

**SUPPLEMENTAL  
REPORT TO THE REGIONAL PLANNING COMMISSION**

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**DATE ISSUED:** July 18, 2024

**HEARING DATE:** July 24, 2024                      **AGENDA ITEM:** 7

**PROJECT NUMBER:** PRJ2021-002011-(1)

**PERMIT NUMBER(S):** Vesting Tentative Tract Map No. 83534  
(RPPL2021007149) (“TR83534”)  
Plan Amendment No. RPPL2021004860  
Zone Change No. RPPL2021007152  
Conditional Use Permit No. RPPL2021007151  
Administrative Housing Permit No. RPPL2021007161  
Environmental Assessment No. RPPL2021007150

**SUPERVISORIAL DISTRICT:** 1

**PROJECT LOCATION:** A portion of the former Royal Vista Golf Course located at 19816 Walnut Drive and the 20100 Block of Colima Road in the unincorporated community of Rowland Heights.

**OWNER/APPLICANT:** RV DEV, LLC

**INCLUSIONARY HOUSING ORDINANCE (“IHO”):** The Project is subject to the IHO.

**CASE PLANNER:** Marie Pavlovic, Senior Planner  
mpavlovic@planning.lacounty.gov

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**SUPPLEMENTAL MATERIALS**

This supplemental report provides correspondence received subsequent to the transmittal of the hearing package to the Regional Planning Commission (“Commission”). The attached correspondence includes four letters received via email, and dated July 16, 17 and 18, 2024, expressing both support and opposition for the project. One of the letters is a memorandum from Armbruster Goldmith and Delvac LLP on behalf of the applicant. (Please see Exhibits A, B, C, and D)

The memorandum from Armbruster, Goldmith and Delvac LLP on behalf of the applicant, dated July 18, 2024, proposes edits to the staff analysis, and draft findings and conditions. (See Exhibit D). Staff will need additional time to respond to this memo and will provide further comments in the next supplemental report to the Commission on July 23, 2024, and/or in Staff’s presentation to the Commission at the public hearing on July 24, 2024.

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Report  
Reviewed By:  For Josh Huntington  
Joshua Huntington, AICP, Supervising Regional Planner

Report  
Approved By:   
Susan Tae, AICP, Assistant Deputy Director

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**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Letter of Support from CA State Senator, Bob Archuleta, dated July 16, 2024
EXHIBIT B	Letter of Opposition from John and Karen Tannous, dated July 16, 2024
EXHIBIT C	Letter of Opposition from Rui Li, dated July 17, 2024
EXHIBIT D	Memorandum from Armbruster, Goldsmith and Delvac LLP on behalf of the applicant, dated July 18, 2024

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SUITE 110  
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# California State Senate

SENATOR  
**BOB ARCHULETA**

THIRTIETH SENATE DISTRICT



STANDING COMMITTEES  
MILITARY & VETERANS AFFAIRS  
CHAIR  
BUSINESS, PROFESSIONS  
& ECONOMIC DEVELOPMENT  
GOVERNMENTAL ORGANIZATION  
TRANSPORTATION  
JOINT LEGISLATIVE COMMITTEE  
ON EMERGENCY MANAGEMENT

July 16, 2024

The Honorable Hilda Solis  
Los Angeles County Board of Supervisors  
500 West Temple Street, Room 358  
Los Angeles, CA 90012  
VIA EMAIL: [firstdistrict@bos.lacounty.gov](mailto:firstdistrict@bos.lacounty.gov)

Dear Supervisor Solis,

I write this letter to express my support for the Royal Vista Residential Project located in my Senate District 30, and your District 1, in the unincorporated community of Rowland Heights. The urgent need for new housing throughout our state is well understood and I know we share a commitment to prioritize housing supply and affordability for our region.

The Royal Vista Residential Project proposes to repurpose underutilized (and now vacant), private property and build 360 new homes including more than 80 affordable homes as for-sale workforce housing for police, fire, schoolteachers, county / city employees, first-time homebuyers, and others who income qualify, while maintaining more than 35% of the site as open space and trails for public use. This creative for-sale/owner-occupied housing proposal is sensitive to the adjacent, existing single-family neighborhoods while also accommodating various income levels.

I am aware that some nearby residents wish to keep the golf course open or, alternately, have the County purchase the land for use as a maintained park. Meanwhile, the applicant, in coordination with county staff, has made significant efforts to provide community benefit by leaving significant acreage as open space and creating greenway buffers between the proposed new homes and the existing neighborhoods. Additionally, the plan incorporates a recreational trail system of over 2 miles that can be utilized by all area residents.

As you are well aware, school enrollment is down in many areas. Rowland Unified School District enrollment has declined more than 20% over the last 10 years and the District needs new students. New residential development in Rowland Heights will help support growth of the District with new students and through development fees as well as generate important new revenue for the County's general fund.

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The Honorable Hilda Solis  
Royal Vista Residential Project

I therefore respectfully encourage you to consider these reasons as you deliberate the requested entitlements for the Royal Vista Residential Project and I urge your support for this important development.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Archuleta". The signature is fluid and cursive, with a large initial "B" and "A".

Senator Bob Archuleta  
California State Senate, District 30

**From:** [DRP Public Comment](#)  
**To:** [Erica G. Aguirre](#); [Joshua Huntington](#); [Marie Pavlovic](#)  
**Cc:** [Susan Tae](#); [Elida Luna](#)  
**Subject:** FW: PRJ2021-002011 - agenda item #7  
**Date:** Tuesday, July 16, 2024 2:35:29 PM

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FYI – Comment regarding Royal Vista.

## RAFAEL ANDRADE

**SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)**

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

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**From:** JK Tannous <tannous@psmail.net>  
**Sent:** Tuesday, July 16, 2024 2:01 PM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** PRJ2021-002011 - agenda item #7

**CAUTION: External Email. Proceed Responsibly.**

To the LA County Planning Commissioner,  
We are writing concerning **agenda item #7**. We are John and Karen Tannous.  
We are not the applicant, but we are residents in the Royal Vista neighborhood.

We moved to this neighborhood three years ago because of the beauty of the surrounding area. It is rare to find a part of LA county where there is open green space and wildlife. We have a beautiful view overlooking the golf course. On any given day, we can see coyotes, hawks, squirrels, rabbits, and all kinds of birds. This area is a true sanctuary for us after working in the city all day.

We strongly oppose this project and the proposed Sunjoint development of 1500+ units. It is irresponsible environmentally as it will destroy the green space and wildlife in this area. This project will also strain our local infrastructure. We already have terrible traffic on Colima Road. Each day, we drive our daughter to and from school on Colima. What should only be a 7 minute drive is usually a 15 minute drive because of heavy traffic. Building additional housing units in this area will only increase the heavy traffic on

Colima Road.

We ask you to stop this project from going through in consideration for the residents like us and the wildlife in this area. If you have any questions, you may contact us at [tannous@psmail.net](mailto:tannous@psmail.net) or at (971) 389-9669.

Sincerely,

Dr. John and Karen Tannous

**From:** [DRP Public Comment](#)  
**To:** [Erica G. Aguirre](#); [Joshua Huntington](#)  
**Cc:** [DRP Public Comment](#)  
**Subject:** FW: PRJ2021-002011 Royal Vista Residential Project  
**Date:** Wednesday, July 17, 2024 8:30:52 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Safe Pass <safepasstranz@gmail.com>

**Sent:** Wednesday, July 17, 2024 8:27 AM

**To:** DRP Public Comment <comment@planning.lacounty.gov>

**Cc:** Marie Pavlovic <mpavlovic@planning.lacounty.gov>; Amy Bodek <ABodek@planning.lacounty.gov>; Duran-Medina, Guadalupe <GDuran-Medina@bos.lacounty.gov>; Rehman, Waqas <WRehman@bos.lacounty.gov>; Chen, Cindy <cchen@bos.lacounty.gov>; Moreno, Andrea <amoreno@bos.lacounty.gov>; Serrano, Ryan <RSerrano@bos.lacounty.gov>; saveroyalvista <saveroyalvista@gmail.com>

**Subject:** PRJ2021-002011 Royal Vista Residential Project

**CAUTION:** External Email. Proceed Responsibly.

To Whom It May Concern,

My name is Rui Li. I am the home owner and resident of 1345 Calbourne Dr, Walnut, CA 91789. I am not the applicant but the opponent of the subject project.

The project will for sure cause so much environment pollution, noise, crime rate increase, traffic congestion and so on.

It will affect the public infrastructure as well. We love our community and area cause it has peaceful and quiet environment and low population density. But the subject project will ruin our future life with no benefits.

I strongly object the subject project.

Thank you

Rui

626-438-7767



# MEMORANDUM

ARMBRUSTER  
GOLDSMITH &  
DELVAC LLP

**DATE:** July 18, 2024

**TO:** Josh Huntington, AICP & Marie Pavlovic, AICP,  
Subdivisions Section, LA County Planning  
Department

**FROM:** Aaron Clark

**SUBJECT:** Royal Vista Residential Project (Project No.  
PRJ2021-001011-(1)): Needed Corrections to Staff  
Report and Draft Findings and Conditions

Dear Mr. Huntington and Ms. Pavlovic:

Thank you for your professionalism and diligence in preparing the staff report and associated materials for the Royal Vista Residential Project (the “Project”), which will be heard by the Regional Planning Commission (the “Commission”) at its July 24, 2024, meeting. On behalf of the Project applicant, RV DEV, LLC, I write to thank you for your recommendation of approval to the Commission for the Project applications, and to identify several items needing correction in the staff report and draft findings and conditions of approval. These items are addressed in turn below.

- In the staff report, the last sentence of Page 17 states:

*“The largest open space area (PA 4) at nearly 6 acres will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. The Project’s open space will be open to the public.”* [emphasis added]

This sentence is inaccurate and should be corrected to read as follows:

*“The open space areas within PA 1, 2 and 5 will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. The Project’s open space will be open to the public.”*

- In the staff report, the first sentence of the second full paragraph of Page 19 states:

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*“The infill Project’s affordable housing component provides a variety of for-sale housing that includes **single-family detached units that range in size from 2,800 to 3,200 square feet, duplexes that range in size from 1,575 to 1,895 square feet, triplexes that range in size from 1,125 to 1,552 square feet, and townhouses that range in size from 1,133 to 1,576 square feet.**” [emphasis added]*

This sentence’s reference to the Project containing below market rate single-family residences is not correct; the Project’s 10 below market-rate triplex units are each 1,125 sq. ft. in size; and none of the Project’s duplex units are below market rate units. As such, this sentence should be corrected as follows:

*“The infill Project’s affordable housing component provides a variety of for-sale housing that includes ten (10) triplexes that are 1,125 square feet and 72 townhouses that range in size from 1,133 to 1,576 square feet.”*

- Exhibit C, Draft Findings for the VTTM, page 10 of 27, section “B” states:

*“Staff received **24** letters in support of the Project: ...” [emphasis added]*

The number 24 is inconsistent with the statement on page 24 of 25 in the staff report, which correctly reports: *“Staff received a total of 137 letters in support.”* The number of support letters submitted for the Project is now 138 with State Senator Bob Archuleta’s recently submitted support letter; please note this important correction to the Commission.

- Exhibit C, Draft Findings for the VTTM, page 19 of 27, the next to last sentence of finding no. 32 states:

*“According to the open space development schedule, included in the Preliminary Landscape Concept, the open space for each PA will be completed prior to issuance of a Certificate of Occupancy (“CofO”) for the **first** residential unit within the respective PA”.* [emphasis added]

This finding’s reference to “first residential unit” is inconsistent with the open space development schedule mentioned above (which is actually labeled as the “OPEN SPACE COMPLETION SCHEDULE”). It is also inconsistent with Exhibit C, VTTM (Draft findings page 21 of 27, finding no. 39), and with Exhibit C, CUP (Draft Findings page 21 of 30, finding no. 38).

To be consistent and accurate, VTTM finding no. 32 should be revised by changing the word “first” to “last,” as follows:

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*“According to the open space development schedule, included in the Preliminary Landscape Concept, the open space for each PA will be completed prior to issuance of a Certificate of Occupancy (“CofO”) for the last residential unit within the respective PA.”*

- Exhibit C, Draft Findings for the CUP & Admin. Housing Permit, page 20 of 30, finding no. 31 (“OPEN SPACE TYPES), second to last sentence.

Same issue as noted immediately above. Please change “first” to “last” in the second to last sentence of CUP/Admin. Housing Permit finding no. 31.

- Exhibit D, Draft Conditions of Approval for the CUP & Admin. Housing Permit, page 2 of 9, condition no. 7 reads, in pertinent part:

*“**This grant shall terminate on July 24, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.”* [emphasis added]

We question calling out an expiry date for the CUP/Housing Permit in this manner. The CUP/Admin. Housing Permit’s life is tied to the VTTM’s life, meaning so long as the VTTM does not expire prior to final map recordation, the CUP/Admin. Housing Permit likewise would not expire; as such, we believe it is more fitting to tie the expiry of the CUP/Admin. Housing Permit expressly to the expiry of the VTTM, in the unlikely event the VTTM were to expire prior to final map recordation. In keeping with other similar conditions for CUP’s approved in conjunction with County land divisions, we request the following language instead be inserted for this condition:

*“**This grant shall terminate when the associated Vesting Tentative Tract Map expires on July 24, 2026.** A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event a final map does not record, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.”*

- Exhibit D, Draft Conditions of Approval for the CUP & Admin. Housing Permit, page 6 of 9, condition no. 29 contains a typo: “*Lot **Not**. 245 in PA 3...*” [emphasis added]

Please change this to “Lot No. 245 in PA3...”

ARMBRUSTER GOLDSMITH & DELVAC LLP

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Thank you for conveying these important Project staff report, findings, and conditions corrections to the Commission in advance of the July 24, 2024, public hearing for the Project. If you have any questions, please do not hesitate to contact me.