

ORDINANCE NO. 2735

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-141-08, THEREBY AMENDING PLANNED UNIT DEVELOPMENT RESIDENTIAL NO. PUD-112-06 TO ALLOW C-1 (NEIGHBORHOOD COMMERCIAL) ZONE USES AND APPLIED DEVELOPMENT STANDARDS OF THE C-1 ZONE

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

WHEREAS, the case, initiated by 8641 Garden, LLC., proposes to amend Planned Unit Development No. PUD-112-06, which governs the 26,180 square foot site. The Amendment is to allow, in addition to the previously approved six-unit residential development on the site, C-1 (Neighborhood Commercial) zone uses and applied development standards of the C-1 zone. The site is located at the northeast corner of Garden Grove Boulevard and Adelle Street, at 8641 Garden Grove Boulevard, Parcel No. 133-464-08; and

WHEREAS, the Planning Commission, at a Public Hearing held on September 4, 2008, determined that this request is exempt from the California Environmental Quality Act (CEQA) environmental review due to the fact that this request is not deemed to be a project and thereby is not subject to CEQA review, per the CEQA, Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq.; and

WHEREAS, pursuant to Resolution No. 5644, the Planning Commission, at a Public Hearing held on September 4, 2008, recommended approval of Amendment No. A-141-08; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on October 28, 2008, 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.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. Amendment No. A-141-08 is hereby approved, pursuant to the facts and reasons stated in the Planning Commission Resolution No. 5644, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference with the same force and effect as set forth in full.

Section 2. Planned Unit Development No. PUD-112-06 is hereby amended to allow C-1 (Neighborhood Commercial) zone uses and applied development

standards of the C-1 zone under PUD-112-06 in conjunction with the approved six, detached, three-story single-family residential units.

Section 3. This Ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Council Members voting for and against the same in a newspaper adjudicated and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ____ day of _____.

ATTEST:

MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on October 28, 2008, with a vote as follows:

AYES: COUNCIL MEMBERS: (5) BROADWATER, JONES, NGUYEN, ROSEN, DALTON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE