

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING PROGRAM FOR THE GARDEN BROOK SENIOR VILLAGE AFFORDABLE
SENIOR HOUSING PROJECT

WHEREAS, the City of Garden Grove has received an application from AMG & Associates, LLC., to repurpose an existing 8-story, unfinished steel structure (prior "Galleria" project) located at 10080 Garden Grove Boulevard (APN 098-070-72) for a 394-unit affordable senior housing project with 12,938 square feet of commercial space, and to increase the developable site area by 2 acres, located at 9860 Larson Avenue (APN 098-070-73) (the "Project");

WHEREAS, the land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-001-2018 to change the General Plan land use designations from Residential/Commercial Mixed Use 1 (prior "Galleria" project site) and Parks and Open Space (2-acre portion of Garden Grove Boys & Girls Club site) to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; (2) Planned Unit Development No. PUD-008-2018 to rezone the site from Garden Grove Mixed Use 1 (GGMU1) and Open Space (OS) to Planned Unit Development to implement the Community Residential General Plan designation and the unique mix of uses; and (3) Site Plan review for the proposed affordable senior housing and commercial project, which includes changes to the massing of the building and an increase in developable site area to 5.09 acres from 3.09 acres. The developer is also requesting a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces;

WHEREAS, the proposed project was originally proposed and considered in 2005 (previously approved project). Pursuant to the California Environmental Quality, Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14, Sections 15000 et seq. ("CEQA"), the City adopted a Mitigated Negative Declaration ("MND") and approved the project in 2005. A Notice of Determination was filed and posted on May 20, 2005. In 2017, modifications were proposed to the 2005 project ("proposed project"). Pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Section 15162, the City prepared a subsequent initial study (The Galleria Mixed-Use Project Initial Study-Mitigated Negative Declaration) to analyze the proposed project's environmental effects. The subsequent initial study concluded that all of the proposed project's environmental impacts could be reduced to a less than significant level. On this basis, the subsequent initial study concluded that a subsequent MND was appropriate;

WHEREAS, a Mitigation Monitoring Program has been prepared and is attached to the subsequent Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation;

WHEREAS, the Mitigated Negative Declaration and Mitigation Monitoring Program was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed Public Hearing on March 15, 2018, and considered all oral and written testimony presented regarding the initial study, the subsequent Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Project;

WHEREAS, the Planning Commission of the City of Garden Grove recommended approval of the subsequent Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Project during its meeting on March 15, 2018;

WHEREAS, a duly noticed Public Hearing was held by the City Council on April 24, 2018, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of April 24, 2018.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY RESOLVES, FINDS, AND DETERMINES as follows:

1. The City Council has considered the proposed subsequent Mitigated Negative Declaration and the Mitigation Monitoring Program, together with comments received during the public review process.
2. The 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.
3. The City Council further finds that the adoption of the Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.
4. Therefore, the City Council at Regular Meeting assembled on April 24, 2018, does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring Program.
5. The record of proceedings on which the City Council's 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.