

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
ADOPTING A NEGATIVE DECLARATION FOR THE WEST GROVE CENTER (THE  
"PROJECT") (GPA-002-2021, PUD-104-73 (REV. 2018/Rev. 2021), SP-097-2021)  
AT 12141 VALLEY VIEW STREET (THE "PROPERTY")

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, requests to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) General Plan Amendment No. GPA-002-2021 to amend the General Plan Land Use Designation of the property from Civic Institution to Light Commercial; (ii) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD; and (iii) Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements (collectively, the "Project");

WHEREAS, the proposed General Plan Amendment No. GPA-002-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Civic Institution to Light Commercial;

WHEREAS, the proposed text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 would expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD;

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., an initial study was prepared and it has been determined that the proposed project qualifies for a Negative Declaration because the proposed project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, concurrent with the adoption of this Resolution, on April 13, 2021, the City Council adopted a Resolution approving General Plan Amendment No. GPA-002-2021, and introduced an Ordinance approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

WHEREAS, the Planning Commission, at a Public Hearing held on March 4, 2021, recommended that the City Council adopt a Negative Declaration for the Project. 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., an initial study was prepared and it has been determined that the proposed Project qualifies for a Negative Declaration because the proposed Project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on April 13, 2021, 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 13, 2021.

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The City Council of the City of Garden Grove has considered the proposed Negative Declaration for the Project along 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 Director of Economic and Community Development.
2. The City Council of the City of Garden Grove finds on the basis of the whole record before it, the conditions of approval, the including the initial study and comments received, that all project impacts are at a level of insignificance. The City Council further finds that the adoption of the Negative Declaration for the Project reflects the City Council's independent judgment and analysis.
3. Therefore, the City Council of the City of Garden Grove adopts the Negative Declaration for the Project.