

GARDEN GROVE CITY COUNCIL

RESOLUTION NO. 9237-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-2-13(A) TO AMEND THE GENERAL PLAN LAND USE MAP TO INCLUDE THE PROPERTY COMMONLY REFERRED TO AS THE CARMEL-LAMPSON ISLAND AND GENERALLY LOCATED EAST OF BEACH BOULEVARD, SOUTH OF CARMEL DRIVE, WEST OF ARROWHEAD STREET AND NORTH OF LAMPSON AVENUE, AND IDENTIFIED AS ASSESSOR PARCEL NUMBERS 131-471-07, 131-471-26, 131-471-28, AND 131-471-29, WITHIN THE "MEDIUM DENSITY RESIDENTIAL" GENERAL PLAN LAND USE DESIGNATION

WHEREAS, the "Carmel-Lampson Island" consists of an approximately one acre site generally located at 8141, 8151, and 8171 Lampson Avenue, east of Beach Boulevard, south of Carmel Drive, west of Arrowhead Street, and north of Lampson Avenue, within the unincorporated area of the County of Orange, comprised of three fully improved parcels designated as Assessor Parcel Nos. 131-471-26, 28, and 29 and one small, non-buildable parcel designated Assessor Parcel No. 131-471-07; and

WHEREAS, Diane K. Hall, a trustee of, and on behalf of Amber Hall, Diane Hall, Ariana Hall, and Alexis Hall, owner of a majority of the property within the Carmel-Lampson Island, has filed an application with the Orange County Local Agency Formation Commission ("Orange County LAFCO") to concurrently (i) amend the spheres of influence of the Cities of Stanton and Garden Grove to remove the Carmel-Lampson Island from the City of Stanton's sphere of influence and to add the Carmel-Lampson Island to the City of Garden Grove's sphere of influence, and (ii) approve the annexation of the Carmel-Lampson Island into the City of Garden Grove; and

WHEREAS, the adoption of the necessary land use actions by the City of Garden Grove to extend the City's General Plan to cover the Carmel-Lampson Island and to "pre-zone" the property are prerequisites to Orange County LAFCO's approval of the proposed sphere of influence amendments and annexation; and

WHEREAS, in conjunction with the proposed sphere of influence changes and annexation of the Carmel-Lampson Island to the City of Garden Grove, Diane K. Hall, a trustee of, and on behalf of Amber Hall, Diane Hall, Ariana Hall, and Alexis Hall, has filed an application for General Plan Amendment No. GPA-2-13(A) and Zone Change Amendment No. A-172-13; and

WHEREAS, the City of Garden Grove has joined in said application with respect to the property designated as Assessor's Parcel No. 131-471-07, which is owned by KOWA International Corporation; and

WHEREAS, proposed General Plan Amendment No. GPA-2-13(A) would amend the City of Garden Grove's General Plan Land Use Map to include the Carmel-

Lampson Island with a General Plan Land Use designation of "Medium Density Residential"; and

WHEREAS, proposed Zone Change Amendment No. A-172-13 would amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential); and

WHEREAS, for purposes of analysis under the California Environmental Quality Act ("CEQA"), the proposed "Project" involves the annexation of approximately one acre of fully improved territory developed to a density consistent with the proposed pre-zoning and General Plan Land Use designation and not requiring the extension of any additional utility facilities, and includes General Plan Amendment No. GPA-2-13(A); Zone Change Amendment No. A-172-13; adoption by Orange County LAFCO of amendments to remove the Carmel-Lampson Island from the City of Stanton's sphere of influence and to add the Carmel-Lampson Island to the City of Garden Grove's sphere of influence; and Orange County LAFCO's approval of the annexation of the Carmel-Lampson Island to the City of Garden Grove; and

WHEREAS, the Planning Commission, following a Public Hearing held on April 3, 2014, recommended approval of General Plan Amendment No. GPA-2-13(A) and Zone Change Amendment No. A-172-13 pursuant to Resolution No. 5801-13; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on June 10, 2014, 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 June 10, 2014.

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 hereby finds that the proposed Project, as defined above, including General Plan Amendment No. GPA-2-13(A), is exempt from review under CEQA pursuant to Title 14, California Code of Regulations, Section 15319 (Class 19) of the State CEQA Guidelines, pertaining to annexations of existing facilities to a city, and pursuant to Title 14, California Code of Regulations, Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. The City Council of the City of Garden Grove hereby makes the following findings regarding General Plan Amendment No. GPA-2-13(A):

- A. Proposed General Plan Amendment No. GPA-2-13(A) is internally consistent with the goals, policies, and elements of the General Plan. The proposed General Plan Amendment would amend the City of Garden Grove's General Plan Land Use Map to include the Carmel-Lampson Island with a General Plan Land Use designation of "Medium Density Residential," in order to facilitate annexation of the Carmel-Lampson Island to the City of Garden Grove. The Carmel-Lampson Island is fully improved with twenty residential multi-family apartments developed at a density falling within the density range permitted under the Medium Density Residential Land Use designation (18 to 32 dwelling units per acre). The proposed General Plan amendment will facilitate the annexation of the Carmel-Lampson Island to the City of Garden Grove. Annexation of the Carmel-Lampson Island to the City of Garden Grove is consistent with General Plan Land Use Element Policy LU-14.2, which directs the City to pursue annexation of County Islands that will rationalize and clarify City boundaries and will provide minimal costs and maximum benefits to the City. The Carmel-Lampson Island borders the City of Garden Grove, so extension of the City's boundaries to include the property is rational. Further, since the property is already fully developed and served by existing utilities, the additional cost to the City to provide City services to the property will be minimal, and will be offset by the additional ad valorem property tax revenue and generally applicable City tax and assessment revenue the City will receive. Giving the site a Land Use designation of "Medium Density Residential" pursuant to the proposed General Plan Amendment is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-4.1, which encourages the City to locate higher density residential uses within proximity to commercial uses. The subject site is located in close proximity to Beach Boulevard and commercial centers. Annexation of the Carmel-Lampson Island will add to the multi-family housing stock in the City, and the Land Use designation of "Medium Density Residential" will help ensure that more affordable multi-family housing remains on the site in the future. Accordingly, the proposed annexation and General Plan Amendment are also consistent with the City's 2014-2021 Housing Element.
- B. The proposed General Plan Amendment will promote the public interest, health, safety and welfare. The proposed General Plan Amendment will facilitate the annexation of a small adjacent County Island to the City of Garden Grove, thereby rationalizing municipal boundaries in the area, extending police, fire, and other City services to the property, and ensuring that the future use and development of the property will be consistent with the use and development permitted on nearby properties within the City of Garden Grove.

- C. The parcels covered by the proposed amendment to the General Plan Land Use Map are physically suitable for the requested land use designation(s), compatible with the surrounding land uses, and consistent with the General Plan. The Medium Density Residential Land Use designation is intended to create, maintain, and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The density range permitted under the Medium Density Residential Land Use designation is 18 to 32 dwelling units per acre. The Carmel-Lampson Island is fully improved with twenty residential multi-family apartments developed at a density falling within the density range permitted under the Medium Density Residential Land Use designation, and there is sufficient access to and from the site by two driveways on Lampson Avenue. Accordingly, the subject site is suitable for the Medium Density Residential General Plan Land Use designation and is otherwise consistent with the General Plan. The subject site is also compatible with the surrounding land uses. Along with the three, two story residential buildings located on the site, the site is fully improved with front, side, and rear landscaping, a turf laden active recreation area, and paved drive aisles. In addition, a total of 42 parking spaces are provided within enclosed garages, and the site contains 4 additional designated guest parking spaces. The buildings' architecture is contemporary residential style reflective of the residential architecture of the immediate area. The surrounding area, with the exception of the property immediately east of the subject site, is improved with both single-family and multi-family housing. The property immediately east of the site is improved with a school district vehicle maintenance yard. The subject site's housing is similar and compatible with surrounding properties, which have both single-family and multi-family housing. The zoning and development of the adjoining properties within the City of Stanton are multi-family residential, and other multi-family residential developments in the City of Garden Grove are nearby.
3. The facts and reasons stated in Planning Commission Resolution No. 5801-13 recommending approval of General Plan Amendment No. GPA-2-13(A), a copy of which is on file in the City Clerk's Office, are incorporated herein by reference with the same force and effect as if set forth in full.
 4. General Plan Amendment No. GPA-2-13(A) is hereby approved.
 5. The property commonly referred to as the "Carmel-Lampson Island," designated as Assessor Parcel Nos. 131-471-07, 131-471-26, 131-471-28, 131-471-29, and shown on the attached map is designated as Medium Density Residential. The General Plan map is amended accordingly.

Adopted this 10th day of June 2014.

ATTEST:

/s/ BRUCE A. BROADWATER
MAYOR

/s/ KATHLEEN BAILOR, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

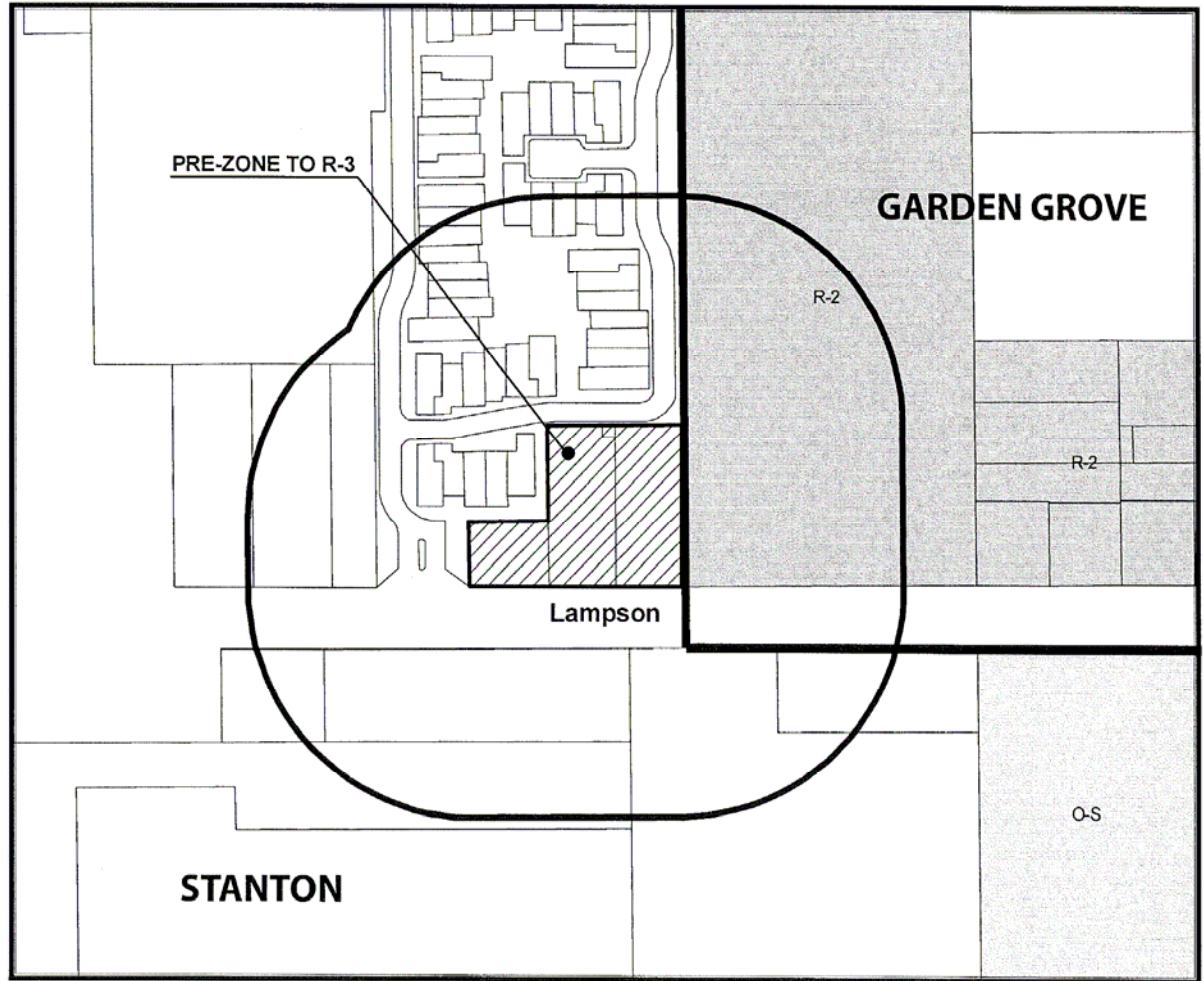
I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 10th day of June 2014, by the following vote:

AYES: COUNCIL MEMBERS: (4) BEARD, JONES, PHAN, BROADWATER
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (1) NGUYEN



/s/ KATHLEEN BAILOR, CMC
CITY CLERK



PROPOSED SPHERE OF INFLUENCE PRE-ZONE TO R-3 (MULTI-FAMILY RESIDENTIAL) A-172-13



LEGEND

-  SUBJECT SITE
-  300 FEET RADIUS

NOTES

1. SITE ADDRESS 8141, 8151, & 8171 LAMPSON AVENUE
2. PRE-ZONE TO R-3 (MULTI-FAMILY RESIDENTIAL)



CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
MARCH 2014