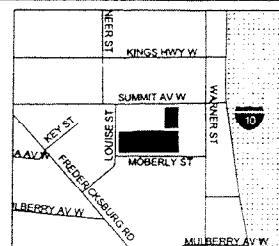


ZONING CASE: Z2002-108 C S

City Council District NO. 1
 Requested Zoning Change
 From: "R-4,C-3R" To: "I-1 S" and "R-4 C"
 Date: October 24, 2002
 Scale: 1" = 200'

C:\JUNE 18, 2002_1



T-20



CASE NO: Z2002108 C S

Continued from October 10, 2002

Zoning Commission Meeting Date: October 01, 2002

Council District: 1

Ferguson Map: 582 B-8

Appeal: No

Applicant:

Jerry Arredondo

Owner

Dean Foods/Southern Foods Group L.P. (aka
Oak Farms)- Hugo Andrade

Zoning Request:

From "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to 1. "R-4 C" Residential Single Family District with a Conditional Use Permit for a non-commercial parking lot on the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 20, Block 1, NCB 3243
2. "I-1 S" General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products on Lots 4, 5, and 13 through 21, save and except the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 21, Block 1, NCB 3243.

Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 1, NCB 3243

Property Location:

211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue

Between Fredericksburg Road and IH-10, north side of Moberly

Applicants Proposal:

For the expansion of the adjacent dairy & ice cream plant and a non-commercial parking lot

Staff Recommendation:

Approval. On October 10, 2002, City Council approved a proposed plan amendment to the Near Northwest Community Plan, which changed the proposed land use for the subject property to allow for industrial development. The requested zoning change is appropriate at this location, subject to the following conditions:

1. A 15 foot type C buffer that shall be constructed and maintained along the rear property line that is parallel to Moberly street in accordance with the UDC shall be extended along the western boundary of Lot 13, Block 1, NCB.
2. As a condition to be met prior to the issuance of a building permit pursuant to the construction or expansion of any industrial use, a 12 foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the extent of the buffer closest to the Oak Farms property. The baffle wall shall also extend along the buffer of lot 13, Block 1, NCB 3243 along Louise Street. The existing wall (along Summit Avenue and the west boundary of lot 5) shall be maintained as described above. The baffle wall shall be designed to reflect noise back into the Oak Farms property.
3. Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles.
4. Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.

CASE NO: Z2002108 C S

Zoning Commission Recommendation:

Approval with Conditions

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2002108 S August 6, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcohol Sales to "I-1" S General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

Jerry Arredondo, 9901 IH 10, representing the applicant, stated they have agreed with the recommendations by the Planning Commission however they would like to amended the terms and conditions. He stated there are other restrictions the neighborhood association has recommended that they have agreed on. He stated Oak Farms Dairy has been in the neighborhood since 1908. They are requesting this change to allow them to expand their facilities. The following deed restrictions will be enforced: A deco-district corporate fund; maintaining the landscaping; benches will be installed; future expansion towards Martinez Creek and the lighting shall be placed within the property as not to offend the neighbors; sidewalks will maintained; buildings will be painted and maintained; a 12-foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the southernmost extent of the buffer. The baffle wall shall be designed to reflect noise back into the Oak Farms property; primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles and no parking along residential neighbors.

Matt Connor, stated the parking of their trucks are currently being parked along the residential neighbors and this propose zoning change will relieve this situation. He stated this change is to allow parking space for employees parking and possibly future expansion of their facilities this area would be fenced.

FAVOR

Charlotte Kahl, 2103 W. Mistletoe Avenue, representing Woodlawn, Los Angeles Heights and Jefferson Neighborhood Associations, stated they have suggested Oak Farms expands across Martinez Creek. She stated she has attended several meetings regarding this request and Oak Farms has agreed on several conditions, which they feel comfortable with and now support this request.

John Davis, 1343 W. Lullwood, vice president of Los Angeles Keystone Neighborhood Association, stated they have met with Oak Farms regarding this request and their concerns with parking have been address therefore they are in support of this request.

OPPOSE

Jesus De La Tore, 1927 W. Kings Hwy., President of Jefferson Neighborhood Association, stated their neighborhood association was not notified of this zoning change nor have they met with Oak Farms representatives to discuss this issue. He stated is support this request if it is to improve the parking issues. He is concerned that this industrial change will invite other active that are not welcome in the neighborhood. Therefore, he does not support the industrial zoning change.

Herbert Lopez, 1427 W. Summit, representing his mother, stated he does not support this request. He stated he has met with the applicant and all the concerns that have not been addressed. Concerns with parking, noise and maintenance of the property have not been address. He stated they have been promised a cul-de-sac, sidewalks and other improvements and they have not attempted to improve the appearance. He is also concerned with the fuel tanks that will be stored in the property. He stated should this request be granted, Oak Farms might not conform to the restrictions that have been presented.

Florence Casarez, stated she her back yard abuts the subject property and is concerned with the fuel tanks that will be stored on the property.

REBUTTAL

Jerry Arredondo, 9901 IH 10, stated the fuel tanks storage is not the reason for the zoning change. These tanks have been stored since Oak Farms has moved in the property. He stated on the restrictions they have agreed on it stated that fuel tanks should be 75 feet from any residence He stated their intent is to better the parking issues with this zoning change.

Staff stated there were 41 notices mailed out to the surrounding property owners, 6 returned in opposition and 2 returned in favor and no response from the Los Angeles Heights Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motions was made by Commissioner Kissling and seconded by Commissioner McAden to recommend a continuance until August 20, 2002.

1. Property is located on Lots 4, 5, 13 thru 21, Block 1, NCB 3243 at 211, 219 & 225 Moberly and 1418 & 1424 West Summit Avenue.
2. There were 41 notices mailed, 6 returned in opposition and 2 in favor.

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3. Staff recommends approval.

**AYES: Mehringer, Cardenas-Gamez, Kissling, McGowan, Hophan, McAden,
Avila, Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002108 C S

ZONING CASE NO. Z2002108 C S August 20, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to "I-1" S General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated they would like to request a continuance until September 17, 2002 to have more time to meet with the neighborhood association.

Staff stated there were 41 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor and no response from the Los Angeles Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend a continuance until September 17, 2002.

1. Property is located on Lost 4, 5, 13 thru 21, Block 1, NCB 3243 at 211, 219 & 225 Moberly and 1418 & 1424 West Summit Avenue.
2. There were 41 notices mailed, 5 returned in opposition and 1 in favor
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill,
McAden, Avila, Morell**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002108 C S

ZONING CASE NO. Z2002108 C S September 17, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to "I-1" S General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated they have been meeting with the neighborhood association and have reached an agreement. He further stated they would like to amend their request to "R-4" to "R-4" C for non-commercial parking with a 15-foot landscape buffer and a 6-foot solid fence to north 30 feet of Lots 14, 15, 16, 17, 18, 19, 20 and the north and west 30 feet of lots 5 and 13, and the north 30 feet of the west 40 feet of Lot 20, Block 1, NCB 3243 and from "R-4" to "I-1" S with a Specific Use Authorization for bottling and processing of milk and cream products on Lots 4, 5 and 13 through 21, save and except the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19, 20 and the north and west 30 feet of Lots 5 and 13.

FAVOR

John Davis, 1343 W. Lullwood, stated upon meeting with Mr. Arredondo and Oak Farms representative they have reached an agreement therefore they are in support of this request.

Jed Maebius, 200 Belvidere, representative of Mike Villarreal, stated this property is within their district. He further stated they have been involved in this case since the beginning and are in support of this request.

Staff stated there were 41 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor and no response from Los Angeles Heights Neighborhood Association and the Near Northwest Community Plan.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motions was made by Commissioner McAden and seconded by Commissioner Grau to recommend approval of "R-4" C with the following conditions: "R-4" to "R-4" C for non-commercial parking with a 15-foot landscape buffer and a 6-foot solid fence to north 30 feet of Lots 14, 15, 16, 17, 18, 19, 20 and the north and west 30 feet of lots 5 and 13, and the north 30 feet of the west 40 feet of Lot 20, Block 1, NCB 3243 and from "R-4" to "I-1" S with a Specific Use Authorization for bottling and processing of milk and cream

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products on Lots 4, 5 and 13 through 21, save and except the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19, 20 and the north and west 30 feet of Lots 5 and 13 along with staffs recommendation:

(1.) Amendment of the Northwest Community Plan.

(2.) A 15-foot type "C" buffer that shall be constructed and maintained along the rear property line that is parallel to Moberly Street in accordance with the UDC shall be extended along the western boundary of Lot 13, Block 1, NCB. In addition to and as a part of meeting the landscaping requirements for the type "C" buffer canopy type evergreen trees shall be planted every 25 feet for the length of the buffer. The trees shall be a minimum of ten (10) feet in height

When planted and should reach a minimum of twenty five (25) feet in height upon maturity.

(3.) As a condition to be met prior to the issuance of a building permit pursuant to the construction or expansion of any industrial use, a 12 foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the extent of the buffer closest to the Oak Farms property. The baffle wall shall also extend along the west property line of Lot 13, Block 1, NCB 3243 along Louise Street. The existing wall (along Summit Avenue and the west boundary of Lot 5) shall be maintained as described above. The baffle wall shall be designed to reflect noise back into the Oak Farms property.

(4.) Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles.

(5.) Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.

1. Property is located on Lots 4, 5, 13, thru 21, Block 1, NCB 3243 at 211, 219 & 2525 Moberly and 1418 & 1424 West Summit Avenue.
2. There were 41 notices mailed, 5 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, McGowan, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002108 C S

ZONING CASE NO. Z2002108 C S October 1, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-4" Residential Single Family District and "C-3" R Commercial Restrictive Alcoholic Sales District to 1. "R-4" C Residential Single Family District with a Conditional Use Permit for a non-commercial parking lot on the north 30 feet of Lots 4, 14 thru 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 20, Block 1, NCB 3243; 2. "I-1" S General Industrial District with a Specific Use Authorization for Bottling and processing of milk and cream products on Lots 4, 5, and 13 thru 21, save and except the north 30 feet of Lots 4, 14 thru 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 21, Block 1, NCB 3243.

Jerry Arredondo, 9901 Ith 10 W., representing the owner, stated their purpose is to expand the dairy and ice cream plant and construct a non-commercial parking lot. He further stated they have reached an agreement with neighborhood association.

FAVOR

Charlotte Kahl, 2103 W. Mistletoe Avenue, stated she has met with the applicant and they have reached an agreement therefore is in support of this request.

Staff stated there were 41 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor and Los Angeles Heights Neighborhood Association is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval with the following conditions:

- (1.) Amendment of the Northwest Community Plan.
- ✓ (2.) A 15-foot type "C" buffer that shall be constructed and maintained along the rear property line that is parallel to Moberly Street in accordance with the UDC shall be extended along the western boundary of Lot 13, Block 1, NCB. In addition to and as a part of meeting the landscaping requirements for the type "C" buffer canopy type evergreen trees shall be planted every 25 feet for the length of the buffer. The trees shall be a minimum of ten (10) feet in height

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When planted and should reach a minimum of twenty five (25) feet in height upon maturity.

(3.) As a condition to be met prior to the issuance of a building permit pursuant to the construction or expansion of any industrial use, a 12 foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the extent of the buffer closest to the Oak Farms property. The baffle wall shall also extend along the west property line of Lot 13, Block 1, NCB 3243 along Louise Street. The existing wall (along Summit Avenue and the west boundary of Lot 5) shall be maintained as described above. The baffle wall shall be designed to reflect noise back into the Oak Farms property.

(4.) Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles.

(5.) Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.

1. Property is located on Lots 4, 5, 13 thru 21, Block 1, NCB 3243 at 211, 219 & 225 Moberly and 1418 & 1424 West Summit Avenue.
2. There were 41 notices mailed, 5 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill,
McAden, Avila, Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING October 10, 2002

City Council granted a continuance on this case until October 24, 2002.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.