

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-001-2018, CHANGING THE GENERAL PLAN LAND USE DESIGNATION TO COMMUNITY RESIDENTIAL ON TWO PARCELS: ONE PARCEL WITH A LAND USE DESIGNATION OF RESIDENTIAL/COMMERCIAL MIXED USE 1, LOCATED AT 10080 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NO. 098-070-72; AND A PORTION OF A SECOND PARCEL WITH A LAND USE DESIGNATION OF PARKS AND OPEN SPACE LOCATED AT 9860 LARSON AVENUE, ASSESSOR'S PARCEL NO. 098-070-73

WHEREAS, the City of Garden Grove has received an application from AMG & Associates, LLC., to repurpose an existing 8-story, unfinished steel structure (prior "Galleria" project) located at 10080 Garden Grove Boulevard (APN 098-070-72) for a 394-unit affordable senior housing project with 12,938 square feet of commercial space, and to increase the developable site area by 2 acres, located at 9860 Larson Avenue (APN 098-070-73), to allow for the desired density of the "Project" and a General Plan Amendment No. GPA-001-2018 to change the land use designation of the 3.09-acre site from Residential/Commercial Mixed Use 1 to Community Residential and to change the designation of the 2-acre portion of the parcel to the south from Parks and Open Space to Community Residential to facilitate the development of the 394 affordable senior housing units and 12,938 square feet of commercial retail space (the "Project");

WHEREAS, General Plan Amendment No. GPA-001-2018 is being processed in conjunction with Planned Unit Development No. PUD-008-2018, and Site Plan No. SP-048-2018;

WHEREAS, following a Public Hearing held on March 15, 2018, the Planning Commission of the City of Garden Grove recommended approval of General Plan Amendment No. GPA-001-2018 pursuant to Resolution No. 5914-18;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on April 24, 2018, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of April 24, 2018; and

WHEREAS, the City Council approved Resolution No. _____ during its meeting on April 24, 2018, adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et seq.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY RESOLVES, DETERMINES, AND FINDS AS FOLLOWS:

SECTION 1. City Council Resolution No. _____ adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project is incorporated by reference as if set forth fully herein.

SECTION 2. The City Council of the City of Garden Grove hereby finds and determines, as follows:

- A. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The original "Galleria" project was deemed to be consistent with the General Plan as it fulfilled such goals as "a balanced, prosperous and attractive corridor of land use fronting Garden Grove Boulevard" and the policy to "improve the economic viability of the corridor by emphasizing appropriate development of large, vacant, properties". The existing steel structure was constructed for a mixed-use project with commercial uses along Garden Grove Boulevard and residential units above.

The current General Plan was adopted in 2008 and Mixed Use designations were an important change to Garden Grove's land use pattern. The project site was included in the new Residential/Commercial Mixed Use 1 land use designation (R/CMU1), which provided for mixed-use projects with residential densities up to 42 dwelling units per acre and commercial development of 0.5 FAR. These General Plan Mixed Use land use designations were intended to focus growth on under-utilized commercial corridors, preserve older residential neighborhoods from increased densities, and provide commercial property owners additional development opportunities to incentivize redeveloping their properties. The project site was able to accommodate proposals with higher residential density with the new Residential/Commercial Mixed Use 1 designation. The R/CMU1 includes the statement "senior housing should be allowed in this designation with density bonuses" in the "Desired Character and Uses" section.

The Garden Grove General Plan 2030 has, and continues to include, a Land Use designation, Community Residential, which is expressly for senior housing, convalescent homes, congregate housing and institutional quarters, and allows the highest density of up to 60 dwelling units per acre. The General Plan anticipates this designation shall be applied to parcels to facilitate the development of senior housing and similar uses. This designation has been applied to other sites for senior housing development such as 12761 Garden Grove Boulevard and 12232 Chapman Avenue, the Chapman Care Center nursing home. With the addition of two (2) acres to the project site, the density of 60 dwelling units per acre and the State

Density Bonus allowance of a 35% increase in density for affordable projects, the applicant was able to reach the unit count of 394.

The project includes commercial uses along the Garden Grove Boulevard frontage and is in an area with commercial shopping centers immediately abutting to the east and nearby. The proposed use is consistent with such General Plan policies as:

- Policy LU-1.2 Encourage modern residences in areas designated as Mixed Use.
- Policy LU-1.4 Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed use areas.
- Policy LU-4.1 Locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The project is also consistent with the goals of the General Plan Housing Element to encourage development of affordable housing to meet the City's regional housing needs and to provide housing for people of all economic levels. Policy 2.4 of the Housing Element encourages collaborative partnerships to maximize resources available for the provision of housing affordable to lower-income households. Program 4 of the Housing Element encourages the development of affordable senior housing. The proposed General Plan Amendment will fulfill the goals of the General Plan Housing Element by providing 394 additional affordable senior housing units.

- B. The General Plan Amendment will promote the public interest, health, safety, and welfare by changing the General Plan to facilitate the construction of the affordable senior housing project with 394 units and 12,938 square feet of commercial floor area. The project promotes the public welfare by fulfilling the goals and policies of the General Plan and providing additional affordable housing opportunities for seniors. The General Plan Amendment facilitates the construction of the project, which has been reviewed and conditioned by all City Departments to maintain and promote health, safety, and welfare.
- C. The parcel for which an amendment of the General Plan land use map is sought is physically suitable for the proposed land use designation of Community Residential. The one parcel, and the portion of the second parcel included in the General Plan Amendment, are both owned by the Emlen W. Hoag Foundation. By providing additional lot area in the form of a "Transfer of Development Rights" for the 2-acre portion, the project density can be increased and the site can be developed for 394 affordable senior housing units. The development of the site, with a finished building will benefit the property owner and their mission to support the Boys & Girls Club of Garden Grove. The Boys & Girls Club building and uses on the 2-acre portion shall remain and new intergenerational programming shall be provided between the youth and seniors.

The subject parcel was approved for an 8-story building and the steel structure was constructed at that height. The existing structure can accommodate the proposal for senior housing. The site is served and accessible from Garden Grove Boulevard. The project is required to provide a new traffic signal, median modifications, and coordination of traffic on Garden Grove Boulevard, which will create safe ingress and egress to the proposed development. The surrounding uses include a commercial shopping center to the east, a hotel to the west, and a mixed-use residential and commercial development (Brookhurst Triangle) across Garden Grove Boulevard to the north. The proposed mixed-use development will be compatible with the surrounding uses described and consistent with the goals and policies of the General Plan to construct higher density residential mixed-use projects in such areas.

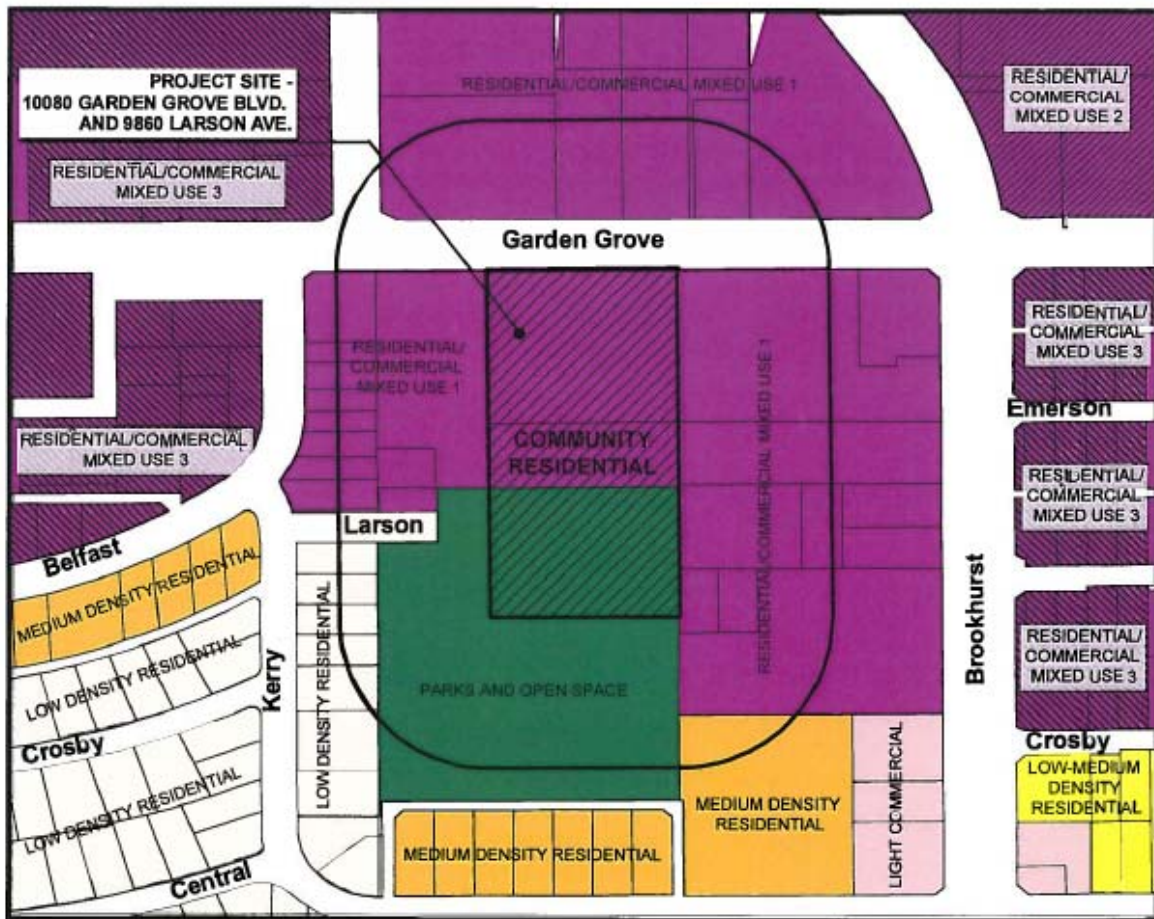
SECTION 3. The facts and reasons stated in Planning Commission Resolution No. 5914-18 recommending approval of GPA-001-2018, a copy of which is on file in the office of the City Clerk, is incorporated herein by reference with the same force and effect as if set forth in full herein.

SECTION 4. General Plan Amendment No. GPA-001-2018 is hereby approved.

SECTION 5. The land use designation of the property shown on the attached map is changed from Residential/Commercial Mixed Use 1 and Parks/Open Space to Community Residential. The General Plan map is amended accordingly.

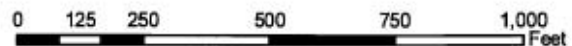


GENERAL PLAN AMENDMENT NO. GPA-001-2018
PLANNED UNIT DEVELOPMENT NO. PUD-008-2018
SITE PLAN NO. SP-048-2018



LEGEND

-  SUBJECT SITES - 10080 GARDEN GROVE BLVD. AND 9860 LARSON AVE.
-  300 FEET RADIUS



NOTES

1. SITE ADDRESSES - 10080 GARDEN GROVE BLVD. AND 9860 LARSON AVE.
2. GENERAL PLAN: RESIDENTIAL/COMMERCIAL MIXED USE 1 AND PARKS AND OPEN SPACE TO COMMUNITY RESIDENTIAL

CITY OF GARDEN GROVE
 COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 MARCH 2018