



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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Director

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TO: Staff

FROM: Susana Franco-Rogan, Community Studies East

**SUBJECT: BOARD ADOPTION OF HACIENDA HEIGHTS COMMUNITY PLAN,  
ZONE CHANGE ORDINANCE AND MITIGATED NEGATIVE  
DECLARATION**

The County Board of Supervisors adopted the Hacienda Heights Community Plan and accompanying zone changes on May 24, 2011, effective on June 23, 2011. The Plan seeks to achieve the shared vision and future desired by Hacienda Heights residents through goals, policies, a land use map, and implementation actions that will guide future development over the next 20 years.

### **Community Plan**

The reasons for updating the plan were to: reflect the community's vision of the future; more accurately capture community composition; reflect changes that have taken place since the original 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 goals and policies contained in the Plan are based on community priorities and are organized according to issue-specific elements. The Plan elements are: Land Use; Appearance; Mobility; Housing; Open Space and Recreation; Conservation; Public Health and Safety; and, Public Services and Facilities. The Plan contains goals, policies, and implementation strategies for each of these elements.

### **Land Use and Zoning**

The Plan's land use policy map utilizes the new land use legend in the 2008 Draft General Plan. 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.

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.

The new land use and zoning designations are currently available as PDFs on the project website at <http://planning.lacounty.gov/hacienda> and will be available on GIS-NET on June 23, 2011.

## **Applicability**

The Plan and Zone Change Ordinance become effective on June 23, 2011 (30 days after Board action). From that date on, the new policies, land use categories and zoning designations are applicable to all new projects being reviewed by the Department.

Existing, or pipeline, projects that have been “deemed complete” will be evaluated against the 1978 community plan, *unless* the applicant requests significant or major changes to the project. Depending on the extent of those changes, the projects will be evaluated as follows:

- |  |           |
|--|-----------|
| - Minor changes that can be handled with a map amendment             | 1978 plan |
| - Significant changes in use or intensity that require map revisions | 2011 plan |
| - Major changes that trigger a new project                           | 2011 plan |
| - Applicants already have vesting rights                             | 1978 plan |

## **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). Table 3 in the Plan is an Implementation Timeline, organized by element, which reflects the Plan’s intent to move from vision to action. The list is not exhaustive but rather directional and is intended to assist service providers and other stakeholders in allocation of resources. Attached here is the DRP-specific Implementation Guide intended to assist staff with implementing the programs, projects and plan checks, as specified in the Plan.

In addition to the implementation strategies in the Timeline, the Plan’s goals, policies, and land use map shall be referenced during project review for all new projects within the community. Ensuring that all future development conforms to the adopted Plan is a key component of Plan implementation.

## **Mitigation Monitoring**

A Mitigated Negative Declaration (MND) was prepared for the project in accordance with the California Environment Quality Act guidelines. Mitigation measures are included

in the Plan to proactively address potential impacts of future development projects. Specifically, the Mitigation Monitoring Plan includes 17 mitigation measures in the areas of flood, greenhouse gases, air quality, traffic, sewage, and fire/sheriff. Responsible agencies include Regional Planning, Public Works, Air Quality Management District, Air Resources Board, Sanitation Districts, Fire and Sheriff. Actions required include submittal and approval of plans, analyses and findings; and, inclusion of policies and strategies. The Mitigation Monitoring Program can be found in Section 5 (Implementing the Mitigation Measures) of the Plan. Staff shall reference this Section during project review to determine if mitigation measures apply to specific projects.

## **Progress Reports**

The Community Studies East Section, with input from other divisions, will create annual progress reports to summarize Plan implementation activities, successes, issues, and mitigation monitoring. The reports will be posted on the project website and distributed to the Community List, which is comprised of residents and other interested stakeholders who signed up to be notified.

## **Conclusion**

Ongoing and consistent implementation of the Community Plan will help ensure that future development and service provisions meet community needs in a manner consistent with the vision.

The Hacienda Heights Community Plan and all of the project materials referenced above are available on the project website at: <http://planning.lacounty.gov/hacienda>. If you have any questions regarding the Community Plan, Zone Change Ordinance or Mitigated Negative Declaration, or suggestions on the Implementation Guide, please contact Lisbeth Sinclair or Veronica Siranosian at [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or 213-974-6425.

SFR: LKS: VS

Attachment

**Hacienda Heights Community Plan Update Implementation Guide – 2011**  
**Los Angeles County Department of Regional Planning (DRP)**

The purpose of this guide is to assist DRP planners in implementing the Hacienda Heights Community Plan. These implementation items are intended to advance the goals and policies contained in the Plan, and are drawn directly from the Plan, which was adopted by the Board of Supervisors in 2011.

• **PROGRAMS**

Community Studies East staff will lead the following long-term implementation programs. This list will be referenced when annual work programs are developed.

<b>Timing</b>	<b>Element</b>	<b>Items</b>	<b>Tasks</b>
Short (by 2016)	Appearance	Coordinate a street wall beautification demonstration program with the Department of Public Works and the 4th Supervisorial District Board office.	<ol style="list-style-type: none"> <li>1. Research existing programs in other jurisdictions</li> <li>2. Draft pilot program proposal</li> <li>3. Apply for grants</li> <li>4. Implement demonstration program</li> <li>5. Evaluate lessons learned</li> <li>6. Develop plan to expand to entire project area</li> </ol>
	Housing	Prepare an affordable housing inventory.	<ol style="list-style-type: none"> <li>1. Compile list of available affordable housing within community</li> <li>2. Make list available on project website</li> </ol>
	Housing	Coordinate with the Community Development Commission to conduct home improvement financing workshops.	<ol style="list-style-type: none"> <li>1. Research and compile data on County and nonprofit programs available</li> <li>2. Contact County program managers and nonprofit service providers</li> <li>3. Organize and hold workshops</li> </ol>
Medium (by 2021)	Appearance	Conduct a comprehensive sign audit to determine conformity of existing signs in commercial areas with applicable development standards, and bring illegal and nonconforming signs into conformance through the zoning enforcement process.	<ol style="list-style-type: none"> <li>1. Research applicable regulations in zoning code</li> <li>2. Identify commercial areas</li> <li>3. Compile data on when signs were established and any existing permit requirements</li> <li>4. Conduct field study of signs to determine legality</li> <li>5. Update database</li> <li>6. Follow up with enforcement actions, as needed</li> </ol>
Long (after 2021)	Public Health	In areas subject to high noise emission, and in coordination with Public Works and Public Health, develop public information programs for building practices that alleviate noise impacts.	<ol style="list-style-type: none"> <li>1. Identify high noise areas</li> <li>2. Research and compile data on potential impacts</li> <li>3. Create educational materials</li> <li>4. Distribute copies within the areas and via web</li> </ol>
Ongoing	Housing	Educate developers about density bonus provisions that provide incentives for childcare centers in affordable housing.	<ol style="list-style-type: none"> <li>1. Research incentives available</li> <li>2. Create outreach tools to educate developers on incentives</li> <li>3. Distribute hard copies at front counter or via web</li> </ol>

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	Conservation	Offer alternative energy workshops to residents.	<ol style="list-style-type: none"> <li>1. Research and compile data on County programs available</li> <li>2. Contact County program managers</li> <li>3. Organize and hold workshops</li> </ol>
	Housing	Coordinate with the Community Development Commission and local non-profit organizations to conduct housing information forums for residents to provide information on available County services, grant or loan opportunities, homeless services provided within the community, and home improvement financing.	<ol style="list-style-type: none"> <li>1. Research and compile data on County and nonprofit programs available</li> <li>2. Contact County program managers and nonprofit service providers</li> <li>3. Organize and hold workshops</li> </ol>
	Housing	Promote affordable housing incentives.	<ol style="list-style-type: none"> <li>1. Research incentives available</li> <li>2. Create educational materials for developers</li> <li>3. Distribute at front counter and via web</li> </ol>
	Mobility	Annually review the Capital Improvement Program to ensure consistency with Mobility goals and policies.	<ol style="list-style-type: none"> <li>1. Identify CIP preparation timeline</li> <li>2. Request copies of CIP annually from DPW</li> <li>3. Review CIP annually for consistency with Plan</li> <li>4. Provide comments to DPW annually on CIP</li> </ol>
	Open Space Conservation	Actively participate in the Los Angeles County Sanitation District's efforts relating to the post-closure land use and conversion of the landfill to open space/recreational use.	<ol style="list-style-type: none"> <li>1. Establish contact with Sanitation District</li> <li>2. Attend relevant meetings</li> <li>3. Provide comments related to Plan consistency</li> </ol>
	Open Space	Coordinate with the Department of Parks and Recreation to review available Open Space and Recreational opportunities in the Hacienda Heights community.	<ol style="list-style-type: none"> <li>1. Identify existing opportunities at parks and recreational facilities</li> <li>2. Generate database of opportunities and contacts</li> <li>3. Make information available online and at facilities</li> </ol>
	Open Space	Designate new open space.	<ol style="list-style-type: none"> <li>1. Identify news open space designation (e.g., from new subdivisions, conversions, dedications)</li> <li>2. Map the new areas</li> <li>3. Periodically update land use map</li> </ol>

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• **PLAN CHECK**

**A. All New Development Projects**

<b>Is the project...</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Consistent with the long-term community vision. (See Plan pg. 8)			
Consistent with the goals and policies of the Plan.			
Consistent with the Plan's land use map.			
Consistent with the adopted Significant Ecological Area ordinance and most recent adopted SEA boundaries.			
Funding its fair share of transportation improvements, which may include construction or payment of impact fees.			
Providing walkways or trails in areas where none exist; or, improvements to existing walkways and sidewalks.			
Pedestrian-friendly and offering other physical recreation opportunities.			
Located to avoid potential fire, geotechnical or flood hazards as depicted on the latest available GIS maps.			
Consistent with the County Green Building ordinances.			

<b>Has the project been reviewed by...</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Los Angeles County Department of Public Works			
Los Angeles County Department of Public Health			
Los Angeles County Department of Parks and Recreation			
Los Angeles County Fire Department			
Los Angeles County Sanitation District			
Los Angeles County Sheriff's Department			
Air Quality Management District			
California Air Resources Board			

**Projects with Potentially Significant Impacts**

<b>If the project...</b>	<b>Then require that it...</b>
May have a significant impact on greenhouse gases	1. Incorporate GHG reduction features into the project design. (See Plan pg. 39) 2. Implement neighborhood mitigation measure projects. (See Plan pg. 39)

**B. Projects with Special Considerations**

<b>If the project is...</b>	<b>Then require that it...</b>
In a Hillside area	Is consistent with Hillside Design Guidelines and Hillside Management Ordinance.
A new sensitive land use (such as residences, schools, hospitals and convalescent homes)	1. Is sufficiently separated from uses or areas that generate noise, where possible, per the Air Quality and Land Use Handbook (California Air Resources Board). 2. Complies with the Advisory Recommendations contained in the Handbook and the Air Resources Board's statewide risk maps. 3. Be designed to minimize potentially significant air quality impacts where minimum separation distance requirements cannot be met.