

GARDEN GOVE CITY COUNCIL

RESOLUTION NO. 9154-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-2-12(B), CHANGING THE GENERAL PLAN LAND USE DESIGNATION OF SIX RESIDENTIAL PROPERTIES LOCATED AT 12551 AND 12571 TWINTREE LANE, GARDEN GROVE AND 12233, 12235, 12237, AND 12239 CHOISSER ROAD, GARDEN GROVE AND IDENTIFIED AS ASSESSOR PARCEL NUMBERS 231-521-09 AND 231-521-10, 231-491-12, 231-491-13, 231-491-14, 231-491-15, 231-491-16, 231-491-17, 231-491-18, AND 231-491-19 FROM LOW DENSITY RESIDENTIAL TO INTERNATIONAL WEST MIXED USE

WHEREAS, pursuant to General Plan Amendment No. GPA-2-12(B), the City of Garden Grove proposes to change the General Plan land use designation of six (6) residential properties located at 12551 and 12571 Twintree Lane, Garden Grove and 12233, 12235, 12237, and 12239 Choisser Road, Garden Grove (Assessor Parcel Numbers 231-521-09 and 231-521-10, 231-491-12, 231-491-13, 231-491-14, 231-491-15, 231-491-16, 231-491-17, 231-491-18, and 231-491-19) from Low Density Residential to International West Mixed Use to facilitate the future development of a hotel development in conjunction with Planned Unit Development No. PUD-128-12 and the International West Hotel – Harbor East (Site C) Project (the "Project");

WHEREAS, the Planning Commission at a Public Hearing held on October 4, 2012, recommended approval of General Plan Amendment No. GPA-2-12(B) pursuant to Resolution No. 5779-12;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on November 13, 2012, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of November 13, 2012; and

WHEREAS, the City Council approved Resolution No. 9153-12 during its meeting on November 13, 2012, adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et seq.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Garden Grove:

Section 1. Resolution No. 9153-12 adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project is incorporated by reference with the same force and effect as if set forth in full herein.

Section 2. The City Council of the City of Garden Grove hereby finds and determines, as follows:

- A. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The majority of the project site currently has a land use designation of International West Mixed Use, with the exception of six (6) residential lots that have a land use designation of Low Density Residential. The proposed General Plan Amendment will change the land use designation of the six (6) residential properties from Low Density Residential to International West Mixed Use in order to facilitate a future hotel development, including high density residential. The International West Mixed Use land use designation promotes the development of resorts, entertainment, retail, restaurants, and hotels along Harbor Boulevard. The proposed project will be compatible with existing hotel developments in the area and will further the goals of the General Plan that envision entertainment/themed resorts in the area.
- B. The General Plan Amendment will promote the public interest, health, safety, and welfare by maintaining a General Plan Land Use designation of International West Mixed Use, which allows for hotel developments.
- C. The parcels for which an amendment of the General Plan land use map is sought are physically suitable for the proposed land use designation of International West Mixed Use, compatible with surrounding land uses, and consistent with the goals and objectives of all elements of the City's adopted General Plan. The proposed General Plan Amendment will change the land use designation of the six (6) residential properties from Low Density Residential to International West Mixed Use in order to facilitate the development of a hotel project. The International West Mixed Use Land Use Designation encourages the development of hotels, resorts, high density residential, and tourist-based entertainment-related uses. The two properties located at 12551 and 12571 Twintree Lane, and portions of the properties located at 12233, 12235, 12237, and 12239 Choisser Road, are incorporated into the future hotel development site and will be consolidated with the other properties necessary for development of the hotel project pursuant to a subdivision map. Upon their consolidation with the rest of the project site, the subject parcels will be physically suitable for development in accordance with International West Mixed Use Land Use Designation and compatible with the surrounding land uses, which include commercial and hotel uses. Those portions of the four (4) residential parcels on Choisser Road not presently anticipated to be incorporated into the hotel project site are of sufficient size and shape to be redeveloped with other, ancillary uses contemplated by the International West Mixed Use Land Use Designation. In addition, for the

reasons stated in Finding A, above, the proposed change in General Plan Land Use Designation is internally consistent with the goals and objectives of all elements of the City's adopted General Plan.

Section 3. The facts and reasons stated in Planning Commission Resolution No. 5779-12 recommending approval of General Plan Amendment No. GPA-2-12(B), a copy of which is on file in the City Clerk's Office, is incorporated herein by reference with the same force and effect as if set forth in full herein.

Section 4. General Plan Amendment No. GPA-2-12(B) is hereby approved.

Section 5. The land use designation of the property shown on the attached map is changed from Low Density Residential to International West Mixed Use. The General Plan map is amended accordingly.

Adopted this 13th 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)

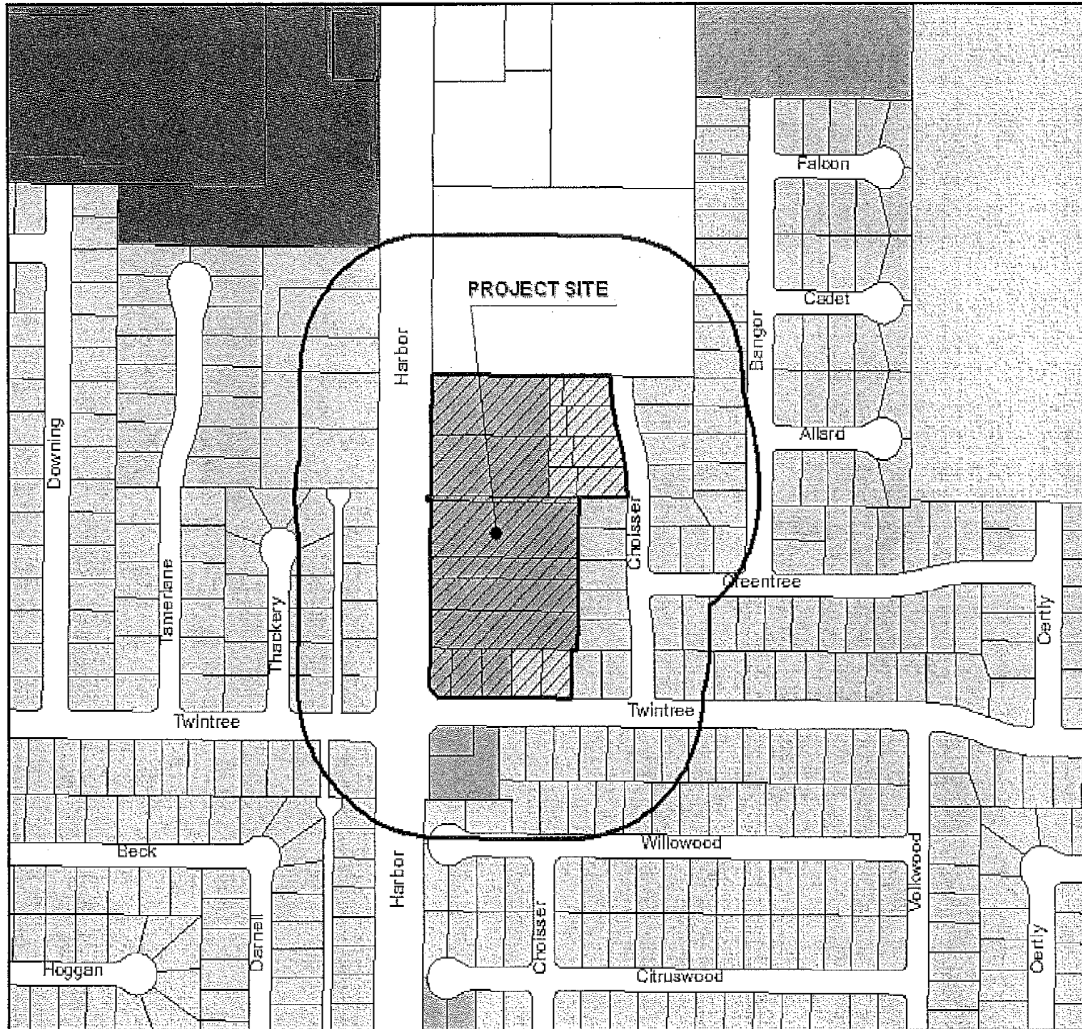
I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 13th day of November 2012, by the following vote:

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



PLANNED UNIT DEVELOPMENT NO. PUD-128-12 GPA-2-12 (B)



LEGEND

-  PROJECT SITE- 12222,12202,12252,12262,12272,12292,
12302 HARBOR BLVD.; 121511, 12531,
12551,12571 TWINTREE LANE;
12233, 12335, 12237, 12239 CHOISSER RD.
-  300 FEET RADIUS

NOTES

1. GENERAL PLAN: INTERNATIONAL WEST MIXED USE AND LOW DENSITY RESIDENTIAL.
2. ZONE: HCSP-TZN (HARBOR CORRIDOR SPECIFIC PLAN TRANSITION ZONE- NORTH) AND R-1 (SINGLE FAMILY RESIDENTIAL)



CITY OF GARDEN GROVE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 AUGUST 2012