

DATE: July 1, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child, AICP
Supervising Regional Planner, Zoning Permits I

SUBJECT: Proposed Rowland Heights Community Plan Amendment
Project R2008-00549-(4)
1920 Brea Canyon Cut-Off Rd., Rowland Heights

July 16, 2008 Regional Planning Commission Meeting
Agenda Item No. 8 - Discussion and Possible Action

Project No. R2008-00549-(4) contains a request for a plan amendment to the Rowland Heights Community General Plan. The project would include a zone change to implement the specific plan.

The Rowland Heights Community General Plan states that any amendment to the Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors (see attachment).

The Plan states that any such proposed amendment shall be reviewed by the Planning Advisory Committee, and at least one advertised community evening meeting shall be held in Rowland Heights. If your Commission initiates this application, the plan amendment application will be heard concurrently with the subject entitlement requests.

On April 1, 2008, the applicant filed a Plan Amendment, Zone Change, Conditional Use Permit, Oak Tree Permit and the Environmental Analysis applications.

The 15.7 acre site, located at 1920 Brea Canyon Cut-Off Road, Rowland Heights, is currently developed with a private school. The school is relocating. The applicant proposes to redevelop the site into a multi-family residential rental community. The proposed project

consists of multiple residential buildings containing approximately 775 units.

The site is located in the U1 (Urban 1 – 3.2 units per acre max). The proposal exceeds the U1 density. The plan amendment would create a new plan designation that would permit up to 50 units per acre. The current maximum density permitted anywhere within the Rowland Heights Plan is U5 (Urban 5 – 35 units per acre max.).

Staff does not seek a decision regarding the merit of this project. Staff has not prepared an analysis or a recommendation.

Staff seeks only direction from your Commission to commence processing the Plan Amendment application concurrently with the subject entitlement applications so that an in depth analysis of the project can be performed.

SUGGESTED MOTION

“I MOVE THAT THE REGIONAL PLANNING COMMISSION INITIATE CONSIDERATION OF AN AMENDMENT TO THE ROWLAND HEIGHTS COMMUNITY PLAN, AUTHORIZING THE MATTER TO BE SCHEDULED FOR CONSIDERATION AT A DULY NOTICED PUBLIC HEARING.”

Attachments:

Rowland Heights Community General Plan (Pg. 38)

Maps

Applicant’s Project Description

General Plan Amendment Burden of Proof

MC:PE