



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 25, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery 
Land Divisions Section

**SUBJECT: PROJECT NO. TR060358-(4)
TENTATIVE TRACT MAP NO. 060358
HOUSING PERMIT NO. 201300009
ENVIRONMENTAL ASSESSMENT NO. 200500125
August 31, 2016 Continued Public Hearing
Agenda Item No. 6**

This item was continued from the August 3, 2016 public hearing date in order for the applicant to present the project at the August 15, 2016 meeting of the Hacienda Heights Improvement Association ("HHIA"). On Monday, August 22, 2016, staff received the attached letter from Brent Palmer, President of the HHIA. The letter indicates that the project was presented to the HHIA board on August 15, and that the board voted to support the project.

Staff's recommendation for approval of the project remains unchanged.

Enclosed:
Letter from HHIA (08/19/16)

KKS:TM



HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION, INC.
POST OFFICE BOX 5235 • HACIENDA HEIGHTS, CA 91745

Friday, August 19, 2016

County of Los Angeles
Department of Regional Planning
Lands Division
320 W. Temple Street
Los Angeles, CA 90012

Attention: Mr. Tyler Montgomery, Senior Regional Planning Assistant

Subject: Orchid Glen Development,
1236-1244 & 1271 Galemont Avenue,
Hacienda Heights, CA 91745.

CUP Permit No.: RPPL2016000937

Hello Mr. Montgomery,

The Hacienda Heights Improvement Association (HHIA) is a California chartered, mutual benefit corporation dealing in matters concerning Hacienda Heights. We serve as an advisory board to Supervisor Knabe on issues related to Hacienda Heights. We have been serving the community for over 65 years.

At our August 15, 2016 regular monthly business meeting held in public forum, Mr. John Abell and Mr. Carol Helou of Abell Helou Homes, provided a presentation highlighting the proposed development of existing vacant properties located at the subject addresses above.

Our understanding is that the project includes off-site/on-site improvements including twenty-four (24) single-family residences. It is also our understanding that the responsible County agencies, have reviewed all pertinent codes for full compliance with current zoning and building codes, and other applicable codes, regulations, ordinances, etc.

Further, it is our understanding that Abell Helou Homes is scheduled to make a presentation regarding the subject project at the next Planning Commission meeting in the near future. In general, the following was HHIA's summary review of the subject project:

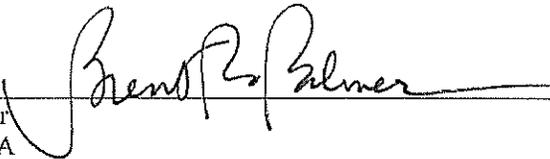
- 1) Construction Note 2: Please identify the proposed cmu wall material finish (i.e. color, cap, split-face, precision-face, pattern, etc).
- 2) Construction Note 3: Please identify the proposed cmu wall material finish (i.e. color, cap, split-face, precision-face, pattern, etc).
- 3) Construction Note 6: Please identify the proposed fencing material (i.e. color, pattern, etc).
- 4) Does the landscaping and irrigation meet local and state requirements for water reduction and drought-tolerant landscaping requirements ?
- 5) Does the two-story massing of the proposed single-family residences adjacent to the existing residential properties affect existing solar access, solar panel harvesting, views, privacy, shading, etc. ?
- 5) Do all of the proposed single-family residences have two-car garages ?
- 6) Is public right-of-way street lighting required and/or provided for this project ?
- 7) Where are the locations of existing/new fire hydrants ?
- 8) Are air-conditioning units (condensers) screened from view. Are they roof-mounted or exterior pad-mounted ground units ?
- 9) Are water heaters located inside or outside of the single-family residences ?
- 10) For the four (4) proposed single-family residences to the west, does the fire dept. have adequate access and turn-around area ?

11) By what forms of media have the surrounding property owners and/or residents been notified of this proposed development ?

The Board voted to support this proposed project assuming that the information and documentation that Mr. John Abell and Mr. Carol Helou presented, along with a question and answer period, as outlined above and discussed, is accurate. HHIA's support of this project is further contingent upon the development of said property to comply with all applicable codes, ordinances and regulations as required by the local, state and federal jurisdictions for the proposed project.

HHIA appreciates the opportunity to submit input regarding the proposed project and its review process. If you have any questions, please feel free to contact me at (310) 972-0102 or by e-mail at brparch@msn.com.

Sincerely,


Brent R. Palmer
President, HHIA

cc: HHIA Board Members
Mr. John Abell, Mr. Carol Helou, Ms. Cynthia Naranjo – Abell Helou Homes
Ms. Gina Natoli, Supervising Regional Planner, L.A. Co. Dept. of Regional Planning
Ms. Angie Valenzuela, Field Deputy, 4th Supervisorial District

BRP:brp