

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. the purpose of the Draft Plan is to update community-wide goals and policies to: articulate the community's vision; update land use designations to reflect existing development patterns, protect community assets, and accommodate projected growth; proactively anticipate and plan for future community needs; offer guidance on post-adoption implementation; and, document the Plan development process, including the extensive public participation.

The Plan is accompanied by the proposed Zoning Ordinance Amendment and map, as well as the environmental review, which includes the Draft Initial Study and Mitigated Negative Declaration. The purpose of the zone changes is to ensure that all zoning is consistent with the land use designations proposed in the Plan. The purpose of the environmental assessment is to evaluate the potential environmental impacts of the proposed Plan and zoning changes and to propose mitigation measures for any potentially significant impacts.

PROJECT DESCRIPTION

The Plan provides a roadmap for Hacienda Heights to achieve the community's shared vision of the future. The Plan contains goals, policies, and implementation items for land use, appearance, mobility, housing, open space and recreation, conservation, public health and safety, and public services and facilities. Additionally, the Plan contains an updated land use map that establishes permitted use types and densities for the entire community for rural, residential, commercial, industrial, public and semi-public, and open space uses. The Zoning Ordinance Amendment seeks to implement the land use map by amending the zoning designation for certain parcels within the community to achieve consistency between land use and zoning.

COMMUNITY LOCATION AND DESCRIPTION

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. 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, nice parks and good schools.

AUGUST 25, 2010 PUBLIC HEARING

The Regional Planning Commission (RPC) conducted an initial public hearing in the community on August 25, 2010 at 6:30 PM at the Steinmetz Senior Center in Hacienda Heights. Approximately 110 people attended the hearing. Staff gave a presentation on the project, including the planning process, Plan content, and summary of comments received to date. The presentation was followed by a brief discussion between staff and Commissioners. Testimony

was heard from a total of four citizens. The comments addressed additional issues to be included in the Plan, such as cell phone towers, and edits to select policies. When asked by the Commission for a show of hands, approximately 40 attendees indicated their support of the Plan and approximately 12 attendees indicated their opposition or concern; however, no additional testimony was offered. A motion by Commissioner Modugno was seconded by Commissioner Bellamy that the item be continued to Wednesday, September 22, 2010 at 9:00 AM at the Hall of Records hearing room located in downtown Los Angeles. The community was informed that additional comments on the environmental review should be submitted to the DRP by Thursday, September 2, 2010 for those comments to be incorporated into the next staff report. The Commission also informed attendees that they could contact staff to share any concerns or provide written comments. The Commission voted unanimously on the motion and the meeting was adjourned. Staff remained to answer questions and hear feedback from the public.

DISCUSSION OF DRAFT DOCUMENTS

The extensive collaboration with community participants and County agencies yielded a comprehensive Plan (T201000003), a zone change ordinance and map (T201000004), and environmental assessment (T201000061), which are before the Commission for consideration and possible action. During the public review period, staff received comments from members of the community and public agencies. All comments were reviewed and, where applicable, addressed in the updated drafts. Table 1 summarizes the timing of comments received, revisions and transmissions to the Commission.

Table 1. Summary of Comments and Revisions to Draft Documents

Comments Received	Addressed In	Contained In	Transmitted On
Before Aug. 11, 2010	Draft Materials	Staff Report	Aug 12, 2010
Aug. 12-Aug. 24, 2010	Revised Draft Materials	Additional Materials	Aug. 25, 2010
Aug. 25-Sept. 7, 2010	Updated Revised Draft Materials	Staff Report	Sept. 9, 2010
Sept. 8-Sept. 21, 2010	Final Draft Materials	Additional Materials	Sept. 22, 2010

For ease of review, changes contained in the Updated Revised Draft Materials are shown in redline in the attached draft documents and summarized in the Summary of Changes to the Revised Draft Materials Since August 25, 2010 (**Attachment A**).

Updated Revised Draft Community Plan

Changes found in the Updated Revised Draft Community Plan (**Attachment B**) are described 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 category; and, discusses zones that are compatible with each land use designation. No changes have been made to the land use discussion. One edit has been made to the Land Use Policy Map, as requested by the Puente Hills Landfill Native Habitat Preservation Authority, to indicate that the new open space designation in the southwest portion of the community is the result of the Pacific Heights Subdivision, approved by the RPC in October 2009.

Goals and Policies

The Plan's 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. Based on additional comments received, the Updated Revised Draft Community Plan includes new goals and policies relations to park standards, fuel modification, climate action planning and public safety. Other changes to the goals and policies were minor and reflect editorial suggestions from residents and reviewing agencies to offer greater clarity and certainty.

Implementation

The Plan's implementation section: organizes a series of implementation actions into a comprehensive timeline based on community priorities; identifies the entities that are responsible for implementation; and, provides relevant contact information. Based on additional comments received, an additional implementation item was added to address fuel modification. Other changes to the implementation section were minor and reflect input from reviewing agencies

Updated Revised Draft Zone Change Amendment and Map

The Draft Zone Change Amendment and Map conveys staff's recommendations for zone changes of select parcels that would bring all land uses and zoning into consistency. Staff recommends processing zone changes for the inconsistent parcels (approximately 21% of all parcels) concurrent with Plan adoption. In the Updated Revised Draft Zone Change Amendment and Map (**Attachment C**), minor changes were made to the proposed zoning map to reflect additional existing conservation areas identified by the Puente Hills Landfill Habitat Preservation Authority; and, no changes were made to the ordinance.

Updated Revised Draft Initial Study and Mitigated Negative Declaration

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 an Initial Study 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 Updated Revised Draft Initial Study and Mitigated Negative Declaration (**Attachment D**) includes additional information shown in redline for ease of review. Based on input from the South Coast Air Quality Management District (SCAQMD), staff is currently conducting a quantitative analysis of the potential impacts of greenhouse gas and other emissions; and, upon completion, will make further revisions to the discussions and mitigations in the Draft Initial Study and Mitigated Negative Declaration. The complete analysis, including comparison to significant thresholds and discussion of the Plan's consistency with recommended air quality management policies, will be provided to the Commission in advance of the public hearing. Staff will provide a written response to the SCAQMD detailing the DRP's responses to their recommendations.

ENVIRONMENTAL DETERMINATION

Based on the results of the Updated Revised Draft Initial Study, coupled with guidance from the Impact Analysis Section of the DRP and other responsible agencies, staff maintains that a Mitigated Negative Declaration is the most appropriate environmental determination. The

complete Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan will be finalized and provided to the Commission in advance of the public hearing.

PUBLIC NOTIFICATION

A total of 18,200 postcard notices (**Attachment E**) announcing the public hearing and the intent to adopt a mitigated negative declaration were mailed on July 20, 2010 to all properties and property owners in Hacienda Heights, in addition to all persons on the DRP's Courtesy List and the Hacienda Heights Community Plan Update Community List. A legal advertisement was also published on July 22, 2010 in the San Gabriel Valley Tribune (**Attachment F**) and reprinted in subsequent Community Briefings. A reminder email regarding the close of public comments period for the environmental document and the upcoming public hearing was sent to the Community List on September 1, 2010.

AGENCY COMMENTS AND RECOMMENDATIONS

As can be seen in the Summary of Agency Written Comments Since August 25, 2010 (**Attachment G**), as well as in the Copies of Agency Written Comments Since August 25, 2010 (**Attachment H**), the majority of feedback concerned the environmental documents, which staff addressed with the addition or revision of discussions and mitigation measures in response to comments from the Sheriff's Department, Fire Department and Department of Public Works. The Community Development Commission had one comment regarding its plans to develop a passive park on a school district-owned site, of which staff was already aware and which required no changes. Staff received additional comments from the Puente Hills Landfill native Habitat Preservation Authority on the Plan and the Initial Study / Mitigated Negative Declaration, all of which have been addressed in the Updated Revised Draft Materials. Finally, the Governor's Office of Planning and Research submitted a letter indicating that none of the state agencies it contacted had any comments on the Plan or the Initial Study / Mitigated Negative Declaration, and that State Clearinghouse CEQA review requirements had been met.

PUBLIC COMMENTS

As can be seen in the Summary of Public Written Comments Since August 25, 2010 (**Attachment I**), as well as in the Copies of Public Written Comments Since August 25, 2010 (**Attachment J**), staff received: two emails containing comments in support of the process and project; one email relaying concerns about fire hazards; a letter from residents who testified at the community hearing about concerns related to wireless facilities, which staff addressed prior to that hearing with the addition of a new goal and several policies pertaining to such facilities; and, a letter from a resident supporting the Plan and asking for specific proposals and standards related to park and trail planning. As can be seen in the Log of Public Phone Calls Since August 25, 2010 (**Attachment K**), staff received one call regarding the proposed land use and zoning for several specific parcels. As requested, staff will provide a written response to the residents detailing the DRP's responses to their recommendations regarding wireless facilities. No comments were received from the public on the Initial Study or Mitigated Negative Declaration.

CONCLUSION

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.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission consider taking action on the Plan, zone change and environmental review at the upcoming public hearing; and, unless new concerns are raised or further study is required, move to approve the items and recommend them for consideration and adoption by the Board of Supervisors.

MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONCLUDE THE PUBLIC HEARING CONCERNING THE HACIENDA HEIGHTS COMMUNITY PLAN UPDATE AND RECOMMEND THAT THE BOARD OF SUPERVISORS CONVENE A PUBLIC HEARING TO CONSIDER APPROVAL AND ADOPTION OF THE COMMUNITY PLAN, ZONE CHANGE AND INITIAL STUDY/MITIGATED NEGATIVE DECLARATION.

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Reviewed by Jon Sanabria, Chief Deputy.

ATTACHMENTS

- A. Summary of Changes to Revised Draft Materials Since August 25, 2010
- B. Updated Revised Draft Community Plan
- C. Updated Revised Draft Zone Change Amendment and Map
- D. Updated Revised Draft Initial Study and Mitigated Negative Declaration
- E. Postcard Notice of Public Hearings and Intent to Adopt a Mitigated Negative Declaration
- F. Advertisement of Public Hearings and Intent to Adopt a Mitigated Negative Declaration
- G. Summary of Agency Written Comments Since August 25, 2010
- H. Copies of Agency Written Comments Since August 25, 2010
- I. Summary of Public Written Comments Since August 25, 2010
- J. Copies of Public Written Comments Since August 25, 2010
- K. Log of Public Phone Calls Since August 25, 2010