

## **STAFF REPORT**

PROJECT NUMBER R2008-01137-(4)

PLAN AMENDMENT T201000003

ZONE CHANGE T201000004

ENVIRONMENTAL ASSESSMENT T201000061

The Draft Hacienda Heights Community Plan Update (the Plan) is a comprehensive community plan developed by the Department of Regional Planning (DRP) in partnership with the residents of Hacienda Heights. The Plan, once adopted, will replace the existing Hacienda Heights Community General Plan, which was adopted in 1978 and has not been updated. The adopted plan was prepared by the Hacienda Heights Planning Advisory Committee, working in conjunction with the staff of the Department of Regional Planning. It contained community-wide goals and specific policies pertaining to land use, circulation, scenic highways, environmental resource management, housing, and noise. The reasons for updating the plan are to: reflect the community's vision of the future of Hacienda Heights; more accurately capture the current composition of the community; reflect changes that have taken in place in the community since the original plan was adopted; and, proactively anticipate community needs in the future.

The Regional Planning Commission (RPC) was initially briefed on the Hacienda Heights Community Plan Update in May 2007, shortly after the program was launched. At that time, staff provided an overview of the new community-based model for developing the Plan, which emphasized public participation and inter-departmental collaboration. In August 2008, following the conclusion of an extensive and award-winning public participation phase, staff updated the RPC on the outcomes of that process and presented the Interim Poster Plan, which summarized the community planning process to that point. In the two years that followed, staff worked closely with residents, other County agencies, community stakeholders and local leaders to develop the plan content and format, and to complete supporting technical analyses. The Draft Plan, along with the accompanying Draft Initial Study, was completed in June 2010 and is the subject of this report and the upcoming hearings on August 25, 2010 at 6:30 PM in Hacienda Heights and September 22, 2010 at the Hall of Records.

## **PROJECT DESCRIPTION**

In January 2005, Los Angeles County Supervisor Don Knabe (Fourth District) initiated a community visioning process in Hacienda Heights and hired consultants to explore community priorities for spending approximately \$21 million in anticipated funds from the "tipping fees" associated with the most recent expansion of the Puente Hills Landfill, located in Hacienda Heights.<sup>1</sup> Over approximately two years, funded by the tipping fees and supervised by the Fourth District, the consultants held small meetings in the community, conducted stakeholder interviews, and prepared The Hacienda Heights Community Planning Framework Report. The report recommended an update of the Community Plan as an appropriate next step in the community planning process.

The Los Angeles County Department of Regional Planning (DRP) Community Studies I Section began work on the Hacienda Heights Community Plan Update (HHCPU) in January 2007. After

several months of study, including background research, preliminary outreach, and project planning, the HHCPU program kicked-off with a community-wide meeting in June 2007. Piloting a new approach that put residents at the center of the community planning process, planners worked side-by-side with residents to define their shared vision of the future and develop a comprehensive plan to achieve it.

The purpose of the Community Plan is to provide a roadmap for Hacienda Heights to achieve the community's shared vision of the future. A tool for residents, elected officials, planners, service providers and developers, the Plan informs decision-making and identifies specific goals, policies, land use designations, and implementation strategies to achieve that vision.

### **LOCATION**

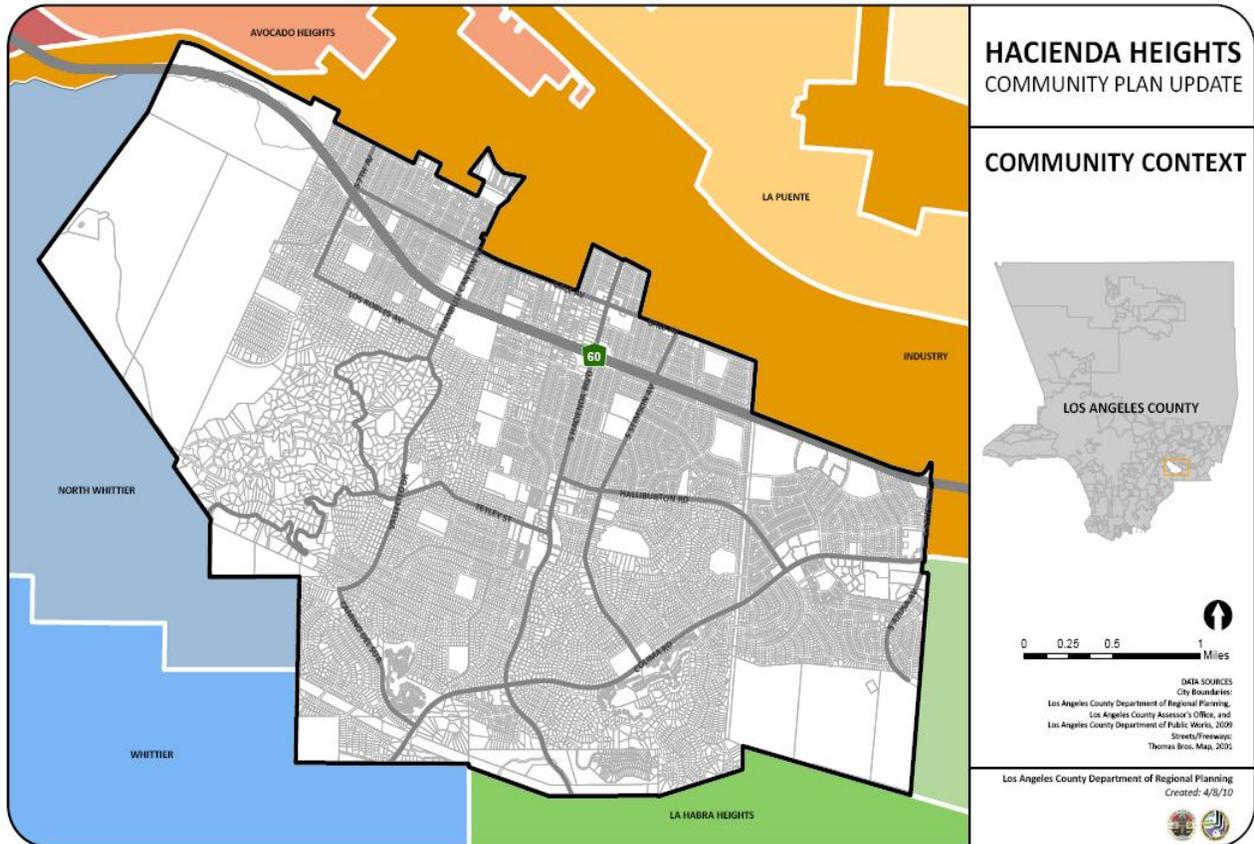
Nestled in southern Los Angeles County's Puente Hills, Hacienda Heights is an 11.38 square mile area located approximately 20 miles east of downtown Los Angeles. Elevations range from 350 feet to 1150 feet. As can be seen in the Context Map (**Map 1**), the community is bounded on the north by the City of Industry, on the south by the cities of Whittier and La Habra Heights, on the west by unincorporated North Whittier, and on the east by unincorporated Rowland Heights. The formerly agricultural community is known today, as it has been since the 1960s, as a residential community. An attractive and mature community, Hacienda Heights was home to approximately 60,000 residents in 2000. The quiet residential community is both ethnically and economically diverse, and residents value a peaceful way of life, scenic views, charming parks and admirable schools.

### **EXISTING LAND USES**

The 1978 Hacienda Heights Community General Plan has served as the land use planning document for the community for thirty years. This plan guided the development and management of land within the community through its goals and policies. Additionally, the plan's Land Use Map designated allowable uses and densities for land within the community. The land use patterns and densities in the community today are in part a result of the plan.

The land use designations in the plan define and provide guidance on the types of uses and densities allowed on each parcel in the community. The plan's land use map designated Hacienda Heights as a predominantly residential community with limited commercial and industrial uses. The goals and policies of the plan supported open space dedication for new development, which has resulted in the creation of several parks since the plan was adopted.

**Map 1: Context**



As can be seen in the Current Land Uses Table (**Table 1**), the majority of Hacienda Heights is designated as U1 or U2 or Urban 1 and Urban 2. These land use designations provide for urban hillside and large lot or low density residential areas. Large portions of the community are also designated as N1 or N2, or Non-Urban 1 and Non-Urban 2. Non-Urban designations allow low density non-urban residential development with single-family dwellings, agricultural, or recreational uses. Large Open Space designated lands exist on the eastern and western edges of the community, with small pockets of open space designated throughout. Commercial designated areas exist along Hacienda Boulevard and Azusa Avenue, and in several other small pockets throughout the community.

**Table 1: Current Land Uses**

<b>Category</b>	<b>Acreage</b>	<b>% of Total</b>
N1 (Non-urban 1)	455.4	6.0%
N2 (Non-urban 2)	1,061.4	14.0%
U1 (Urban 1)	2,353.0	31.0%
U2 (Urban 2)	2,029.2	26.7%
U3 (Urban 3)	178.3	2.3%
U4 (Urban 4)	45.6	0.6%
U5 (Urban 5)	17.4	0.2%
C (Commercial)	155.1	2.0%
I (Industrial)	34.4	0.5%
O (Open)	1,056.3	13.9%
TC (Transportation)	203.6	2.7%
	<b>7,589.7</b>	

**EXISTING ZONING**

The Los Angeles County Zoning Code (Title 22) implements the land use plan by providing more specific standards that regulate uses, building size, bulk, density, parking requirements, and setbacks. The current Zoning Map designates the current zone for each parcel. As can be seen in the Current Zoning Table (**Table 2**), the majority of Hacienda Heights is zoned as A-1 (Light Agriculture) and R-A (Residential Agriculture). These zoning designations provide for single-family homes, crops, and family care facilities. Large portions of the community are also zoned as RPD (Residential Planned Development), which allows single-family homes planned and developed as a unit with other amenities. Open Space zones exist on the eastern and western edges of the community, with small pockets of open space designated throughout. Commercial zoned areas exist along Hacienda Boulevard and Azusa Avenue, and in several other small pockets throughout the community.

In California, zoning for each parcel is required to be consistent with the land use designations on the Land Use Map. Based on current available records, it appears that zoning consistency was not addressed when the 1978 land use plan was adopted. As a result, some inconsistencies exist between adopted land use and zoning. Staff recommends that zoning consistency be achieved simultaneously with the Plan update.

**Table 2: Current Zoning**

<b>Zone</b>	<b>Acreage</b>	<b>% of Total</b>
A-1	2,332.7	36.8%
A-2	419.5	6.6%
B-1	0.3	0.0%
C-1	17.3	0.3%
C-2	27.2	0.4%
C-3	59.1	0.9%
C-H	8.1	0.1%
CPD	18.4	0.3%
M-1	29.8	0.5%
O-S	251.2	4.0%
P-R	1.4	0.0%
R-1	331.5	5.2%
R-2	1.8	0.0%
R-3	55.6	0.9%
R-A	2,303.7	36.4%
RPD	477.8	7.5%
	<b>6,335.4<sup>ii</sup></b>	

**PLAN DEVELOPMENT**

The Community Plan is based on an extensive public participation program that started in June 2007. During the public participation phase, staff held a series of community meetings, activities and events to provide open forums for collaboration on Plan development. Through this process, community participants identified their most important issues and concerns, and developed a comprehensive plan to address them by building on existing assets. Specifically, the main concerns included: delivery of community services; maintenance and appearance of commercial areas; diversity and affordability of housing; conservation and expansion of open space; opportunities for recreation; and, mobility and connectivity.

To address these issues in a solution-oriented way, participants formed committees and worked together to identify potential opportunities and reach consensus on goals and priorities. DRP staff facilitated and supported community participants who served on the following committees: community services; health and safety; housing; land use and development; maintenance and appearance; open space and recreation; transportation; and, youth and planning, a first in DRP history. As can be seen in the Public Participation Summary Table (**Table 3**), community meetings, activities and events during the public participation and plan development phases were all designed to maximize opportunities for public input and transparency. Table 3 summarizes the major meetings and activities during the public participation and plan development phases.

**Table 3: Public Participation Summary**

<b>Activity</b>	<b>Date</b>	<b>Objective</b>	<b>Approximate Number of Participants</b>	<b>Type</b>
Orientation Meeting	6/12/07	To receive an orientation to the community plan update process with an emphasis on opportunities for continued involvement.	130	Meeting
Visioning Meeting	7/18/07	To initiate the community visioning process.	70	Meeting
Planning in the Park	8/28/07	To bring new participants into the process, provide information on the update, and talk with residents about issues and ideas to be addressed in future meetings.	15	Activity
Issues and Observations Meeting	9/19/07	To begin to identify major community issues based on observations.	36	Meeting
Walk-About	10/13/07	To observe and identify community issues through a structured walk.	15	Activity
Goals and Policies Meeting	10/17/07	To develop draft goals and policies to provide guidance on the critical community issue areas.	40	Meeting
Plans and Proposals Meeting	11/28/07	To formulate draft plans and proposals by organizing and prioritizing each committee's issues, goals and policies.	40	Meeting
Community Presentation Workshop	1/23/08	To prepare materials and finalize logistical arrangements for the Hacienda Heights Community Plan Update Community Presentation.	10	Activity
Youth Planning Meetings	2/07/08	To inform students of the Plan Update and to receive their feedback and ideas for future student participation.	61	Youth
Community Presentation	2/27/08	For community members to present recommendations on how to address key issues in the Hacienda Heights Community Plan Update to county service providers, community and elected leaders, and neighbors.	200	Meeting

<b>Activity</b>	<b>Date</b>	<b>Objective</b>	<b>Approximate Number of Participants</b>	<b>Type</b>
Catch-Up Meeting	6/4/08	To discuss how community recommendations are being transformed into an actionable plan for the future of Hacienda Heights and to collect feedback on draft materials.	56	Meeting
Youth Planning Restaurant Evaluation Project	7/18/09	To evaluate and rate the healthy food options and environmental practices of a sample of restaurants in Hacienda Heights' main commercial area.	4	Youth
Intra-Agency Summit	8/5,6/08	To share components of the Preliminary Draft Plan and environmental report with planners and to receive early impressions and feedback.	15	Event
Inter-Agency Summit	8/6/08	To share components of the Preliminary Draft Plan and environmental report with County agencies and to receive early impressions and feedback.	8	Event
Draft Components Release Meeting	8/27/08	To provide an update on how the plan was progressing, a presentation of the draft components available for public review and comment, and next steps.	300	Meeting
Land Use Preview	7/30/09	To present on the concept of land use, explain proposed land use, and receive input.	18	Activity
Draft Community Plan Release Meeting	6/19/10	To release the complete Draft Plan, Initial Study, and supporting documents.	55	Meeting

The public participation process, which lasted approximately one year, was characterized by a spirit of collaboration. In February 2008, this phase culminated with a Community Presentation, given by community members to community members and decision makers, including Supervisor Don Knabe. In July 2008, the results of the public participation phase were summarized in the Interim Poster Plan, which was distributed and displayed throughout the community. The program was recognized by the Los Angeles Chapter of the American Planning Association with the Public Outreach Award. In the process of creating the Draft Plan, the project team formed a close working relationship with the community's most active

residents, including the Hacienda Heights Improvement Association and Hacienda La Puente Unified School District. To keep residents informed and engaged as the Draft Plan was developed, the project team made draft materials available at county facilities throughout the community, including the Library, Senior Center and Field Office, and on the project website at <http://planning.lacounty.gov/hacienda>.

Multiple county agencies were involved from the beginning of the process in framing and developing the Plan, including: Parks and Recreation; Public Health; Sherriff; Library; Sanitation Districts; and, Public Works. Representatives from these agencies participated actively, consistently and enthusiastically at community meetings (2007 – 2008), at an inter-agency summit (August 2008), and through one-on-one consultations and meetings. Throughout the process, colleagues from these diverse agencies worked collaboratively and proactively to inform plan development and plan for implementation. Representatives from these agencies reviewed and commented on early plan outlines and drafts, and they provided written comments on an early version of the implementation section (June 2010). Select county and regional agencies were also asked (April 2010) to review the updated draft plan and initial study. All of the comments received to date have been documented and addressed.

A land use preview meeting was held in July 2009 with residents who participated actively in the public participation phase; for example, those who served on committees. Staff shared the preliminary draft land use plan with these select stakeholders to gauge the community's position on the proposed changes. Overwhelmingly, the group was supportive of the proposal; and, specific feedback on the map was provided. Following a period of revision and refinement, the draft plan was released at a community meeting in June 2010. People on the Hacienda Heights Community List, which includes nearly 600 individuals involved in the Plan update, were invited to the weekend morning meeting to get an overview of the complete Draft Plan and the accompanying documentation, including the Draft Initial Study. Using a new outreach technique called "Office Hours," staff also met one-on-one with residents in the community in June 2010 to answer questions and solicit input on draft materials.

Feedback collected at and since the last community meeting has been documented and addressed. The updated versions of the following materials are attached here and described below.

### **DISCUSSION OF DRAFT DOCUMENTS**

The extensive collaboration with community participants and County agencies yielded a comprehensive, visionary Plan. To support and evaluate this work, staff produced a series of technical analyses and studies, including the Zoning Consistency Study, Draft Initial Study, Land Use Report and Background Report. The Plan amendment (T201000003), zone change (T201000004) and environmental assessment (T201000061) are before the Commission for consideration and possible action. The remaining studies and reports summarized below are for reference.

August 12, 2010

### Draft Community Plan

The Draft Community Plan and Maps (**Attachment A**) is a policy and land use document that guides development throughout the community and identifies specific goals, policies, land use designations, and implementation actions to achieve the community's vision. The purpose of the Draft Plan is to update community-wide goals and policies to: reflect the community's vision; update land use designations to reflect existing development patterns and accommodate projected growth; offer guidance on post-adoption implementation; and, document the Plan development process, including the extensive public participation. Generally mirroring the format of the 2008 Draft General Plan, the Plan contains 4 chapters: (1) Introduction; (2) Land Use; (3) Goals and Policies; and, (4) Implementation. The Land Use Element includes the Land Use Map and utilizes the 2008 Draft General Plan's new uniform Land Use legend (revised in February 2010). The major components of the Draft Plan are discussed below.

### *Land Use*

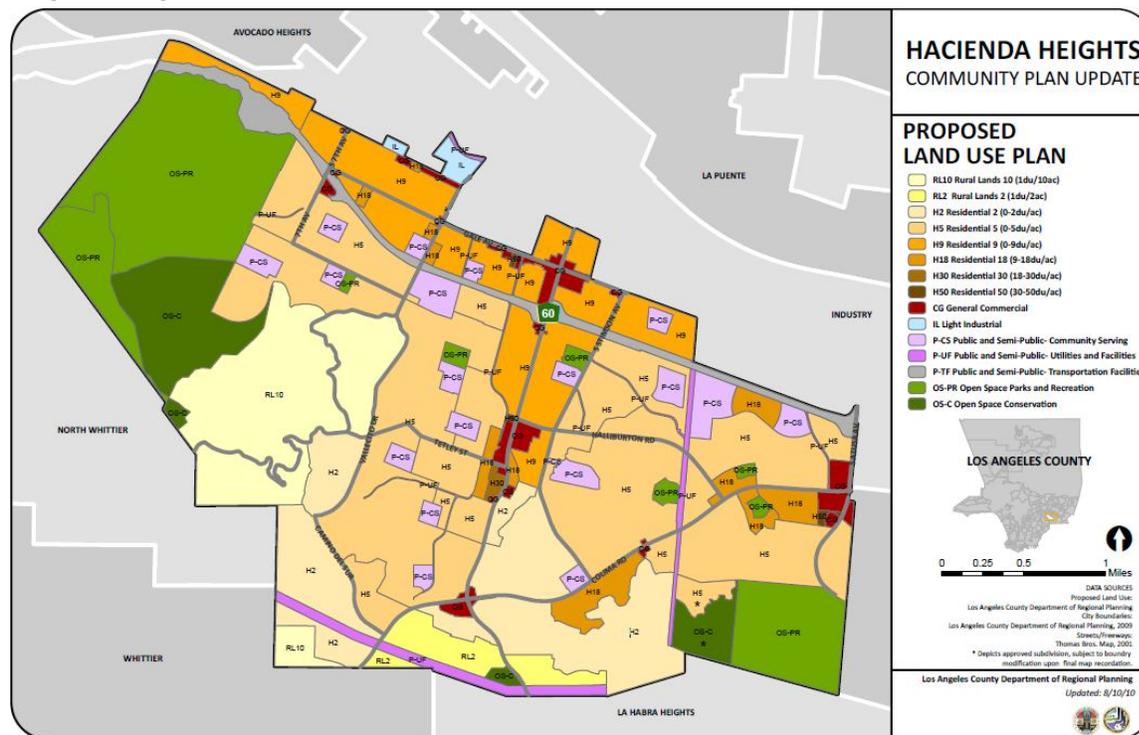
The Land Use Section of the Community Plan: identifies specific land use designations for each parcel in the community; provides detailed descriptions of what is allowed in each designated category; and, discusses zones that are compatible with each land use designation. Each land use designation has a specific purpose that takes into account the land's physical features, technical data, and contextual characteristics. The Land Use Map (**Map 2**) identifies land use designations for all parcels within Hacienda Heights. The map is based on a comprehensive land use analysis that explored: existing conditions, such as density and environmental constraints; projected population and housing needs; transit availability; the community's vision for growth and sustainability; and, other long-term plans from regional and neighboring jurisdictions.

### *Goals and Policies*

While the land use map guides the location of various uses and densities, the Plan's goals and policies define how those uses should function to best meet the needs of the community. The goals articulate the specific end states that the community envisions. The policies associated with each goal describe the actions that must be taken to realize the goals. The goals and policies are organized according to the issue-specific elements utilized in the Los Angeles County General Plan with additional elements added for community priorities that are not addressed in the General Plan. The elements are: Land Use; Appearance; Mobility; Housing; Conservation; Open Space and Recreation; Health and Safety; and, Public Services and Facilities. Elements not covered in the Community Plan are addressed in the General Plan.

The Plan goals and policies include several new areas not covered by the 1978 Community General Plan. These topics have been added to reflect the community's long term vision for building on existing assets and proactively addressing current and future issues. Specifically, goals and policies address: improved maintenance and appearance of aging structures and facilities; preservation of remaining undeveloped areas; sustainable and efficient future development; and, services and facilities to meet the needs of community's diverse population.

## Map 2: Proposed Land Use



### *Implementation*

Implementation of the HHCPU will require multi-agency collaboration and continued community support on a variety of measures. The Plan's implementation section organizes a series of implementation actions into a comprehensive timeline based on community priorities. It also identifies the entities that are responsible for implementation and provides relevant contact information.

### Zoning Consistency Study

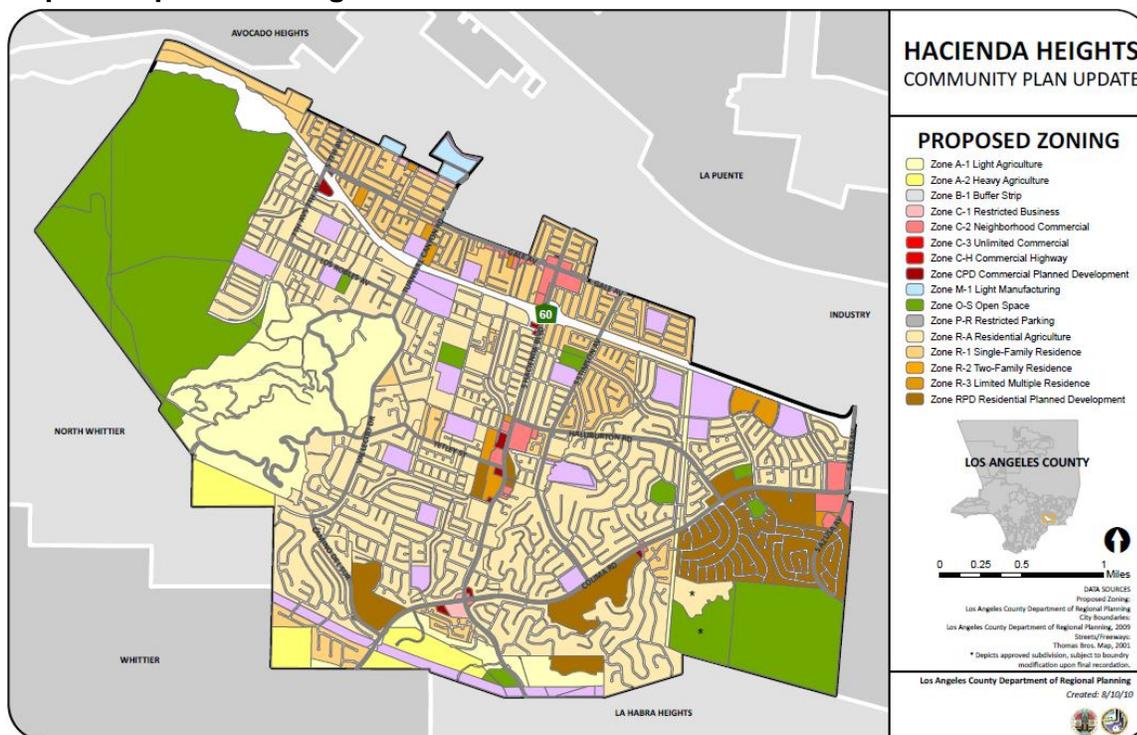
The Zoning Consistency Study and Maps (**Attachment B**) evaluates the existing relationship between zoning and land use in Hacienda Heights, as well as areas of inconsistency that may arise due to the proposed land use changes. The study methodology is explained in four steps: (1) evaluation of adopted land use and zoning; (2) evaluation of proposed land use and zoning; (3) recommendation of changes to achieve consistency; and, (4) field work and adjustments.

The purpose of the Zoning Consistency Study was to evaluate the existing relationship between land use and zoning; to identify areas of inconsistency; to evaluate how the proposed land use changes would impact areas of inconsistency; and, to make recommendation for zone changes that would bring all land uses and zoning into consistency.

The analyses found:

- under the adopted land use, approximately 74% of the zoning for the total community acreage is consistent with land use; the majority of inconsistencies are due to agricultural zones in residential, commercial and open space lands; and,
- under the proposed land use, approximately 63% of the zoning for the total community acreage is consistent with land use, the additional inconsistencies mostly result from the addition of the new Public land use category (applied to public schools and facilities) and the expansion of the Open Space category (applied to parks and preservation areas designated since the 1978 plan was adopted).

**Map 3: Proposed Zoning**



Based on the results of this study, staff recommends processing zone changes for the inconsistent parcels, which represent approximately 21% of all parcels (3,354 of 15,930) concurrent with Plan adoption. The parcels that are inconsistent and therefore recommended for changes, along with the proposed zoning designations, are depicted in the Zoning Consistency Study Maps. The Proposed Zoning Map (**Map 3**) identifies proposed zoning designations for each parcel in the community. The Draft Zoning Ordinance and Zoning Map (**Attachment C**) are proposed to change the zoning designation of certain parcels to ensure that zoning is consistent with the land use categories designated in the Plan.

### Draft Initial Study

In compliance with California Environmental Quality Act (CEQA) Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, staff prepared a Draft Initial Study. The purpose of the Draft Initial Study is to determine whether the plan may have a significant effect on the environment and, if so, to identify measures that mitigate potential impacts to a less than significant level. The majority of anticipated impacts were found to be less than significant; however, the Plan may result in some significant environmental impacts, specifically with respect to flood hazards, air quality resources, and services, including traffic and sewage. In those cases, the Initial Study proposes mitigation measures to reduce these potentially significant impacts to a less than significant level; and, those measures have been incorporated in to the Plan's policies and implementation actions. Ten agencies participated in a review of the preliminary draft, and all supported the findings. Working with other responsibly agencies, staff completed the Draft Initial Study, Mitigated Negative Declaration<sup>iii</sup>, and Mitigation Monitoring Plan (**Attachment D**).

### Land Use Report

To be consistent with the Draft General Plan and other area and community plans currently being updated, the Plan employs the uniform land use legend from the 2008 Draft General Plan (revised February 2010). Staff catalogued the methodology for converting to the uniform land use legend in the Land Use Report and Maps (**Attachment E**). The purpose of the Land Use Report was to document and standardize the criteria for: assessing existing land uses as adopted and developed; converting to the new uniform land use legend, as put forth in the Draft General Plan Update; determining the suitability of each area, then parcel, within the community for various development types; accommodating population projections and corresponding housing needs; and, implementing the community vision.

The analyses found:

- based on what is allowed by land use alone, the community is mostly "built out" and developed largely as planned in terms of the amount and distribution of housing, commercial, open space, and other uses;
- the plan was too lax in protecting the community's natural areas and hillsides; and,
- map clean-up was needed to accurately reflect on-the-ground uses (for example, schools, new parks).

Several criteria support *increases in density in targeted areas*. For example, areas along or near: Southern California Association of Governments 2% growth areas (areas identified by the regional planning agency to be appropriate to accommodate future growth); major transit corridors; existing developed areas with access to infrastructure; major commercial areas; community and public facilities; and, potential sites for private redevelopment. Several criteria support *decreases in density in targeted areas*. For example, areas along or near: very high fire hazard severity zones; landslide zones; liquefactions zones; seismic fault zones or lines; Significant Ecological Areas; hillside management areas; and, undeveloped or sparsely

developed lands. Several criteria exist for *maintaining existing development patterns*. For example, areas with single family residential with small lots on level terrain; medium density, multi family areas; local serving commercial areas; designated parks and open space areas; and, existing light industrial uses.

Based on these findings, land use changes are proposed to: maintain existing single family areas; preserve remaining hillside areas; direct growth where it can best be accommodated; and, properly designate existing uses. The Land Use Report contains maps that depict the adopted land use map, proposed changes in density, proposed changes in use, and the draft land use map.

#### Background Report

The Background Report and Maps (**Attachment F**) was created for reference purposes and provides a compendium of the most up-to-date data on the community that was available at the time the report was assembled (April 2010). The Background Report contains information on: community history; development; demographics; housing; economics; environmental context; neighboring jurisdictions; community facilities and services; and, the regulatory setting. The report includes 18 reference maps that depict natural hazards, infrastructure, year-built data, subdivision activity, and adopted land use for Hacienda Heights and the surrounding communities. The report also contains a detailed account of the community participation process that resulted in the Plan's development.

#### **ENVIRONMENTAL DETERMINATION**

Based on the results of the Initial Study, coupled with guidance staff received from consultation with the Impact Analysis Section of Regional Planning, as well as other responsible agencies, staff recommends that the Regional Planning Commission approve a Mitigated Negative Declaration together with the Mitigation Monitoring Program (**Attachment D**). Staff indicated its intention to make this recommendation in the Notice of Completion (**Attachment G**), filed with the County Clerk on July 21, 2010.

#### **PUBLIC NOTIFICATION**

A total of 18,200 persons were notified of the Public Hearings via a postcard notice (**Attachment H**) that was mailed on July 20, 2010. The notification list included all properties in Hacienda Heights, all owners of property in Hacienda Heights, persons on the Department of Regional Planning's Courtesy List, and all persons on the HHCPU Community List. Additionally, a legal notice advertising the public hearing was published on July 22, 2010 in the San Gabriel Valley Tribune (**Attachment I**).

#### **AGENCY COMMENTS AND RECOMMENDATIONS**

As can be seen in the Summary of Agency Written Comments (**Attachment J**), as well as in the Copies of Agency Written Comments (**Attachment K**), the majority of feedback concerned minor corrections, additional references, and requests for clarification. With one exception, all of

the comments have been addressed in the Draft Plan and Draft Initial Study currently before your Commission. The comment that remains to be addressed and resolved is from the South Coast Air Quality Management District (SCAQMD) and pertains to green house gas emissions. Specifically, upon review of the Draft Initial Study and MND, SCAQMD advised staff to quantify and explicitly discuss green house gases. While the Draft Plan contains goals, policies and discussion on green house gases, the Draft Initial Study and Draft MND so far do not contain quantifications and comparisons with significance standards, which SCAQMD currently advises. Based on this direction from the reviewing agency, staff is currently conducting an analysis of the potential effects on proposed land use changes on green house gases and will revise the documents accordingly. Revised documents will be presented to your Commission in advance of the second scheduled public hearing.

Comments received from Regional Planning led to one change to the proposed land use map for a recently approved subdivision project called Pacific Heights on a 114 acre site in the southeast portion of the community, adjacent to Schabarum Park. Originally, staff proposed RL2 for the site, based on land use analyses detailed in the Land Use Report. Following revisions to a subdivision project design (Tract 51153, Pacific Heights project) that resulted in a clustered development pattern with the majority of the site dedicated to open space, the subdivision was approved by your Commission in October 2009 under the existing land use designation (N2). In light of this development, staff changed the proposed designation to H5 for the residential portion and to OS-C for the open space portion, along with the corresponding zone changes, to accurately reflect future approved uses. The subdivision map has not yet been recorded, so staff approximated the representation of the new designations with a footnote on the updated proposed land use and zoning maps indicating that parcel lines, and public areas, will be indicated when the map is recorded.

### **PUBLIC COMMENTS**

As can be seen in the Summary of Public Written Comments (**Attachment L**), as well as in the Copies of Public Written Comments (**Attachment M**), the majority of feedback from members of the public contained requests for clarification and minor editorial revisions to strengthen or clarify select policies. As indicated in the Log of Public Phone Comments (**Attachment N**), several callers required clarification regarding the meaning of a Mitigated Negative Declaration, and two callers had questions about proposed changes to specific properties. Additional suggestions were to include a glossary of terms and to strengthen some policy language, where possible. All of the comments have been addressed in the Draft Plan currently before the Commission. No comments were received from the public on the Draft Initial Study.

### **STAFF RECOMMENDATION**

The Hacienda Heights Community Plan is a forward-looking planning tool that encapsulates the community's shared vision, articulates community-inspired goals and priorities, delineates policies that will guide the community as it develops, and provides direction on implementation strategies. The Plan was developed with extensive community and County participation and

review; and, if adopted, it will ensure that future development and service provisions meet community needs and contribute to realizing the community's vision.

To provide opportunity for additional public testimony, and for staff to prepare thorough responses to questions or requests from the Commission, staff recommends that the Regional Planning Commission indicate its intent to continue the public hearing concerning the Hacienda Heights Community Plan to Wednesday, September 22, 2010 at 9:00 AM at the Hall of Records in Downtown Los Angeles.

### **MOTION**

*I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING CONCERNING THE HACIENDA HEIGHTS COMMUNITY PLAN UPDATE TO WEDNESDAY, SEPTEMBER 22, 2010 AT 9 O'CLOCK IN THE MORNING AT THE HALL OF RECORDS HEARING ROOM LOCATED IN DOWNTOWN LOS ANGELES.*

Prepared by Lisbeth Sinclair, Senior Regional Planning Assistant and Veronica Siranosian, AICP, Regional Planning Assistant II.

Reviewed by Jon Sanabria, Chief Deputy.

### **ATTACHMENTS**

- A. Draft Community Plan and Maps
- B. Zoning Consistency Study and Maps
- C. Draft Zoning Ordinance and Zoning Map
- D. Draft Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan
- E. Land Use Report and Maps
- F. Background Report and Maps
- G. Notice of Completion
- H. Notice of Public Hearings and Intent to Adopt a Mitigated Negative Declaration
- I. Legal Advertisement of Public Hearings
- J. Summary of Agency Written Comments
- K. Copies of Agency Written Comments
- L. Summary of Public Written Comments
- M. Copies of Public Written Comments
- N. Log of Public Phone Comments

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<sup>i</sup> In December 2002 expansion of the Puente Hills Landfill was approved by the Los Angeles County Regional Planning Commission through a Conditional Use Permit. As part of this permit a condition was imposed on the Landfill that requires that \$1 be paid into a Community Benefit and Environmental Education Trust Fund for each ton of solid waste placed in the landfill until the permit expires in 2013. The monies placed in this fund are commonly referred to as "tipping fees." According to the permit, the purpose of the fund created with the tipping fees is to provide resources for environmental, educational, and quality of life programs and regional public facilities that primarily benefit the Hacienda Heights and Avocado Heights communities.

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<sup>ii</sup> Total zoning acreage differs from total land use acreage because zoning excludes streets.

<sup>iii</sup> Mitigated Negative Declarations are used when the Initial Study finds that the project may have potentially significant effects on the environment but revisions would avoid the effects or mitigate them to a level where they no longer significantly impact the environment, and there is no evidence that the revised project may have a significant effect on the environment.