

**DRAFT RESOLUTION  
REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. 2020-000612-(1,5)  
ADVANCE PLANNING CASE NO. RPPL2021013047  
GENERAL PLAN AMENDMENT NO. RPPL2022003554  
ORDINANCE NO. RPPL2022014158  
ZONE CHANGE NO. RPPL2022003557  
ENVIRONMENTAL ASSESSMENT NO. RPPL2022003550**

**WHEREAS**, the County is authorized to adopt amendments to the County General Plan pursuant to the State Law (commencing with §65350 of the California Government Code);

**WHEREAS**, the County is authorized to adopt amendments to the County Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code);

**WHEREAS**, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on (1) amendments to the County General Plan ("General Plan") and to Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to consider establishment of an area plan and changes to the land use and zoning for the 24 unincorporated communities of the East San Gabriel Valley Planning Area (Planning Area) (hereinafter, the "East San Gabriel Valley Area Plan" or "Area Plan"); an ordinance, (hereinafter, the "East San Gabriel Valley Planning Area Standards District" or "Ordinance"); and (2) Final Program Environmental Impact Report (FEIR) on August 9, 2023; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The County Board of Supervisors ("Board") adopted the General Plan, pursuant to California Government Code ("Government Code") section 65300 on October 6, 2015;
2. The Area Plan is consistent with and implements the General Plan. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 Planning Areas, one of which is the East San Gabriel Valley Planning Area. The General Plan serves as the foundation for all community-based plans, such as area plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. Area plans are tailored toward the unique geographic, demographic, and social diversity of the Planning Area;

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3. The Planning Area spans the easternmost portions of Los Angeles County. It is roughly bordered by the Angeles Forest and San Gabriel Mountains to the north, the Puente Hills and Orange County to the south, Interstate-605 and the San Gabriel River to the west, and San Bernardino County to the east. The Planning Area includes 24 unincorporated communities totaling approximately 51.3 square miles with a population of approximately 242,000. Most of the communities are predominantly residential, with limited industrial and commercial areas. In addition, some residential areas include active equestrian and small-scale agricultural uses. Some of the communities are unpopulated or have minimal development and are primarily designated open space, water resource areas, or privately-owned natural land with minimal development. The communities share boundaries with 13 cities;
4. The 24 unincorporated communities within the Planning Area are Avocado Heights, Charter Oak, Covina Islands, East Irwindale, East Azusa, East San Dimas, Glendora Islands, Hacienda Heights, North Claremont, North Pomona, Northeast La Verne, Northeast San Dimas, Rowland Heights, South Diamond Bar, South San Jose Hills, South Walnut, Valinda, Walnut Islands, West Claremont, West Puente Valley, West San Dimas, Pellissier Village, Unincorporated North Whittier, and Unincorporated South El Monte;
5. As a policy document and a component of the General Plan, the Area Plan directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area, considering the unique features and needs of the Planning Area and its individual communities. The overarching vision is to conserve the character of the communities within the Planning Area, while growing sustainably into a regional hub with walkable communities that provide proximate access to transit and diverse options for housing, services, employment, and recreation;
6. The Area Plan includes an amendment to the General Plan to update the boundaries of the East San Gabriel Planning Area boundary to include the unincorporated communities of South El Monte, Pellissier Village, and North Whittier, and remove them from the West San Gabriel Planning Area;
7. The Area Plan rescinds the existing Rowland Heights Community Plan, which was adopted in 1981, and Hacienda Heights Community Plan, which was adopted in 2011, and incorporates relevant community-specific policies into the Area Plan;
8. All land use policy designations in the Hacienda Heights and Rowland Heights Community Plans are converted and updated to be consistent with

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the General Plan Land Use Policy Legend and the goals and policies of the General Plan;

9. The Area Plan updates the Land Use Policy Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the General Plan Land Use Policy Map, and implements zoning tools as needed to realize the goals and objective of the General Plan at the local scale;
10. The Area Plan includes amendments to the General Plan Land Use Policy Map to implement the ESGVAP's and General Plan's goals to increase housing diversity, increase commercial and mixed-use options along major corridors and near transit, bring diverse land uses in proximity to residential neighborhoods, promote transit use and active transportation for walkable communities, and focus growth in areas with existing infrastructure and away from hazard and natural resource areas. Reductions in land use intensities are proposed for areas with hazards, scenic and biological resources, and where existing infrastructure does not meet the needs of the current land use designation. The criteria used to select potential growth areas consisted of reviewing areas generally within a mile of major transit stops, a half mile of high-quality transit corridors (HQTA), and near major intersections with access to existing or proposed transit and commercial services. Areas recommended for changes have been reviewed to ensure adequate means of access and consistency of community character. Areas with potential for hazards were removed from consideration. The changes will also correct parcels with split land use categories;
11. The Area Plan implements zone changes to align with the changes to the Land Use Policy Map within the Area Plan's designated "growth areas". The zone changes include those that allow for additional housing types and a greater diversity of land uses in proximity to each other. The specific types of zone changes within the "growth areas" include the following: A-1 (Light Agricultural) to R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), or C-1 (Restricted Business); R-A (Residential Agricultural) to R-2 (Two-Family Residence), or R-3 (Limited Multiple Residence); R-1 (Single-Family Residence) to R-2 (Two-Family Residence); and C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development);
12. The Area Plan includes a Zoning Consistency Program which implements zone changes to update zoning for consistency with the existing General Plan Land Use Policy Map, to correct the zoning category for parcels with multiple zoning designations and apply the predominant zone to the entire property, ensuring consistency with its context, and to address legacy agricultural zoning in areas developed with residential subdivisions. The legacy

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agricultural zone changes apply to Light Agricultural (A-1) properties with primary residential uses and residential land use policy categories (H5, H9, H18). The properties are rezoned to either Residential Agricultural (R-A) or Single-Family Residence (R-1) depending on property size and location, where appropriate, to ensure consistency between the General Plan Land Use Policy Map, the Zoning Map, and the existing land use of the properties. The A-1 zoning was maintained, where feasible and consistent with the goals of the Area Plan, where agricultural or equestrian uses exist;

13. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is as follows: 25,648 units for extremely low/very low-income households; 13,691 units for low-income households; 14,180 units for moderate-income households; and 36,533 units for above moderate-income households for a total of 90,052 units;
14. The County determined that there is not sufficient capacity to accommodate the RHNA, and identified the following shortfall by income level: 16,393 units for extremely low/very low-income households; 4,357 units for low-income households; 9,019 units for moderate-income households; and 26,005 units for above moderate-income households;
15. The County will complete the rezoning through various community-based efforts, including the East San Gabriel Valley Area Plan, as described in Program 17: Adequate Sites for RHNA of the Revised Housing Element;
16. The Area Plan implements land use and zone changes as required by the Revised Housing Element, adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, which includes a list of sites to be rezoned by 2024 to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A).
17. The Area Plan implements the addition of the "-GZ" zoning suffix for specific properties in existing designated Green Zones Districts to clarify to which properties the adopted Green Zones Program standards are applicable. The Green Zones Program was adopted by the Board on June 14, 2022 and the zoning suffixes implemented with the Project are intended to facilitate implementation of the Green Zones Program;
18. A notice of a change to land use and/or zoning designation was sent to approximately 25,183 property owners on January 26, 2023 informing them of the proposed changes in advance of the public hearing to allow time to contact the Department for further information or to voice their concern. The

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Department received approximately 405 calls and emails requesting further information or to express their concerns. The Department reviewed properties where concern was voiced and communicated with the affected property owners to address their concerns where feasible and consistent with the goals of the Area Plan and General Plan.

19. The availability of Geographic Information Systems (GIS) technology allows the development of parcelized and digitized maps;
20. The Area Plan includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways;
21. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan in that it promotes environmentally sensitive and sustainable design, addresses scenic and biological impacts, promotes pedestrian-oriented design, ensures that new development addresses its context, and strengthens and enhances development in the Planning Area;
22. The Ordinance is established to implement specific development standards for and enhance the character of the 24 unincorporated communities of the Planning Area. The Ordinance is necessary to ensure that the goals and policies of the Area Plan and the community-specific regulations for each community are accomplished in a manner which protects the health, safety and general welfare of the community;
23. The Ordinance takes the existing Community Standards Districts (CSDs) into a newly established Planning Area Standards District (PASD). The Ordinance updates and incorporates the Rowland Heights and Avocado Heights Community Standards Districts (CSDs), and incorporates additional supplemental districts applicable to communities in the Planning Area into the new PASD. In addition, the Ordinance streamlines and reorganizes the additional standards applicable to communities within the Planning Area into to facilitate use and application;
24. The Ordinance contains standards to address the specific character and needs of the communities of the Planning Area including: expanding the notification radius for discretionary projects from 500 to 1,000 feet; identification and protections for significant ridgelines; protections for biological resources; pedestrian-oriented commercial design; standards for incorporation of enhanced architectural features, articulation, and design for commercial and mixed use zones; and a 50-foot height limit and height step-back standards from adjoining residential zones for General Commercial (C-3) and Mixed Use Development (MXD) zones;

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25. In updating and incorporating the Rowland Heights CSD into the Ordinance, members of the community of Rowland Heights participated in the Rowland Heights Planning Advisory Group and with the Department to develop the updates to the CSD to address requests from the community to revise the CSD to better address their concerns regarding the quality of development, protection of significant ridgelines, supporting pedestrian-oriented development, and shared public spaces in private developments;
26. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;
27. Pursuant to Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan, if the General Plan Amendment or ordinance includes areas that are within an airport influence area. Because no unincorporated property in the Planning Area is within an airport influence area, the East San Gabriel Valley Area Plan and Ordinance do not involve an area of concern from an airport compatibility perspective;
28. In accordance with Government Code sections 65092, 65352, and 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the Area Plan and Ordinance;
29. Two written responses were received from the following tribes: Soboba Band of Luiseno Indians and San Manuel Band of Mission Indians. The representative of the San Manuel Band of Mission Indians requested further information in the form of more detailed maps of specific communities within their ancestral territory within the Planning Area. The requested information was provided with no further request for consultation on the East San Gabriel Valley Area Plan and Ordinance;
30. A Program EIR was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines. The draft Area Plan and Draft EIR were publicly released on February 27, 2023. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders to share information about the project, newspaper notices were published, and the draft documents were placed for review at 13 County libraries within the Planning Area. The official public review period lasted for 45 days until April 12, 2023.

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31. The Final PEIR identified that the Project would result in less than significant impacts to the following 13 areas: Agriculture and Forestry Resources, Energy, Geology and Soils, Greenhouse Gas (GHG) Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire. The following were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures: Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources. However, impacts to Aesthetics, Air Quality, Biological Resources, Noise, and Transportation were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations;
32. The Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts of the short-term impacts on air quality, ambient noise level, and ground-borne vibration during construction activities of future development in the Planning Area. In addition, the Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts on scenic vistas, visual character, visual quality, and public views; candidate, sensitive, or special status species and sensitive natural communities; and vehicle miles traveled (VMT) from future development in the Planning Area for discretionary projects, by-right development, activities that are subject to ministerial review, or that are statutorily exempt from CEQA. Implementation of the Project supports attainment of state, regional, and County goals for GHG emission reductions, reduction of VMT, and encouragement of housing and economic development opportunities, social equity, and environmental justice.
33. The Department conducted outreach for the development of the proposed Area Plan and Ordinance and engaged local stakeholders, community members, and advisory committees from the community. The Department engaged in a robust and varied outreach strategy attending events and conducting meetings throughout the planning process. The Department organized and/or attended approximately 107 events and workshops in support of the Area Plan and Ordinance;
34. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in the following local and regional newspapers between July 6-9, 2023: Asian Journal, Azusa Beacon, Azusa Herald Highlander, The Covina Argus Citizen, Highlander Press Courier, Diamond Bar/Phillips Ranch Highlander, Hacienda Heights Highlander, La Puente Valley Journal, Pasadena Star News, Pasadena Weekly, Rowland Heights/Walnut Highlander, San Gabriel Valley Tribune, West Covina Press. The public hearing was noticed in additional languages in the following newspapers:

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Chinese Daily News and World Journal (Traditional and Simplified Chinese), La Opinion and Excelsior (Spanish), The Korea Times (Korean), and the Nguoi Viet Daily News (Vietnamese).

35. The public hearing notice was sent by email to 604 interested parties who signed up for Project-related information and departmental contact lists. Materials were also posted on the Department of Regional Planning's website and promoted through social media; and
36. On August 9, 2023, the Commission conducted a duly-noticed public hearing to *[Reserved for Hearing Proceedings]*.

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board certify the Final PEIR, Environmental Assessment No. RPPL2022003550, and find that it has been prepared in compliance with CEQA and the State and local agency guidelines related thereto;
2. That the Board determine that where significant adverse environmental effects of the project, as described in the Final Program EIR, have not been reduced to a level of less than significant, the benefits of the East San Gabriel Valley Area Plan and Ordinance, such as specific social, economic, legal, technological, or other considerations outweigh the environmental effects of the project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations (attached) for the project;
3. That the Board hold a public hearing and adopt the East San Gabriel Valley Area Plan and Ordinance, Project No. 2020-000612-(1,5), General Plan Amendment No. RPPL2022003554, Zone Change No. RPPL20220, Ordinance No. RPPL2022014158, amending the General Plan to establish the East San Gabriel Valley Area Plan with the updated Land Use Policy Map for the 24 unincorporated communities of the East San Gabriel Valley Planning Area, and amending Title 22 to establish the Ordinance and updated zone changes, and find that they are consistent with the General Plan;
4. That the Board find the Area Plan, accompanying Land Use Policy Map, zone changes, and Ordinance compatible with and supportive of the goals and policies of the General Plan, in the interest of public health, safety, and general welfare, in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.



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I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 9, 2023.

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Elida Luna, Secretary  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL  
By\_\_\_\_\_

Elaine Lemke  
Assistant County Counsel  
Chief Legal Counsel, Department of Regional Planning  
County of Los Angeles