

## City of Garden Grove

# INTER-DEPARTMENT MEMORANDUM

To:	Matthew J. Fertal	From:	Susan Emery
Dept:	City Manager	Dept:	Community Development
Subject:	CONSIDERATION OF RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. GPA-2-13(A), ORDINANCE APPROVING ZONE CHANGE NO. A-172-13, AND RESOLUTION APPROVING A PROPERTY TAX EXCHANGE AGREEMENT WITH THE COUNTY OF ORANGE FOR THE PURPOSE OF FACILITATING THE ANNEXATION INTO THE CITY OF GARDEN GROVE OF THE PROPERTY COMMONLY REFERRED TO AS THE "CARMEL-LAMPSON ISLAND" LOCATED AT 8141, 8151, AND 8171 LAMPSON AVENUE WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF ORANGE; DETERMINATION THAT ANNEXATION AND RELATED ACTIONS ARE CATEGORICALLY EXEMPT UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC HEARING MATTER)		

## OBJECTIVE

The purpose of this report is to transmit a recommendation from the Planning Commission to the City Council to approve the land use actions necessary to effectuate annexation of the approximately one acre site commonly referred to as the "Carmel-Lampson Island," located at 8141, 8151, & 8171 Lampson Avenue within the unincorporated area of the County of Orange, to the City of Garden Grove. Specifically, the City Council is requested to take the following actions: (1) to adopt a Resolution approving General Plan Amendment No. GPA-2-13(A) to amend the City of Garden Grove's General Plan Land Use Map to include the Carmel-Lampson Island with the "Medium Density Residential" General Plan Land Use designation; (2) to introduce and conduct the first reading of an Ordinance approving Zone Change Amendment No. A-172-13 to amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential); and

GENERAL PLAN AMENDMENT NO. GPA-2-13(A), ZONE CHANGE NO. A-172-13,  
PROPERTY TAX EXCHANGE AGREEMENT FOR CARMEL-LAMPSON ISLAND  
ANNEXATION  
June 10, 2014  
Page 2

(3) to adopt a Resolution approving a property tax exchange agreement between the City and the County of Orange regarding the reorganization.

BACKGROUND

The Carmel-Lampson Island is an approximately one acre, fully-developed, site located on the north side of Lampson Avenue, approximately mid-point between Beach Boulevard and Dale Street. It is currently located within the unincorporated territory of the County of Orange and is bounded by the City of Stanton to the north, west, and south and by the City of Garden Grove to the east. The property is comprised of one small, non-buildable parcel owned by KOWA International Corporation and three fully improved buildable parcels owned by the Applicants, Amber Hall, Diane Hall, Ariana Hall, and Alexis Hall through a Qualified Terminal Interest Trust. The property is currently within the City of Stanton's sphere of influence and within the service territories of the Garden Grove Sanitary District and Golden State Water Company.

The property is fully improved with a multi-family residential project consisting of three, two-story residential buildings containing a total of 20 apartment units, which were built in 1989 pursuant to the multi-family residential development standards of the County of Orange. A total of 42 parking spaces are provided within enclosed garages, and the site contains 4 additional designated guest parking spaces. The site is fully improved with front, side, and rear landscaping, a turf-laden active recreation area, and paved drive aisles. The buildings' architecture is contemporary residential style reflective of the residential architecture of the immediate area. The site is served by two driveway approaches for ingress and egress purposes from Lampson Avenue only. The property is currently located within the R-2 / Multifamily Dwelling District under the County of Orange Zoning Code.

The Orange County Local Agency Formation Commission ("LAFCO") previously placed the Carmel-Lampson Island within the City of Stanton's "sphere of influence" and proposed that it be annexed by the City of Stanton. The property owners / Applicants objected to this proposal and, instead, have filed an application with LAFCO to concurrently amend the spheres of influence of the Cities of Stanton and Garden Grove and to approve the annexation of the Carmel-Lampson Island into the City of Garden Grove. Before LAFCO can approve the requested sphere of influence change and annexation, the City of Garden Grove must act to extend the City's General Plan and zoning to the property and enter into a property tax exchange agreement with the County providing for re-allocation of a portion of the property tax currently received by the County with respect to the property to the City.

GENERAL PLAN AMENDMENT NO. GPA-2-13(A), ZONE CHANGE NO. A-172-13,  
PROPERTY TAX EXCHANGE AGREEMENT FOR CARMEL-LAMPSON ISLAND  
ANNEXATION  
June 10, 2014  
Page 3

The proposed General Plan Amendment No. GPA-2-13(A) would amend the City of Garden Grove's official General Plan Land Use Map to include the Carmel-Lampson Island with a "Medium Density Residential" General Plan Land Use designation. The proposed Zone Change Amendment No. A-172-13 would amend the City's official Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential). The proposed property tax exchange agreement would re-allocate 50.5113 percent of the County's current property tax share for the property to the City in accordance with the existing Master Property Tax Agreement between the County and City.

On April 3, 2014, the Planning Commission considered the matter and adopted Resolution No. 5801-13 recommending that the City Council approve General Plan Amendment No. GPA-2-13(A) and Zone Change Amendment No. A-172-13. Only the applicant spoke on the matter and expressed her family's interest in being annexed into the City of Garden Grove.

#### DISCUSSION

LAFCO is the government agency charged with controlling the boundaries of cities and special districts. Per state statute, LAFCO has the authority to adopt and update a "sphere of influence" for each city and to approve or disapprove all boundary changes / annexations. A city's "sphere of influence" includes that property located outside of the city that is designated for potential future annexation to the city. In order for LAFCO to approve the annexation of property to a city, the city's "sphere of influence" must include the property, and the city's General Plan must cover the property. A city may also "pre-zone" property within its sphere of influence so that zoning and development standards are already in place when and if the property is ultimately annexed to the city.

Typically, it is a city that requests LAFCO to amend its sphere of influence or to approve annexation of a county island to the city. In this case, however, the property owners themselves filed an application with LAFCO and then approached the City to request its consent to the sphere of influence amendment and annexation. The City of Stanton has not objected to the proposed annexation of the Carmel-Lampson Island to the City of Garden Grove.

City Staff has met with the property owners and LAFCO staff and is in support of the request. The property owners have entered into an agreement with the City to pay all processing fees associated with the annexation and necessary City land use actions and, following the annexation, to pay all generally applicable City taxes and assessments, including the City's Paramedic Tax and City-wide street lighting and park maintenance assessments. Pursuant to the property tax exchange agreement with the County, the City will also receive a portion of the 1 percent ad valorem property tax levied against the property. These additional tax and assessment

GENERAL PLAN AMENDMENT NO. GPA-2-13(A), ZONE CHANGE NO. A-172-13,  
PROPERTY TAX EXCHANGE AGREEMENT FOR CARMEL-LAMPSON ISLAND  
ANNEXATION  
June 10, 2014  
Page 4

revenues will help offset the incremental additional costs of providing fire, police, and other City services to the annexed property.

Upon completion of the annexation, the City will take over responsibility for providing police, fire, and other city services (other than water service) to the property, and will also assume ownership of, and responsibility for, all right-of-way and public facilities adjacent to the property that is currently owned by the County. A copy of the LAFCO "Standard Terms and Conditions" pertaining to the proposed annexation are attached to the Planning Commission Staff Report.

Before LAFCO can act on the property owner's application and approve the sphere of influence amendments and annexation, the City of Garden Grove must amend its General Plan to cover the property, adopt "pre-zoning" for the property, and enter into a property tax exchange agreement with the County. As noted above, the Planning Commission considered the matter at a public hearing and recommended that the City Council approve the proposed General Plan and Land Use Map amendments needed to facilitate the annexation of the Carmel-Lampson Island to the City of Garden Grove.

General Plan Amendment No. GPA-2-13(A):

The 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." 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 Carmel-Lampson Island is fully improved with 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). It is anticipated that the owners of the site will maintain it as a multi-family residential development, and thereby maintain needed housing in the vicinity. 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. Staff believes the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is maintained in continuity with surrounding land uses.

Zone Change Amendment No. A-172-13:

The 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). This means that, if the LAFCO subsequently approves annexation of the Carmel-Lampson Island to the City of Garden Grove, the property will automatically become subject to the City's R-3 development standards upon its annexation.

The R-3 Zone is the zoning district provided for in the City of Garden Grove Land Use Code that implements the Medium Density Residential General Plan Land Use designation. Pursuant to Garden Grove Municipal Code Section 9.12.20.020, the R-3 zone is intended to provide for a variety of types and densities of multiple-family residential dwellings and to promote housing opportunities in close proximity to employment and commercial centers.

As indicated above, the site is already improved with an integrated multi-family development consisting of 20 apartment units and related on-site parking facilities and amenities. Pre-zoning of the site to R-3 would maintain and be reflective of the basic site improvements and zoning development standards for multi-family residential uses. Under the City's R-3 development standards, the permitted density on this site would be between 20 and 24 units, which is consistent with the density of the existing improvements.

Staff notes that the site currently is well maintained, does not appear to have parking problems, and has ease of access from Lampson Avenue. However, the existing improvements may not fully satisfy all of the current R-3 development standards. To the extent this is the case, the property would be deemed "legal nonconforming" and could continue to be operated and maintained in its current condition. However, any future proposed improvements on the site would have to conform to the R-3 development standards.

Property Tax Exchange Agreement

California Revenue and Taxation Code Section 99 allows cities and counties to adopt and approve property tax exchange agreements to set forth the exchange of such revenues following the addition to a city of previously unincorporated territory. In 1980, the City and the County of Orange entered into Master Property Tax Transfer Agreement 80-2033 governing future property tax exchanges for areas annexed to the City. Pursuant to this agreement, all such property tax exchanges are to be based on the historic tax ratio between the City and the County. The attached Resolution would provide for re-allocation of the County's existing property tax share in accordance with Master Property Tax Transfer Agreement 80-2033. Following annexation of the property to the City, the City will receive 50.5113 percent of the

GENERAL PLAN AMENDMENT NO. GPA-2-13(A), ZONE CHANGE NO. A-172-13,  
PROPERTY TAX EXCHANGE AGREEMENT FOR CARMEL-LAMPSON ISLAND  
ANNEXATION  
June 10, 2014  
Page 6

property tax and the County shall receive 49.4887 percent of the County's existing share of the 1 percent basic levy of property tax generated within Carmel-Lampson Island area. In addition, the City shall receive one hundred percent (100%) of the Structural Fire Fund generated from the annexed property.

Environmental Review:

For purposes of analysis under the California Environmental Quality Act ("CEQA"), the proposed project includes (i) amendment of the City's official General Plan Land Use Map to include the Carmel-Lampson Island within the Medium Density Residential Land Use designation; (ii) amendment of the City's official Zone Map to pre-zone the Carmel-Lampson Island to R-3 (Multiple-Family Residential) Zone; (iii) 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 (iv) annexation of the Carmel-Lampson Island to the City of Garden Grove (collectively, the "Project"). 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. Accordingly, the proposed Project is categorically 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. Additionally, the proposed Project is exempt from CEQA 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.

FISCAL IMPACT

Annexation of the Carmel-Lampson Island will result in additional costs to the City associated with the extension of City services to the property; however, since the property is already fully developed and served by existing utilities, these additional cost are anticipated to be minimal. The additional costs associated with extension of City services to the property will be offset by the additional ad valorem property tax revenue and generally applicable City tax and assessment revenue the City will receive.

RECOMMENDATION

It is recommended that the City Council:

- Determine that the Project is exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Sections 15319 and 15061(b)(3);
- Adopt the attached resolution approving General Plan Amendment No. GPA-2-13(A) to amend the City of Garden Grove's General Plan Land Use Map to include the Carmel-Lampson Island with the "Medium Density Residential" General Plan Land Use designation;
- Introduce and conduct the first reading of the attached Ordinance for Amendment No. A-172-13 to amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential); and
- Adopt the attached Resolution approving a property tax exchange agreement with the County of Orange regarding the proposed annexation of the Carmel-Lampson Island to the City of Garden Grove.



SUSAN EMERY  
Community Development Director



By: Karl Hill  
Planning Services Manager

**Approved for Agenda Listing**



**Matthew Fertal**  
**City Manager**

- Attachment 1: Planning Commission Staff Report dated April 3, 2014  
Attachment 2: Planning Commission Resolution No. 5801-13  
Attachment 3: Planning Commission Minute Excerpt of April 3, 2014  
Attachment 4: Proposed Resolution approving General Plan Amendment No. GPA-2-13(A)  
Attachment 5: Proposed Ordinance approving Zone Change Amendment No. A-172-13  
Attachment 6: Proposed Resolution Approving Property Tax Exchange Agreement with the County of Orange

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.2.	<b>SITE LOCATION:</b> North side of Lampson Avenue, approximately midpoint between Beach Boulevard and Dale Street, at 8141, 8151, & 8171 Lampson Avenue
<b>HEARING DATE:</b> April 3, 2014	<b>PROPOSED GENERAL PLAN LAND USE DESIGNATION:</b> Medium Density Residential
<b>CASE NO:</b> General Plan Amendment No. GPA-2-13(A) and Zone Change Amendment No. A-172-13	<b>CURRENT COUNTY ZONING:</b> R-2 (Multifamily Dwelling District) <b>PROPOSED CITY ZONING:</b> R-3 (Multiple-Family Residential Zone)
<b>APPLICANT:</b> Diane K. Hall, a trustee of, and on behalf of Amber Hall, Diane Hall, Ariana Hall, and Alexis Hall	<b>CEQA DETERMINATION:</b> Exempt CEQA guidelines Sections: 15319 (Class 19) & 15061 (b)(3)
<b>PROPERTY OWNERS:</b> Amber Hall, Diane Hall, Ariana Hall, and Alexis Hall; KOWA International Corporation	<b>APNs:</b> 131-471-07, 26, 28, & 29

## **REQUEST:**

The Applicants have requested that the City of Garden Grove amend its General Plan Land Use Map and Zone Map in conjunction with the proposed annexation of the "Carmel-Lampson Island" into the City of Garden Grove. The approximately one acre site, which is commonly referred to as the "Carmel-Lampson Island," is located at 8141, 8151, & 8171 Lampson Avenue within the unincorporated area of the County of Orange, and is comprised of three fully improved buildable parcels designated as Assessor Parcel Numbers 131-471-26, 28, & 29 and one small, non-buildable parcel designated Assessor Parcel Number 131-471-07. The site is fully improved with an integrated multi-family residential project built in 1989, which consists of three, two-story residential buildings containing a total of 20 apartment units, and is served by two driveway approaches for ingress and egress purposes from Lampson Avenue.

The Carmel-Lampson Island is currently within the City of Stanton's sphere of influence. The Applicants have filed an application with the Orange County Local Agency Formation Commission ("Orange County LAFCO") to concurrently amend the spheres of influence of the Cities of Stanton and Garden Grove and to approve the annexation of the Carmel-Lampson Island into the City of Garden Grove. Before Orange County LAFCO can approve the requested sphere of influence change and annexation, the City of Garden Grove must act to extend the City's General Plan and zoning to the property. The proposed General Plan Amendment No. GPA-2-13(A) would amend the City of Garden Grove's official General Plan Land Use Map to include the Carmel-Lampson Island under the General Plan Land Use Designation "Medium Density Residential." The proposed Zone Change Amendment No.



A-172-13 would amend the City's official Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential).

**BACKGROUND:**

The Carmel-Lampson Island is an approximately one acre site located on the north side of Lampson Avenue, approximately mid-point between Beach Boulevard and Dale Street, and is comprised of one small, non-buildable parcel and three fully improved buildable parcels under common ownership. It is currently part of the unincorporated territory of the County of Orange and is bounded by the City of Stanton to the north, west, and south and by the City of Garden Grove to the east. The property is fully improved with a multi-family residential project built in 1989 pursuant to the multi-family residential development standards of the County of Orange. The property is improved with three, two-story residential buildings containing a total of 20 apartment units. Two buildings house eight units each, and one building houses four units. The unit mix is 16 units with two bedrooms and two baths, and 4 units with three bedrooms and three baths. A total of 42 parking spaces are provided within enclosed garages, and the site contains 4 additional designated guest parking spaces.

Along with the three, two-story residential buildings, the site is fully improved with front, side, and rear landscaping, a turf-laden active recreation area, and paved drive aisles. The buildings' architecture is contemporary residential style reflective of the residential architecture of the immediate area. The site is served by two driveway approaches for ingress and egress purposes from Lampson Avenue only.

The Carmel-Lampson Island is currently located within the jurisdictional territory of the County of Orange and the City of Stanton's Sphere of Influence. The property is located within the service area of Golden State Water Company, which provides water service to the property pursuant to a franchise agreement with the County of Orange. The property is already within the Garden Grove Sanitary District's service area. The property is currently located within the R-2 / Multifamily Dwelling District under the County of Orange Zoning Code.

Orange County LAFCO previously placed the Carmel-Lampson Island within the City of Stanton's "sphere of influence" and proposed that it be annexed by the City of Stanton. The property owners objected to this proposal and, instead, filed an application with Orange County LAFCO to remove the property from the City of Stanton's sphere of influence and to concurrently amend the City of Garden Grove's sphere of influence to include the property and to approve annexation of the Carmel-Lampson Island to the City of Garden Grove.

**DISCUSSION:**

Annexation/Sphere of Influence:

Orange County LAFCO is the government agency charged with controlling the boundaries of cities and special districts. Per state statute, Orange County LAFCO has the authority to adopt and update a "sphere of influence" for each city and to approve or disapprove all boundary changes / annexations. A city's "sphere of influence" includes that property located outside of the city that is designated for potential future annexation to the city. In order for Orange County LAFCO to approve the annexation of property to a city, the city's "sphere of influence" must include the property, and the city's General Plan must cover the property. A city may also "pre-zone" property within its sphere of influence so that zoning and development standards are already in place when and if the property is ultimately annexed to the city.

Typically, it is a city that requests Orange County LAFCO to amend its sphere of influence or to approve annexation of a county island to the city. In this case, however, the property owners themselves filed an application with Orange County LAFCO and then approached the City to request its consent to the sphere of influence amendment and annexation. The City of Stanton has not objected to the proposed annexation of the Carmel-Lampson Island to the City of Garden Grove.

City Staff has met with the property owners and Orange County LAFCO staff and is in support of the request. The property owners have entered into an agreement with the City to pay all processing fees associated with the annexation and necessary City land use actions and, following the annexation, to pay all generally applicable City taxes and assessments, including the City's Paramedic Tax and City-wide street lighting and park maintenance assessments. These additional tax and assessment revenues will help offset the incremental additional costs of providing fire, police, and other City services to the annexed property.

Before the property can be annexed to the City, the City will need to enter into a property tax sharing agreement with the County of Orange and negotiate a franchise agreement with Golden State Water Company, which is the water purveyor that currently provides water to the subject property. Upon completion of the annexation, the City will take over responsibility for providing police, fire, and other city services (other than water service) to the property, and will also assume ownership of, and responsibility for, all right-of-way and public facilities adjacent to the property that is currently owned by the County. A copy of the Orange County LAFCO "Standard Terms and Conditions" pertaining to the proposed annexation are attached to the Staff Report for the Planning Commission's information.

Before Orange County LAFCO can act on the property owner's application and approve the sphere of influence amendments and annexation, the City of Garden Grove must amend its General Plan to cover the property and adopt "pre-zoning" for the property. The Planning Commission is requested to review and make a recommendation to the City Council regarding the proposed General Plan and Land

Use Map amendments needed to facilitate the annexation of the Carmel-Lampson Island to the City of Garden Grove.

General Plan Amendment No. GPA-2-13(A):

The 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." 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 Carmel-Lampson Island is fully improved with 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). It is anticipated that the owners of the site will maintain it as a multi-family residential development, and thereby maintain needed housing in the vicinity. 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.

Accordingly, Staff believes that the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is maintained in continuity with surrounding land uses.

Zone Change Amendment No. A-172-13:

The 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). This means that, if the Orange County LAFCO subsequently approves annexation of the Carmel-Lampson Island to the City of Garden Grove, the property will automatically become subject to the City's R-3 development standards upon its annexation.

The R-3 Zone is the zoning district provided for in the City of Garden Grove Land Use Code that implements the Medium Density Residential General Plan Land Use designation. Pursuant to Garden Grove Municipal Code Section 9.12.20.020, the R-3 zone is intended to provide for a variety of types and densities of multiple-family residential dwellings and to promote housing opportunities in close proximity to employment and commercial centers.

As indicated above, the site is already improved with an integrated multi-family development consisting of 20 apartment units and related on-site parking facilities and amenities. Pre-zoning of the site to R-3 would maintain and be reflective of the basic site improvements and zoning development standards for multi-family residential uses. Under the City's R-3 development standards, the permitted

density on this site would be between 20 and 24 units, which is consistent with the density of the existing improvements. 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. In addition, the site is near Beach Boulevard and in close proximity to commercial centers.

Staff notes that the site currently is well maintained, does not appear to have parking problems, and has ease of access from Lampson Avenue. However, the existing improvements may not fully satisfy all of the current R-3 development standards. To the extent this is the case, the property would be deemed "legal nonconforming" and could continue to be operated and maintained in its current condition. However, any future proposed improvements on the site would have to conform to the R-3 development standards.

Environmental Review:

For purposes of analysis under the California Environmental Quality Act ("CEQA"), the proposed project includes (i) amendment of the City's official General Plan Land Use Map to include the Carmel-Lampson Island within the Medium Density Residential Land Use designation; (ii) amendment of the City's official Zone Map to pre-zone the Carmel-Lampson Island to R-3 (Multiple-Family Residential) Zone; (iii) 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 (iv) annexation of the Carmel-Lampson Island to the City of Garden Grove. 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. Accordingly, the proposed project is categorically 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. Additionally, the proposed project is exempt from CEQA 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.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- Adopt the attached Resolution recommending that the Garden Grove City Council (i) approve General Plan Amendment No. GPA-2-13(A) to amend the City of Garden Grove's General Plan Land Use Map to include the Carmel-Lampson Island with a "Medium Density Residential" General Plan Land Use designation, and (ii) approve Zone Change Amendment No. A-172-13 to amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential).

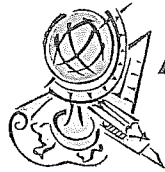


SUSAN EMERY  
Community Development Director



By: KARL HILL  
Planning Services Manager

Attachment 1.	Site Map
Attachment 2.	Proposed Revised General Plan Land Use Map
Attachment 3.	Proposed Revised Zone Map
Attachment 4.	Orange County LAFCO Standard Terms and Conditions



# Advanced Listing Service

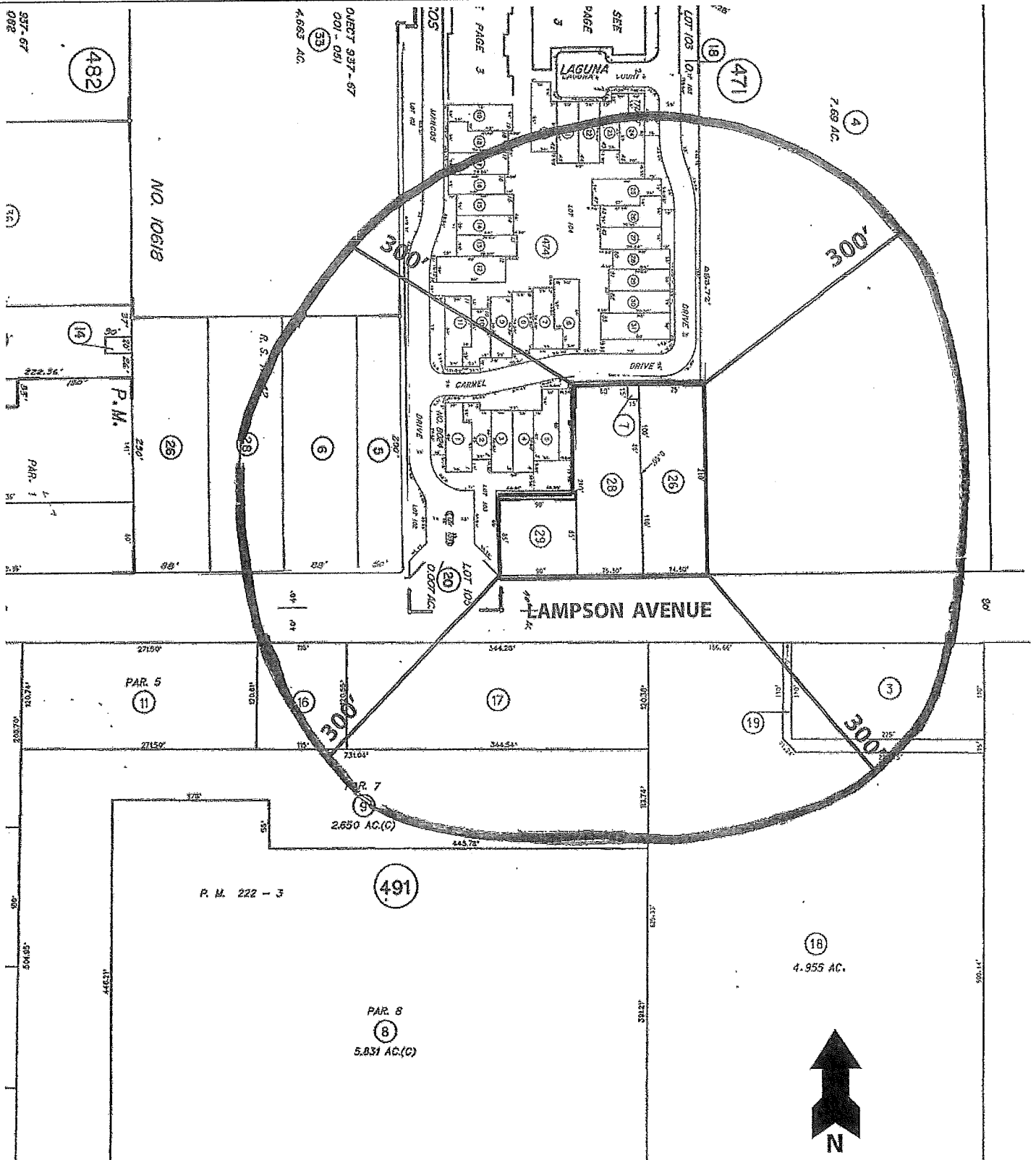
Ownership Listings & Radius Maps  
P.O. Box 2593 • Dana Point, CA • 92624  
Office: (949) 361-3921 • Fax: (949) 361-3923  
www.Advancedlisting.com

Attachment 1

## AX-1-2013

Subject APN: 131-471-26, 28, 29  
300' Radius

Address: Carmel/Lampson Island  
Garden Grove, CA 92841



# SITE PLAN



A.P.N.: 131-471-27  
131-471-28

LOT "1"  
GROSS LAND AREA = 31,499.90 ST. = 0723 AC.  
NUMBER OF UNITS = 16  
NUMBER OF PARKING = 39  
\* BUILDING AREA = 10,699.22 = 0.245 AC.  
EXIST. ZONING: MULTIFAMILY RESIDENTIAL  
PROPOSED ZONING: R1 CHANGE

### LEGEND:

CS  
CENTERLINE  
FINISH

Q/S  
PP  
SHH  
OFFSET  
POWER POLE  
SEVER NARMDLE

THH TELEPHONE MANDOL  
AC AIR CONDITION UNIT  
SS STREET SIGN

1451

1. PER RECOMMENDED CHANGES BY THE:

100

100

1

ST

HEA

BY AT CENTER, INC.  
INDUSTRIAL



100

100

1. PER RECT

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

100

...

10

100

AT CENTER, INC.

100

100

1. *Chlorophyll a* (Chl *a*)  
 2. *Chlorophyll b* (Chl *b*)  
 3. *Chlorophyll c* (Chl *c*)  
 4. *Chlorophyll d* (Chl *d*)  
 5. *Chlorophyll e* (Chl *e*)  
 6. *Chlorophyll f* (Chl *f*)  
 7. *Chlorophyll g* (Chl *g*)  
 8. *Chlorophyll h* (Chl *h*)  
 9. *Chlorophyll i* (Chl *i*)  
 10. *Chlorophyll j* (Chl *j*)  
 11. *Chlorophyll k* (Chl *k*)  
 12. *Chlorophyll l* (Chl *l*)  
 13. *Chlorophyll m* (Chl *m*)  
 14. *Chlorophyll n* (Chl *n*)  
 15. *Chlorophyll o* (Chl *o*)  
 16. *Chlorophyll p* (Chl *p*)  
 17. *Chlorophyll q* (Chl *q*)  
 18. *Chlorophyll r* (Chl *r*)  
 19. *Chlorophyll s* (Chl *s*)  
 20. *Chlorophyll t* (Chl *t*)  
 21. *Chlorophyll u* (Chl *u*)  
 22. *Chlorophyll v* (Chl *v*)  
 23. *Chlorophyll w* (Chl *w*)  
 24. *Chlorophyll x* (Chl *x*)  
 25. *Chlorophyll y* (Chl *y*)  
 26. *Chlorophyll z* (Chl *z*)  
 27. *Chlorophyll aa* (Chl *aa*)  
 28. *Chlorophyll ab* (Chl *ab*)  
 29. *Chlorophyll ac* (Chl *ac*)  
 30. *Chlorophyll ad* (Chl *ad*)  
 31. *Chlorophyll ae* (Chl *ae*)  
 32. *Chlorophyll af* (Chl *af*)  
 33. *Chlorophyll ag* (Chl *ag*)  
 34. *Chlorophyll ah* (Chl *ah*)  
 35. *Chlorophyll ai* (Chl *ai*)  
 36. *Chlorophyll aj* (Chl *aj*)  
 37. *Chlorophyll ak* (Chl *ak*)  
 38. *Chlorophyll al* (Chl *al*)  
 39. *Chlorophyll am* (Chl *am*)  
 40. *Chlorophyll an* (Chl *an*)  
 41. *Chlorophyll ao* (Chl *ao*)  
 42. *Chlorophyll ap* (Chl *ap*)  
 43. *Chlorophyll aq* (Chl *aq*)  
 44. *Chlorophyll ar* (Chl *ar*)  
 45. *Chlorophyll as* (Chl *as*)  
 46. *Chlorophyll at* (Chl *at*)  
 47. *Chlorophyll au* (Chl *au*)  
 48. *Chlorophyll av* (Chl *av*)  
 49. *Chlorophyll aw* (Chl *aw*)  
 50. *Chlorophyll ax* (Chl *ax*)  
 51. *Chlorophyll ay* (Chl *ay*)  
 52. *Chlorophyll az* (Chl *az*)  
 53. *Chlorophyll aza* (Chl *aza*)  
 54. *Chlorophyll abz* (Chl *abz*)  
 55. *Chlorophyll acz* (Chl *acz*)  
 56. *Chlorophyll adz* (Chl *adz*)  
 57. *Chlorophyll aez* (Chl *aez*)  
 58. *Chlorophyll afz* (Chl *afz*)  
 59. *Chlorophyll agz* (Chl *agz*)  
 60. *Chlorophyll ahz* (Chl *ahz*)  
 61. *Chlorophyll aiz* (Chl *aiz*)  
 62. *Chlorophyll ajz* (Chl *ajz*)  
 63. *Chlorophyll akz* (Chl *akz*)  
 64. *Chlorophyll alz* (Chl *alz*)  
 65. *Chlorophyll amz* (Chl *amz*)  
 66. *Chlorophyll anz* (Chl *anz*)  
 67. *Chlorophyll aoz* (Chl *aoz*)  
 68. *Chlorophyll apz* (Chl *apz*)  
 69. *Chlorophyll aqz* (Chl *aqz*)  
 70. *Chlorophyll arz* (Chl *arz*)  
 71. *Chlorophyll asz* (Chl *asz*)  
 72. *Chlorophyll atz* (Chl *atz*)  
 73. *Chlorophyll auz* (Chl *auz*)  
 74. *Chlorophyll avz* (Chl *avz*)  
 75. *Chlorophyll awz* (Chl *awz*)  
 76. *Chlorophyll axz* (Chl *axz*)  
 77. *Chlorophyll ayz* (Chl *ayz*)  
 78. *Chlorophyll azz* (Chl *azz*)  
 79. *Chlorophyll azaa* (Chl *aza*)  
 80. *Chlorophyll abz* (Chl *abz*)  
 81. *Chlorophyll acz* (Chl *acz*)  
 82. *Chlorophyll adz* (Chl *adz*)  
 83. *Chlorophyll aez* (Chl *aez*)  
 84. *Chlorophyll afz* (Chl *afz*)  
 85. *Chlorophyll agz* (Chl *agz*)  
 86. *Chlorophyll ahz* (Chl *ahz*)  
 87. *Chlorophyll aiz* (Chl *aiz*)  
 88. *Chlorophyll ajz* (Chl *ajz*)  
 89. *Chlorophyll akz* (Chl *akz*)  
 90. *Chlorophyll alz* (Chl *alz*)  
 91. *Chlorophyll amz* (Chl *amz*)  
 92. *Chlorophyll anz* (Chl *anz*)  
 93. *Chlorophyll aoz* (Chl *aoz*)  
 94. *Chlorophyll apz* (Chl *apz*)  
 95. *Chlorophyll aqz* (Chl *aqz*)  
 96. *Chlorophyll arz* (Chl *arz*)  
 97. *Chlorophyll asz* (Chl *asz*)  
 98. *Chlorophyll atz* (Chl *atz*)  
 99. *Chlorophyll auz* (Chl *auz*)  
 100. *Chlorophyll avz* (Chl *avz*)  
 101. *Chlorophyll awz* (Chl *awz*)  
 102. *Chlorophyll axz* (Chl *axz*)  
 103. *Chlorophyll ayz* (Chl *ayz*)  
 104. *Chlorophyll azz* (Chl *azz*)  
 105. *Chlorophyll azaa* (Chl *aza*)  
 106. *Chlorophyll abz* (Chl *abz*)  
 107. *Chlorophyll acz* (Chl *acz*)  
 108. *Chlorophyll adz* (Chl *adz*)  
 109. *Chlorophyll aez* (Chl *aez*)  
 110. *Chlorophyll afz* (Chl *afz*)  
 111. *Chlorophyll agz* (Chl *agz*)  
 112. *Chlorophyll ahz* (Chl *ahz*)  
 113. *Chlorophyll aiz* (Chl *aiz*)  
 114. *Chlorophyll ajz* (Chl *ajz*)  
 115. *Chlorophyll akz* (Chl *akz*)  
 116. *Chlorophyll alz* (Chl *alz*)  
 117. *Chlorophyll amz* (Chl *amz*)  
 118. *Chlorophyll anz* (Chl *anz*)  
 119. *Chlorophyll aoz* (Chl *aoz*)  
 120. *Chlorophyll apz* (Chl *apz*)  
 121. *Chlorophyll aqz* (Chl *aqz*)  
 122. *Chlorophyll arz* (Chl *arz*)  
 123. *Chlorophyll asz* (Chl *asz*)  
 124. *Chlorophyll atz* (Chl *atz*)  
 125. *Chlorophyll auz* (Chl *auz*)  
 126. *Chlorophyll avz* (Chl *avz*)  
 127. *Chlorophyll awz* (Chl *awz*)  
 128. *Chlorophyll axz* (Chl *axz*)  
 129. *Chlorophyll ayz* (Chl *ayz*)  
 130. *Chlorophyll azz* (Chl *azz*)  
 131. *Chlorophyll azaa* (Chl *aza*)  
 132. *Chlorophyll abz* (Chl *abz*)  
 133.

100

1990

100

FRANCIE SIDEWALK

1000

100

100

1997

1. 1914

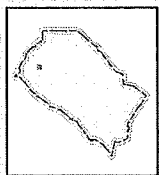
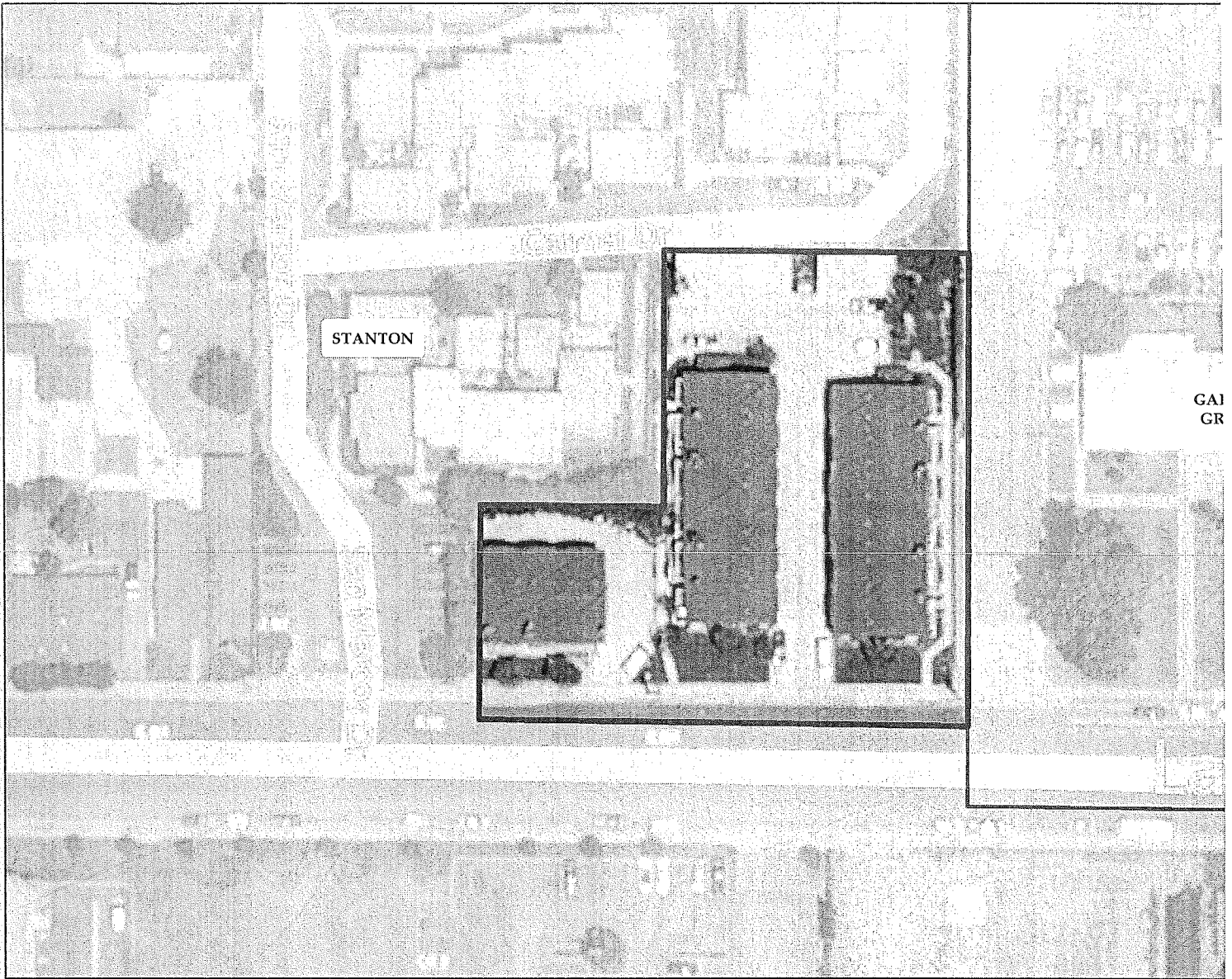
...the ... of ...

U.S. Standard Time 6:07 A.M. 7/4/54

100

100





## City of Stanton Carmel/Lampson Island

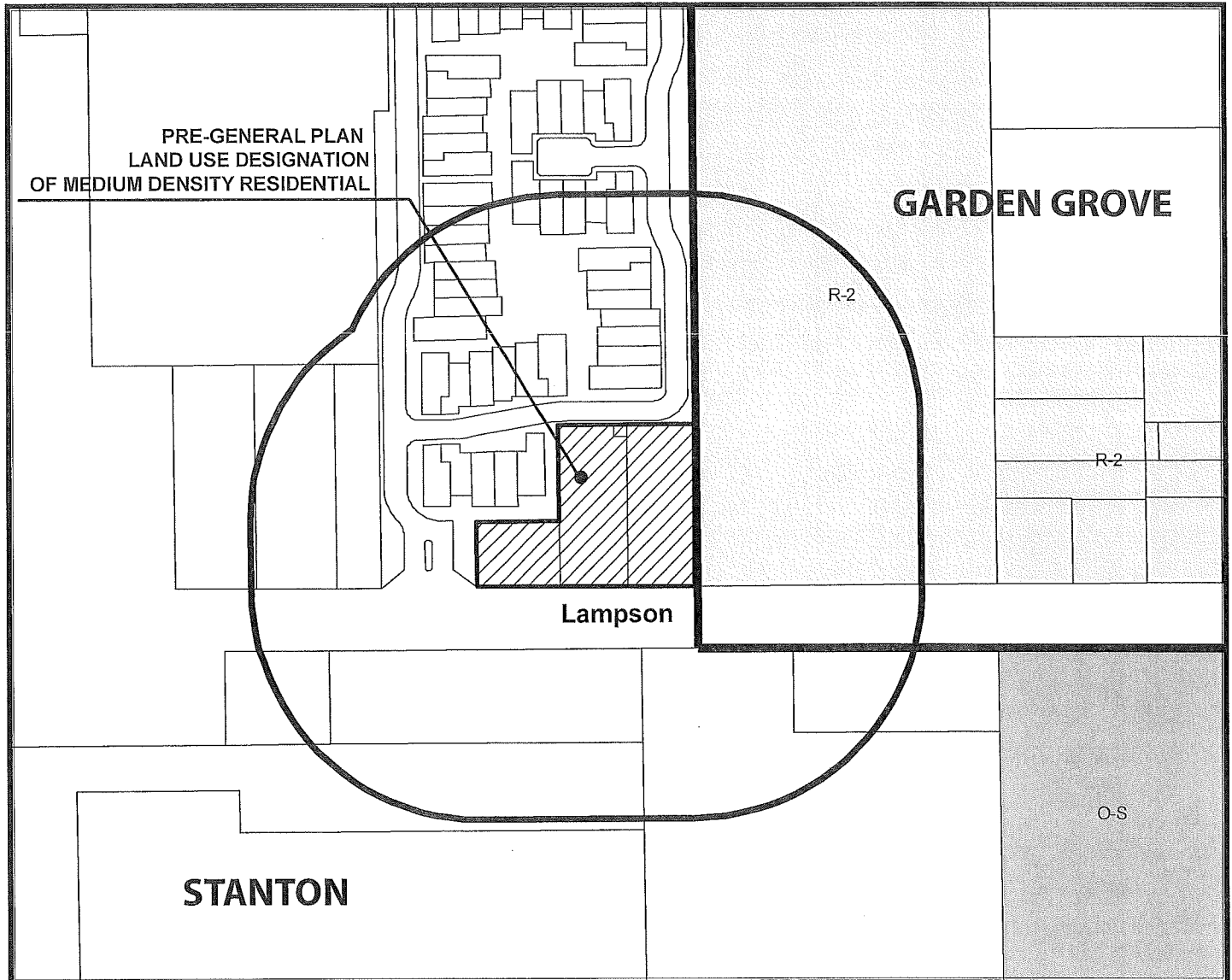
F:\projects\stormwater\excl\Stanton\islands\Stanton\_islands\_011816b.mxd





GARDEN GROVE

# PROPOSED SPHERE OF INFLUENCE PRE-GENERAL PLAN LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL GPA-2-13(A)

**LEGEND**

SUBJECT SITE

300 FEET RADIUS



0 125 250 500 750 Feet

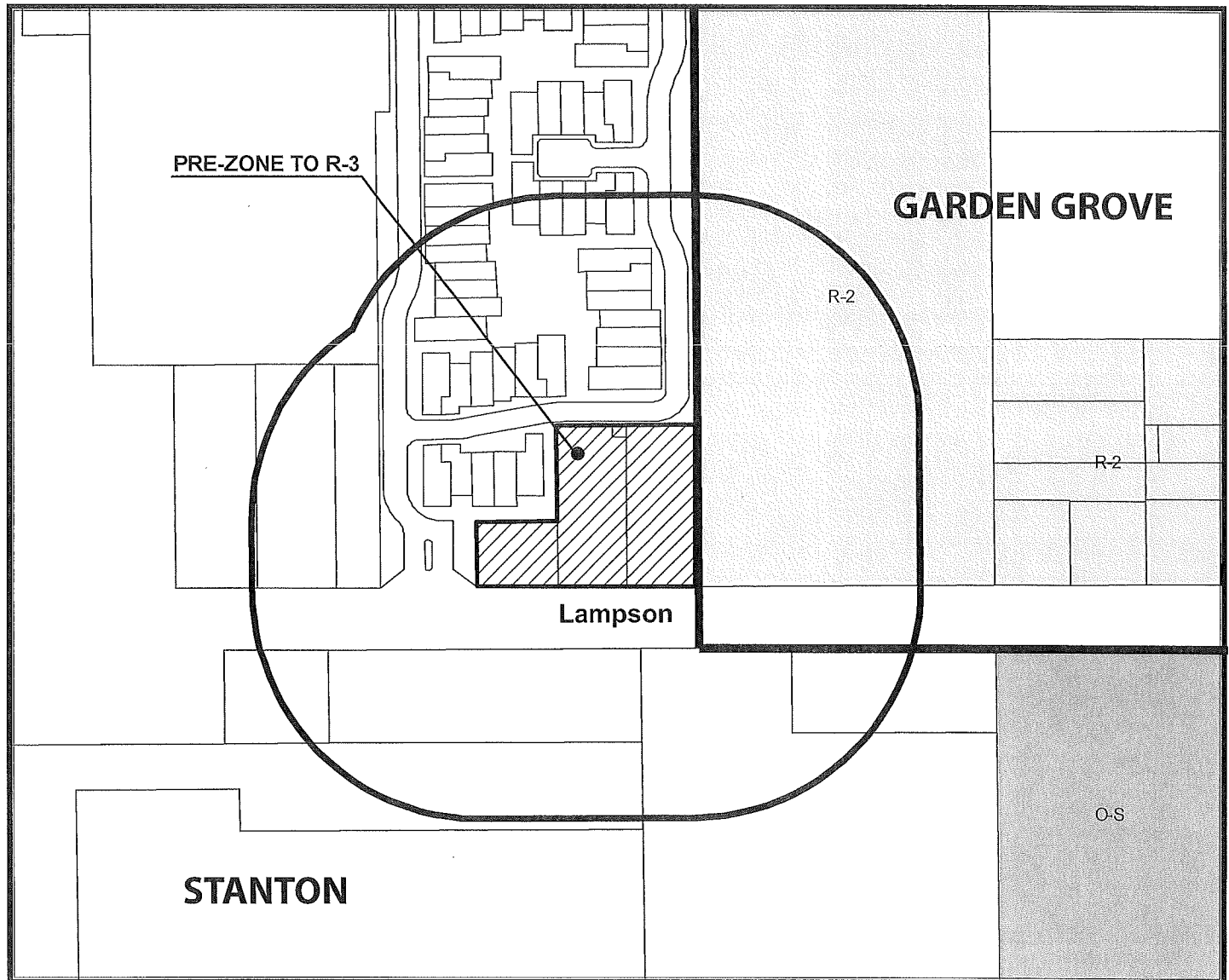
**NOTES**

1. SITE ADDRESS 8141, 8151, & 8171 LAMPSON AVENUE
2. PRE-GENERAL PLAN LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL



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



# 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

# OC LAFCO Standard Terms & Conditions

---

NOW, THEREFORE, the Local Agency Formation Commission of the County of Orange DOES HEREBY RESOLVE, DETERMINE and ORDER as follows:

- Section 1. Pursuant to the California Environmental Quality Act, the Commission has reviewed and considered the (Enter CEQA Document) for the rezoning, general plan amendment, annexation and concurrent sphere of influence amendment of the subject territory adopted by the City of Garden Grove on (Enter Date). The Commission directs the Executive Officer to file a Notice of Determination, as a responsible agency under Section 15096.
- Section 2. The sphere of influence of the City of Garden Grove is hereby amended to include the subject territory. The Statement of Determinations and amended sphere of influence map are shown as Exhibit "A" and are hereby adopted.
- Section 3. The sphere of influence of the City of Stanton is hereby amended to exclude the subject territory. The Statement of Determinations and amended sphere of influence map are shown as Exhibit "B" and are hereby adopted.
- Section 4. The proposal is approved subject to the following terms and conditions:
- a) Payment of County Clerk-Recorder and State Board of Equalization fees.
  - b) Upon annexation of the territory to the city, all right, title, and interest of the County, including the underlying fee title where owned by the County in any and all sidewalks, trails, landscaped areas, street lights, open space, signals, storm drains, water quality treatment basins and /or structures, and water quality treatment systems serving roadway and bridges shall vest in the City, except for those properties to be retained by the County and specifically listed by these conditions.
  - c) Upon annexation of the territory, the City shall be the owner of, and responsible for, all of the following property owned by the County: public roads, adjacent slopes, street lights, traffic signals, mitigation sites that have not been accepted

by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area and storm drains within street right-of-way and appurtenant slopes, medians and adjacent property. City shall also be responsible for the ongoing mitigation, but not the ownership of, mitigation sites that were installed on other County property, such as flood control property that were installed as a condition of road construction projects in or associated with the road projects in the annexed area and mitigation site that is annexed to the City.

- d) Upon the effective date of annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, appurtenant facilities (except regional OCFCD flood control facilities for which OCFCD has a recorded flood control easement or ownership interest), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently operated and maintained by the County of Orange; (2) accept and adopt the County of Orange Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Orange County Public Works Department/Planning & Development Services/Subdivision & Infrastructures should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Manager of Flood Control Division, Orange County Public Works Department for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to OCFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which OCFCD has a recorded flood control easement or owns fee interest, by submitting maps and proposals to the Manager of Flood Control Division, Orange County Public Works Department, for review and comment. If such facilities are in need of improvement to provide the required flood control and/or erosion protection for the development, require the developer to enter into an agreement with OCFCD for the design, review, construction, acceptance, and maintenance of such

necessary flood control improvements, and; (5) for development proposals that are adjacent to regional drainage courses which are not owned or maintained by OCFCD, but are in need of improvements to provide the required flood control and/or erosion protection for the development, required the developer to enter into an agreement with OCFCD for the design, review, construction, acceptance, and maintenance of proposed regional flood control facilities.

- e) The applicant agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- f) Upon annexation of the territory to the city, the City shall assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, appurtenant facilities and site drainage that are within the annexation area.
- g) The effective date shall be the date of recordation.

Section 5. The subject territory is found to be inhabited, is within the County of Orange, and is assigned the following distinctive short-form designation:  
"Carmel/Lampson Reorganization to the City of Garden Grove (RO 12-09)" (See Vicinity Map - Exhibit C).

Section 6. The Commission authorizes and directs the Executive Officer to conduct protest proceedings pursuant to Government Code Sections 57000 et seq. and set a 21-day protest period.

Section 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

**Carmel/Lampson Island Annexation - Background Information**

Parcel Number	Parcel Size	Tax Rate Area	Owners	Assessed Value
131-471-26	0.174	62-041	Hall, Diane K TR Qualified Terminal Interest TR	\$1,248,480.00
131-471-28	0.358	62-041	Hall, Diane K TR Qualified Terminal Interest TR	\$1,248,480.00
131-471-29	0.358	62-041	Hall, Diane K TR Qualified Terminal Interest TR	\$800,000.00
131-471-07	0.005	62-041	KOWA International Co poration	<u>\$784.00</u>
Acres	0.90			<b>\$3,297,744.00</b>

\*Hall & Associates total assessed value (\$) \$3,296,960.00

\*Hall & Associates total assessed value (%) 99.98%

*Based on Assessor's Office Data (as of 07/11/13)*

*Spreadsheet produced by OC LAFCO - Information for Reference Purposes Only*

RESOLUTION NO. 5801-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GPA-2-13(A) AND ZONE CHANGE AMENDMENT NO. A-172-13 IN CONJUNCTION WITH THE PROPOSED ANNEXATION OF THE PROPERTY COMMONLY REFERRED TO AS THE CARMEL-LAMPSON ISLAND TO THE CITY OF GARDEN GROVE, IN ORDER TO AMEND THE GENERAL PLAN LAND USE MAP TO INCLUDE THE SITE WITH A LAND USE DESIGNATION OF "MEDIUM DENSITY RESIDENTIAL" AND TO AMEND THE ZONE MAP TO PRE-ZONE THE SITE R-3 (MULTIPLE-FAMILY RESIDENTIAL).

WHEREAS, the "Carmel-Lampson Island" consists of an approximately one acre site located at 8141, 8151, & 8171 Lampson Avenue, between Beach Boulevard and Dale Street, within the unincorporated area of the County of Orange, comprised of three fully improved parcels designated as Assessor Parcel Numbers 131-471-26, 28, & 29 and one small, non-buildable parcel designated Assessor Parcel Number 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, at its regular meeting held April 3, 2014, the Planning Commission of the City of Garden Grove held a duly noticed public hearing and considered the report submitted by City staff and all oral and written testimony presented regarding the project.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED as follows:

1. The Planning Commission recommends the City Council find that the proposed project 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 Planning Commission recommends the City Council approve General Plan Amendment No. GPA-2-13(A) to amend the City of Garden Grove's General Plan Land Use Map to include the Carmel-Lampson Island with a "Medium Density Residential" General Plan Land Use designation.
3. The Planning Commission recommends the City Council approve Zone Change Amendment No. A-172-13 to amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential).



BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030.D.(1) & (2), are as follows:

FACTS:

The Carmel-Lampson Island is an approximately one acre site located on the north side of Lampson Avenue, approximately mid-point between Beach Boulevard and Dale Street, and is comprised of one small, non-buildable parcel and three fully improved buildable parcels under common ownership. It is currently part of the unincorporated territory of the County of Orange and is bounded by the City of Stanton to the north, west, and south and by the City of Garden Grove to the east.

The Carmel-Lampson Island is currently located within the jurisdictional territory of the County of Orange and the City of Stanton's Sphere of Influence. The property is located within the service area of Golden State Water Company, which would continue to provide water service to the property following its annexation to the City of Garden Grove. The property is already within the Garden Grove Sanitary District's service area. Accordingly, no utility extensions are necessary in conjunction with the annexation. The property is currently located within the R-2/Multi-family Dwelling District under the County of Orange Zoning Code.

The property is fully improved with a multi-family residential project built in 1989 pursuant to the multi-family residential development standards of the County of Orange. The property is improved with three, two-story residential buildings containing a total of 20 apartment units. Two buildings house eight units each, and one building houses four units. The unit mix is 16 units with two bedrooms and two baths, and 4 units with three bedrooms and three baths. A total of 42 parking spaces are provided within enclosed garages, and the site contains 4 additional designated guest parking spaces.

Along with the three, two-story residential buildings, the site is fully improved with front, side, and rear landscaping, a turf-laden active recreation area, and paved drive aisles. The buildings' architecture is contemporary residential style reflective of the residential architecture of the immediate area. The site is served by two driveway approaches for ingress and egress purposes from Lampson Avenue only.

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. In addition, the site is near Beach Boulevard and in close proximity to commercial centers. The owners of the site have indicated they intend to maintain it as a multi-family residential development in the future.

The owners of a majority of the property within the Carmel-Lampson Island have filed an application with Orange County LAFCO to remove the property from the City of Stanton's sphere of influence and to concurrently amend the City of Garden Grove's sphere of influence to include the property and to approve annexation of the Carmel-Lampson Island to the City of Garden Grove. In order for Orange County LAFCO to act on the property owners' application and approve the sphere of influence amendments and annexation, it is necessary for the City of Garden Grove to amend its General Plan to cover the property and to adopt "pre-zoning" for the property.

The property owners have entered into an agreement with the City to pay all processing fees associated with the annexation and necessary City land use actions and, following the annexation, to pay all generally applicable City taxes and assessments, including the City's Paramedic Tax and City-wide street lighting and park maintenance assessments.

The 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." According to the General Plan Land Use Element, 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 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). The R-3 development standards are the development standards within the Garden Grove Land Use Code most reflective of the existing improvements on the site. Under the City's R-3 development standards, the permitted density on the site would be between 20 and 24 units, which is consistent with the density of the existing improvements.

#### FINDINGS AND REASONS:

##### General Plan Amendment

1. 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.

2. 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.

3. 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 from 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.

#### Zone Change Amendment

1. Proposed Zone Change Amendment No. A-172-13 is consistent with the General Plan.

The proposed Zone Change Amendment would amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential). The pre-zoning of the site to R-3 is consistent with the proposed General Plan Land Use designation of Medium Density Residential in that the R-3 zone designation is the implementing zone for General Plan Medium Density Residential. The existing development density is within both the ranges established by the General Plan Medium Density Residential Land Use designation (18 to 32 dwelling units per acre) and the R-3 Zoning that allows up to 24 dwelling units per acre.

The proposed Zone Change Amendment will also facilitate the annexation of the Carmel-Lampson Island to the City of Garden Grove, which 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.

Annexation of the Carmel-Lampson Island will also add to the multi-family housing stock in the City, and the R-3 Zone designation will help ensure that more affordable multi-family housing remains on the site in the future. Accordingly, the proposed annexation and Zone Change Amendment are also consistent with the City's 2014-2021 Housing Element.

2. The proposed Zone Change Amendment will promote the public interest, health, safety and welfare.

The proposed Zone Change Amendment will facilitate the annexation of an 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.

3. The parcels covered by the proposed amendment to the Zone Map are physically suitable for the R-3 (Multiple Family Residential) pre-zoning designation.

The R-3 Zone is the zoning district provided for in the City of Garden Grove Land Use Code that implements the Medium Density Residential General Plan

Land Use designation. Pursuant to Garden Grove Municipal Code Section 9.12.20.020, the R-3 zone is intended to provide for a variety of types and densities of multiple-family residential dwellings and to promote housing opportunities in close proximity to employment and commercial centers. The site is already improved with an integrated multi-family development consisting of 20 apartment units and related on-site parking facilities and amenities, along with sufficient access from Lampson Avenue. The R-3 development standards are the development standards within the Garden Grove Land Use Code most reflective of the existing improvements on the site. Pre-zoning of the site to R-3 would maintain and be reflective of the basic site improvements and zoning development standards for multi-family residential uses. Under the City's R-3 development standards, the permitted density on this site would be between 20 and 24 units, which is consistent with the density of the existing improvements. In addition, the site is near Beach Boulevard and in close proximity to commercial centers.

4. The parcels covered by the proposed amendment to the Zone Map are compatible with surrounding land uses, and the proposed pre-zoning of the property to R-3 (Multiple-Family Residential) will ensure a degree of compatibility with the surrounding properties and uses.

The site is fully improved with an integrated multi-family development consisting of 20 apartment units, 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 also multi-family residential, and other multi-family residential developments in the City of Garden Grove are nearby. Accordingly, the subject site is compatible with the surrounding land uses. Pre-zoning the site R-3 (Multiple-Family Residential) will ensure that the future use and development of the site remains compatible with surrounding properties and uses because this City zoning designation is similar to the existing County zoning designation to which the site is subject and the zoning designations applicable to surrounding properties.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Proposed General Plan Amendment No. GPA-2-13(A) and Zone Change Amendment No. A-172-13 possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 & 2 (General Plan Amendment/Code Amendment and Zone Change Amendment).

Adopted this 3rd day of April, 2014

ATTEST:

/s/ GARY LAZENBY  
CHAIR

/s/ JUDITH MOORE  
SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on April 3, 2014, by the following vote:

AYES:	COMMISSIONERS:	(5)	BRIETIGAM, LAZENBY, MARGOLIN, NGUYEN, SILVA
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	ALEJANDRO, ZAMORA

/s/ JUDITH MOORE  
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 24, 2014.



MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

---

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. GPA-2-13(A), AMENDMENT NO. A-172-13 – For property located at 8141, 8151, and 8171 Lampson Avenue (Assessor Parcel Nos. 131-471-07, 26, 28, and 29), north side of Lampson Avenue, midpoint between Beach Boulevard and Dale Street.

Applicant: Diane K. Hall Trustee (Alexis, Amber & Ariana Hall)

Date: April 3, 2014

Request: A request that the City of Garden Grove amend its General Plan land use map and zone map in conjunction with the proposed annexation of the "Carmel-Lampson Island" into the City of Garden Grove. The approximately one acre site is fully improved with an integrated multi-family residential project built in 1989, which consists of three, two-story residential buildings containing a total of 20 apartment units, and is served by two driveway approaches for ingress and egress purposes from Lampson Avenue. The site is currently located within the unincorporated area of the County of Orange and within the City of Stanton's sphere of influence. The owners of a majority of the property within the Carmel-Lampson Island have filed an application with the Orange County Local Agency Formation Commission (LAFCO) to concurrently amend the spheres of influence of the cities of Stanton and Garden Grove and to approve the annexation of the property into the City of Garden Grove. The proposed General Plan Amendment would amend the City of Garden Grove's official General Plan land use map to include the Carmel-Lampson Island with a General Plan land use designation of "Medium Density Residential." The proposed Zone Change Amendment would amend the City's official zone map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple-Family Residential). The Planning Commission will consider making a recommendation to the City Council concerning these proposed land use actions. The proposed action includes a recommendation that the City Council determine the project to be exempt from the California Environmental Quality Act pursuant to Sections 15319 and 15061(b)(3) of the State CEQA guidelines. The current County of Orange zoning designation is R-2 (Multi-Family Dwelling District) and the proposed City pre-zoning designation is R-3 (Multiple-Family Residential).

Staff report was read and recommended approval.

Commissioner Brietigam asked if any standards were not being met in regard to safety and liability for the City. Staff replied that per the site plan, the site is short on a few parking spaces, the setbacks from the drive aisle and parking spaces were not met; that public works visited the site and did not see concerns; that the site looks well maintained and the street improvements were included; that with the project being built in the 1980's, the earthquake standards were better than prior to the 1970's.

Commissioner Nguyen asked for the benefits of the annexation. Staff responded that tax dollars would be brought in and that annexations did not occur that often.

Commissioner Silva asked if the County would walk away from the site. Staff said that the County's interest was to incorporate the areas into cities so the cities could better govern the properties as the County would prefer not to have the pockets so as to not patrol or maintain them.

Chair Lazenby asked if there is a cost to the City to take over the property. Staff explained there is no direct cost as the property owner would cover all the Local Agency Formation Commission (LAFCO) fees and Planning staff costs. Future costs would be the provision of municipal services to the property that were not provided currently.

Chair Lazenby opened the public hearing to receive testimony in favor of or in opposition to the request.

Ms. Amber Hall, the applicant, approached the Commission and stated that the property had always identified with the City of Garden Grove; that the mailing address and zip code were Garden Grove; the property was serviced by Garden Grove Disposal; and that the building attracts families that want their children to attend the City schools.

Vice Chair Margolin asked for the number of tenants and what is the longest time for a tenant? Ms. Hall replied that the property is one-hundred percent occupied with the longest tenant since 1998 and that the residents were aware they were in an unincorporated area.

There being no further comments, the public portion of the hearing was closed.

Commissioner Nguyen commended the property owners for choosing Garden Grove.

Action: Resolution No. 5801-13 adopted.

Motion: Silva Second: Margolin

Ayes: (5) Brietigam, Lazenby, Margolin, Nguyen, Silva

Noes: (0) None

Absent: (2) Alejandro, Zamora

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

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:

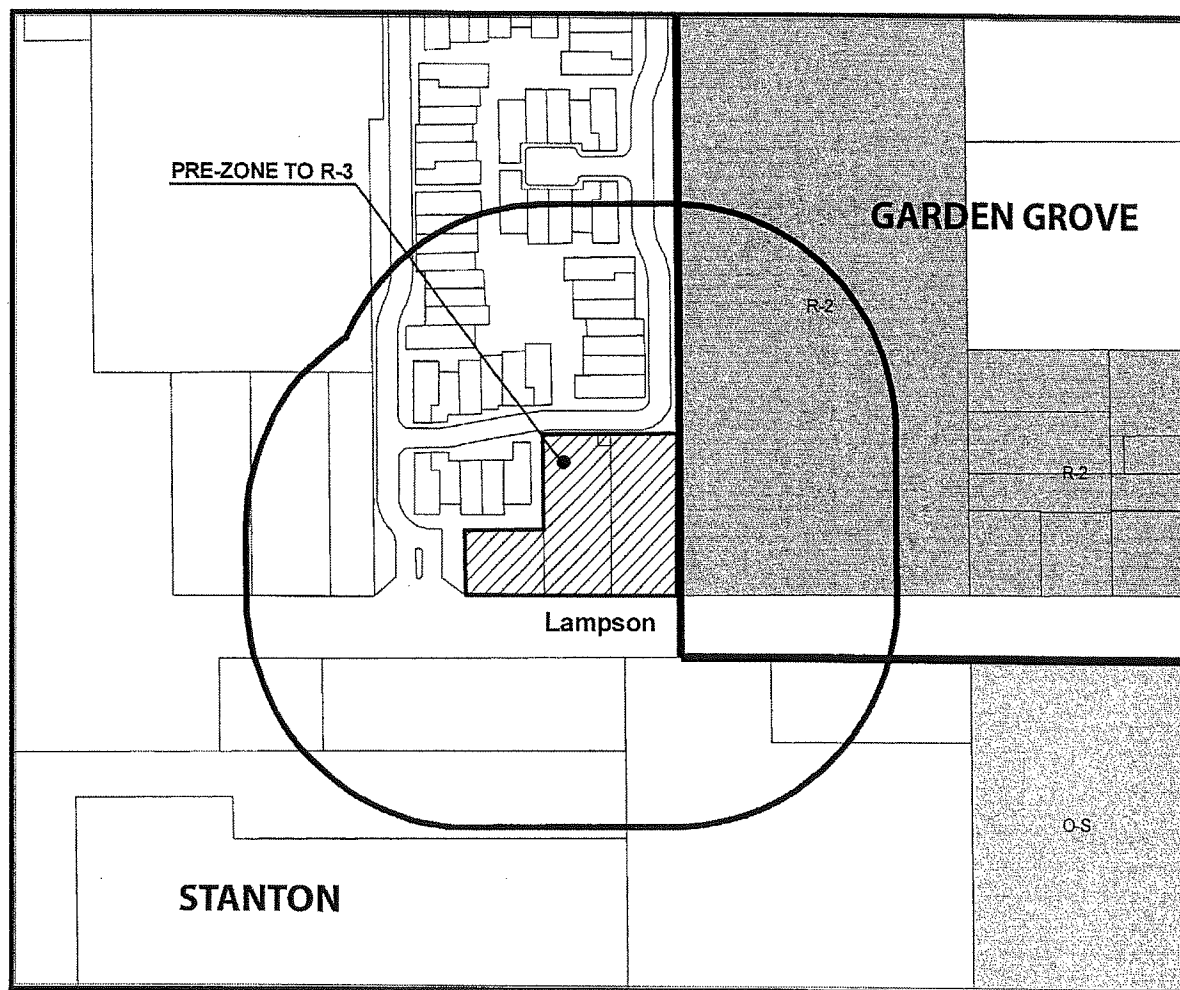
1. The City Council of the City of Garden Grove hereby finds that the proposed Project, as defined above, including General Plan Amendment No. GPA-2-13(A), is exempt from review under CEQA pursuant to Title 14, California Code of Regulations, Section 15319 (Class 19) of the State CEQA Guidelines, pertaining 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.




**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)



0 125 250 500 750 Feet

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

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING ZONE CHANGE AMENDMENT NO. A-172-13 IN CONJUNCTION WITH THE PROPOSED ANNEXATION OF THE PROPERTY COMMONLY REFERRED TO AS THE CARMEL-LAMPSON ISLAND TO THE CITY OF GARDEN GROVE TO PRE-ZONE THE PROPERTY AS R-3 (MULTIPLE-FAMILY RESIDENTIAL)

**CITY ATTORNEY SUMMARY**

***This Ordinance approves an amendment to the City's Zone Map to pre-zone the property commonly referred to as the "Carmel-Lampson Island" as R-3 (Multiple-Family Residential) in conjunction with the proposed annexation of the property to the City of Garden Grove. The Carmel-Lampson Island is generally located 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, and is 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. This Ordinance will only take effect if General Plan Amendment No. GPA-2-13(A), approved by the Garden Grove City Council on June 10, 2014, takes effect.***

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

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; and

WHEREAS, the City Council adopted Resolution No. \_\_\_\_\_ during its meeting on June 10, 2014 approving General Plan Amendment No. GPA-2-13(A) and determining that the "Project," as defined above, including Zone Change Amendment No. A-172-13, 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; and

WHEREAS, the City Council hereby makes the following findings regarding Zone Change Amendment No. A-172-13:

A. Proposed Zone Change Amendment No. A-172-13 is consistent with the General Plan. The proposed Zone Change Amendment would amend the City's Zone Map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple Family Residential). The pre zoning of the site to R-3 is consistent with the proposed General Plan Land Use designation of Medium Density Residential in that the R-3 zone designation is the implementing zone for General Plan Medium Density Residential. The existing development density is within both the ranges established by the General Plan Medium Density Residential Land Use designation (18 to 32 dwelling units per acre) and the R-3 Zoning that allows up to 24 dwelling units per acre. The proposed Zone Change Amendment will also facilitate the annexation of the Carmel-Lampson Island to the City of Garden Grove, which 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. Annexation of the Carmel-Lampson Island will also add to the multi-family housing stock in the City, and the R-3 Zone designation will help ensure that more affordable multi-family housing remains on the site in the future. Accordingly, the proposed annexation and Zone Change Amendment are also consistent with the City's 2014-2021 Housing Element.

B. The proposed Zone Change Amendment will promote the public interest, health, safety and welfare. The proposed Zone Change Amendment will facilitate the annexation of an 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 Zone Map are physically suitable for the R-3 (Multiple Family Residential) pre-zoning designation. The R-3 Zone is the zoning district provided for in the City of Garden Grove Land Use Code that implements the Medium Density Residential General Plan Land Use designation. Pursuant to Garden Grove Municipal Code Section 9.12.20.020, the R-3 zone is intended to provide for a variety of types and densities of multiple-family residential dwellings and to promote housing opportunities in close proximity to employment and commercial centers. The site is already improved with an integrated multi-family development consisting of 20 apartment units and related on-site parking facilities and amenities, along with sufficient access from Lampson Avenue. The R-3 development standards are the development standards within the Garden Grove Land Use Code most reflective of the existing improvements on the site. Pre-zoning of the site to R-3 would maintain and be reflective of the basic site improvements and zoning development standards for multi-family residential uses. Under the City's R-3 development standards, the permitted density on this site would be between 20 and 24 units, which is consistent with the density of the existing improvements. In addition, the site is near Beach Boulevard and in close proximity to commercial centers.

D. The parcels covered by the proposed amendment to the Zone Map are compatible with surrounding land uses, and the proposed pre-zoning of the property to R-3 (Multiple-Family Residential) will insure a degree of compatibility with the surrounding properties and uses. The site is fully improved with an integrated multi-family development consisting of 20 apartment units, 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 also multi-family residential, and other multi-family residential developments in the City of Garden Grove are nearby. Accordingly, the subject site is compatible with the surrounding land uses. Pre-zoning the site R-3 (Multiple-Family Residential) will ensure that the future use and development of the site remains compatible with surrounding properties and uses because this City zoning designation is similar to the existing County zoning designation to which the site is subject and the zoning designations applicable to surrounding properties.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The facts and reasons stated in Planning Commission Resolution No. 5801-13 recommending approval of Zone Change Amendment No. A-172-13, a copy of which is on file in the City Clerk's Office, are hereby incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. Zone Change Amendment No. A-172-13 is hereby approved.

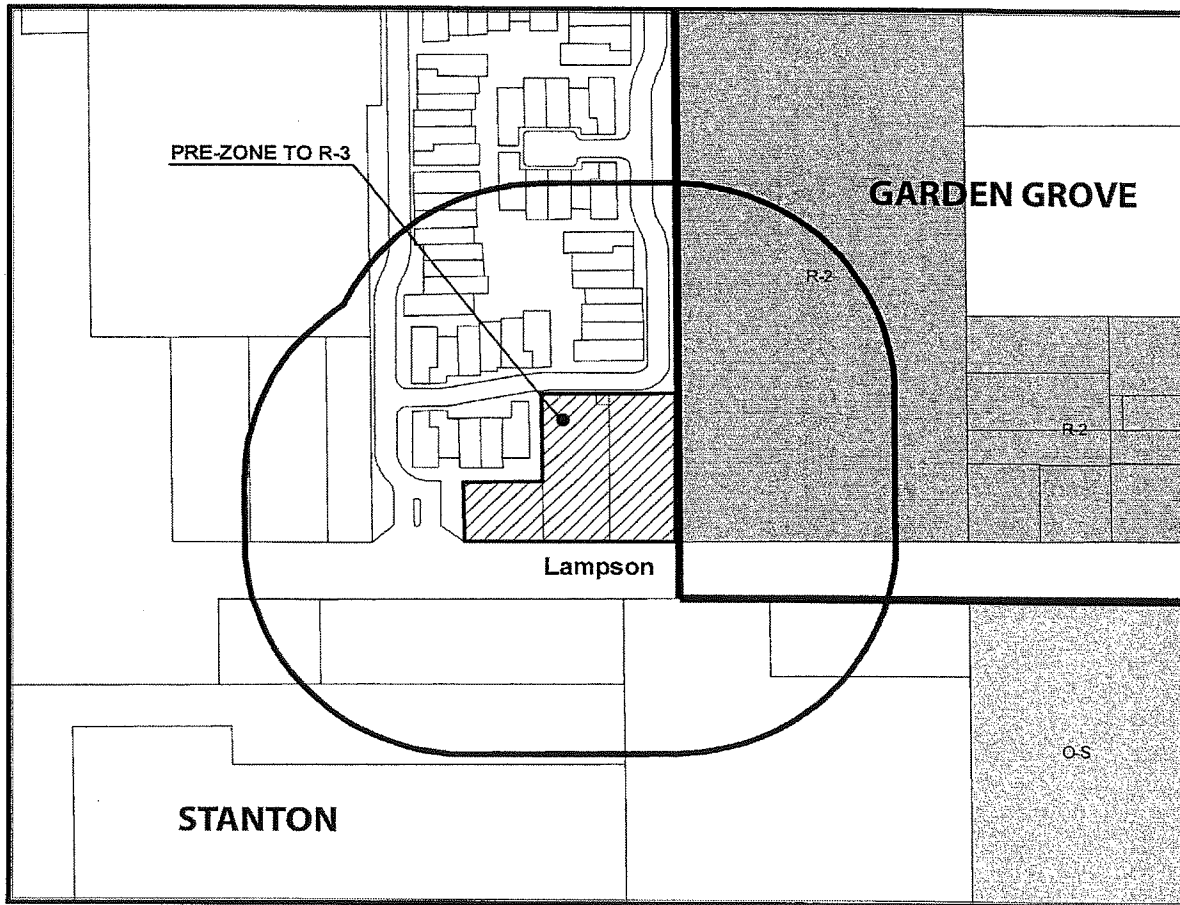
Section 4. The property commonly referred to as the "Carmel-Lampson Island," designated as Assessor Parcel Nos. 131-47-07, 131-471-26, 131-471-28, 131-471-29, and shown on the map attached hereto, is pre-zoned to the R-3 (Multiple-Family Residential) zone as shown thereon. Zone Map part J-10 is amended accordingly. Upon the effective date of annexation of the property to the City of Garden Grove, the zoning designation of the property shall be R-3 (Multiple-Family Residential).

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words, or portions thereof be declared invalid or unconstitutional.

Section 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect on the later of (i) the date that is thirty (30) days after adoption, or (ii) the date General Plan Amendment No. No. GPA-2-13(A) becomes effective.




**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

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
APPROVING PROPERTY TAX EXCHANGE AGREEMENT BETWEEN THE CITY OF  
GARDEN GROVE AND THE COUNTY OF ORANGE REGARDING THE CARMEL-LAMPSON  
REORGANIZATION TO THE CITY OF GARDEN GROVE

WHEREAS the property owners Qualified Terminal Interest Trust, et al., (hereinafter "Property Owners") filed an application with the Local Agency Formation Commission for the reorganization of the City of Stanton and the City of Garden Grove boundaries affecting approximately 1.01 acres of territory (hereinafter "Carmel-Lampson") currently located in the unincorporated area of the County of Orange, a political subdivision of the State of California (hereinafter "County"); and

WHEREAS, the application proposes to amend the City of Garden Grove Sphere of Influence to include Carmel-Lampson, and to amend the City of Stanton Sphere of Influence to detach Carmel/Lampson, along with annexing Carmel-Lampson into the City of Garden Grove (hereinafter "City"); and

WHEREAS, Carmel/Lampson is generally located east of Beach Boulevard, south of Carmel Drive, west of Arrowhead Street and north of Lampson Avenue; and

WHEREAS, California Revenue and Taxation Code Section 99 allows cities and counties to adopt and approve property tax exchange agreements to set forth the exchange of such revenues following the addition to a city of previously unincorporated territory; and

WHEREAS, the City shall receive one hundred percent (100%) of the Structural Fire Fund generated from the proposed annexation area; and

WHEREAS, the Library Fund will remain unchanged since the City is a member of the Orange County Public Libraries system; and

WHEREAS, the staffs of the County and the City have reached an agreement, subject to the County Board of Supervisors and City Council approval, regarding the exchange of property tax as a result of the annexation of Carmel-Lampson by the City, whereby upon annexation by the City, the City shall receive 50.5113 percent of the property tax and the County shall receive 49.4887 percent of the County's share of the 1 percent basic levy of property tax generated within Carmel-Lampson, pursuant to Master Property Tax Transfer Agreement 80-2033; and

WHEREAS, the staffs of the County and the City recommend that concurrent Resolutions be adopted and approved by their respective governing bodies.

NOW, THEREFORE, BE IT RESOLVED that the Garden Grove City Council does hereby approve the property tax exchange agreement reached between the City and the County whereby, upon completion of the reorganization and annexation of Carmel-Lampson to the City of Garden Grove, City shall receive 50.5113 percent and the County shall receive 49.4887 percent of the County's share of the 1 percent basic levy of property tax from the annexed Carmel-Lampson pursuant to Master Property Tax Transfer Agreement 80-2033, with the re-

allocation taking effect July 1, 2015. These proportional shares shall remain as the allocation of tax revenues between the City and the County for all future years unless the City and County agree by written Resolution to adjust the allocation proportions.