

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-029-2020 TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY, LOCATED AT 8932 KATELLA AVENUE (ASSESSOR'S PARCEL NO. 132-041-21), FROM O-P (OFFICE PROFESSIONAL) TO C-1 (NEIGHBORHOOD COMMERCIAL).

CITY ATTORNEY SUMMARY

This Ordinance approves an amendment to the City's Official Zoning Map to change the zoning of the Property, located at 8932 Katella Avenue (Assessor's Parcel No. 132-041-21), from O-P (Office Professional) to C-1 (Neighborhood Commercial).

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

WHEREAS, David N. Alagband, the applicant, with the authorization of the property owner, Gilles Sensenbrenner, submitted a request to rezone a property located at 8932 Katella Avenue (Assessor's Parcel No. 132-041-21) from O-P (Office Professional) to C-1 (Neighborhood Commercial);

WHEREAS, proposed Amendment No. A-029-2020 would amend the City of Garden Grove Zoning Map to change the zoning of the Property, located at 8932 Katella Avenue (Assessor's Parcel No. 132-041-21), from O-P (Office Professional) to C-1 (Neighborhood Commercial);

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., this project is exempt pursuant to Article 19, Section 15301, Existing Facilities;

WHEREAS, the Planning Commission, at a Public Hearing held on August 20, 2020, adopted Resolution No. 5998-20 recommending that the City Council approve Amendment No. A-029-2020, contingent upon Garden Grove City Council adoption and effectiveness of this Ordinance approving Amendment No. A-029-2020;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on October 13, 2020, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of October 13, 2020; and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Amendment No. A-029-2020:

A. The proposed zone change Amendment is internally consistent with the goals, policies, and elements of the General Plan. The subject site has a General Plan Land Use Designation of Light Commercial (LC). The LC Land Use Designation includes a variety of retail service establishments, including restaurants, and is implemented through both the C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zoning districts. Accordingly, rezoning the subject site from O-P (Office Professional) to C-1 would be consistent with the Light Commercial General Plan Land Use Designation and the associated goals and policies of the General Plan.

B. The proposed zone change Amendment, rezoning the subject property from O-P (Office Professional) to C-1 (Neighborhood Commercial), will ensure a degree of compatibility with surrounding properties and land uses. The proposed C-1 zoning designation is consistent with the existing zoning patterns in the surrounding area, which includes other C-1 zoned properties and various multi-tenant commercial retail shopping centers. Analysis and findings of a trip generation memo, prepared by a professional consulting firm, RK Engineering Group, Inc., who specializes in traffic engineering, concluded that under the proposed C-1 (Neighborhood Commercial) zoning, the expected trip generation forecasts to result in minimal increase in trips with no significant traffic impact on the surrounding traffic circulation system. The subject property has sufficient land and parking area for the uses permitted under the C-1 zone, and the application of the appropriate Title 9 provisions for site landscaping, parking, vehicular and pedestrian access, noise, and other requirements applicable to those uses permitted in the C-1 zone will ensure that the proposed rezone will have a reasonable degree of compatibility with surrounding uses and will not adversely affect the public health, safety, and welfare.

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

Section 1. The above recitals are true and correct.

Section 2. The facts and reasons stated in Planning Commission Resolution No. 5998-20 recommending approval of Amendment No. A-029-2020, a copy of which is on file in the Office of the City Clerk, are hereby incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. Amendment No. A-029-2020 is hereby approved.

Section 4. The zoning of the Project site, located at 8932 Katella Avenue (Assessor's Parcel No. 132-041-21), is re-zoned from O-P (Office Professional) to C-1 (Neighborhood Commercial), as shown on the attached exhibit/map. Zone Map part K-05 is amended accordingly.

Section 5. 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 6. 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 on the date that is thirty (30) days after adoption.

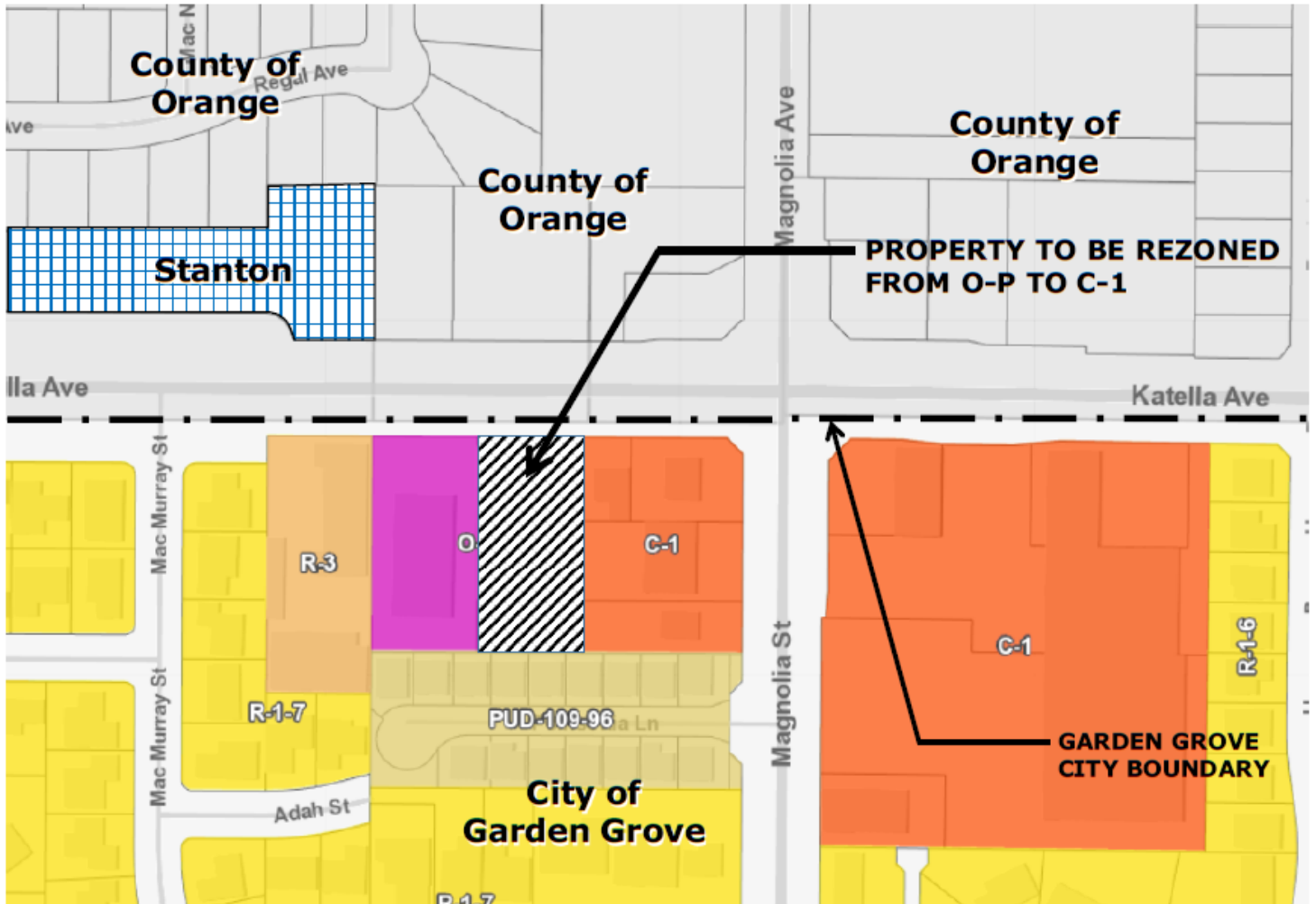
The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 13th day of October 2020.







AMENDMENT NO. A-029-2020

8932 KATELLA AVE

APN: 132-041-21



Proposed Rezone from O-P to C-1

-  SITE TO BE REZONED FROM O-P (OFFICE PROFESSIONAL) TO C-1 (NEIGHBORHOOD COMMERCIAL)
-  CITY OF STANTON
-  COUNTY OF ORANGE UNINCORPORATED LAND
-  GARDEN GROVE CITY BOUNDARY

