

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING GENERAL PLAN AMENDMENT NO. GPA-002-2018

WHEREAS, the City of Garden Grove has received an application from Binh Tran on behalf of Garden Grove Hotel, LLC for approval of General Plan Amendment No. GPA-002-2018, a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0;

WHEREAS, General Plan Amendment No. GPA-002-2018 is being processed in conjunction with (a) Code Amendment No. A-024-2018, consisting of text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone (i) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (ii) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (iii) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; (b) Site Plan No. SP-056-2018 to allow the construction of a 62,763 square foot, 124-room, 5-story, 59-foot-tall hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27; (c) Conditional Use Permit No. CUP-134-2018 to allow for operation of the proposed hotel use; and (d) Lot Line Adjustment No. LLA-018-2018 to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project (collectively, the "Project");

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

WHEREAS, during its meeting on November 15, 2018, the Planning Commission (i) adopted Resolution No. 5939-18 recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve General Plan No. GPA-002-2018 and Municipal Code Amendment No. A-024-2018; and (ii) adopted Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-018, and Lot Line Adjustment No. LLA-018-2018, subject to City Council's approval of a

Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, General Plan Amendment No. GPA-002-2018, and Municipal Code Amendment No. A-024-2018;

WHEREAS, a duly noticed Public Hearing was held by the City Council on December 11, 2018, 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 December 11, 2018; and

WHEREAS, the City Council adopted Resolution No. _____ during its meeting on December 11, 2018, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et seq.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY RESOLVES, DETERMINES, AND FINDS AS FOLLOWS:

1. Resolution No. _____ adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project is incorporated by reference as if set forth fully herein.
2. The City Council of the City of Garden Grove hereby finds and determines, as follows:
 - A. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The proposed General Plan Amendment would increase the allowable intensity of hotel developments in the Heavy Commercial Land Use District to facilitate a hotel development on Harbor Boulevard. Goal ED-1 of the General Plan's Economic Development Element provides that opportunities for development of tourism-related businesses shall be enhanced, and Policy ED-1.1 of the Economic Development Element encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard. The proposed General Plan Amendment is also consistent with Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.

- B. The General Plan Amendment will promote the public interest, health, safety, and welfare. The proposed General Plan Amendment would increase the allowable intensity of hotel developments in the Heavy Commercial Land Use District to facilitate a hotel development on Harbor Boulevard that is consistent with the City's intent and vision for the property and which will not result in significant environmental impacts. Only a limited number of properties could feasibly develop hotels up to the proposed increased maximum Floor Area Ratio of 1.0, and it is not currently anticipated that the proposed General Plan Amendment will have an impact beyond the Applicant's proposed hotel project. Therefore, the proposed General Plan Amendment will promote the public interest, health, safety, and welfare.
3. The facts and reasons stated in Planning Commission Resolution No. 5939-18 recommending approval of GPA-002-2018, a copy of which is on file in the office of the City Clerk, is incorporated herein by reference with the same force and effect as if set forth in full herein.
4. General Plan Amendment No. GPA-002-2018 is hereby approved.
5. Section 2.4.2 (Land Use Designations) of the Garden Grove General Plan Land Use Element is hereby amended to modify the provisions regarding the "Heavy Commercial (HC)" Land Use Designation as follows (additions shown in text, deletions shown in ~~text~~ text:

Heavy Commercial

Intent: The Heavy Commercial (HC) designation is intended to provide for a variety of more intensive commercial uses, some of which may be incompatible with residential neighborhoods.

Desired Character and Uses: The Heavy Commercial (HC) designation includes automotive repair, sales, and services; wholesaling; automotive body work, or contractors' storage yards.

Intensity: The Heavy Commercial designation allows a Floor Area Ratio ranging from 0.55 to ~~0.60~~ **1.0**.

Zoning: Zoning districts that implement the Heavy Commercial designation are: C-3, General Commercial, which allows a Floor Area Ratio of **up to 1.0 for Hotels and 0.55 for other uses**.