

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-001-2021 TO AMEND THE CITY OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION OF THE PROPERTY FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR).

WHEREAS, Julie H. Vu, the applicant and property owner, submitted a request to develop a 20,500 square foot lot with a new multiple-family residential project consisting of a six (6) unit apartment building, along with associated site improvements, on a property located on the south side of Chapman Ave, just east of Loreleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) Amendment to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (ii) General Plan Amendment to amend the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project; and (iii) Site Plan to construct the six (6) unit apartment building along with associated site improvements (collectively, the "Project"); and

WHEREAS, following a Public Hearing held on January 21, 2021, the Garden Grove Planning Commission (1) adopted Resolution No. 6012-21 recommending the City Council adopt a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program for the Project and approve General Plan Amendment No. GPA-001-2021, and (2) adopted Resolution No. 6013-21 approving Site Plan No. SP-093-2021, along with the attached "Exhibit A" Conditions of Approval, and subject to (i) the City Council's adoption of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-001-2021, and an ordinance approving Amendment No. A-030-2021;

WHEREAS, concurrent with the adoption of this Resolution, on March 9, 2021, the City Council adopted a Resolution adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, and introduced an Ordinance approving Amendment No. A-030-2021;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on March 9, 2021, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of March 9, 2021.

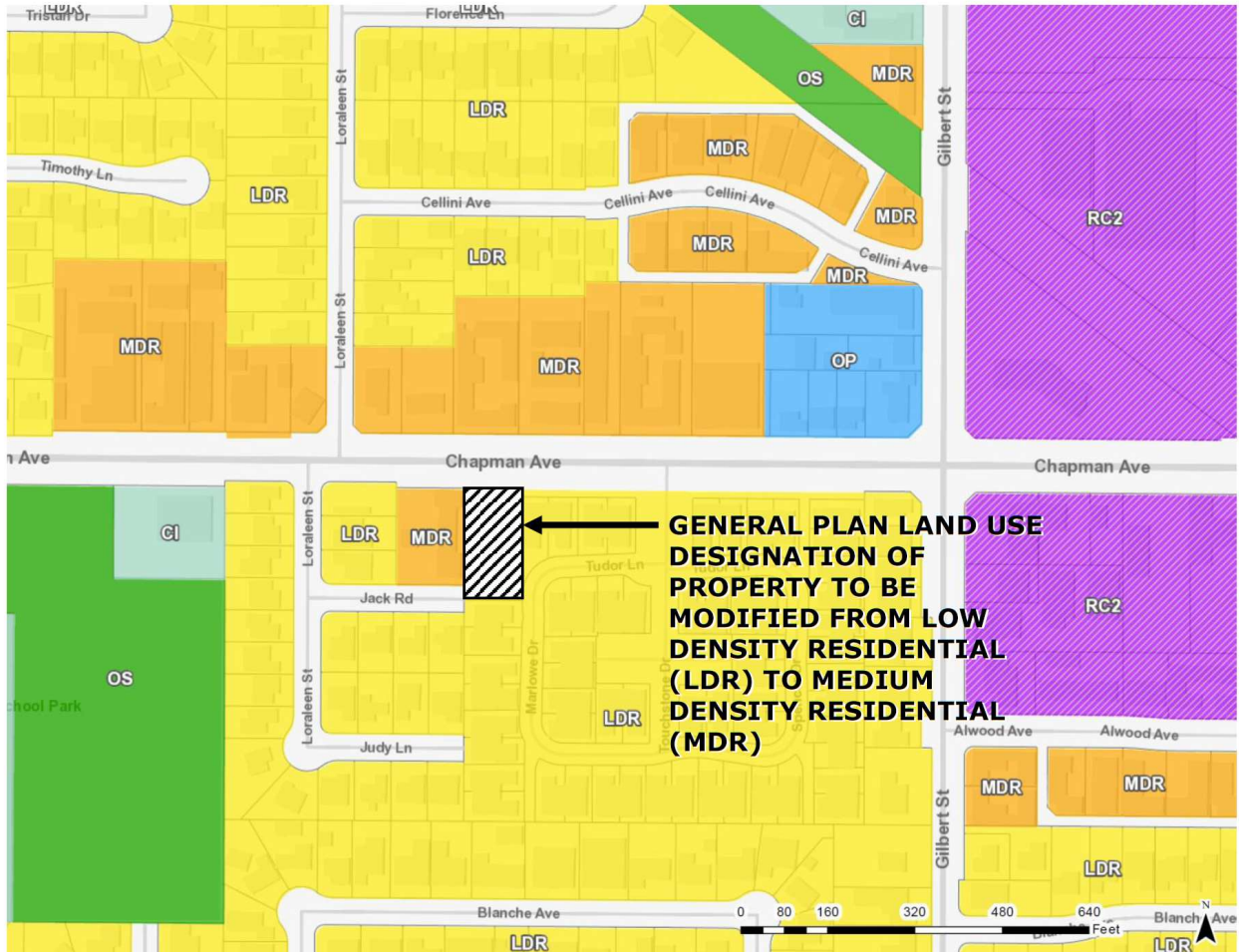
NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The City Council of the City of Garden Grove hereby makes the following findings regarding General Plan Amendment No. GPA-001-2021:
 - a. Proposed General Plan Amendment No. GPA-001-2021 is internally consistent with the goals, policies, and elements of the General Plan. The proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to facilitate the development of the residential project and associated site improvements. The Medium Density Residential (MDR) Land Use Designation is intended for the development of multi-family residential neighborhoods and provides for a range of densities up to a maximum of 32.0 dwelling units per acre. The proposed General Plan amendment will facilitate rezoning of the subject property to R-3 (Multiple-Family Residential), which allows for a range of densities up to maximum of 24 dwelling units per acre, and the development of the proposed 6-unit residential apartment project, which will have a net density of approximately 12.75 dwelling units per acre. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed and maintained in continuity with surrounding land uses. Giving the site a Land Use designation of "Medium 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 project is also consistent with Goal LU-3, which encourages adding higher density residential development adjacent to major thoroughfares in the City. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Accordingly, the Medium Density Residential Land Use designation is appropriate for the property and will ensure that the site is maintained in continuity with surrounding land uses.
 - b. The proposed General Plan Amendment will promote the public interest, health, safety and welfare. The proposed General Plan amendment will

- facilitate the development of the proposed 6-unit residential apartment project, 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.
- c. 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-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to facilitate the development of the residential project and associated site improvements. The Medium Density Residential (MDR) Land Use Designation is intended for the development of multi-family residential neighborhoods and allows for a range of densities up to a maximum of 32.0 dwelling units per acre. The proposed project will have a net density of 12.75 dwelling units per acre. The proposed General Plan amendment will facilitate rezoning of the subject property to R-3 (Multiple-Family Residential) and the development of the proposed 6-unit residential apartment project. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed and maintained in continuity with surrounding land uses. 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 Medium Density Residential Land Use designation to the site will not conflict with other provisions or elements of the General Plan.
 3. The facts and reasons stated in Planning Commission Resolution No. 6012-21 recommending approval of General Plan Amendment No. GPA-001-2021, a copy of which is one file in the City Clerk's Office, are incorporated herein by reference with the same force and effect as if set forth in full.
 4. General Plan Amendment No. GPA-001-2021 is hereby approved.
 5. This Resolution shall take effect on the thirty-first (31st) day following adoption.
 6. The City Clerk shall certify to the adoption of this Resolution.




GPA-001-2021
A-030-2021 & SP-093-2021
9312 CHAPMAN AVE
APN: 133-082-27



GENERAL PLAN LAND USE DESIGNATION OF PROPERTY TO BE MODIFIED FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

Proposed General Plan Amendment from LDR to MDR

 GENERAL PLAN LAND USE DESIGNATION OF PROPERTY TO BE MODIFIED FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

