

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA MAKING A DETERMINATION OF CONFORMITY FINDINGS AS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 AND RECOMMENDING THAT THE CITY COUNCIL PURCHASE THE PROPERTY LOCATED AT 200 WEST GREENWOOD AVENUE, LA HABRA, CA

The Planning Commission of the City of La Habra does hereby resolve as follows:

Section 1. The Planning Commission does hereby find and determine that:

- a. The City of La Habra is proposing to acquire the property located at, 200 West Greenwood Avenue.
- b. Government Code section 65402 provides that if a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise ...until the location, purpose and extent of such acquisition or disposition...have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.
- c. The proposed acquisition was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15061(b)(3), Review of Exemption of the California Environmental Quality Act Guidelines. The project is exempt from review from CEQA because the purchase of the properties will not have a significant impact on the environment.
- d. The acquisition has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP). The acquisition of the properties is exempt by the Water Quality Ordinance.
- d. The Planning Commission held a duly noticed public hearing on December 14, 2020 to consider the acquisition of the property located at 200 West Greenwood Avenue. The Planning Commission, after considering all the written and oral evidence offered including the staff report and all attachments, approves the Determination of Conformity with the General Plan.

Section 2. The Planning Commission further finds and determines that:

- a. The property located at 200 West Greenwood Avenue is an entire block consisting of 30,938 square feet of vacant land. The property is zoned R-1c, One-Family Dwelling and has a General Plan Land

Use Designation of Low Density Residential (0-8 units to the acre) which is consistent with each other. The project implements policies LU 2.5 (Places Supporting the Quality of Life) and LU 8.3 (Parks and Open Space Amenities).

Section 3. The Planning Commission further finds and determines that:

- a. Based on the information contained in the staff report, written and oral material presented to the Planning Commission at its regular meeting of December 14, 2020, the Planning Commission hereby determines that the location, purpose and extent of the acquisition of 200 West Greenwood Avenue, conforms with the City's General Plan.
- b. It is recommended by the Planning Commission of the City of La Habra that the City Council approve the purchase of 200 West Greenwood Avenue.

Section 4. This resolution shall be forwarded to the City Clerk for consideration by the La Habra City Council.

Said motion CARRIED by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Dated: December 14, 2020

ATTEST: _____ APPROVED: _____
Roy Ramsland, Acting Secretary Chairman, Daren Nigsarian