

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES RELATING TO  
ZONE CHANGE NO. 201200003  
PROJECT NO. R2011-01290-(5)**

**WHEREAS**, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.16, part 2 of the County Zoning Ordinance (“County Code”) of the County of Los Angeles (“County”) provides for the adoption of zone changes and amendments to the County zoning regulations; and

**WHEREAS**, the permittee, the Quartz Hill Water District (“District”), proposes to construct, operate, and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a utility service center and a utility service yard. A Public Utility Service Center (“Service Center”) is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard (“Service Yard”) is defined as a location used for an office, warehouse, storage yard, or maintenance garage of a public utility. In more detail, the Service Center will house the following functions:

1. A SCADA (Supervisory Control and Data Acquisition) system. This system monitors all water flows and the District’s water distribution and storage.
2. A Water Quality Laboratory. This laboratory will maintain water quality parameters.
3. Real time monitoring of the District’s facilities.

The Service Yard will be used as a warehouse to store the District’s materials and equipment.

The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot), maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms, and the District’s board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway off of 50<sup>th</sup> Street West; and

**WHEREAS**, the Applicant has requested approval of Zone Change No. 201200003 to change zoning of the 4.8-acre property from R-1-7,500 (Single Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone to C-

3-DP (Unlimited Commercial – Development Program) zone pursuant to Sections 22.28.180, 22.28.210, 22.40.30 and 22.40.40 of the County Code, and

**WHEREAS**, the County Regional Planning Commission (“Planning Commission”) has conducted a public hearing in the matter of Zone Change No. 201200003 on July 10, 2013; and

**WHEREAS**, the Planning Commission finds as follows:

1. The Project Site is located within the unincorporated area identified as Quartz Hill on the County's Zoned District Map.
2. Regional access to the Project Site is provided by 50<sup>th</sup> Street West and Avenue L.
3. Zone Change No. 201200003 is a request to change zoning on 4.8 acres from the R-1-7,500 zone to the C-3-DP zone; the C-3-DP designation will ensure that development occurring after rezoning will be compatible with the surrounding area. As applied to this case, the C-3-DP zoning will authorize the development program on the Project Site.
4. Conditional Use Permit No. 201100120 is a request to authorize (1) the establishment, operation and maintenance of public utilities service yard in the C-3 zone, and (2) the establishment and implementation of a Development Program for the construction, operation, and maintenance of a utility service yard and utility service center in connection with the zone change from R-1-7,500 to C-3-DP zone.
5. Approval of the associated Conditional Use Permit No. 201100120, will not become effective unless and until the County Board of Supervisors (“Board”) has approved and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
6. The Project Site is approximately 4.8 gross acres in size. The Project Site is rectangular in shape. The Project Site is currently vacant property.
7. The properties surrounding the Project Site are located in County unincorporated areas and are zoned as follows:
  - North: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).
  - South: R-1-7,500
  - East: R-1-7,500, CPD (Commercial Planned Development)
  - West: R-1-7,500
8. Surrounding land uses within 1000 feet of the Project Site are as follows:

North: Single-family residences, vacant land.

South: Single-family residences.

East: Vacant land, commercial structures.

West: Single-family residences.

10. The site plan depicts the subject property with a new building measuring approximately 100 feet by 300 feet. The building is divided into three areas: (1) an operations center measuring 6,194 square feet, (2) a storage/warehouse facility measuring 7,335 square feet, and (3) vehicle equipment and parking measuring 15,000 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations center. Parking is depicted at the front and sides of the building, including parking for seven service trucks. A total of 13,695 square feet of landscaping is provided on site. Two new driveways (52 and 30 feet wide) accessing Avenue L and one 26-foot-wide driveway accessing 50<sup>th</sup> Street West are depicted.
11. The site is currently zoned R-1-7,500, and the land use designations under the Antelope Valley Areawide General Plan ("Area Plan"), a component of the County General Plan, is U1 (Urban 1) (1.1 to 3.3 dwelling units per acre) and C (Community Commercial). To be consistent with the plan designations, a zone change to C-3-DP is being requested by the applicant. This will allow the site to be developed in accordance with the underlying plan categories and its policies regarding the siting of community-serving uses, such as a utility, as compatible with the surrounding community. Moreover, to permit the construction of the proposed facility, a zone change is necessary to allow these facilities in the appropriate zone.

Therefore, modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

12. The site is an ideal location for the applicant's facility. To accommodate the realization of this structure, a zone change is needed. This zone change will permit the applicant to construct a much-needed facility, centralizing a number of outdated and dispersed locations into one, which in turn would allow for more efficient operations and better customer service.

Therefore, a need for proposed zone classification exists within such area or district; and

13. The proposed facility is compatible with the surrounding land uses, which are mostly residential. Its architectural design is in keeping with the community character, and there is sufficient buffering between the use and neighboring residences. The facility's garage and warehouse is on the east side, away from neighboring residences. An existing eight-foot block wall will aid in buffering residential uses from the new facility. Access to the site

will be from Avenue L and 50<sup>th</sup> Street West, which are improved as necessary to carry the quantity and type of traffic generated by the project.

Therefore, the particular property under consideration is a proper location for said zone classification within such area or district; and

14. By centralizing a number of outdated and dispersed locations into one centralized and state-of-the-art facility, the applicant will be better able to fulfill its mission of providing water to the Quartz Hill community and to better serve its customers. While currently zoned R-1, the area has a mix of residential and commercial uses, and the proposed facility will be in character and compatible with the surrounding uses. The zone change will be accompanied by a CUP to implement a Development Program, so the zone change will only permit the requested use of a Service Center and Service Yard.

Therefore, the placement of the proposed zone at such location will be in the interest of the public health, safety, and general welfare, and in conformity with good zoning practice.

15. The technical and engineering aspects of the Project have been resolved to the satisfaction of the County Department of Public Works, Fire, Public Health, and Regional Planning.
16. Compatibility with surrounding land uses will be ensured through the adoption and/or approval of the related Conditional Use Permit, and associated Conditions of Approval including the mitigation measures in the Mitigation Monitoring Program ("MMP").
17. The Zone Change will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
18. The applicant has satisfied the "Burden of Proof" for the requested zone change.
19. During the July 10, 2013 public hearing, the Planning Commission heard a presentation from staff and testimony from the applicant. Commissioners Louie, Pedersen, and Modugno were present. The applicant's representatives, Barry Munz, testified in favor of the Project. Staff presented the case and recommended approval, including revised conditions to eliminate the termination date, adjust the number of inspections, and adjust the hours of operation. The Commission concurred

with staff's recommendation that the grant term limit be removed and that the number of inspections be reduced. Regarding the hours of operation, the Commission asked if it was necessary to have limits on hours of operation, to which staff responded that the intent was to ensure minimal noise impacts on neighboring residences. The Commission directed that the condition be revised to eliminate any restriction on hours of operation, and instead limit noise on the subject property as appropriate. The applicant and the applicant's representative also testified in favor of the project and agreed with the Commission's comments. The applicant also described their community outreach, including the Quartz Hill Town Council, as also being in favor of the project. The Commission closed the public hearing, approved the CUP and moved to recommended to the County Board of Supervisors approval of the zone change

20. Aside from the applicant and the applicant's representative, and no persons testified in favor of the Project and no persons testified with concerns regarding the project.
21. No phone calls were received from members of the public.
22. The District, acting as lead agency pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study for the Project in compliance with CEQA. Based on the Initial Study, the District determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The District consulted with the County during this process. The mitigation measures the District deemed necessary to ensure the Project will not have a significant adverse impact on the environment are contained in the Mitigation Monitoring Program ("MMP") prepared by the District for the Project. On July 26, 2012, the District certified the MND and adopted the MND and MMP.
23. The County, acting as a responsible agency pursuant to CEQA, has independently considered the environmental effects of the project as shown in the MND prepared and adopted by the District. The County concludes that mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and that all such mitigation measures necessary to ensure the Project will not have a significant adverse impact on the environment are contained in the MMP adopted by the District. The District's MMP identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project. The District's MMP is consistent with the conclusions and recommendations of the MND.
24. The County, acting as responsible agency pursuant to CEQA, has prepared the attached Mitigation Monitoring Program for the County, the contents of which are incorporated herein by this reference, which contain the mitigation

measures necessary to ensure that those parts of the Project approved by the County will not have a significant effect on the environment.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

- A. Hold a public hearing to consider adoption of Zone Change No. 201200003, and approve Conditional Use Permit No. 201100120;
- B. Consider the environmental effects of the Project as shown in the MND prepared by the District as lead agency under CEQA;
- C. Determine that the potentially significant effects of the Project, as described in the MND, have been reduced to an acceptable level;
- D. Approve and adopt the County MMP for the Project pursuant to Section 21081.6 of the Public Resources Code, and find that the County MMP is adequately designed to ensure compliance with the mitigation measures during project implementation;
- E. Find that the recommended change of zone is consistent with the goals, policies and programs of the Area Plan and the County General Plan;
- F. Find that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- G. Find that a need for the proposed zone classification exists within such area or district;
- H. Find that the particular property under consideration is a proper location for said zone classification within such area or district;
- I. Find that placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice; and therefore
- J. Adopt the recommended Zone Change No. 201200003 changing the zoning classification on the property as depicted on the attached Exhibits and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on July 10, 2013.

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Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

VOTE: 3:0

Concurring: 3

Dissenting: 0

Abstaining: 0

Absent: 2

Action Date: July 10, 2013

SMT:amc  
7/10/13

Attachments: Draft Zone Change Map and Ordinance