

ORDINANCE NO. 2824

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-128-12, ESTABLISHING PLANNED UNIT DEVELOPMENT ZONING REGULATIONS AND DEVELOPMENT STANDARDS FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF HARBOR BOULEVARD AND TWINTREE LANE, WEST OF CHOISSER ROAD, AT 12222, 12202, 12252, 12262, 12272, 12292, AND 12302 HARBOR BOULEVARD, GARDEN GROVE, 12511, 12531, 12551, AND 12571 TWINTREE LANE, 12233, 12235, 12237, AND 12239 CHOISSER ROAD, GARDEN GROVE (ASSESSOR PARCEL NUMBERS 231-491-20 AND 21, 231-521-01, 02, 03, 04, 05, 06, 07, 08, 09, AND 10, 231-491-12, 13, 14, 15, 16, 17, 18, AND 19)

City Attorney Summary

This Ordinance approves the establishment of Planned Unit Development zoning regulations and development standards on an approximately 5.8 acre site at the northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road, covering property identified as 12222, 12202, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard, Garden Grove, 12511, 12531, 12551, and 12571 Twintree Lane, and 12233, 12235, 12237, and 12239 Choisser Road, Garden Grove (Assessor Parcel Numbers 231-491-20 and 21, 231-521-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10, 231-491-12, 13, 14, 15, 16, 17, 18, and 19), in order to permit and facilitate the potential future development of a hotel project that consists of a total of a maximum of 769 rooms within one (1) full-service and two (2) limited service resort hotels, with up to 39,000 square feet of conference/meeting/banquet space, a maximum of 20,000 square feet of interior restaurant/bar space within the hotels, up to 45,000 square feet of restaurant/entertainment space included on site via freestanding pads, and up to two parking structures with approximately 1,297 parking spaces.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the City of Garden Grove proposes to establish Planned Unit Development No. PUD-128-12, a Planned Unit Development zoning, on an approximately 5.8-acre site in an urbanized area located at the northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road at 12222, 12202, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard, Garden Grove; 12511, 12531, 12551, and 12571 Twintree Lane, Garden Grove; 12233, 12235, 12237, and 12239 Choisser Road, Garden Grove (Assessor Parcel Numbers: 231-491-20 and 21, 231-521-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10; 231-491-12, 13, 14, 15, 16, 17, 18, and 19) and to establish development standards to facilitate the future development of a hotel project consisting of a maximum of 769 rooms within one (1) full-service and two (2) limited service resort hotels with approximately 39,000 square feet of conference/meeting/banquet space and 45,000 square feet of

restaurant/entertainment space included on-site via freestanding pads, and two parking structures with 1,297 parking spaces;

WHEREAS, pursuant to Resolution No. 5779-12, the Planning Commission, at a Public Hearing held on October 4, 2012, recommended approval of Planned Unit Development No. PUD-128-12;

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 approved Resolution No. 9153-12 during its meeting on November 13, 2012, adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the International West Hotel – Harbor East (Site C) Project (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.;

WHEREAS, the General Plan land use designation of the subject property is International West Mixed Use; and

WHEREAS, the establishment of Planned Unit Development No. PUD-128-12 over the subject property is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, which collectively promote the development of hotels, resorts, amusement facilities, and restaurants along Harbor Boulevard within the International West Mixed Use area.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals. The City Council finds that the above recitals are true and correct.

Section 2. Environmental Review. City Council Resolution No. 9153-12 adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project is incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. Findings Incorporated by Reference. The findings, facts, and reasons stated in Planning Commission Resolution No. 5779-12 recommending approval of Planned Unit Development No. PUD-128-12, 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. Approval. Planned Unit Development No. PUD-128-12 is hereby approved, subject to the provisions and development standards set forth in Planning Commission Resolution No. 5779-12 and the mitigation measures and performance standards attached thereto, as modified pursuant to Section 5, below.

Section 5. Modification. Notwithstanding any contrary provisions, development standards, or performance standards for Planned Unit Development No. PUD-128-12 provided for in Planning Commission Resolution No. 5779-12, in the event that the property located at 12202 Harbor Boulevard and identified as Assessor's Parcel No. 231-491-21 (the "Sunbelt Property") is not developed as part of a unified project with the remainder of the project site (the "Hotel Property"), whether independently developed by the Sunbelt Property owner or developed by the Hotel developer, then prior to the issuance of any grading or building permits for the development of the Hotel Property, the owner(s) of the Hotel Property shall ensure that full access to and from the Sunbelt Property is adequately maintained, as determined by the Community Development Director, in his or her reasonable discretion, through, either (i) the granting of an access easement to the owners(s) of the Sunbelt Property from the main access point for the Hotel Property on Harbor Boulevard to the Sunbelt Property, or (ii) design and construction of the Hotel Property project in a manner that preserves direct vehicle access to and from the Sunbelt Property from Harbor Boulevard for both northbound and southbound traffic traveling on Harbor Boulevard.

Section 6. Zoning. The property shown on the map attached hereto is hereby zoned to the Planned Unit Development No. PUD-128-12 zone as shown thereon. Zone Map parts S-10 and S-11 are amended accordingly.

Section 7. 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 other 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 8. Effective Date. 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

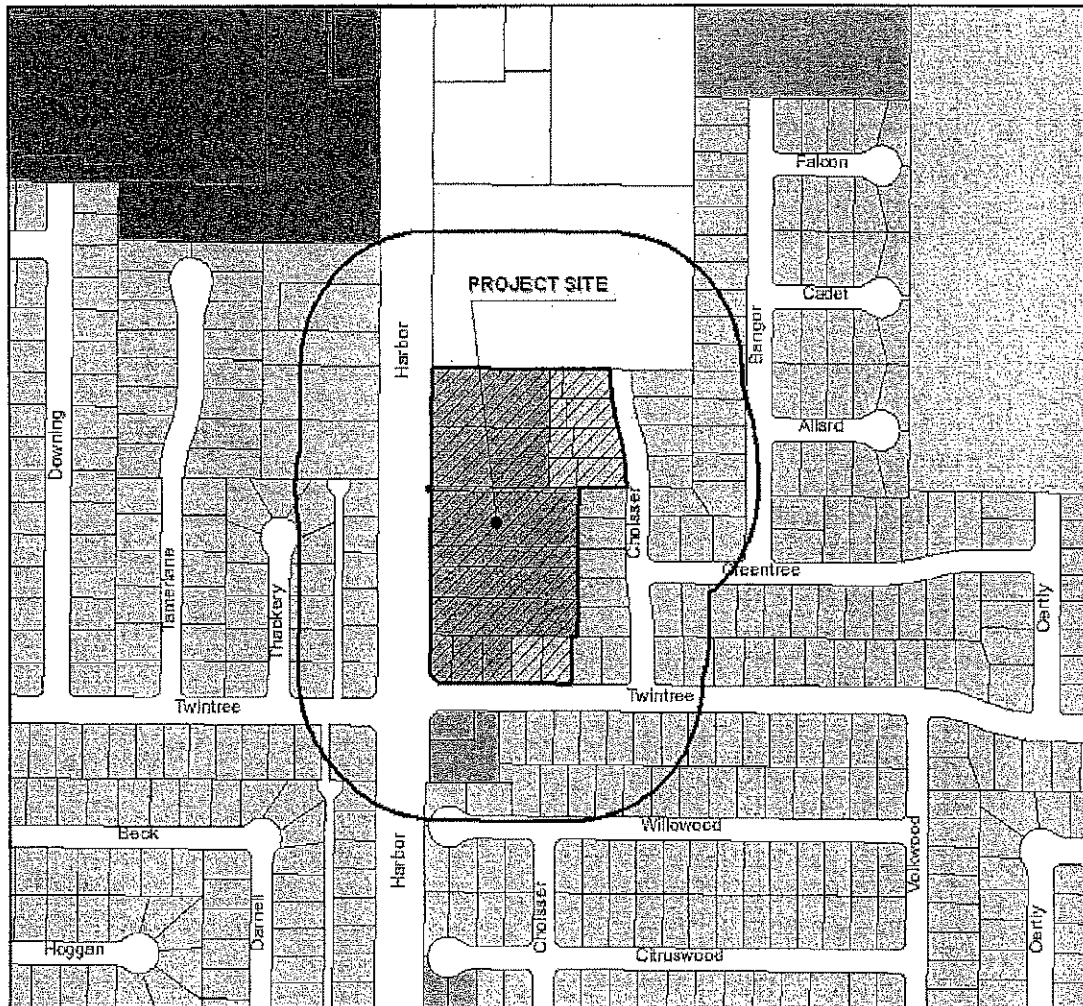
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on November 13, 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

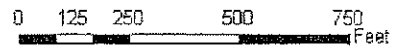


PLANNED UNIT DEVELOPMENT NO. PUD-128-12 GPA-2-12 (B)



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

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NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

Project Title: International West Hotel ~ Harbor East (Site C); General Plan Amendment No. GPA-2-12(B); Planned Unit Development No. PUD-128-12; Tentative Tract Map No. TT-17455; and Development Agreement No. DA-185-12

Project Location: At the northwest corner of Harbor Boulevard and Twintree Lane, south of the Target Shopping Center parking lot, and west of Chossier Road at 12222, 12202, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard; 12511, 12531, 12551, and 12571 Twintree Lane; and 12233, 12335, 12237, and 12239 Chossier Road in the City of Garden Grove, County of Orange. See attached map.

Project Description:

The development of one (1) full service hotel and two (2) limited-service hotels that will offer a total of 769 rooms. The project also calls for the development of 39,000 square feet of conference/meeting banquet space, 45,000 square feet of restaurant/entertainment space on free-standing pads, in addition to two parking structures that will provide 1,297 parking spaces. The project will be located on an approximately 5.2-acre site. The project includes the establishment of a Planned Unit Development zoning and corresponding development standards; a General Plan Amendment to change the General Plan Land Use designations of six (6) existing residential properties from Low Density Residential to International West Mixed Use; and a Tentative Tract Map to reconfigure the existing properties. A Development Agreement will also be considered in the future.

Name and Address of Developer or Project Sponsor:

City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Phone: (714) 741-5000

Findings:

The City Council of the City of Garden Grove has reviewed the Initial Study for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

The mitigation measures for the project are included and implemented through the proposed project and are included in the attached Initial Study.

Reason for Finding of No Significant Effect: The project is consistent with the City's development standards and any environmental concerns noted in the Initial Study have been appropriately addressed for this project.

Contact Person and Phone Number: Maria Parra (714) 741-5312

Chairman, Planning Coordinating Committee

November 13, 2012

Date