 18, 2020, 6:00 p.m.

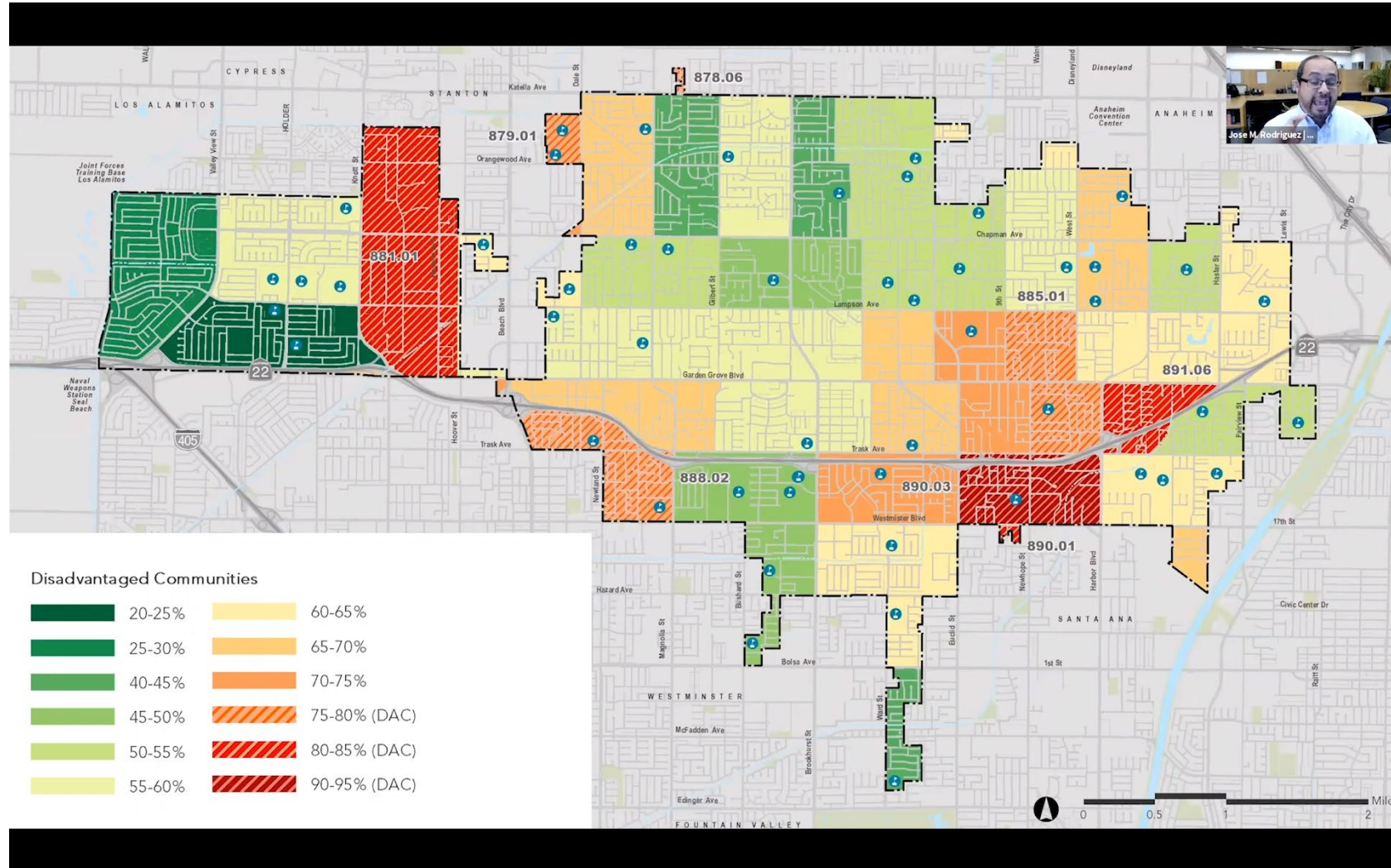
Sites Inventory



Public Comments

Is there a penalty for not meeting the 19K units?	Have churches expressed interest in adding housing?	Policy to address more affordable housing	Inclusionary policy to balance market and aff housing	15-20% inclusionary zoning
Outreach to Korean community that might be impacted along GG Blvd between Beach & Magnolia.	For increasing density. Not sure how much redevelopment would happen on comm. properties	Harbor already full and will increase when hotels are finished. I doubt housing will be affordable	Has there been development of Housing on Harbor Mixed Use area?	Western is such a small street. Not sure that it could handle adding housing
Are there plans for permanent supportive housing in plan?	How are parks/greenspace incorp. into housing density?	Are there plans for project based developments?	Are there plans for affordable accessible housing?	Is there a criteria for site selection: Transit, commercial corridors, other?
Harbor area could be a good area to encourage affordable housing: proximity to resort and hospitality areas. An RHNA policy needs to be part of land use plan	I just want to add general support for allowing more housing in as many areas of GG as possible	I would also like to add support for as much affordable, low income and supportive service housing within our city.	Thank you for sharing information with us	Well, if GG is in dire need of housing why approve Shea Homes?
Is parking and traffic considered? Traffic is considered	Will this upzoning provide the housing the state says GG needs?	Streetcar is a driving force for density	Does the environmental review include public safety?	When was City required to find sites? Shea Homes only built 70 units on 9 acres
Important to think about policies for affordable housing	Good idea to rezone most commercial areas for higher density and support inclusionary zoning in our city	We had our taxes raised to cover public safety expenses and now we are adding more people that will require services.	Does the city approve housing before it is built?	So City could have said no to Shea Homes
				If it meets code, hard to reject housing proposals; city reviews design

Environmental Justice Community Forum



Fact Sheets

FACT SHEET

GARDEN GROVE LAND USE ELEMENT AND ZONING CODE AND MAP

Community STARTS WITH Housing



The City of Garden Grove is updating the Land Use Element, and Zoning Code and Map in the Garden Grove General Plan to identify available land for agriculture, businesses, housing, industries, open space, public facilities, and other categories.

WHAT IS THE LAND USE ELEMENT?

The Land Use Element is a framework that provides policies, maps, and goals to accommodate future developments in an efficient and sustainable manner by designating the general distribution, location, and extent of the uses of land.

WHY IS THE CITY UPDATING THE LAND USE ELEMENT?

The City of Garden Grove's Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period is 19,124 units. The City is in the process of updating the Housing Element to accommodate the potential increase in residential densities. The Land Use Element, and Zoning Code and Map update will ensure there are enough sites, land, and appropriate zoning to accommodate the units.

WHY IS IT IMPORTANT TO UPDATE THE LAND USE ELEMENT?

- Adapt to fast-changing social, environmental, and economic conditions.
- Provide the framework for how the City will plan for and address land use challenges.
- Utilize short-term programs and long-term strategies to provide flexible and comprehensive guidelines for future developments.

HOW CAN YOU PARTICIPATE IN THE ADOPTION OF THE LAND USE ELEMENT?

The success of updating the Housing Element, Land Use Element, and Zoning Code and Map requires extensive community engagement and input. There will be multiple opportunities to participate throughout the planning process:

- Join the email list at ggcity.org/housing-element
- Join meetings (see "Housing Element Update Schedule" on the other side)
- Complete a community survey

Please visit ggcity.org/housing-element for details or contact the Planning Division at (714) 741-5312 or planning@ggcity.org.

GARDEN GROVE (714) 741-5000 | 11222 Acacia Parkway, Garden Grove, CA 92840

FACT SHEET

GARDEN GROVE NEW ENVIRONMENTAL JUSTICE ELEMENT

Community STARTS WITH Housing

The City of Garden Grove is adopting a new Environmental Justice Element to the Garden Grove General Plan to minimize and equalize the effect of environmental hazards among all residents regardless of race and income level.

WHAT IS THE ENVIRONMENTAL JUSTICE ELEMENT?

The California Government Code (Section 65040.12) defines Environmental Justice Element as: "The fair treatment and meaningful participation of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

The new Environmental Justice Element will minimize pollution and its effects for all communities and ensure that residents have a say in decisions that affect their quality of life.

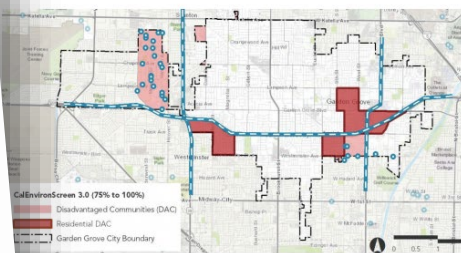
SEVEN PRIMARY OBJECTIVES OF THE ENVIRONMENTAL JUSTICE ELEMENT

- Identify objectives and policies to reduce health risks in disadvantaged communities
- Reduce pollution exposure
- Improve air quality
- Promote public facilities
- Promote food access
- Promote safe and sanitary homes
- Promote physical activity

DISADVANTAGED COMMUNITIES

Garden Grove has nine census tracts identified as disadvantaged communities. These communities are disproportionately affected by environmental pollution in the air, soil, or water from industrial businesses and traffic releasing toxic chemicals. The resulting health conditions include a higher percentage of cardiovascular disease, low birth weight in infants, and asthma.

These communities also have concentrations of people that experience low income, high unemployment, low levels of homeownership, high-rent burden, and/or low levels of educational attainment.



To view the disadvantaged communities identified by CalEnviroScreen 3.0, visit ggcity.org/housing-element.

FACT SHEET

2021- 2029 GARDEN GROVE HOUSING ELEMENT UPDATE

Community STARTS WITH Housing



The City of Garden Grove is updating the Housing Element to identify housing needs and goals for the 2021-2029 planning period.

WHAT IS A HOUSING ELEMENT?

In California, cities are required to develop a general plan, a blueprint for future developments, housing policies, zoning regulations, and more. Like a book, the general plan consists of chapters, which are called elements. The Housing Element is one of 11 components, and it must be updated every eight years and approved by the California Department of Housing and Community Development.

Key features of the Housing Element:

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate for housing
- Develop policies, programs, and quantified objectives

WHAT IS THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)?

Regional Housing Needs Assessment (RHNA) is a process performed periodically as part of the Housing Element and general plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods. The RHNA is used in land-use planning, to allocate local resource allocation and to help decide how to address existing and future housing needs.

The City of Garden Grove's RHNA allocation for the 2021-2029 planning period is 19,124 units, broken down by income group. See chart below.

OF GARDEN GROVE 2021-2029 RHNA HOUSING NEEDS ALLOCATION

INCOME GROUP	% OF MEDIAN HOUSEHOLD INCOME	INCOME RANGE (4-PERSON HOUSEHOLD)	CURRENT 2014-2021 5 TH CYCLE RHNA ALLOCATION (HOUSING UNITS)	PROPOSED 2021-2029 6 TH CYCLE RHNA ALLOCATION (HOUSING UNITS)
Very-Low Income	<50% of AMI	\$0 - \$44,880	164	4,154
Low Income	50-80% of AMI	\$44,881 - \$71,807	120	2,795
Moderate Income	81-120% of AMI	\$71,808 - \$107,711	135	3,204
High Income	>120% of AMI	\$107,712+	328	8,970
Total			747	19,124

Public Comment Summary: Housing

- Build more **affordable** housing
- Housing for special groups: seniors, large families, veterans, and/or persons with disabilities
- Address inequities and discrimination
- Build housing along corridors and limit impacts to neighborhoods
- Put housing in aging commercial centers and near transit
- Address **parking**, traffic, community safety, and overcrowding
- Limit accessory dwelling units in neighborhoods
- More biking and walking amenities
- Help homeless
- Build more parks and community centers and add open space and greenery

Public Comment Summary: Environment

- Concerned about groundwater threats
- Industrial businesses that handle toxic materials
- Vehicle emissions associated with freeway and major streets
- More community participation and outreach
- More recycling options
- More community gardens
- Beautify neighborhoods: clean up trash on streets, add more greenery and trees, street sweeping, remove graffiti, pick up shopping carts



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Approach to Meeting RHNA

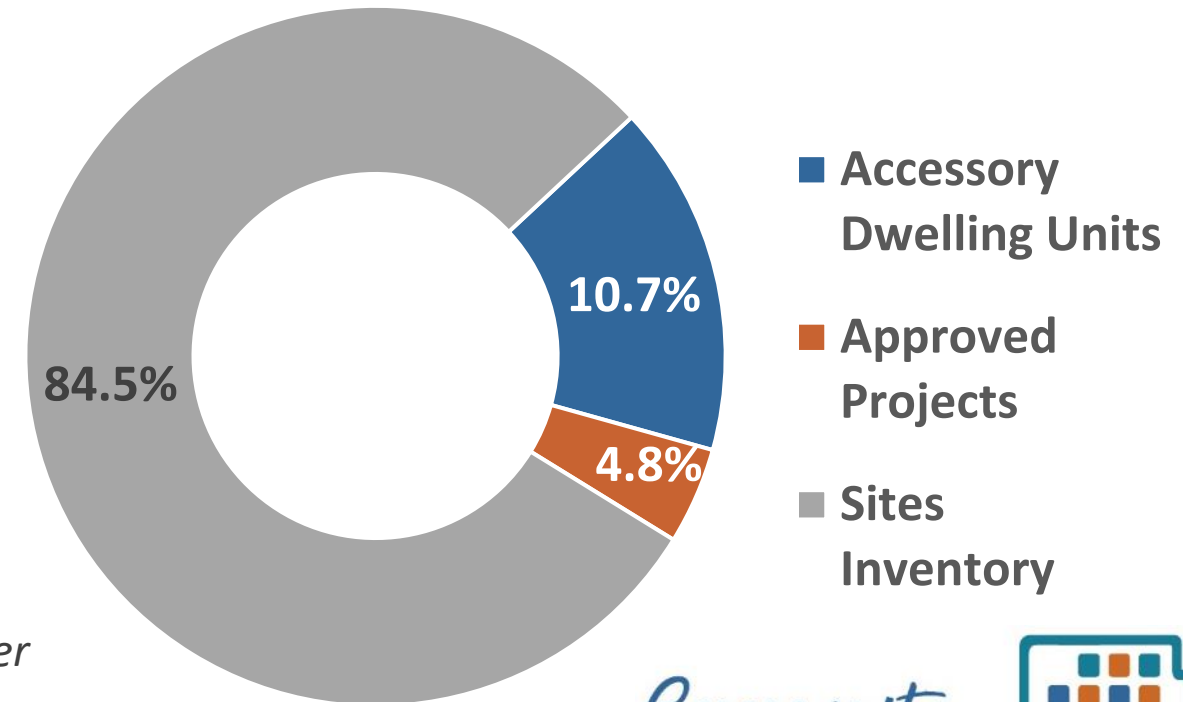


Meeting RHNA

	Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA	4,166	2,801	3,211	8,990	19,168

How We Will Meet RHNA	Number	Percentage
Accessory Dwelling Units*	2,149	10.7%
Approved Projects	957	4.8%
Sites Inventory	16,987	84.5%
Total	20,093	100.0%

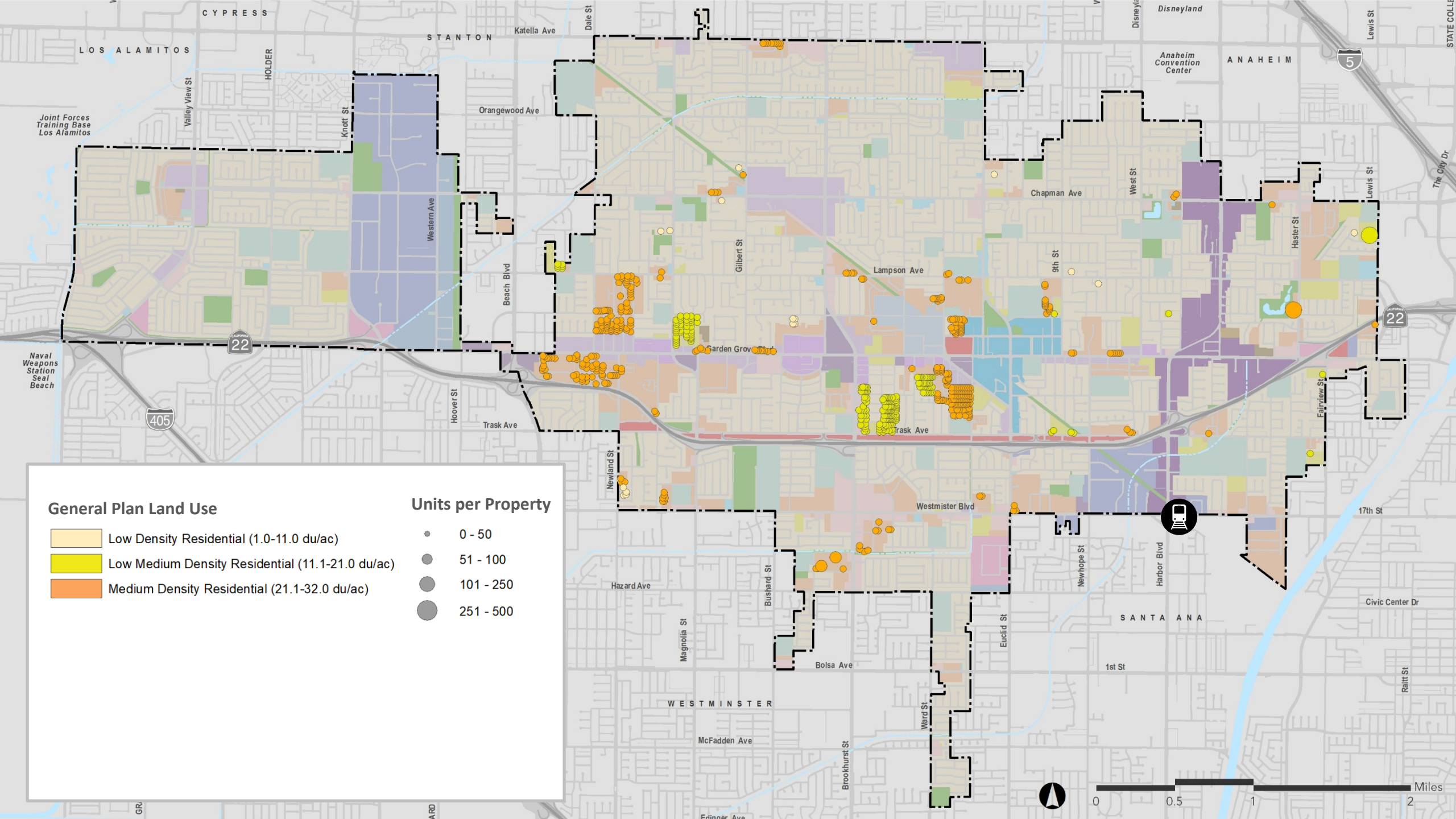
* The City is looking to count more ADUs against the RHNA over the 8-year planning period.



Sites Inventory

General Plan Land Use	Number	Percentage	
Low Density Residential	124	0.7%	21.3%
Low Medium Density Residential	814	4.8%	
Medium Density Residential	2,685	15.8%	
Residential/Commercial Mixed Use 1	2,962	17.4%	36.3%
Residential/Commercial Mixed Use 2	2,014	11.9%	
Residential/Commercial Mixed Use 3	1,183	7.0%	
Industrial/Residential Mixed Use 1	2,146	12.6%	16.4%
Industrial/Residential Mixed Use 2	653	3.8%	
Civic Center Mixed Use	858	5.1%	5.1%
International West Mixed Use	3,548	20.9%	20.9%
Total	16,987*	100.0%	100.0%

* A portion of the units here are accounted in the currently adopted General Plan densities

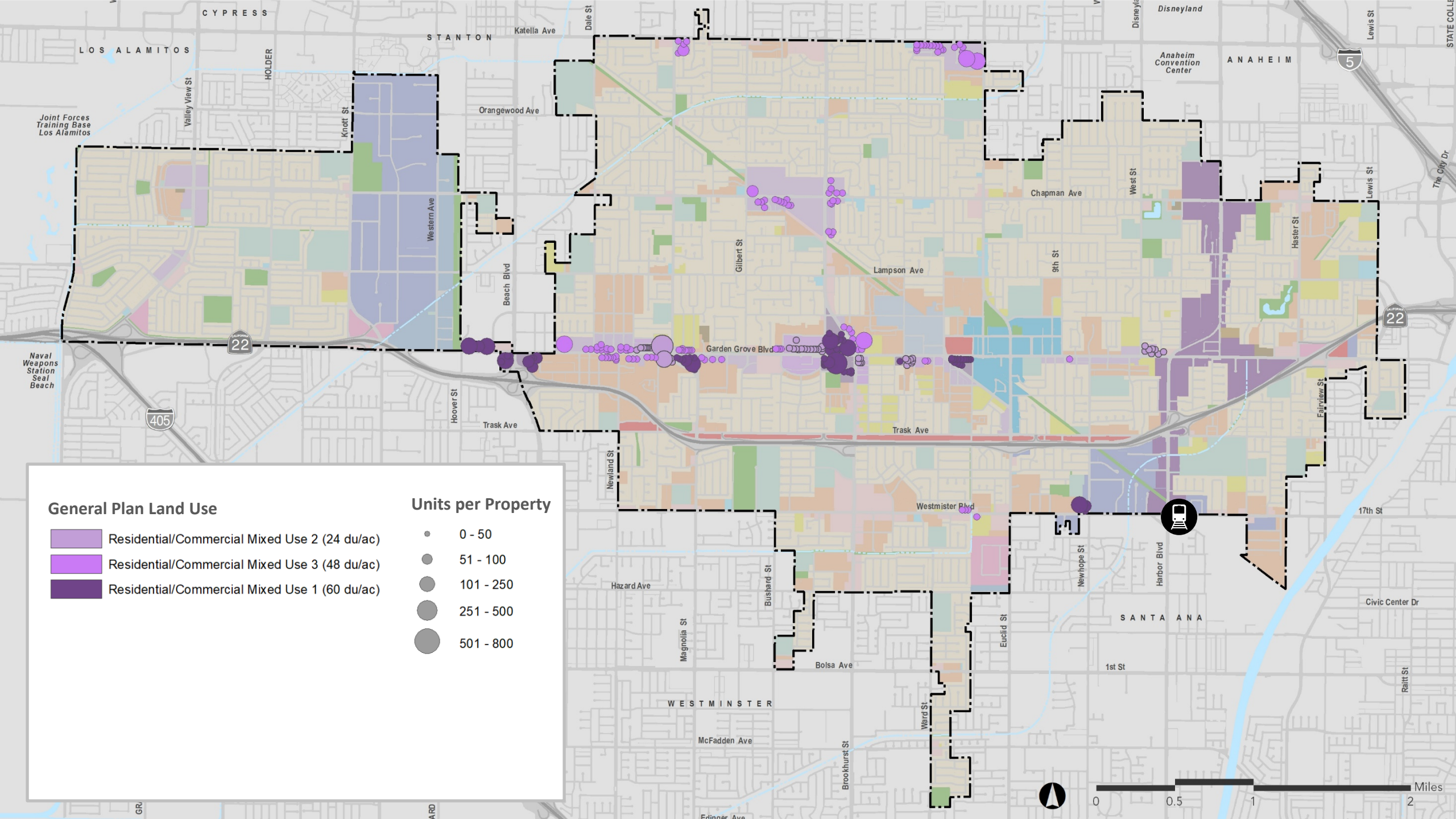


General Plan Land Use

- Low Density Residential (1.0-11.0 du/ac)
- Low Medium Density Residential (11.1-21.0 du/ac)
- Medium Density Residential (21.1-32.0 du/ac)

Units per Property

- 0 - 50
- 51 - 100
- 101 - 250
- 251 - 500

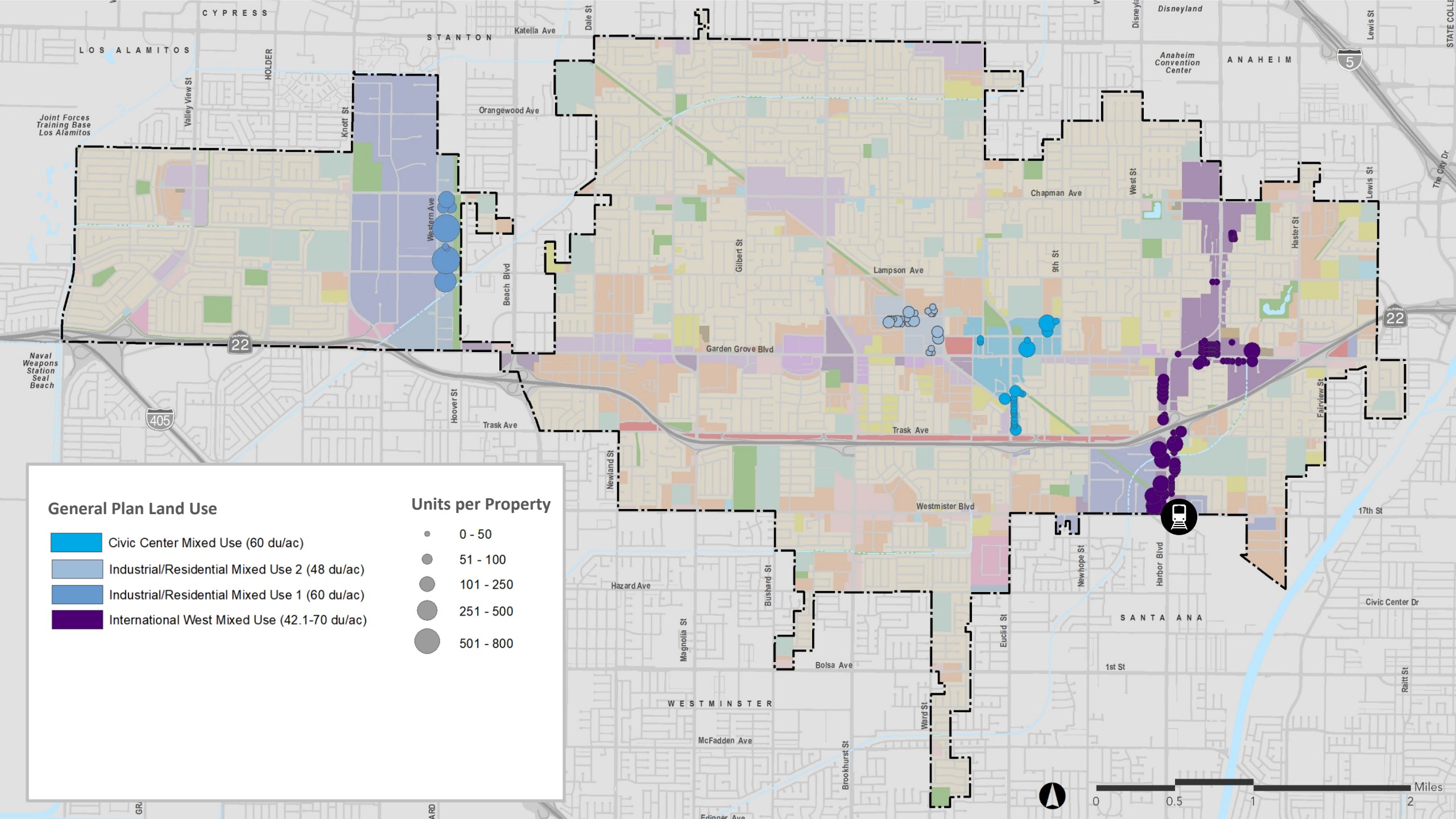


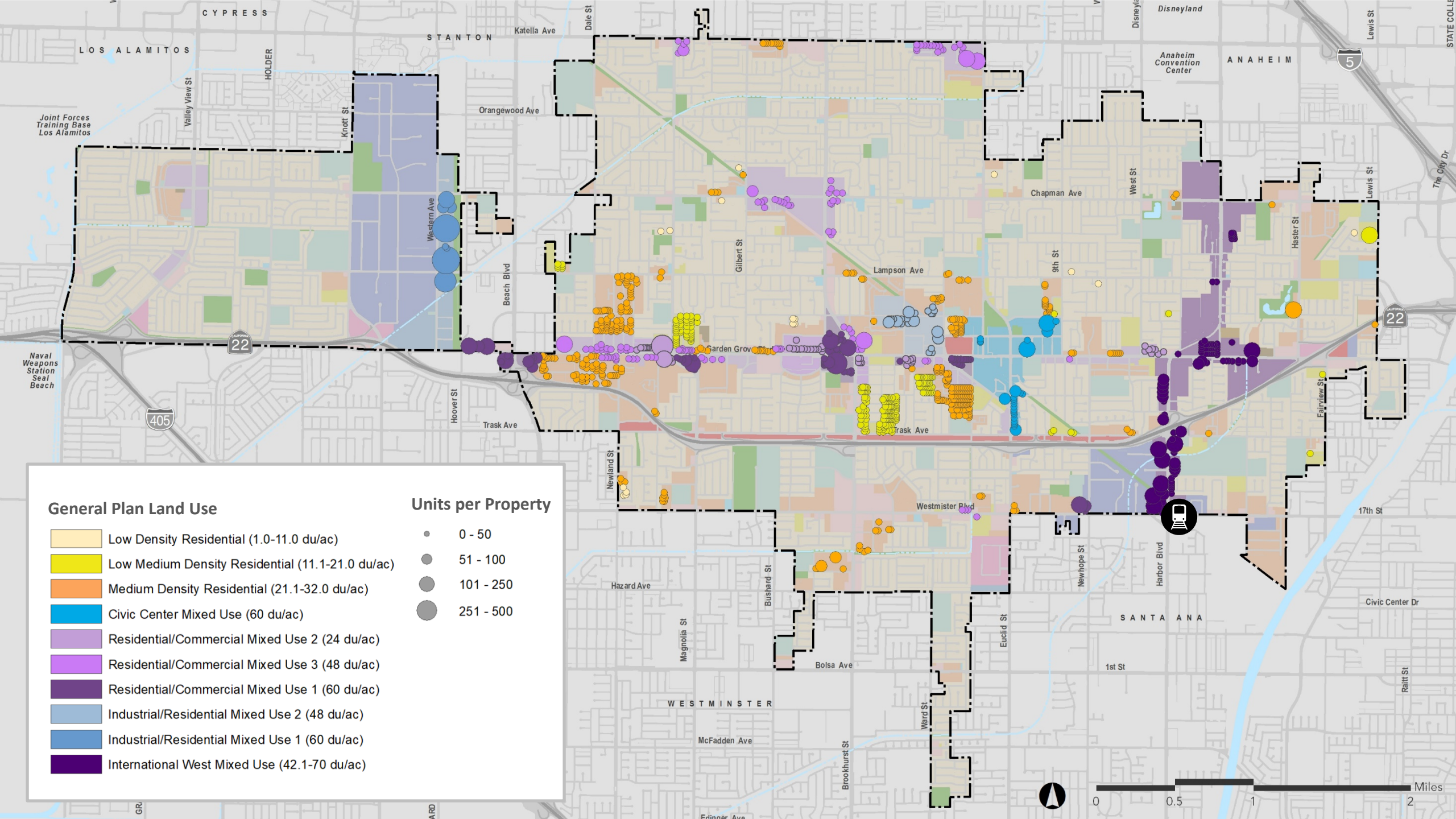
General Plan Land Use

- Residential/Commercial Mixed Use 2 (24 du/ac)
- Residential/Commercial Mixed Use 3 (48 du/ac)
- Residential/Commercial Mixed Use 1 (60 du/ac)

Units per Property

- 0 - 50
- 51 - 100
- 101 - 250
- 251 - 500
- 501 - 800







City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Previous Accomplishments (2014 to 2021 Housing Element)



Housing Element: Previous Accomplishments

- Housing Rehabilitation Grants
- Code Enforcement
- Affordable Housing Construction
- Rental Assistance (Housing Voucher Program)
- Home Ownership Assistance
- Preservation of Affordable Rental Housing
- Fair Housing Services
- Homeless Housing Needs

Housing Rehabilitation Grants

Previous Accomplishments

The Home Repair Program provides grants of up to \$5,000 to low-income homeowners to make improvements to major systems of the home (electrical, plumbing, heating, windows, etc.), as well as mobility and accessibility improvements.

2021 to 2029 Objective (*Program to Continue*)

To assist approximately 40 homeowners per year, or a total of 320 homeowners from 2021-2028.

Code Enforcement

- Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.
- Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units.
- Continue to use Land Use Code enforcements activities to reduce the incidences of zoning violations.

2021 to 2029 Objective (*Program to Continue*)

Continue program and proactively prevent violations through education and outreach of home improvement assistance. Inspect all newly constructed and remodeled units.

Affordable Housing Construction

Previous Accomplishments

2014: Density Bonus: 10 affordable (59 total units)

2017: Wesley Village: 47 affordable units for families and seniors

2020: Density Bonus: 3 affordable (10 units)

Under Construction: Garden Brook Senior Village (394 units)

2021 to 2029 Objective (*Program to Continue*)

RHNA identifies 6,967 very low and low income housing units; provide technical and financial (as available) assistance; offer priority processing.

Rental Assistance (Housing Voucher Program)

Previous Accomplishments

The Garden Grove Housing Authority administers Section 8 Rental Assistance, helping over 2,300 families annually with their monthly rent.

2021 to 2029 Objective (*Program to Continue*)

Annually provide rental assistance to approximately 2,337 very low income persons or households.

Home Ownership Assistance

Previous Accomplishment

In partnership with the Federal Home Loan Bank of San Francisco, the City designed and implemented a first-time homebuyer program to assist low-income households with down payment assistance. Since 2018, the City has assisted 8 households with down payment assistance.

2021 to 2029 Objective (*Program to Continue*)

City to provide 3 first-time homebuyer loans per year, over the next 8 years, for a total of 24 loans during the Housing Element period.

Preservation of Affordable Rental Housing

Previous Accomplishments

The City annually monitors approximately 1,200 units of affordable housing. Over the next 10 years (2021-2031), seven assisted developments that provide 416 affordable, multi-family units have expiring affordability covenants.

2021 to 2029 Objective (*Program to Continue*)

Monitor status of publicly assisted units; educate tenants on fair housing laws, including the most recent source of income protections (SB 329); preserve affordability of 416 public assisted housing units. Assist non-profit housing organizations to use funding (as available) to acquire and convert to long-term affordable housing.

Fair Housing Services

Previous Accomplishments

- To adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people.
- City has partnered with the Fair Housing Foundation to provide fair housing services to 3,063 Garden Grove residents
- In 2020, the City partnered with 20 Orange County cities to produce the “Orange County Analysis of Impediments to Fair Housing Choice”, which identified 5 regional goals and 6 GG-specific goals to affirmatively further fair housing.

2021 to 2029 Objective (*Program to Continue*)

Provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over 8 years).

Special Needs Housing

Previous Accomplishments

- Zoning amended to allow emergency homeless shelters in the M-1 Zone. The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing.
- American Family Housing to produce the City's first permanent supportive housing project (10 units) on Stuart Drive with completion aimed for 2022.

2021 to 2029 Objective (*Program to Continue*)

Maintain following programs to assistance homeless or at-risk homeless: Mainstream Voucher Program, HEART Program, and Emergency Solutions Grant (ESG).

Homeless Services

Previous Accomplishments

Between 2014 and 2019, the City has used the HUD Emergency Solutions Grants to assist 3,502 homeless individuals with services. The City provided 2,778 extremely low-income or at-risk clients emergency/transitional housing or homeless services.

2021 to 2029 Objective (*Program to Continue*)

Maintain following programs to assistance homeless or at-risk homeless: Mainstream Voucher Program, HEART Program, and Emergency Solutions Grant (ESG).

2014 to 2021 Accomplishments

5th Housing Element Cycle: Regional Housing Needs Allocation Progress

Objectives	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total
Goal	164		120	135	328	747
Progress	13		47	79	787	926
-Short/+Over	-151		-73	-56	+459	+179
Progress Percent	8%		39%	59%	240%	124%



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

New Housing Programs (2021 to 2029 Housing Element)



New Programs

- Accessory Dwelling Units
- Inclusionary Housing Ordinance
- Objective Design Standards
- Zoning Ordinance Update
- Affirmatively Furthering Fair Housing
- Healthy Living Environments

Accessory Dwelling Unit (ADU) Implementation

- Prepare ADU Handbook with pre-approved prototype and plans
- Promote development of ADUs by providing “how to” checklist for regulatory process at the City’s planning counter and on the City’s website
- Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process
- Consider establishing an ADU “amnesty” program, to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units

Inclusionary Housing Ordinance

Evaluate and consider adopting an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development. Implement following:

- 1) Conduct an economic feasibility study to determine what percentage of units that are required to be affordable and
- 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City.

Objective Design Standards

Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law (SB 35).

Zoning Ordinance Update

- Update Mixed-Use standards to reflect density increases in General Plan
- Minor revisions to the Multi-Family Residential Development Standards (revisions to Development Density R-3 Zone table)
- Examine the standards for internal improvements for single-family residences to prevent their illegal conversion to boardinghouses
- Create standards for single-room occupancy housing and motels that could be converted into permanent housing
- Create standards for permanent supportive housing to implement State law
- Add Low Barrier Navigation Centers per (AB 101) (Special Needs Program or Homeless Housing Need)

Affirmatively Furthering Fair Housing

- To be combined with Fair Housing Program
- Promote public awareness of federal, State, and local regulations regarding equal access to housing
- Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the Fair Housing Foundation
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements
- Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood
- Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation

Healthy Living Environments

New and existing housing 1,000 feet from freeways, high-volume roads, industrial uses to implement the following building design measures:

- Site apartments as far away as possible from sources of air pollution
- Install/require HVAC system with MERV 13 rated filters or above
- Locate outdoor air intake for HVAC away from freeways/roadway/off-ramp/parking areas
- Sound walls and exterior wall insulation
- Double glazed windows in housing units
- Building design to help break up air pollution emission plumes, increase air flow, and help reduce pollutants such as particulates and noise
- Add vegetation and landscape barriers



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Next Steps



Next Steps

- Send Housing Element to HCD for Review
- Public Review of Housing Element
- Public Review of Safety, Land Use, and Environmental Justice Elements
- Zoning Code Amendment
- Public Review Environmental Impact Report
- Public Hearings



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Planning Commission
May 20, 2021

