

Nga Tiet Huynh
6003 N. Walnut Grove Ave.
San Gabriel, CA 91775

RECEIVED
APR 23 2007

April 15, 2007
Los Angeles County Regional Planning Commission
Hall of Records – Room 1354
320 West Temple Street
Los Angeles, CA 90012

~~PLANNING WITH N. E. S.~~

Subject: RADN 2006-00009 (A-5)

Date: 04-25-07

ATTN: Ms. Connie Chung
RE: **Mixed Use Ordinance**

Ms. Chung / Armerh

Dear Ms. Chung:

I live within the boundaries of the **East Pasadena-San Gabriel Community Standards District** that was established with broad community support by the Los Angeles County Board of Supervisors in July of 2002.

I have received the notice of April 25 public hearing regarding the proposed Mixed Use Ordinance.

I have also read the "Draft Mixed Use Ordinance" on the DRP website. The staff recommends allowing a 60 foot height limit for mixed use projects on C-3 commercial lots with a residential unit density of 50 per acre. On C-1 and C-2 commercial lots, staff recommends 17 residential units per acre, with no specified height limit.

I propose a **45 foot height** limit for mixed use projects on C-3 commercial lots, and a maximum height of 35 feet for C-1 and C-2 lots. I believe the 45 foot height limit is reasonable for our area. The Piazza Las Tunas mixed use development under construction at the northeast corner of Rosemead Boulevard and Las Tunas as approved by the governing council of Temple City will be 45 feet in height. The recently approved mixed use project known as Rubio Village for the southwest corner of Live Oak and San Gabriel Boulevard will have a similar height of four stories as approved by the San Gabriel City Council.

I also propose that CSD standards be observed for any new mixed use development in terms of protecting the light, air, privacy and mountain views of any adjacent or nearby residential structures or neighborhoods. No existing housing units, whether R1, R2 or R3, should be overshadowed by any new mixed use development project. A one-to-one setback should be observed for any portion of the structure over 10 feet in height with respect to any adjacent or nearby residential property.

Finally, CSD standards such as lot coverage limits should be incorporated into the ordinance to avoid "sidewalk to sidewalk" high rise construction. There needs to be ample room for the life enhancing, spirit elevating green space.

Thank you for requesting and for considering my input.

Sincerely,

Nga Huynh

Betty Dykes
6002 N. Del Loma
San Gabriel, Ca 91775

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Sincerely,

Betty Dykes

Jennifer M Cole

8418 E Santa Ynez St
San Gabriel Ca 91775

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ATTN: Ms. Connie Chung
RE: **Mixed Use Ordinance**

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Sincerely,

Jennifer M. Cole

James T. Cole
8418 E. Santa Ynez St.
San Gabriel, CA 91775-2525
626-285-4753

RECEIVED
APR 19 2007

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Los Angeles County Regional Planning Commission
Hall of Records – Room 1354
320 West Temple Street
Los Angeles, CA 90012

ATTN: Ms. Connie Chung
RE: Mixed Use Ordinance

Dear Ms. Chung:

I represent close to 500 residents who signed my petition to extend an existing Community Standards District to include our area. As a result of our efforts and other petition drives, the East Pasadena-San Gabriel Community Standards District was established by the Los Angeles County Board of Supervisors.

I have received the notice of April 25 public hearing regarding the proposed Mixed Use Ordinance.

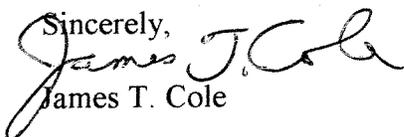
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Sincerely,

James T. Cole

GERALD DYKES
6002 N DEL LOMA AVE
SAN GABRIEL, CA 91775

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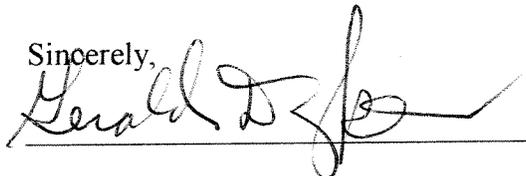
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Thank you for requesting and for considering my input.

Sincerely,



Chung, Connie

From: David Rodriguez [drodriguez@strategiccounsel.com]
Sent: Tuesday, April 24, 2007 1:31 PM
To: Chung, Connie
Cc: te44444@hotmail.com; roi88@adelphia.net; Belscreens@aol.com; build3woo@verizon.net; charlesliu45@yahoo.com; buildENV4all@verizon.net; le.rhccc@yahoo.com; mpopovec@adelphia.net; sbudro1@msn.com; spunx903@adelphia.net; lgalt@worldnet.att.net; Trainblue@aol.com; yani@aol.com; James Tung (E-mail); Oscar Sanchez (E-mail)
Subject: Mixed Use Opposition (Hearing Tomorrow)
Attachments: Mixed Use.pdf

Ms. Chung

Attached please find the Rowland Heights Community Coordinating Council opposition letter to the Mixed Use proposal set to be heard before the Regional Planning Commission tomorrow. Please submit this letter to the Commission as our opposition. Thank you.

David C. Rodriguez
Strategic Counsel, PLC
523 West Sixth Street, Suite 1128
Los Angeles, California 90014
tel: 213-895-7010 x 203
e-mail: drodriguez@strategiccounsel.com

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JOHN BELLAH – 1ST VICE PRESIDENT
LYNNE EBENKAMP – 2ND VICE PRESIDENT
CHARLES LIU – 3RD VICE PRESIDENT
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HENRY WOO – CORRESP. SECRETARY
VACANT – TREASURER
CAROLINE PEREZ – HISTORIAN
MIKE POPOVEC – PAST PRESIDENT



ROWLAND HEIGHTS
COMMUNITY COORDINATING COUNCIL

WWW.RHCCC.NETFIRMS.COM

VIA ELECTRONIC MAIL

TO: Attn: Ms. Connie Chung
Hon. Harold V. Helsley
Hon. Pat Modugno
Hon. Esther L. Valadez
Hon. Leslie G. Bellamy
Hon. Harold V. Helsley
Hon. Wayne Rew
Regional Planning Commission
County of Los Angeles

FROM: David Rodriguez, President & Development Committee Chairman
Rowland Heights Community Coordinating Council

CC: RHCCC Board of Directors
RHCCC Development Committee

RE: Project No. RADV2006-00009-(1-5)

DATE: April 24, 2007

The Rowland Heights Community Coordinating Council (“RHCCC”) is writing you regarding the proposal to amend Title 22 of the County Code to modify certain commercial zones to allow mixed use projects (commercial developments with residential units) and joint live/work units through an administrative procedure, and to add development/performance standards.

In short, our organization has studied the proposal and opposes the same. We ask that you do one of the following: a) reject the proposal; b) table the discussion for a twelve month period until unincorporated community input can be gathered through local meetings; or c) create an exception within Title 22 excluding the community of Rowland Heights from any approval.

In 1980 the County of Los Angeles approved a general plan for the community of Rowland Heights. After considerable community growth, poor planning decisions and limited improvements in infrastructure, approximately four years ago Rowland Heights residents asked for restrictions on community building density along with other standards. At the heart of Rowland Heights resident concerns, was that they did not have a strong enough voice to thwart the negative impacts on their community.

In other words, residents wanted more due process.

After developer lobbying, the end result was a compromised Community Standards District that while somewhat addressing resident concerns, did not adequately address existing infrastructure deficiencies along with other problems.

The proposed amendment, allowing residential uses within commercial zones with only the approval of the Director of Regional Planning, an administrative procedure, would further dis-empower Rowland Heights residents. While the Rowland Heights Community Standard District regulations would still be applicable, the elimination of the CUP process would eliminate the limited due process that currently exists in an unincorporated community.

While the current CUP process may appear to be onerous, it does allow for the creation of a balance of resident and developer concerns to better assist in the creation of a win-win situation.

We again ask that you reject the proposal, or if that does not occur at the very least exclude Rowland Heights from any approval or continue the matter creating a moratorium until this issue could be further studied.

I have been informed that several residents have written you asking for you to vote against the proposal. Please let this letter serve as the Rowland Heights Community Coordinating Council's opposition. We intend to have representatives present to testify at the hearing, but in the event we do not, please let this letter stand as a our opposition.

Chung, Connie

From: The Malkin Family [dtmalkin@yahoo.com]

Sent: Sunday, April 22, 2007 4:09 PM

To: Chung, Connie

Subject: Mixed use ordinance

Ms Connie Chung,

As a long-time resident of Rowland Heights, I strongly oppose the mixed use ordinance changes proposed that would restrict public input. We need MORE, not less public input from the residents, who unlike the Director of Regional Planning, are intimately familiar with the community and can anticipate the benefits and detriments of developers' proposals.

I feel this is an attempt by developers to strengthen their hand at the expense of the residents, who must live with the consequences of administrative decisions.

Sincerely,

Teri Malkin
18021 Galatina St.
Rowland Heights, CA 91748
(626) 964-5762

Chung, Connie

From: cfpkathy@aol.com
Sent: Monday, April 23, 2007 2:27 PM
To: Chung, Connie; cfpkathy@aol.com
Subject: Proposed mixed use ordinance

Hello Ms. Chung:

I am very concerned about the quality of life issues in Rowland Heights and the surrounding area. I understand that there is now a proposal afoot to eliminate public hearings on proposed development.

I think that is outrageous. It is clear that developers are generous campaign donors and that conflict of interests occur regularly. It is the people affected with change that deserve to have a say in how their community will be affected by any proposed development.

I am against this proposal to shortcut the current process.

Further I am concerned about traffic flow, water and open space limitations and the quality of life issues that any more development would bring to our area.

Thank you in advance for your consideration.

Kathleen Stapleton, CFP,CSA
Registered Principle,
GWN Securities

AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

Chung, Connie

From: lynne ebenkamp, RHCCC [le.rhccc@yahoo.com]
Sent: Monday, April 23, 2007 10:36 AM
To: Chung, Connie
Subject: RE "proposed mixed use ordinance"

Dear Ms. Chung,

We have lived in Rowland Heights since 1970 and strongly oppose the mixed use ordinance changes proposed that would restrict community input.

The proposed amendment would allow residential uses within commercial zones with only the approval of the Director of Regional Planning, an administrative procedure, thus, developers would no longer be required to obtain CUP's for these types of projects. Public input would be significantly reduced and the right of appeal to the Board of Supervisors would be eliminated.

Remember, cities can control their own development, but for unincorporated areas, we must depend on the your department and Board of Supervisors to 'look out for us'. If the CUP process is eliminated, we will have no say. Especially in the unincorporated areas, it is important for the public to have the right to comment on the impact of mixed commercial/residential projects on their community, then directly to the Board of Supervisors, if necessary.

This attempt to eliminate the CUP process is unfair and our residents deserve better.

Yours truly,
Lynne Ebenkamp
1815 Debann Place
Rowland Heights, CA 91748
(909) 594-0429

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April 24, 2007

To: Attention Ms. Connie Chung
Hon. Ester L. Valadez, Chair
Hon. Harold V. Helsley, Vice Chair
Hon. Leslie G. Bellamy
Hon. Pat Modugno
Hon. Wayne Rew

From: Ted & Lynne Ebenkamp
1815 Debann Place
Rowland Heights, CA 91748

Re: Proposed amendment to County Code regarding mixed use in commercial zones

We strenuously oppose the proposed amendment. Mixed use commercial/residential projects may be appropriate for some locations where the supporting infrastructure is sufficient and the residential density is not excessive, however, their disadvantages will certainly outweigh the advantages in other areas where the opposite is true. Elimination of the Conditional Use Permit requirement and its mandatory public hearing will suppress public access to information and effectively eliminate public input. This is bad public policy. If a project is worthwhile it should be able to withstand public scrutiny and not need to be ushered in under the radar. We urge you to reject the proposed amendment.

April 24, 2007

To: Attention Ms. Connie Chung
Hon. Ester L. Valadez, Chair
Hon. Harold V. Helsley, Vice Chair
Hon. Leslie G. Bellamy
Hon. Pat Modugno
Hon. Wayne Rew

From: Henry Woo
1757 Pepperdale Drive
Rowland Heights, CA 91748

Re: **Proposed amendment to County Code regarding mixed use in commercial zones for Rowland Height CSD**

I am an architect who resides in the Rowland Heights for nearly 27 years. I have been noticing the growth of my neighborhood from a quiet suburban community to a highly urbanized center. However, this time I must strongly express my opposition to the proposed amendment. The reasons for my opposition are two fold:

First, the elimination of the Conditional Use Permit requirement and its mandatory public hearing will suppress public access to information and effectively eliminate public input. If a project is meaningful and has its own merits, it should be able to withstand any public scrutiny without the need to be ushered in "under the radar."

Second, I believe that allowing mixed-use project in Rowland Heights is currently a poor judgment from urban planning standpoint. Mixed-use commercial/ residential projects do result in a higher density of use. Rowland Heights community is not ready to receive this decision due to the unbearable traffic congestion, which occurs daily in all our major arterial roads.

To allow for proper community input on this type of development, I would like to request that the County enacts a **moratorium on mixed use development** for at least three years, so the people of Rowland Height will have sufficient time to recognize and understand the impact to our community before we have the first mixed use project approved.

As a long time resident of Rowland Heights, I do not want to see this type of development to set the "precedent" for all future mixed-use projects. I believe this will have a negative impact not only for the residents but for the long-term economic viability in this part of LA County as well.

Chung, Connie

From: Felix Robles [felix_robles@yahoo.com]
Sent: Monday, April 23, 2007 1:16 PM
To: Chung, Connie
Subject: Mixed Use Ordinance

Hello,

I live at 1537 N. Bonnie Beach Pl. in the Whiteside area. I am writing to voice my concern regarding this change. Mainly because there are quite a few issues in my area here that seriously need to be addressed before a major change like this is implemented.

There is a lot of illegal dumping that happens here almost on a daily basis. The same for the graffiti problem, that definitely happens on a daily basis. The streets here either need to be properly maintained or upgraded to handle the amount of traffic that will be generated by the proposed change. A good example of this problem is on Whiteside itself, between Bonnie Beach and Eastern Ave. it is constantly congested with large vehicles double parked either loading or unloading merchandise, building materials etc. on a daily basis or garbage trucks waiting in line to get into the so-called recycling center at the corner of Bonnie Beach and Whiteside.

The other major problem is the train that runs along Valley Blvd. it constantly blocks the crossing to get on to Valley Blvd let alone the noise it creates day and night. The only way to get around this is to go to Soto on the west end or to Eastern on the east end, this problem is bad enough now I could just imagine it with more residences created in this area. Why can't this train be put in a corridor like the Alameda corridor?

I have actually met with David Vela regarding these issues. The ball starts rolling but somehow it comes to an abrupt halt. I sincerely hope these issues are addressed before a change of this magnitude is implemented. Thank you for your time.

Felix Robles
(323) 833-1589

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PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



April 18, 2007

RECEIVED
APR 19 2007

Connie Chung
Los Angeles County Dept. of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Ms. Chung:

Re: SCH# 2007031144; Mixed Use Ordinance

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

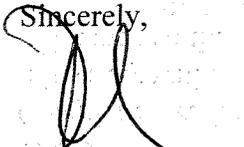
The Commission's Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal-Neg Dec.*. As the state agency responsible for rail safety within California, we recommend that the County add language to the Mixed-Use ordinance so that any future planned development adjacent to or near any railroad right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for new developments. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the County.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,


Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section