

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 AND REPORTING PROGRAM FOR THE SITE B2 HOTEL PROJECT
(PLANNED UNIT DEVELOPMENT NO. PUD-141-01(A) AND SITE PLAN NO.
SP-107-2022) AT 12241, 12261, 12271, 12291, 12311 and 12323/12321 HARBOR
BOULEVARD, 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261,
12281, 12291, 12311, and 12321 THACKERY DRIVE

WHEREAS, the City has received a request to develop the 3.72-acre Site B2 Hotel Project site, located at 12241, 12261, 12271, 12291, 12311 and 12323/12321 Harbor Boulevard, 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, and 12321 Thackery Drive, Assessor's Parcel Nos. 231-471-06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, with a Nickelodeon-themed Hotel Resort project; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (1) an amendment to Planned Unit Development (PUD) No. PUD-141-01 to create a new sub-area, PUD-141-01(A), establishing development standards to facilitate the development of a full-service, high-rise hotel resort with hotel program entertainment, pool deck, ballroom/meeting space, and food and beverage (restaurant) opportunities; and (2) Site Plan No. SP-107-2022 to authorize the construction of the proposed hotel resort; and

WHEREAS, additional approvals will also be needed to fully implement the hotel project described above, including: a street vacation to vacant Thackery Drive and the public alley to integrate into the Project site, a tentative tract map to consolidate the project site, and conditional use permit(s) to allow the sale of alcoholic beverages in the hotel, restaurants, and the ballroom and meeting space; and

WHEREAS, the above-described hotel project, Planned Unit Development No. PUD-141-01(A), Site Plan No. SP-107-2022, and the additional future approvals necessary to implement the hotel project are collectively referred to as the "Project"; and

Pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*, an Initial Study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration as the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be implemented during Project construction and operation; and

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

WHEREAS, concurrent with the adoption of this Resolution, on August 23, 2022, the City Council introduced and conducted the first reading of an Ordinance approving Planned Unit Development No. PUD-141-01(A) and adopted a Resolution contingently approving Site Plan No. SP-107-2022; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed Public Hearing on July 7, 2022, regarding the Project, including the Initial Study, the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission of the City of Garden Grove recommended approval of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program during its meeting on July 7, 2022; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on August 23, 2022, 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 August 23, 2022.

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 Mitigated Negative Declaration for the Project along with public comments regarding the Mitigated Negative Declaration.
2. 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 the Project's impacts can be mitigated so that there is no substantial evidence in light of the whole record that the Project may have a significant impact.
3. The City Council further finds that the Mitigated Negative Declaration for the Project reflects the City Council's independent judgment and analysis.
4. Therefore, the City Council of the City of Garden Grove adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project.

5. The record of proceedings on which the City Council of the City of Garden Grove's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of the record of proceedings is the Director of Community and Economic Development Department.