

CITY OF HAWAIIAN GARDENS
ORDINANCE NO. 355

AN ORDINANCE OF THE CITY OF HAWAIIAN GARDENS
AMENDING THE CITY'S ZONING MAP TO REZONE CERTAIN PROPERTY
LOCATED AT 12100 226TH STREET IN THE CITY OF HAWAIIAN GARDENS
FROM A PD ZONE TO ZONE R-4

THE HAWAIIAN GARDENS CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The Zoning Map of the City of Hawaiian Gardens described in Section 18.04.040 of the Municipal Code is hereby amended to rezone certain property generally located at 12100 226th Street and as shown in the Staff Report attached hereto and incorporated herein by reference from Zone PD to Zone R-4.

SECTION 2. The Hawaiian Gardens City Council hereby finds and determines that the zone change set forth in this Ordinance will have no significant adverse impact upon the environment.

SECTION 3. The Hawaiian Gardens City Council hereby finds and determines that Zone Change Application No. 89-2 is consistent with the approved General Plan Land Use Map.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and cause it to be posted or published as required by law.

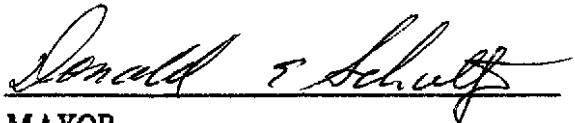
PASSED, APPROVED, AND ADOPTED BY THE HAWAIIAN GARDENS CITY COUNCIL ON THIS 24TH DAY OF OCTOBER, 1989, BY THE FOLLOWING VOTE:

AYES: Wagner, Navejas, Furgeson, Sher, Schultze

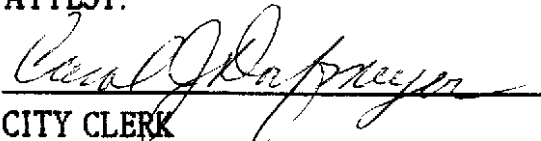
NOES: None

ABSTAIN: None

ABSENT: None


MAYOR

ATTEST:


CITY CLERK

ORD.
355

CITY OF HAWAIIAN GARDENS
ZONE CHANGE NO. 89-2
TENTATIVE PARCEL MAP NO. 21548

STAFF REPORT

APPLICANT: Whelan Development
3140 Redhill, Suite 150
Costa Mesa, CA 92626
(714) 540-3666

OWNER: City Redevelopment Agency
21815 Pioneer Boulevard
Hawaiian Gardens, CA 90716
(213) 420-2641

REQUEST: Change the zoning from an underlying zone of A-2 to R-4 and to consolidate two (2) parcels into one (1) 2.452 acre parcel to allow a Specific Plan for a 100-unit Senior Citizen Apartment Complex.

LOCATION: The south side of 226th Street between Norwalk Boulevard and the Artesia/Norwalk Storm Drain (See Attachment No. 1 - "Site Map")

SUBJECT PROPERTY EVALUATION:

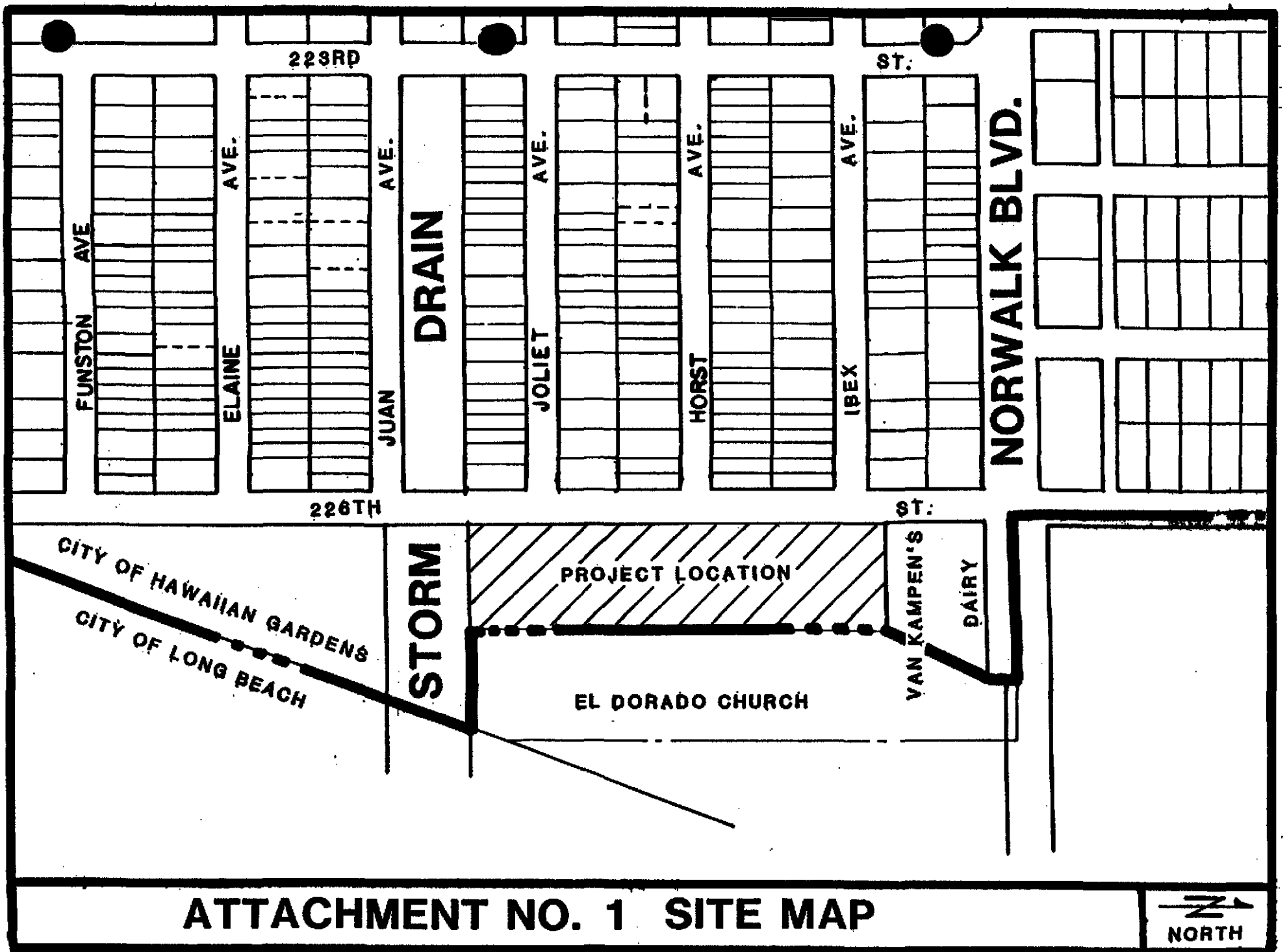
GENERAL PLAN DESIGNATION: High Density Residential

CURRENT ZONING DESIGNATION: PD - Planned Development

EXISTING LAND USE: Parking lot/vacant

ASSESSOR PARCEL NO(S): 7075-020-905/6

(See Attachment No. 2 - "Project Survey")



ATTACHMENT NO. 2

PROJECT SURVEY

LAND AREA

GROSS - INCLUDING 50' STREET R.O.W.
NET - LESS 50' STREET R.O.W.

3.210 AC. = 139,828 S.F.
2.452 AC. = 106,809 S.F.

BUILDING AREA (SEE BREAKDOWN ATTACHED)

1ST FLOOR/BUILDING COVERAGE
2ND FLOOR
3RD FLOOR

34,062
32,595
28,051
94,708 S.F.

% BUILDING COVERAGE

$\frac{34,062}{106,809} = 31.9\%$

OPEN SPACE

COMMON OPEN SPACE

1. ENTRY COURT = 6,344 S.F.
2. ENCLOSED COURT = 5,707 S.F.
3. TOTAL COMMON SPACE = 12,051 S.F. (120.51 S.F./ UNIT)

PRIVATE OPEN SPACE

PRIVATE PATIOS OR BALCONIES

1ST FLOOR PATIOS

33 @ 8' x 16' = 128 S.F. x 33 = 4224 S.F.

2ND FLOOR BALCONIES

67 @ 6' x 16' = 96 S.F. x 67 = 6432 S.F.

UNIT COUNT

UNIT TYPE	NUMBER
1 BR - 1 BATH	48
2 BR - 2 BATH	6
2 BR - 1 BATH	46
<u>100 TOTAL UNITS</u>	

PARKING

STANDARD 9' X 18' STALLS	=	53
COMPACT 8' X 16' STALLS	=	9
CARPORT 9' X 20' STALLS	=	42
CARPORT 8' X 16' STALLS	=	7
HANDICAPPED 14' x 18' STALLS	=	5
TOTAL STALLS		<u>116</u> (1.16 STALLS/UNIT)

BUILDING AREA BREAKDOWN

1ST FLOOR

LIVING UNITS

15 - 1 BEDROOM UNITS @ 554 S.F. =	8,310 S.F.
2 - 2 BEDROOM UNITS @ 790 S.F. =	1,580 S.F.
16 - 2 BEDROOM UNITS @ 757 S.F. =	12,112 S.F.
	<u>22,002 S.F.</u>

SUPPORTING FACILITIES

11,874 S.F.

TOTAL AREA 1ST FLOOR

33,876 S.F.

2ND FLOOR

17 - 1 BEDROOM UNITS @ 554 S.F. =	9,418 S.F.
2 - 2 BEDROOM UNITS @ 790 S.F. =	1,580 S.F.
16 - 2 BEDROOM UNITS @ 757 S.F. =	12,112 S.F.
	<u>23,110 S.F.</u>

SUPPORTING FACILITIES

8,718 S.F.

TOTAL AREA 2ND FLOOR

31,828 S.F.

3RD FLOOR

16 - 2 BEDROOM UNITS @ 554 S.F.=	8,864 S.F.
2 - 2 BEDROOM UNITS @ 790 S.F.=	1,580 S.F.
14 - 2 BEDROOM UNITS @ 757 S.F.=	10,598 S.F.
	<u>21,042 S.F.</u>

SUPPORTING FACILITIES

7,498 S.F.

TOTAL AREA 3RD FLOOR

28,540 S.F.

TOTAL BUILDING AREA =

94,244 S.F.

SURROUNDING PROPERTY EVALUATION

NORTH (Across 226th Street)

GENERAL PLAN DESIGNATION: Medium Density Residential
ZONING DESIGNATION: R-2; Medium Density Residential
EXISTING LAND USE: Medium Density Residential

SOUTH (City of Long Beach)

GENERAL PLAN DESIGNATION:
ZONING DESIGNATION:
EXISTING LAND USE: El Dorado Church

EAST

GENERAL PLAN DESIGNATION: General Commercial
ZONING DESIGNATION: A-2; Agriculture
EXISTING LAND USE: Van Kampen's Dairy

WEST (Across Storm Drain)

GENERAL PLAN DESIGNATION: Medium Density Residential
ZONING DESIGNATION: R-2; Medium Density Residential
EXISTING LAND USE: Medium Density Residential

DISCUSSION:

ZONE CHANGE NO. ZC 89-2

A Planned Development is defined as a parcel of land planned as single unit rather than as an aggregate of individual lots, with design flexibility from normal standards (setbacks, height limits) on land use restrictions (such as mixing uses). This greater flexibility often makes it possible to achieve an economy of construction as well as to preserve open space and to maintain a reasonably high density. Much is left to the discretion of the reviewing board.

In order to design a 100-unit apartment complex on a 2.452 acre parcel, a planned development is required to allow flexibility from the current code requirements. When the project is restricted for a specific group, such as senior citizens, the development can be designed for their specific needs rather than following a general rule. Therefore, in 1985, this parcel of land was rezoned from A-2 an agricultural designation to PD - Planned Development.

The Los Angeles County Code does not provide for a PD designation. Although in October 1986, there was an amendment to the Zoning Ordinance adding Section 18.18 providing a PD zone. In this designation there is no limit set for the allowed density. In addition, the draft Zoning Ordinance

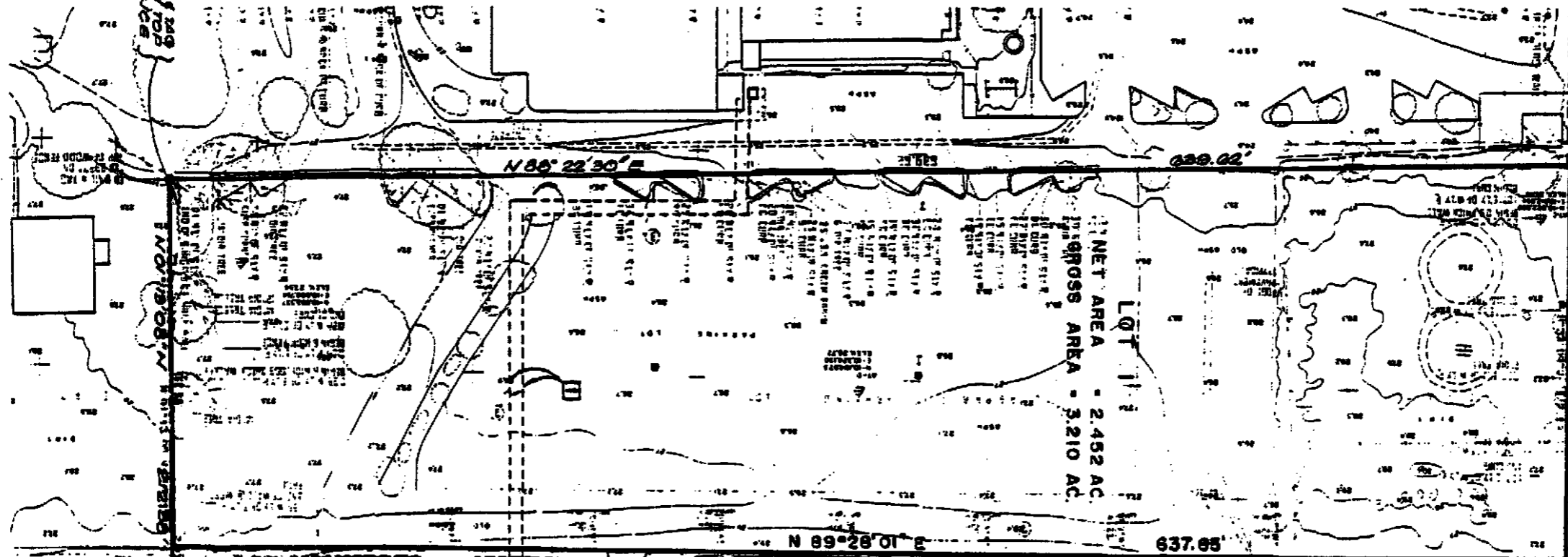
20' 00" 2' 15" 100' 00"

ARTESIA - NORMAL R. DRAIN

170' 00" 00" X

172' 10" 00"

N 78° 32' 02" 54' 10"



LOT 11
NET AREA - 2.452 AC.
GROSS AREA - 3.210 AC.

N 85° 22' 30" E

N 89° 28' 01" E

637.65

226 TH STREET

STREET

EXISTING W.R. SEWER

HORS
AVE

OLIET
AVE

IBEX
AVE

NORWALK BLVD

FORMERLY PART OF 200
L.S. 8507 OF TOP
OF WOOD SERVICE

TENTATIVE PARCEL MAP NO. 21548



dated September 1989, does not provide for this PD zone. Therefore, rather than developing a lot to a zone that would soon become nonconforming, staff recommends to provide a zoning designation consistent with the draft Zoning Ordinance and the City's General Plan.

The General Plan uses the planned development as an overlay to an existing zoning district. In the case of the land in question, the General Plan designates it for R-4 - High Density Residential with a planned development overlay. Therefore, staff recommends that the zone designation for the land generally located at 12100 226th Street - the south side of 226th Street between Norwalk Boulevard and the Artesia/Norwalk Storm Drain be changed to the R-4 zone.

This designation, with a density bonus conditional on the exclusive use for senior citizens, would allow for a specific plan for a 100-unit senior citizen development to be proposed.

TENTATIVE PARCEL MAP NO. 21548

Currently, the City Redevelopment Agency owns two (2) parcels:

AP No. 7075-020-905 = 1.05 acres, and
AP No. 7075-020-906 = 1.53 acres

In addition, the land currently used for 226th Street is included with these properties. In order for any development to take place the parcels must be consolidated into one lot.

Tentative Parcel Map No. 21548 proposes to consolidate the two (2) parcels into one (1) 3.210 acre lot. It dedicates a 50-foot right-of-way to provide for 226th Street, curb, gutter, and sidewalk. This would leave a 2.452 acre parcel to be developed.

One of the goals of the City Redevelopment Agency and the City General Plan is to consolidate properties and to provide more efficient and attractive developments to improve the property and benefit the City. Staff feels that this project achieves this goal.

RECOMMENDATION:

- 1) A finding of Negative Declaration should be made, and
- 2) A Resolution to approve Zone Change No. ZC 89-2 should be adopted, and
- 3) A Resolution to approve Tentative Parcel Map No. 21548 should be adopted.

CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 89-31

A RESOLUTION OF THE HAWAIIAN GARDENS PLANNING COMMISSION RECOMMENDING APPROVAL OF ZONE CHANGE APPLICATION NO. ZC 89-2 AND DECLARING THE BASIS FOR SUCH RECOMMENDATION.

WHEREAS, the Hawaiian Gardens Planning Commission received Zone Change Application No. ZC 89-2 from the applicant, Whelan Development, requesting an amendment to the zoning map changing the zoning designation from PD - Planned Development to R-4 - Multi-Family High Density Residential on property located on the south side of 226th Street between Norwalk Boulevard and the Artesia/Norwalk Storm Drain; and

WHEREAS, a public hearing was duly noticed and advertised and was conducted at the adjourned Planning Commission meeting of September 27, 1989, and

WHEREAS, a finding was made that Zone Change No. ZC 89-2 is consistent with the goals and policies set forth in the City's General Plan, and

WHEREAS, a finding of Negative Declaration was made based on the Environmental Initial Study on file in the Planning Department, and

WHEREAS, the Planning Commission has sufficiently considered all evidence and testimony presented to them in order to make the following recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE HAWAIIAN GARDENS PLANNING COMMISSION AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds and determines that a Negative Declaration can be made for Zone Change No. ZC 89-2 based on the Environmental Initial Study on file in the Planning Department office.

SECTION 2. The Planning Commission hereby finds and determines that Zone Change No. ZC 89-2 is consistent with the goals and policies set forth in the City's General Plan.

SECTION 3. The Hawaiian Gardens Planning Commission hereby recommends approval of Zone Change No. ZC 89-2 based on the following findings:

- (a) The proposed land use is consistent with the City's General Plan designation for that property therefore warranting a change of zone to R-4 to provide General Plan consistency.
- (b) The proposed land use complies with all other

applicable requirements of State law and local ordinances.

- (c) The site is suitable for the type and intensity of the development proposed.
- (d) The proposed development will not cause significant environmental damage, health problems, or increased infrastructure demand over the existing allowable uses.
- (e) The proposal will not conflict with easements for public access, or be detrimental to neighboring properties.
- (f) The zone change is in the best interest of the community.

SECTION 4. The Hawaiian Gardens Planning Commission hereby recommends to the City Council to approve Zone Change No. ZC 89-2.

SECTION 5. The Chairman, or presiding officer, is hereby authorized to affix his signature to this resolution signifying its adoption by the Hawaiian Gardens Planning Commission, and the City Clerk, or her duly appointed Deputy, is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE HAWAIIAN GARDENS PLANNING COMMISSION ON THIS 27TH DAY OF SEPTEMBER, 1989.


CHAIRMAN

ATTEST:


CITY CLERK

CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 89-32

A RESOLUTION OF THE HAWAIIAN GARDENS PLANNING COMMISSION RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 21548 AND DECLARING THE BASIS FOR SUCH RECOMMENDATION.

WHEREAS, the Hawaiian Gardens Planning Commission received Tentative Parcel Map No. 21548 from the applicant, Whelan Development, to consolidate two (2) parcels into one (1) 2.452 acre parcel located on 226th Street west of Norwalk Boulevard.

WHEREAS, a public hearing was duly noticed and advertised and was conducted at the adjourned Planning Commission meeting of September 27, 1989, and

WHEREAS, a finding was made that Tentative Parcel Map No. 21548 is consistent with the goals and policies set forth in the City's General Plan, and

WHEREAS, the Planning Commission made a finding of Negative Declaration based on the Environmental Initial Study on file in the Planning Department office, and

WHEREAS, the Planning Commission has sufficiently considered all evidence and testimony presented to them in order to make the following recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE HAWAIIAN GARDENS PLANNING COMMISSION AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds and determines that a Negative Declaration can be made for Tentative Parcel Map No. 21548 based on the Environmental Initial Study on file in the Planning Department office.

SECTION 2. The Hawaiian Gardens Planning Commission hereby recommends approval of Tentative Parcel Map. No. 21548 based on the following findings:

- (a) The design and development of Tentative Parcel Map No. 21548 is consistent with the Hawaiian Gardens General Plan.
- (b) The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of the proposed development.
- (c) The streets are adequately designed.
- (d) There are adequate public services, including but

not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

- (e) The project will not be detrimental to the health, safety, comfort, convenience and public welfare and will not be incompatible with the surrounding uses.
- (f) The project will not conflict with any easements required for public access through, or public use of a portion of the property.

SECTION 3. The Planning Commission hereby recommends approval of Tentative Parcel Map No. 21548 subject to the following Conditions:

- (a) All taxes assessed to the property shall be paid to the satisfaction of the City.
- (b) The map shall be checked for mathematical accuracy by the City Engineer.
- (c) All conditions of the building permit shall be complied with to the satisfaction of the Building and Planning Departments.

SECTION 4. The Chairman, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Hawaiian Gardens Planning Commission, and the City Clerk, or her duly appointed Deputy, is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE HAWAIIAN GARDENS PLANNING COMMISSION ON THIS 27TH DAY OF SEPTEMBER, 1989.



CHAIRMAN

ATTEST:



CITY CLERK

PROOF OF PUBLICATION

(2015.5 C.C.P.)

This space if for the County Clerk's Filing Stamp

STATE OF CALIFORNIA,
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation, printed and published 7 times each week in the City of Long Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of March 21, 1934.

Case Number 370512; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Oct 30,

all in the year 19 89.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Long Beach, California, this _____

30th day of

October, 19 89

E.M. Brown
Signature

Proof of Publication of

CITY OF HAWAIIAN GARDENS

ORDINANCE #355

CITY OF HAWAIIAN GARDENS
ORDINANCE NO. 355
AN ORDINANCE OF THE CITY OF HAWAIIAN GARDENS
AMENDING THE CITY ZONING MAP TO REZONE CER-
TAIN PROPERTY LOCATED AT 22100 228TH STREET IN
THE CITY OF HAWAIIAN GARDENS FROM A PD ZONE TO
ZONE R-4

THE HAWAIIAN GARDENS CITY COUNCIL DOES ORDAIN
AS FOLLOWS:

SECTION 1. The Zoning Map of the City of Hawaiian Gardens described in Section 18.04.040 of the Municipal Code is hereby amended to rezone certain property generally located at 12100 228th Street and as shown in the Staff Report attached hereto and incorporated herein by reference from Zone PD to Zone R-4.

SECTION 2. The Hawaiian Gardens City Council hereby finds and determines that the zone change set forth in this Ordinance will have no significant adverse impact upon the environment.

SECTION 3. The Hawaiian Gardens City Council hereby finds and determines that Zone Change Application No. 89-2 is consistent with the approved General Plan Land Use Map.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and cause it to be posted or published as required by law.

PASSED, APPROVED, AND ADOPTED BY THE HAWAIIAN GARDENS CITY COUNCIL ON THIS 24TH DAY OF OCTOBER, 1989, BY THE FOLLOWING VOTE:

AYES:	Wagner, Navejas, Furgason, Sher, Schultze
NOES:	None
ABSTAIN:	None
ABSENT:	None

DONALD E. SCHULTZE
Mayor

ATTEST:
CAROL J. DORFMEYER
City Clerk
Pub. Oct. 30, 1989 (19) PT (922102-Govt.)

PRESS-TELEGRAM

Legal Advertising Department
604 Pine Avenue, Long Beach, CA 90844
(213) 499-1236