

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-002-2021 TO AMEND THE CITY OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION OF A PROPERTY FROM CIVIC INSTITUTION TO LIGHT COMMERCIAL

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, requests to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) General Plan Amendment No. GPA-002-2021 to amend the General Plan Land Use Designation of the property from Civic Institution to Light Commercial; (ii) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD; and (iii) Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements (collectively, the "Project");

WHEREAS, following a Public Hearing held on March 4, 2021, the Garden Grove Planning Commission (i) adopted Resolution No. 6019-21 recommending the City Council adopt a Negative Declaration and approve General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and (ii) adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021, along with the attached "Exhibit A" Conditions of Approval, and subject to the City Council's adoption of a Negative Declaration, a resolution approving General Plan Amendment No. GPA-002-2021, and an ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, concurrent with the adoption of this Resolution, on April 13, 2021, the City Council adopted a Resolution adopting a Negative Declaration, and introduced an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on April 13, 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 April 13, 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-002-2021:
 - A. The proposed General Plan Amendment to change the subject site land use designation from Civic Institution to Light Commercial is consistent with the goals and objectives, and elements of the General Plan. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding commercial and resident uses.

The proposed General Plan amendment will assist with the revitalization and redevelopment of the subject site, which is consistent with the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors,

windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The subject site is 2.15-acres, and is currently developed with a 33,375 square foot bowling alley building constructed on 1975. The bowling alley use remained in operation until early 2018, when the AMF Bowling Alley ceased operation. The building has remained vacant since. The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the PUD that has not undergone revitalization. The McDonald's restaurant located within the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020.

The proposed Project will assist with the revitalization of the property through repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of new a 2,000 square foot pad drive-thru restaurant. Specifically, the existing bowling alley building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants: an anchor tenant of 12,082 square feet, three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's design and improvements are compatible with those of the movie theater property, and will be complementary with the design of the West Grove Center. The new commercial uses proposed by the PUD amendment are locally serving, and will serve the needs of the surrounding residential area.

The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized property with a vibrant commercial development, which is consistent and will further the goals and policies of the General Plan.

- B. The General Plan Amendment to change the land use designation of the subject site from Civic Institution to Light Commercial will facilitate the redevelopment of an underutilized property that is improved with a vacant bowling alley building with a vibrant commercial development. The Light Commercial land use designation allows for a range of commercial activities that serve the local residential neighborhood, such retail,

restaurant, and other similar commercial uses that are compatible with the surrounding area, including the residential uses. The proposed project will redevelop and revitalize the project site through the introduction of new commercial uses that will serve the local community. The Project will re-purpose the vacant bowling alley building to accommodate an anchor tenant and three (3) restaurant tenants, along with a new pad drive-thru restaurant. The project will include parking lot, lighting, and landscape improvements. The proposed architecture design of the building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. The proposed building architectural and landscaping will be compatible with the recent improvements completed for the adjacent movie theater property (12111 Valley View Street). The project will form part of the newly revitalized West Grove Center. The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized commercial property, and will promote the public interest, health, safety, and welfare, through the associated site improvements and proposed commercial uses.

- C. The size and shape of the parcel proposed for the General Plan Amendment is physically suitable for the proposed land use designation of Light Commercial. The project site is 2.15-acres and is currently developed with a 33,375 square foot vacant bowling alley building and surface parking. The proposed project includes demolishing 14,079 square feet of building area located along the easterly and southerly portions of the building to accommodate additional parking, walkways, and a drive-thru lane for a new inline tenant restaurant. The proposed project will form part of the newly renovated West Grove Center, which includes the adjacent movie theater property to the north. The existing bowling alley building will be repurposed to accommodate a 12,082 square foot tenant and three (3) restaurant tenants with a total combined area of 7,214 square feet, with one restaurant designed with a drive-thru lane. A new 2,000 square foot pad drive-thru restaurant will be constructed on the southeast corner of the lot. The Project site will continue to provide shared access with the adjacent movie theater property to the north, along with shared parking, through a reciprocal parking agreement. The site is physically suitable to support the requested General Plan Amendment.

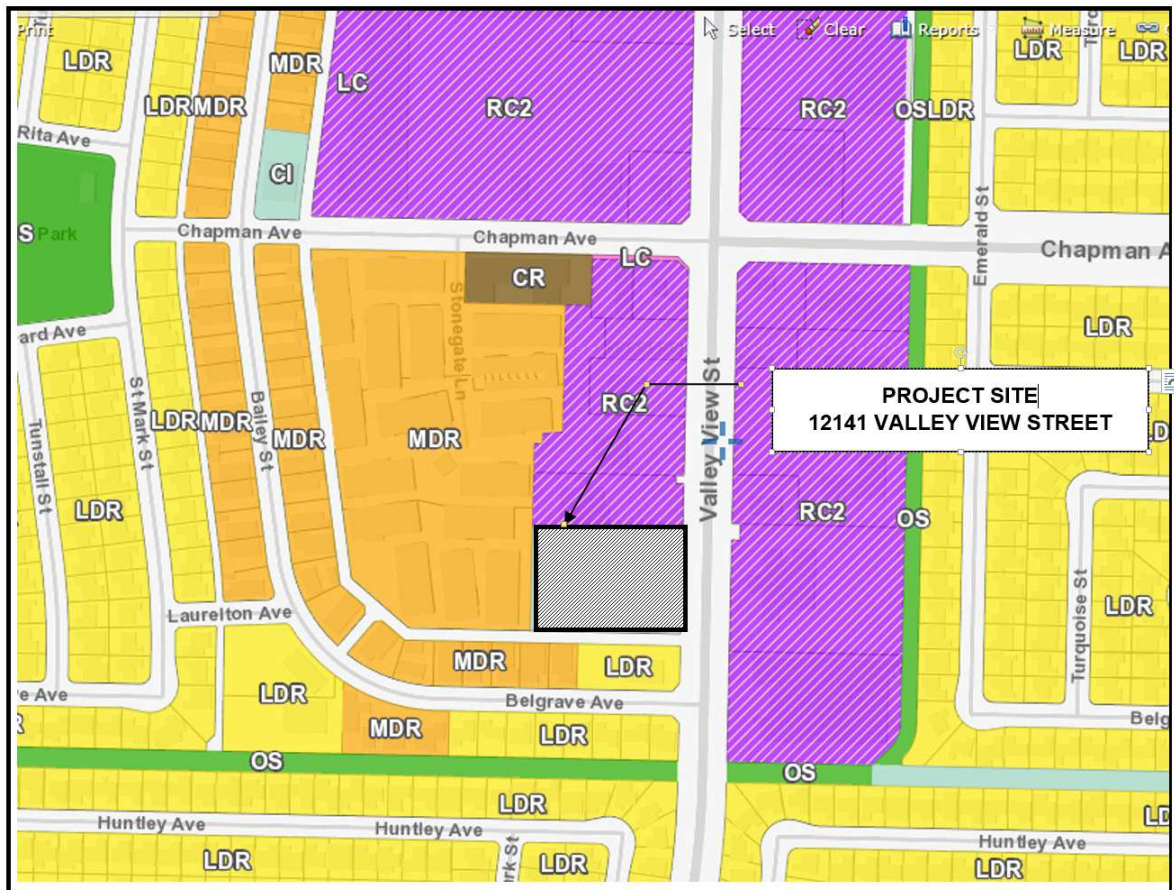
Furthermore, the project is compatible with the surrounding land uses. The parcels to the north and west of the Project site are part of the same PUD. The property to the north is improved with the Starlight Cinema, a Jack-in-the-Box, and Fast 5 Express car wash, while the property to the west is a residential condominium known as Stonegate. To the south of the Project site is a public alley, and to the south of the public alley is a fire station and multi-family apartments. The properties to the east of the project site, across Valley View Street, include a church, senior

apartments, and a commercial shopping center. The proposed project is consistent with the surrounding commercial developments, and will introduce new commercial uses that will serve the needs of the residential uses.


3. The facts and reasons stated in Planning Commission Resolution No. 6019-21 recommending approval of General Plan Amendment No. GPA-002-2021, 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-002-2021 is hereby approved.
5. The land use designation of the property shown on the attached map is changed from Civic Institution to Light Commercial. The General Plan map is amended accordingly.



General Plan Amendment No. GPA-002-2021



LEGEND

 SUBJECT SITE(S) – 12141 VALLEY VIEW STREET

NOTES

1. SITE ADDRESS – 12141 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17
2. GENERAL PLAN AMENDMENT: CHANGE THE LAND USE DESIGNATION FROM CIVIC INSTITUTION TO LIGHT COMMERCIAL
3. MAP E-09

CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
MARCH 2021