



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 12, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Jon Sanabria, Chief Deputy Director

SUBJECT: **August 25, 2010 – AGENDA ITEM # 1**
HACIENDA HEIGHTS COMMUNITY PLAN UPDATE

BACKGROUND

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 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.

LOCATION

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 the unincorporated area of North Whittier, and on the east by the unincorporated community of Rowland Heights.

COMMUNITY PLAN CONTENTS

The Plan is organized into four chapters. Chapter 1 introduces the community, the plan and the community's vision statement. Chapter 2 discusses how the community's vision translates into a development pattern through the concept of land use. Chapter 3 moves the plan from a geographically based land use plan to community-wide goals and policies. Finally, Chapter 4 contains implementation actions and programs.

Within the Plan, staff proposes a new Land Use Policy Map, which assigns a new land use designation to each parcel utilizing the uniform land use legend from the 2008 Draft General Plan (Revised February 2010). Details related to the land use determinations are contained in the attached Land Use Report. To ensure consistency between land use and zoning, staff recommends that necessary zone changes be processed simultaneously with the Plan update. To implement the zone changes, staff proposes a new Zoning Ordinance Amendment and Zoning Map contained in the attachments. The existing and proposed land use and zoning

designations for each parcel are also available on the project website in a look-up table. Additionally, the information is available in an interactive format through GIS-Net on the DRP website at <http://planning.lacounty.gov/gisnet>.

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 to evaluate the potential environmental impacts of the Plan, including the proposed land use and zone changes. Working with the Impact Analysis Section and other responsible agencies, staff completed the Draft Initial Study contained in the attachments and determined that a Mitigated Negative Declaration was the appropriate finding. Staff developed a Mitigation Monitoring Plan (contained in the Initial Study) and, where appropriate, incorporated mitigation measures into the Plan's policies and implementation actions.

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.

Attached please find a copy of the Staff Report for the Community Plan Amendment, Zone Change and Environmental Assessment, along with the corresponding attachments. For additional background materials, please visit <http://planning.lacounty.gov/hacienda>. Should you have any questions, please contact Lisbeth Sinclair or Veronica Siranosian, AICP, at (213) 974-6425 or commplan@planning.lacounty.gov.

JS:LKS

CC: Richard J. Bruckner, Director

Attachments:
Staff Report