

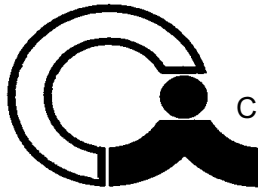
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# PLANNING COMMISSION

## CITY OF INDUSTRY

SPECIAL MEETING AGENDA  
AUGUST 24, 2015 11:00 A.M.



CHAIRMAN - VACANT  
VICE CHAIRMAN - VACANT  
COMMISSIONER FRANK CONTRERAS  
COMMISSIONER BERT SPIVEY  
COMMISSIONER ANDRIA WELCH

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*Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California*

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### **Addressing the Planning Commission:**

- ▶ **Agenda Items:** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
- ▶ **Public Comments (Agenda Items Only):** *During public comments, if you wish to address the Planning Commission during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Planning Commission concerning any item that has been described in the notice for the Special Meeting.*

### **Americans with Disabilities Act:**

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

### **Agendas and other writings:**

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments

5. **PUBLIC HEARING**

- 5.1 Public Hearing regarding General Plan Amendment 15-1, a proposed amendment to the Roadway Classification Plan of the General Plan Circulation Element to remove a superfluous portion of El Encanto Road.

Consideration of Resolution No. PC 2015-12 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ELIMINATING A PORTION OF EL ENCANTO ROAD FROM THE ROADWAY CLASSIFICATION PLAN OF THE GENERAL PLAN CIRCULATION ELEMENT AND AN ADDENDUM TO THE PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT FOR THE 2014 GENERAL PLAN UPDATE.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2015-12.*

6. **ACTION ITEM**

- 6.1 Consideration of Resolution No. PC 2015-13 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SUMMARY VACATION OF CERTAIN EXCESS PORTIONS OF EL ENCANTO ROAD WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED VACATION WITH THE CITY OF INDUSTRY GENERAL PLAN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2015-13.*

7. Adjournment. Next regular meeting: Thursday, September 10, 2015 at 11:00 a.m.

*PLANNING COMMISSION*

ITEM NO. 5.1



# CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

## MEMORANDUM

To: Planning Commission

August 18, 2015

From: Paul J. Philips, City Manager

Staff: Brian James, Planning Director

**Subject: General Plan Amendment 15-1**

### Overview

For the Planning Commission's consideration and recommendation to the City Council is General Plan Amendment 15-1 to amend the Roadway Classification Plan of the Circulation Element of the General Plan to eliminate a portion of El Encanto Road. The portion of El Encanto Road depicted on Attachment 1 was inadvertently included on the Roadway Classification Plan and is clearly a mapping error given the existence of Parriott Place.

In order to amend the General Plan, the City must comply with procedures set forth in California's Planning and Zoning Law, Government Code section 65350 – 65362. The minimum process authorized under the Government Code can be summarized as: (a) the Planning Commission must publish a notice of a public hearing; (b) the Commission must hold a public hearing and render a written decision in the form of a recommendation to the City Council on the proposed amendments; (c) the City Council must then subsequently publish a notice of a public hearing to consider the amendments; and (d) the City Council must also hold at least one public hearing before approving the amendments. (Govt. Code §§ 65353 – 65356)

Amendments to the general plan can be initiated by the City or through a request by a property owner, business, or developer. The proposed amendment is considered technical in nature and has been initiated by City Staff to correct a mapping error.

### Location and Surroundings

As shown on Attachment 2, the portion of El Encanto Road proposed to be eliminated from the Roadway Classification Plan has not been built but is depicted on the Roadway Classification Plan north of Don Julian Road and south of Proctor Avenue. As depicted, the roadway wraps around the east and west sides of Parriott Place in an "S" pattern through both a vacant lot and in the parking lot for the Homestead Museum.

### Staff Analysis

The portion of El Encanto road proposed to be eliminated from the Roadway Classification Plan is existing public right-of-way that was never built and rendered superfluous by Parriott Place, which efficiently handles existing and future traffic in the area. From a circulation perspective, the subject portion of El Encanto Road is inefficient, as it wraps around both sides of Parriott Place in an "S" pattern, and does not provide any necessary connections or access.

El Encanto Road is only depicted in the Roadway Classification Plan due to a mapping error.

When creating the maps for the General Plan update, the GIS mapping system utilized the LA County Assessor parcel information and parcels identified as public rights-of-way were identified. When the Roadway Classification Plan of the General Plan was created, the subject portion of El Encanto Road was included as a Collector Street following the existing public rights-of-way. A Collector Street is defined in the Circulation Element as a street that gathers traffic from Local Streets and conveys it to the arterial system and provides direct access to abutting properties. They distribute traffic within a localized area and are not intended for use as a through-street or a link between higher capacity roadways. Parriott Place efficiently serves this purpose in the area. Given that Parriott Place provides the necessary circulation link in the area, the removal of remnant El Encanto Road right-of-way from the Roadway Classification Plan will not alter existing street patterns, alter roadway capacity, or alter or reduce level of service performance (LOS) and emergency access in any manner.

Conversely, if the subject portion of El Encanto Road were built, it would not handle any additional traffic and would degrade the performance and safety of Parriott Place by creating oddly angled intersections and a confusing street pattern.

#### *Relative State Planning and Zoning Laws*

- California Government Code Section 65358 allows a city to amend its general plan up to four times per year. General Plan Amendment 15-1 is the only application to amend the General Plan so far this year.
- California Government Code Section 65352 requires that projects representing a 'substantial' amendment to a general plan be referred to adjacent jurisdictions, the Local Agency Formation Commission and the governing school district and water district. The proposed project has been determined not to represent a substantial amendment because it will not result in a physical change and is unnecessary to provide access or improve circulation.

#### *Environmental Analysis*

As discussed in the Addendum to the EIR for the 2014 General Plan Update (Attachment 3), the Environmental Impact Report ("EIR") prepared for the General Plan Update and certified by the City Council on June 12, 2014 (Resolution No. CC 2014-12) adequately addressed the circulation system necessary to serve the future buildout of the City as depicted in the General Plan Land Use Element. The future buildout of the City did not assume or incorporate the subject portions of El Encanto Road and instead assumed and studied the continued existence of Parriott Place, which is designated as a Collector Street on the Roadway Classification Plan. As addressed in the General Plan EIR, Parriott Place has the necessary capacity to handle existing and future traffic in the area. Eliminating the remnant right-of-way of El Encanto Road from the Roadway Classification Plan will not alter existing street patterns, alter roadway capacity, or alter or reduce level of service performance (LOS) and emergency access in any manner. Based upon the information received and Staff's review and assessment, no substantial changes to the 2014 General Plan Update are being made as part of the amendment, therefore the amendment does not trigger any of the circumstances that would require preparation of a subsequent EIR or negative declaration under Public Resources Code section 21166 or CEQA Guidelines section 15162. As such, an Addendum to the previously certified EIR for the 2014 General Plan Update, has been prepared for this project.

### **Public Hearing**

The required public hearing notice (Attachment 4) was posted on the site, Gale Avenue fire station, council chambers, and City Hall, and published in the San Gabriel Tribune on August 11, 2015.

## **Recommendation**

Because the proposed amendment will correct a mapping error on the Roadway Classification Plan, Staff recommends that the Planning Commission approve Resolution PC 2015-12 (Attachment 5) recommending that the City Council approve the Addendum to the EIR for the 2014 General Plan Update and General Plan Amendment No. 15-1.

## **Attachments**

- Attachment 1: Proposed Amendment to the Roadway Classification Plan
- Attachment 2: Location Map
- Attachment 3: Addendum to the EIR for the 2014 General Plan Update
- Attachment 4: Public Hearing Notice
- Attachment 5: Resolution PC 2015-12



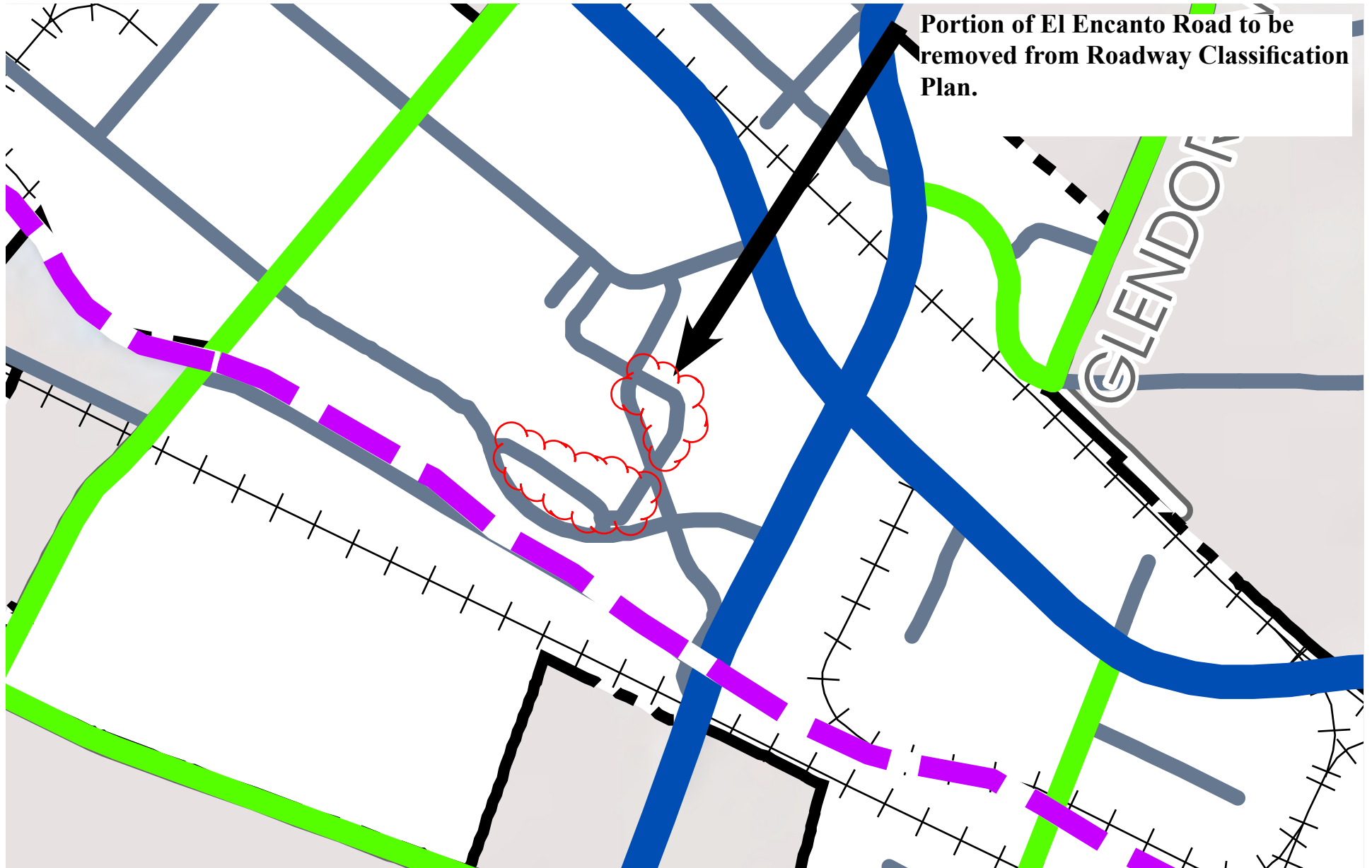
# **Attachment 1**

## **Proposed Amendment to the Roadway Classification Plan**





# General Plan Amendment 15-1





# **Attachment 2**

## **Location Map**



# General Plan Amendment 15-1





## **Attachment 3**

# **Addendum to the EIR for the 2014 General Plan Update**





**CITY OF INDUSTRY**  
**CEQA Addendum To The**  
**Environmental Impact Report For The**  
**General Plan Update (SCH No.: 2011031090)**  
**General Plan Amendment 15-1**

**Overview**

As the Lead Agency, the City of Industry certified the Environmental Impact Report (EIR) for the updated General Plan (State Clearinghouse No. 2011031090) and approved the General Plan on June 12, 2014 (Resolutions No. CC 2014-12 and CC 2014-13 respectively). On August 18, 2015, the City of Industry Planning Department proposed General Plan Amendment 15-1 to amend the Roadway Classification Plan of the General Plan Circulation Element to eliminate a portion of El Encanto Road. The portion of El Encanto Road depicted on Attachment 1 was inadvertently included on the Roadway Classification Plan and is a mapping error, which is made clear by the existence of Parriott Place which handles traffic in the area. This Addendum has been prepared to document that the proposed amendment does not trigger the need for further environmental analysis in a subsequent or supplemental EIR under the requirements of CEQA and the CEQA Guidelines.

**Basis for an EIR Addendum**

As indicated by CEQA Guidelines Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the City determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In accordance with CEQA Guidelines Section 15164, this Addendum has been prepared to document that the proposed project modifications do not require preparation of a subsequent EIR under Section 15162. Among other things, the proposed changes would not result in new or substantially more severe significant environmental impacts compared with the impacts disclosed in the certified EIR, nor are there any other circumstances that require preparation of a subsequent EIR. The basis for these conclusions is explained below.

### **General Plan Amendment 15-1**

General Plan Amendment 15-1 is intended to correct a mapping error on the Roadway Classification Plan of the General Plan Circulation Element to eliminate a portion of El Encanto Road. The portion of El Encanto Road proposed to be eliminated from the Roadway Classification Plan is existing public right-of-way that was never built and rendered superfluous by Parriott Place, which efficiently handles existing and future traffic in the area. From a circulation perspective, the subject portion of El Encanto Road is inefficient, as it wraps around both sides of Parriott Place in an “S” pattern, and does not provide any necessary connections or access.

El Encanto Road is depicted in the Roadway Classification Plan as the result of a mapping error. When creating the maps for the General Plan update, the GIS mapping system utilized the LA County Assessor parcel information and parcels identified as public rights-of-way were identified. When the Roadway Classification Plan of the General Plan was created, the subject portion of El Encanto Road was included as a Collector Street following the existing rights-of-way. A Collector Street is defined in the Circulation Element as a street that “gathers traffic from Local Streets and conveys it to the arterial system and provides direct access to abutting properties. They distribute traffic within a localized area and are not intended for use as a through-street or a link between higher capacity roadways.” Parriott Place efficiently serves this purpose in the area. Given that Parriott Place provides the necessary circulation link in the area, the removal of remnant El Encanto Road right-of-way from the Roadway Classification Plan will not alter existing street patterns in any manner.

Conversely, if the subject portion of El Encanto Road were built, it would not handle any additional traffic and would degrade the performance and safety of Parriott Place by creating oddly angled intersections and a confusing street pattern.

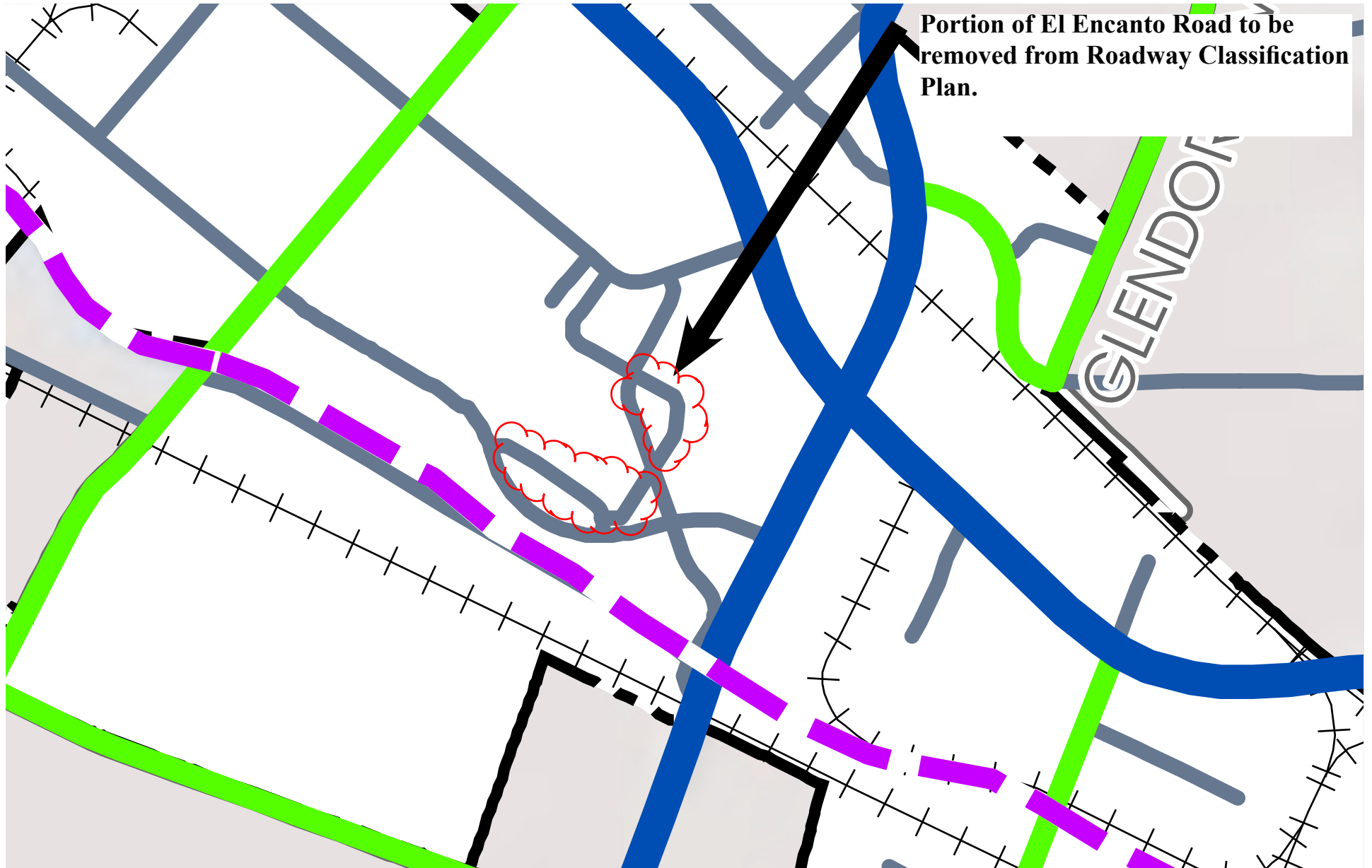
The Environmental Impact Report (“EIR”) prepared for the General Plan Update and certified by the City Council on June 12, 2014 adequately addressed the circulation system necessary to serve the future buildout of the City as depicted in the General Plan Land Use Element. The traffic studies assessing the future buildout of the City did not assume or incorporate the subject portions of El Encanto Road and instead assumed and studied the continued existence of Parriott Place, which is designated as a Collector Street on the Roadway Classification Plan. As addressed in the General Plan EIR, Parriott Place has the necessary capacity to handle existing and future traffic in the area. Eliminating the remnant right-of-way of El Encanto Road from the

Roadway Classification Plan will not alter existing street patterns, alter roadway capacity, or alter or reduce level of service performance (LOS) and emergency access in any manner.

### **Conclusion**

- General Plan Amendment 15-1 does not involve a substantial change that would require major revisions to the certified EIR and does not alter any of the impacts or conclusions reached in its analysis.
- General Plan Amendment 15-1 does not involve a substantial change in circumstances, does not alter existing or future street patterns, and does not eliminate a roadway that was assumed to carry additional traffic in the certified EIR.
- New information has not been discovered that would result in significant effects not discussed in the certified EIR, alter any of the previously examined impacts, or alter any of the analysis, conclusions, or mitigation measures.
- No substantial changes to the 2014 General Plan Update are being made as part of General Plan Amendment 15-1 and, therefore, General Plan Amendment 15-1 does not trigger any of the circumstances that would require preparation of a subsequent EIR or negative declaration under Public Resources Code section 21166 or CEQA Guidelines section 15162.

# General Plan Amendment 15-1



# **Attachment 4**

## **Public Hearing Notice**



## NOTICE OF SPECIAL PUBLIC HEARING

### General Plan Amendment No. 15-1

On August 11, 2015, notice has been given that the Planning Commission of the City of Industry will hold a special public hearing to consider and make a recommendation to the City Council on General Plan Amendment 15-1. General Plan Amendment 15-1 is a proposed technical amendment to Figure 5, Roadway Classification Plan, of the Circulation Element of the General Plan, to remove a portion of El Encanto Road (See attached). The portion of El Encanto Road to be removed from the Roadway Classification Plan is a mapping error and is not necessary as a future roadway.

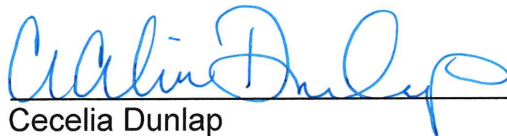
A copy of all relevant material are on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such special hearing shall be as follows:

Time: 11:00 a.m.  
Date: August 24, 2015  
Place: City Council Chamber  
15651 East Stafford Street  
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Stafford Street, Suite 100, City of Industry, CA 91744.

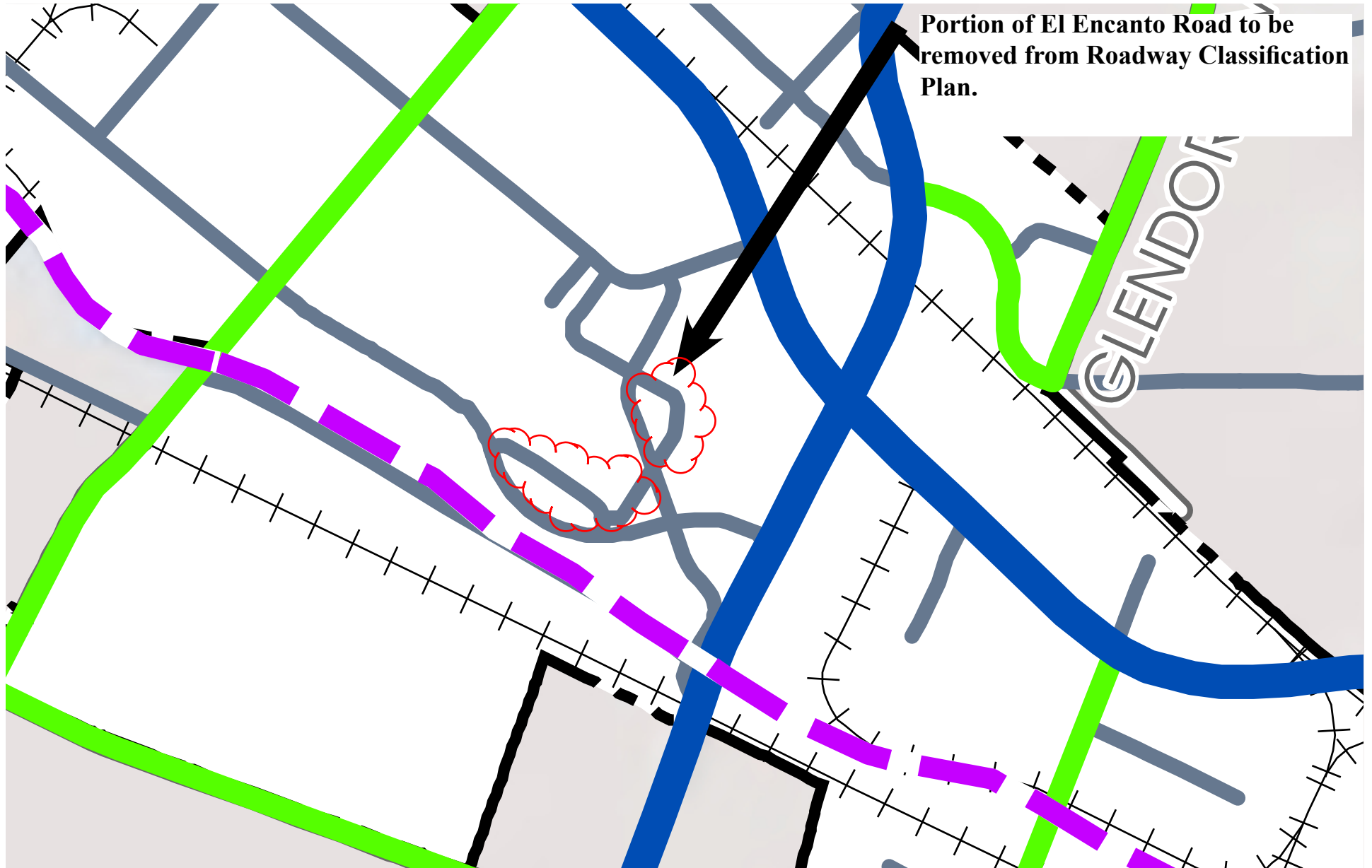
If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.



Cecelia Dunlap  
Deputy City Clerk of the City of Industry



# General Plan Amendment 15-1



# **Attachment 5**

## **Resolution PC 2015-12**



## RESOLUTION NO. PC 2015-12

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ELIMINATING A PORTION OF EL ENCANTO ROAD FROM THE ROADWAY CLASSIFICATION PLAN OF THE GENERAL PLAN CIRCULATION ELEMENT AND AN ADDENDUM TO THE PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT FOR THE 2014 GENERAL PLAN UPDATE**

**WHEREAS**, the State Planning and Zoning Law (California Government Code §§ 65350 *et seq.*), allows cities to prepare, adopt, and amend general plans and elements of those general plans; and

**WHEREAS**, the City of Industry adopted a comprehensive update to its General Plan, which included the Land Use Element, Circulation Element, Resource Management Element, and Safety Element, on June 12, 2014 (Resolution No. CC 2014-13); and

**WHEREAS**, the Circulation Element of the General Plan coordinates the mobility systems with future land use patterns and levels of buildout identified in the Land Use Element, and contains the Roadway Classification Plan (Figure 5 of the Circulation Element), which classifies each street by size, function, and capacity; and

**WHEREAS**, the Roadway Classification Plan classifies the portion of El Encanto Road as a Collector Street, as shown on Exhibit A; and

**WHEREAS**, a Collector Street is defined in the Circulation Element as a street that gathers traffic from Local Streets and conveys it to the arterial system and provides direct access to abutting properties. They distribute traffic within a localized area and are not intended for use as a through-street or a link between higher capacity roadways; and

**WHEREAS**, the inclusion of the portion of El Encanto Road shown on Exhibit A as a Collector Street on the Roadway Classification Plan is a mapping error because it is excess and superfluous given the existence of Parriott Place, which was built in place of El Encanto Road and serves as the Collector Street for the area by providing access to adjacent parcels, collecting local traffic, and distributing traffic to the arterial streets; and

**WHEREAS**, when creating the maps for the General Plan update, the GIS mapping system utilized the Los Angeles County Assessor parcel information

and parcels identified as public rights-of-way were identified. When the Roadway Classification Plan of the General Plan was created, the subject portion of El Encanto Road was included as a Collector Street following the existing public rights-of-way. However, Parriott Place efficiently serves this purpose in the area. Given that Parriott Place provides the necessary circulation link in the area, the removal of remnant El Encanto Road right-of-way from the Roadway Classification Plan will not alter existing street patterns, alter roadway capacity, or alter or reduce level of service performance and emergency access in any manner; and

**WHEREAS**, the Environmental Impact Report (EIR) prepared for the General Plan Update and certified by the City Council on June 12, 2014 (Resolution No. CC 2014-12) adequately addressed the circulation system necessary to serve the future buildout of the City as depicted in the General Plan Land Use Element. Such buildout did not assume or incorporate the subject portions of El Encanto Road, and instead assumed and studied the continued existence of Parriott Place, which is designated as a collector road on the Roadway Classification Plan and has the necessary capacity to handle existing and future traffic projections in the area; and

**WHEREAS**, notice of the Planning Commission's August 24, 2015, special public hearing on GPA 15-1 was published in *The San Gabriel Valley Tribune* on August 11, 2015, in compliance with the City's Code and Government Code Section 65091, and was posted at the Property and at three public places on August 11, 2015; and

**WHEREAS**, on August 24, 2015, the Planning Commission of the City of Industry conducted a duly noticed public hearing on the proposed amendment, and considered all testimony written and oral; and

**WHEREAS**, all legal prerequisites have occurred prior to the adoption of this Resolution.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1:** The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

**SECTION 2:** All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Industry.

**SECTION 3.** Upon independent review and consideration of the information contained in the Staff Report and the Addendum to the EIR for the

2014 General Plan Update, the Planning Commission hereby finds and determines that the revised Roadway Classification Plan of the General Plan Circulation Element will not result in any substantial changes to the 2014 General Plan Update. The proposed General Plan Amendment corrects an inadvertent mapping error, and was therefore duly considered in the Final EIR analysis for the 2014 General Plan Update. Therefore the project does not trigger any of the circumstances that would require preparation of a subsequent EIR or negative declaration under Public Resources Code Section 21166, or Section 15162 of the CEQA Guidelines, and the Planning Commission approves the Addendum to the EIR.

**SECTION 4:** Based upon substantial evidence presented to the Planning Commission during the August 24, 2015 public hearing, including public testimony and written and oral staff reports, the Planning Commission finds as follows:

- (a) The proposed General Plan Amendment is necessary to implement the 2014 General Plan Update and to ensure internal consistency in the document.
- (b) The proposed revisions to the Roadway Classification Plan of the General Plan Circulation Element are consistent with the General Plan in that they correct an error that inadvertently designated El Encanto Road as a Collector Street. The classification of El Encanto Road as a Collector Street is unnecessary to serve future traffic given the existence of Parriott Place.
- (c) The proposed General Plan Amendment is not detrimental to the public interest, health, safety convenience or welfare of the City, in that if the subject portion of El Encanto Road were built, it would not handle any additional traffic and would degrade the performance and safety of Parriott Place by creating oddly angled intersections and a confusing street pattern.

**SECTION 5.** Based upon substantial evidence presented to the Planning Commission during the above referenced August 24, 2015 public hearing, including public testimony, the written and oral staff report, as well as the findings and conclusions set forth herein, the Planning Commission does hereby recommend that the City Council adopt a Resolution approving General Plan Amendment 15-1, and the Addendum regarding same.

**SECTION 6.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**SECTION 7.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution, and that the same shall be in full force and effect. The Planning Commission hereby directs the Secretary to transmit a copy of this Resolution to the City Clerk of the City of Industry.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Industry at a special meeting held on August 24, 2015, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSTAIN:        COMMISSIONERS:

ABSENT:         COMMISSIONERS:

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Andria Welch  
Planning Commissioner

ATTEST:

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Cecelia Dunlap  
Secretary

**STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF INDUSTRY                )**

**PLANNING COMMISSION  
SECRETARY'S CERTIFICATION  
RE: ADOPTION OF PLANNING  
COMMISSION RESOLUTION**

I, Cecelia Dunlap, Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2015-12 was duly passed and adopted at a special meeting of the Planning Commission of the City of Industry held on the 24<sup>th</sup> day of August, 2015 by the following vote to wit:

AYES:                   COMMISSIONERS: \_\_\_\_\_  
NOES:                   COMMISSIONERS: \_\_\_\_\_  
ABSENT:                COMMISSIONERS: \_\_\_\_\_  
ABSTAINED:            COMMISSIONERS: \_\_\_\_\_

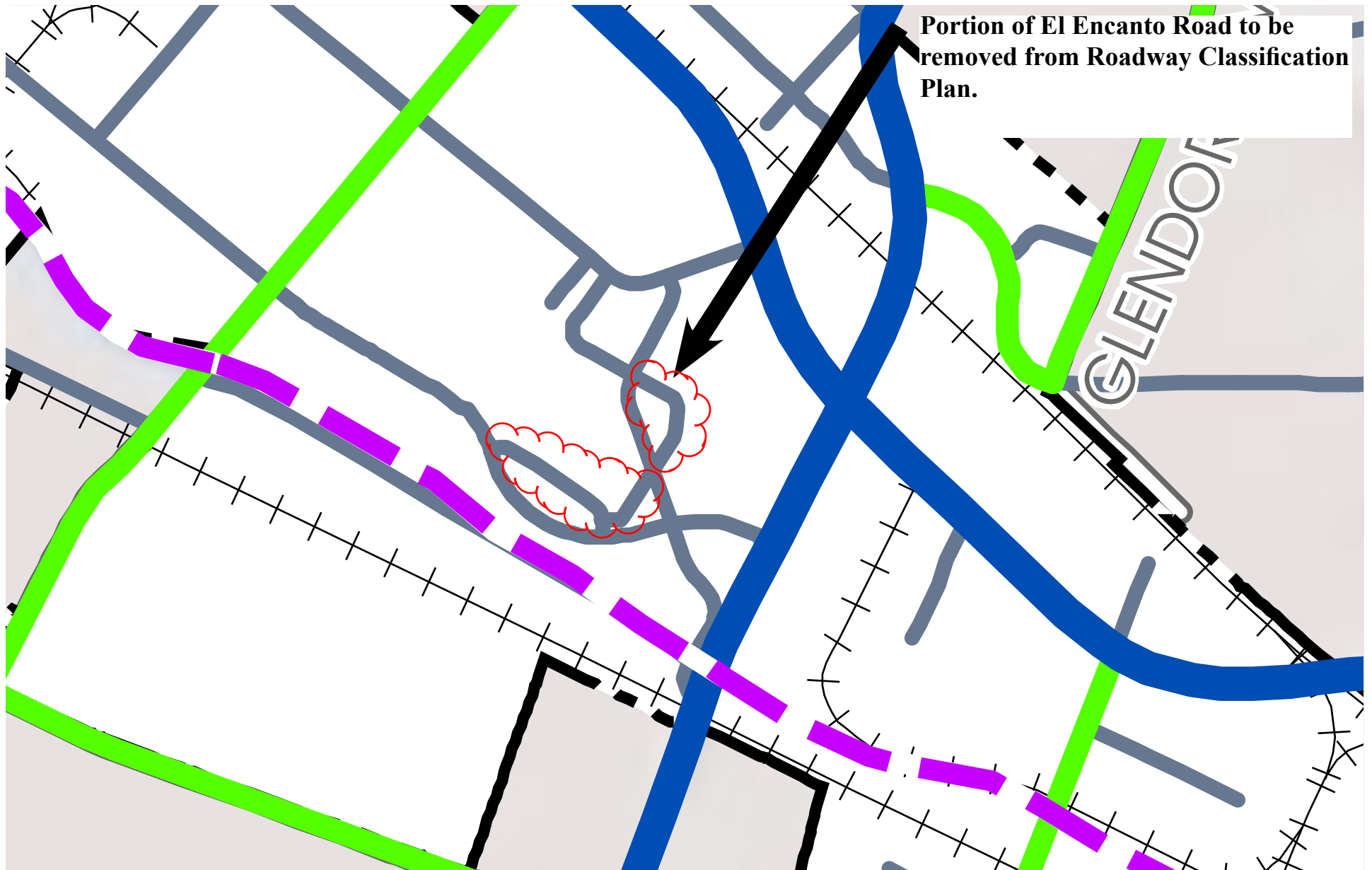
\_\_\_\_\_  
Cecelia Dunlap, Secretary  
Planning Commission  
City of Industry, California

(SEAL)



# EXHIBIT A

## General Plan Amendment 15-1



*PLANNING COMMISSION*

ITEM NO. 6.1

## MEMORANDUM

To: Members of the Planning Commission

From: Paul Philips, City Manager

Staff: Clement N. Calvillo, CNC Engineering  
Joshua Nelson, CNC Engineering

Date: August 18, 2015

**SUBJECT:** Resolution No. PC 2015-13 Pertaining to the Summary Vacation of a Portion of El Encanto Road (MP 12-03 #3)

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The City desires to vacate a portion of El Encanto Road that became excess right-of-way due to the creation of Parriott Place West (See graphic attached to the accompanying Resolution). On July 23, 2015, the City Council adopted Resolution No. CC-2015-21, expressing the intent to order the vacation of a portion of El Encanto Road. The Council will hold a public hearing on September 10, 2015, for the purpose of obtaining all evidence and/or testimony relating to said proposed vacation.

When Parriott Place was constructed, it severed El Encanto Road and left a remnant piece of land easterly of the new street. The remnant land would be better suited to be incorporated into the development on the east side. This will actually enlarge the parcel that the Successor Agency to the Industry Urban-Development Agency is selling, resulting in a higher purchase price for that property.

Pursuant to Government Code Section 65402, it is necessary for the Planning Commission to find that the vacation is consistent with the City's General Plan. However, given a mapping error, a General Plan Amendment is necessary to make a finding of consistency. On August 24, 2015, the Planning Commission will consider Resolution PC 2015-12 recommending that the City Council approve General Plan Amendment 15-1 amending the Roadway Classification Plan of the General Plan Circulation Element and removing a portion of El Encanto Road mistakenly designated as a Collector Street. The portion of the El Encanto was removed from the Roadway Classification Plan because it was right-of-way that was never built, was rendered superfluous by Parriott Place, and was ultimately a mapping error and should have never been included in the General Plan. Prior to acting on the proposed vacation of El Encanto Road, the City Council will need to act on General Plan Amendment 15-1.

Should the City Council approve the General Plan Amendment, the vacation of El Encanto Road will be specifically consistent with the following aspects of the General Plan:

*Vision. Provide prudent public ownership, improvement, and strategic partnerships to achieve the City's economic development and revitalization goals.*

The proposed vacation allows the City to dispose of unneeded, remnant street right-of-way and stimulate the master planned development of an approximately 6.4 acre site. The development of vacant land assists the City in meeting its economic development goals.

*LU2-2 Attract the establishment and continuation of businesses that bring new jobs and improve sales tax revenue, particularly those that increase the City's share of growing sectors of the regional and global economy. Encourage businesses that contribute to a professional environment and enhance the overall value of the City of Industry as a place to conduct business.*

*LU2-3 Encourage the consolidation of smaller lots and large industrial lots to be occupied by a single tenant as opposed to multiple tenants.*

Vacation of the remnant right-of-way will allow the consolidation of multiple lots into a coordinated development of two buildings of 84,660 square feet and 45,510 square feet. The development of the buildings will likely provide new jobs to the City and increase the City's tax base.

*C1-2 Maintain a peak-hour LOS D at intersections identified on the Roadway Classification Plan.*

*C1-4 Ensure that the location, intensity, and timing of development are consistent with the provision of adequate transportation infrastructure.*

Given that Parriott Place provides the necessary circulation link in the area, the vacation of remnant right-of-way of El Encanto Road will not alter existing street patterns, alter roadway capacity, or alter or reduce level of service performance (LOS) and emergency access in any manner. Parriott Place provides the circulation system necessary to accommodate existing/future uses and potential development in the area.

At this time staff recommends that the Planning Commission find that this vacation is consistent with the City's General Plan pursuant to Government Code Section 65402 contingent upon the City Council's approval of General Plan Amendment 15-1.

It is hereby recommended that the Planning Commission approve and adopt Resolution No PC 2015-13 pertaining to the summary vacation of a portion of El Encanto Road.

**RESOLUTION NO. PC 2015-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SUMMARY VACATION OF CERTAIN EXCESS PORTIONS OF EL ENCANTO ROAD WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED VACATION WITH THE CITY OF INDUSTRY GENERAL PLAN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402**

**WHEREAS**, the City desires to vacate a portion of surplus right-of-way dedicated for road purposes located at El Encanto Road in the City of Industry (the "Property"); and

**WHEREAS**, the Property is excess right-of-way that was acquired for El Encanto Road and is not required for present or future street or highway purposes; and

**WHEREAS**, the Property is legally described in Exhibit "A" and depicted on the map in Exhibit "B", both of which are attached hereto and incorporated herein by this reference; and

**WHEREAS**, prior to vacating the Property, Government Codes §65402(a) requires that the Planning Commission find that the vacation conforms to the City's General Plan; and

**WHEREAS**, the Planning Commission has reviewed the proposed vacation of the Property and finds that it conforms to the City's General Plan because the area of the vacation is designated as a "collector street" roadway type and this portion of that collector street is no longer needed and the remainder of El Encanto Road will continue to function as a collector street. In addition the vacation does not alter circulation patterns or emergency access and allows for efficient use of this remnant piece of right of way.

**WHEREAS**, at a special meeting on August 24, 2015, the Planning Commission adopted Resolution PC 2015-12 recommending that the City Council approve General Plan Amendment No. 15-1 removing an excess portion of El Encanto Road from the Roadway Classification Plan of the General Plan Circulation Element. The recommendation on the conformance of the vacation of the subject portion of El Encanto Road is contingent upon the City Council approving General Plan Amendment No. 15-1.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1:** The Planning Commission finds that all of the facts, findings and conclusions set forth above are true and correct.

**SECTION 2:** Subject to the approval by the City Council of General Plan Amendment No. 15-1, in accordance with, and pursuant to the requirements of California Government Code §65402(a), the Planning Commission hereby finds that the proposed vacation of El Encanto Road is consistent with the General Plan based on the following:

- (a) *Vision. Provide prudent public ownership, improvement, and strategic partnerships to achieve the City's economic development and revitalization goals.*

The proposed vacation allows the City to dispose of unneeded, remnant street right-of-way and stimulate the master planned development of an approximately 6.4 acre site. The development of vacant land assists the City in meeting its economic development goals.

- (b) *LU2-2 Attract the establishment and continuation of businesses that bring new jobs and improve sales tax revenue, particularly those that increase the City's share of growing sectors of the regional and global economy. Encourage businesses that contribute to a professional environment and enhance the overall value of the City of Industry as a place to conduct business.*

*LU2-3 Encourage the consolidation of smaller lots and large industrial lots to be occupied by a single tenant as opposed to multiple tenants.*

Vacation of the remnant right-of-way will allow the consolidation of multiple lots into a coordinated development of two buildings of 84,660 square feet and 45,510 square feet. The development of the buildings will likely provide new jobs to the City and increase the City's tax base.

- (c) *C1-2 Maintain a peak-hour LOS D at intersections identified on the Roadway Classification Plan.*

*C1-4 Ensure that the location, intensity, and timing of development are consistent with the provision of adequate transportation infrastructure.*

Given that Parriott Place provides the necessary circulation link in the area, the vacation of remnant right-of-way of El Encanto Road will not alter existing street patterns, alter roadway capacity, or alter or reduce level of service performance (LOS) and emergency access in any manner. Parriott Place has the necessary capacity to handle existing and future traffic in the area, maintain the desired LOS, and accommodate future development.

**SECTION 3:** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**SECTION 4:** That the Secretary of the Planning Commission shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

**SECTION 5:** The Planning Commission hereby directs the Secretary of the Planning Commission to transmit a full, true and correct copy to the City Clerk.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Industry at a special meeting held on August 24, 2015 by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSTAIN:        COMMISSIONERS:

ABSENT:         COMMISSIONERS:

---

Andria Welch  
Planning Commissioner

ATTEST:

---

Cecelia Dunlap  
Secretary

**STATE OF CALIFORNIA**            )  
**COUNTY OF LOS ANGELES**    ) ss.  
**CITY OF INDUSTRY**            )

**PLANNING COMMISSION  
SECRETARY'S CERTIFICATION  
RE: ADOPTION OF PLANNING  
COMMISSION RESOLUTION**

I, Cecelia Dunlap, Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2015-13 was duly passed and adopted at a special meeting of the Planning Commission of the City of Industry held on the 24<sup>th</sup> day of August 2015, by the following vote, to wit:

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

\_\_\_\_\_  
Cecelia Dunlap, Secretary  
Planning Commission  
City of Industry, California

(SEAL)



# EXHIBIT "A"

## PARTIAL VACATION OF EL ENCANTO ROAD

### LEGAL DESCRIPTION

THAT PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 43 AND 44 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE 68.00 FEET WIDE EASEMENT FOR STREET AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF INDUSTRY, RECORDED JULY 23, 1980 AS INSTRUMENT NO. 80-701583, BOUNDED NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF PARRIOTT PLACE WEST AS SHOWN AND DESCRIBED IN GRANT DEED TO THE CITY OF INDUSTRY FOR STREET AND HIGHWAY PURPOSES, RECORDED APRIL 9, 2001 AS INSTRUMENT NO. 01-0586000, BOTH OF OFFICIAL RECORDS OF SAID COUNTY.

**CONTAINS:** 7,763 SQUARE FEET OR 0.178 ACRES MORE OR LESS.

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES  
P.L.S. No. 5750  
REG. EXP. 12/31/15

7/7/15

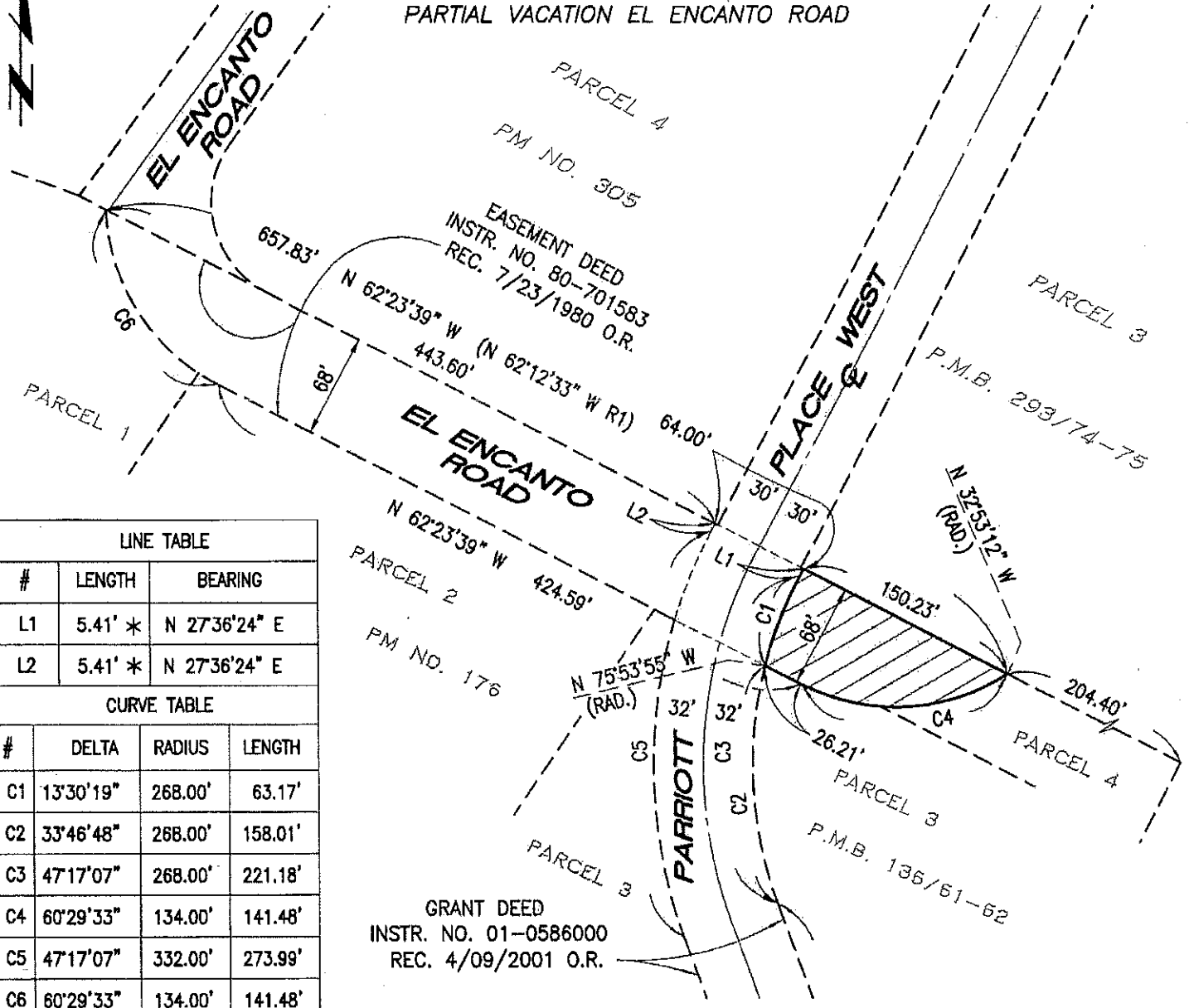
DATE



SCALE: 1" = 100'

# EXHIBIT "B"

PARTIAL VACATION EL ENCANTO ROAD



LINE TABLE			
#	LENGTH	BEARING	
L1	5.41' *	N 27°36'24" E	
L2	5.41' *	N 27°36'24" E	
CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	13°30'19"	268.00'	63.17'
C2	33°46'48"	268.00'	158.01'
C3	47°17'07"	268.00'	221.18'
C4	60°29'33"	134.00'	141.48'
C5	47°17'07"	332.00'	273.99'
C6	60°29'33"	134.00'	141.48'

**LEGEND:**



INDICATES PORTION OF INSTR. NO. 80-701583 (EL ENCANTO RD.) TO BE VACATED  
CONTAINS: 7,763 SQ. FT. ±

(R1) PER INSTR. NO. 80-701583 O.R.

\* - (5.40' PER INSTR. NO. 01-0586000 O.R.)

**SURVEYOR:**

PREPARED UNDER THE SUPERVISION OF:

**PREPARED BY:**

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH.(714)521-4811 FAX(714)521-4173

*[Signature]* 7/7/15  
 BRIAN L. THIENES DATE  
 P.L.S. NO. 5750  
 REG. EXP. DEC. 31, 2015



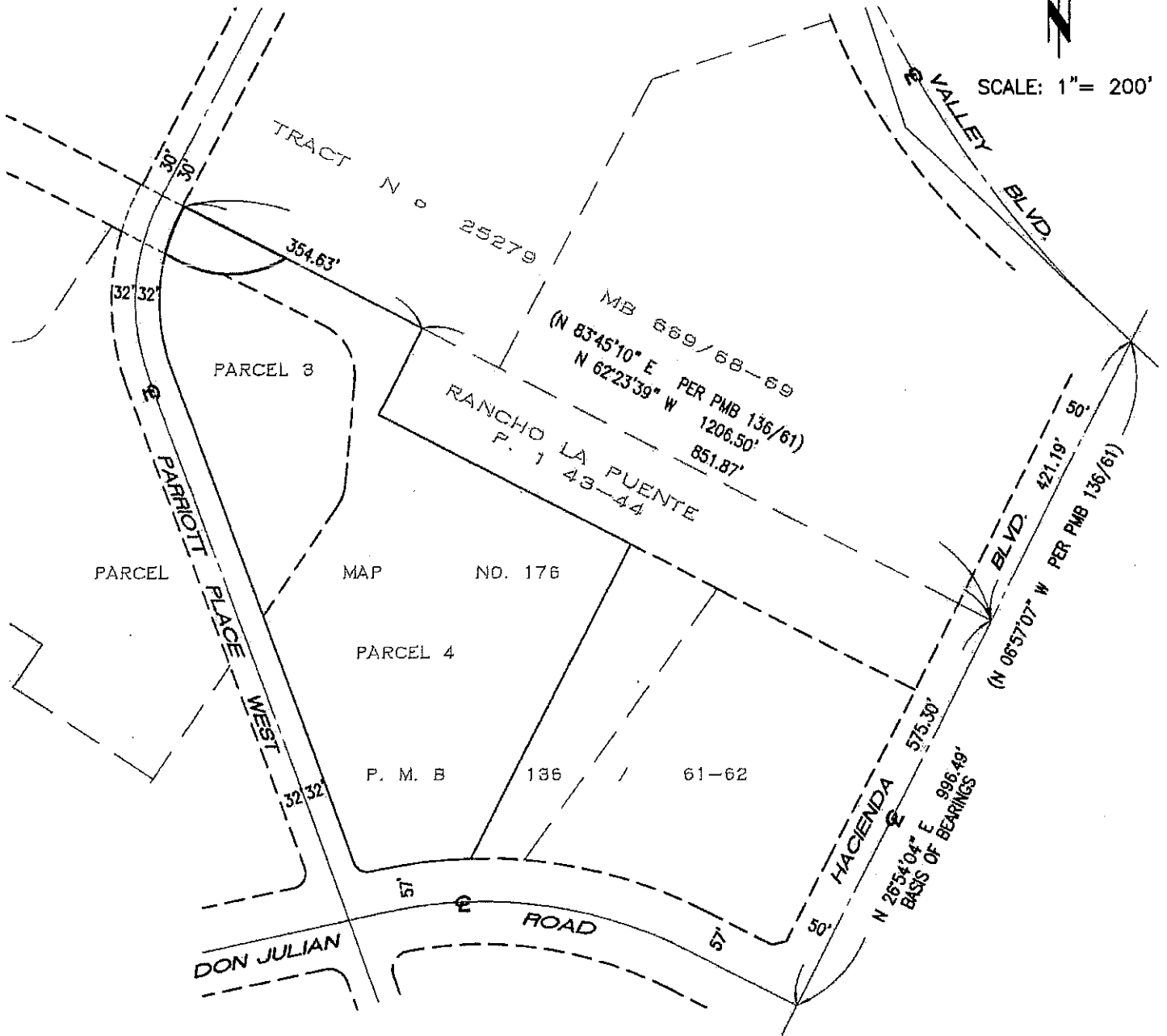
# EXHIBIT "B"

SHEET 2 OF 2

PARTIAL VACATION EL ENCANTO ROAD  
BASIS OF BEARINGS



SCALE: 1" = 200'



PREPARED BY:

**TEI** Thienes Engineering, Inc.  
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