

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A NEGATIVE DECLARATION AND APPROVING ZONE CHANGE
AMENDMENT NO. A-139-08, TO CHANGE THE ZONING DESIGNATION FROM R-1-6
(SINGLE-FAMILY RESIDENTIAL) TO OFFICE PROFESSIONAL (OP).**

WHEREAS, the case, initiated by Medallion Health Properties, LLC, proposes to rezone the property, with a land area of approximately 30,135 square feet, from R-1-6 (Single-Family Residential) to OP (Office Professional) for the purposes of providing zoning consistency between the proposed General Plan Land Use designation of Office Professional, and to facilitate the development of the site with a new single story, 8,243 square foot residential health care facility (convalescent center), and Conditional Use Permit approval to operate the facility as a convalescent center in the OP zone. The property is located at the northwest corner of Lampson Avenue and Springdale Street, at 12461 Springdale Street, Parcel No. 130-592-23; and

WHEREAS, the Planning Commission, at a public hearing held on July 3, 2008, recommended adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act for this project for Zone Change Amendment No. A-139-08; and

WHEREAS, pursuant to Resolution No. 5639, the Planning Commission, at a public hearing held on July 3, 2008, recommended approval of Amendment No. A-139 08; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on August 12, 2008, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City of Garden Grove City Council, in regular session assembled on August 12, 2008, does hereby adopt a Negative Declaration for land located at the northwest corner of Lampson Avenue and Springdale Street, at 12461 Springdale Street, Parcel No. 130-592-23.

**THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS
FOLLOWS:**

Section 1. The City of Garden Grove City Council has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the City of Garden Grove City Council decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. City of Garden Grove City Council finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the

there is no substantial evidence that the project will have a significant effect on the environment. Therefore, City of Garden Grove City Council adopts the Negative Declaration.

Section 2. Amendment No. A-139-08 is hereby approved, pursuant to the facts and reasons stated in Planning Commission Resolution No. 5639, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

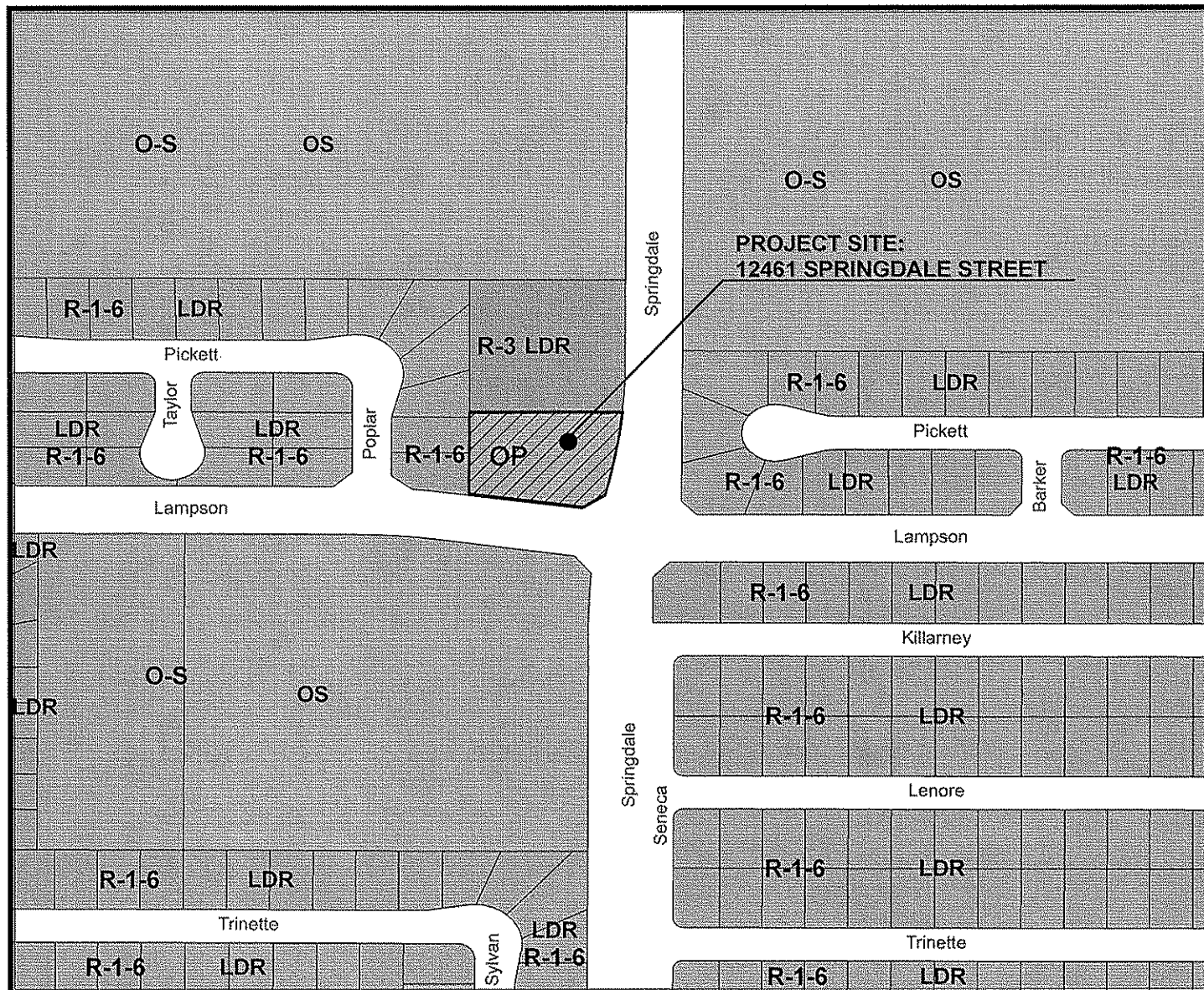
Section 3. The property shown on the map attached hereto is rezoned to OP (Office Professional) as shown thereon. Zone Map part F-10 is amended accordingly.

Section 4. This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Council members voting for and against the same in a newspaper adjudicated and circulated in the City of Garden Grove.




GENERAL PLAN AMENDMENT NO. GPA-1-08 (A)

ZONE CHANGE AMENDMENT NO. A-139-08



LEGEND

 PROJECT SITE - 12461 SPRINGDALE ST.

NOTES

1. GENERAL PLAN: LOW DENSITY RESIDENTIAL TO OFFICE PROFESSIONAL
2. ZONE: R-1-6 (SINGLE FAMILY RESIDENTIAL) TO OP- (OFFICE PROFESSIONAL)



**CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
JULY 2008**