Canyon Residences -- Rowland Heights

TCR
TRAMMELL CROW RESIDENTIAL

November 6, 2010

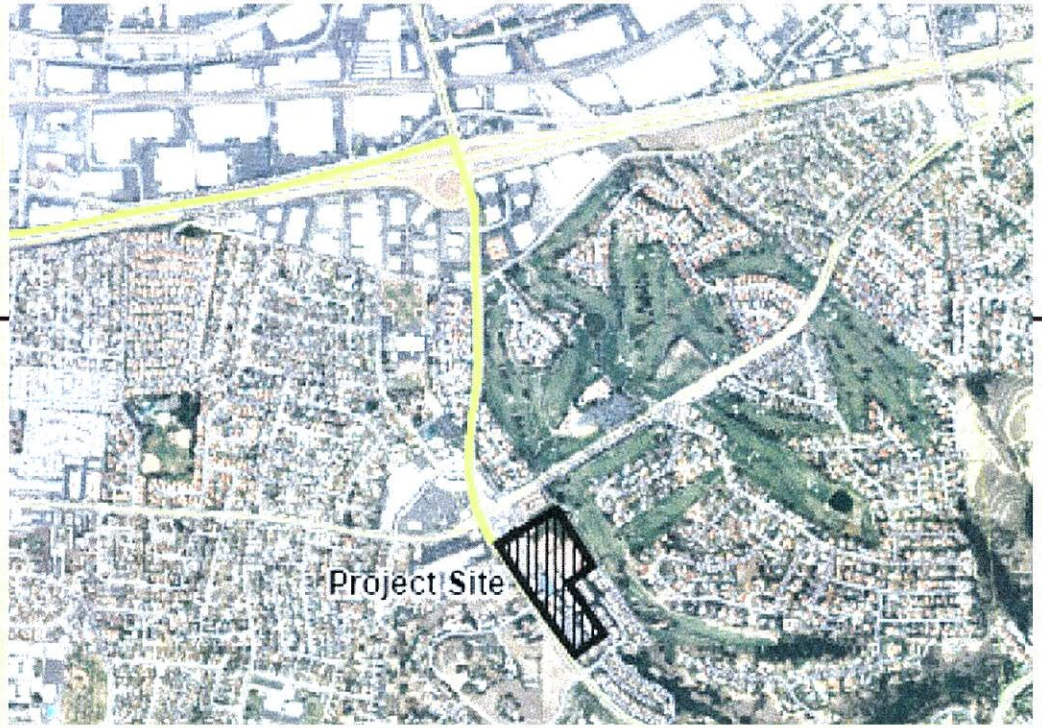
Background and Chronology

- In 2007, Trammell Crow Residential (TCR) agreed to buy this nearly 16 acre site, set between adjacent commercial and U4 multifamily zoning, to build a modern, luxury, high-end market rate rental housing community.
- From 2008 to 2010, the County worked on the EIR, including a Notice of Preparation, scoping meetings, and now the Draft EIR has been issued which includes several "Reduced Density Alternatives".
- After two years of outreach by TCR, including over 35 community meetings, we agreed to a reduced U-5 zoning designation already in the Rowland Height Community and downsized our project by over 30% -- based on stakeholder and staff input
- Today, at this meeting , we request the Planning Commission to initiate the start of its public review process which will include multiple future hearings on EIR and zoning matters.
- Today we also formally agree to reduce our project even further -- to the U-4 land use classification -- matching the land use designation of the neighboring parcel and recommended by staff -- and reducing Canyons well over 50% from its original proposed density.

Community Issues Addressed

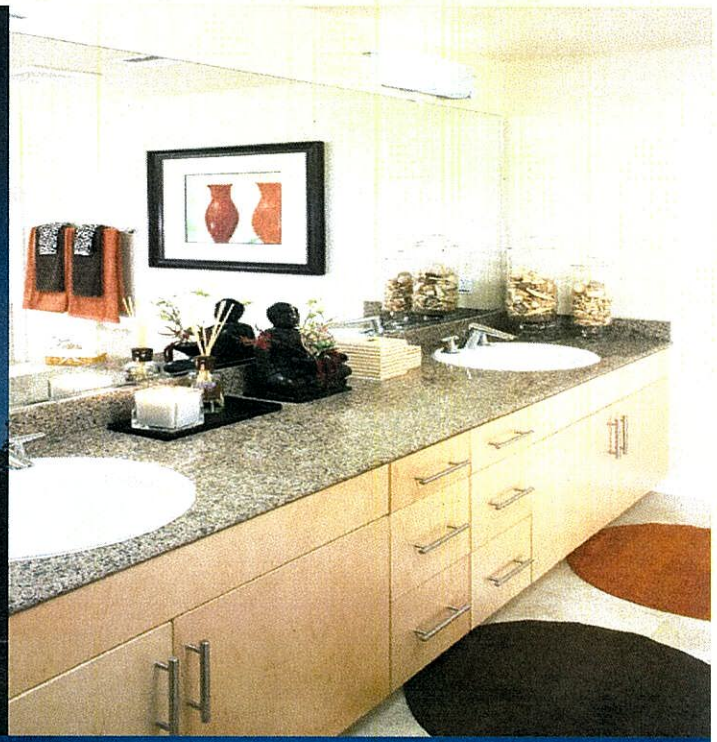
- **Project size**
  - Density goes down well over 50%. Project will be comprised of townhomes and garden style flats.
  - Residence heights are cut in half -- down from original 70 feet to 35 feet, with some architectural details extending to 40 feet. All heights are well within County guidelines.
- **RH Community Plan**
  - Both the recently revised application, and our reduction proposed today are consistent with a per acre density already allowed in the RH Community Plan.
  - Proposal is to accept staff recommendation to re-designate the site to U-4 -- the same land use designation for the upslope residential parcel and similar density to the downslope senior housing community.
  - No longer requesting text amendment to RH Community Plan.
  - Only change is to Community Plan Map -- to re-designate land use category for site to U-4. again, consistent with our neighbor's U-4 and our other neighbor's residential density in a commercial zone.

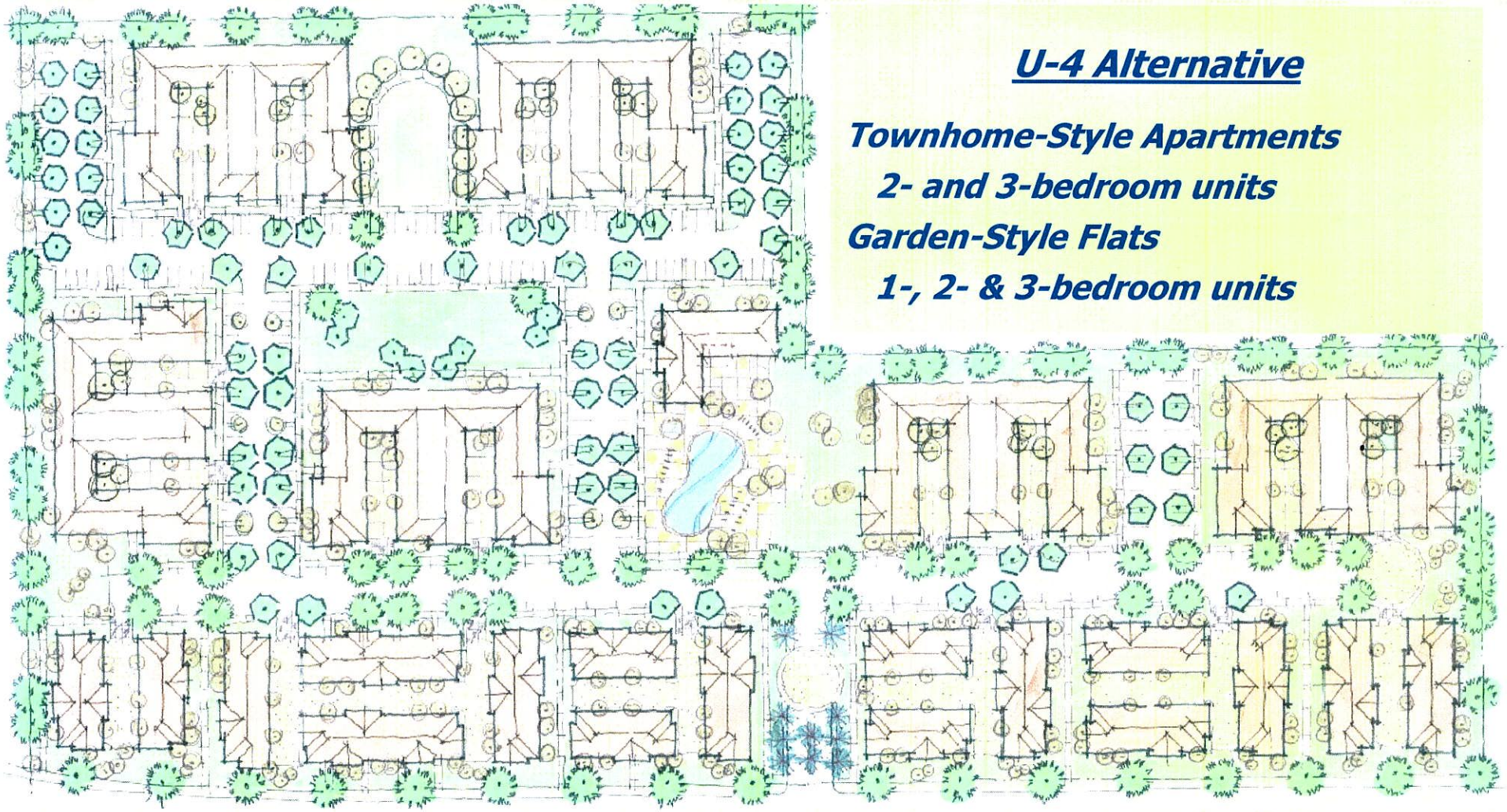
Site Context



Southlands Church and School site -- near the corner of Colima Road and Brea Canyon Cutoff.

- ***Near crossroads of two major boulevards, ideal for multifamily housing, adjacent to commercial and senior housing to the north, with U-4 multifamily housing to the south. Golf course serves as buffer to upslope single family housing.***
- ***Site already developed, easy access to wide streets and two freeways. Existing entitlements already allow significant traffic potential for school and church expansion plans.***
- ***Site's current entitlements allow for a very large church/school complex with 3,500-seat Sanctuary and 900-student School – an intensity of use and attendance beyond that of the Canyon Residences revised application impacts.***





U-4 Alternative

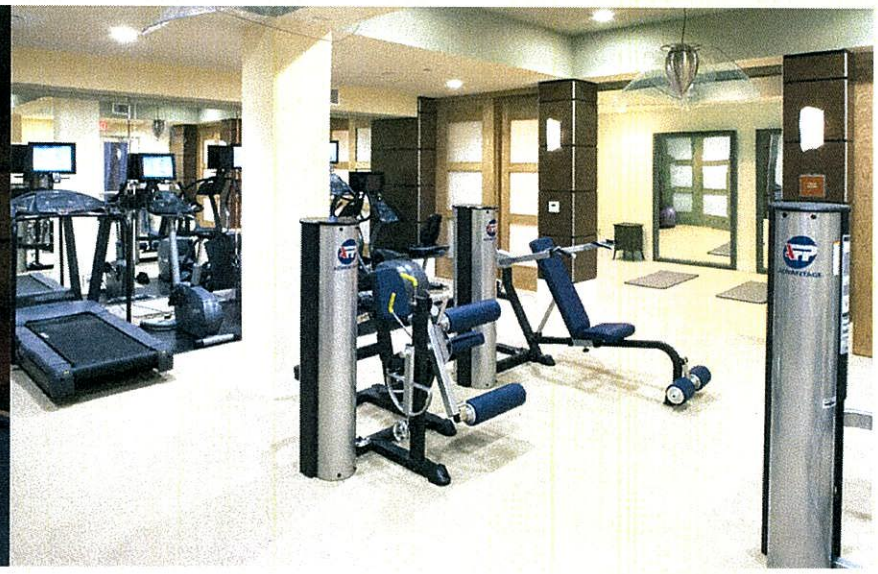
Townhome-Style Apartments

2- and 3-bedroom units

Garden-Style Flats

1-, 2- & 3-bedroom units

- ***Designed to meet needs of growing numbers of young professionals and newly married couples seeking attractive rental housing near San Gabriel Valley job centers and transit hubs.***
- ***Families will be attracted to the large townhome units.***
- ***Also designed for older couples, with family nearby, seeking to downsize from suburban lifestyles.***
- ***New design features sustainable, green building principles and construction techniques, and use of green materials.***
- ***TCR is an award-winning expert in developing attractive and desirable housing in an urban and commercial setting.***



- ***High quality amenities attract desirable tenants seeking this type of housing -- who become contributing community members***
- ***Broad setbacks and streetscape amenities, with abundant landscaping -- canopies of shade trees, flowers, landscape lighting. Dozens of new trees along Brea Canyon Cutoff and other streets***
- ***Streetscape improvements enhance visual environment, encourage pedestrian activity and links to neighborhood-serving commercial***
- ***Minutes from Metrolink and well-served by bus routes means a transit-oriented development -- the kind of smart-growth design critically important for new residential housing.***

Canyon Residences

Townhome Village

- Craftsman-styled townhomes strategically located along Brea Canyon Cutoff.
- Designed to enhance neighborhood aesthetic, "activate" the street – encouraging and promoting pedestrian activity.
- Town homes include 2 and 3-bedroom units, ranging from 1175 sq. ft. to 1,375 sq. ft.

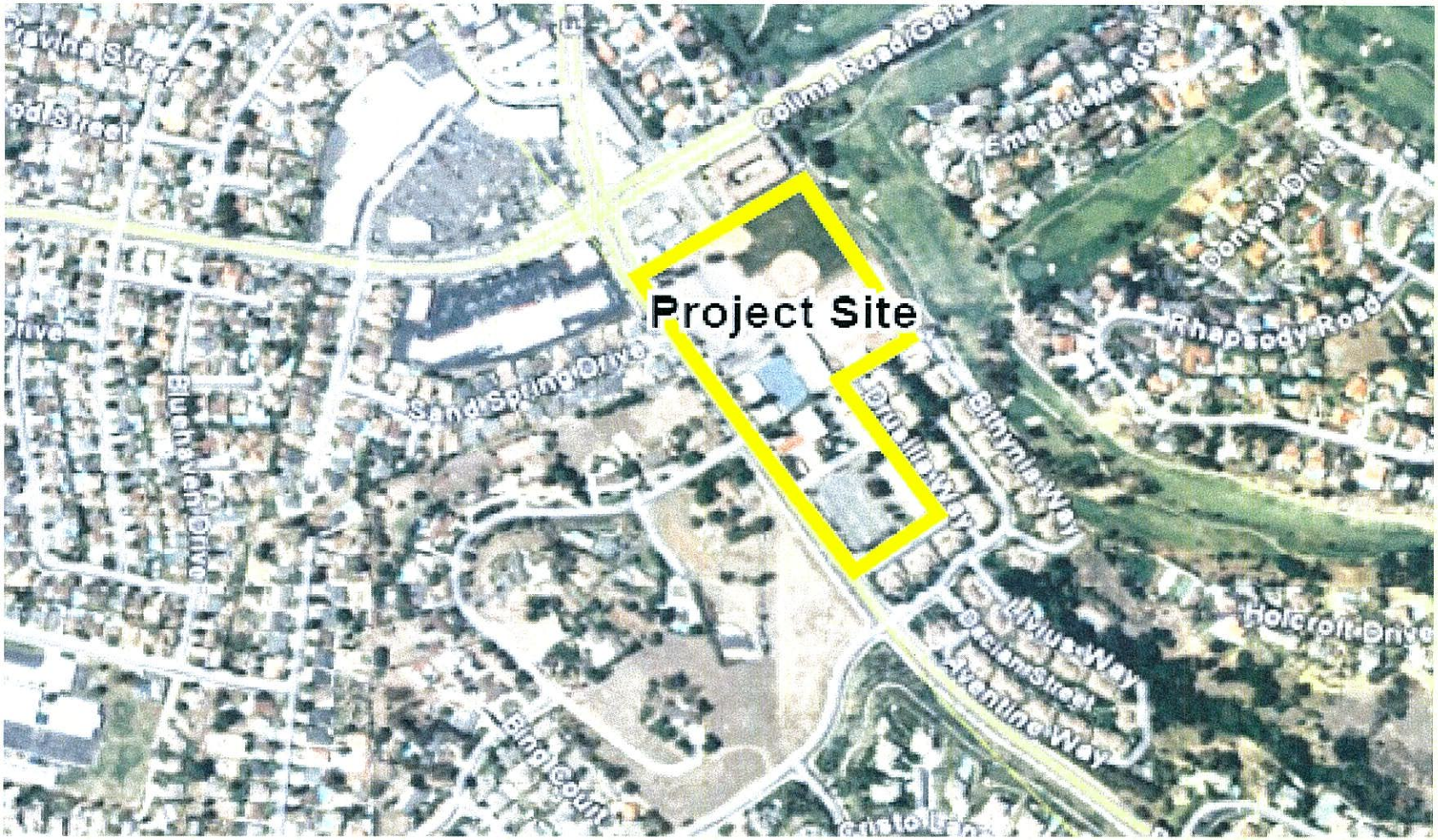
Garden Style Flats & Lofts

- Mediterranean Revival-style design -- with significantly reduced height – down 50% from 70 ft to 35 ft.
- Includes 1, 2 and 3- bedroom units, ranging from 500 to 1,300 sq. ft.

Community Amenities

- ***Includes recreational facilities, swimming pool, spa, fitness centers, social rooms, and a business center.***

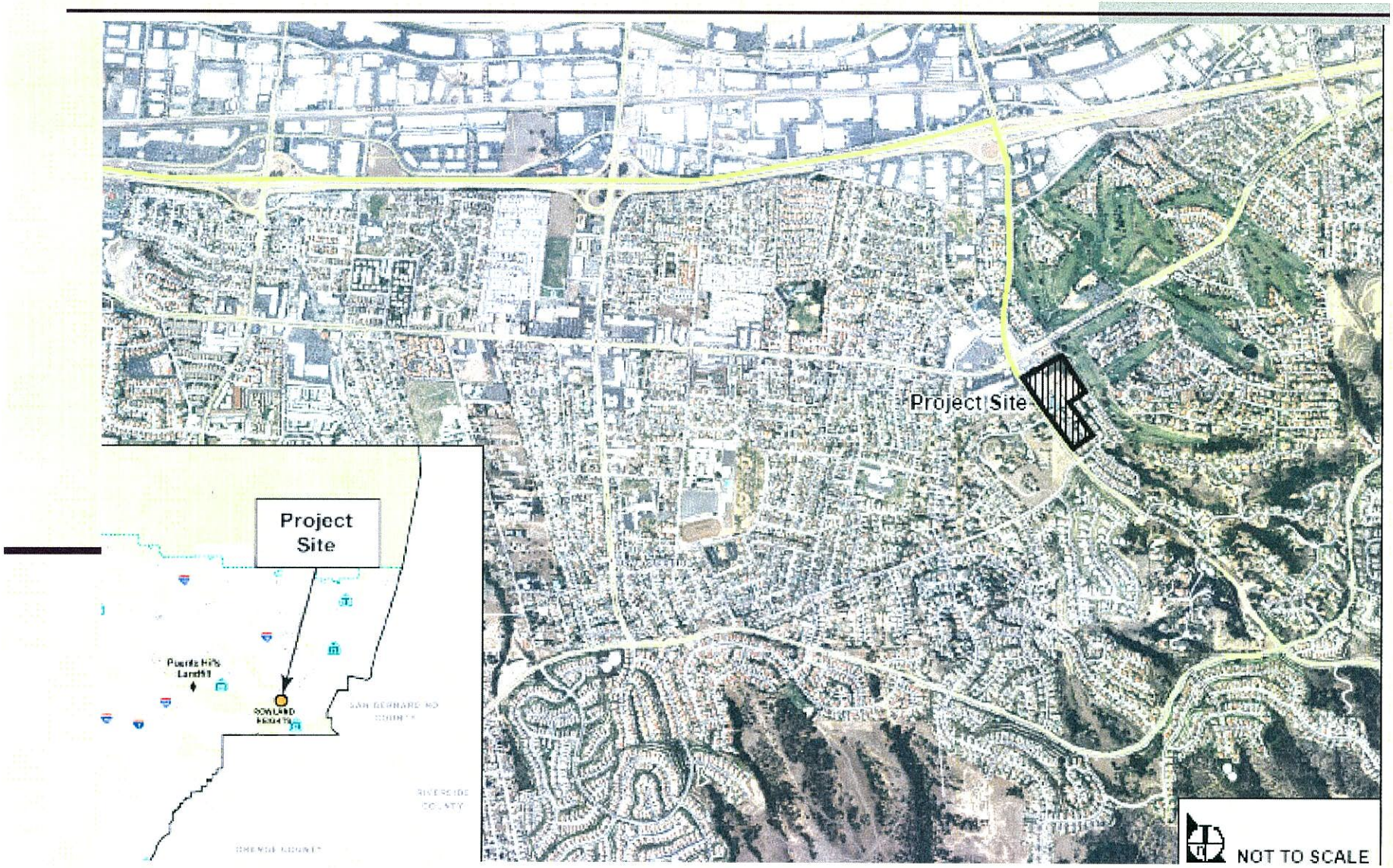
Consistency With County and Community Planning Principles



Request to Amend Land Use Map

- *Staff recommends motion to initiate plan amendment process to consider zoning other than U-1 for this property*
- *Motion would direct staff to review application, and bring back a future recommendation whether to amend the existing land use map, providing for application of an existing land use category in the Plan to this property.*
- *Staff recommends a U-4 plan designation. TCR agrees. Map amendment is appropriate for this property.*
- *The U-4 category is the same as the upslope residential parcel and similar density to the downslope senior housing community.*
- *Denial of initiation would likely result in use of existing entitlements for large-scale institutional use --which create far greater environmental impacts, based on EIR.*
- *Initiation of plan amendment is appropriate under County General Plan and Community Plan – Rowland Heights Community Plan Housing Policy #6 – "encourage the provision of an adequate supply of housing in close proximity to jobs".*

Planning Context -- Housing in Proximity to Jobs, Services and Transportation



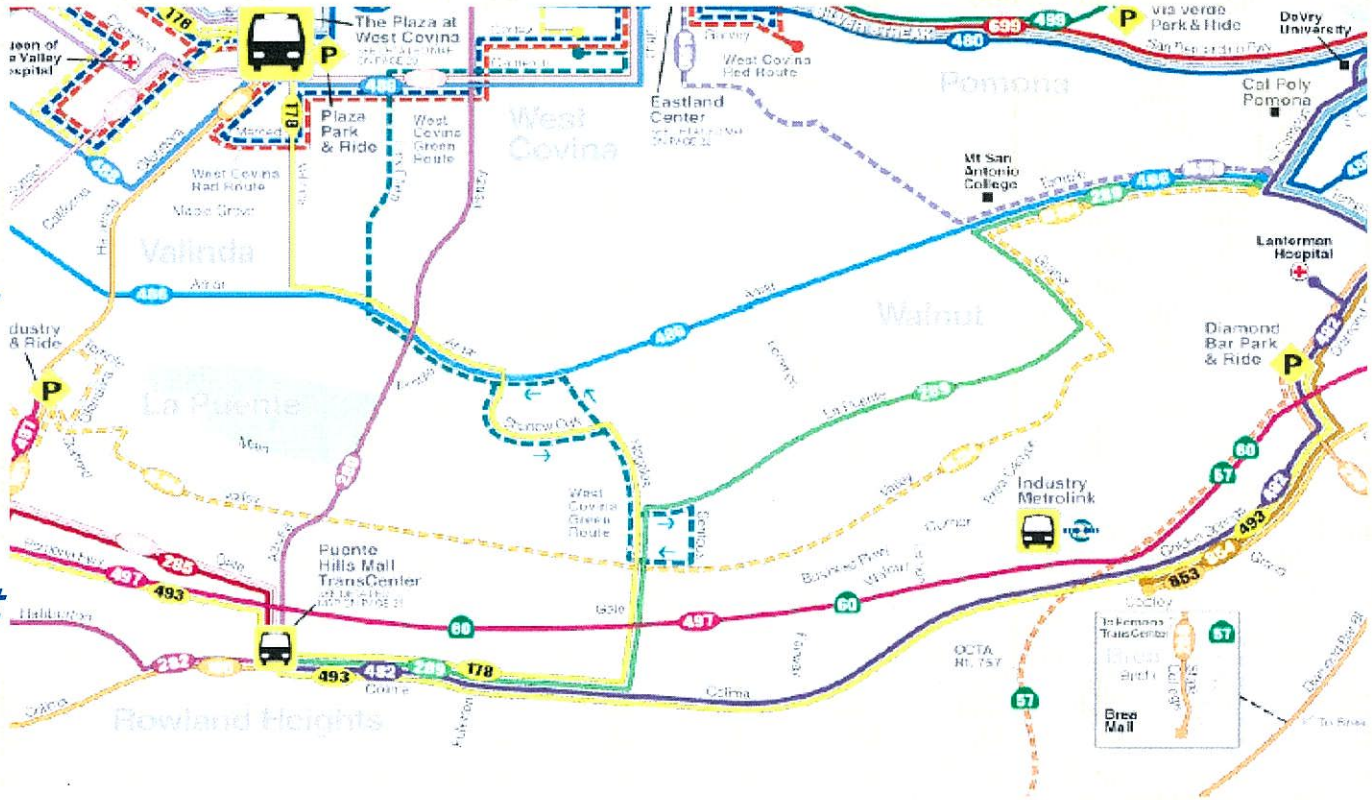
--Jobs, Services and Housing

- *Jobs corridor along 60 freeway, including City of Industry, Diamond Bar, drive demand for high quality rental housing.*
- *Employees of businesses large and small in San Gabriel Valley need housing and customers- Rowland Heights has over 2,000 businesses.*
- *Rowland Heights grew 33% from 1980 to 2000 - over 12,000 added. Yet no new multifamily homes built. No amendments, except for one U-5, 35 unit/acre senior apartment project in 1987, not far from this site.*
- *2008 County Housing Element recognizes need for housing in unincorporated areas; over 60% of households are moderate income or above – they need housing close to jobs.*
- *Housing supply has failed to keep up with demand, and high quality rental options are needed to provide housing diversity, in addition to single family.*
- *This site is located between two multifamily projects, adjacent to shopping, and is clearly appropriate to be considered for infill housing.*

--Regional Access and Transportation

- ***In addition to retail within walking distance, residents of the Canyons will have easy access to transit to employment centers and education.***
- ***Proximity to two major freeways allows easy access to jobs and services in broader San Gabriel Valley, job-rich area in County.***

Public transit options include Metro Bus, Foothill Transit and Metrolink – location of site will encourage the use of public transportation for employment and services.



--Diversity of Housing Consistent with Housing Element and Community Plan

- Project objectives include helping County reach goals identified in Regional Housing Needs Assessment and 2008 General Plan Housing Element:
  - Housing Element calls for balanced mix of dwelling unit types
  - Community Plan calls for diversity of housing
- Housing Element determined existing and projected housing needs of residents of unincorporated areas: in the San Gabriel Valley alone,
  - SGV Population to increase 13% from 2005-2014
  - SGV Households to increase 14% from 2005 to 2014
  - SGV Jobs to increase 7% from 2005 to 2014
- Housing Element goals; Build over 23,000 moderate/above moderate units in unincorporated areas by 2014, plus 34,000 other units totaling 57,000 units.
- General Plan Infill Policy: Urban infill sites may be approved at higher densities, if findings can be made of compatibility with adjacent uses, reflecting the County's commitment to encouraging infill and redevelopment. Density reductions ensure compatibility.
- Opponents urge denial of any consideration or evaluation of this proposal. Yet no new multifamily housing has been built for over 30 years here.
- Given limited infill opportunities, this unique rezoning opportunity is appropriate for this site and consistent with the RH Community Plan and the General Plan.

--Rowland Heights Community Plan recognizes State law and County needs

- *The 1981 RH Community Plan recognizes that "State Law requires...a Housing Element to "make adequate provision for the housing needs of all economic segments of the community".*
- *The 1981 RH Community Plan quotes the Board of Supervisors as "setting housing goals...an ample supply of decent housing for all families at every level of income and size, dispersed through the entire community".*
- *The 1981 RH Community Plan notes that housing goals should be updated every three years.*
- *The 1981 RH Community Plan states that "the adoption of the plan does not end the planning process, the plan itself must be periodically reviewed to assure that it continues to meet the needs of the community."*
- *Initiation of this amendment is consistent with the 1981 Rowland Heights Community Plan.*

--Amendment Consistent with Rowland Heights Community Plan

- *Church use pre-existed the 1981 RH Community Plan.*
- *A-1 zoning established in 1957 was retained in 1981 and land use designation of U-1 was provided in 1981 plan as consistent with existing church/school use.*
- *Southlands Church has relocated, and review of plan amendment is appropriate.*
- *Consideration of designation consistent with adjoining properties is appropriate.*
- *If plan amendment is not initiated, existing approvals for church/school uses remain, including CUP for expanded use – with greater impacts, including traffic, than reduced housing project.*

Initiation of Amendment is not Approval of Project

- County accepted these applications over two years ago and Draft EIR is now circulating
- Approval of initiation would support the principle of considering the merits of infill housing proposals – allow for staff evaluation
- Given state housing law, if Rowland Heights were its own city, it would have to meet its own housing need
- Yet as part of the County, should one community veto even the consideration of a multifamily plan amendment?
- Such a veto is not consistent with Rowland Heights Community Plan – a living document must be allowed to reflect the changes since 1981
- Diversity of housing opportunities should not be denied to the 12,000 people who have been added to this community since 1981, and the many more projected in the area through 2014.
- Community compatibility is important – and is provided with this reduced density U-4 proposal, including important community benefits.
- TCR requests fair and objective consideration, consistent with provisions of the County's General Plan, its Housing Element, and the Rowland Heights Community Plan.

Community Benefits

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Community Benefits

- ***$ 80 million capital investment in Rowland Heights, 750 new construction jobs, 15 permanent jobs -- will stimulate local economy.***
- ***$ 1 million annually in property tax revenues will support important social services – either for the county or a city.***
- ***$ 1 million in school fees will support local schools – which currently experience declining enrollment.***
- ***New residents will support local businesses, also generating much needed new sales tax revenues.***
- ***Improvements will boost residential property values for surrounding neighborhoods and property owners.***
- ***Authoritative study by highly respected Urban Land Institute documents that upscale, infill multi-family housing, such as Canyon Residences, protects against crime, leading to improved neighborhoods.***

Community Benefits

- As result of community engagement process, TCR to provide additional financial contributions to support ongoing and expanded operations of:
  - Ybarra Academy of the Arts and Technology
  - Rowland Heights Youth Football
  - Rowland Heights Youth Baseball
  - San Gabriel Valley Chamber of Commerce
- Housing to meet growing housing demand -- first high end market rate rental housing in Rowland Heights in over 30 years.
- Finally, critical new traffic improvements for several key intersections.
- New reduced density alternative is win-win for Rowland Heights community. With community input and over 50% project reduction -- significant impacts are reduced -- including size, height, density, traffic. Yet significant economic, environmental and social benefits of Canyon Residences remain.

Thank You

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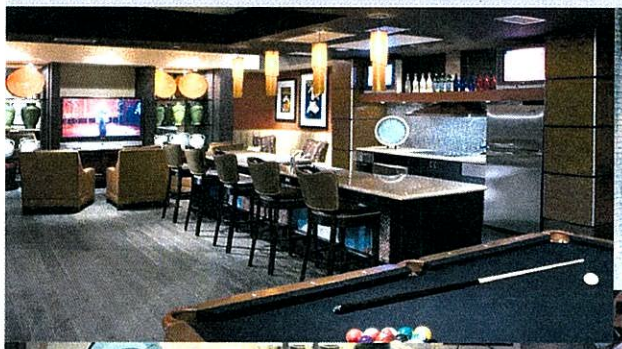


Rebuttal

Project Density Cut in Half. Zoning Same as Adjacent Parcel.

- *Responding to community input, lower density alternatives studied in the project's EIR to be pursued*
- *Project re-designed with reduced height, density and traffic; includes "green", pedestrian-friendly elements; is transit-oriented*
- *New approach reduces density well over 50% -- down from 775 units*
- *New alternative cuts building heights and massing in half, reducing heights from 70 feet to 35 feet.*
- *Significantly reduces traffic. Provides ample parking for residents and guests alike.*
- *U-4 land use designation already allowed for in Rowland Height's Community plan – addressing community concerns that project approval could lead to other higher density projects.*
- *Consistent with Community Plan. Site sits between U-4 and commercial zoning. U-4 use has impacts LESS than site's current entitlement.*

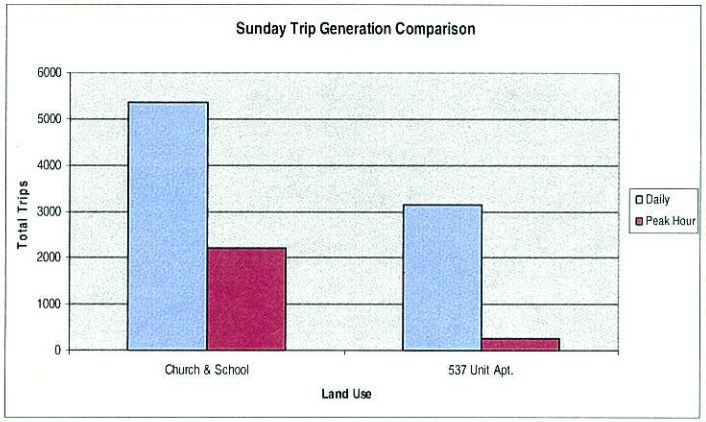
- ***Density reduced well <u>over 50%.</u>***
- ***Lowers building heights and massing-- reducing heights from 70 feet to 35 feet.***
- ***Requested zoning and density allowed for within Community plan.***
- ***Consistent with Community Plan. Site sits between U-4 and commercial zoning. U-4 use has impacts LESS than site's current entitlement.***

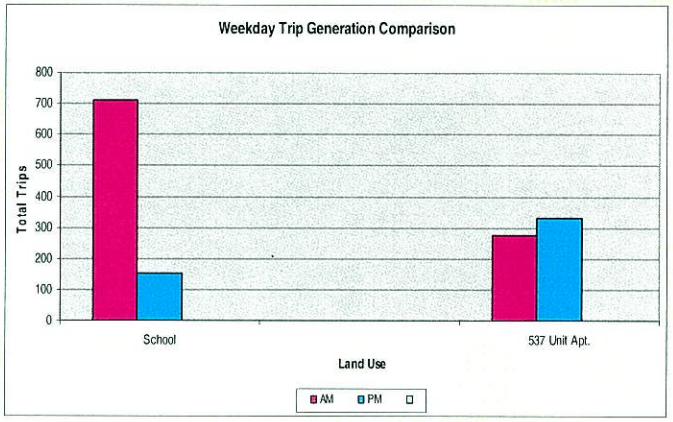
Environmental Issues

- ***Issues of concern to neighbors -- noise, air quality, environmental safety, water, parks and recreation, education, fire safety, sheriff services, and population -- all have less than significant impacts.***
- ***Water supply assessment by Walnut Valley Water District concludes sufficient water supply with District's projected supply and demand.***
- ***Ongoing operations of the new housing community do not produce significant impacts that cannot be mitigated.***
- ***Most significant impacts identified relate to <u>temporary</u> construction and noise -- all of which will be <u>limited</u> in time.***
- ***<u>All traffic impacts can be mitigated to less than significant levels</u>.***
- ***Less traffic impacts for adjacent neighborhood than with further non-residential development on this site, based on current entitlements.***

Traffic and Canyon Residences

- **Traffic analysis shows that use of the site under current entitlements for a large church and school have greater impacts than use of the sites for housing as proposed by Trammell Crow Residential**
  - **Traffic at peak hours AND total number of trips is far greater for weekend Church and School use than for Canyon Residences**
  - **Even Total Daily Peak Hour trips for a School is far greater than for the "Reduced Density Alternative" proposed for Canyon Residences**





Sunday Trip Comparison

	Daily	Peak Hour
Church & School	5355	2205
345 Unit Apt.	2022	176

	AM	PM	Total Peak
School	711	153	864
345 Unit Apt.	176	214	431

Traffic and Canyon Residences

- *Canyon Residences will mitigate traffic impacts to less than significant levels.*
- *Canyon Residences will install a new traffic signal at Brea Canyon Cutoff and Reedview Drive.*
- *Additionally, traffic improvements will be implemented at the following intersections:*
  - *Fairway Drive and Valley Boulevard*
  - *Brea Canyon Cutoff and Colima Road*
  - *Colima Road and Nogales Street*
  - *Brea Canyon Cutoff and Pathfinder Road*

Thank You

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