

RESOLUTION NO. 6069-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT (GPA-002-2023) TO UPDATE THE ADOPTED 2021-2029 HOUSING ELEMENT AND TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF A PROPERTY LOCATED AT 13621 HARBOR BOULEVARD (ASSESSOR'S PARCEL NO. 100-123-01), FROM INDUSTRIAL (I) TO INTERNATIONAL WEST MIXED USE (IW).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on September 21, 2023, does hereby recommend that the City Council adopt General Plan Amendment No. GPA-002-2023 to update the Adopted 2021-2029 Housing Element and to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW), as depicted in Exhibit "A" attached hereto.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-002-2023, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by the City of Garden Grove.
2. On November 9, 2021, the Garden Grove City Council adopted Resolution No. 9714-21 (i) adopting a Mitigation Monitoring and Reporting Program, (ii) adopting a Statement of Overriding Considerations, and (iii) certifying the Program EIR for the Focused General Plan Update and Zoning Amendments ("FGPUZA") project, State Clearinghouse No. 2021060714. The FGPUZA project consisted of (i) General Plan Amendment No. GPA-003-2021, consisting of updates to the General Plan Housing Element, Land Use Element, and the Safety Element, and adoption of a new General Plan Environmental Justice Element to comply with State law provisions, including complying with the 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; and (ii) Zoning Amendment No. A-031-2021, consisting of text/map amendments to Title 9 of the Municipal Code and to the Zoning Map to implement the Housing Element and Land Use Element Updates.
3. On November 9, 2021, the Garden Grove City Council adopted Resolution No. 9713-21 approving General Plan Amendment No. GPA-003-2021, including adoption of the 2021-2029 Housing Element.
4. On December 14, 2021, the Garden Grove City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021.

5. The City of Garden Grove is proposing (i) to adopt a General Plan Amendment (GPA-002-2023), which includes updates to the adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW); and (ii) to adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.
6. The Planning Commission recommends the City Council find that, based on substantial evidence in the record, no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162 because the proposed General Plan and zoning amendments associated with the revisions to the Housing Element fall within the scope of impacts analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report, State Clearinghouse No. 2021060714 ("Garden Grove General Plan Update and Focused Zoning Amendments"), and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.
7. The Planning Commission reviewed the draft updates to the Housing Element, and the proposed change to the General Plan Land Use Diagram (Exhibit LU-3 – also referred to as "land use map" in the Municipal Code) submitted by City Staff at the September 21, 2023 meeting.
8. In accordance with Government Code Section 65583.2(g)(2), the Planning Commission recommends the City Council find that, based on substantial evidence in the record, including, but not limited to, application of the suitability criteria contained in the "Criteria for Selecting Sites to Meet the Lower-Income RHNA", under Section 12.4 (Housing Resources) of the Draft Revised Adopted 2021-2029 Housing Element (June 2023), the existing uses on the nonvacant sites identified in the Sites Inventory to accommodate the lower-income RHNA are likely to be discontinued during the planning period, and therefore, do not constitute an impediment to additional residential development during the period covered by the 2021-2029 Housing Element.

9. In compliance with AB 215 requirements for the 7-day posting period, on June 12, 2023, the City of Garden Grove posted the Draft Revised Adopted 2021-2029 Housing Element (June 2023) on its website (<https://ggcity.org/housing-element>) and emailed a link of said document to all individuals and organizations that previously requested notices relating to Garden Grove's Housing Element.
10. Pursuant to legal notice, a public hearing was held on September 21, 2023, and all interested persons were given an opportunity to be heard.
11. Report submitted by City staff was reviewed.
12. The Planning Commission gave due and careful consideration to the matter during its meeting of September 21, 2023.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

The Housing Element, a State-required chapter of the City's General Plan, identifies programs and policies to further the goal of meeting the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. Furthermore, the Housing Element must be certified by HCD.

The Regional Housing Needs Assessment ("RHNA") is mandated by State Housing Law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the housing need, for all income levels, within each jurisdiction. The City is currently in the 2021-2029 planning period, also known as the 6th cycle RHNA. The California Department of Housing and Community Development ("HCD") determines the RHNA for each region of California. The RHNA for the Southern California region is 1.3 million housing units. The Southern California Association of Governments ("SCAG") established a methodology that quantified the RHNA for each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period was determined to be 19,168 housing units.

The State of California required the City of Garden Grove to plan for 19,168 future homes to accommodate population, employment, and household growth in the region. State Housing Law also requires cities to specify exact locations where new housing can feasibly be added – this is called Sites Inventory.

On November 9, 2021, the Garden Grove City Council adopted the 2021-2029 Housing Element, which is intended to satisfy the City's RHNA obligation and comply

with State law, and submitted it to HCD. HCD provided formal comments on the adopted Housing Element on February 10, 2022. In response to HCD's comments, the City prepared and submitted a draft revised Housing Element and Sites Inventory to HCD in June 2023.

Significant revisions to the November 2021 adopted Housing Element included in the June 2023 draft include the following:

- Updated analysis of the unhoused population using 2022 point-in-count data.
- Identified Zoning Code amendments completed in 2022, including permit streamlining, density bonus, affordable housing regulatory agreements, transitional and supportive housing and single-room occupancy revisions, objective design standards for multi-family housing units, increased R-3 district maximum density requirements, and provisions for low-barrier navigation centers.
- Revised Affirmative Furthering Fair Housing (AFFH) discussion and analysis, including new national and regional trends, community outreach consistency with AFFH requirements, identify historic patterns of segregation in Orange County, and government actions to address discrimination.
- Updated AFFH Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity Access data and maps, including revision education, environmental justice, transportation, and employment and economic opportunity access.
- Expanded discussion under AFFH for housing cost burden and overpayment, overcrowding and substandard housing, homelessness, and displacement risks.
- Updated local and regional housing trends.
- Added extensive analysis on developing housing sites on industrial properties designated for housing.
- Identified criteria to demonstrate all lower-income sites are available for redevelopment.
- Ensured the housing sites inventory is consistent with AFFH TCAC/HCD Opportunity Access areas.
- Added new policies to address AFFH, housing sites on industrial properties, the 2022 Zoning Code Amendments, homeless housing needs, and SB9 (duplex) requirements in single-unit zoned properties.

- Identified special needs housing accomplishments between 2014 and 2021.
- Updated sites inventory capacity assumptions.
- Added a site located at 13621 Harbor Boulevard consisting of a land-locked parking lot to the Sites Inventory.
- Modified the income categories of units for some sites identified in the Sites Inventory.
- Added additional new housing sites to the Sites Inventory with an estimated capacity of 71 new housing units.

These revisions were made to resolve comments received from HCD in its formal response letter dated February 10, 2022, as well as additional informal comments received in January 2023. On August 14, 2023, HCD provided a letter of substantial compliance to the City, in which it deemed the June 2023 version of the Draft Revised Adopted 2021-2029 Housing Element, inclusive of the redlined changes and updates, to “substantially comply with State Housing Element Law” and stated that the Housing Element “meets statutory requirements.”

The proposed General Plan Amendment will revise and update the Adopted Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and to make additional non-substantive typographical corrections. The proposed General Plan Amendment also includes an amendment to the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor’s Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW), consistent with its addition to the Housing Element Sites Inventory. Zoning Map amendments to implement the proposed Housing Element updates are also proposed.

The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (“HCD”) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City’s Housing Element.

FINDINGS AND REASONS:

1. The General Plan Amendment is internally consistent with the goals, policies, and elements of the General Plan.

The proposed General Plan Amendment includes updates to the Adopted 2021-2029 Housing Element (Adopted in November 2021). The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of

Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element. In conjunction with the updates to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also includes a concurrent update to the Land Use Element and Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code), to amend the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), in order to facilitate the property's inclusion into the Housing Element Sites Inventory. All other properties being added to the Sites Inventory already have an underlying General Plan Land Use Designation that allows residential development.

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

The updates to the Adopted 2021-20219 Housing Element and the update to the Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code) of the Land Use Element will promote housing production for all income levels in conformance with the State's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units during the 2021-2029 planning period. These updates will facilitate housing production to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

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.

In conjunction with the updates to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also includes a concurrent update to the Land Use Element and Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code), to amend the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), in order to facilitate the property's inclusion into the Housing Element Sites Inventory. The IW designation is intended to provide for a mix of uses including higher density residential, and allows residential densities of up to 70 dwelling units per acre. The abutting

property to the east of the 13621 Harbor Boulevard property, located at 13631 Harbor Boulevard (Assessor’s Parcel No. 100-123-02), is included in the Sites Inventory of the Adopted Housing Element. Both properties, while separate, are connected and function as a single integrated development with reciprocal access. Both properties are also under the same ownership. When the Adopted Housing Element was approved in 2021, the rear portion of the development (13621 Harbor Boulevard) was not included in the Sites Inventory. Both properties comprise of a single integrated development. The proposed General Plan Amendment will facilitate the property’s (13621 Harbor Boulevard) inclusion into the Sites Inventory, and to establish the IW designation to allow residential development. The property is physically suitable for the IW designation, which, in part, allows residential development. The proposed IW designation for the property located at 13621 Harbor Boulevard is consistent with and compatible to the abutting properties along Harbor Boulevard, which are also within the IW designation.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT:

In addition to the foregoing the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. General Plan Amendment No. GPA-002-2023 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (General Plan Amendment).
2. The Planning Commission recommends that the City Council adopt General Plan Amendment No. GPA-002-2023 (i) to revise and update the Adopted 2021-2029 Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and to make additional non-substantive typographical corrections; and (ii) to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor’s Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), as depicted in Exhibit “A” attached hereto.

Adopted this 21st day of September 2023

ATTEST:

/s/ JOSH LINDSAY
CHAIR

/s/ JUDITH MOORE
RECORDING 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 September 21, 2023, by the following vote:

AYES: COMMISSIONERS: (5) ARBGAST, CUEVA, LARICCHIA, LINDSAY, PAREDES
NOES: COMMISSIONERS: (0) NONE
ABSENT: COMMISSIONERS: (2) CUNNINGHAM, RAMIREZ

/s/ JUDITH MOORE
RECORDING SECRETARY

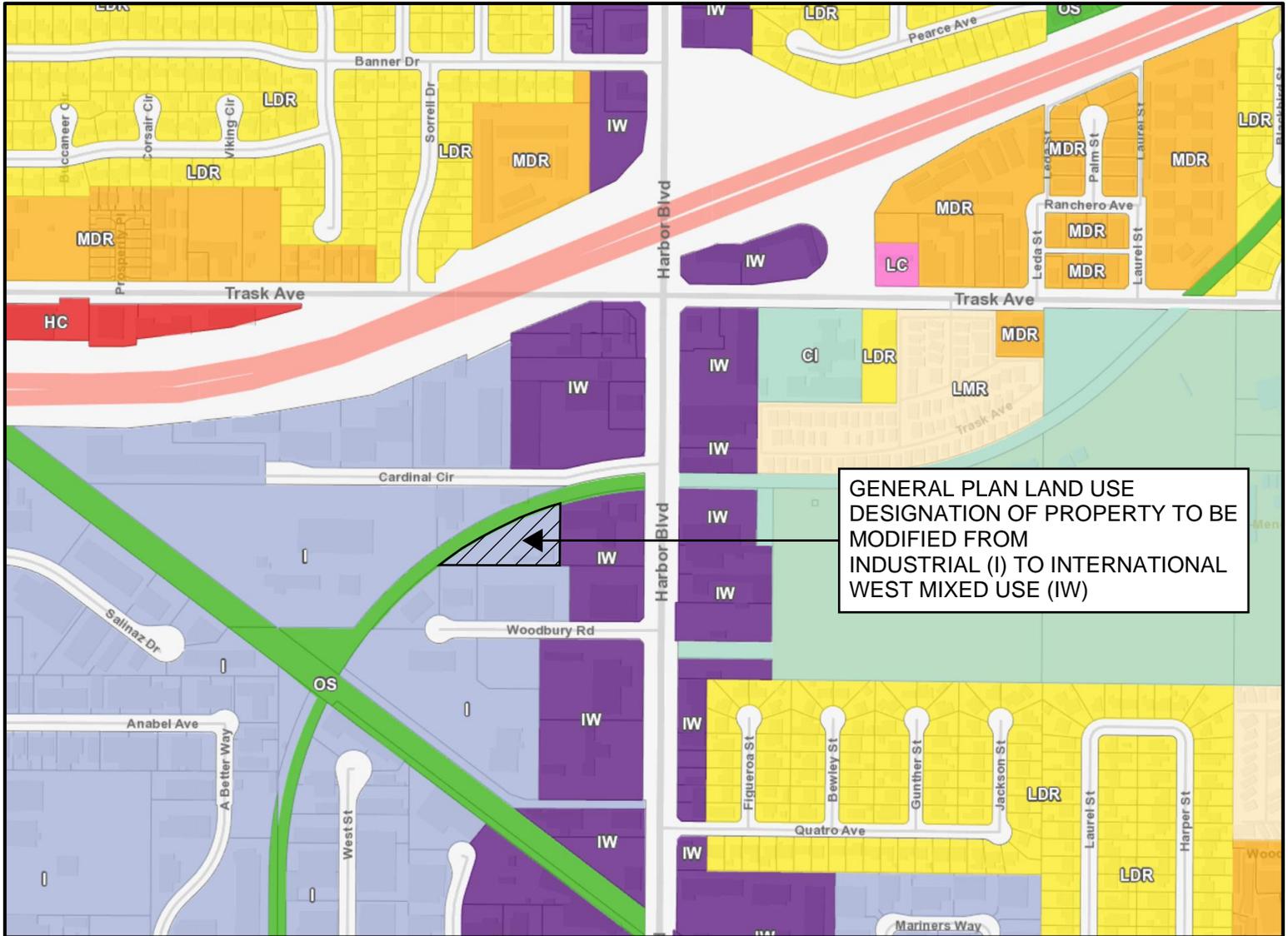
PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is October 13, 2023.



EXHIBIT "A" GENERAL PLAN AMENDMENT NO. GPA-002-2023

13621 HARBOR BLVD
APN: 100-123-01



Proposed General Plan Amendment from I to IW



GENERAL PLAN LAND USE DESIGNATION OF PROPERTY TO BE MODIFIED FROM INDUSTRIAL (I) TO INTERNATIONAL WEST MIXED USE (IW)

