

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: <p style="text-align: center;">C.2.</p>	SITE LOCATION: North side of 11 th Street, between Brookhurst Street and Kerry Street, at 9741, 9761, 9811, 9823, 9831, 9861, 9921, 9941, 9961, 9971, and 9791 11 th Street, 9752, 9762, 9802, 9820, 9822, 9842, 9902, and 9904 13 th Street, and 14301 and 14321 Brookhurst Street.
HEARING DATE: November 2, 2017	GENERAL PLAN: Civic/Institutional PROPOSED: Medium Density Residential
CASE NOS.: General Plan Amendment No. GPA-002-2017(A)	ZONE: R-3 (Multiple-Family Residential) and Planned Unit Development No. PUD-130-99
APPLICANT: City of Garden Grove	CEQA DETERMINATION: Exempt
PROPERTY OWNER(S): Various Owners	APN: 098-120-04, 05, 18, 23, 25, 39, 40, 41, 42, 52, 57, 58, 59, 62, 63, 64, 65, 66, and 930-384-55

REQUEST:

Planning Commission recommends City Council approval to change the General Plan land use designation of approximately 15-acres of land comprised of 14 parcels from Civic/Institutional (CI) to Medium Density Residential (MDR) to correct an inconsistency between the zoning and the General Plan Land Use designations of the parcels. The properties are zoned R-3 (Multiple-Family Residential) and PUD-130-99 (Planned Unit Development), which is consistent with the proposed Medium Density Residential General Plan Land Use Designation. No new development is proposed with this request.

BACKGROUND:

The subject properties are located on the north side of 11th Street, between Brookhurst Street and Kerry Street, at 9741, 9761, 9811, 9823, 9831, 9861, 9921, 9941, 9961, 9971, and 9791 11th Street, 9752, 9762, 9802, 9820, 9822, 9842, 9902, and 9904 13th Street, and 14301 and 14321 Brookhurst Street. Several parcels encompass multiple addresses and more than one Assessor's Parcel Number, or APN. The fourteen parcels all have a General Plan Land Use designation of Civic/Institutional and are zoned R-3 (Multiple-Family Residential), with the exception of one parcel located at 9752 13th Street, which is zoned Planned Unit Development No. PUD-130-99 with R-3 base zoning.

The properties are located in an area improved with single-family and multiple-family developments, a rehabilitation care facility, a convalescent center, and the Islamic Society of Orange County. The properties about C-1 (Neighborhood Commercial) zoned properties on the southwest corner of 13th Street and Brookhurst Street, O-S (Open Space) zoned properties to the north, across 13th Street and to the west, across Kerry Street, C-1 zoned properties to the east, across Brookhurst Street, and R-1 (Single-Family Residential) and R-3 zoned properties to the south, across 11th Street.

All properties located within the block have a General Plan Land Use designation of Civic/Institutional, with the exception of two properties on the southwest corner of Brookhurst Street and 13th Street, which have a Land Use designation of Light Commercial. The Civic/Institutional Land Use designation was added for the first time in the current General Plan 2030, adopted in 2008. This new land use designation is intended for educational uses, such as, elementary, middle, and high schools, colleges, universities, hospitals, and governmental facilities. The previous Open Space (OS) Land Use designation combined parks, school uses, golf courses, and other public and private open space land under one designation. In the current General Plan, the City determined to keep the Open Space designation for recreational areas, such as parks, right-of-ways, flood channels and introduce the Civic/Institutional designation to educational uses and government facilities, such as the Merton E. Hill Elementary School to the west, across Kerry Street.

DISCUSSION:

The subject 14 properties were not included in the Open Space designation in the previous General Plan. Rather, prior to 2008, all of the properties had a Land Use designation of Medium Density Residential. All of these properties were included in the change to Civic/Institutional in the current General Plan. However, the subject properties are developed mainly with residential uses and all but one retain an R-3 zoning which is not consistent with the Civic/Institutional General Plan designation. Although the Islamic Society of Orange County has a Planned Unit Development zoning, the PUD, retains an R-3 base zone. The R-3 zoning designation is consistent with the Medium Density Residential General Plan land use designation.

Planning staff has reviewed the history of the General Plan designations and has determined that the Civic/Institutional Land Use designation on the 14 properties is the result of a mapping error in the current General Plan. Only the Merton E. Hill Elementary School to the west across Kerry Street should have been included in the Civic/Institutional designation. Changing the subject properties back to the Medium Density Residential designation will correct the prior mapping error and eliminate the current inconsistency between the General Plan land use and Zoning designations for the properties located in this block.

This is a City-initiated action to correct a prior administrative mapping error, and no development project is proposed in conjunction with the proposed General Plan Amendment. Therefore, the proposed General Plan Amendment is not subject to review under the California Environmental Quality Act ("CEQA") pursuant to Section

15061(b)(3) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Note that the property at 9841 11th Street is not included in the subject request since a ten (10) unit residential project is being proposed via General Plan Amendment No. GPA-002-2017(B) and Site Plan No. SP-038-2017. This request is being processed separately from this General Plan Amendment request.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Adopt Resolution No. 5901-17 recommending approval of General Plan Amendment No. GPA-002-2017(A) to the City Council.



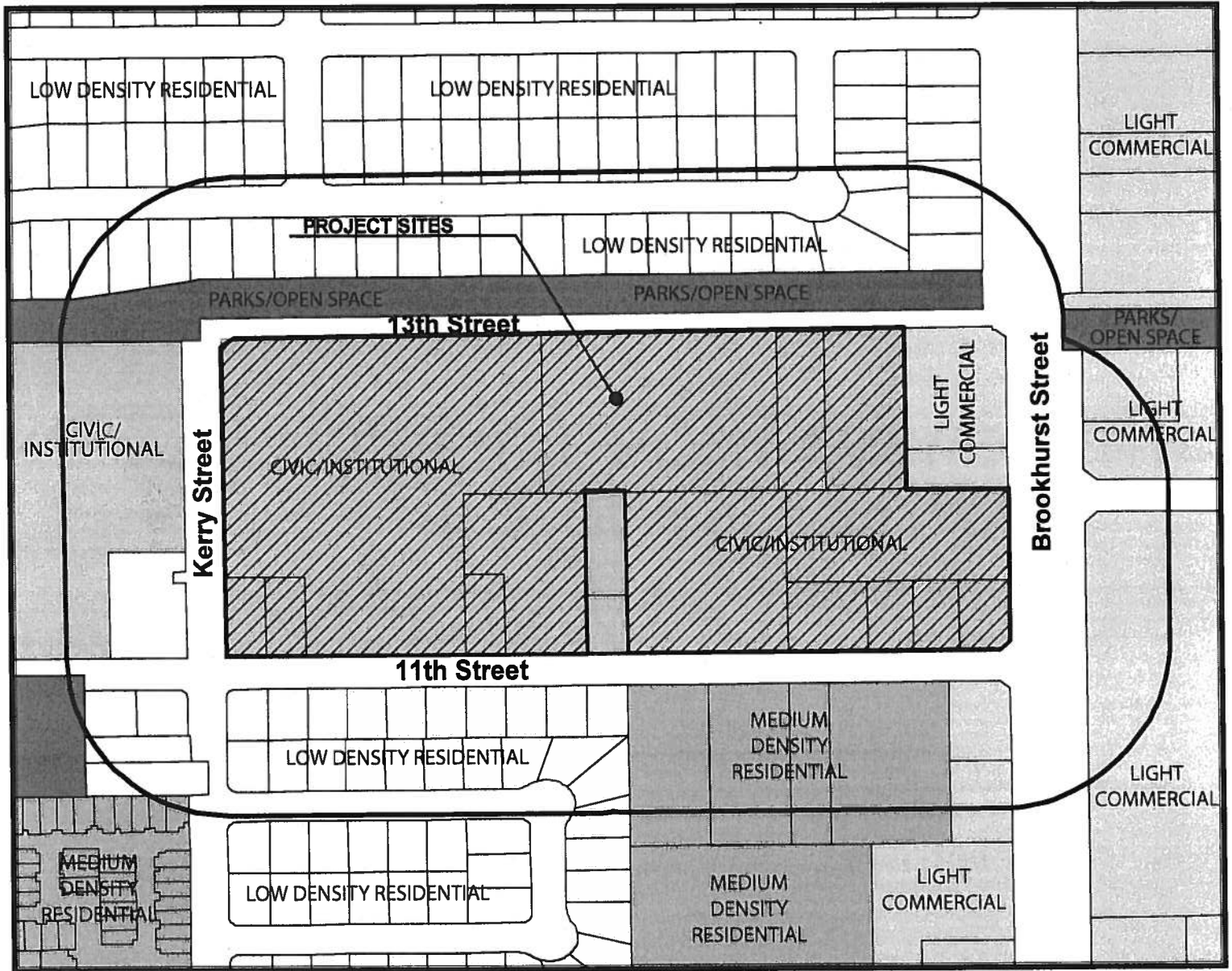
LEE MARINO
Planning Services Manager





By: Mary Medrano
Assistant Planner



GENERAL PLAN AMENDMENT NO. GPA-002-2017(A)



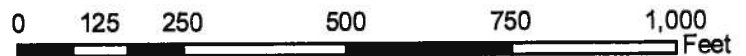
LEGEND

-  SUBJECT SITES
-  300 FEET RADIUS



NOTES

1. SITE ADDRESSES - 9741, 9761, 9811, 9823, 9831, 9861, 9921, 9941, 9961, 9971, AND 9791 11TH STREET, 9752, 9762, 9802, 9820, 9822, 9842, 9902, AND 9904 13TH STREET, 14301 AND 14321 BROOKHURST STREET
2. GENERAL PLAN: CIVIC / INSTITUTION TO MEDIUM DENSITY RESIDENTIAL



CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
NOVEMBER 2017