Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

DATE: November 4, 2010

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

FROM: Phillip Estes, AICP, Principal Regional Planner pe

SUBJECT: Additional Materials

Project No. R2008-00549-(4): Plan Amendment No. 2008 00004
1920 Brea Canyon Cut-Off Rd., Rowland Heights

Please see the attached letter from the applicant dated November 4, 2010. The applicant has revised the plan amendment request from the U5 to U4 land use category. Staff's recommendation as outlined is the previously transmitted staff report remains unchanged.

Also, please find additional correspondence received in opposition to the proposal.

Finally, attached is a request from a community member to extent the comment period for the draft Environmental Impact Report (EIR).

TCR
TRAMMELL CROW RESIDENTIAL

Southern California
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626
Tel (714) 966-9355
Fax (714) 966-9353

November 4, 2010

Phillip Estes, AICP
Principal Regional Planner
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Project No. R 2008-00549-(4) 1920 Brea Canyon Cut-Off Road, Rowland Heights

Dear Mr. Estes:

We are writing to inform you of our intent to once again revise our applications for the above-referenced project. As you know, in our letter to you dated September 21, 2010, we stated we would no longer pursue the previously proposed U6 (775 Units) development nor seek a text amendment to the Rowland Heights Community General Plan. We agreed that in response to community concerns, our applications would be revised to reflect the 35 units per acre U5 (537 Units) "Reduced Density Alternative" proposed in the Draft Environmental Impact Report.

We continue to meet with and listen to stakeholder concerns and have also considered the staff recommendation. Accordingly, after obtaining significant economic concessions from the property owner (Southlands International Christian Church), we now agree to further reduce the size of the project to correspond with the U4 land use category in the Rowland Heights Community General Plan. This further reduction in density creates consistency with respect to land use category with our U4 neighbor to the south while still providing an appropriate transition to the commercial uses to the north.

We look forward to continuing its work with the Commission, Planning staff, and the community as the review and application process proceeds. Should you have any further questions regarding this matter, please feel free to contact me anytime.

Best regards,

Michael Genthe

Michael Genthe, Agent for
Canyon Apartments LLC

cc: Julie Moore
Cindy Starrett
Peter Gutierrez

NOV 04 2010 pe

Estes, Phillip

From: Judith Haggerty [jchaggerty@roadrunner.com]
Sent: Thursday, November 04, 2010 3:17 PM
To: Dick Simmons; dsimmons@lacbos.org
Cc: Estes, Phillip; don@lacbos.org; Beth Hojnacke; Lynne Ebenkamp
Subject: Rowland Heights Community Plan Amendment - Case #R2008-00549 (4)
Attachments: Rowland Heights Community Plan Hearing statement 110610.docx; Letter to the commissioner final2.docx

Hi Dickie,

How are you?

Unfortunately, I will not be able to speak at the hearing on 11/6. I will be out of town for a conference.

I have asked Beth to submit my two letters to the Regional Planning Commission. I am also requesting my two letters, dated September 28, 2010 and November 06, 2010, to be included as the records of the meeting.

Kindly forward my letters to Supervisor Knabe. Hopefully, he will hear the voice of the residents.

Any amendment of Rowland Heights Community Plan should involve the local residents, not by the big developer. The commissioners have never set a foot in our community. Hope the commissioners will take the concerns of Rowland Heights residents seriously.

Respectfully submitted,

Judy Chen Haggerty, Esq.
28-year Native Farm Resident
18207 Dusk Street,
Rowland Heights, CA 19748

ENOUGH IS ENOUGH

Re: Rowland Heights Community Plan Amendment - Case #R2008-00549 (4)

Case #R2008-00549 (4)

Los Angeles County Department of Region Planning November 06, 2010

Regional Planning Commission
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: Opposition to amend the Rowland Heights Community Plan

To the Regional Planning Commissioners:

This is Judy Chen Haggerty. My family has resided in Rowland Heights since 1974, 36 years ago. I have been a Rowland Heights resident since 1983.

Rowland Heights is an un-incorporated area.

The residents of Rowland Heights have been treated like orphans in the LA County system. Officials making decisions for our community never or seldom set his or her feed in our community, never observe the apartments vacancy signs in the community, never sit in the traffic on Colima Road and 60 Freeway in this area, and most of time ignored the outcry of the residents.

The Rowland Heights residents maybe orphans in your planning; however, we are definitely not second-class citizens. ENOUGH IS ENOUGH!

"Wesayno" to the amendment are loyal residents to the Rowland Unified School District. The revenue of school district will decrease if the property value decreases. The School District bond will never be passed if the quality of community life is ruined. The high-density apartment project in Rowland Height has zero benefits and will greatly damage the Rowland Unified School District.

We are not anti-development citizens. We welcome developers who honor the existing our community plan and respect the wish or our residents. We certainly hope the officials with the authority of Rowland Heights community plan realize that those trying to amend the community plan are outsiders of Rowland Heights. They do not care about the welfare of the community. All they care is their monetary gains in the projects.

Once you change the community plan to accommodate the big developers, will you approve my application to build a 35 to 50-unit high density project on my one acre lot? Once you allow the amendment, you will not be able to stop the high-density developments in Rowland Heights. There are four developments in the pipe line waiting for your approval.

I trust those have the power to decide the destiny of the Rowland Heights community do not exercise the same practice as the ex-officials of the Bell City. Please do not approve the application to amend the Rowland Heights Community Plan to accommodate the high-density development and those not informed with the Community environment. Please help us maintain the quality of life in Rowland Heights.

Respectfully submitted,

Judy Chen Haggerty, Esq.
28-year Native Farm Resident
18207 Dusk Street,
Rowland Heights, CA 19748

Cc: Supervisor Don Knabe

P.S.: Please include my previous latter dated 09/27/2010 and this statement to the meeting records.

ENOUGH IS ENOUGH

Re: Rowland Heights Community Plan Amendment - Case #R2008-00549 (4)

Case #R2008-00549 (4)

Los Angeles County Department of Region Planning November 06, 2010

Regional Planning Commission
320 West Temple Street, 13th Floor
Los Angeles, California 90012

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NOV 0 4 2010

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Respectfully submitted,

Judy Chen Haggerty, Esq.
28-year Native Farm Resident
18207 Dusk Street,
Rowland Heights, CA 19748

Cc: Supervisor Don Knabe
P.S.: Please include my previous latter dated 09/27/2010 and this statement to the meeting records.

NOV 0 4 2010

Los Angeles County Department of Region Planning
Regional Planning Commission
320 West Temple Street, 13th Floor
Los Angeles, California 90012

September 28, 2010

Re: Opposition to amend the Rowland Heights Community Plan

To the Regional Planning Commissioners:

This is Judy Chen Haggerty. My family has resided in Rowland Heights since 1974, 36 years ago. I have been a Rowland Heights resident since 1983.

I am respectfully submitting to you my position that **the application to amend the Community Plan should not be considered.** Further, the commission should not **totally ignore** the opposition of Rowland Heights residents and change the Rowland Heights community plan to **accommodate the big developers.**

My opposition to amend the Community Plan is based on the following four major reasons:

1. **Traffic congestions**

The traffic on Colima Road is already very congested and is getting worse each day. It has negatively impacted the 60 Freeway in our area. With the expectation of traffic problems for the upcoming Majestic Realty Football project, **amending the Community Plan to add any high-density development will only add to the existing traffic nightmare.**

2. **No shortage of rental units in Rowland Heights**

There is no shortage of affordable rental apartments in Rowland Heights. There are ample vacancies in the Pheasant Ridge Apartment units on Colima near the Puente Hills Mall and the apartments near the Hong Kong Supermarket. **Amending the Community Plan to add any high density apartments will further saturate the rental market and hurt the landlords in Rowland Heights.**

3. **Not in conformity with the community**

High-density apartment projects are definitely not in conformity of the Rowland Heights community. Please exam and review the history of the housing developments in Rowland Heights. Once you change the community plan to accommodate the big developers, will you approve my application to build a 35 to 50-unit high density project on my one acre lot? Please maintain the quality of the living environment for the Rowland Heights residents. **Please do not destroy our quality of life.**

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4. Not for the best interest of the RUSD and the its residents

Please note that many of those speaking for the schools in favor of high-density development do not even reside within Rowland Heights. Please understand we do care about the Rowland Unified School District (RUSD), otherwise, we would not be voicing our opposition. In fact, I am one of the founders of Rowland Unified School FORUS Foundation. I care dearly about the Rowland Unified School District. The one-time monetary benefit from the big developers is no solution for making the school district better. The damages outweigh the benefits to the community. Further, the decreasing of property value caused by the amendment will result less revenue for the RUSD.

If the quality of community life is ruined, the school district will suffer forever.

Respectfully submitted,

Judy Chen Haggerty, Esq.
28-year Native Farm Resident
18207 Dusk Street,
Rowland Heights, CA 19748

Cc: Supervisor Don Knabe

NOV 0 4 2010

Estes, Phillip

From: Lynne Ebenkamp [imlynne@gmail.com]
Sent: Wednesday, November 03, 2010 2:42 PM
To: Estes, Phillip
Subject: Hearing on Saturday

Mr. Estes,
I have a request on behalf of the community of Rowland Heights.
We would like to ask the RPC to extend the draft EIR commenting deadline past November 15. With the Plan Amendment hearings superimposed on massive and confusing volumes in the draft EIR this might be a consideration? We have had to get ready for 2 hearings, not one.

The community has been working hard to get ready for the rescheduled hearing, leaving little time to spend on the draft EIR. The document is huge (4 volumes) and cumbersome, very detailed and takes a long time to go through. I have been working with the community as my emphasis and want to spend the time on the EIR, but just have not been able to do so. I get the same comments from my committee. Other community members have trouble getting access to the documents in our library as well.

Since this is not a simple document, and there are several things going on in regards to the project at the same time, would you please request that the Planning Commissioners consider extending the commenting deadline?

Thank you,
Lynne Ebenkamp