

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-001-2023 TO AMEND THE CITY OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION OF PROPERTIES LOCATED AT 13252 BROOKHURST STREET AND 10052 CENTRAL AVENUE AND IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 099-031-01, 099-031-02, 099-031-08, AND 099-031-09 FROM LIGHT COMMERCIAL (LC) AND LOW MEDIUM DENSITY RESIDENTIAL (LMR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

WHEREAS, Melia Homes Inc., the applicant, submitted a request to develop a 1.22-acre site with a new multiple-family residential project consisting of thirty (30) townhome units, along with associated site improvements, on properties located at the southeast corner of Brookhurst Street and Central Avenue, at 13252 Brookhurst Street and 10052 Central Avenue, Assessor's Parcel No. 099-031-01, 099-031-02, 099-031-08, and 099-031-09 (the "Property"); and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) a General Plan Amendment to amend the General Plan Land Use Designations of the properties from Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) a Zoning Amendment to change the zoning of the subject properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) Site Plan approval to construct thirty (30) three-story townhomes along with associated site improvements; and (iv) Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium (collectively, the "Project"); and

WHEREAS, proposed General Plan Amendment No. GPA-001-2023 would amend the City of Garden Grove's General Plan Land Use Map (a) to modify the General Plan Land Use Designation of two adjoining parcels located at 13252 Brookhurst Street (Assessor's Parcel Nos. 099-031-01 and 099-031-02) from Light Commercial (LC) to Medium Density Residential (MDR) and (b) to modify the General Plan Land Use Designation of the two parcels located at 10052 Central Avenue (Assessor's Parcel Nos. 099-031-08 and 099-031-09) from Low Medium Density Residential (LMR) to Medium Density Residential (MDR); and

WHEREAS, following a public hearing held on December 7, 2023, the Garden Grove Planning Commission adopted Resolution No. 6077-23 recommending the Garden Grove City Council approve General Plan Amendment No. GPA-001-2023 and Amendment No. A-036-2023, and Resolution No. 6079-23 recommending the Garden Grove City Council adopt a Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, concurrently with the adoption of this Resolution, the City Council adopted Resolution No. _____, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the Project and the Mitigated Negative Declaration was held by the City Council on February 13, 2024, 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 February 13, 2024, and considered all oral and written testimony presented.

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

1. The City Council finds that the above recitals are true and correct.
2. Resolution No. ____ adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project is incorporated by reference as if set forth fully herein.
3. The City Council of the City of Garden Grove hereby makes the following findings regarding General Plan Amendment No. GPA-001-2023:
 - a. Proposed General Plan Amendment No. GPA-001-2023 is internally consistent with the goals, policies, and elements of the General Plan.

The proposed General Plan Amendment No. GPA-001-2023 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designations of the subject properties from Light Commercial (LC) and Low Medium Density Residential (LMR) 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 mainly multi-family residential neighborhoods that provide a variety of housing types, and provide access to schools, parks, and other community services. As described in Planning Commission Resolution No. 6077-23, the proposed Amendment to the General Plan Land Use Map at the subject site is consistent with several goals and policies of the General Plan, including the following:

Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element.

Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

Goal LU-4: The City seeks to develop uses that are compatible with one another.

Policy 2.3 of the Housing Element: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

Policy LU-3.1: Preserve existing, and encourage new multi-family residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

Goal H-2: Housing supply to accommodate housing needs at all affordability levels.

Policy H-3.1: Maintain land use policies and regulations that create capacity for the development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

Policy CD-7.1: Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form.

- b. The amendment is deemed to promote the public interest, health, safety and welfare.
- 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.

- d. Approval of General Plan Amendment No. GPA-001-2023 is consistent with Government Code Section 66300.

The proposed General Plan Amendment No. GPA-001-2023 will increase the permitted residential density of the subject parcels by modifying the General Plan Land Use Designations of the subject properties from Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR). It will not change the General Plan Land Use Designation of the subject parcels to a less intensive use or reduce the intensity of land use within an existing General Plan Land Use Designation below what was allowed under the Land Use Designations and zoning for the parcels in effect on January 1, 2018.

- e. The "No Net Loss" provisions of Government Code Section 65863 and Section 9.60.030 of the Garden Grove Municipal Code do not apply.

Approval of General Plan Amendment No. GPA-001-2023 will not require or permit the reduction of the allowable residential density for any housing element parcel.

4. General Plan Amendment No. GPA-001-2023 is hereby approved pursuant to the facts and reasons stated herein and in Planning Commission Resolution No. 6077-23, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.

5. The Land Use Designations of the properties located at 13252 Brookhurst Street and 10052 Central Avenue, Assessor's Parcel No. 099-031-01, 099-031-02, 099-031-08, and 099-031-09, are changed from Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR) as shown on the attached map (Exhibit "A"). The General Plan Land Use Map is amended accordingly.

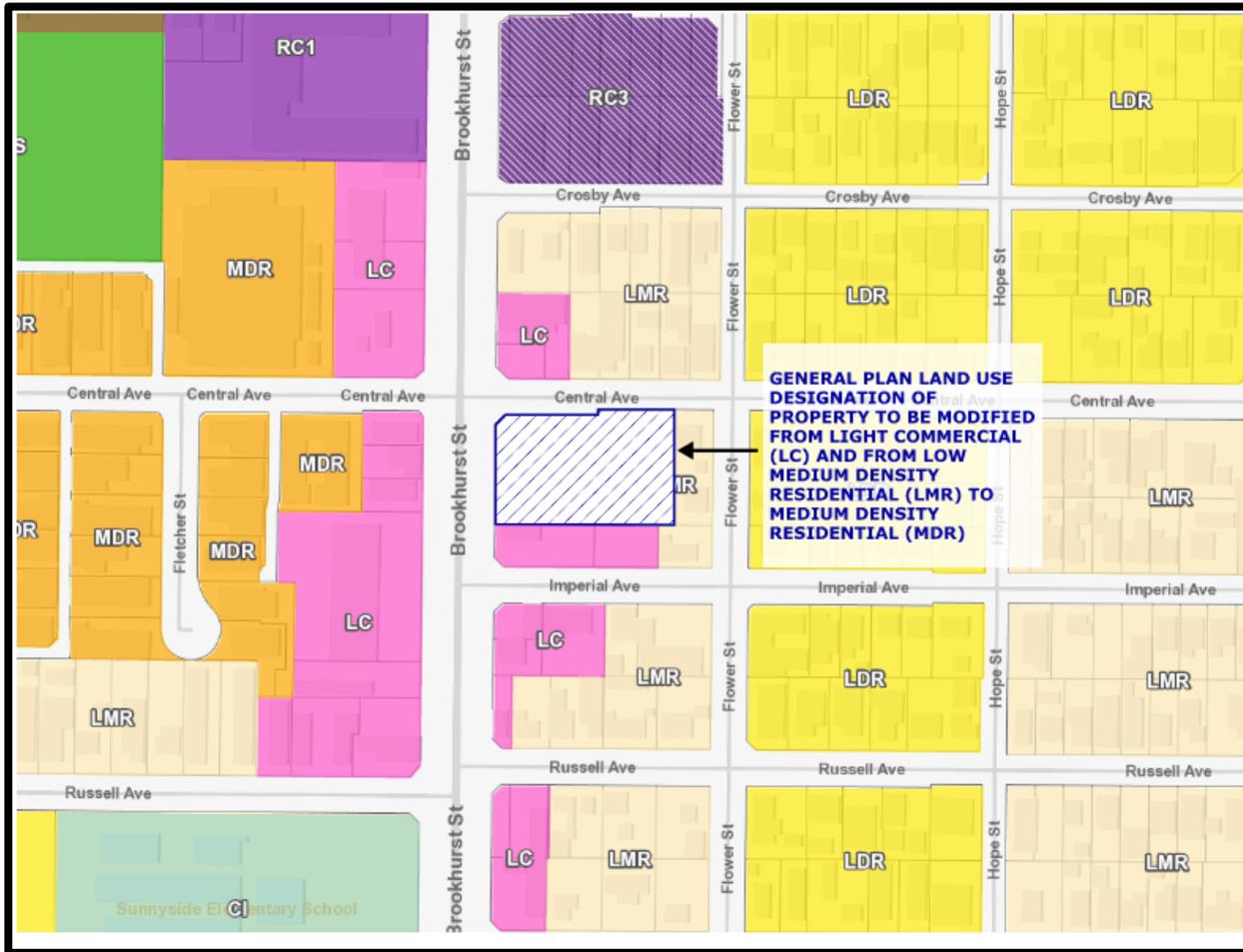
6. This Resolution shall take effect on the thirty-first (31st) day following adoption.

7. The City Clerk shall certify to the adoption of this Resolution.



Exhibit "A"

General Plan Amendment No. GPA-001-2023



LEGEND



SUBJECT SITE(S)

099-031-01, 099-031-02, 099-031-08, and 099-031-09

NOTES

1. Site addresses – 13252 Brookhurst Street and 10052 Central Avenue
2. Current General Plan: Light Commercial (LC) And Low Medium Density (LMD)
3. Proposed General Plan: Medium Density Residential (MDR)