Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

March 27, 2007

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

SUBJECT: ZONE CHANGE CASE NO. 00-115-(4)
WORKMAN MILL ZONED DISTRICT
FOURTH SUPERVISORIAL DISTRICT (3 VOTES)

IT IS RECOMMENDED THAT THE BOARD:

Adopt the attached ordinance to change zones within the Workman Mill Zoned District as recommended by the Regional Planning Commission (Zone Change No. 00-115-(4). This action is needed to correct an error that was discovered with respect to a previous ordinance adopted by your Board.

BACKGROUND

On March 23, 2003, the Board of Supervisors held a public hearing and voted to approve General Plan Amendment 00-115-(4) and to adopt a change of zone pursuant to Zone Change case No. 00-115-(4). The Board, at a later date, approved related Vesting Tentative Tract Map 53309, Conditional Use Permit 00-115-(4) and Parking Permit 00-115-(4). In its action, the Board found that modified conditions in the area warranted a change in the land use designation and zoning of the subject property and that the Conditional Use Permit, Parking Permit and Vesting Tentative Tract Map would ensure compliance with development standards and County regulations. Site development has occurred and the project was built out pursuant to the conditions of approval of the conditional use permit and parking permit.

The subject property is generally located at the northwest corner of the intersection of Mission Mill Road and Workman Mill Road (4000 Workman Mill Road) and along the westerly side of Peck Road in the Workman Mill Zoned District. The project site has been built as an industrial complex, primarily for warehousing and distribution uses in accordance with the conditions of approval of Conditional Use Permit 00-115-(4).

Recently, the Department of Regional Planning in the course of implementing its GIS based Zoning Map Conversion and Integration Program, which significantly enhanced its ability to track zoning ordinance changes, discovered that the zoning ordinance adopted pursuant to Zone Change Case No. 00-115-(4) was incorrect. As such, the correct zone, intended to be approved by the Board, did not technically go into effect. The currently depicted zone does not reflect the Board's approval and therefore needs to be corrected. The action requested would constitute corrective action to change the property to the correct zone.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Site development has occurred in reliance of the intended zone and in accordance with development standards and conditions established by the related approvals. However, the correct zone needs to be established on the subject property as a technical matter.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This zone change was previously found to promote County Strategic Plan Goals. Correction of the zoning ordinance error ensures that quality information regarding the subject property is effective and available.

This zone change was previously found to promote the County's Strategic Plan Goal of Fiscal Integrity by providing needed industrial development and its related public infrastructure. This new development increases the County's tax revenue base.

FISCAL IMPACT/FINANCING

Adoption of the zone change will not result in any new significant costs to the County or to the Department of Regional Planning; No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted concurrent public hearings on General Plan Amendment, Zone Change, Conditional Use Permit and Parking Permit Case Nos. 00-115-(4) and Vesting Tentative Tract Map No. 53309 on November 6, 2002. The requests before the Commission were: 1) an amendment to the Countywide General Plan from Open Space to Major Industrial on 70.08 acres, 2) a zone change from the existing A-1-5 (Light Agriculture, 5 acres minimum required area) and A-2-5 (Heavy – Agriculture, five acres minimum required area) to M-1-DP (Light Manufacturing, Development Program) on a 70.08 acre parcel, 3) tentative tract map to create five industrial lots on the 70.08-acre subject property 4) a conditional use permit to authorize the development of an industrial complex for warehousing and distribution uses in accordance with the DP zoning addendum and 5) a parking permit to authorize the required parking for the project to be averaged over the entire project site rather than on each individual lot. The Regional Planning Commission voted to recommend approval of the requested general plan amendment and zone change and to approve the tentative tract map, conditional use permit and parking permit at their February 12, 2003 meeting.

On March 23, 2003, the tentative tract map, conditional use permit and parking permit were called for review by your Board, per title 22 requirements, and were considered concurrently with the general plan amendment and zone change at a public hearing pursuant to subsection B.2 of Section 22.60.230, and in compliance with the public hearing provisions of Section 22.16.200, Section 22.60.174 and Section 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Your Board approved the project as recommended by the Regional Planning Commission.

ENVIRONMENTAL DOCUMENTATION

It was determined that the project would have a significant effect on the environment. The Initial Study prepared for the project identified potential impacts in the following 15 areas: air quality, geotechnical hazards, flood hazards, fire hazards and protective services, noise, water quality, biological resources, cultural resources, water resources, visual qualities, traffic/access, sewage disposal, solid waste disposal, environmental safety and land use. An Environmental Impact Report (EIR) was prepared for the project in accordance with the California Environmental Quality Act (Code Section 21000) which concluded that, except for air quality impacts, all of the potentially significant environmental impacts can be mitigated to a less than significant level through implementation of the mitigation measures identified in the EIR. The Board of Supervisors certified the EIR and adopted a Statement of Overriding Considerations, including a finding that the benefits of the project outweighed the potential unavoidable adverse impacts to air quality, on March 23, 2003.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This corrective action will not have a negative impact on services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce McClendon, FAICP, Director of Planning

Frank Meneses, Administrator
Current Planning Division

FM

Attachments: Zone Change Maps & Legal Descriptions

C: Chief Administrative Office
County Counsel
Assessor
Director, Department of Public Works

CHANGE OF PRECISE PLAN

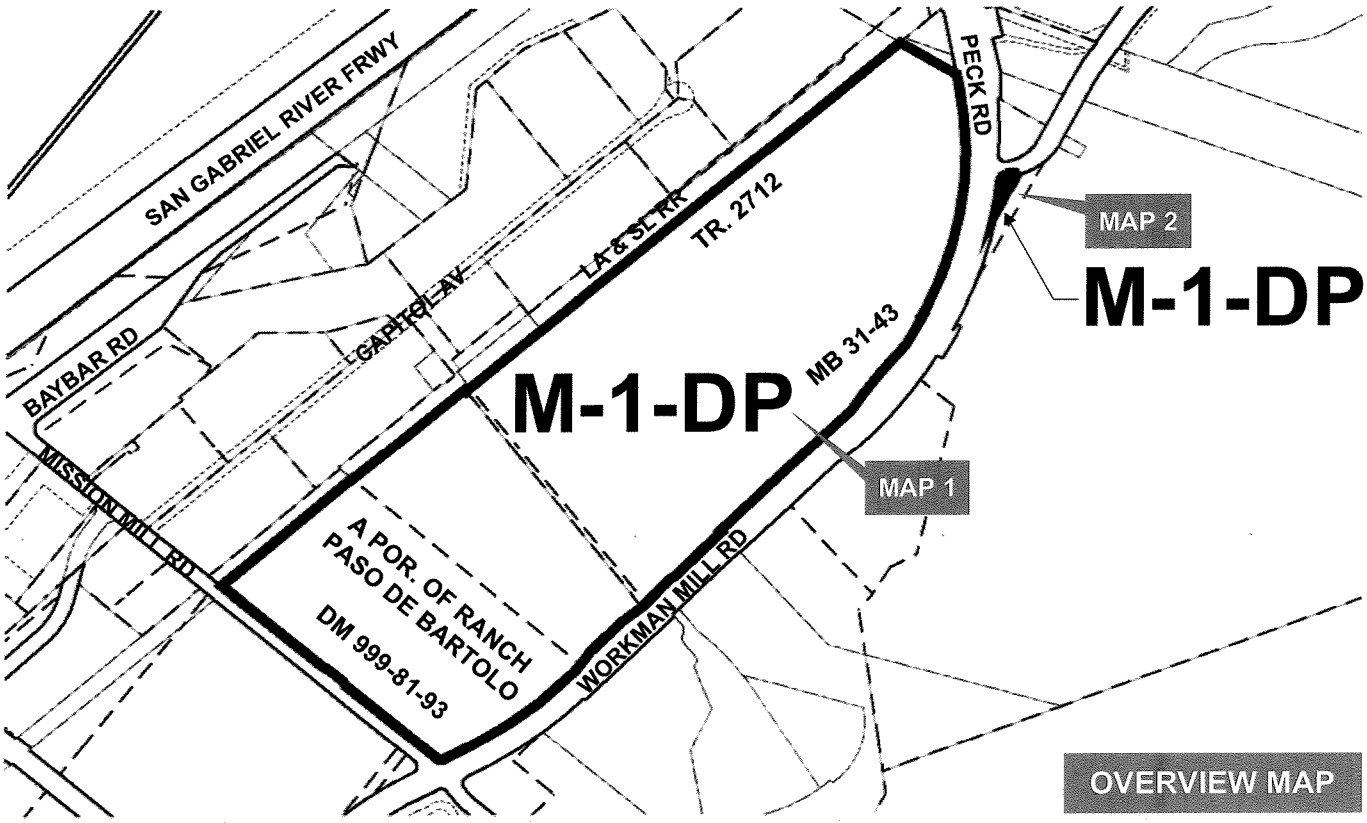
WORKMAN MILL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 00-115-4

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF LOT 34 OF THE PARTITION OF A PORTION OF THE RANCHO PASO DE BARTOLO, AS PER SUPERIOR COURT CASE NO. 20613, RECORDED IN BOOK 999, PAGES 81 TO 93 INCLUSIVE OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH PORTIONS OF LOTS Q, R AND S OF TRACT 2712, AS PER MAP FILED IN BOOK 31 PAGE 43, RECORDS OF SAID COUNTY, AND EXCEPTING THEREFROM THE LAND DESCRIBED IN THAT CERTAIN QUITCLAIM DEED EXECUTED IN FAVOR OF THE WHITTIER CITY SCHOOL DISTRICT AND RECORDED FEBRUARY 9, 1977 AS INSTRUMENT NO. 77-144777.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 400 800 FEET

COUNTY ZONING MAP
120H273 117H273

DIGITAL DESCRIPTION: \ZCO\ZD_WORKMAN_MILL\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

WORKMAN MILL ZONED DISTRICT

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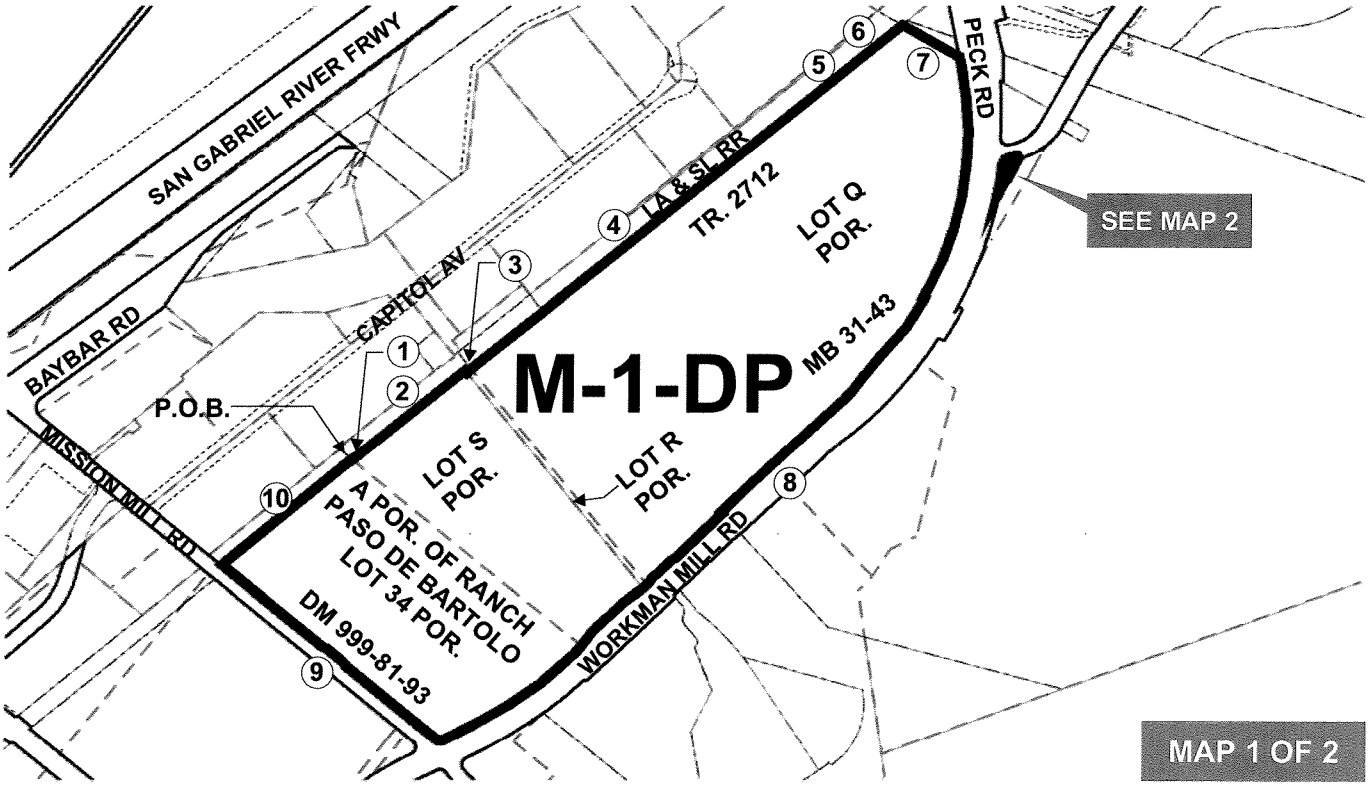

LEGAL DESCRIPTION:

THAT POR. OF LOT 34 OF A PORTION OF THE RANCHO PASO DE BARTOLO AND LOTS S, R AND Q OF TRACT 2712, DESCRIBED AS FOLLOWED: BEGINNIANG AT THE NW. COR. OF LOT S OF TRACT 2712;

(1) — THENCE S.50-55-46E. 3.06';
(2) THENCE N.50-43-24E. 550.89';
(3) — THENCE S.39-16-36E. 1.60';
(4) THENCE N.50-49-35E. 1890.00'
(5) — THENCE S.39-16-36E. 12.00';
(6) THENCE N.50-43-24E. 200.77'
(7) — THENCE S.60-18-36E. 252.66' TO THE NW. LINE OF PECK RD, AS SHOWN IN THE SAID MAP BOOK PAGES;
(8) THENCE SW'LY ALONG THE VARIOUS COURSES AND CURVES OF THE NW. LINE OF PECK RD, WHICH BECAMES WORKMAN MILL RD, AS SHOWN IN SAID MAP BOOK PAGES TO ITS INTERSECTION WITH THE NE. LINE OF MISSION MILL RD, AS SHOWN IN SAID MAP BOOK PAGES;
(9) — THENCE N.50-55-46W. 1038.54';
(10) THENCE N.50-43-24E. 631.92' TO THE POINT OF BEGINNING

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 400 800 FEET

COUNTY ZONING MAP
120H273 117H273

DIGITAL DESCRIPTION: \ZCO\ZD_WORKMAN MILL\

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CHANGE OF PRECISE PLAN

WORKMAN MILL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

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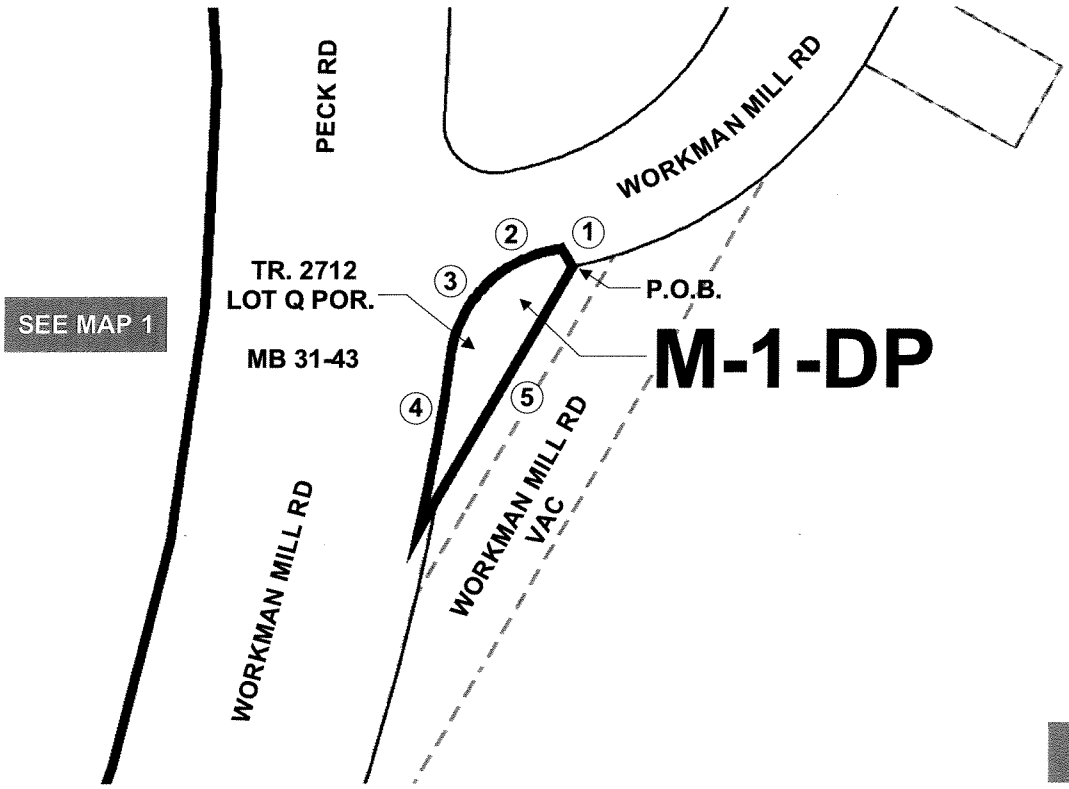

MAP 2 OF 2

LEGAL DESCRIPTION:

THAT POR. OF LOT Q OF TRACT 2712, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION BETWEEN THE SE'LY LINE OF WORKMAN MILL RD, AS SHOWN IN MAP BOOK 31 PAGE 43 AND SE'LY LINE OF LOT Q OF SAID TRACT, SAID LINE SEGMENT HAS A BEARING OF S.29-31-00W.;

1 — THENCE N.35-39-44E. 25.57';
2 THENCE NON-TANGENT CURVE, CONVEX SW'LY, RADIUS 230.00', DELTA 09-07-19 AND LENGTH 36.65';
3 — THENCE S.49-38-08W. 31.67';
4 THENCE NON-TANGENT CURVE, CONVEX SW'LY, RADIUS 156.00', DELTA 6-26-43, AND LENGTH 175.49';
5 — THENCE N.29-43-28E. 208.09' TO THE POINT OF BEGINNING

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 50 100 FEET

COUNTY ZONING MAP
120H273

DIGITAL DESCRIPTION: \ZCO\ZD_WORKMAN_MILL

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