

RESOLUTION NO. 6070-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING MAP AMENDMENT NO. A-037-2023 TO REVISE THE ZONING MAP TO IMPLEMENT THE UPDATES TO THE ADOPTED 2021-2029 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.

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 an ordinance approving Zoning Map Amendment No. A-037-2023 to revise the Zoning Map to implement the updates to the Adopted 2021-2029 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, as depicted in Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Zoning Map Amendment No. A-037-2023, 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 to implement the General Plan Housing Element and Land Use Element updates adopted by the

City Council on November 9, 2021. Pursuant to Ordinance No. 2925, the City Council added Section 9.18.190 to the Garden Grove Municipal Code creating the Mixed Use Overlay (MU) Zone, which includes the International West Mixed Use Overlay, the Industrial/Residential Mixed Use 1 Overlay, and the Residential/Commercial Mixed Use 2 Residential Overlay.

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 revisions to the City's Official Zoning Map submitted by City Staff at the September 21, 2023 meeting.
8. Concurrent with adoption of this Resolution, the Planning Commission adopted Resolution No. 6069-23 recommending that the City Council approve General Plan Amendment No. GPA-002-2023.
9. Pursuant to legal notice, a public hearing was held on September 21, 2023, and all interested persons were given an opportunity to be heard.

10. Report submitted by City staff was reviewed.
11. 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:

On December 14, 2021, the City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021 to implement the General Plan Housing Element and Land Use Element updates adopted by the City Council on November 9, 2021. Pursuant Ordinance No. 2925, the City Council added Section 9.18.190 to the Garden Grove Municipal Code creating the Mixed Use Overlay (MU) Zone, which includes the International West Mixed Use Overlay, the Industrial/Residential Mixed Use 1 Overlay, and the Residential/Commercial Mixed Use 2 Residential Overlay. Maps attached as Exhibits A-D and a list of parcels attached as Exhibit E to Ordinance No. 2925 purport to show the properties included in the Mixed Use Overlay Zone and each of the three separate Overlays.

Proposed General Plan Amendment (GPA-002-2023) will revise and update the adopted 2021-2029 Housing Element and Housing Element Sites Inventory and 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).

The proposed Zoning Map Amendment will revise the City's Zoning Map to implement the updates to the Housing Element, as contemplated under General Plan Amendment No. GPA-002-2023. Eleven (11) properties that are to be added to the Housing Element Sites Inventory will have (through the proposed General Plan Amendment) or already have an underlying General Plan Land Use Designation that allows residential development, such as the International West Mixed Use or Industrial/Residential Mixed Use 1. However, the zoning of these eleven (11) properties currently does not allow residential development. Therefore, the proposed Zoning Map Amendment will revise the City's Zoning Map, to cover one (1) property with the International West Mixed Use Overlay and cover ten (10) properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning.

The proposed Zoning Map Amendment will also correct clerical discrepancies in the Exhibits to Ordinance No. 2925 and 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. Fifteen (15) properties intended to be

included in these Overlays and shown on the Exhibit A and C maps were inadvertently excluded from the list set forth in Exhibit E. The proposed Zoning amendment will correct this clerical discrepancy by including these sites on the Exhibit E listing all of the parcels to which the Mixed Use Overlay (MU) Zone is intended to apply.

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 proposed zoning text and map amendments are internally consistent with the goals, policies, and elements of the General Plan.

The proposed Zoning Map Amendment will revise the City's Zoning Map to implement the updates to the Adopted 2021-2029 Housing Element, as contemplated under General Plan Amendment No. GPA-002-2023. Eleven (11) properties that are to be added to the Housing Element Sites Inventory through the proposed General Plan Amendment will have (through the proposed General Plan Amendment) or already have an underlying General Plan Land Use Designation that allows residential development, such as International West Mixed Use or Industrial/Residential Mixed Use 1. The proposed Zoning Map Amendment will revise the City's Zoning Map to cover one (1) additional property with the International West Mixed Use Overlay and to cover ten (10) additional properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning. The proposed Zoning Map Amendment will also correct clerical discrepancies in the Exhibits to Ordinance No. 2925 and 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.

2. That the proposed zone change will ensure a degree of compatibility with surrounding properties and uses.

The proposed Zoning Map Amendment will revise the City's Zoning Map to implement the updates to the Adopted 2021-2029 Housing Element, as contemplated under General Plan Amendment No. GPA-002-2023. Eleven

(11) properties that are to be added to the Sites Inventory will have or already have an underlying General Plan Land Use Designation that allows residential development, such as International West Mixed Use or Industrial/Residential Mixed Use 1. The proposed Zoning Map Amendment will revise the City's Zoning Map, to cover one (1) property with the International West Mixed Use Overlay and cover ten (10) properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning. The proposed Zoning Map Amendment will also correct clerical discrepancies in the Exhibits to Ordinance No. 2925 and 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. Therefore, the parcels subject to the proposed Zoning Map Amendments are physically suitable for the proposed mixed use overlay, given the compatibility with the underlying General Plan Land Use Designations which allows residential development. The parcels subject to the proposed Zoning Amendments will also be compatible with the surrounding properties, in their respective vicinity, given that adjacent properties also have similar General Plan Land Use Designations and mixed use overlay zoning.

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. Zoning Map Amendment No. A-037-2023 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.2 (Zone Change).
2. The Planning Commission recommends that the City Council adopt an Ordinance approving Zoning Map Amendment No. A-037-2023 to implement the updates to the Adopted 2021-2029 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, 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.

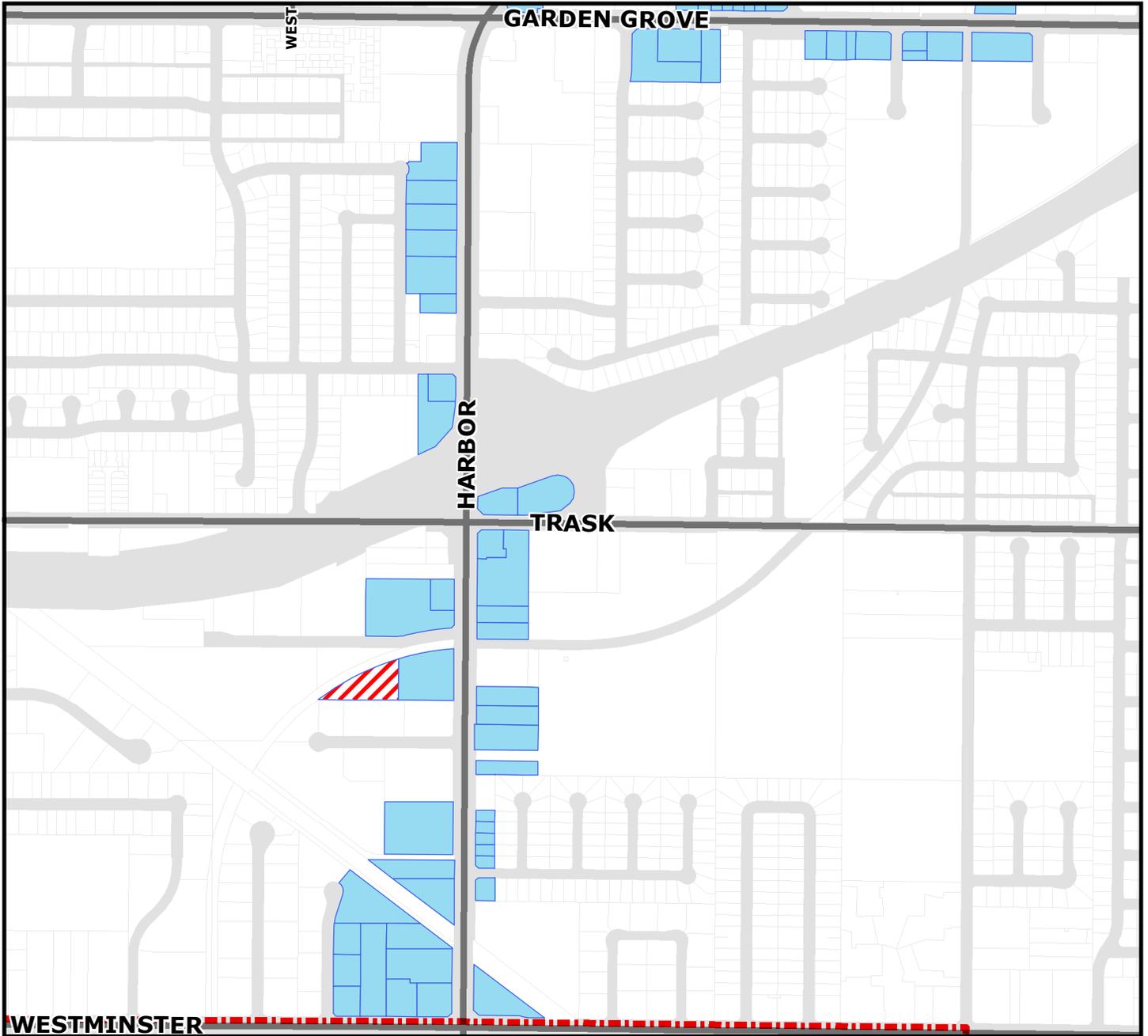


EXHIBIT "A"

MIXED USE OVERLAY ZONE

INTERNATIONAL WEST MIXED USE OVERLAY

SITE AREA MAP 1



LEGENDS

-  Existing parcels
-  New parcels

NOTES

1. LAND USE DESIGNATION - INTERNATIONAL WEST MIXED USE
2. ZONING: C-1, C-2, C-3, M-1, HCSP-TS, HCSP-SDS, HCSP-OP

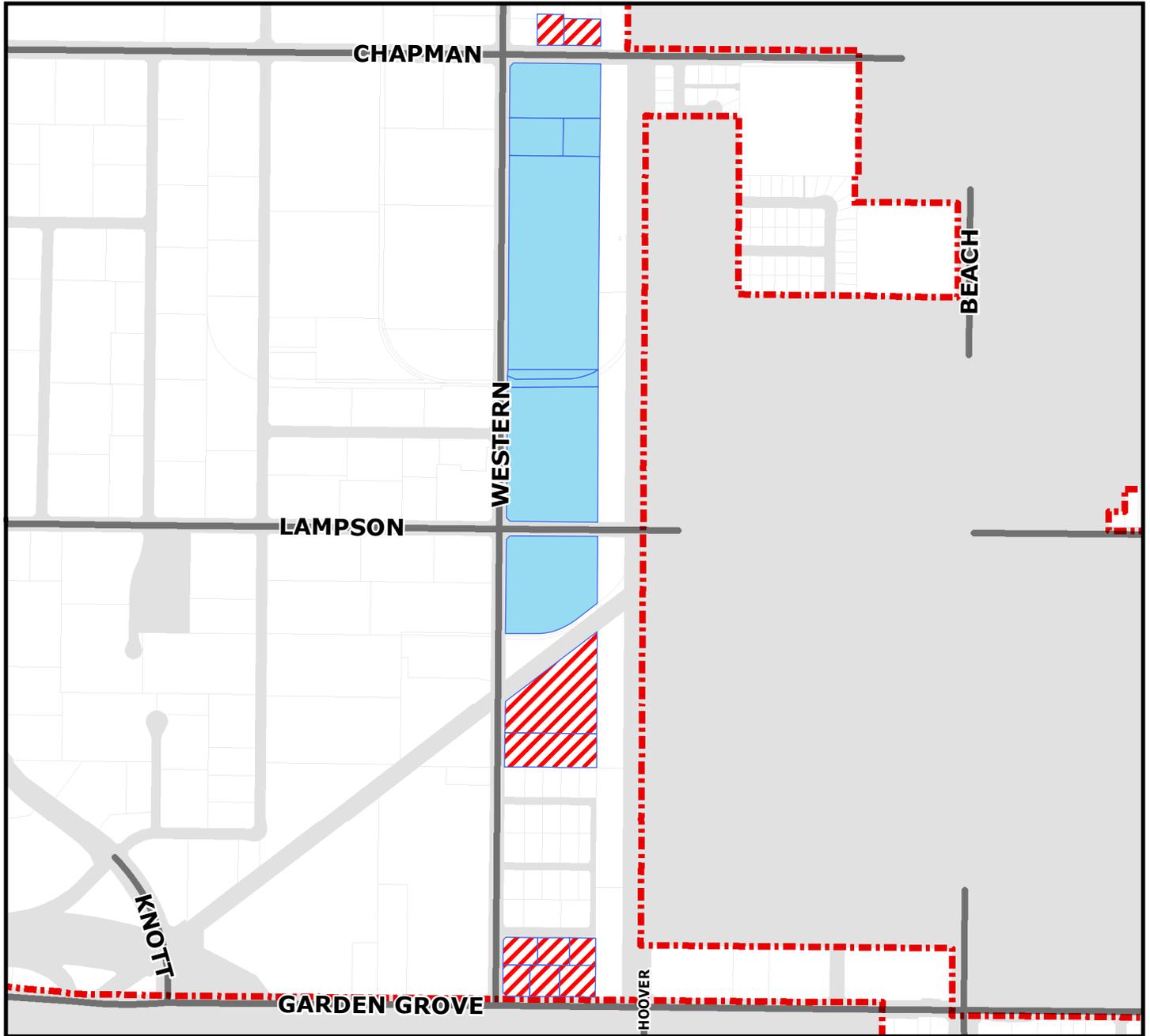




EXHIBIT "A"

MIXED USE OVERLAY ZONE

INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY



LEGENDS

-  Existing parcels
-  New parcels
-  City boundaries

NOTES

1. LAND USE DESIGNATION – INDUSTRIAL/RESIDENTIAL MIXED USE 1
2. ZONING: M-P (INDUSTRIAL PARK)



EXHIBIT "A"

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS ARE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY:

(NEW PARCELS ADDED IN ***BOLD-ITALICS***)

APN# 101-011-06	APN# 231-561-14	APN# 101-080-63	APN# 100-352-20
APN# 101-080-68	APN# 101-080-64	APN# 100-130-67	APN# 100-130-66
APN# 231-491-12	APN# 231-491-13	APN# 231-491-14	APN# 231-491-15
APN# 231-451-40	APN# 231-451-38	APN# 231-451-37	APN# 231-451-36
APN# 100-130-56	APN# 101-611-78	APN# 100-130-71	APN# 100-345-23
APN# 101-681-22	APN# 101-642-02	APN# 101-452-02	APN# 100-335-25
APN# 101-611-02	APN# 100-335-34	APN# 100-335-37	APN# 100-130-72
APN# 100-335-30	APN# 100-130-74	APN# 100-130-73	APN# 101-642-01
APN# 101-080-71	APN# 101-080-73	APN# 101-080-74	APN# 231-441-36
APN# 100-347-15	APN# 231-405-01	APN# 100-122-33	APN# 101-080-76
APN# 100-345-21	APN# 101-311-25	APN# 101-343-65	APN# 231-441-35
APN# 101-011-02	APN# 101-315-33	APN# 231-422-14	APN# 231-422-07
APN# 231-422-12	APN# 231-422-15	APN# 231-423-09	APN# 231-422-09
APN# 231-423-08	APN# 231-422-08	APN# 231-422-22	APN# 231-422-21
APN# 231-422-20	APN# 231-422-19	APN# 231-422-18	APN# 231-422-17
APN# 231-422-16	APN# 231-422-11	APN# 231-423-15	APN# 231-423-16
APN# 231-423-14	APN# 231-423-13	APN# 231-423-12	APN# 231-423-11
APN# 231-423-10	APN# 231-422-10	APN# 231-423-02	APN# 231-423-01
APN# 231-423-03	APN# 231-423-04	APN# 231-423-05	APN# 231-423-06
APN# 231-423-07	APN# 101-311-17	APN# 101-011-03	APN# 101-311-19
APN# 101-311-24	APN# 101-311-21	APN# 101-311-20	<i>APN# 100-123-01</i>
<i>APN# 100-123-02</i>	<i>APN# 101-611-01</i>	<i>APN# 100-130-79</i>	<i>APN# 101-343-66</i>
<i>APN# 100-130-58</i>	<i>APN# 101-011-04</i>	<i>APN# 100-130-68</i>	<i>APN# 101-011-01</i>
<i>APN# 100-130-69</i>	<i>APN# 101-080-75</i>	<i>APN# 231-323-20</i>	<i>APN# 100-122-32</i>

EXHIBIT "A"

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS ARE INCLUDED IN THE INDUSTRIAL/RESIDENTIAL 1 MIXED USE OVERLAY:

(NEW PARCELS ADDED IN ***BOLD-ITALICS***)

APN# 131-671-11	APN# 131-671-09	APN# 131-671-10	APN# 131-671-08
APN# 215-032-01	<i>APN# 131-601-15</i>	<i>APN# 131-601-25</i>	<i>APN# 215-033-01</i>
<i>APN# 215-033-03</i>	<i>APN# 215-141-10</i>	<i>APN# 215-141-09</i>	<i>APN# 215-141-08</i>
<i>APN# 215-141-11</i>	<i>APN# 215-141-12</i>	<i>APN# 215-141-13</i>	<i>APN# 131-671-12</i>
<i>APN# 131-671-07</i>	<i>APN# 131-671-06</i>		