

RESOLUTION NO. 5877-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL: (I) ADOPT A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE LEWIS STREET REORGANIZATION BETWEEN THE CITY OF GARDEN GROVE AND THE CITY OF ORANGE (RO 17-01) AND RESIDENTIAL PROJECT; (II) APPROVE GENERAL PLAN AMENDMENT NO. GPA-001-2017 TO AMEND THE CITY OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION OF THE PORTION OF THE PROJECT SITE THAT IS LOCATED WITHIN THE CITY OF GARDEN GROVE FROM CIVIC/INSTITUTIONAL TO LOW DENSITY RESIDENTIAL AND TO INCLUDE THE PROPERTIES TO BE ANNEXED UNDER THE GENERAL PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL; (III) AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING FOR THE PORTION OF THE PROJECT SITE THAT IS LOCATED WITHIN THE CITY OF GARDEN GROVE AND TO "PRE-ZONE" THE PROPERTIES TO BE ANNEXED TO RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING (PUD-006-2017) WITH R-1 (SINGLE-FAMILY RESIDENTIAL) BASE ZONING; AND (IV) APPROVE DEVELOPMENT AGREEMENT NO. DA-006-2017 BETWEEN THE CITY OF GARDEN GROVE AND CHRIST CATHOLIC CATHEDRAL FACILITIES CORPORATION.

WHEREAS, Shea Homes, the applicant, submitted a request to develop a gated small lot subdivision with 70 single-family detached residential units and related street and open space improvements on a 9.01-acre site located in the Cities of Garden Grove and Orange, at the northwest corner of Lewis Street and Garden Grove Boulevard, at 12901 Lewis Street (Assessor's Parcel Nos. 231-041-26, 231-041-27, 231-041-28, and 231-255-01) (the "Property"), which is owned by Christ Catholic Cathedral Facilities Corporation; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) detachment from the City of Orange and annexation to the City of Garden Grove of 39,328 square feet or 0.901 acres; (ii) General Plan Amendment No. GPA-001-2017 to amend the City of Garden Grove General Plan Land Use Map to apply a General Plan Land Use Designation of Low Density Residential to the Property; (iii) Planned Unit Development No. PUD-006-2017 to rezone and "pre-zone" the Property residential Planned Unit Development with R-1 (Single-Family Residential) base zoning; (iv) Tentative Tract Map No. TT-17927-2017 to subdivide the subject property into 70 single-family residential lots; (v) Site Plan No. SP-028-2017; and (v) Development Agreement No. DA-006-2017 (collectively, the "Project").

WHEREAS, a portion of the Project site is located within the city limits of the City of Orange, and for purposes of analysis under the California Environmental Quality Act ("CEQA"), the proposed Project includes action by the Orange County Local Agency Formation Commission ("LAFCO") to approve amendments to the respective spheres of influence of the Cities of Orange and Garden Grove,

detachment of the subject 0.901 acres from the City of Orange, and annexation of the subject 0.901 acres to the City of Garden Grove; and

WHEREAS, provided the Project is approved and a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project are adopted by the City Council, the City of Garden Grove will submit an application to the Orange County LAFCO for the necessary sphere of influence amendments and detachment/annexation of the subject 0.901 acres; and

WHEREAS, the area proposed to be detached from the City of Orange and annexed into the City of Garden Grove contains approximately 39,328 square feet or 0.901 acres, involving a reorganization of the existing boundary between the Cities, designation of the subject property Low Density Residential in the City of Garden Grove General Plan Land Use Map, and pre-zoning of the subject property to Planned Unit Development No. PUD-006-2017 with R-1 (Single-Family Residential) base zoning; and

WHEREAS, the adoption of the necessary land use actions by the City of Garden Grove to extend the City's General Plan to cover the properties to be annexed and to "pre-zone" the properties are prerequisites to LAFCO's approval of the proposed sphere of influence amendments and detachment/annexation; and

WHEREAS, proposed General Plan Amendment No. GPA-001-2017 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the portion of the project site that is located within the City of Garden Grove from Civic/Institutional to Low Density Residential and include the properties to be annexed under the General Plan Land Use Designation of Low Density Residential; and

WHEREAS, proposed Planned Unit Development No. PUD-006-2017 would amend the City of Garden Grove Zoning Map to "pre-zone" the portion of the Property to be annexed and to change the zoning of the portion of the Property located in Garden Grove to Residential Planned Unit Development zoning (PUD-006-2017) with R-1 (Single-Family Residential) base zoning, incorporating the special requirements for Small Lot Subdivisions set forth in Garden Grove Municipal Code Section 9.12.040.060 as the applicable development standards for the Planned Unit Development and Tentative Tract Map No. TT-17927-2017 and Site Plan No. SP-028-2017 and their associated conditions of approval as the development plan for the Planned Unit Development; and

WHEREAS, proposed Development Agreement No. DA-006-2017 between the City of Garden Grove and Christ Catholic Cathedral Facilities Corporation would guarantee the property owner four years in which to construct the Project in accordance with the approved General Plan designation, PUD zoning, Site Plan and

Tentative Tract Map; provide for payment of a Development Agreement fee not to exceed \$134,120.00 to the City; and ensure that the applicant has provided funding sufficient to ensure that the infrastructure and public facilities required by development of the Project site are constructed and that the infrastructure and public facilities would be available no later than when required to serve the demand generated by development of the Property; and

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*, an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration as the proposed Project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment; and

WHEREAS, a Mitigation Monitoring Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during Project implementation; and

WHEREAS, the Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, concurrent with its adoption of this Resolution, the Planning Commission adopted Resolution No. 5878-17 approving Tentative Tract Map No. TT-17927-2017 and Site Plan No. SP-028-2017, subject to (i) the City Council's approval of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, General Plan Amendment No. GPA-001-2017, Planned Unit Development No. PUD-006-2017, and Development Agreement No. DA-006-2017; and (ii) LAFCO approval of the proposed sphere of influence amendments and detachment/annexation; and

WHEREAS, at its regular meeting held April 6, 2017, the Planning Commission of the City of Garden Grove held a duly noticed public hearing and considered the report submitted by City staff and all oral and written testimony presented regarding the Project, the initial study, and the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED as follows:

1. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 *et seq.*, an initial study was prepared and it has been determined that the proposed project qualifies for a Mitigated Negative Declaration

because the proposed project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment. The Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

2. The Planning Commission has considered the proposed Mitigated Negative Declaration together with comments received during the public review process.

3. The Planning Commission finds that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

4. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project, with the proposed mitigation measures, will have a significant effect on the environment.

5. The Planning Commission hereby recommends the City Council (i) adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project and (ii) approve General Plan Amendment No. GPA-001-2017, Planned Unit Development No. PUD-006-2017, and Development Agreement No. DA-006-2017, subject to LAFCO approval of the proposed sphere of influence amendments and detachment/annexation.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject site is a 9.01-acre lot, located on the northwest corner of Lewis Street and Garden Grove Boulevard. Approximately 0.901 acres, at the northeast portion of the site, is located in the City of Orange and is proposed to be detached from the City of Orange and annexed to the City of Garden Grove as part of the Project. The portion of the site within the City of Orange is currently zoned O-P (Office Professional), with a General Plan Land Use Designation of Medium Density Residential. The remainder of the site is located within the City of Garden Grove and is currently zoned R-1 (Single-Family Residential), with a General Plan Land Use Designation of Civic/Institutional. The site is currently developed with a religious institution, a private school building, surface parking, and related improvements. Surrounding properties contain both single-family and multi-family housing.

The proposed legislative actions would amend the City's General Plan Land Use Map and Zoning Map to apply a General Plan Land Use Designation of Low Density Residential and Residential Planned Unit Development zoning, with R-1 base zoning, to the entire site in order to facilitate the proposed annexation and the redevelopment of the site with a gated small lot subdivision with 70 single-family detached residential units on separate lots and related street and open space improvements. The resulting density of the proposed Project would be 7.8 dwelling units per acre. The special requirements for Small Lot Subdivisions set forth in Garden Grove Municipal Code Section 9.12.040.060 would serve as the applicable development standards for the Planned Unit Development. A Tentative Tract Map and Site Plan for the Project, along with related conditions of approval, are being considered concurrently with the General Plan and Zoning Map amendments, and will serve as the development plan for the proposed Planned Unit Development.

Pursuant to the proposed development plan, the Project would consist of 70 single-family detached residential homes ranging in size from 2,451 square feet to 2,689 square feet, all with attached two-car garages accessible from a private street that circulates throughout the development. All units feature private outdoor areas to the sides and rear of the units. The proposed architectural style of the homes incorporate influences from Santa Barbara, Andalusian, Monterey, and Formal Spanish design styles, and each home is proposed to exhibit enhanced elevations with multi-toned stucco exteriors, varied rooflines, flat concrete tile roofing, building pop-outs, decorative shutters, balconies, stone veneer or brick treatment, and decorative window trims. A four-foot side yard setback for each home is proposed, resulting in a total separation of eight feet between homes. Rear setbacks range from fifteen to thirty feet.

Main access to the site will be from Lewis Street via a gated enhanced entry driveway that will include decorative paving and landscaping. One emergency vehicle access point, off Garden Grove Boulevard, at the southwest corner of the development, is proposed.

A 14,089 square foot active recreational open space area will be located near the entrance of the residential community and be available for communal use. The recreation area features amenities which include a playground, open turf area, two (2) covered barbecue dining areas, and a shade structure with built-in bench seating.

A total of 263 parking spaces are proposed, which meets the minimum number of parking spaces required by Code. The breakdown of parking spaces include: 140 garaged parking spaces, 70 driveway parking spaces, and 53 unassigned open guest parking on street spaces.

The applicant is proposing to construct six-foot high decorative concrete slump block walls around the perimeter of the development. In addition, six-foot high block walls are proposed along the interior property lines of each unit. All blocks walls, which face a public vantage point along Garden Grove Boulevard and Lewis Street, will be fitted with decorative caps. Pilasters will have a stone veneer treatment. An enhanced landscape treatment is proposed, in the 10'-0" wide site perimeter setback between the block wall and the street frontage property lines. The enhanced landscaping within this area will include trees, shrubs, vines, and flowering ground covers and turf in a hierarchical design order.

The passive open space areas within the common areas of the development will include a combination of golden rain trees, camphor trees, crape myrtle trees, southern magnolia trees, date palms, and various other landscape plantings maintained by the Homeowners Association (HOA). Landscaping in the front yard of each residential unit would include shrubs and trees and would be maintained by the individual homeowners. In total, 148,600 square feet (3.41 acres) of landscaping will be installed. All HOA maintained landscaped areas would be irrigated with an electronically operated irrigation system utilizing water sensors and programmable irrigation cycles. The irrigation systems will be in conformance with the City's water efficiency guidelines.

A Development Agreement with the owner of the Property is also proposed. The City is authorized to enter into a Development Agreement with the applicant / property owner pursuant Government Code Section 65864. Pursuant to the proposed Development Agreement, the applicant would be guaranteed four years in which to construct the project in accordance with the approved General Plan designation, PUD zoning, Site Plan and Tentative Tract Map, and the City would receive a Development Agreement fee to reimburse it for the cost of certain City services required by the Project that are not otherwise being reimbursed to the City.

The effectiveness of each of the proposed land use actions would be contingent on approval by Orange County LAFCO of the proposed sphere of influence amendments and annexation.

FINDINGS AND REASONS:

General Plan Amendment

1. Proposed General Plan Amendment No. GPA-001-2017 is internally consistent with the goals, policies, and elements of the General Plan.

The proposed General Plan Amendment No. GPA-001-2017 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan

Land Use Designation of the portion of the project site that is located within the City of Garden Grove from Civic/Institutional to Low Density Residential and include the annexed properties under the General Plan Land Use Designation of Low Density Residential, in order to facilitate annexation of the subject 0.901 acres to the City of Garden Grove and the redevelopment of the combined 9.01-acre site with a gated small lot subdivision with 70 single-family detached residential units on separate lots and related street and open space improvements.

The Low Density Residential (LDR) Land Use Designation is intended for the development of single-family residential neighborhoods. According to the General Plan, densities for the LDR designation range from 1 to a maximum of 9 dwelling units per acre. The proposed project will have a net density of 7.8 dwelling units per acre, which is less than the maximum allowed.

The proposed General Plan amendment will facilitate the annexation of the subject 0.901 acres to the City of Garden Grove. Annexation of the subject 0.901 acres to the City of Garden Grove is consistent with General Plan Land Use Element Policy LU-14.2, which directs the City to pursue to the extent feasible exchanges of land with contiguous cities, that will rationalize and clarify City boundaries and will provide minimal costs and maximum benefits to the City. The subject 0.901 acres borders the City of Garden Grove, so extension of the City's boundaries to include the property is rational. Further, the additional cost to the City to provide City services to the property will be minimal, and will be offset by the Development Agreement fees, the additional ad valorem property tax revenue and generally applicable City tax and assessment revenue the City will receive.

Giving the site a Land Use designation of "Low Density Residential" pursuant to the proposed General Plan Amendment is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-2.4, which encourages the City to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The site's proposed single-family residential type housing is similar and compatible with the surrounding properties, which have both single-family and multi-family housing. Accordingly, Staff finds that the Low Density Residential Land Use designation is appropriate for the site and will ensure that the site is maintained in continuity with surrounding land uses.

2. The proposed General Plan Amendment will promote the public interest, health, safety and welfare.

The proposed General Plan Amendment will facilitate the annexation of the subject 0.901 acres to the City of Garden Grove, thereby rationalizing

municipal boundaries in the area, extending police, fire, and other City services to the property. The proposed General Plan Amendment will also facilitate the proposed 70-unit small lot subdivision development, which will ensure that the future use and development of the property will be consistent with the use and development permitted on nearby properties within the City of Garden Grove.

3. The parcels covered by the proposed amendment to the General Plan Land Use Map are physically suitable for the requested land use designation(s), compatible with the surrounding land uses, and consistent with the General Plan.

The proposed General Plan Amendment No. GPA-001-2017 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the portion of the project site that is located within the City of Garden Grove from Civic/Institutional to Low Density Residential and include the annexed properties under the General Plan Land Use Designation of Low Density Residential. The Low Density Residential (LDR) Land Use Designation is intended for the development of single-family residential neighborhoods. According to the General Plan, densities for the LDR designation range from 1 to a maximum of 9 dwelling units per acre. The proposed project will have a net density of 7.8 dwelling units per acre, which is below the maximum allowed.

The site's proposed single-family residential type housing is similar and compatible with the surrounding properties, which have both single-family and multi-family housing. In addition, the site is a large contiguous site with access to all necessary public infrastructure to adequately serve the proposed residential development.

Finally, the General Plan is robust enough to accommodate the re-designation of property to new land use designations, and application of the Low Density Land Use designation to the site will not conflict with other provisions or elements of the General Plan.

Planned Unit Development:

1. The location of the buildings, architectural design, and proposed use are compatible with the character of existing residential development in the vicinity, and the Project will be well-integrated into its setting.

The Project is designed to be an attractive, modern small-lot, single-family residential community that is within the allowable density for the Low Density Residential General Plan Land Use Designation and complies with the special

requirements for Small Lot Subdivisions set forth in Garden Grove Municipal Code Section 9.12.040.060. The proposed development includes active open space along with private rear yard areas for the individual property owners. The main entry into the development is from Lewis Street and includes decorative paving, enhanced landscaping, and fencing. The new development will improve the site and is in keeping with well-designed modern residences. The site's proposed single-family residential type housing is similar and compatible with the surrounding properties, which have both single-family and multi-family housing. The design of the project provides a community of single-family homes on the site that will improve the appearance of the neighborhood.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

The design of the Project complies with the spirit and intent of the Garden Grove Municipal Code for residential development. The City's Traffic Engineering Division has reviewed the plan and all appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets. In addition, a traffic impact analysis for the Project was prepared by the City's consultant in conjunction with preparation of the Initial Study for the Project, which concludes that the additional vehicle trips anticipated to be generated as a result of the Project will have a less than significant impact on traffic congestion at impacted nearby intersections.

3. Provision is made for both public and private open spaces.

The Project has been designed in accordance with City Code provisions for providing an adequate amount of public and private open spaces as required by the City's Small-Lot Subdivision Ordinance. The site provides active open space/recreation areas for the prospective residents.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

The conditions of approval for the Project require the formation of a Homeowners Association (HOA) and recordation of CC&Rs (Covenants, Conditions, and Restrictions) providing for long-term maintenance of common areas by the Homeowners' Association, which will be enforceable by the City. Through the conditions of approval for the Project, all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the Project.

5. The quality of the Project achieved through the proposed Planned Unit Development zoning is greater than could be achieved under the current zoning.

The Project was designed to create a residential community with a combination of active open space areas, landscaped streets, and on-street guest parking areas on the site. The PUD zoning allows the project to be designed as an integrated community on a network of streets and driveways. The Project meets City Code standards for parking, vehicle access and circulation, and landscaping. The PUD zoning allows the Project to have an overall quality that is greater than the current zoning as it allows a more integrated design of single-family buildings. The design creates a sense of neighborhood with sidewalks, tree-lined streets, and shared open space amenities.

6. Proposed Planned Unit Development No. PUD-001-2017 is consistent with the General Plan.

As part of the Project, the City's Zoning Map would be amended to adopt Residential Planned Unit Development zoning (PUD-006-2017) with R-1 (Single-Family Residential) base zoning for the portion of the project site that is located within the City of Garden Grove and amend the City's official Zoning Map to "pre-zone" the annexed properties and adopt Residential Planned Unit Development zoning (PUD-006-2017) with R-1 (Single-Family Residential) base zoning. The zoning of the site and pre-zoning of the properties to be annexed to Residential Planned Unit Development zoning (PUD-006-2017) with R-1 (Single-Family Residential) base zoning is consistent with the proposed General Plan Land Use designation of Low Density Residential. The Low Density Residential (LDR) Land Use Designation is intended for the development of single-family residential neighborhoods. According to the General Plan, densities for the LDR designation range from 1 to a maximum of 9 dwelling units per acre. The proposed project will have a net density of 7.8 dwelling units per acre, which is below the maximum allowed.

The proposed adoption of Residential Planned Unit Development zoning (PUD-006-2017) with R-1 (Single-Family Residential) base zoning will also facilitate the annexation of the subject 0.901 acres to the City of Garden Grove, which is consistent with General Plan Land Use Element Policy LU-14.2, which directs the City to pursue to the extent feasible exchanges of land with contiguous cities, that will rationalize and clarify City boundaries and will provide minimal costs and maximum benefits to the City. The subject 0.901 acres borders the City of Garden Grove, so extension of the City's boundaries to include the property is rational. Further, the additional cost to the City to provide City services to the property will be minimal, and will be offset by the

Development Agreement fees, the additional ad valorem property tax revenue and generally applicable City tax and assessment revenue the City will receive.

7. Proposed adoption of Planned Unit Development No. PUD-001-2017, with R-1 (Single-Family Residential) base zoning, will promote the public interest, health, safety and welfare.

The proposed adoption of Planned Unit Development No. PUD-001-2017, with R-1 (Single-Family Residential) base zoning will facilitate the annexation of the subject 0.901 acres to the City of Garden Grove, thereby rationalizing municipal boundaries in the area, extending police, fire, and other City services to the property. In conjunction with the proposed adoption of Planned Unit Development No. PUD-001-2017, with R-1 (Single-Family Residential) base zoning, the proposed 70-unit small lot subdivision development will ensure that the future use and development of the property will be consistent with the use and development permitted on nearby properties within the City of Garden Grove.

8. The parcels covered by the proposed amendment to the Zone Map are physically suitable for the Planned Unit Development No. PUD-001-2017, with R-1 (Single-Family Residential) base zoning, pre-zoning designation.

The adoption of Planned Unit Development No. PUD-001-2017, with R-1 (Single-Family Residential) base zoning, for the Property would allow for the subject site to be redeveloped with a gated small lot subdivision with 70 single-family detached residential units on separate lots and related street and open space improvements. The site is a large contiguous site with access to all necessary public infrastructure to adequately serve the proposed residential development. The proposed development meets the development standards for Small Lot Subdivisions set forth in Garden Grove Municipal Code Section 9.12.040.060 and is large enough to accommodate the required parking on-site. The net density of the Property with the proposed Project would be 7.8 dwelling units per acre, which is below the maximum allowed for the Low Density General Plan Land Use Designation.

9. The parcels covered by the proposed amendment to the Zone Map are compatible with surrounding land uses, and the proposed zoning of the site and pre-zoning of the properties to be annexed to Residential Planned Unit Development zoning (PUD-006-2017), with R-1 (Single-Family Residential) base zoning, will ensure a degree of compatibility with the surrounding properties and uses.

Surrounding properties contain single-family and multi-family residential housing. Adoption of Planned Unit Development No. PUD-001-2017, with R-1

(Single-Family Residential) base zoning, for the Property would allow for the subject site to be redeveloped with a gated small lot subdivision with 70 single-family detached residential units on separate lots and related street and open space improvements, converting the use of the Property to a use similar to the use of the surrounding properties. A Planned Unit Development (PUD) is a precise plan, adopted by ordinance that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. Pursuant to Garden Grove Municipal Code Section 9.16.030, the regulations of the planned unit development are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code. A small lot subdivision development adds to the diversity of existing uses, through innovative land plan and design, while ensuring that the proposed development is suitable and compatible with existing surrounding uses. The zoning of the site and pre-zoning of the properties to be annexed to Residential Planned Unit Development zoning (PUD-006-2017) with R-1 (Single-Family Residential) base zoning is consistent with the proposed General Plan Land Use designation of Low Density Residential, and the proposed single-family residential type housing will be similar and compatible with the surrounding properties and uses.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT AND RESOLUTION NO. 5878-17

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report and in Resolution No. 5878-17.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The General Plan Amendment No. GPA-001-2017, Planned Unit Development No. PUD-006-2017, and Development Agreement No. DA-006-2017, possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. The implementation provisions for Planned Unit Development No. PUD-006-2017 are found under Planning Commission Resolution No. 5878-17 approving Site Plan No. SP-028-2017 and Tract Map No. TT-17927-2017.
4. The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in the Mitigated Negative Declaration, and which are summarized in Exhibit "A" (Mitigation Measures) attached hereto.

Adopted this 6th day of April, 2017

ATTEST:

/s/ GEORGE BRIETIGAM
VICE CHAIR

/s/ JUDITH MOORE
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on April 6, 2017, by the following vote:

AYES: COMMISSIONERS: (6) BRIETIGAM, LAZENBY, LEHMAN, NGUYEN,
SALAZAR, TRUONG
NOES: COMMISSIONERS: (0) NONE
ABSENT: COMMISSIONERS: (1) KANZLER

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 27, 2017.