8.6 Hacienda Heights

A. INTRODUCTION

Hacienda Heights is an 11.86-square-mile unincorporated community located in the southwest part of the ESGV, with a population of approximately 54,191. The community shares boundaries with the cities of Industry to the north, La Habra Heights to the south, and Whittier to the southwest, and the unincorporated communities of North Whittier to the west and Rowland Heights to the east. Hacienda Heights consists primarily of single-family residences in a suburban development pattern that resulted from the post-World War II boom in growth and housing production as the area transitioned from agricultural land uses. The primary assets of the community are proximity to natural areas and open space, the scenic views of the Puente Hills and San Gabriel Mountains, and the diverse cultural heritage of community members.

B. COMMUNITY CHALLENGES AND OPPORTUNITIES

The following presents a summary of challenges and opportunities learned from community feedback and an analysis of existing conditions in the community (see **Table HH-1, Hacienda Heights Challenges and Opportunities**). These challenges and opportunities serve to inform the preparation of community-specific land use, zoning, policies, and programs for Hacienda Heights.

TABLE HH-1 **Hacienda Heights Challenges and Opportunities**

1. Residential
Housing Diversity. Lack of diversity in housing types contributes to housing unaffordability, traffic congestion, and a lack of community reinvestment. Neighborhoods near commercial centers present an opportunity for diverse housing options that are accessible to services.
Residential Development. Residential areas are often oriented inward, developed in cul-de-sacs, and spread out, with few connections to the community's commercial corridors.
Areas to Avoid Housing Development. Undeveloped and underutilized parcels exist throughout the community; however, they are not recommended for housing as many are located within the fire hazard zones or near industrial uses and the railroad rights-of-way.

TABLE HH-1 **Hacienda Heights Challenges and Opportunities**

VS-1, *Sustainable Growth Patterns*, and VS-2, *Diverse, Walkable Communities*, address the above by providing complete communities with diverse housing options for residents of Hacienda Heights, while preserving existing, established neighborhoods.
2. Commercial
Limited Commercial Uses. The core commercial area of Hacienda Heights is limited in goods and services, requiring residents to travel outside the community.
Commercial Development. Many commercial developments near the Hacienda Boulevard and Halliburton Road intersection are located across multiple parcels and sometimes owned by multiple owners, which leads to non-cohesive development and confusing parking layouts that are not efficiently designed.
Car-Oriented Development. Commercial centers are generally car-oriented with structures pushed to the rear of the lot and large parking lots fronting the street, creating non-pedestrian friendly environments.
Walkability. Several major commercial nodes offer opportunities to create walkable districts, especially considering the location of existing and planned bike routes.
VS-2, *Diverse, Walkable Communities*, VS-3, *Connected and Active Communities*, VS-4, *Thriving Economy and Workforce*, and VS-5, *Shared Community Identity and Character*, address the above by improving commercial areas to have a clear visual and experiential identity, providing a mix of commercial services and amenities, and enhancing accessibility.
3. Industrial and Employment Uses
Residential/Industrial Interface. Industrial sites along Clark Avenue are located directly across the street from single-family residences. This interface can present health and air quality concerns for residents.
Industrial Areas. The Industrial Opportunity Area north of SR-60 near Turnbull Canyon Road is heavily industrial and runs along railroad lines. Industrial land uses should be focused here, and incompatible uses should not be established.
VS-2, *Diverse, Walkable Communities*, and VS-4, *Thriving Economy and Workforce*, address the above by preserving existing industrial uses and strengthening employment for residents of Hacienda Heights.
4. Community Spaces and Parks
Park Need. Hacienda Heights is below the County goal for public space with only 36% of the community within walking distance to a park and only 3.3 local park acres per 1,000 persons. The greatest need for local park space is north of SR-60, where limited park space impacts approximately 4% of the population.

TABLE HH-1 **Hacienda Heights Challenges and Opportunities**

Social Gathering Places. Social gathering spaces and plazas in commercial areas with services and amenities are limited in Hacienda Heights.
5. Traffic, Transportation, and Accessibility
Connectivity Barriers. SR-60 and Southern Pacific Railroad run through the northern portion of the community creating barriers and challenges for creating walkable neighborhoods.
Transportation Impacts. Active freight and proximity to freeways and railroads creates issues related to air quality, traffic, noise, and light that impact adjacent residences and make it difficult to create walkable, connected neighborhoods.
Car-Oriented Development and Walkability. The car-oriented development pattern with non-connecting residential streets pushes traffic onto major roads and reinforces driving habits because residents cannot easily walk to local services, goods, or parks and open spaces.
Transit Needs. The community is poorly served by transit and active transportation options. Residents indicated a desire for efficient and well-connected transit options to reduce automobile dependence.
Connectivity Improvements. There is a need for improved connectivity through active transportation routes and trails, along with improved upkeep and maintenance of existing trails.
Trails and Safety. Safety concerns have been reported at designated and undesignated trail access points, which are difficult to monitor given their distribution throughout the area.
Trails and Habitat. There is a need to ensure that trail users and trail routes do not negatively impact native habitat and wildlife areas.
VS-2, *Diverse, Walkable Communities*, and VS-3, *Connected and Active Communities*, address the above by enhancing connectivity through active transportation infrastructure to create complete streets and improve access for residents.
6. Public Realm
Public Realm Needs. There is a lack of active transportation and public realm amenities, including street furniture, shading, crosswalks for improved safety, landscaping, wayfinding signage, lighting, and decorative amenities. An improvement to the public realm contributes to enhanced community identity and character.
Sidewalks. Residents have expressed the need for improved sidewalk accessibility and maintenance.
VS-5, *Shared Community Identity and Character*, addresses the above by enhancing public realm amenities to express the community identity, creating an attractive and walkable community, and accommodating a diversity of lived experiences.

TABLE HH-1 **Hacienda Heights Challenges and Opportunities**

7. Preservation and Wildlife
Puente Hills. The Puente Hills are a highly valued local asset for residents and visitors, and contain important wildlife linkages, scenic ridgelines, habitat areas, and migratory corridors for regional wildlife populations. They are largely designated as part of the Puente Hills SEA.
Wildland/Urban Interface. Hacienda Heights contains 25 miles of wildland/urban interface surrounding the Puente Hills, contributing to habitat fragmentation, as development has extended into the hills creating negative impacts to habitat areas.
Hazards. Many portions of the community fall within designated Very High Fire Hazard Severity Zones (VHFHSZs) and HMAs and should be avoided for development.
VS-6, *Sustainable Built and Natural Environment*, addresses the above by focusing on the protection and preservation of natural and biological resources through directing development away from areas with sensitive resources, sensitive design, and conservation strategies.
8. Environmental and Social Equity
Superfund Sites. There are two superfund sites located in the vicinity of Hacienda Heights, north of SR-60 in the City of Industry. The proximity and impacts of these facilities operating near residential areas is of considerable concern and requires cross-jurisdictional consideration.
Disproportionately Impacted Communities. Approximately 32% of Hacienda Heights residents live in areas within the top percentile for environmental, socioeconomic, and health impacts, indicating significant effects on the well-being of residents and workers. The most impacted areas are located in the north and west, adjacent to industrial areas, SR-60, and railroad rights-of-way.

Land Use

The **Hacienda Heights Land Use Map**, found in Appendix E, *Land Use Maps*, presents land use designations and establishes the general location and diversity of land use in Hacienda Heights.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for Hacienda Heights, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

All policies in the ESGVAP Elements are applicable at the community-specific level. Refer to Chapter 9, *Implementation Programs and Actions*, for actions and programs that serve to implement the policies below at the community level.

VS 1 – Sustainable Growth Patterns

Policy HH-1: Complete Communities. Enhance community access, connectivity, services, and amenities within walking distance of residential neighborhoods with multi-use pathways. Focus amenities and services along primary roads leading to commercial and village centers at Hacienda Boulevard near Halliburton Road and at Azusa Avenue near Colima Road.

Policy HH-2: Preservation Areas. Preserve SEAs, including Sycamore and Turnbull Canyons, and the Puente Hills.

See Land Use Policy LU-1.2.

Policy HH-1



VS 2 – Diverse, Walkable Communities

COMMERCIAL CENTERS AND CORRIDORS

Policy HH-3: Downtown Corridor. Enhance Hacienda Boulevard from Halliburton Road to La Subida Drive as a pedestrian-oriented downtown/commercial corridor with new and upgraded amenities, services, and connections to active transportation corridors. Market the major intersection at Hacienda Boulevard and Halliburton Road as the commercial core of the community with public amenities that enhance walkability.

Policy HH-4: Revitalize Commercial Core. Revitalize the commercial core of Hacienda Heights toward a mixed-use, pedestrian- and bike-friendly commercial gathering place located in the central core of Hacienda Heights, along Hacienda Boulevard around the intersection with Halliburton Road. Collaborate with residents and local and regional stakeholders, including the Hacienda Heights Improvement Association.

Policy HH-5: Existing Commercial Centers. Strengthen and enhance existing commercial centers along major corridors of Hacienda Boulevard, Gale Avenue, 7th Avenue, and Azusa Avenue.

Policy HH-6: Lot Consolidation. Encourage and incentivize lot consolidation in commercial areas, especially vacant parcels, and parcels under different ownership where commercial uses and parking layouts spread over contiguous properties.

Policy HH-7: Driveway Consolidation. For discretionary projects, require consolidation of driveways to limit curb cuts and traffic disruptions.

Policy HH-8: Site Plan Requirements. Ensure that contiguous commercial properties under different ownership prepare coordinated site plans and parking layouts to limit the number of curb cuts and ensure clear and cohesive site layouts with efficient use of parking.

Policy HH-9: Shared Driveways. Facilitate shared driveway access for contiguous commercial properties under different ownership to prevent excess driveway constructions.

Policy HH-10: Limit Curb Cuts. To create a pedestrian-friendly public realm, limit the number of curb cuts along commercial thoroughfares.

Policy HH-11: Commercial Parking Lots. Require signage within commercial area parking lots that clearly delineates traffic direction, entrances, and exits.

MIXED-USE DEVELOPMENT AND VILLAGE CENTERS

Policy HH-12: Village Center. Create village centers on Hacienda Boulevard near Halliburton Road in the center of the community, and on Azusa Avenue near Colima Road in the eastern portion of the community, where access to amenities, services, and connections through greenways is high.

Policy HH-13: Social Gathering Area. Create additional social gathering areas near existing schools through enhanced public park, open space, and recreation amenities. Prioritize locations with proximity to residential neighborhoods, commercial and village centers, and greenways, near Hacienda Boulevard, Halliburton Road, and Colima Road.

PUBLIC AND SEMI-PUBLIC FACILITIES

Policy HH-14: Joint-Use Facilities. Explore partnerships with schools in the community to jointly use their facilities and resources, including parks, playgrounds, libraries, community centers, daycare facilities, and other resources, to increase access to recreational and other amenities for nearby residents. Prioritize locations with proximity to residential neighborhoods, commercial and village centers, and greenways near Hacienda Boulevard, Halliburton Road, and Colima Road.

See Land Use Policy LU-3.18.

Policy HH-14

INDUSTRIAL AND EMPLOYMENT USES

Policy HH-15: Strengthen Employment. Strengthen industrial employment north of SR-60 and within General Plan Opportunity Zones below Salt Lake Avenue and in between 7th Avenue and Turnbull Canyon Road.

Policy HH-16: Industrial Land Preservation. Preserve existing industrial land uses and employment in the northwest, north of Clark Avenue, to maintain high-quality jobs within the community. Protect existing industrial land uses from conversions to residential or other uses that may reduce existing high-quality jobs and result in proximity between incompatible land uses.

PARKS, OPEN SPACES, AND TRAILS

Policy HH-17: New Parks. Promote the creation of new parks in the northern neighborhoods of Hacienda Heights, which are underserved by parks as identified by the Countywide Parks and Recreation Needs Assessment, along Colima in the east, and along Camino del Sur in the southwest, where park access is limited.

Policy HH-18: Pocket Parks. Promote the creation of pocket parks, parks with a mix of environments (such as ponds, paths, playgrounds, and green roofs), multi-use paths, community gardens, and open space nodes (small pieces of open space that serve as public destinations, connections, and community-defining spaces).

VS 3 – Connected and Active Communities

See Chapter 7, *Mobility Element*, for additional policies related to complete streets.

Policy HH-19

Policy HH-19: Complete Streets. Create complete streets from neighborhoods leading to Hacienda Boulevard, commercial centers, and parks and amenities, through urban pathways and greenways, active transportation infrastructure, improved transit, and enhanced public realm that accommodates complete streets.

Policy HH-20: Urban Pathways/Greenways. Create urban pathways and greenways along major corridors to enhance community connectivity and connect residential neighborhoods to commercial and village centers, services, and amenities. Prioritize greenways along major corridors with services and amenities, including Hacienda Boulevard, Azusa Avenue, Halliburton Road, and Colima Road.

Policy HH-21: Residential Pathways. In residential areas where sidewalks may not exist, require visual indicators, such as safety striping and signs, to delineate driving areas from non-vehicular areas.

Policy HH-22: Local Transit. Expand the community shuttle service and create routes to better link residential neighborhoods to commercial areas and community facilities. Promote and expand the Park and Ride bus system, including providing bike parking facilities at Park and Ride locations. Explore opportunities to expand micro-transit options and alternatives, including local Dial-a-Ride, on-demand, and other paratransit service.

Policy HH-23: Upgraded Bike Lanes. Upgrade existing Class II and III bike lane designations to Class I, where feasible. Ensure all new bike lanes are Class I or better, where infrastructure permits.

Policy HH-24: Bicycle Infrastructure. Install safe bike accommodations in appropriate places along Hacienda Boulevard, Colima Road, and other well-traveled roads. Add and maintain new bike racks and lockers at major bus stops in commercial areas and at all community facilities.

VS 4 – Shared Community Identity and Character

Policy HH-25: Community Identity. Create a cohesive identity and design program for public realm amenities that reflects the character of Hacienda Heights. Incorporate a coordinated branding and signage program to beautify primary corridors and central areas, with coordinated amenities in the public realm, including street furniture, street lighting, bike lanes, signage, public art, native drought-tolerant street trees and landscaping, and other strategies that lend a cohesive identity to the commercial and public realm of Hacienda Heights. Prioritize beautification of major corridors that lead to commercial centers, village centers, recreation, and open spaces, and those that provide an entrance to the community, including Hacienda Boulevard, Azusa Avenue, Stimson Avenue, and Colima Road.

Policy HH-26: Community Gateways. Promote a welcoming experience by creating community gateways through identifying signage or other visual cues at the primary entryways into the community. Prioritize the entrances on major corridors that lead to commercial and village centers, at Hacienda Boulevard to the north, and Azusa Avenue at Colima Road to the east.

See Community Character and Design Policy CC-1.8.

Policy HH-26

Policy HH-27: Enhance Active Transportation Corridors. Enhance local walkways and bikeways with native drought-tolerant landscaping, pavement treatments, and other beautification measures. Promote the installation of native drought-tolerant shade trees and landscaping along public rights-of-way and medians. Balance beautification efforts with the space needed for bike lanes. Added medians and landscaping should not take precedence over the need for protected bike lanes.

Policy HH-28: Street Maintenance. Ensure regular maintenance of the public right-of-way, particularly damage resulting from the heavy use of local roads by truck traffic. Develop and ensure continuous funding of public street and sidewalk maintenance, including repairs, repaving, and lighting.

Policy HH-29: Trash Receptables. Provide garbage and recycling receptacles in public places throughout the community. For residential neighborhoods, ensure that trash receptacles are effectively screened from view from the street outside of scheduled garbage collection times.

Policy HH-30: Pathway Maintenance. Maintain all sidewalks, crosswalks, paths, and overpasses in a clean and safe manner, including recementing, removing weeds, and repairing utility boxes. Use sustainable paving materials, when possible.

Policy HH-31: Concrete Masonry Wall Beautification. Promote visual continuity of private walls that face rights-of-way, and primary and secondary roads and highways in Hacienda Heights. Identify possible options and design strategies to beautify the concrete masonry walls through the use of uniform paint, design, or other devices or decorative materials and landscaping. Engage community members in decision-making and present possible design options for community input and participation in the selection of a design.

VS 6 – Sustainable Built and Natural Environment

Policy HH-32: Protect Migrating Wildlife. Ensure habitat protection for migrating wildlife and preserve habitat areas important for wildlife migration. The Puente Hills are a well-known migration corridor for migratory birds and are important for resident species throughout the year.

Policy HH-33: Threatened Species. Protect and preserve habitat areas used by threatened species outside of designated SEAs. Much of southern hillside areas are designated as critical habitat by the U.S. Fish and Wildlife Service for the California coastal gnatcatcher, whose preferred natural habitat is coastal sage scrub. The coastal cactus wren also has significant populations in the Puente Hills through Hacienda Heights into Rowland Heights.

See Chapter 5, *Natural Resources, Conservation, and Open Space Element*, for additional information on preserving wildlife connectivity.

Policy HH-34

Policy HH-34: Canyon Preservation. Preserve and protect Sycamore and Turnbull Canyons. The high preservation value of these canyons is noted for the rare habitat existing in a largely natural state and for the need to preserve wildlife connectivity from the Puente Hills to Chino Hills State Park.

VS 7 – Informed, Empowered, and Environmentally Just Communities

Policy HH-35: Permit Application Information. Provide weekly permit application reports to any community member who requests such information.

Policy HH-36: Project Presentations for Community Groups. Require all discretionary permit applicants to present proposed projects early in the application process to the Hacienda Heights Improvement Association or other community groups that requests presentations. Applicants will be required to present projects on multiple occasions as needed and as the project is revised.