Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

December 14, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

SUPPLEMENTAL INFORMATION FOR THE HEARING ON THE HACIENDA HEIGHTS COMMUNITY PLAN AND ZONE CHANGE AMENDMENT TO COUNTY CODE (TITLE 22 – PLANNING AND ZONING) (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

The recommended Hacienda Heights Community Plan (the Plan) is a comprehensive update to the adopted Hacienda Heights Community General Plan adopted in 1978. The associated Zone Change Ordinance will bring all zoning in Hacienda Heights into consistency with the land use categories designated in the Plan. Project materials were transmitted to your Board as attachments to the Board Letter dated October 12, 2010. For details pertaining to the project, please refer to that Board Letter.

REASONS FOR SUPPLEMENTAL INFORMATION

Subsequent to the October 12, 2010 Board Letter, the Plan and the Proposed Zoning Map attached to the Zone Change Ordinance were edited to reflect minor technical corrections. The changes are described below and, for ease of review, are shown in redline format in the revised documents attached to this letter.

The following changes were made to the Plan:

- Minor typographical and grammatical corrections.
- An edit to the Land Use and Zoning Matrix to include Light Agriculture (A-1) as consistent with Public Utilities (P-U) to allow existing nurseries to continue under utilities, as recommended in the Zoning Consistency Study.

- An edit to Policy Land Use 3.5 to remove the reference to the Potential Public Spaces Map, and removal of the map because it was redundant.
- An edit to Mitigation Measures 2, 3 and 4 pertaining to Greenhouse Gases to clarify that only those discretionary projects that may have a significant impact on greenhouse gases are subject to the corresponding mitigations.

The following changes were made to the Map for the Zone Change Ordinance:

- The legend was corrected to include all and only those zoning categories that appear on the map.
- The A-1 (Light Agriculture) zoning designation was modified to include all nurseries under the utility lines to reflect and allow the existing use and to exclude areas where no nurseries exist.

The Mitigated Negative Declaration completed for the project, along with the other attachments submitted previously, has not been edited and is not resubmitted here.

CONCLUSION

The Hacienda Heights Community Plan and Zone Change Ordinance were edited to correct minor technical errors. Your Board's adoption of the Plan will result in a comprehensive update of the Hacienda Heights Community Plan, and approval of the Zone Change Ordinance will bring all zoning within the plan area into consistency with the land use categories designated in the Plan.

Respectfully submitted,

Richard Bruckner
Director

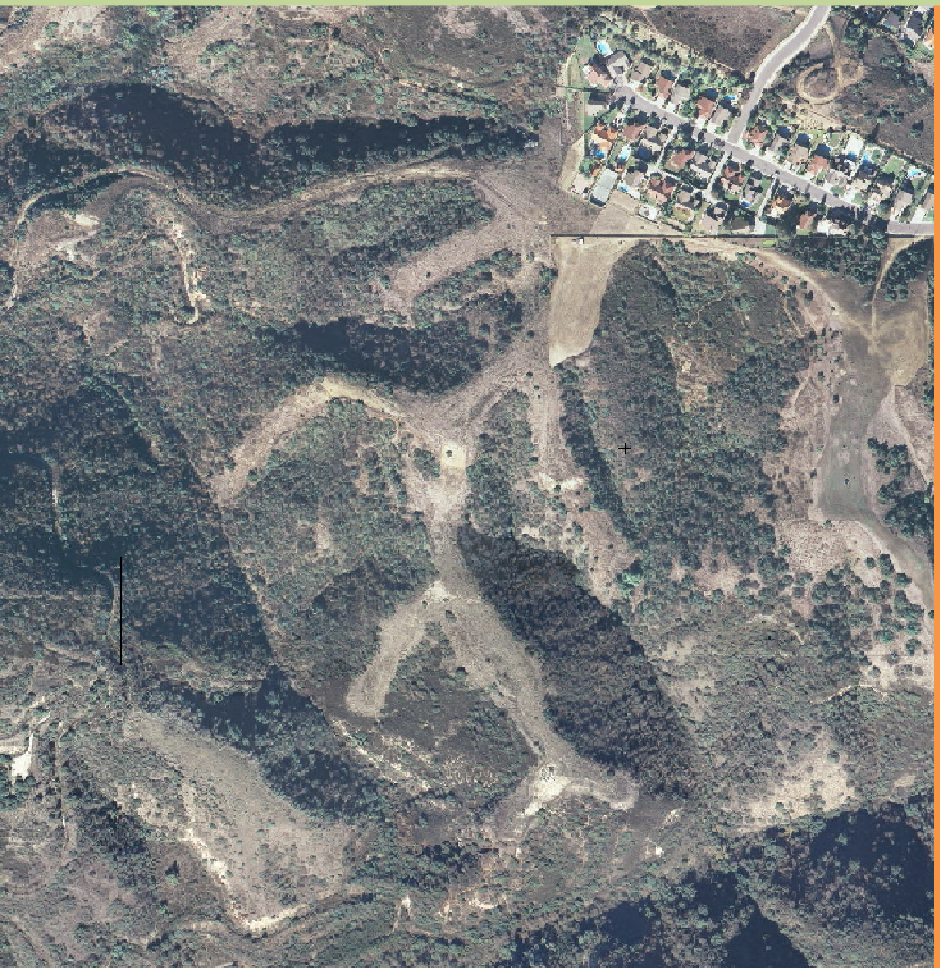
RB:JS:LKS:VS

Attachments:
1. Revised Recommended Hacienda Heights Community Plan for Board Adoption
2. Revised Recommended Zone Change Ordinance for Board Adoption

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Department of Public Works
Fire Department

Hacienda Heights Community Plan Update

Revised Recommended Community Plan for Board Adoption



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Community Studies I Section
Approved by the Regional Planning Commission
September 22, 2010
Revised by the Department of Regional Planning
December 13, 2010

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1. Introduction

The Hacienda Heights Community Plan is a reflection of the community's shared vision of the future. It identifies specific goals and policies to achieve that vision. Development of the Plan was driven by the dedicated people who live, learn, work, and play in Hacienda Heights. Their insights and observations helped to identify crucial issues and assets in the community, and their foresight and values culminated in a clear vision of Hacienda Heights in 2030 and beyond. The community's recommendations formed the basis of the Plan's goals and policies, and their commitment to positive change inspired the implementation actions. Continued community participation, coupled with strong leadership by the Los Angeles County Board of Supervisors and service providers, will ensure that the Plan continues to meet residents' needs today and achieves their vision of the future tomorrow.

The Community

Setting

Nestled in southern Los Angeles County's Puente Hills, Hacienda Heights is an 11.38 square mile area located approximately 20 miles east of downtown Los Angeles. Elevations range from 350 feet to 1150 feet. The community is bounded on the north by the City of Industry, on the south by the cities of Whittier and La Habra Heights, on the west by the unincorporated area of North Whittier, and on the east by the unincorporated community of Rowland Heights.

The formerly agricultural community is known today, as it has been since the 1960s, as a residential community. An attractive and mature community, Hacienda Heights was home to approximately 60,000 residents in 2000. The quiet residential community is both ethnically and economically diverse, and residents value a peaceful way of life, scenic views, lovely parks and excellent schools.

For a map of Hacienda Heights and the immediate vicinity, please see Map 1: Community Boundary.

History

Hacienda Heights has a rich history that traces back through the Gabrielino Indians, Spanish missionaries, European merchants, Mexican ranchers, and California farmers. Known for most of the first half of the 20th Century as an agricultural community, Hacienda Heights earned its reputation by producing an abundance of citrus, walnuts and avocados. The fertile land yielded more than crops; it provided good jobs. Growers, packers, engineers, nursery owners, laborers and others were drawn by the employment opportunities and the beautiful vistas.

Aerial view of Hacienda Heights, 1965

Young families built and occupied a range of homes, all individually designed, from modest farm houses to elaborate structures nestled high in the hills. With farms connected by rail to commerce centers throughout the region, the area enjoyed a successful agricultural era. However, starting with the Great Depression and continuing into the early 1940s, these trends changed as citrus growing became

unprofitable due to pests and diseases. After World War II, the region experienced a building boom that eventually edged out crops in favor of suburban development.

In the early 1950s, subdivisions started around Kwis Avenue, and soon post-war growth in the valley spurred growth in the school system with the construction of new schools. In the 1950s, new school buildings were opened and, in 1957 the City of Industry was incorporated. With little commercial or industrial uses remaining, Hacienda Heights was established as a predominantly residential community. In 1960, the Hacienda Heights Branch of the Los Angeles County Public Library opened and soon after developers started removing orange trees and developing along Hacienda Boulevard.

The 1960s saw a great deal of change: in 1961, the community's name was changed from North Whittier Heights to Hacienda Heights; in 1964, the 60 Freeway was extended past the 605 Freeway; and *The Highlander* newspaper started reporting local events. At the same time, the fruit packing house barracks for seasonal workers were sold and turned into the first school and first Methodist Church.

Development in Hacienda Heights intensified in the 1970s and the community began experiencing issues that accompany rapid growth, with residents concerned about adequate services, particularly police and parks. Throughout this time, some residents expressed sentiments to incorporate. However, by working closely with the Department of Regional Planning, the Hacienda Heights Improvement Association and Hacienda Heights Planning Advisory Committee led the development of a community plan for Hacienda Heights. The plan was adopted by the Los Angeles County Board of Supervisors in 1978.

While Hacienda Heights experienced some difficulties in the 1980s and 1990s, which included a landslide and a fire, the community remained strong and connected. Hacienda Heights has a consistent history of overcoming adversity and maintaining a small-town feel, rich with picturesque residential areas, beautiful views, excellent schools and parks, and cultural institutions. Neighbors from diverse cultural backgrounds know and respect each other, children are provided for at home and challenged at school, and newcomers can partake in the same benefits residents have long enjoyed, such as open spaces, scenic vistas, and a well-earned sense of community.

Students at Los Altos High School

The Plan

Community Plan Format and Content

The plan is organized into four chapters. Chapter 1 introduces the community, the plan and the community's vision statement. Chapter 2 discusses how the community's vision translates into a development pattern through the concept of land use. Chapter 3 moves the plan from a geographically based land use plan to community-wide goals and policies. Finally, Chapter 4 contains implementation actions and programs.

Purpose

The purpose of the Community Plan is to provide a roadmap for Hacienda Heights to achieve the community's shared vision of the future. Through the community planning process, residents of Hacienda Heights identified where they envisioned their community to be in the future. Through the Plan's goals and policies they laid out a clear path to attain their vision. The Community Plan is a concise statement of the community's priorities and desires. It informs decision-making at all levels to focus individual actions for rational change. It is a tool for residents, elected officials, planners, service providers and developers.

Each group will use the Plan in different ways, but all are guided by the Plan's vision, goals and policies. Elected officials and planners refer to the Plan when allocating resources to address residents' most important issues and priorities. Residents use the Plan as a benchmark in attaining their aspirations for the development and preservation of their community. Developers look to the Plan's goals and policies in making decisions regarding what to build and the location, character and appearance of new development. Service providers can use the Plan as a guide for deciding which infrastructure and improvement projects should be undertaken and which programs should be established or improved. The Plan is a blueprint for future growth and development in the community that helps to ensure that individual activities are consistent with and supportive of the community vision.

A component of the Los Angeles County General Plan, the Hacienda Heights Community Plan refines the countywide goals and policies in the General Plan by addressing specific issues relevant to Hacienda Heights, such as community maintenance and appearance, and provides more specific guidance on elements already found in the General Plan. The General Plan provides guidance on all issues not covered in the Community Plan.

Basketball court at Steinmetz Park

Relationship to the General Plan and Countywide Objectives

The Community Plan also helps to further the countywide objective of reducing greenhouse gases in order to meet the goals of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) and California's Sustainable Communities and Climate Protection Act (Senate Bill 375), which aim to achieve reductions of greenhouse gases. Los Angeles County has undertaken countywide measures to address theses mandates, including adoption of the Green Building, Drought Tolerant Landscaping, and Low Impact Development Ordinances in 2008. The Community Plan strengthens these efforts by including goals and policies to support local development practices and initiatives to reduce greenhouse gas emissions.

Past and Current Planning Efforts

The first Community General Plan for Hacienda Heights was adopted by the Los Angeles County Board of Supervisors on October 31, 1978. It contained community-wide goals and specific policies pertaining to land use, circulation, scenic highways, environmental resource

management, housing, and noise. This Plan replaces the previous Plan in its entirety.

The updated plan covers most of the issues that were important thirty years ago and are still important to the community; for example, managing growth, minimizing disruption of ecological resources, placing development away from natural hazards, and ensuring a variety of housing types and costs. This Plan also addresses new issues that have emerged in recent years; for example, improving and maintaining the appearance of commercial areas, improving mobility, and serving community members of all ages. Finally, the Plan establishes a framework for implementation over many years.

Planning Values

All aspects of the Community Plan are informed by a set of core values that ground and guide the Plan. The core values of the Hacienda Heights Community Plan are:

Collaboration: The issues and actions identified in the Community Plan are multi-dimensional and complex. As such, it takes a collaborative effort to accomplish the Plan's goals. Working in partnership with individuals from public agencies, private organizations, and throughout the community, participants in planning and implementation of the Plan can come together to achieve the community's vision.

Participation: The dedicated commitment and ongoing participation of community members, service providers and elected officials will ensure that the Plan's implementation over time remains in line with the community vision. Community participation also demonstrates to elected leaders and service providers that constituents support the implementation of the Plan and expect results.

Accountability: By adopting this Plan, elected leaders have expressed their commitment to achieving the community's vision by adhering to the Plan's goals and policies and by using the implementation actions to guide their work. Accountability means that all stakeholders take responsibility for their respective components of the Plan.

Community Oversight: This Plan was guided by and created for community members and stakeholders. Their oversight is critical to ensuring that the Plan remains true to their collective vision. Oversight is built into the Plan to achieve this through continued partnerships and open communication between residents, stakeholders, and service providers.

Stewardship: In order for the Community Plan to be effective in achieving the community's goals, people who live, learn, work, and play in Hacienda Heights will have to take an active role in ensuring the Plan's timely and thorough implementation. Community members and service providers can and should provide feedback on and insights into the Plan's effectiveness.

Community Priorities and Vision

Community Participation

The Plan is the result of a highly inclusive and extensive community participation program launched in the summer of 2007. Residents and other stakeholders worked alongside planners to develop a shared vision of the future, identify community issues, draft proposals for the future, and prioritize their recommendations.

Community members reach consensus on a shared vision

Through a series of community meetings and activities, planners and residents shared with each other their respective knowledge of planning and the community, and together they formed the foundation of the Plan.

Building on the foundation laid by the community, planners partnered with other County departments to explore the recommendations, refine the proposed goals and policies, plan for program implementation, and gather support to ensure success. Plan development is an iterative process, and in this case, the community was included in even the earliest steps of development and subsequent rounds of review. The Plan began with and will be realized by the dedicated residents and stakeholders who have committed, and will continue to commit, their time, energy and interests to Hacienda Heights.

Community Issues and Priorities

Throughout the participation process, community representatives organized their activities around the following self-selected priority issues: Land Use and Development, Transportation, Community Services, Health and Safety, Housing, Maintenance and Appearance, Open Space and Recreation, and Youth Planning. In the process, residents identified key issues within each category and developed and prioritized goals. Distinctions were made between short-term and long-term goals and those which could be addressed by the community versus those that required assistance from the County and service providers. These draft goals and policies served as the basis for the final goals, policies, and implementation actions of the community plan.

Vision Statement

At the heart of the County's approach to community planning is the idea that the Plan is an adopted version of the community's aspirations for the future. Collectively, those aspirations amount to a community vision, based on shared values and common goals. The community reached consensus on the following vision statement:

In the year 2015 and beyond, Hacienda Heights is a safe, clean residential community where residents from diverse cultural and religious backgrounds co-exist and cooperate. We are proud of our homes and value our natural surroundings, especially the view of our hills and our wildlife areas. Our well-designed and maintained commercial areas, streets, and public spaces provide residents of all ages with a diversity of activities, products, and services. The community is well-planned and well-connected, and the efficient transportation network makes getting around easy. Our great schools, new healthcare facilities, state-of-the-art multipurpose center and many parks make our community ideal for families.

This vision of the future of Hacienda Heights served as a touchstone throughout the planning process, and it is reflected in the land use map, goals, and policies that comprise the plan.

2. Land Use

The Land Use Section of the Community Plan identifies various land use designations for the community, provides detailed descriptions of what is allowed in each designated category, and discusses zones that are compatible with each land use designation. Land use designations provide parameters regarding allowable uses and densities for a particular piece of land on a lot-by-lot basis. Each land use designation has a specific purpose that takes into account the land's physical features, technical data, and contextual characteristics.

Land use guides community development over time

Meeting the Challenges of Community Growth

Like much of the County, the San Gabriel Valley region is expected to increase in population in coming years. To be consistent with the Los Angeles County General Plan, community plans are required to address projected increases to ensure that adequate resources will be available to serve and house those additional people. Given the scarcity of remaining undeveloped land in Hacienda Heights, managing resources and directing development to the most suitable areas is particularly important.

By identifying the most appropriate areas for increased density, the Land Use Chapter of the Hacienda Heights Community Plan allows for proactively accommodating this projected growth while preserving community character and other assets the community values. Areas conducive to increased density include those that are located along existing transit lines, in close proximity to commercial areas and public facilities, and in areas free of natural hazards.

While Hacienda Heights is a predominantly residential community, the land use map also preserves existing commercial and industrial uses, expands open space, and allows mixed use development in commercial areas to maintain the relatively few but important jobs in the community.

Land Use Map

The Community Plan land use map identifies land use designations for all parcels within Hacienda Heights. 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.

The key findings of these analyses were: future growth must be directed where existing infrastructure and context permit; the amount of commercial areas is appropriate (although the appearance and mix of commercial uses may be improved); and, the remaining undeveloped hillside and environmentally sensitive areas are sparse and should be preserved. In addition, the map is designed to be consistent with the designations and

principles of the Los Angeles County General Plan.

For a map of the proposed land use designations, please see Map 2: Proposed Land Use.

Land Use Designations

To assist residents, planners, service providers, and local decision-makers in interpreting and understanding the Plan's land use designations, this section provides a detailed description of each land use designation in the Plan's land use map, including the purpose, appropriate uses, locations of areas within the community and corresponding designations.

Rural

Purpose:
To provide lands suitable for agricultural production; preserve areas of significant natural and scenic resources; and, limit intensive development, especially in areas subject to natural hazards or lacking in essential services and infrastructure.

Intended Uses:
Include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.

Location:
Found in the sloping, hilly southwest, south, and southeastern portions of the community.

Designation(s):
Rural Lands 2 (RL2)
Rural Lands 10 (RL10)

Permitted densities and further information on intended uses for each designation can be found in Table 1. The maximum densities shall apply to all new land divisions. Existing legal lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Residential

Purpose:
To provide lands suitable for a range of housing types to meet the needs and income levels of economically and socially diverse residents, protect the residential character of these areas, and meet the needs of future populations.

Intended Uses:
Include single-family attached, detached and multi-family residential developments.

Location:
Found throughout; residential areas are the predominant type of land use in the community.

Designation(s):
Residential 2 (H2)
Residential 5 (H5)
Residential 9 (H9)
Residential 18 (H18)
Residential 30 (H30)
Residential 50 (H50)

Permitted densities and further information on intended uses for each designation can be found in Table 1. The maximum densities shall apply to all new land divisions. Existing legal lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Open Space

Purpose:
To provide for the preservation of lands for environmental, natural, historical and cultural resource conservation; and, to continue to provide recreational opportunities and preserve natural and wildlife areas for generations.

Intended Uses:
Includes land designated for conservation and recreational uses.

Location:
Throughout the community in the form of parks and preserved natural areas.

Designation(s):
Open Space Conservation (OS-C)
Open Space Parks and Recreation (OS-PR)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Public and Semi-Public

Purpose:
To provide lands suitable for a range of public and semi-public facilities and infrastructure.

Intended Uses:
Includes community-serving uses such as schools, daycare centers, major facilities such as landfills, and utilities such as drainage channels.

Location:
Throughout the community.

Designation(s):
Community Serving (P-CS)
Utilities (P-U)
Transportation Corridor (P-T)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Commercial

Purpose:
To provide lands suitable for a variety of retail, offices, restaurants, businesses, and service establishments that meet the needs of residential neighborhoods.

Intended Uses:
Includes local serving commercial, office and professional businesses, retail and service establishments, including day care centers.

Location:
In areas along Hacienda Boulevard, Gale Avenue, Azusa Avenue, and Colima Road.

Designation(s):

General Commercial (CG)
Permitted densities and further information on intended uses for each designation can be found in Table 1.

Industrial

Purpose:
To provide lands suitable for job sites and economic generators.

Intended Uses:
Includes industrial and industrial-park activities.

Location:
Found north of the 60 Freeway adjacent to similar uses in the City of Industry.

Designation(s):
Light Industrial (IL)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Land Use Overlays

Land use overlays, where applied, further guide land use decisions and define County land use planning policies. In Hacienda Heights, two overlays serve to identify important resources and protect against hazards in the community. Referred to collectively as Special Management Areas (SMA), these overlays are described below.

Significant Ecological Area Overlay

The Significant Ecological Area (SEA) Overlay identifies lands containing important biological resources in an effort to conserve the County's diverse ecological heritage. Decisions regarding the type and intensity of uses permitted within SEAs shall be governed by both the land use designation and the SEA ordinance. A full description of the SEA Program is contained in the Biotic Resources section of the Conservation and Open Space Element of the Los Angeles County General Plan and the regulatory provisions for SEAs can be found in Title 22, the County's Zoning Code.

Hacienda Heights has two officially designated SEAs: the Sycamore and Turnbull Canyons SEA and the Powder Canyon SEA. Both SEAs are located in the Puente Hills in southeastern Los Angeles County. The SEAs include portions of the Whittier Narrows Dam Recreation Area and Flood Control Basin and most of the undeveloped land in the Puente Hills in Los Angeles County.

Hillside Management Overlay

The Hillside Management Overlay provides direction for development located on parcels with slopes greater than 25 percent. The intent of the overlay is to protect the public from natural hazards associated with very steep hillsides and to mitigate the effects of development and grading on the County's scenic resources through hillside preservation. Hillside Management is discussed in the Scenic Resources section of the Conservation and Open Space Element of the Los Angeles County General Plan and the regulatory provisions of hillside management can be found in Title 22, the County's Zoning Code. In Hacienda Heights, areas above 25 percent slope exist in the southern portions of the community and in the western slopes around the Puente Hills Landfill. Decisions regarding the type and intensity of uses permitted in these Hillside Management areas shall be governed by both the land use designation and the Hillside Management Area Ordinance.

For a map of the land use overlays, please see Map 3: Land Use Overlays.

Hillside areas

Table 1. Hacienda Heights Land Use Categories*

Land Use	Code	Permitted Density or Floor Area Ratio	Intended Uses
RURAL			
Rural Land	RL1	Maximum 1 du/1 ac	Rural land uses include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.
	RL2	Maximum 1 du/2 ac	
	RL5	Maximum 1 du/5 ac	
	RL10	Maximum 1 du/10 ac	
RESIDENTIAL			
Residential 2	H2	0–2 du/ac	Single -family detached residential development
Residential 5	H5	0–5 du/ac	Single-family detached residential development
Residential 9	H9	0–9 du/ac	Single-family detached residential development
Residential 18	H18	0–18 du/ac	Single-family attached and detached residential development; small lot subdivisions; duplexes, triplexes, fourplexes, rowhouses, townhomes and other multi-family residential development.
Residential 30	H30	18–30 du/ac	Multi-family residential development
Residential 50	H50	30–50 du/ac	Multi-family residential development
COMMERCIAL			
General Commercial	CG	FAR: 1.0 18-30 du/ac	Local serving commercial, office and professional businesses, retail and service establishments, including day care centers.
INDUSTRIAL			
Light Industrial	IL	FAR: 1.0	Light industrial and industrial park activities
PUBLIC AND SEMI-PUBLIC			
Community Serving	P-CS	N/A	Public and semi-public community-serving uses, including: public buildings, public and private educational institutions, day care centers, hospitals, cemeteries, government buildings, and fairgrounds.
Transportation Facilities	P –T	N/A	Airports and other major transportation facilities.
Facilities and Utilities	P –U	N/A	Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and utilities.

OPEN SPACE			
Conservation	OS-C	N/A	Open space areas and scenic resources preserved in perpetuity. Applies only to land that is legally constrained from future development activities.
Parks and Recreation	OS-PR	N/A	Recreational uses, such as regional and local parks, trails, athletic fields, community gardens, golf courses, and other open spaces.
OVERLAYS			
Special Management Areas	SMA	N/A	Environmental, hazard and safety areas subject to additional regulations in the General Plan.

*From the Draft Los Angeles County General Plan Update Land Use Designations, February 2010.

Land Use and Zoning

The land use designations define and provide guidance on the types of uses and densities allowed on each parcel in the community. The Los Angeles County Zoning Code (Title 22) implements the land use plan by providing more specific standards that regulate uses, building size, bulk, density, parking requirements, and setbacks. In California, zoning is required to be consistent with the land use policy laid out in land use maps. The Land Use-Zoning Matrix in Table 2 lists the primary consistent zoning designations for each land use category.

Table 2. Land Use and Zoning Matrix

	Land Use Designation*		**Primary Consistent Zoning Designation**	
RURAL	RL2	Rural Land	R-A	Residential Agriculture
			A-1	Light Agriculture
			A-2	Heavy Agriculture
	RL10	Rural Land	R-A	Residential Agriculture
			A-1	Light Agriculture
			A-2	Heavy Agriculture
RESIDENTIAL	H2	Residential 2	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H5	Residential 5	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H9	Residential 9	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development

	H18	Residential 18	R-1	Single-Family Residence
			R-2	Two-Family Residence
			R-3	Limited Multiple Residence
			RPD	Residential Planned Development
	H30	Residential 30	R-3	Limited Multiple Residence
			RPD	Residential Planned Development
	H50	Residential 50	R-3	Limited Multiple Residence
			RPD	Residential Planned Development
COMMERCIAL	CG	General Commercial	C-1	Restricted Business
			C-2	Neighborhood Commercial
			CPD	Commercial Planned Development
INDUSTRIAL	IL	Light Industrial	M-1	Light Manufacturing
			MPD	Manufacturing Industrial Planned Development
			B-1	Buffer Strip
PUBLIC AND SEMI-PUBLIC	P-CS	Community Serving	IT	Institutional
	P-U	Utilities	IT	Institutional
			A-1	Light Agriculture
	P-T	Transportation Corridor	N/A	N/A
OPEN SPACE	OS-C	Open Space-Conservation	O-S	Open Space
	OS-PR	Open Space-Parks and Recreation	O-S	Open Space

Land Use Amendments

Property owners may request amendments to the adopted Land Use Policy Map. Applications are subject to the County's environmental review and public hearing procedures for Plan Amendments.

3. Goals and Policies

While the land use map guides the location of various uses and densities, the Plan's goals and policies define how those uses should function to best meet the needs of the community. The goals articulate the specific end states that the community envisions. The policies associated with each goal describe the actions that must be taken to realize the goals. The goals and policies are organized according to the issue-specific elements utilized in the Los Angeles County General Plan with additional elements added for community priorities that are not addressed in the General Plan. The elements include: Land Use, Appearance, Mobility, Housing, Conservation, Open Space and Recreation, Health and Safety, and Public Services and Facilities. Elements not covered in the Community Plan are addressed in the General Plan.

Land Use (LU)

Goal LU-1:
Well designed, walkable residential neighborhoods that provide various housing types and densities.

Policy LU 1.1:
Protect the character of existing single-family neighborhoods.

Policy LU 1.2:
Concentrate new higher density (H18 and above) residential development along existing commercial corridors, near transit routes and close to other community serving facilities.

Policy LU 1.3:
Encourage mixed-use in commercial areas.

Policy LU 1.4:
Distribute low- and moderate-income units equitably throughout the community and encourage provision of such units in all new developments.

Goal LU-2
Appropriate distribution of commercial and industrial uses throughout the community.

Policy LU2.1:
Allow vertical expansion of commercial and mixed-use development on existing commercial sites.

Policy LU2.2:
Prohibit expansion of industrial areas.

Policy LU2.3:
Maintain and improve existing commercial areas (as shown on the Land Use Map).

Policy LU 2.4:
Support the development of childcare facilities and services to address shortfalls.

Goal LU-3
Open space that expands to meet evolving community needs.

Policy LU 3.1:
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).

Policy LU 3.2:
Encourage the dedication of new and existing open space areas, including trails, ridges, and hillsides, to a public or private land preservation agency, such as the Puente Hills Landfill Native Habitat Preservation Authority, to be held in perpetuity.

Policy LU 3.3:
Promote the creation of new parks in neighborhoods that are underserved by parks.

Policy LU 3.4:
Preserve open space for recreation or land preservation.

Policy LU 3.5:
Pursue acquisition or joint use of school or other suitable sites, if and when they become available, to create new public space areas, such as parks or other public uses (for example, as shown on the Potential Public Spaces Map).

Policy LU 3.6:
Ensure that parks-per-person ratios meet or exceed county standards.

Goal LU-4:
Protected hillsides and ridgelines.

Policy LU 4.1:
Minimize alteration of the hillside caused by development.

Policy LU 4.2:
Require contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage.

Policy LU 4.3:
Locate new structures off the top of a ridgeline (as shown on the Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.

Policy LU 4.4:
Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.

Goal LU-5:
New development with minimal risk from natural hazards.

Policy LU 5.1:
Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools.

Policy LU 5.2:
Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.

Appearance (A)

Goal A-1:
A shared sense of place and street identity.

Policy A 1.1:
Promote a welcoming experience by creating a community gateway through identifying signage, or other visual cues at the primary entryways into the community.

Policy A 1.2:
Require street furniture and community signs to be consistent with established street furniture and right-of-way standards, as established and implemented by Department of Public Works.

Policy A 1.3:
Enhance local walkways with landscaping, pavement treatments, and other beautification measures.

Goal A-2:
Clean and well-maintained public spaces.

Policy A 2.1:
Promptly remove outdated or illegal signs and notices on public rights-of-way.

Policy A 2.2:
Encourage community members to report on activity that is detrimental to the sense of safety or appearance of public spaces, such as through 211 and the Graffiti Hotline.

Policy A 2.3:
Provide garbage and recycling receptacles in public places throughout the community.

Policy A 2.4:
Develop and ensure continuous funding of public street and sidewalk maintenance, including repairs re-paving, and lighting.

Goal A-3:
Attractive and well-maintained residential areas.

Policy A 3.1:
Ensure that trash receptacles are effectively screened from view from the street by landscaping, berms, compatible structures, or a combination of these, outside of scheduled garbage collection times.

Policy A 3.2:
Educate residents on zoning requirements, property tax incentives and other public support for the maintenance and rehabilitation of dwellings.

Policy A 3.3:
Require new residential development to include transitional design features between different housing types and densities through the use of setback variation, massing, or other design features.

Goal A-4:
Attractive and well-maintained corridors.

Policy A 4.1:
Promote visual continuity on private walls that face public rights-of-way through the use of uniform paint, design, or other devices or decorative materials and landscaping.

Policy A 4.2:
Promote the installation of shade trees, non-invasive landscaping or other natural-elements, including, but not limited to decorative rock, along public rights-of-way and medians.

Policy A 4.3:
Replace dead landscaping and remove weeds, trash and debris promptly and regularly.

Goal A-5:
Attractive and well-maintained commercial areas.

Policy A 5.1:
Require signage within commercial areas to be clear, attractive and cohesive.

Policy A 5.2:
Maintain buildings, parking areas, and landscaping in a clean and orderly manner.

Policy A 5.3:
Discourage encroachments of structures into the right-of-way or sidewalk.

Policy A 5.4:
Require the planting of shade trees or the installation of other natural elements as part of the design of commercial parking lots with over 20 spaces.

Policy A 5.5:
Require signage within commercial area parking lots that clearly delineates traffic direction, entrances, and exits.

Mobility (M)

Goal M-1:
A variety of options for mobility into and out of the community.

Policy M 1.1:
Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists.

Policy M 1.2:
Promote the integration of multi-use regional trails, walkways, bicycle paths, transit stops, parks and local destinations.

Policy M 1.3:
Ensure that bus stops are easily and safely accessible by foot, bicycle, or automobile.

Policy M 1.4:
Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities.

Policy M 1.5:
Promote and expand the Park and Ride bus system, including providing bike parking facilities at Park and Ride locations.

Policy M 1.6:
Promote Dial-a-Ride or other senior paratransit service.

Goal M-2:
Safe and well-maintained bike routes and facilities.

Policy M 2.1:
Upgrade existing Class III bike lane designations to Class II and make all new bike lanes Class II or better, where infrastructure permits.

Policy M 2.2:
Install safe bike accommodations in appropriate places along Hacienda Boulevard, Colima Road and other well-traveled roads.

Policy M 2.3:
Add and maintain new bike racks and lockers at major bus stops in commercial areas, and at all community facilities.

Policy M 2.4:
Educate riders and motorists on how to safely share the road, for example through Share the Road signage and educational campaigns.

Goal M-3:
Safe and well-maintained pedestrian pathways.

Policy M 3.1:
Maintain all sidewalks, crosswalks, paths, and overpasses in a clean and safe manner, including re-cementing, removing weeds, and repairing utility boxes, and use sustainable paving materials, when possible.

Policy M 3.2:
In residential areas where sidewalks do not exist, require visual indicators, such as safety striping and signs, to delineate driving areas from non-vehicular areas.

Policy M 3.3:
Along major corridors, provide highly visible and safe crosswalks with well-marked indicators that are visible to both pedestrians and drivers, and install crosswalk countdown signals that provide adequate time for people of all ages and abilities to cross.

Policy M 3.4:
Provide adequate and, when possible, downward facing street lighting along arterials and collector streets.

Goal M-4:
Community circulation that supports regional and state transportation goals.

Policy M 4.1: Consider contributing to improvements on state highway systems, including SR 60 and its on/off ramps, as well as bus and rail transit facilities, for example, through traffic impact fees.

Policy M 4.2:
Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.

Housing (H)

Goal H-1:
A diverse housing supply that accommodates all income levels, ages and needs.

Policy H 1.1:
Promote development of affordable and senior housing that is safe and accessible to local amenities and community resources.

Policy H 1.2:
Encourage the allocation of housing subsidies to Hacienda Heights residents that qualify.

Open Space and Recreation (OS)

Goal OS-1:
A trail system that is well maintained and provides access to all.

Policy OS 1.1:
Maintain trails and trailheads in a clean and safe manner.

Policy OS 1.2:
Improve connections between trails and local parks and consider new trailheads if there is no adverse conflict with open space management, safety and biological issues.

Policy OS 1.3:
Incorporate educational and historical signage into County-operated parks and trails.

Policy OS 1.4:
Disseminate information about trails with signs and pamphlets at County-operated parks and community centers.

Policy OS 1.5:
Promote the creation of multi-use trails throughout the community, including walking loops along streets that utilize environmentally sustainable surfaces.

Goal OS-2:
A wide range of recreational facilities to meet community needs.

Policy OS 2.1:
Ensure equitable access to recreation facilities for all users, including residents and organizations.

Policy OS 2.2:
Promote the use of recreational facilities by individuals and local groups, such as sports leagues.

Policy OS 2.3:
Offer free or minimal-cost educational and cultural opportunities to all segments of the community to enhance public interest in arts, music, culture, and public health.

Policy OS 2.4:
Establish and maintain a coordinated reservation system for County parks and facilities.

Goal OS-3:
Physical activity opportunities for residents of all ages and needs.

Policy OS 3.1:
Install and maintain permanent, moderate exercise equipment and facilities in parks, including those especially designed for physical rehabilitation and therapy.

Policy OS 3.2:
Offer free and low-fee continuing enrichment opportunities in physical fitness, exercise and other healthy habits.

Policy OS 3.3:
Offer opportunities for traditional and alternative physical activities.

Policy OS 3.4:
Ensure that passive recreational opportunities are included in the reuse of the Puente Hills Landfill.

Goal OS-4:
Healthy and safe places to recreate.

Policy OS 4.1:
Ensure environmentally sound closure and post closure activities and maintenance of the Puente Hills Landfill site and conversion to open space.

Policy OS 4.2:
Ensure new park sites that were previously used for non-park uses are environmentally sound prior to the introduction of new park uses.

Policy OS 4.3:
Ensure that all public parks and facilities are smoke-free.

Conservation (C)

Goal C-1:
Open space conservation areas that are protected and accessible, as appropriate.

Policy C 1.1:
Maintain and ensure continued public access to conservation areas, when appropriate.

Policy C 1.2:
Require planting of locally-indigenous vegetation consistent with the Los Angeles County Drought Tolerant Landscaping Ordinance in areas adjoining conservation areas.

Policy C 1.3:
Mitigate any impacts of development that would impede access to or reduce net acreage of conservation areas.

Policy C 1.4:
Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation.

Goal C-2:
Wildlife that is respected and protected.

Policy C 2.1:
Ensure continuity of wildlife corridors and wildlife access to corridors.

Policy C 2.2:
Protect streams and riparian habitat by requiring a 50-foot buffer for all new development.

Policy C 2.3:
Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.

Policy C 2.4:
Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.

Goal C-3:
Protected unique cultural, archeological, and historic resources.

Policy C 3.1:
Conserve significant archaeological artifacts and paleontological resources when identifies.

Goal C-4:
A community that conserves its natural resources.

Policy C 4.1:
Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials.

Policy C 4.2:
Encourage sustainable, environmentally-friendly construction and business operating practices.

Policy C 4.3:
Encourage community members to reduce waste and conserve energy and water at home.

Policy C 4.4:
Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices.

Policy C 4.5:
Require the use of sustainable, environmentally-friendly paving materials on new exercise walking paths.

Goal C 5:
A community that is energy-efficient, reduces energy and natural resource consumption, and reduces emissions of greenhouse gases.

Policy C 5.1:
Support the county's efforts to create an adopted Climate Action Plan by 2015 that meets state requirements and includes emission inventories, enforceable reduction measures, regular progress reviews, procedures for reporting on and revising the plan, and provides for resources to implement the Plan.

Policy C 5.2:
Implement the County's Green Building Ordinances.

Policy C 5.3:
Provide information and education to the public about energy conservation and local strategies to address climate change.

Policy C 5.4:
Support the installation of alternative fuel and renewal energy facilities, where appropriate.

Public Health and Safety (PH)

Goal PH-1:
A community free of nuisance-causing noise.

Policy PH 1.1:
Encourage the use of walls, earth berms, landscaping, setbacks, or a combination of these strategies, to mitigate noise-related disturbances.

Policy PH 1.2:
Locate sensitive receptors including schools, hospitals, and convalescent homes in areas sufficiently removed from high noise generators.

Goal PH-2:
A community with adequate health care facilities and services.

Policy PH 2.1:
Encourage the Department of Health Services, and other public and private healthcare providers, to continue to provide and expand local access to medical professionals and services such as clinics and urgent care centers within the community.

Policy PH 2.2:
Offer preventive services, including immunizations, smoking cessation, and recommended health screenings, at local clinics and community facilities.

Goal PH-3:
A community that has local access to healthy food.

Policy PH 3.1:
Encourage community gardens and farmers' markets.

Goal PH-4:
A community prepared for emergencies and protected from hazards.

Policy PH 4.1:
Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training.

Policy PH 4.2:
Protect against hazardous materials from industrial uses and commercial uses.

Policy PH 4.3:
Minimize risk of fire through fuel modification and other measures, including regular tree thinning and, when necessary, removal.

Goal PH-5:
A community that is well-served by a public safety system.

Policy PH 5.1:
Ensure that law enforcement and fire protection assets adjust commensurate with significant changes in population, density, traffic and calls for emergency services.

Public Services and Facilities (PS)

Goal PS-1:
Library services that meet community needs.

Policy PS 1.1:
Expand Library access, collections and facilities to meet County service level guidelines (.5 gross square feet and 2.75 items per capita, and 1 public access computer per 1,000 people served).

Policy PS 1.2:
Offer educational and developmental programs for residents of all ages.

Goal PS-2:
Information on community matters that is accurate and timely.

Policy PS 2.1:
Provide information on local jobs, education and self-improvement classes, environmental conservation, services, announcements, events, and resources via a community website.

Policy PS 2.2:
Expand wireless Internet (WiFi) access at County facilities and educate the public on its use as well as other available technologies.

Policy PS 2.3:
Promote the Graffiti Hotline, 211, and other phone-based information management systems.

Goal PS-3:
Childcare services that meet the community's needs.

Policy PS 3.1:
Encourage the development of a range of childcare facilities, including public and private childcare centers, infant care, and after-school care.

Policy PS 3.2:
Support childcare services to address shortfalls of existing services.

Goal PS-4:
A community that offers physical and educational enrichment opportunities for youth, adults, and seniors.

Policy PS 4.1:
Offer jobs and activities for people of all ages at local County facilities and parks.

Policy PS 4.2:
Promote volunteer/internship opportunities with County departments.

Goal PS-5: A community connected through a multi-use community center where community members of all ages and cultures can convene, recreate, learn and interact.

Policy PS 5.1:
Ensure community participation in the design and planning of the center.

Policy PS 5.2:
Acknowledge and celebrate the community's multiculturalism through facility design.

Policy PS 5.3:
Promote programming that brings together residents of diverse backgrounds.

Goal PS-6:
Growth in line with infrastructure capacity.

Policy PS 6.1:
Ensure adequate water supply and quality.

Policy PS 6.2:
Ensure adequate sewage or septic systems.

Policy PS 6.3:
Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.

Policy PS 6.4:
Promote water conservation, including the use of reclaimed water materials and equipment, in future development.

Policy PS 6.5:
Require the undergrounding of all new utilities and the unobtrusive placement of service boxes for all new developments through the creation of underground utility districts per Los Angeles County Highways Code Chapter 16.32.

Goal PS-7:
A wireless infrastructure network that provides residents with telecommunications, internet and other services that is sensitive to scenic and environmental impacts.

Policy PS 7.1:
When feasible, require new transmission facilities to be placed underground.

Policy PS 7.2:
When feasible, require transmission towers, lines and equipment to be co-located with existing towers, lines and equipment, or along existing transmission corridors.

Policy PS 7.3:
When undergrounding or co-locating is not feasible, direct new transmission towers, lines and equipment to locations where environmental and visual impacts will be minimized.

Policy PS7.4:
Require that any screening or camouflaging devices used are consistent with the existing environment.

4. Implementing the Community Plan

Overview

Implementing the Community Plan will require a coordinated effort on a variety of measures. This section organizes a series of implementation actions into a comprehensive timeline based on community priorities. It also identifies the entities that will need to be involved in and share responsibility for implementation and provides relevant contact information.

The implementation actions answer two basic questions "How can we implement the Goals and Policies of the Plan?" and, "What strategies can we develop to accomplish this?" The premise of the Plan is that planning for the future is about making changes today so that the future we envision is the one that is realized. This section outlines attainable strategies for implementing the Community Plan that can be used by decision makers, planners, service providers, local leaders and the community. This reflects the Plan's intent to move from vision to action.

Staying Connected

Periodic Review and Reporting

The Plan is required to be periodically and regularly reviewed as part of the annual General Plan progress report. Community members who are interested in actively monitoring plan progress can receive periodic updates and progress reports from the Department of Regional Planning.

Dance classes for seniors

From time to time, an updated needs assessment and re-evaluation of the Plan will be needed to keep the Plan relevant and on track to achieving the community's vision. Based on the results of these analyses, along with the recommendations of those monitoring the progress of the Plan, the goals, policies, and implementation priorities should be evaluated and reaffirmed every 5 to 10 years. Periodically, comments received from volunteers, local organizations and public agencies will be summarized and uploaded to the DRP website. The Board of Supervisors can use these results to allocate resources to best implement the Plan. They can also use the reports to determine when the Community Plan should be revisited and updated.

Information

Collaboration and open communication are hallmarks of the planning process. These core values will guide residents, planners, elected officials, and local leaders as the Plan is implemented over many years, and stakeholders will need to stay informed and stay involved. To do so will require quality information and clear lines of communication. Implementing the optimal mix of the following

tools and techniques will help keep everyone connected:

- Community website
- Email blasts
- Community newsletters and publications
- Hacienda Heights Improvement Association meetings
- Hacienda-La Puente Unified School District schools and meetings
- Periodic community meetings organized by the Department of Regional Planning to provide information on the status of Plan implementation and to receive feedback and recommendations

Hacienda Heights also offers several opportunities for sharing information at community events, such as the annual summer concert series and 4th of July parade. Additionally, new communication tools and techniques should be considered as they become available

Collaboration

By adopting this Plan, Los Angeles County is committing to supporting the community vision by adhering to the Plan's goals and policies in all its operations and using the implementation actions and timeline to allocate resources. The Community Plan can best be implemented by the County and community organizations identified in this section through a collaborative, task-oriented team approach.

This framework institutionalizes inter-agency and resident collaboration and ensures that County service providers, community leaders, residents, and other organizations share resources and responsibility in implementing the Plan. Agencies providing services in Hacienda Heights will share information related to permits, subdivision activity, capital improvements, and other large partnerships to ensure that decisions are made based on the best possible information and to encourage collaboration.

Collaboration between county agencies, residents, and other key stakeholders will help to keep service providers connected to the constituents they serve and to one another.

Play equipment at County playground

Implementation Timeline

The implementation timeline in Table 3 below serves as a reference for County service providers and other stakeholders to allocate resources to best realize the Plan's Vision, Goals, and Policies. This list is not exhaustive but rather directional. The implementation actions included here are intended to move the Plan forward after it is adopted. While additional steps not listed here may be needed, the following timeline delineates the priority implementation actions and indicates when they should ideally begin following Plan adoption—within a short timeframe (within 5 years of Plan adoption), a medium timeframe (5 to 10 years after Plan adoption), a long timeframe (more than 10 years after Plan adoption), or ongoing.

Table 3. Implementation Strategies, Timing and Contacts

Element	#	Implementation Strategy	Timing	Lead	Contact
Land Use	1	Through the review process for new development applications, require all new development to be consistent with the land use policy map and land use goals and policies.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
Appearance	1	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.	Medium	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Coordinate a street wall beautification demonstration program with the Department of Public Works and the 4th Supervisorial District Board office.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Where appropriate and feasible, develop community open space nodes.	Short	Parks and Recreation	http://parks.lacounty.gov info@parks.lacounty.gov
	4	Establish Project Pick-Up with Pride, a volunteer community clean-up project.	Short	Improvement Assoc. (HHIA)	http://hhia.wordpress.com/
	5	Maintain the planting, pruning, and maintenance of trees within the public rights-of-way.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Ensure bus stop amenities and newspaper racks placed within Public Street rights-of-way are in good condition.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
Mobility	1	Amend the Countywide Highway Plan within Hacienda Heights to reflect up-to-date versions of street designations and improvements.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	2	Ensure that all new public street improvements conform to the adopted County Standards.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	3	Continue to investigate and respond to traffic complaints from the public in a timely manner.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	4	As part of the discretionary review process for proposed development, require traffic studies where appropriate to evaluate impacts to the roadway network and require improvements needed to maintain acceptable service levels, including increasing alternative modes of transportation.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	5	Continue to require new development to fund its fair share of transportation improvements which may include construction or payment of impact fees.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Continue to improve traffic operations through signal upgrades, striping, signalization, improved public transit service, expanded bikeways and lanes, carpooling, pedestrian-friendly enhancements, and other improvements where needed.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	7	Provide directional signage where needed in street right of way to facilitate efficient traffic movement.	Medium	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	8	Continue to require new walkways or trails in areas where none exist, as appropriate, and improvements to existing walkways and sidewalks within new development projects as part of the approval process.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	9	Conduct traffic studies within the community, as well as connections with surrounding communities, and recommend traffic calming measures for residential areas according to DPW guidelines.	Short	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	10	Work with other transit agencies to promote the use of existing Park-and-Ride lots in or near the community.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	11	Update Bikeway Master Plan for Unincorporated County Areas including Hacienda Heights.	Medium	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	12	Annually update the Capital Improvement Program to implement public street infrastructure improvements and bus stop amenity improvements.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	13	Annually review the Capital Improvement Program to ensure consistency with Mobility goals and policies.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	14	Include the California State Department of Transportation in the environmental review process of Land Use projects that have the potential to significantly impact traffic conditions on state highways.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	15	During project planning for projects that contribute to significant impacts on emissions, determine whether the applicant mitigates potential impacts to air quality to less than significant.[1]	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/

[1] See Mitigation Monitoring Program for details.

Element	#	Implementation Strategy	Timing	Lead	Contact
	16	During project planning for projects that that conflict with or obstruct implementation of applicable air quality plans, require the applicant to redesign the project to mitigate significant impacts.[2]	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/
	17	During environmental review, ensure that applicants for projects of 25 units or more that have a potentially significant impact on traffic congestion mitigate impacts to air quality to less than significant.[3]	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	18	During project review, ensure that applicants for projects that generate over 500 trips per day prepare a Traffic Impact Analysis report; and, if impacts will be significant, ensure that the applicants identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance.[4]	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov

[2, 3, 4] *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	19	During environmental review, ensure that applicants for all development projects that are required to prepare an Environmental Impact Report (EIR) incorporate a CMP Transportation Impact Analysis into the project EIR.[5]	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
Housing	1	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, and homeless services provided within the community.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Prepare an affordable housing inventory.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Promote affordable housing incentives.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Coordinate with the Community Development Commission to conduct home improvement financing workshops.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
Open Space and Recreation	1	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.	Ongoing	Regional Planning (support from Parks and Rec, Public Works)	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

[5] *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	2	Through the regulatory and development review process, evaluate new development projects and coordinate with appropriate reviewing agencies to ensure that proposed development is pedestrian-friendly and offers other physical recreation opportunities.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Coordinate with the Department of Parks and Recreation to review available Open Space and Recreational opportunities in the Hacienda Heights community.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Establish new connectors, as appropriate.	Ongoing	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	5	Designate new open space.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	6	Install exercise equipment in parks.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
Conserva-tion	1	Ensure that new development proposals are consistent with the regulations established in the County Green Building ordinances.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Promote standards that reduce and conserve water usage in public facilities as established in the County Green Building ordinance.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	3	Implement development guidelines of adopted Significant Ecological Areas (SEAs) and update SEA boundaries as needed to reflect biological resource conditions, policies and requirements.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	In the development and review process, refer to and comply with the Hillside Design Guidelines and Hillside Management Ordinance for all developments in hillside areas.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	5	Conduct an open space inventory and identify areas for protection.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	6	Establish cultural resources education program.	Short	Library	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	7	Participate in plans for landfill remediation and re-use.	Short	Regional Planning (support from Parks and Rec, Public Works)	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	8	Offer alternative energy workshops to residents.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	9	Establish and promote a community carpooling program.	Long	Metro	http://www.metro.net/ customerrelations@metro.net
	10	Require that fuel modification zones for any new structures are located entirely within the subject property and not encroach onto adjacent properties, where feasible.	Ongoing	Fire	http://www.fire.lacounty.gov/ info@lacofd.org

Element	#	Implementation Strategy	Timing	Lead	Contact
Public Health and Safety	1	Through the regulatory and development review process, evaluate development projects and coordinate with appropriate reviewing agencies to ensure that sensitive receptors such as residences, schools, hospitals and convalescent homes are sufficiently separated from uses or areas that generate noise where possible.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	In the review of new development applications ensure that proposed structures are constructed of fire retardant materials.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	3	Through the regulatory and development review process, and in coordination with Public Works and Fire, evaluate development projects to avoid locating development in areas with potential fire, geotechnical or flood hazards as depicted on the Hacienda Heights Community Plan Maps.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Promote neighborhood emergency preparation and the Neighborhood Watch program throughout the Hacienda Heights community.	Ongoing	Improvement Assoc. (HHIA)	http://hhia.wordpress.com/

Element	#	Implementation Strategy	Timing	Lead	Contact
	5	Evaluate the adequacy of health care services in the Hacienda Heights community.	Medium	Health Services	http://www.ladhs.org/ dhsportal@dhs.lacounty.gov
	6	Through regulatory and development review process, encourage farmers' markets.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	7	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.	Long	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	8	Maintain a community-wide emergency plan and offer emergency response training to interested residents.	Long	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	9	Install and operate a hazardous materials warning system (reverse 911).	Short	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	10	Promote the development of a series of community gardens.	Long	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	11	During project planning for regionally significant projects, determine whether the applicant mitigates potential impacts to air quality to less than significant.[6]	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/

[6] *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	12	During project review for new sensitive land uses, review applicants' findings regarding community health and risk.[7]	Ongoing	Public Health	http://www.publichealth.lacounty.gov/
Public Services and Facilities	1	Coordinate with service providers to ensure adequate educational facilities and delivery of water, sewage and solid waste disposal services to accommodate future growth.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Coordinate with the Office of Child Care and community members in providing increased childcare opportunities and programs.	Ongoing	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	3	Educate developers about density bonus provisions that provide incentives for childcare centers in affordable housing.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Collaborate with community service providers and educational institutions in providing a range of activities for all ages.	Ongoing	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	5	Through the community participation process associated with allocating the Puente Hills Landfill tipping fees, develop a community center that meets the needs of local residents.	Long	CDC	http://www.lacdc.org/ info@lacdc.org

[7] *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Establish and maintain a community website.	Short	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	7	Offer free WiFi at county facilities and plan to expand this service throughout the community.	Long	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	8	Offer nutrition and cooking classes at County parks and recreation facilities.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	9	Establish a mobile library van to expand access to library services.	Long	Library	http://www.colapublib.org/libs/haciendahts/ referenceservices@library.lacounty.gov.
	10	Coordinate the installation of recycling receptacles in commercial areas.	Long	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	11	During project review, determine whether project will receive approval of Standards Urban Stormwater Mitigation Plans.[8]	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov
	12	During project planning, ensure that applicants for all development projects submit copies of proposed project build-out schedules and verify availability of capacity within the Districts' sewerage system.[9]	Ongoing	Sanitation Districts	http://www.lacsd.org/

[8, 9] *ibid*

5. Implementing the Mitigation Measures

Implementing the Mitigations Measures associated with the Plan's Mitigated Negative Declaration requires adherence with the following Mitigation Monitoring Program.

Table 4. Mitigation Monitoring Plan

#	*Mitigation*	*Action Required*	*When Monitoring to Occur*	*Responsible Agency or Party*	*Monitoring Agency or Party*
Flood					
1.	Applicants for all development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency during project review.	Submittal and approval of Standard Urban Stormwater Mitigation Plans	Project review	Applicant for projects within stormwater plans	Public Works
Greenhouse Gases					
2.	Applicants for all discretionary projects that may have a significant impact on greenhouse gases shall incorporate GHG reduction features into the project design. For example, increase a boiler's energy efficient and/or use materials with lower global warming potential ~~then~~ than conventional materials.	Submittal and approval of project plan	Project review	Applicant for discretionary project	DRP and/or DPW
3.	Applicants for all discretionary projects that may have a significant impact on greenhouse gases shall implement neighborhood mitigation measure projects. For example, install solar power, increase energy efficiency through replacing low efficiency water heaters with high efficiency water heaters, increase building insulations, use fluorescent bulbs, and/or replace old inefficient refrigerators with efficient refrigerators using low global warming potential refrigerators.	Submittal and approval of project plan	Project review	Applicant for discretionary project	DRP and/or DPW
4.	Applicants for all discretionary projects that may have a significant impact on greenhouse gases shall implement neighborhood mitigation measure projects that could include installing solar power, increasing energy efficiency through	Submittal and approval of project plan	Project review	Applicant for discretionary project	DRP and/or DPW

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	replacing low efficiency water heaters with high efficiency water heaters, increasing building insulations, using fluorescent bulbs, replacing old inefficient refrigerators with efficient refrigerators using low global warming potential refrigerators, etc.				
5.	Develop, adopt and implement a Climate Action Plan that incorporates and is consistent with the greenhouse gas emissions reduction goals of the state, county and South Coast Air Quality Management District by 2015. An acceptable CAP shall include an emissions inventory, emissions targets, enforceable greenhouse gas control measures, monitoring and reporting and mechanisms to allow for revisions of the CAP and Community Plan, if necessary, to stay on target.	Development, adoption and implementation a Climate Action Plan	Post-adoption (c. 2015 onward)	LA County Internal Services Department	AQMD
Air Quality					
6.	Require projects that exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses) to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Incorporate policies and strategies to reduce air quality impacts	Project planning	Applicant for regionally significant projects	AQMD
7.	When siting new sensitive land uses, such as residences, schools, daycare centers, playgrounds or medical facilities, project applicants shall comply with the Advisory Recommendations contained in the Air Quality and Land Use Handbook: A Community Health Perspective by the California Environmental Protection Agency California Air Resources Board, and consult the Air Resources Board's statewide risk maps, and applicants shall review their findings with the appropriate	Prepare and submit findings	Project review	Applicant siting sensitive uses	Regional Planning, CARB

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	agency during project review. For projects that cannot feasibly meet the recommended minimum separation distance requirements, require that the project be designed to minimize potentially significant air quality impacts. For example, through enhanced building ventilation, filtering systems, landscaping, regular watering for dust, or chemical treatments for dust.				
8.	Require projects that will contribute to a significant impact on emissions through traffic congestion to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Incorporate policies and strategies to reduce air quality impacts	Project planning	Applicant for projects that contribute to significant impacts on emissions	AQMD
9.	Require that projects that will conflict with or obstruct implementation of applicable air quality plans be redesigned to be consistent with and supportive of such plans.	Submittal and approval of project design	Project planning	Applicant for projects that conflict with or obstruct implementation of applicable air quality plans	AQMD
10.	Require projects that will contribute to a significant impact on air quality comply with all applicable Air Quality Management District Rules, including Rule 403 (Fugitive Dust), Rule 404 (Particulate Matter- Concentration), and Rule 405 (Solid Particulate Matter, Weight) and utilize all best available control measures to reduce criteria pollutant emissions. Measures to be enforced include, but are not limited to: maintain construction equipment to reduce operational emissions; utilize electric or clean fuel-powered equipment; reduce vehicle idling and traffic congestion by providing adequate ingress and egress, dedicated turn lanes, and scheduling trips during off-peak hours; synchronize traffic signals; pave roads and road shoulders; and	Submittal and approval of project design	Project planning	Applicant for projects that contribute to significant impacts on emissions	AQMD

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	restrict truck traffic on sensitive routes.				
Traffic					
11.	Require projects of 25 units or more that are found during the environmental review process to have a potentially significant impact on traffic congestion to mitigate such impacts to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Incorporate policies and strategies to reduce traffic impacts	Environmental review	Applicant for projects of 25 units or more that have a potentially significant impact on traffic congestion	Public Works
12.	Applicants for all development projects that generate over 500 trips per day shall prepare a traffic impact analysis report, according to the specifications provided in the Traffic Impact Analysis Report Guidelines by Los Angeles County Department of Public Works, to ensure that traffic generated by that project, either alone or when combined with existing traffic, will not exceed certain capacity thresholds of an intersection or roadway, contribute to an unacceptable level of service, or exacerbate an existing congested condition. The Trip Generation Analysis, Level of Service Analysis and Significant Impact Threshold Analysis shall use the methodology provided in the Los Angeles County Department of Public Works Traffic Impact Analysis Report Guidelines. If impacts will be significant, the project applicant shall identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance during project review. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Prepare and submit a Traffic Impact Analysis report	Project review	Applicants for projects that generate over 500 trips per day	Public Works
13.	Applicants for all development projects that are required to prepare an	Incorporate into the project EIR a CMP	Environmental review	Applicants for all development	Public Works

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Environmental Impact Report (EIR) shall be subject to the Congestion Management Program (CMP) Land Use Analysis Program, according to the specifications provided in the Congestion Management Program for Los Angeles County by Metro, and shall incorporate into the project EIR a CMP Transportation Impact Analysis, as defined in the CMP Land Use Analysis Program.	Transportation Impact Analysis		projects that are required to prepare an Environmental Impact Report (EIR)	
Sewage					
14.	Applicants for all development projects shall submit copies of proposed project build-out schedules to the Facilities Planning Department of the Los Angeles County Sanitation Districts to ensure the projects are considered in planning future sewerage system relief and replacement projects. The applicant shall verify availability of capacity within the Districts' sewerage system as proposed projects develop.	Submit copies of proposed project build-out schedules and verify availability of capacity within the Districts' sewerage system	Project planning	Applicants for all development projects	Sanitation
Fire/Sheriff					
15.	Applicants for all new residential or mixed-use development projects over 20 units shall include a study and projection of law enforcement deployment for the area, taking into account the amount of growth and traffic flow through the area, and verify the Sheriff Department's capacity to provide law enforcement services.	Submittal and approval of project design	Project planning	Applicants for all new residential or mixed-use development projects over 20 units	Sheriff
16.	Applicants for all development projects must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.	Submittal and approval of project design	Project planning	Applicants for all development projects	Fire
17.	Applicants for all development within the Very High Fire Hazard Severity Zone must comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans.	Submittal and approval of project design	Project planning	Applicants for all development within the Very High Fire Hazard Severity Zone	Fire

6. Conclusion

The Hacienda Heights Community Plan is a forward-looking planning tool that encapsulates the community's shared vision, articulates community-inspired goals and priorities, delineates policies that can transform the community's issues into opportunities, and provides direction on implementation strategies. To be effective, the Plan must be evaluated and adjusted accordingly on an ongoing basis. To stay relevant, the vision must be revisited and reaffirmed. To remain vital, the goals and policies must be updated. To be sustainable, the principles of the Plan must be institutionalized throughout the community and County family.

The Hacienda Heights Library

7. Glossary

Berm: A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.

Community Character: The distinctive local traits, qualities, or attributes that make a place unique, including cultural, natural, and historical attributes. (In Hacienda Heights, community character is encapsulated in the community vision.)

Conservation Areas: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest. In Hacienda Heights, most conservation areas that are managed by the Puente Hills Native Habitat Preservation Authority have the OS-C (Open Space-Conservation) land use designation.

Development: Any change to established landscapes, buildings, or structures caused by construction, placement of structures, excavation, grading, and paving.

Environmentally Sensitive Areas: Areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development. In Hacienda Heights, environmentally sensitive areas are designated and protected with the Significant Ecological Area (SEA) land use overlay.

Goal: A statement that describes in general terms a desired future condition. Goals reflect long-term expectations.

Infrastructure: Public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.

Land Use Map: An officially adopted map that geographically and specifically locates existing and future land uses that have been established in the land use plan.

Land Use Plan: An element of a community, general or comprehensive plan that designates locates existing and future land uses within a planning jurisdiction for residential, commercial, industrial, public or open space use. The land use plan includes the land use map and a written description of the different land use areas or districts. The land use plan serves as the guide for official land use decisions.

Mixed-Use Development: Development that combines residential and commercial uses.

Open Space: Land set aside and permanently restricted for conservation, agriculture or recreation purposes.

Open Space Node: Small pieces of open space that serve as public destinations, connections and community-defining spaces.

Overlay: An additional land use or zoning requirement that modifies the basic requirements of the underlying designation.

Pedestrian Friendly Development: A development that is primarily accessible to pedestrians rather than automobiles with an emphasis on street sidewalks and amenities rather than parking.

Street Furniture: Outdoor fixtures including benches and chairs.

Sustainable Development: Development that meets the needs of the present generation without compromising the needs of future generations.

Traffic Calming: The process of increasing pedestrian safety in residential areas by decreasing automobile speed and volume.

Transitional Design Feature: Landscaping or other design features that act as a transition or buffer between two or more different uses.

Walkways: Any surface designated for pedestrian activity including trails, cross-walks, sidewalks, paths, and passageways.

Zoning: The division of a community by local legislative regulation into areas or zones that implement the community, general or comprehensive plan.

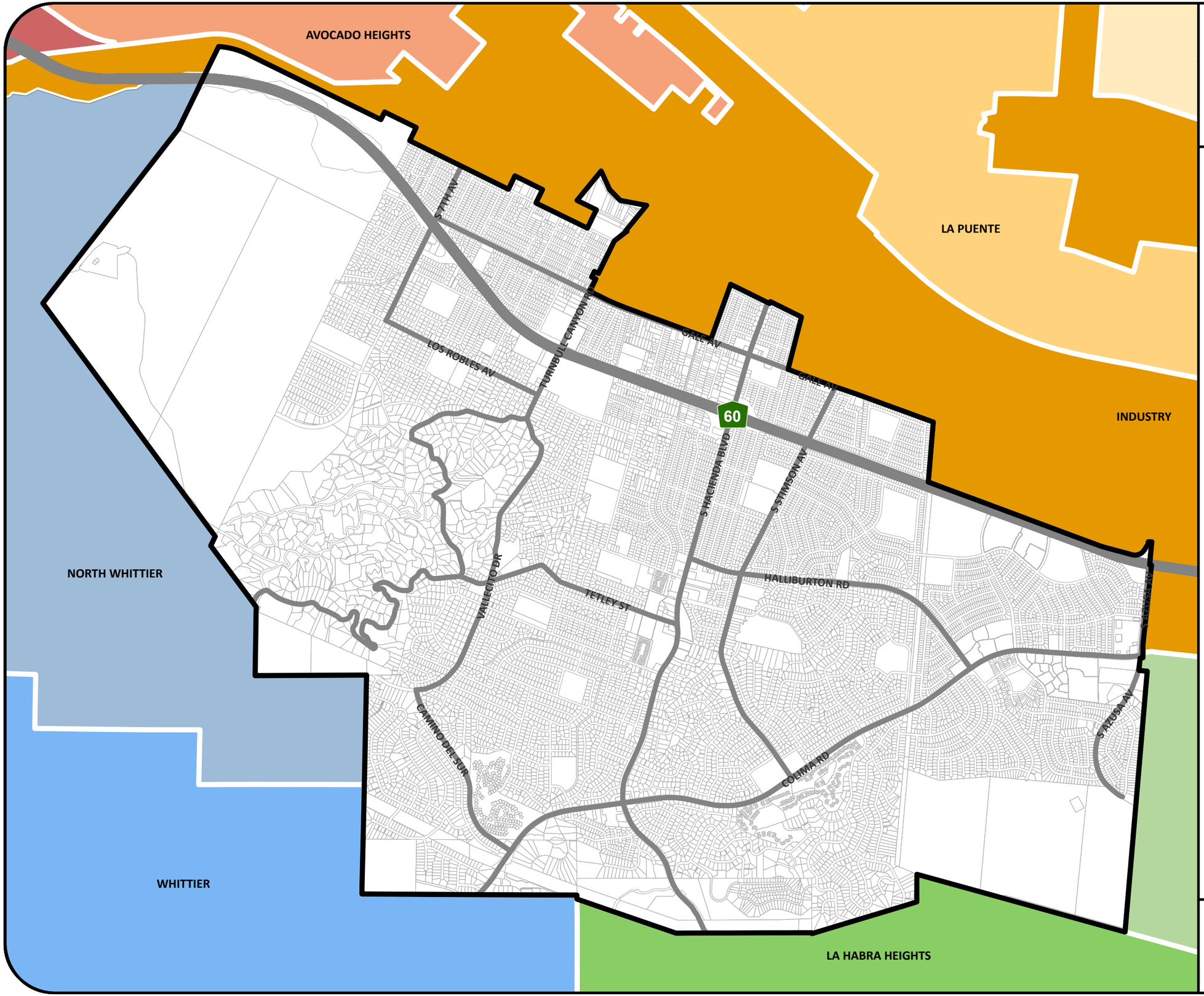
Zoning Map: A map that identifies and defines a community's various zoning designation boundaries and the uses permitted by zoning ordinance within those boundaries.

Recommended Community Plan for Board Adoption
Approved by the Regional Planning Commission
September 22, 2010
Revised by the Department of Regional Planning
December 13, 2010

http://planning.lacounty.gov/hacienda

HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE

COMMUNITY CONTEXT



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DATA SOURCES
City Boundaries:
Los Angeles County Department of Regional Planning,
Los Angeles County Assessor's Office, and
Los Angeles County Department of Public Works, 2009
Streets/Freeways:
Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning
Created: 4/8/10

HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE

LAND USE PLAN

Proposed Land Use

- RL10 Rural Lands 10 (1u/10ac)
- RL2 Rural Lands 2 (1du/2ac)
- H2 Residential 2 (0-2du/ac)
- H5 Residential 5 (0-5du/ac)
- H9 Residential 9 (0-9du/ac)
- H18 Residential 18 (9-18du/ac)
- H30 Residential 30 (18-30du/ac)
- H50 Residential 50 (30-50du/ac)
- CG General Commercial
- IL Light Industrial
- P-CS Public and Semi-Public Community Serving
- P-UF Public and Semi-Public Utilities and Facilities
- P-TF Public and Semi-Public Transportation Facilities
- OS-PR Open Space Parks and Recreation
- OS-C Open Space Conservation

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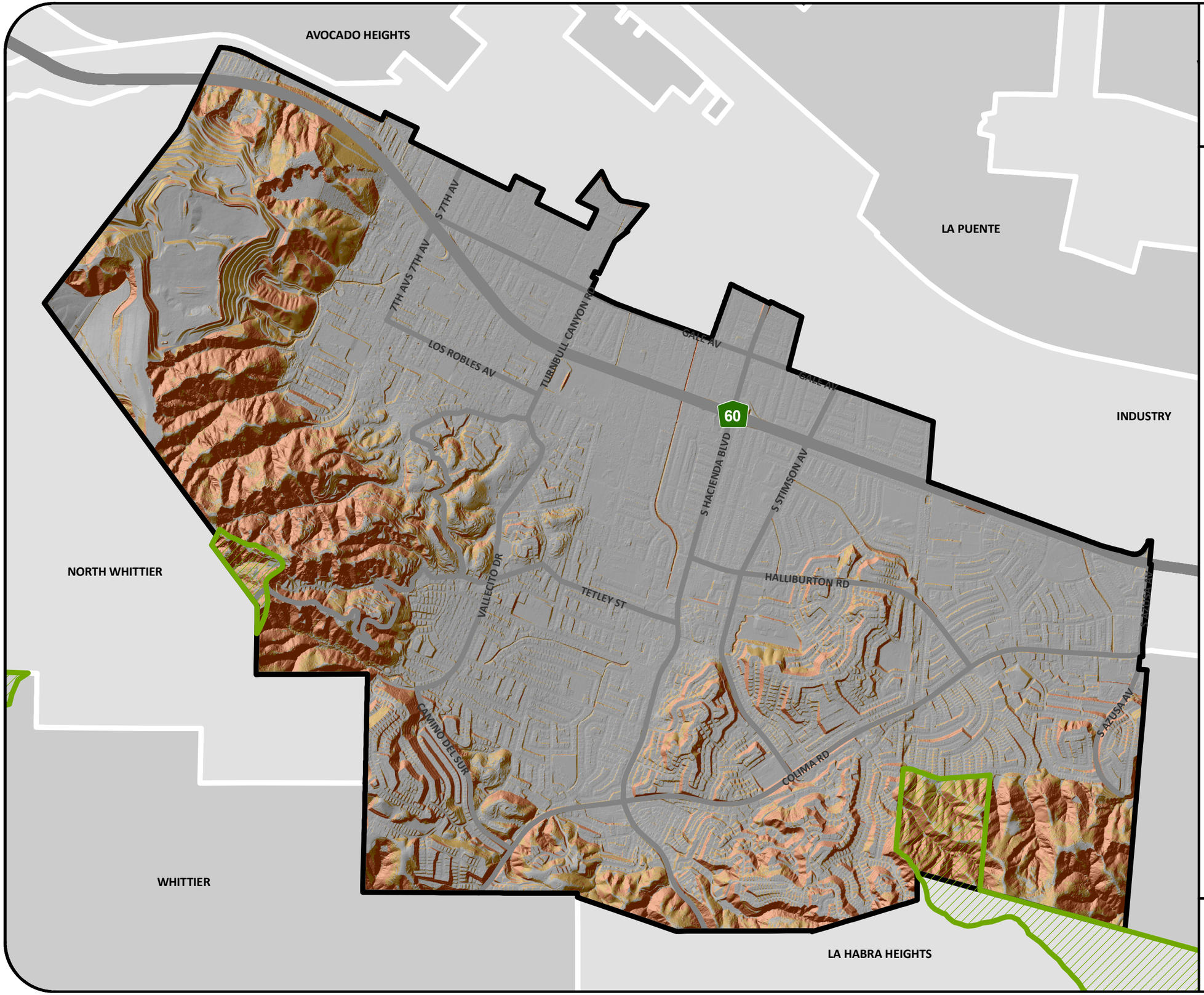
DATA SOURCES
Proposed Land Use:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning, 2009
Streets/Freeways:
Thomas Bros. Map, 2001
* Depicts approved Pacific Heights Subdivision Tract Map 51153, subject to boundry modification upon final recordation.

Los Angeles County Department of Regional Planning
Created: 8/16/10

HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE

OVERLAYS



Proposed Overlays

Significant Ecological Area

Hillside Management Area (above 25% slope)

- 0 - 25% slope
- 25 - 50% slope
- 50% + slope

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DATA SOURCES
Proposed Overlays:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning,
Los Angeles County Assessor's Office, and
Los Angeles County Department of Public Works, 2009
Streets/Freeways:
Thomas Bros. Map, 2001

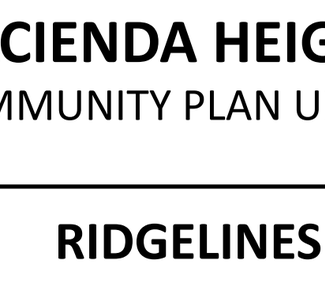
Los Angeles County Department of Regional Planning

Created: 8/18/10

HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE

RIDGELINES

Ridgelines



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DATA SOURCES
Ridgelines:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning,
Los Angeles County Assessor's Office, and
Los Angeles County Department of Public Works, 2009
Streets/Freeways:
Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning

Created: 4/8/10

ZONING CASE NO. 201000004-(4)

ORDINANCE NO. _____DRAFT_____

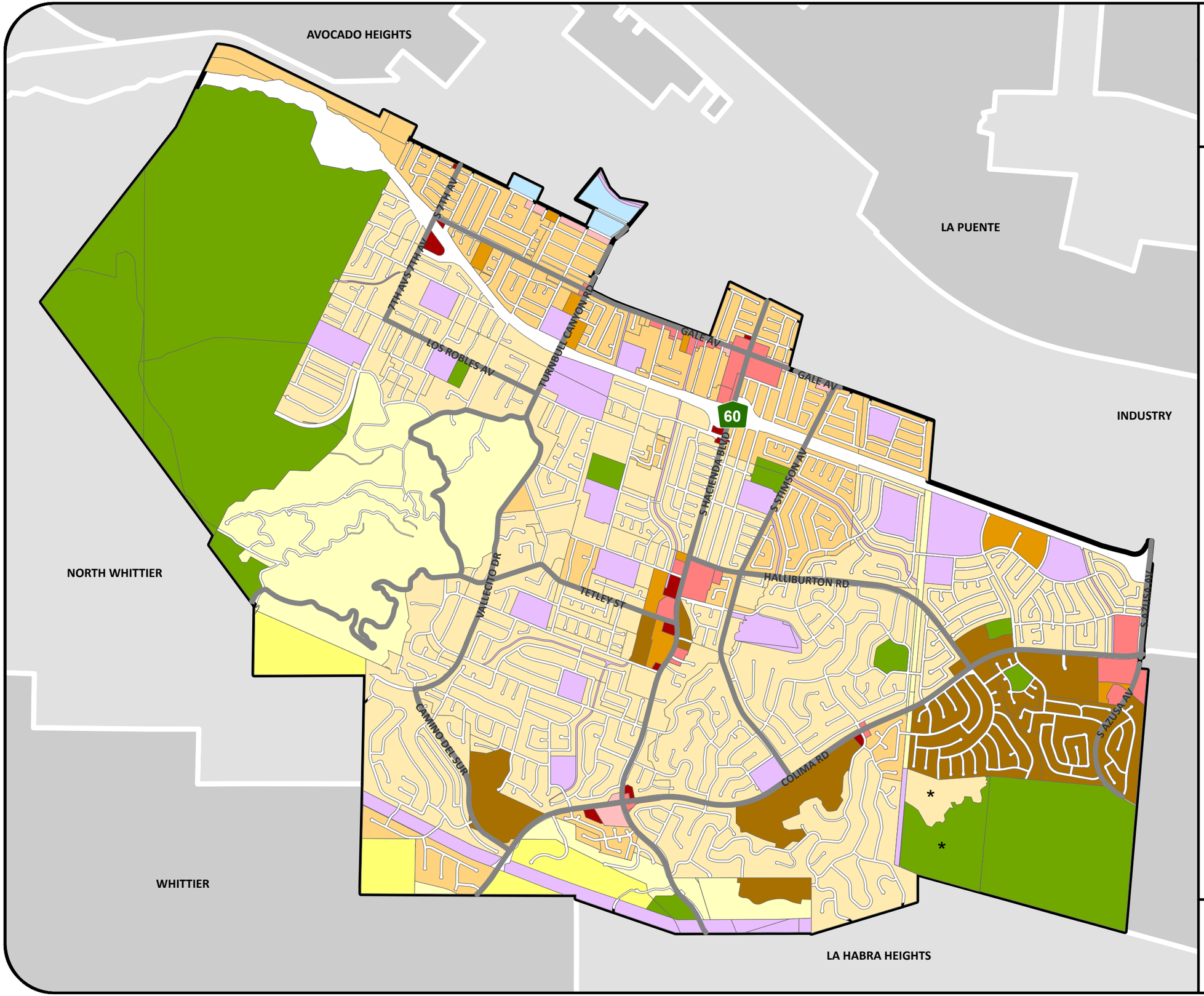
An ordinance amending Section 22.16.230 of Title 22 - Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, related to Hacienda Heights Zoned District No. 126.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of Hacienda Heights Zoned District No. 126, as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE



RECOMMENDED ZONING

- Zone A-1 Light Agriculture
- Zone A-2 Heavy Agriculture
- Zone B-1 Buffer Strip
- Zone C-1 Restricted Business
- Zone C-2 Neighborhood Commercial
- Zone CPD Commercial Planned Development
- Zone M-1 Light Manufacturing
- Zone O-S Open Space
- Zone IT Institutional
- Zone R-A Residential Agriculture
- Zone R-1 Single-Family Residence
- Zone R-2 Two-Family Residence
- Zone R-3 Limited Multiple Residence
- Zone RPD Residential Planned Development

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DATA SOURCES
Proposed Zoning:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning, 2009
Streets/Freeways:
Thomas Bros. Map, 2001
* Depicts approved Pacific Heights Subdivision Tract Map 51153, subject to boundry modification upon final recordation.

Los Angeles County Department of Regional Planning
Created: 12/13/10