

City of Los Alamitos

Agenda Report Consent Calendar

July 21, 2015
Item No: 8B

To: Mayor Richard D. Murphy & Members of the City Council

Via: Bret M. Plumlee, City Manager

From: Steven A. Mendoza, Development Services Director

Subject: Second Reading of Zoning Ordinance Amendment (ZOA) 15-01 to Amend the Zoning Map of the City to Rezone Certain Parcels in the City to Comply with the 2035 General Plan (City initiated)

Summary: At its regular meeting of October 20, 2014 the City Council conducted a first reading of Ordinance No. 2015-04. This is a Zoning Ordinance Amendment intended to begin conforming the City's Zoning Map to the requirements of the 2015-2035 General Plan (Citywide) (City initiated).

Recommendation: Adopt Ordinance No. 2015-04, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 15-01 TO REZONE VARIOUS PARCELS IN THE CITY TO CONFORM TO THE 2035 GENERAL PLAN (CITY INITIATED)"

Background

The 2015-2035 Los Alamitos General Plan was approved and the Program Environmental Impact Report (EIR) was certified by the City Council on March 23, 2015. In order to bring the City's new Zoning Map into compliance with the new General Plan Land Use Map, an Ordinance approving the changes to the zoning map must be approved by the City Council. This ordinance is the first of multiple changes that will be recommended to the Council for amending the Zoning Map into conformance with the new General Plan so there will be consistency between the General Plan and Zoning.

Discussion

On May 27, 2015, the Los Alamitos Planning Commission held a public hearing and then adopted Resolution PC 15-03 recommending that the City Council amend the zoning map. On June 15th the City Council agreed with the recommendation through the first reading of Ordinance No. 2015-04, which approves the changes shown in the table below. Tonight, the City Council conducts a second reading of that ordinance.

APN	ADDRESS	OWNER	ZONE CHANGE FROM – TO
242-212-09	3131 Katella Avenue	Katella Property Owner, LLC (Supermedia Site)	Commercial Professional Office (C-O) to General Commercial (C-G)
242-212-08	10909 Oak Street	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-10	3191 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-11	3201 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-12	10945 Oak Street	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-212-13	3231 Katella Avenue	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-222-06	3370 Cerritos Avenue	Douglas Family, LLC	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-11	3342 Cerritos Avenue	Monte Collins & Deborah Collins Slimmer	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-13	3311 Sausalito Street	Cottonwood Church	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)

Fiscal Impact

None.

Submitted By:



Steven A. Mendoza
Development Services Director

Approved By:



Bret M. Plumlee
City Manager

Attachment: 1. Ordinance No. 2015-04, with exhibits

ORDINANCE NO. 2015-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 15-01 TO REZONE VARIOUS PARCELS IN THE CITY TO CONFORM TO THE 2015-2035 GENERAL PLAN (CITY INITIATED).

WHEREAS, the 2015-2035 Los Alamitos General Plan was approved by the City Council on March 23, 2015; and,

WHEREAS, the Planning Commission held a duly noticed public hearing concerning this Amendment on May 27, 2015; and,

WHEREAS, at the conclusion of the public hearing, the Planning Commission adopted Resolution No. PC 15-03 recommending that the City Council adopt this Ordinance; and,

WHEREAS, the City Council held a duly noticed Public Hearing concerning this Amendment on June 15, 2015; and,

WHEREAS, the City Council considered all applicable Staff reports and all public testimony and evidence presented at the public hearing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Los Alamitos, California finds that the above recitals are true and correct and incorporates them by reference herein.

SECTION 2. The Los Alamitos Zoning Map, is amended to change the properties listed below as indicated and as more particularly shown on Exhibit A, attached hereto and incorporated herein by reference.

APN	ADDRESS	OWNER	ZONE CHANGE FROM - TO
242-212-09	3131 Katella Avenue	Katella Property Owner, LLC (Supermedia Site)	Commercial Professional Office (C-O) to General Commercial (C-G)
242-212-08	10909 Oak Street	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-10	3191 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-11	3201 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)

242-212-12	10945 Oak Street	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-212-13	3231 Katella Avenue	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-222-06	3370 Cerritos Avenue	Douglas Family, LLC	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-11	3342 Cerritos Avenue	Monte Collins & Deborah Collins Slimmer	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-13	3311 Sausalito Street	Cottonwood Church	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)

SECTION 3. This approval is based upon the following findings:

A. The proposed amendments ensure and maintain consistency with the General Plan. The proposed changes to the zoning map are necessary to make the zoning consistent with the General Plan.

B. The proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the amendment to the zoning map. The changes only bring consistency and will not create any new adverse impacts that were not already existent. These zone changes were studied in the Program Environmental Impact Report.

C. The sites being rezoned are physically suitable for the requested zoning designations and anticipated land use developments as these issues were examined at the time that the General Plan land use designations were changed.

D. The proposed amendments have been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The City Council of the City of Los Alamitos, California, certified the Final Environmental Impact Report on March 23, 2015 for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act. As zoning is required to be consistent with the General Plan, the impacts relating to the zone changes are identical to the impacts that were covered in the Program EIR and there are no new impacts which would occur from such changes. As such, the zone changes are within the scope of the Program EIR.

SECTION 4. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the

same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 5. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

SECTION 6. The City Council of the City of Los Alamitos, California, certified the Final Environmental Impact Report on March 23, 2015 for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF JULY, 2015.

Richard D. Murphy, Mayor

ATTEST:

Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

Cary Reisman
City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LOS ALAMITOS)

I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 15-04 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 15th day of June, 2015 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 21st day of July, 2015, by the following vote, to wit:

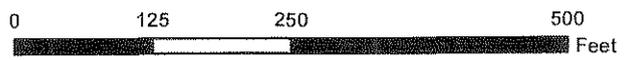
AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

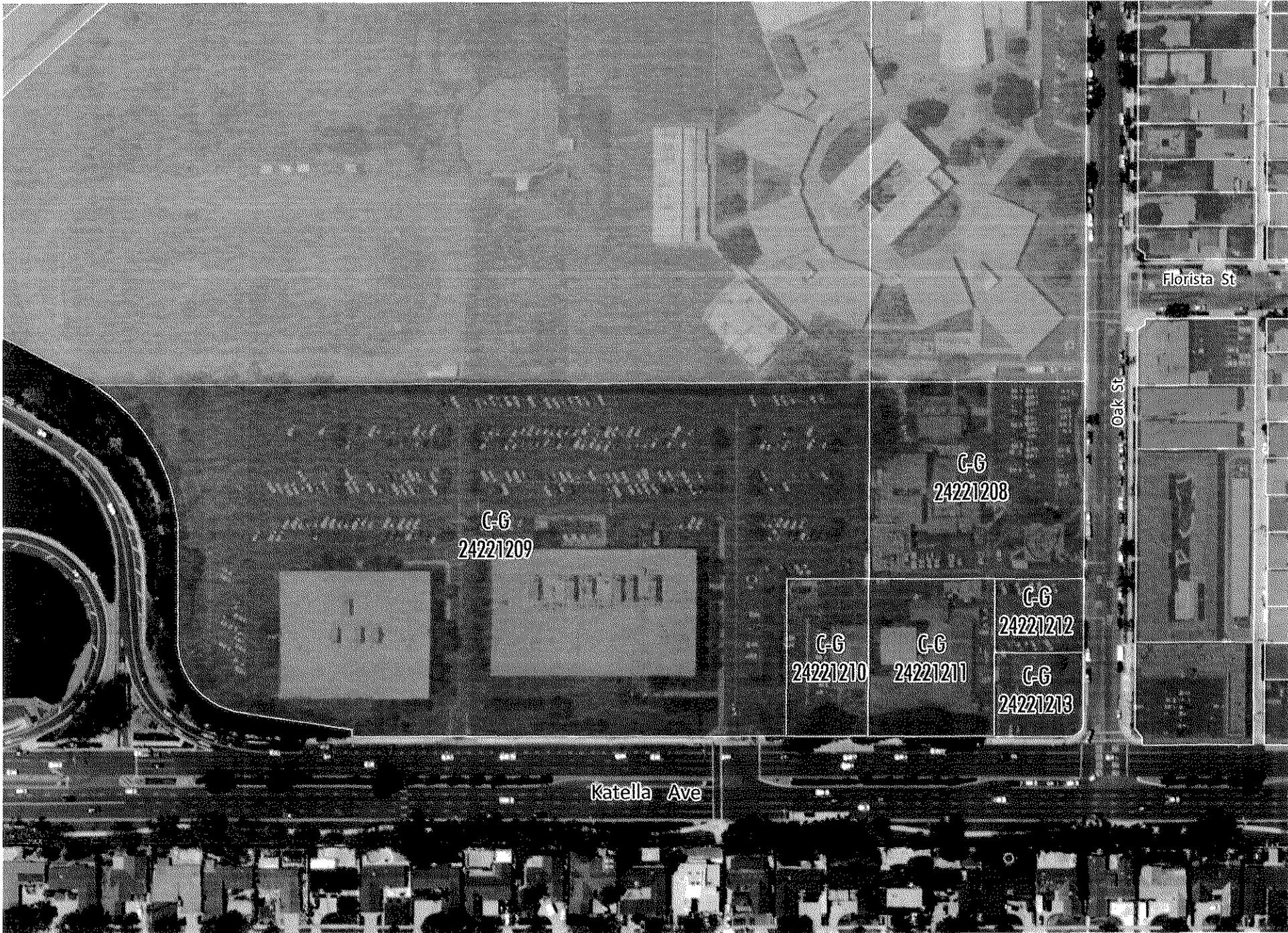
ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Windmera Quintanar, City Clerk, CMC



Cerritos Ave and Chestnut St



0 125 250 500 Feet

Katella Ave and Oak St