

NOTICE OF EXEMPTION

To: X

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

From:

City of Garden Grove
P. O. Box 3070
11222 Acacia Parkway
Garden Grove, CA 92842



 X

Orange County Clerk Recorder
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Coast Street Apartments Project -- Site Plan No. SP-162-2025

Project Location - Specific: East side of Coast Street, between Garden Grove Boulevard and Larson Avenue, at 13040 Coast Street

Project Location - City: Garden Grove Project Location - County: Orange

Description of Project: A request for Site Plan approval to construct a five-story, thirty-four (34) unit apartment building and associated site improvements on an approximately 21,829 square feet (or 0.50-acre) lot. The proposal includes three (3) affordable units for "very low-income" households and three (3) affordable units for "moderate-income" households. Inclusion of the six (6) affordable units qualifies the project for two density bonuses, concessions, waivers or reductions of development standards, and reduced parking pursuant to the State Density Bonus Law and Section 9.60.040 of the Garden Grove Municipal Code (DBL).

Name of Public Agency Approving Project: Garden Grove Planning Commission

Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: West Street Investments, LLC

Address: 9535 Garden Grove Boulevard, Garden Grove, CA 92841

Phone: (214) 682-5559 Email: tran.tpi@gmail.com

Exempt Status:

 Ministerial (Sec. 21080(b)(1); 15268)

 Declared Emergency (Sec. 21080(b)(3); 15269(a))

 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

 XX Categorical Exemption. State Type and Section Number: Section No. 15332 – In-Fill Development Projects

 Statutory Exemptions. State code number:

Reasons why project is exempt: CEQA Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The Project site has a General Plan land use designation of Medium Density Residential (MDR) and a zoning designation of R-3 (Multiple-Family Residential), which both allow residential development at a range from 21.1 to 32.0 dwelling units per acre. The proposed Project includes three (3) units restricted for very-low-income households and three (3) units restricted for moderate-income households. Thus, six (6) out of the 34 proposed residential units would be restricted income units.

State Density Bonus Law (Government Code Section 65915(f)(2)) states that a housing development is eligible for up to a 50 percent density bonus if 15 percent of the base units allowed under the zoning are reserved for very-low income households. In addition, State Density Bonus Law (Government Code Section 65915(v)) states that a housing development is eligible for up to an additional 38.75 percent density bonus if 12 percent of the base units allowed under the zoning are reserved for moderate-income households. Because out of the 34 proposed units three (3) would be

restricted for very-low income households and three (3) would be restricted for moderate-income households, the resulting Project density of 68 units per net acre would be within the allowable density with application of the density bonuses. The Project is also consistent with the applicable General Plan policies, Medium Density Residential (MDR) land use designation, and R-3 (Multiple-Family Residential) zoning development standards (GGMC 9.12.040) with application of allowable density bonuses and development concessions and waivers. Therefore, the Project would be consistent with the applicable regulations and meet the criteria of CEQA Guidelines Section 15332(a).

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The Project site is approximately 0.54-acre site and within the City of Garden Grove. The site is surrounded by urban uses. Roadways are located to the west and south of the site, that are adjacent to parking lot and multi-family residential uses. Areas to the north and east of the site are developed with commercial uses. As the Project site is located within City limits, less than five acres and surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

c) The project site has no value as habitat for endangered, rare or threatened species.

The 0.54-acre Project site is developed with a vacant 3,252 square foot building, a parking area, driveway connection to Coast Street, and limited ornamental landscaping. The site is bound by existing walls along the north, east, and south sides of the site, and a sidewalk along Coast Street. The entire Project site has been disturbed by previous development and does not contain any sensitive habitat, endangered, rare, or threatened species or habitat that could support sensitive species. The Project site is located within an urban area. There are no California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the Project site boundaries; and that the site does not contain any wetlands or vernal pools. Thus, no aquatic, riparian, or wetland related resources would be impacted by the proposed Project. The Project site has no value as habitat for endangered, rare, or threatened species and meets the criteria of CEQA Guidelines Section 15332(c).

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Approval of the Project would not result in any significant effects related to traffic, noise, air quality or water quality. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impact of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report.

e) The site can be adequately served by all required utilities and public services.

The Project site is located in an urbanized and developed area. The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The proposed Project would connect to existing utility service lines surrounding the Project site. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations would be addressed prior to occupancy. Given the Project size and its location within an area that is currently served by utilities, the site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e).

Contact Person: Huong Ly Area Code/Telephone/Extension: (714) 741-5312

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? yes no

Signature: M Pave Date: 9/18/25 Title: Planning Services Manager

X Signed by Lead Agency

Date received for filing at OPR:

 Signed by Applicant