



PALMDALE  
*a place to call home*

April 10, 2007

JAMES C. LEDFORD, JR.  
*Mayor*

MIKE DISPENZA  
*Mayor Pro Tem*

STEVEN D. HOFBAUER  
*Councilmember*

STEPHEN KNIGHT  
*Councilmember*

TOM LACKEY  
*Councilmember*

**Ms. Connie Chung**  
Acting Senior Planning Assistant  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**RE: Proposed Amendment to the Los Angeles County Code (Title 22 - Zoning Ordinance) to Permit Mixed Use Developments in Certain Commercial Zones**

Dear Ms. Chung:

Thank you for the opportunity to review and comment on the above-referenced Zoning Ordinance Amendment. The proposed amendment has the potential to impact the City of Palmdale as 'islands' of unincorporated Los Angeles County are located within Palmdale.

The proposed amendment may result in the lack of environmental analysis for some mixed-use projects that would be approved through administrative procedures as mentioned in the notice. Further, the permitting of mixed uses in a CM (Commercial Manufacturing) zone has the potential to result in incompatible land uses due to noise, air quality, and other environmental and health related issues.

If you have any questions regarding this matter, please contact Susan Koleda or me at (661) 276-5200.

Sincerely,

A handwritten signature in black ink, appearing to read "Asoka Herath".

Asoka Herath  
Director of Planning

AH:sk

*Auxiliary aids provided for  
communication accessibility*

*72 hours' notice and request.*

Kenneth L. Howe  
5958 N. Willard Avenue  
San Gabriel, CA 91775

April 15, 2007

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

RECEIVED  
APR 17 2007

ATTN: Ms. Connie Chung

RE: **Mixed Use Ordinance**

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.

Thank you for requesting and for considering my input.

Sincerely,



Patti J. Ramsey  
5958 N. Willard Avenue  
San Gabriel, CA 91775

April 15, 2007

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

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Thank you for requesting and for considering my input.

Sincerely,



**Chung, Connie**

**From:** SSL [steve\_lamb57@sbcglobal.net]  
**Sent:** Friday, April 06, 2007 3:23 PM  
**To:** Chung, Connie  
**Cc:** Paul Novak; Sussy Nemer; Mayor Michael D. Antonovich; George Lewis; Walter Olszewski; allan wasserman; camille; Paul Ayers; marietta; Zack ATC; billy.nwoye@altadenatowncouncil.org; bobby.thompson@altadenatowncouncil.org; &#39;Dennis Bridwell&#39;; Justin Chapman; Anthony Cheng; ctilleman@coldwellbanker.com; Mabel Duncan; &#39;Susan Goldman&#39;; Haussler; Zack home; &#39;Lorie Judson&#39;; ken; shack; steve.lamb@altadenatowncouncil.org; &#39;Sandra Thomas&#39;;  
**Subject:** Draft mixed use ordinance-First General Comment

Connie-

You are correct, I can't open these either. Drat, I'll have to wait for snail mail.

I'm somewhat disturbed and astonished to find that the title of one of these documents indicates a negative declaration has been authored for an ordinance that will allow massive housing units where not presently allowed. This must involve a clear and obvious previously unanticipated traffic impacts, does not consider possible historic and archeological resources that may exist in commercial zones throughout the County and so on.

Presently NONE of these projects can be built without at least undertaking a traffic study, and I can't believe it is or could be, lawful to rezone entire areas of the county and allow this use by right without a complete EIR.

Chung, Connie" <cchung@planning.lacounty.gov> wrote:

Hi, Steve.

Attached are the .pdfs file of the draft mixed use ordinance and the draft CEQA documentation, as requested (although I'm a little unclear how you could open them if you cannot open Adobe files??).

Since I have your contact information for the Housing Advisory Committee, I'll also mail you a hard copy of the draft ordinance, and other related information.

We really value your input, so please feel free to pass on recommendations after you go through the ordinance. Please also feel free to call or write regarding any questions or concerns that you have on what the draft ordinance is proposing.

Thanks again.

Connie

Connie Chung, AICP  
 Housing Section  
 Los Angeles County  
 Department of Regional Planning  
 chung@planning.lacounty.gov  
 Phone (213) 974-6425  
 FAX (213) 626-0434

**From:** SSL [mailto:steve\_lamb57@sbcglobal.net]  
**Sent:** Friday, April 06, 2007 2:30 PM  
**To:** Chung, Connie  
**Subject:** Re: Draft mixed use ordinance

3/2007

Connie-

For some reason my spam filter rerouted your message to my bulk mail.  
Anyhow, yes I need a PDF file, my security doesn't allow me to open adobe files

SSL

'Chung, Connie' <cchung@planning.lacounty.gov> wrote:

Hi, Steve.

I was asked to send you a copy of the proposed mixed use ordinance. You can access a copy of the ordinance and other related documents by clicking on the following link: <http://planning.co.la.ca.us/docOrd.htm>.  
If you prefer a .pdf version or a hard copy, please let me know.

Thanks, and feel free to call or write with questions regarding the proposed ordinance.

All the best,

Connie

Connie Chung, AICP  
Housing Section  
Los Angeles County  
Department of Regional Planning  
cchung@planning.lacounty.gov  
Phone (213) 974-6425  
FAX (213) 626-0434

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**From:** SSL [mailto:steve\_lamb57@sbcglobal.net]

**Sent:** Tuesday, April 03, 2007 11:09 AM

**To:** Michael D. Antonovich; Gino Sund; George Lewis; allan wasserman; Walter Olszewski; Nemer, Sussy; steve scauzillo; larry wilson; Elise; Zack ATC; billy.nwoye@altadenatowncouncil.org; bobby.thompson@altadenatowncouncil.org; 'Dennis Bridwell'; Justin Chapman; Anthony Cheng; ctillman@coldwellbanker.com; Mabel Duncan; 'Susan Goldman'; Haussler; Zack home; 'Lorie Judson'; ken; marietta; shack; steve.lamb@altadenatowncouncil.org; 'Sandra Thomas'

**Subject:** Mixed Use by Right

Dear Supervisor Antonovich-

On April 25 the Department of Regional Planning will be presenting a Mixed Use Ordinance that will allow mixed use projects in C-H, C-1, C-2, C-3 and C-M zones. This new ordinance would allow mixed use projects by right and remove the CUP, public hearing and public input requirements.

Generally speaking, I support the basic concept of mixed use projects. I have seen many successful well designed, carefully thought out, constructed and leased mixed use projects in Britian and the Netherlands. Sadly, I have yet to see a well thought out, designed, and carefully leased mixed use project built in Southern California.

In the succesful projects I have seen in Europe, there is careful attention paid to the commercial uses. These tend to be small magazine/newspaper sellers, bakeries, butcher shops, produce and flower markets, coffee bars, little diners, and on occasion something like a dress shop or home decorating shop. In the main the downstairs shops support the life of the tenants above. It is possible to walk around the block and shop for dinner every night, as I have done in Utrecht when visiting Jeanette's cousins there.

In Europe, there are always streetcar stations within three blocks. In spite of this, the generation 45 years old and under now have at least one car per family, and those 30 and under tend to have two cars. This has led in Europe to considerable parking congestion in the last fifteen years. New standards were adopted six years ago in the Netherlands requiring one onsite parking space for each unit, prior to that parking was on the street.

Europeans do not allow whatever commercial use comes along into most mixed use projects. As an example, it would be impossible to have, say a Macy's with apartments above, or even a more conventional American style supermarket, or uses like hardware and plumbing shops are also not allowed. These MUST be located in specifically commercial zones.

The planning standards in Europe limit the size of the commercial units below and also very often specify with a great deal of precision the exact mix of commercial types. Generally, they must serve the immediate household needs and wants of the residents above. In Europe, mixed use developments do not happen by right, but are very tightly controlled, and the commercial uses below the residential are controlled tightly by the local planning agency for the entire life of the project. A great deal of governmental attention is paid to architectural style and detailing, traffic interface, lobby's and semi public spaces, required town improvements, and required mixed economic ranges of tenants within the housing portion of the developm ent. These projects dont just happen to work, they are very very carefully thought out and regulated. The reason for

this is because before the planning process was placed over them, cities and towns began to fail as desirable places to live due to developments that were only planned for the maximum dollar return to investors without any thought given to the rest of society.

Here we have developers arguing for a type of use that is new in California, that increases profit, but they are arguing that it must be adopted without the very governmental structures that make it work well in the rest of the world. This is asinine. Mixed use developments require much more careful planning, and much more oversight to work than do our segregated zoning types.

If we are going to go the way of mixed use development, it will need more oversight, more public input, and more regulation, not less.

Sincerely-

Steve Lamb  
President, Society of Organic Architects

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**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7, REGIONAL PLANNING  
IGR/CEQA BRANCH  
100 MAIN STREET, MS # 16  
LOS ANGELES, CA 90012-3606  
PHONE: (213) 897-3747  
FAX: (213) 897-1337

RECEIVED  
APR 03 2007



*Flex your power!  
Be energy efficient!*

IGR/CEQA No. 070343AL, ND  
Project No. RADV T200600009  
Mixed Use Ordinance  
Vic. LA-County Wide

April 2, 2007

Ms. Julie Moore, AICP  
Housing Section  
Department of Regional Planning  
Los Angeles County  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Moore:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project.

Based on the information received, we have no comments at this time. Should the County identify a mixed-use project in the future, please notify this Department for our review. Thank you for the opportunity to have reviewed this project.

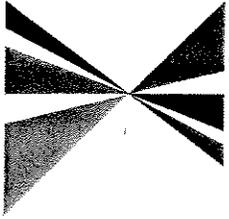
If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 070343AL.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Powell".

CHERYL J. POWELL  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse


**ASSOCIATION of  
GOVERNMENTS**
**Main Office**

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12th Floor

Los Angeles, California

90017-3435

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**San Bernardino County:** Gary O'vitt, San Bernardino County • Lawrence Dale, Barstow • Paul Eaton, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCaillon, Highland • Deborah Robertson, Rialto • Alan Wapner, Ontario

**Ventura County:** Linda Parks, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

**Orange County Transportation Authority:** Art Brown, Buena Park

**Riverside County Transportation Commission:** Robin Lowe, Hemet

**Ventura County Transportation Commission:** Keith Millhouse, Moorpark

April 11, 2007

Ms. Connie Chung, AICP, Acting Senior Planning Assistant  
Housing Section, County of Los Angeles  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**RE: SCAG Clearinghouse No. I 20070163 Project No. RDV T200600009  
Mixed Use Ordinance**

Dear Ms. Chung:

Thank you for submitting the **Project No. RADV T200600009 Mixed Use Ordinance** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Project No. RADV T200600009 Mixed Use Ordinance**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **March 16-31, 2007 Intergovernmental Review Clearinghouse Report** for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1856. Thank you.

Sincerely,

**JILL EGERMAN**  
Associate Environmental Planner  
Intergovernmental Review

Doc #134388