

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING 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).

WHEREAS, the State Housing Element Law (Government Code Sections 65580 through 65589.8) establishes the requirements for General Plan Housing Elements and requires cities and counties to update their Housing Elements not less than once every eight (8) years; and

WHEREAS, Government Code Section 65584 requires local jurisdictions to encourage, promote, and facilitate the development of housing to accommodate its regional housing need; and

WHEREAS, the State-mandated 6th Cycle of the Regional Housing Needs Assessment (RHNA) requires the City of Garden Grove to plan for 19,168 dwelling units for all income levels during the 2021-2029 planning period; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, on December 14, 2021, the Garden Grove City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021; and

WHEREAS, on November 12, 2021, the City submitted the 2021-2029 Housing Element adopted pursuant to Resolution No. 9713-21 to the California

Department of Housing and Community Development ("HCD") for review and comment in accordance with Government Code Section 65585; and

WHEREAS, on or about February 9, 2022, HCD provided written correspondence indicating that, in its assessment, the City's Adopted 2021-2029 Housing Element addresses many statutory requirements; however, revisions are necessary to fully comply with State Housing Element Law; and

WHEREAS, HCD staff subsequently provided additional informal comments to the City; and

WHEREAS, the Adopted 2021-2029 Housing Element has been revised to address HCD's formal and informal comments, and on June 20, 2023, the City formally submitted a draft Revised 2021-2029 Housing Element to HCD for review and comment; and

WHEREAS, 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; and

WHEREAS, on August 14, 2023, HCD provided written correspondence reporting the results of its review of the of draft Revised 2021-2029 Housing Element submitted to it on June 20, 2023, which states that the revised draft meets the statutory requirements described in HCD's February 9, 2022 correspondence and that the Housing Element will substantially comply with State Housing Element Law when it is adopted, submitted to and approved by HCD, in accordance with Government Code Section 65585, subdivision (g); and

WHEREAS, certain formatting, typographical, and other non-substantive corrections have been made to draft Revised 2021-2029 Housing Element, and on September 15, 2023, the City posted an updated copy of the Draft Revised Adopted 2021-2029 Housing Element (September 2023) on its website (<https://ggcity.org/housing-element>); and

WHEREAS, 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; and

WHEREAS, on September 21, 2023, the Garden Grove Planning Commission reviewed the updated draft Revised 2021-2029 Housing Element and, following a public hearing, (1) adopted Resolution No. 6069-23 recommending that the City Council Adopt General Plan Amendment No. GPA-002-2023; and (2) adopted Resolution No. 6070-23 recommending that the City Council approve Zoning Map Amendment No. A-037-2023; and

WHEREAS, the City Council 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 October 10, 2023, meeting; and

WHEREAS, concurrent with the adoption of this Resolution, on October 10, 2023, the City Council introduced an Ordinance approving Amendment No. A-037-2023; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council of the City of Garden Grove on October 10, 2023, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council of the City of Garden Grove gave due and careful consideration to the matter during its meeting of October 10, 2023, and considered all oral and written testimony presented.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED 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-002-2023:
 - a. The City Council finds that the updated draft Revised 2021-2029 Housing Element complies with all of the requirements set forth in Government Code Section 65583.
 - b. In accordance with subdivision (g)(2) of Government Code Section 65583.2, the City Council finds 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, which includes (i) developer or property owner interest to redevelop a site, (ii) if a site is vacant, a parking lot, or is open storage that includes minimal improvements, (iii) if a property is under City ownership, (iv) if the existing uses on a site are similar to those that have been previously recycled in surrounding communities, (v) if property improvement value is less than land value, (vi) if structures on a site were built prior to 1985, (vii) if there is a low existing floor area ratio under 0.50 on a site, (viii) if any leases on a site expire within the planning period, and (ix) if buildings on a site are in deteriorating condition and/or there are many tenant vacancies, 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.

- c. The City Council finds 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; and
- d. 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 approved in 2021. The focus of the General Plan Amendment 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.

- e. 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 Amendment 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.
- f. 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 a single integrated development. The proposed General Plan Amendment will facilitate the property's (13621 Harbor Boulevard)

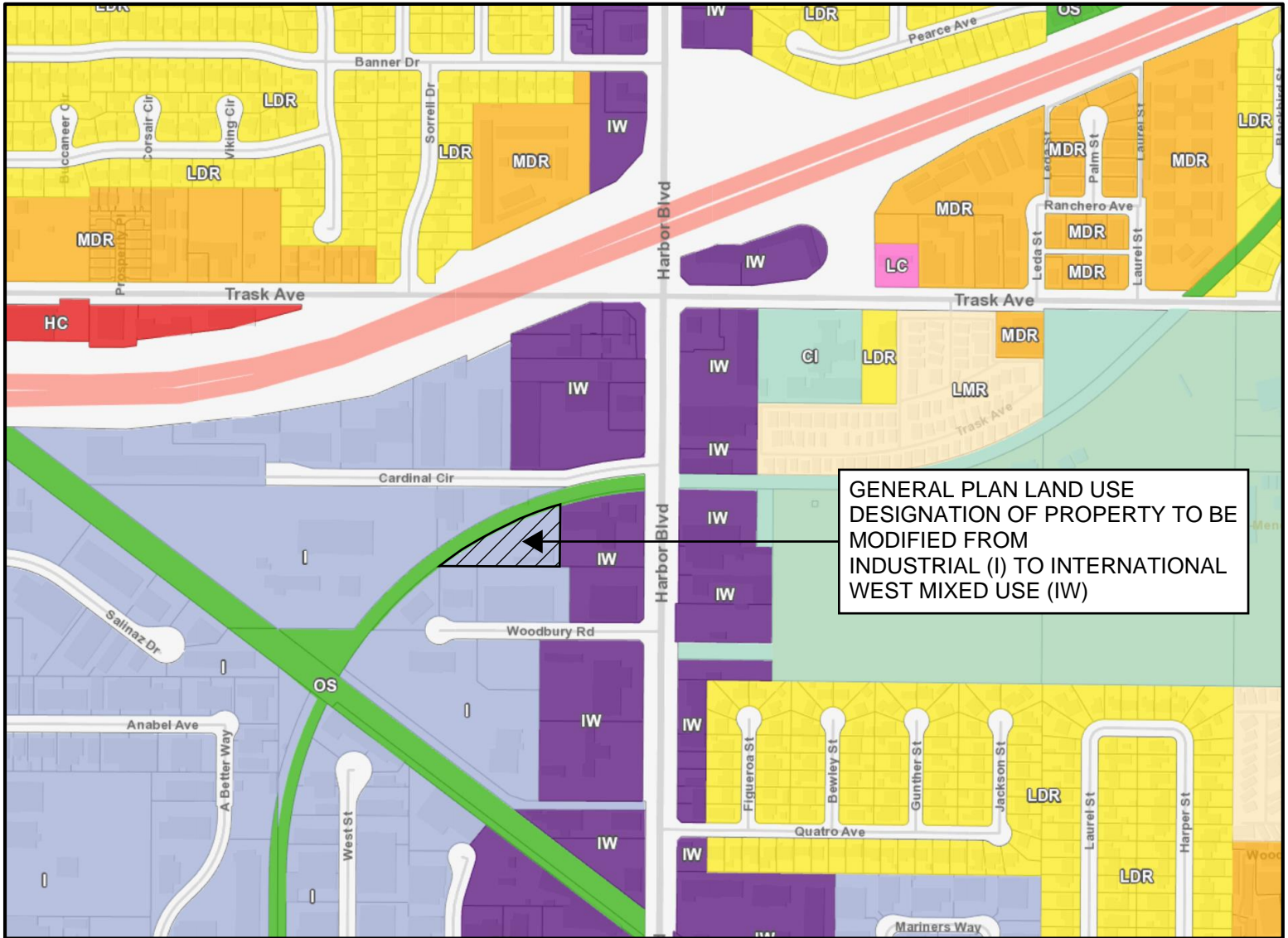
inclusion into the Sites Inventory, and establish the IW designation to allow residential development. The property is physically suitable for the IW designation, which, in part, allows residential development. The proposed IW designation for the property located at 13621 Harbor Boulevard is consistent with and compatible to the abutting properties along Harbor Boulevard, which are also within the IW designation.

3. The facts and reasons stated in Planning Commission Resolution No. 6069-23 recommending approval of General Plan Amendment No. GPA-002-2023, 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-002-2023 is hereby approved, (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 the non-substantive typographical corrections reflected in the September 2023 draft presented at the meeting; 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 to this Resolution.
5. The Director of Community Development is hereby directed to transmit the updated adopted 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD) for its earliest action and certification as provided by law; and is further directed and authorized to make all non-substantive changes to the Housing Element as required to make it internally consistent, or to address any non-substantive changes suggested or requested by HCD.
6. This Resolution shall take effect on the thirty-first (31st) day following adoption.
7. The City Clerk shall certify to the adoption of this Resolution.

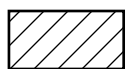


EXHIBIT "A" GENERAL PLAN AMENDMENT NO. GPA-002-2023

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)

