



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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Director

July 31, 2012

TO: DRP Staff and Interested Members of the Public

FROM: 
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ANNUAL PROGRESS REPORT ON THE HACIENDA HEIGHTS COMMUNITY PLAN

On May 24, 2011, the County Board of Supervisors unanimously adopted the Hacienda Heights Community Plan (Plan), which became effective on June 23, 2011. Developed through a community-driven process, the Plan was engineered to achieve the community's vision of the future through goals, policies, and implementation actions that guide development and preservation throughout the community.

The purpose of this annual report is to summarize the Plan's status, successes and issues in the year since it became effective, and to point toward upcoming milestones related to Plan implementation in the near future.

Plan Background

The reasons for updating the plan were to: reflect the community's vision of the future, more accurately capture community land uses, reflect changes that have taken place since the original (1978) plan was adopted, and proactively anticipate community needs in the future. Based on the community's vision, the Plan emphasizes: improved maintenance and appearance, preservation of remaining undeveloped areas, improved mobility, sustainable and efficient future development, and services and facilities that meet diverse community needs.

The Plan contains goals, policies and implementation strategies for each of the eight issue-specific elements, which are: Land Use, Appearance, Mobility, Housing, Open Space and Recreation, Conservation, Public Health and Safety, and Public Services and Facilities. The Plan was developed through a community-driven process and supported by the participation of multiple county departments, particularly the Departments of Parks and Recreation and Public Works.

New Land Use and Zoning Designations

The Plan's land use policy map utilized the new land use legend from the Draft General Plan. The map was 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. Zone change recommendations were also adopted concurrent with the Plan to bring all zoning into consistency with the updated land use categories designated in the Plan, as required by the California Government Code Section 65300.

Approach to Implementation

The Plan contains a series of actions based on community priorities, and identifies entities (mostly county agencies) that are responsible for implementation, as well as an estimated timeframe of either short (by 2016), medium (by 2021), long (after 2021) or ongoing (continuous). Agency-specific Implementation Guides were created to assist staff with implementing the programs, projects and plan checks, as specified in the Plan.

The Plan's goals, policies, and land use map are referenced during project review for all new projects (initiated on or after the effective date) within the community. Ensuring that all future development conforms to the adopted Plan is a key component of Plan implementation. A Mitigated Negative Declaration (MND) was prepared for the project in accordance with the California Environment Quality Act guidelines. Mitigation measures were included in the Plan to proactively address potential impacts of future development projects. The Mitigation Monitoring Plan is referenced by staff during project review to determine if mitigation measures apply to specific projects.

Summary of Planning Activity

Permits and Projects

The following table summarizes Department of Regional Planning permit activity¹ within the Hacienda Heights Zone District between July 1, 2011 and June 26, 2012.

Permit Type	Description	Count	% of Total
RZCR	Zoning Conformance Review	86	35%
RPP	Site Plan Review/Plot Plan	74	30%
RBUS	Business License Referral	17	7%
RCUP	Conditional Use Permit	17	7%
RENV	Environmental Assessment	16	7%
REA	Revised Exhibit A	10	4%
RCOC	Certificate of Compliance	8	3%
RTM	Tentative Map	3	1%
RTUP	Temporary Use Permit	3	1%

Permit Type	Description	Count	% of Total
RZV	Zoning Verification Letter	3	1%
RLLA	Lot Line Adjustment	2	1%
ROAK	Oak Tree Permit	2	1%
RBLD	Rebuild Letter	1	0%
RDMV	Department of Motor Vehicles Referral	1	0%
RPA	Plan Amendment	1	0%
RVAR	Variance	1	0%
RZC	Zone Change	1	0%
	TOTAL	246	

The next table summarizes the decisions or actions taken for the same leading permit types bolded above.

Permit Type	Recorded	Approved	Denied	Withdrawn	Pending
RZCR		82		1	3
RPP		57	3	3	11
RBUS		13			4
RCUP		3	1	1	12
RENV		1		1	14
REA		8		1	1
RCOC	4			1	3

Qualitative Assessment

Based on the very limited number of inquiries from members of the public regarding land use and zoning issues and other concerns, staff concludes that the new land use and zoning regulations have been successfully implemented with minimal if any complications. Planners with responsibilities for processing permit applications, reviewing environmental studies, advising constituents, and enforcing the zoning code have all reported that Plan implementation has been smooth.

Implementation Milestone

Bicycle Master Plan Adopted

The County of Los Angeles Bicycle Master Plan was adopted by the Board of Supervisors on March 13, 2012. This plan will inform and guide future development of bicycle facilities in the unincorporated areas of the County. Within Hacienda Heights, Bicycle Plan contemplates approximately 17.2 miles of additional bike facilities. This

implementation milestone helps meet the Community Plan's Mobility Goals. For further information, please visit the Bicycle Master Plan link on the County of Los Angeles Department of Public Works' website: <http://dpw.lacounty.gov/pdd/bikepath/bikeplan>.

Next Steps

Based on the community's priorities, as reflected in the Implementation chapter of the Plan, the following items will be initiated by the Community Studies East section in the short-term and completed by 2016:

1. Coordinate a street wall beautification demonstration program with the Department of Public Works and the Fourth Supervisorial District Board office;
2. Prepare an affordable housing inventory; and
3. Coordinate with the Community Development Commission to conduct home improvement financing workshops.

The Department of Regional Planning, and the other departments that share responsibility for implementation, will re-evaluate staff resources on an annual basis and will update its internal work programs to include additional, longer-term implementation items when resources permit.

Conclusion

Ongoing and consistent implementation of the Plan helps ensure that future development and service provisions will continue to meet community needs in a manner consistent with the vision. The Hacienda Heights Community Plan is available on the project website at: <http://planning.lacounty.gov/hacienda>. If you have any questions, please contact Lisbeth Sinclair at commplan@planning.lacounty.gov or at (213) 974-6425.

CS:LKS:gmc

c: Director
Chief Deputy Director
Deputy Directors

ⁱ Based on June 26, 2012 KIVA report.