

ORDINANCE NO. 2717

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
ADOPTING A NEGATIVE DECLARATION AND APPROVING PLANNED UNIT  
DEVELOPMENT NO. PUD-118-07, CHANGING THE ZONING DESIGNATION FROM  
R-1 (SINGLE-FAMILY RESIDENTIAL) TO PLANNED UNIT DEVELOPMENT NO.  
PUD-118-07.

WHEREAS, the case, initiated by T.K. Villa, LLC, proposes to rezone approximately 0.97 acres of land zoned R-1 (Single-Family Residential) to the Planned Unit Development zone in order to facilitate development of the site with an eight (8) unit small-lot single-family residential subdivision located on the north side of Trask Avenue, east of Barnett Way, at 11241 and 11251 Trask Avenue, Parcel Nos. 100-083-07 and 100-083-08; and,

WHEREAS, the Planning Commission, at a public hearing held on August 2, 2007, adopted a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act for this project for Site Plan No. SP-425-07, Variance No. V-160-07, and Tentative Tract Map No. TT-17178; and

WHEREAS, pursuant to Resolution No. 5602, the Planning Commission, at a public hearing held on August 2, 2007, recommended approval of Planned Unit Development No. PUD-118-07; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on September 25, 2007, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City of Garden Grove City Council, in regular session assembled on September 25, 2007, does hereby adopt a Negative Declaration for land located on the north side of Trask Avenue, east of Barnett Way, at 11241 and 11251 Trask Avenue, Parcel Nos. 100-083-07 and 100-083-08.

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

Section 1. The City of Garden Grove City Council has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the City of Garden Grove City Council 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. City of Garden Grove 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. Therefore, City of Garden Grove City Council adopts the Negative Declaration.

Section 2. Planned Unit Development No. PUD-118-07 is hereby approved, pursuant to the facts and reasons stated in Planning Commission Resolution No. 5602, 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 3. The property shown on the map attached hereto is rezoned to the Planned Unit Development No. PUD-118-07 zone as shown thereon. Zone Map part P-14 is amended accordingly.

Section 4. 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

\_\_\_\_\_  
DEPUTY CITY CLERK

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

I, KATHLEEN BAILOR, Deputy City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on September 25, 2007 with a vote as follows:

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