

GARDEN GROVE CITY COUNCIL

RESOLUTION NO. 9153-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR INTERNATIONAL WEST HOTEL – HARBOR EAST (SITE C) PROJECT, INCLUDING GENERAL PLAN AMENDMENT NO. GPA-2-12(B) AND PLANNED UNIT DEVELOPMENT NO. PUD-128-12

WHEREAS, the City of Garden Grove has filed an application for General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12;

WHEREAS, General Plan Amendment No. GPA-2-12(B) proposes to change the General Plan land use designation of two (2) residential properties at 12551 and 12571 Twintree Lane, Garden Grove, Assessor Parcel Nos. 231-521-09 and 231-521-10; and four (4) residential properties at 12233, 12235, 12237, and 12239 Choisser Road, Garden Grove, Assessor Parcel Nos. 231-491-12, 13, 14, 15, 16, 17, 18, and 19; from Low Density Residential to International West Mixed Use;

WHEREAS, Planned Unit Development No. PUD-128-12 proposes to establish Planned Unit Development zoning on an approximately 5.8-acre site in an urbanized area in the city of Garden Grove located at the northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road at 12222, 12202, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard; 12511, 12531, 12551, and 12571 Twintree Lane; 12233, 12235, 12237, and 12239 Choisser Road, (Assessor Parcel Numbers: 231-491-20 and 21, 231-521-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10; 231-491-12, 13, 14, 15, 16, 17, 18, and 19) and to establish development standards to facilitate the future development of a hotel project consisting of up to 769 rooms within one (1) full-service and two (2) limited service resort hotels with approximately 39,000 square feet of conference/meeting banquet space and 45,000 square feet of restaurant/entertainment space included on-site via freestanding pads, and two parking structures with 1,297 parking spaces;

WHEREAS, various additional entitlements will be needed to fully implement the hotel project described above, including a Tentative Tract Map to consolidate the project site; a Development Agreement; Conditional Use Permit(s) to allow the sale of alcoholic beverages in the hotels, hotel restaurants, and freestanding restaurant/entertainment facilities; and a Site Plan(s) for each freestanding pad restaurant and entertainment venue;

WHEREAS, the above-described hotel project, General Plan Amendment No. GPA-2-12(B), Planned Unit Development No. PUD-128-12, and the additional future entitlements necessary to implement the hotel project are collectively referred to herein as the "International West Hotel – Harbor East (Site C) Project" or the "Project";

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment;

WHEREAS, a Mitigation Monitoring Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation;

WHEREAS, the Mitigated Negative Declaration and Mitigation Monitoring Program was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed Public Hearing on October 4, 2012, and considered all oral and written testimony presented regarding the initial study, the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Project;

WHEREAS, the Planning Commission of the City of Garden Grove recommended approval of the Mitigated Negative Declaration, the Mitigation Monitoring Program and the Project during its meeting on October 4, 2012;

WHEREAS, a duly noticed Public Hearing was held by the City Council on November 13, 2012, 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 November 13, 2012.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED by the City Council of the City of Garden Grove as follows:

Section 1. The City Council has considered the proposed Mitigated Negative Declaration and the Mitigation Monitoring Program, together with comments received during the public review process.

Section 2. The City Council finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

Section 3. The City Council further finds that the adoption of the Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.

Section 4. Therefore, the City Council in Regular Session assembled on November 13, 2012, does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring Program.

Section 5. The record of proceedings on which the City Council's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the City Clerk.

Adopted this 13<sup>th</sup> day of November 2012.

ATTEST:

/s/ WILLIAM J. DALTON  
MAYOR

/s/ KATHLEEN BAILOR, CMC  
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 Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 13<sup>th</sup> day of November 2012, by the following vote:

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

/s/ KATHLEEN BAILOR, CMC  
CITY CLERK

## **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**

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**Project Title:** International West Hotel – Harbor East (Site C); General Plan Amendment No. GPA-2-12(B); Planned Unit Development No. PUD-128-12; Tentative Tract Map No. TT-17455; and Development Agreement No. DA-185-12

**Project Location:** At the northwest corner of Harbor Boulevard and Twintree Lane, south of the Target Shopping Center parking lot, and west of Chossier Road at 12222, 12202, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard; 12511, 12531, 12551, and 12571 Twintree Lane; and 12233, 12335, 12237, and 12239 Choisser Road in the City of Garden Grove, County of Orange. See attached map.

**Project Description:**

The development of one (1) full service hotel and two (2) limited-service hotels that will offer a total of 769 rooms. The project also calls for the development of 39,000 square feet of conference/meeting banquet space, 45,000 square feet of restaurant/entertainment space on free-standing pads, in addition to two parking structures that will provide 1,297 parking spaces. The project will be located on an approximately 5.2-acre site. The project includes the establishment of a Planned Unit Development zoning and corresponding development standards; a General Plan Amendment to change the General Plan Land Use designations of six (6) existing residential properties from Low Density Residential to International West Mixed Use; and a Tentative Tract Map to reconfigure the existing properties. A Development Agreement will also be considered in the future.

**Name and Address of Developer or Project Sponsor:**

City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

**Phone:** (714) 741-5000

**Findings:**

The City Council of the City of Garden Grove has reviewed the Initial Study for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

**Mitigation Measures (if any, to avoid potentially significant effects):**

The mitigation measures for the project are included and implemented through the proposed project and are included in the attached Initial Study.

**Reason for Finding of No Significant Effect:** The project is consistent with the City's development standards and any environmental concerns noted in the Initial Study have been appropriately addressed for this project.

**Contact Person and Phone Number:** Maria Parra (714) 741-5312

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Chairman, Planning Coordinating Committee

November 13, 2012

Date



Figure 2  
Aerial Vicinity Map