

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BROOKHURST AND CENTRAL TOWNHOME PROJECT (GENERAL PLAN AMENDMENT NO. GPA-001-2023, ZONING AMENDMENT NO. A-036-2023, SITE PLAN NO. SP-127-2023, AND TENTATIVE TRACT MAP NO. TT-19273)

WHEREAS, Melia Homes, Inc., the applicant, submitted a request to develop a 1.22-acre site with a new multiple-family residential project consisting of thirty townhomes, along with associated site improvements, on a property located at the southeast corner of Brookhurst Street and Central Avenue at 13252 Brookhurst Street and 10052 Central Avenue, Assessor's Parcel No. 099-031-01, 099-031-02, 099-031-08, and 099-031-09; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) a General Plan Amendment to amend the General Plan Land Use Designations of the properties from Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) a Zoning Amendment to change the zoning of the subject properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) Site Plan approval to construct thirty (30) three-story townhomes along with associated site improvements; and (iv) Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium (collectively, the "Project").

WHEREAS, 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 because the proposed Project with the 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 were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, concurrent with its adoption of this Resolution on February 13, 2024, the City Council adopted a Resolution approving General Plan No. GPA-001-

2023, introduced an Ordinance and conducted the first reading of an Ordinance approving Zoning Amendment No. A-036-2023, and adopted a Resolution contingently approving Site Plan No. SP-127-2023 and Tentative Tract Map No. TT-19232; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on December 7, 2023 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 the City Council adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project during its meeting on December 7, 2023; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on February 13, 2024, 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 February 13, 2024.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED 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 adoption of 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 an associated 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 the Community Development Department.