

ORDINANCE NO. 2812

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
ADOPTING A NEGATIVE DECLARATION AND APPROVING ZONE CHANGE  
AMENDMENT NO. A-163-12, TO CHANGE THE ZONING FROM R-3 (MULTIPLE-FAMILY  
RESIDENTIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE  
OF 6,000 SQUARE FEET)

***City Attorney's Summary***

***This Ordinance approves a zone change and corresponding amendment to the City's Zone Map with respect to a parcel located at 9721 E. 11th Street, Garden Grove, on the northwest corner of 11th Street and Kerry Street, to change the zoning from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet), in conjunction with General Plan Amendment No. GPA-1-12(A), in order to facilitate subdivision of the property into four lots for purposes of construction of a single-family home on each lot.***

WHEREAS, the case, initiated by the Shakil Patel, AIA, proposes to rezone a 24,000 square foot parcel from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet) to facilitate a four (4) lot subdivision for the purposes of constructing a single-family home on each lot in conjunction with Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107. The property is located on the northwest corner of 11<sup>th</sup> Street and Kerry Street at 9721 E. 11<sup>th</sup> Street, Garden Grove, Parcel No. 098-631-06;

WHEREAS, the Planning Commission, at a Public Hearing held on January 19, 2012, 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-163-12;

WHEREAS, pursuant to Resolution No. 5756-12, the Planning Commission, at a Public Hearing held on January 19, 2012, recommends approval of Zone Change Amendment No. A-163-12;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on February 28, 2012, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council of the City of Garden Grove, in Regular Session assembled on February 28, 2012, does hereby adopt a Negative Declaration for land located on the northwest corner of 11<sup>th</sup> Street and Kerry Street at 9721 E. 11<sup>th</sup> Street, Garden Grove, Parcel No. 098-631-06.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Garden Grove has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove 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 City Clerk. The City Council of the City of Garden Grove 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. The City Council further finds that the adoption of the Negative Declaration reflects the City Council's independent judgment and analysis. Therefore, the City Council of the City of Garden Grove adopts the Negative Declaration.

Section 2. Zone Change Amendment No. A-163-12 is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 5756-12, a copy of which is on file in the City Clerk's Office 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 R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet) zone as shown thereon. Zone Map part M-18 is amended accordingly.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words, or portions thereof be declared invalid or unconstitutional.

Section 5. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

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 )

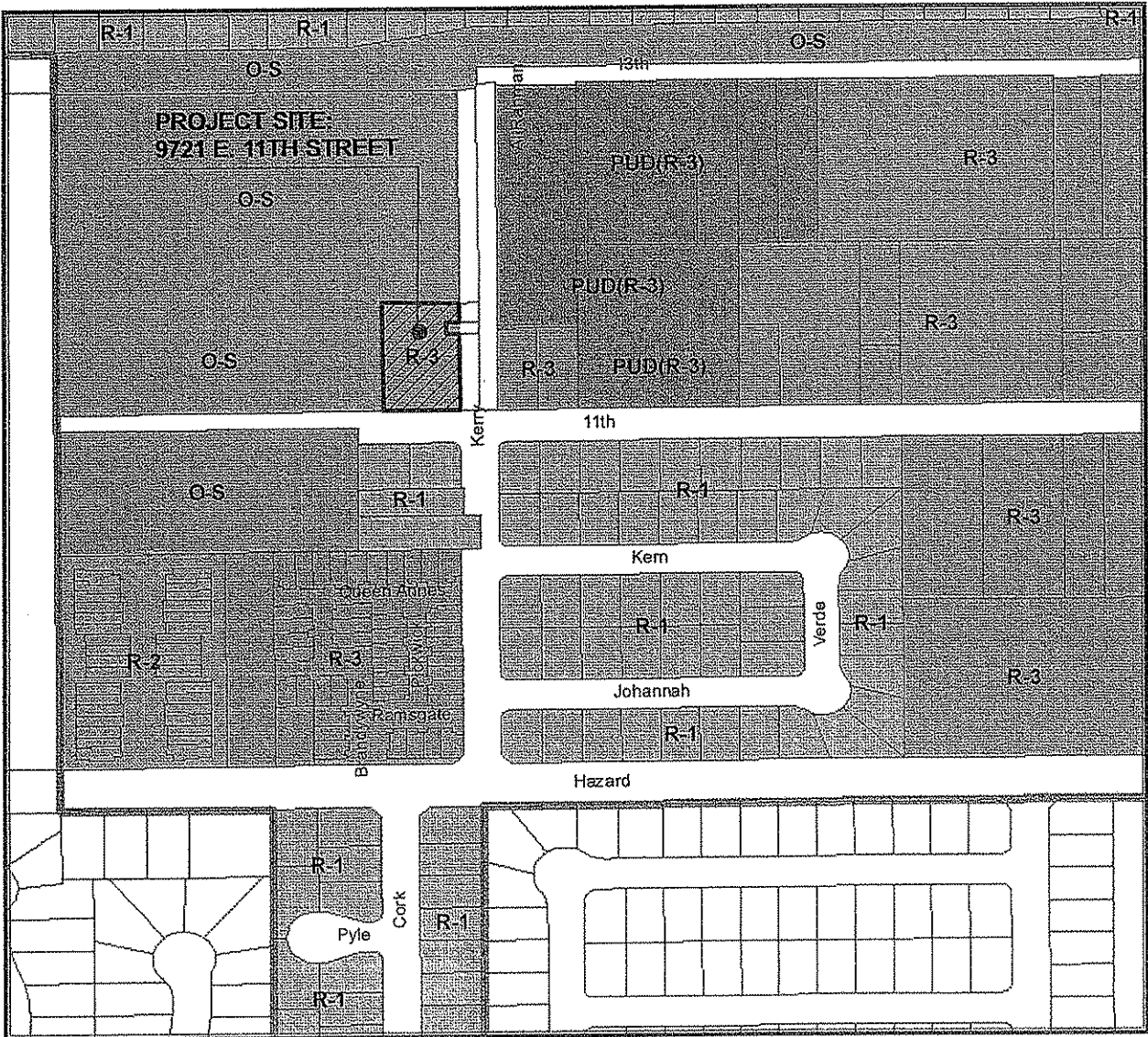
I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on February 28, 2012, with a vote as follows:

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





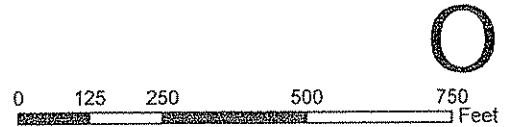
# AMENDMENT NO. A-163-12

CASES: GPA-1-12(A), SP-466-12, V-195-12, PM-2011-107



**LEGEND**

-  PROJECT SITE: 9721 E. 11TH STREET
-  500 FOOT RADIUS



**NOTES**

1. ZONE: CHANGE FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 6,000 SQ. FT.)
2. ZONE MAP M-18

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

DATE PUBLISHED: 02/02/2012