

ORDINANCE NO. 2740

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING A MODIFICATION TO APPROVED PLANS UNDER PLANNED UNIT
DEVELOPMENT NO. PUD-110-06 REVISED '08, REDUCING THE DENSITY FROM 159
DWELLING UNITS TO 118 DWELLING UNITS AND CHANGING THE SITE PLAN
DESIGN**

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

WHEREAS, the case, initiated by In-Town Communities, LLC (Olson Urban Housing, LLC), proposes a modification to approved plans in order to reduce the total number of dwelling units approved under PUD-110-06 from 159 dwelling units to 118 dwelling units, a reduction of 41 dwelling units, PUD-110-06 Revised '08. The proposed modification will have 62 townhome units that are three-story with attached two-car garages, and will retain the two residential podium buildings with 56 dwelling units at the entrance to the development on the approximately 3.8 acres of land located on the east side of Palm Street between Harbor Boulevard and Garden Grove Boulevard, at 12852 Palm Street (Parcel Nos. 231-561-12, & 13); and

WHEREAS, the Planning Commission, at a Public Hearing held on December 4, 2008, recognized the previously prepared Negative Declaration for the originally approved project, General Plan Amendment No. GPA-1-06 (A), Planned Unit Development No. PUD-110-06, Site Plan No. SP-385-06, Tentative Tract Map No. TT-16865, and Development Agreement, that concluded that the proposed project will not have a significant adverse effect on the environment; was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Section 15000 et. seq. and includes mitigation measures. Due to the nature of the reduction in the number of units from the original Site Plan approval and the adoption of Negative Declaration for this site, this prior action is sufficient to address any concerns relating to this modification to approved plans; and

WHEREAS, pursuant to Resolution No. 5663, the Planning Commission, at a Public Hearing held on December 4, 2008, recommended approval of Planned Unit Development No. PUD-110-06-Revised '08; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on January 27, 2009, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. Planned Unit Development No. PUD-110-06-Revised '08 is hereby approved, pursuant to the facts and reasons stated in Planning Commission Resolution No. 5663, 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 if set forth in full.

Section 2. The property shown on the map attached hereto is rezoned to the Planned Unit Development No. PUD-110-06-Revised '08 zone as shown thereon. Zone Map part S-12 is amended accordingly.

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)

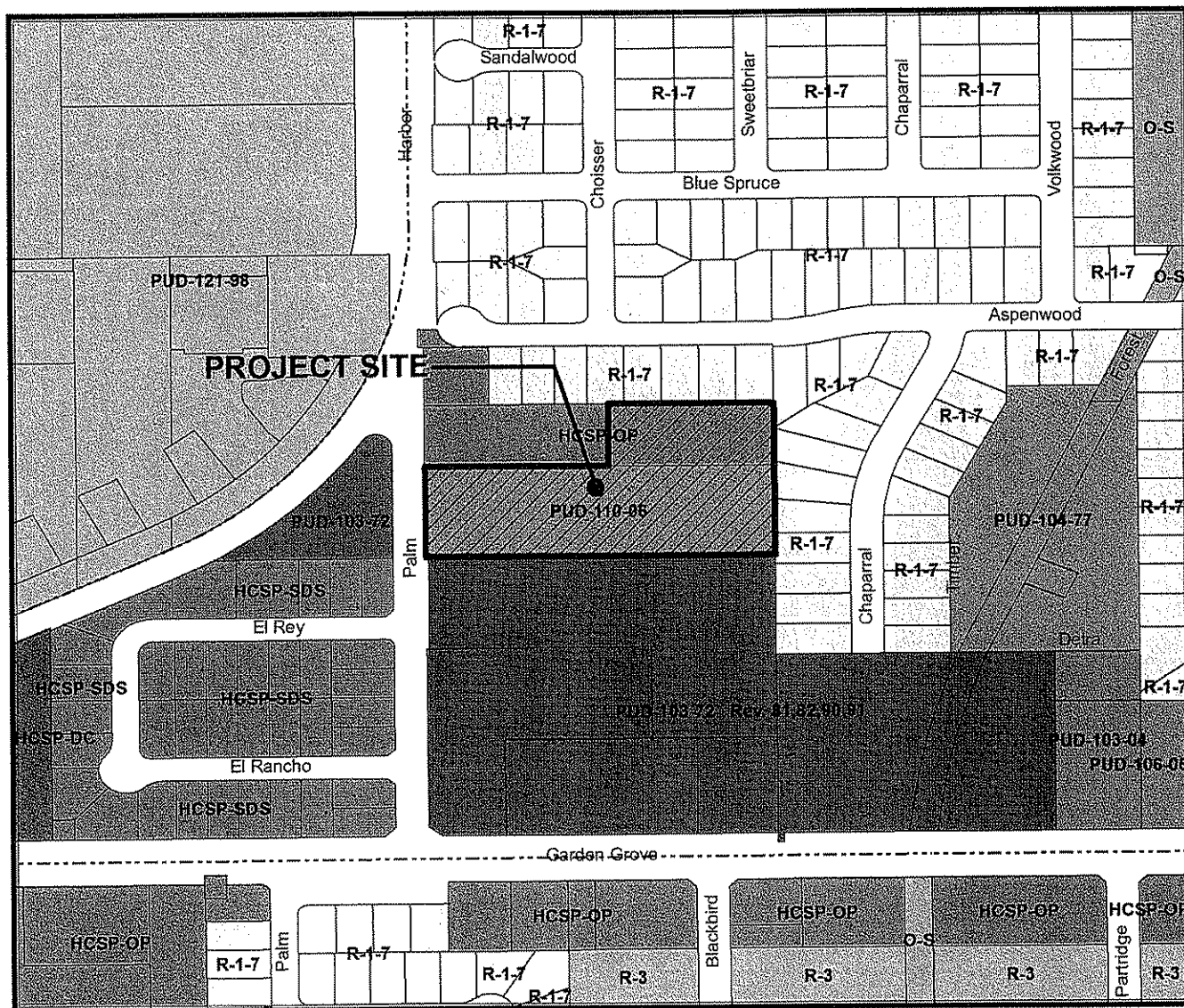
I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on January 27, 2009, with a vote as follows:

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



PLANNED UNIT DEVELOPMENT NO. PUD-110-06 REVISED '08

PARCEL NOS. 231-561-12 & 13
CASE NO. PUD-110-06 REV. '08



LEGEND

 PROJECT SITE

NOTES

1. APPROVAL FOR A MODIFICATION TO APPROVED PLANS IN ORDER TO REDUCE THE TOTAL NUMBER OF UNITS APPROVED UNDER PUD-110-06 FROM 159 DWELLING UNITS TO 118 DWELLING UNITS, PUD-110-06 REVISED '08

0 125 250 500 750 1,000 Feet



CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
JANUARY 27, 2009

P://PLANNING/EXHIBITS/MAPS2009