

GARDEN GROVE CITY COUNCIL

RESOLUTION NO. 9267-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING PROGRAM FOR THE GARDEN GROVE UNITED METHODIST CHURCH
AFFORDABLE HOUSING PROJECT

WHEREAS, the City of Garden Grove has received an application for approval of an integrated mixed use development on the Garden Grove United Methodist Church site, which is comprised of two (2) parcels with a total land area of 5.2 acres, located at 12741 Main Street and 10882 Stanford Avenue, Assessor's Parcel Nos. 089-202-54 and 089-202-28, respectively, consisting of the existing Garden Grove United Methodist Church and Church-operated pre-school, two new three-story buildings containing 47 affordable residential apartment units, a new 2,975 square foot leasing/retail commercial space, and a new, one-story, 3,485 square foot building to replace an existing Head Start pre-school building (the "Project");

WHEREAS, the land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-001-2014 to change the General Plan land use designation of a .61-acre vacant parcel within the Project site located at 10882 Stanford Avenue, Assessor's Parcel No. 089-202-28 from Medium Density Residential (MDR) to Civic Center Mixed Use (CCMU); (2) Zone Change Amendment No. A-012-2014 to rezone the .61-acre vacant parcel located at 10882 Stanford Avenue, Assessor's Parcel No. 089-202-28 from Community Center Specific Plan-Community Center Residential Area 20 (CCSP-CCR20) to Civic Center-Core (CC-3); (3) Lot Line Adjustment No. LLA-006-2014 to adjust the southern interior property line of the vacant parcel; (4) Site Plan No. SP-014-2014 to allow the construction of two, three-story apartment buildings with a total of 47 affordable residential apartment units, a 2,975 square foot leasing/retail commercial space, and a new, one-story, 3,485 square foot building to replace an existing Head Start pre-school building; (5) Conditional Use Permit No. CUP-023-2014 to allow the Church, the Church-operated pre-school, and the Head Start program to continue to operate, including reducing the Head Start pre-school program from a license capacity of 75 children to 60 children, and allowing the Church pre-school to continue to operate with its current capacity of 68 children; (6) Variance No. V-008-2014 to allow a reduction to the required parking for the Church, pre-schools, and the proposed retail commercial tenant space; (7) pursuant to the State Law regarding affordable housing projects, approval of three waivers from the Civic Center-Core (CC-3) development standards: a) to reconfigure the active recreation area by deviating from the required minimum 20-foot width dimension; b) to allow 12 of the residential units to have a private patio area of less than 90 square feet; and c) to allow the project to deviate from the required .50 commercial Floor Area Ratio (FAR) by providing a .21 FAR for the commercial component; and (8) Development Agreement No. DA-001-2014;

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 December 4, 2014, 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 December 4, 2014;

WHEREAS, a duly noticed Public Hearing was held by the City Council on January 13, 2015, 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 January 13, 2015.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY RESOLVES, FINDS, AND DETERMINES as follows:

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

4. Therefore, the City Council at Regular Meeting assembled on January 13, 2015, does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring Program.

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 Director of Community Development.

Adopted this 13th day of January 2015.

ATTEST:

/s/ BAO NGUYEN
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 13th day of January 2015, by the following vote:

AYES: COUNCIL MEMBERS: (5) BEARD, BUI, JONES, PHAN, NGUYEN
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE

/s/ KATHLEEN BAILOR, CMC
CITY CLERK