

ORDINANCE NO. 2719

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND APPROVING ZONE CHANGE AMENDMENT NO. A-135-07, TO CHANGE THE ZONING DESIGNATION FROM R-2 (LIMITED MULTIPLE-RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL).

WHEREAS, the case, initiated by the City of Garden Grove, Sarah Phan, and Duc Nguyen, proposes to rezone three separate multi-family zoned lots, with a combined land area of approximately 1.38 acres, from R-2 (Limited Multiple-Residential) to R-3 (Multiple-Family Residential) for the purposes of providing zoning consistency between the existing multi-family zoned properties, and to facilitate the development of two (2) new multi-family projects at 9271 Chapman Avenue (Site Plan No. SP-431-07 and Variance No. V-165-07) and 9301 Chapman Avenue (Site Plan No. SP-432-07, Variance No. V-166-07, and Tentative Tract Map No. TT-17247). The properties are located on the north side of Chapman Avenue, between Loreleen Street and Gilbert Street at 9251, 9271, and 9301 Chapman Avenue, Parcel Nos. 132-413-01, 02, and 29; and,

WHEREAS, the Planning Commission, at a public hearing held on October 18, 2007, recommended adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act for this project for Zone Change Amendment No. A-135-07; and

WHEREAS, pursuant to Resolution No. 5615, the Planning Commission, at a public hearing held on October 18, 2007, recommended approval of Amendment No. A-135-07; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on November 27, 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 November 27, 2007, does hereby adopt a Negative Declaration for land located on the north side of Chapman Avenue, between Loreleen Street and Gilbert Street at 9251, 9271, and 9301 Chapman Avenue, Parcel Nos. 132-413-01, 02, and 29.

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. Amendment No. A-135-07 is hereby approved, pursuant to the facts and reasons stated in Planning Commission Resolution No. 5615, 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 properties shown on the map attached hereto is rezoned to R-3 (Multiple-Family Residential) as shown thereon. Zone Map part L-8 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 _____ 2007.

ATTEST:

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MAYOR

CITY CLERK

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

I, RUTH E. SMITH, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on November 27, 2007, with a vote as follows:

AYES: COUNCIL MEMBERS: (4) JONES, NGUYEN, ROSEN, DALTON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (1) BROADWATER