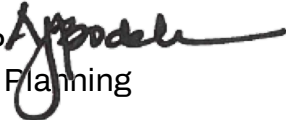


March 6, 2023

TO: Staff

FROM: Amy J. Bodek, AICP
Director of Regional Planning



SUBDIVISION AND ZONING INTERPRETATION NO. 2023-01 - RESIDENTIAL PROJECTS ON COMMERCIALY DESIGNATED PARCELS IN THE ROWLAND HEIGHTS COMMUNITY PLAN

PURPOSE

This memorandum provides guidance on how the Rowland Heights Community Plan (Community Plan) interacts with the General Plan when land use policies pertaining to residential projects on commercially designated parcels conflict.

BACKGROUND

The Community Plan only permits multi-family or attached housing in the U3 (Urban 3 - 6.1 to 12.0 Dwelling Units per Gross Acre), U4 (Urban 4 – 12.1 to 22.0 Dwelling Units per Gross Acre), and U5 (Urban 5 – 22.1 to 35.0 Dwelling Units per Gross Acre) land use designations.

4. Restrict multiple family or attached housing to the U3, U4, and U5 categories.

Additionally, the Community Plan only permits residential uses in the Commercial (C) land use designation when ancillary to a primary commercial use.

1. Prohibit residential uses in industrial areas. Residential uses in commercial areas are allowed only when ancillary to primary commercial uses.

However, the General Plan Land Use Legend specifies that the Community Plan's C land use designation shall be considered equivalent to the General Plan General Commercial (CG) land use designation for the purpose of allowable density calculations.

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Furthermore, the General Plan states that “All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies.” When policies of any community plan are inconsistent with the General Plan, the policies and provisions of the General Plan shall prevail.

APPLICABILITY

This memo shall apply to all applications establishing a residential use, including a mixed-use development, on parcels designated Commercial (C) in the Community Plan.

INTERPRETATION

Residential uses, including mixed-use developments, are permitted on parcels designated Commercial (C) in the Community Plan in accordance with General Plan policy. As such, a Plan Amendment application for residential development is not required. The allowable density, exclusive of any density bonus units, shall range from a minimum of 20 to a maximum of 50 dwelling units per net acre. For specific housing types, permitting procedures and development standards, please refer to Title 22 (Zoning Ordinance) of the County Code.

The pending East San Gabriel Valley Area Plan will amend the Community Plan to formally rescind these policies that conflict with the General Plan. Until it is such time, this memo provides guidance on the matter. This memo shall expire upon the effective date of the East San Gabriel Valley Area Plan.

AJB:CC:MG:SMT:TF:tf

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