



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**DATE:** October 21, 2010

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

**FROM:** Maria Masis, AICP, Supervising Regional Planner *MM*  
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

As you know, the Rowland Heights community meeting on September 29, 2010 was continued due to the overcapacity of the facility. Your Commission continued the meeting to Saturday, November 6, 2010 at 1:00 PM, to be conducted at the Rowland High School Gymnasium, 2000 S. Otterbein Ave., Rowland Heights.

As was previously indicated, the applicant revised the application. The applicant no longer seeks to create a new land use category. The revised application is a request to amend the land use map from the current U1 (3.2 units / acre max.) to U5 (35 units / acre max.). For your reference, attached is a copy of the applicant's letter. Staff's recommendation, as discussed in the previously transmitted staff report, remains unchanged.

Finally, please see four additional letters, which were received in opposition to the proposal. The opposition cites concerns over density, building height, increased traffic, and the availability of water resources associated with the proposal.

MM:PE



September 21, 2010

Mr. Phillip Estes  
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 update you on the status of the above-referenced project. As you know, the County has published the Draft Environmental Impact Report for the proposed project, which consists of 775 for-lease residential units in the Rowland Heights community of unincorporated Los Angeles County. In response to community concerns, the applicant agrees to revise its applications to reflect the "Reduced Density Alternative" proposed in the Draft Environmental Impact Report. We will no longer pursue the 775 unit development nor seek a text amendment to the Rowland Heights Community General Plan. The "Reduced Density Alternative" achieves the 35 units per acre U5 designation (537 Units) contained in Rowland Height's Community General Plan, and reduces building height, density, and traffic impacts as compared to the 775 unit development.

We look forward to continuing to 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 my anytime.

Best regards,

Michael Genthe  
Project Manager & Agent for  
Canyons Apartments, LLC

cc: Julie Moore  
Cindy Starrett  
Peter J. Gutierrez

SEP 22 2010  
*pe*

**R2008-00549**

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**From:** Gary Schmidt [schmidtg@putzam.com]  
**Sent:** Monday, October 11, 2010 8:07 PM  
**To:** R2008-00549  
**Subject:** Project #R2000-00549 - Rowland Heights Project

**10-11-2010**

**Canyon Residences Project  
RPAT200800004 - R2008-00549**

**Rowland Heights  
Regarding the Canyon Residences Project**

**Dear Mr. Phillip Estes,**

As a resident of the area for the past 37 years I have watched as we have grown to a community that has everything necessary to provide a fair standard of living, and the conveniences and services that any other area or city would have or want to have.

Now with the amount of traffic our streets are having to handle and the constant noise pollution that comes with this traffic we are confronted by a developer and or builder that for their monetary benefit want us to give up our standard of living. They would destroy a healthy area where families live and children grow and play. Where seniors plan their retirement while some relax and try to enjoy their final years.

This project will overload the infrastructure if not the very soul of the community it will bring suffering to it residences, as the developer and builder take their riches back up into their calm, quite exclusive areas where they live. They would destroy the community for profit and riches under the guise of it will be good for the area.

The project will mean more traffic, more noise pollution, more air pollution, more crime, and a lower standard of living for us.

I believe (our) the regional planning commission should protect the citizens of this area by saying **no** to the builders request to change the zoning.

Please **do not** allow the permit to change density upward, Please work to keep any changes minimal. The area residence want less traffic, less noise pollution, less building, less crime. Let us maintain or improve the standard of living for all of us that have called this home for years by saying no to the project.

**JUST SAY NO**

Thank you,

Gary Schmidt  
A concerned neighbor

Gary Schmidt  
Putzmeister America  
Western Regional Sales Manager  
(818) 519-3866 Mobile  
(909) 598-4910 Office  
(262) 321-6801 Fax (computer)  
(909)598-9510 Fax (office)  
[schmidtg@putzam.com](mailto:schmidtg@putzam.com)  
[www.putzmeisteramerica.com](http://www.putzmeisteramerica.com)

**R2008-00549**

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**From:** Lourdes Lopez [lourdeslululopez@hotmail.com]  
**Sent:** Saturday, October 09, 2010 12:09 PM  
**To:** R2008-00549  
**Subject:** Canyon apartments project

Dear Mr. Estes

My name is Lourdes Lopez and I am a resident of Rowland Heights. On behalf of my parents, who also reside and are homeowners in Rowland Heights, and myself, we oppose the proposed Canyons Apartment project. We have the same concerns that have been voiced by other residents: overpopulation, heavy traffic and lack of emergency and public services. Having lived in Rowland Heights for over 20 years we have seen the city grow but the city's infrastructure has not grown with it. Rowland Heights still has to share a police department with Walnut and we don't have a hospital. The city is just now getting some road work done after years and years of heavy traffic on surface streets. And although we now have carpool lanes on the 60 fwy it still takes me 30-45 minutes to get from the Azusa onramp to the 605fwy (a total of about 5-6 miles) at 7:30am and visa versa at 6 or 7pm. This project is a bad idea that will not improve the quality of life in Rowland Heights.

Thank you for your time,  
Lourdes Lopez  
Maria L. Lopez  
Salvador M. Lopez



# BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

822 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012  
Telephone (213) 974-4444 / FAX (213) 626-6941

**DON KNABE**  
SUPERVISOR, FOURTH DISTRICT

October 5, 2010

Mr. and Mrs. Carlo Bernabe  
19355 Alcona Street  
Rowland Heights, California 91748

Dear Mr. and Mrs. Bernabe:

Thank you for your correspondence with regard to your opposition to the proposed Trammel Crow project in Rowland Heights. I, too, share your concerns with some of the aspects of this development and how it will affect our community. I am watching this process closely and following the developments as the planning department and the developer proceed through this open public process.

It is important for you and others to stay involved in this process and to voice your concerns during the planning process with the Department of Regional Planning and the Planning Commission. However, realistically and legally, the project must go through the planning process to give any person or company their due process rights.

Meanwhile, I am forwarding a copy of your correspondence to Mr. Richard J. Bruckner, Director, Department of Regional Planning so that you may be on any subsequent notifications concerning this project. Please note that there will be a Planning Commission hearing on Saturday, November 6 at 1:00 p.m. at the John A. Rowland High School Gymnasium located at 2000 South Otterbein, Rowland Heights. I encourage you and others to participate in this process as this proposal proceeds through the planning process.

The points you raise in your recent letter are all valid and should be brought up at the public hearing. Please understand that the school and the church are private entities and the County has does not have control over their operations nor any decisions that are made in regard to the attempt at selling their property.

Thank you for allowing me the opportunity to assist you in this matter. If you have any questions, please contact my deputy, Dickie Simmons, at (909) 594-6561 or (213) 974-4444.

Sincerely,

A handwritten signature in black ink, appearing to read "DON KNABE", written over a circular stamp.

DON KNABE  
Supervisor, Fourth District  
County of Los Angeles

c: Mr. Richard J. Bruckner, Director  
Department of Regional Planning

September 13, 2010

Supervisor Don Knabe  
Fourth District  
County of Los Angeles  
822 Kenneth Hahn Hall of Administration  
Los Angeles, CA 90012

RECEIVED  
SEP 16 11 03 AM '10

Re.: #R2008-0549 (4)

Dear Supervisor Knabe:

We are writing this letter to tell you that we are absolutely opposed to the proposed 775 apartments Trammell Crow wants to build on Brea Canyon Cutoff and Colima (site of current Southland Christian School) in Rowland Heights.

Following are several reasons to support our opposition:

First and foremost: The two parcels in question are classified U-1 in the Rowland Heights Community General Plan (RHCGP), a zoning designation that allows 3.2 dwelling units per acre. The project proposed by Trammell Crow calls for 50 units per acre, a density level that does not even exist in the RHCGP. The maximum density classification in that plan is U-5 (35 units per acre). Approval of this project would require your board to take two actions. First, you would need to amend the plan to create a new classification, perhaps to U-6 to allow for higher density. Second, you would need to do a spot rezone of the two parcels to the newly created "U-6" classification.

As we see it, either of the above actions by your board would be a betrayal of our residents. Our community plan should not be amended without the express approval of a majority of residents. To compound this horrendous development are following

Case # 55193  
SEP 15 2010

current conditions: (likely to become even worse)

**Traffic:**

1. Currently, we experience horrendous traffic congestion on Colima, Fullerton Rd., Nogales Rd. Fairway and yes Brea Canyon Cutoff and Pathfinder. On most days, but especially on the week-ends it takes 45+ Minutes to just travel from the La Puente Mall to past Nogales approx. 2 1/2 miles; Balan Rd., is a narrow inside road which does not allow for expansion due to existing homes on either side of the street, it is a road that can be utilized to get to Pathfinder; No traffic study is needed to recognize the current dreadful condition and the looming traffic headache ahead.

**Water:**

2. Water shortage - of greatest concern and real. A development such as Canyon Residences **will** use more water no question. The area East of Nogales in Rowland Heights is served by the Walnut Valley Water District. There is no potable ground water underlying the district, and therefore it is 100% dependent on imported supplies via Metropolitan Water District. Metropolitan has prepared a complicated rate based allocation plan that cuts water allocation to local districts by as much as 20%. Each year Walnut Valley distributes all, or nearly all, of its current allocation. The MWD allocation plan includes rate hikes that run as high as 4X current rates if the reduced allocation quantities are exceeded. Our residents could end up paying substantially more for their water, even without this large Canyon Residences development by Trammel Crow. The additional water that this project would require, will surely result in drastic water use and therefore, significantly increase water cost to all residents of the community.

### **High Density Esthetics and Parking problems**

3. This high Density project would require a change in the existing CSD and is a project that does not exist in any part of our community nor of neighboring communities. Parking will most certainly not be enough for residents even if the project is scaled down. Originally, we were told 1  $\frac{3}{4}$  spaces were planned. If residents have visitors, where should they park? What exactly does a  $\frac{3}{4}$  space look like. Our streets do **not** provide for enough extra parking.

Greater density causes a rise in temperature, due to use of air conditioners - please note: Rowland Heights is situated in the more warmer areas of L.A. County.

Will there be enough electrical power to accommodate this project?

### **Noise**

4. A threat to the well being of surrounding neighbors. Even if there is management on site it is most likely impossible to manage people's noise level. We have a problem right now with homeowners that give loud parties and law enforcement can not help.

### **Walking Distance**

4. During earlier meetings with the Project Manager we were made to believe that residents would actually be able to walk to markets. If this statement be studied by Trammel Crow it would come to light that the only markets reachable on foot is Stater Bros. and Albertsons. Stater Bros. is already overcrowded and can not accommodate this large influx of potential customers in regards to products. All other stores, especially Asian type markets and stores are too far away to go there on foot especially when someone carries grocery bags, unless of course shopping carts are removed of the parking lots from these markets to help transport

groceries. Then of course, there will be an increase of shopping carts disposed of on the streets surrounding the tenements, a problem that is already a problem currently.

Other places residents might want to frequent is an already overcrowded library, Parks, Schools, Metro Station, Rite Aide, Post Office, restaurants, all of which one needs a car to get to.

### **Employment**

5. It was mentioned in past presentation by Trammel Crow, that Canyon Residence would be close to their residents place of employment. However, considering the present economic outlook (and also ahead a few years) these places are far and few between. We have little real industry in this area. What we do have are warehouses and such that employ people at minimum wages - how affordable will Canyon Residence be for them? Or does the developer really not know that most of these apartment will house more than one family? We have this condition existing now in one family houses.

### **Need for rentals**

6. Rowland Heights has more than their fair share of rentals. As of this date, rental apartments have large vacancies (economy?) even though they most certainly are more affordable than would be this "project".

In conclusion, we ask that this property be left as is. Southland Christian School is a wonderful school which educates many children. Children are our future should we not be mind full of this fact? Is it right to do so much damage (**yes damage**) to our Community just because you have enough money?

My husband and I lived in Rowland Heights since 1961. We have seen many changes, most of them detrimental to way of life, however, nothing will impact us as much as this **Project**.

Any comments would most certainly be appreciated.

**PS.** The jobs mentioned in Trammel Crow's brochure alluding to jobs are short sighted. We have many warehouses that employ people at minimum wage only. Our schools are experiencing a drop of students which also affects these apartments. The brochure also mentions highly desired housing, desired by whom? Also, the project will encourage pedestrian activity? Please come to our neighborhoods during the day, not even a dog is visible on the sidewalks.

A reduced number of apartment from 775 to 537 is still too high a number for this community and would still require a change in zoning.

Sincerely,



Carlo and Ingrid Bernabe  
19355 Alcora St.  
Rowland Heights CA 91748

**PS PLEASE NOTE;** This letter was mailed to you in September of 2009. **Conditions** in Rowland Heights have not gotten better, but worse. With the housing slowdown, we now not only have many, many apartments that are not rentable because of lack of renters, we also have huge amount of houses that are for sale, foreclosed or just empty and are a blight to our neighborhood.

**OUR QUESTION IS;** why try to change the zoning, when the existing school is doing great. Kids have a real chance of an outstanding education. After all, are they not our future?

Our roads are overloaded, we are facing water shortages, we do not have enough markets to shop in, we do not have enough work places, **in short** We are drowning, why help to keep us under water?

cc FILE

October 8, 2009

The Honorable Don Knabe  
Supervisor 4<sup>th</sup> District  
County of Los Angeles  
822 Kenneth Hahn Hall of Admin.  
500 W. Temple St.  
Los Angeles, Ca. 90012

Re: PROPOSED ROWLAND HEIGHTS/  
TRAMMEL CROW 537 APARTMENTS  
PROJECT R2008-00549

Dear Mr. Knabe,

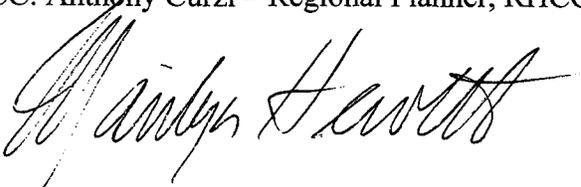
I am interested in knowing the status of this project. My husband and I along with several of our neighbors are extremely opposed to this project. This area, particularly Colima Road, is way overcrowded with the current population. This project would increase the population by approximately 2500 people, with a minimum of 1600 trips/day along Colima Road and surrounding roads. This just addresses the residents of the complex. There are additional vendors and visitors coming to and from the project that would only add to that number.

California faces a severe water shortage. This project would place an extreme burden on current water needs in Rowland Heights and surrounding communities. You have received communications from our neighbor, Lee Doyle. I am attaching his findings, once again for your perusal.

We moved to this area in 1976. We had lived in Downey, California and wanted to move to a more rural community. Never in my life would I have guessed what this community would become. The overcrowding, the traffic, the ethnic diversity, increased crime, gangs and everything else that comes with too much growth. The Rowland Heights Community General Plan has limits on the number of residences/acre. This Trammel Crow Complex ignores the desires of our community. Typically they started out with a number of 750 residences. We have seen their presentations at our council meetings. Not once have they presented their "case" to a smiling community. We would have preferred to "kick them out of Dodge." They are arrogant and condescending. Now they seem to think that by reducing this number to a "mere" 537 residences, we should now greet this project with open arms. Trust me, we do not!!! They sent a mailing that told of how much support they are being given by our community. I'd like to know who is supporting this. Obviously any support would only come from those who will benefit financially from this project, certainly would not come from the citizens who live here.

Please do not bend to political or financial pressure from these Trammel Crow folks. We recommend they take their business elsewhere. Tonight we are attending a Rally/Demonstration to protest this development. Hopefully, by the time you receive this, you would also have been in attendance to see for yourself how opposed we are.

Sincerely, Marilyn and T.J. Hewlett 20360 Lake Canyon Drive Walnut, Ca. 91789  
CC: Anthony Curzi - Regional Planner, RHCCC



MISFILED  
LOCATED OCT 12 2010

TOILET WATER CONSUMPTION:						TOTALS
allow 1.3 gals/flush, low flush						
SHOWER CONSUMPTION:						
allow 1 min = 5 gallons (75# reg.)				GALS. DAY	DAYS YEAR	
537 units X 2 adults						1074
537 units X 2.5 children						1342.5
Assume 3 cars/family						
1 child over 16 drives						
Toilet flushes/day = 7	7	1.3	4.5	40.95	365	14,946.75
Shower Average 5 minutes/person	5	5	4.5	112.5	365	41,062.50
<b>TOTAL WATER/FAMILY/YEAR</b>						56,009.25
<b>TOTAL WATER CONSUMPTION PER YEAR 537 UNITS</b>						43,407,168.75
<b>CARS/DAY TRAVEL</b>	3		537 units			1,611.00
Assume 3-Cars/family						
Institute of Transportation Engineer's	Formula for trips/day = 9.57/home					Estimated trips = approx. 5139
<b>OTHER SERVICES TO CONSIDER</b>						
1. Police officers availability						
2. Fire Station availability						
3. Schools, Teachers and classroom availability	It is estimated 1342 children would live here. Where are the schools and classrooms?					
4. Community Services						
5. Hospitals and E.R.						
6. What about parks?						
7. What about community services?						
8. What about parking for tenants ?						
9. Where will the water come from?	Can Los Angeles Sanitation district dispose of 43 million gals/year?					
<b>10. MOST IMPORTANT: ENVIRONMENTAL IMPACT STUDY. WHERE IS IT?</b>						
<b>PLEASE NOTICE:</b>	These are only a few of the issues that need to be addressed. There are many other variables that will impact our neighborhood as tenants move in - friends, family, maintenance services, etc. This area is highly prone to "parachute" families where 2 to 3 families share the same apartment, such as college students. Auto travel will occur more that once a day, so that the above estimate could double or triple on weekends and holidays.					



# BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

822 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012  
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**DON KNABE**

CHAIRMAN OF THE BOARD  
SUPERVISOR, FOURTH DISTRICT

October 23, 2009

T. J. and Marilyn Hewlett  
20360 Lake Canyon Drive  
Walnut, California 91789

Dear Mr. and Mrs. Hewlett:

Thank you for your correspondence with regard to your opposition to the proposed Trammel Crow project in Rowland Heights. I, too, share your concerns with some of the aspects of this development and how it will affect our community. I am watching this process closely and following the developments as the planning department and the developer proceed through this open public process.

It is important for you and others to stay involved in this process and to voice your concerns during the planning process with the Department of Regional Planning and the Planning Commission. However, realistically and legally, the project must go through the planning process to give any person or company their due process rights.

Meanwhile, I am forwarding a copy of your correspondence to Mr. Jon Sanabria, Acting Director, Department of Regional Planning so that you may be on any subsequent notifications concerning this project. I encourage you and others to participate in this process as this proposal proceeds through the planning process.

Thank you for allowing me the opportunity to assist you in this matter. If you have any questions, please contact my deputy, Dickie Simmons, at (909) 594-6561 or (213) 974-4444.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Knabe", written over a printed name.

DON KNABE  
Chairman of the Board  
Supervisor, Fourth District  
County of Los Angeles

NOV - 2 2009

c: Mr. Jon Sanabria, Acting Director  
Department of Regional Planning

SEP 29 2010

My name is Ted Ebenkamp. My wife and I have lived for 40 years on a one acre site west across Brea Canyon Cutoff that looks down on the subject property..

I urge each commissioner to drive around the residential areas in the vicinity of the proposed development during daylight hours before making a decision to amend our community plan. Judge for yourself whether the proposed project conforms to the character of the neighborhoods. The planner who wrote the staff report has obviously never seen the area because no comment was made as to how far out of character the project would be.

Since my allowed speaking time is very limited I will confine my testimony to one topic: Does Rowland Heights need or deserve more apartments? The answer is clearly NO! I am submitting a data sheet that supports that statement that I will summarize in a moment. I ask each of you to seriously it study.

Before coming here today I toured the only complex in Rowland Heights that is similar to what TCR is proposing. It is located a little west of Fullerton Road and has good access to both the 60 Freeway and Orange County . The development contains 600 comparable luxury units with comparable amenities. It is very nicely landscaped. I walked through a sample of each of the different sized units and they are very well maintained. They were nicely carpeted, newly painted, and had nice cabinetry with marble countertops. They were offering rents about 20% below what TCR is proposing for similar sized units, and they are having great difficulty finding renters at those prices. Their current vacancy factor for the complex is 38%.

Now let me summarize the handout that further demonstrates why our community does not need more rental units.

1. Rowland Heights has 746 more rental units than all of Diamond Bar, Industry, Walnut and Hacienda Heights combined. If the TCR project is approved this statistic will get substantially worse
2. 82% of all multifamily units in Rowland Heights are apartments.  
If we need anything, we need condos.
3. Finally 23% of all the housing in Rowland Heights already apartments

Please do not amend our community plan. We neither need nor want this project.

Submitted By:  
Ted Ebenkamp  
1815 Debann Place  
Rowland Heights, CA  
(909) 594-0429

