Jeffrey Lambert, AICP

June 28, 2004

James E. Hartl, AICP, Director
Los Angeles County
Department of Regional Planning
320 West Temple Street, Rm. 1390
Los Angeles, CA 90012

Subject: Rowland Heights Community Standards District
Report on Mediation/Planning Services

Dear Mr. Hartl:

With this letter I submit my recommendation to you and the Los Angeles County Board of Supervisors regarding the Rowland Heights Community Standards District (RHCSD). It has been my pleasure to serve the County of Los Angeles in the capacity of mediator/planner. I believe we have made good progress toward a RHCSD that addresses the concerns of all parties in that community; the attached RHCSD will help preserve the quality of life in Rowland Heights, while allowing new commercial development.

As you know, I have had several meetings with the parties: namely the Rowland Heights Community Coordinating Council and the Rowland Heights Chamber of Commerce. It is clear to all that Rowland Heights has experienced significant changes over the last few decades. It is also understood that more changes will come and we need to work together to ensure a good quality residential and business experience.

I have enjoyed working with your staff, particularly Julie Moore, who has been available nearly 24/7 to discuss the various issues related to this effort. I am pleased that both the First District and Fourth District Supervisors' offices are engaged in this discussion and believe we have come up with a RHCSD that they can support.

I continue to be available to assist the County as you prepare the appropriate documents to take this item before the Board of Supervisors on July 20, 2004. If you have any questions, please contact me.

Sincerely,

Jeffrey Lambert, AICP

cc: Julie Moore, Dept of Regional Planning

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	Existing CSD	Alternative CSD
Applicable Zones	Commercial	Commercial/Industrial
Use Limits/Parking	N/A	New Restaurants >2,500 sq. ft. (new construction or intensification of existing use) require a Discretionary Director's Review On lots ≤ 30,000 square feet, restaurants are prohibited for all projects (new construction or intensification of use) that exceed a lot coverage of 33% All restaurants, including "take-out only," shall provide 1 parking space per each 3 persons based on occupancy load; however, all restaurants shall provide a minimum of 10 spaces.
Setbacks	10 feet from property line	20 feet from property line along major/secondary highways 15 feet from property line along local/collector streets
Corner lots	N/A	All corner lots shall maintain for safety vision purposes a triangular area measured 30 feet from the point the two property lines intersect. (A further description will be included in the ordinance language.)
Height Limits	C-1 and C-2 Zones: 35 feet C-3 zones: 45 feet	C-1 and C-2 zones – 35 feet C-3 zones – 45 feet (C-3 properties fronting on Colima would be limited to 2 stories within 300 feet of Colima; beyond 300 feet from Colima, a 3rd story would be allowed provided it was limited to office uses only)
Landscape	10%	15 % of net lot area for lots ≤ 30,000 square feet 10 % of net lot area for lots > 30,000 square feet Include landscaping improvement standards: ▪ Landscaping should consist of 24-inch and 36-inch box trees, 5 and 15 gallon size shrubs, and ground cover ▪ Landscaping should occur around the entire base of the building to soften the edge between the parking lot and the structure ▪ Planting should be used to screen less desirable areas from public view, i.e. trash enclosures, parking areas, storage areas, loading areas, and public utilities ▪ A landscaping buffer with a minimum width of 3 feet and height of 3 feet should be provided between parking areas and public rights-of-way
Lot Coverage	90%	40% on all lots within the CSD (Upper floor overhangs, for non-occupied space such as walkways are exempt from this calculation provided they have a width of no greater than 5 feet and are not used for any purpose other than circulation)
Ingress / Egress Lane	N/A	Parcel has 600 feet or more continuous street frontage (on one street)
Architectural Features	N/A	25% of a building's exterior walls
Zero Lot Line	Allowed	Required zero set back where feasible on portions of corner commercial parcels adjoining commercially zoned property

- Public Information – The County's "Cases Filed Report" shall be provided to the Rowland Heights Community Coordinating Council, Rowland Heights Chamber of Commerce, Rowland Heights Residents Association, and other community groups. In addition, the Board of Supervisors would direct Planning to also provide a list of approved Plot Plans to the same recipients and direct Public Works to provide a list of approved building permits to the same list of recipients. These would be provided electronically and in hard copy.
- Public Notice – public notices would be provided to nearby property owners (as required by the code) for discretionary permits and this notice would also be provided to the RHCCC, RH Chamber of Commerce, RH Residents Association.
- Discretionary Director's Review process – Application Submittal → Notice to property owners within a 500 foot radius → 15 day comment period → Director makes determination and provides notice of action to applicant and any party who provided comments → Director's action may be appealed to the Planning Commission and/or called up to the Planning Commission by the Supervisor's Office → if appealed, the Planning Commission would conduct a public hearing and make a decision – the Planning Commission's action may be appealed to the Board of Supervisors and/or called up to the Board – if appealed or called up, the Board of Supervisors would conduct a public hearing and make a final decision.
- Variations from new standards – the normal County variance process would be required.

RHCSD.final.mediator.recommendation