

### **Introduction**

The Community Chapter for the unincorporated community of Pellissier Village presents a community specific vision through targeted goals, policies, and implementation actions that build upon the guiding framework for the ESGVAP. This Community Chapter also builds upon the policies in the General Plan, the LA County Sustainability Plan, the Community Climate Action Plan, and other applicable County and regional plans that address community-level planning concerns to craft policies and programs that address the specific concerns of Pellissier Village.

This Chapter was developed through visioning workshops with community members and other outreach, and it identifies issues and opportunities with goals, policies, and programs organized according to the nine elements contained in the plan.

### **Community Vision**

The vision for Pellissier Village is a community that celebrates and preserves its rich equestrian tradition and access to the San Gabriel River, while strengthening community resiliency, health, and safety.

### **Background**

Pellissier Village is a 202-acre unincorporated community located in the southwest part of the East San Gabriel Valley Planning Area. The community shares a boundary with the City of Industry to the south. The community is bounded by two freeways, San Gabriel Freeway (1-605) to the east and Pomona Freeway (SR-60) to the north. The San Gabriel River forms the western boundary to the community and provides a source of recreation.

The name Pellissier Village comes from a prosperous dairy ranching family who owned the land in the area from the 1880s to the 1950s. The landowner Francois F. Pellissier, an immigrant from France, initially purchased the 3,200 acres of ranchland from Elias "Lucky" Baldwin who owned much of the Rancho La Puente land grant. Ranching in the area started coming to an end around the late 1940s. Land around the Pellissier dairy farm was being annexed for industry and other land uses, such as freeway construction, the Rio Hondo College, Rose Hills Memorial Park, and Puente Hills Landfill. With housing pressures in the Post-WW II area, the remaining ranch land throughout the County was being sold and subdivided for housing.

**Community Layout.** The community is somewhat hidden and hemmed in by freeways, the San Gabriel River, and industrial areas in the City of Industry. The community is predominantly residential with a long equestrian history.

**Land Use.** The community is primarily single-family residential with most of the homes constructed in the late 1940s through the 1960s. There are industrial parks at the western edge. In addition, a nursery is in operation along the river under the power lines. There are a couple of small commercial businesses along Pellissier Road.

**Major Roads.** There is one main road, Keila Avenue, that functions as the primary entrance and exit to the community. However, this road is not a primary road but rather a

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small-scale residential street, as are most of the roads that run through the largely residential community. Peck Road, which runs south of the community through City of Industry, is the major road which connects to Pellissier Village.

**Local Culture.** The community celebrates its equestrian culture through the elements and decorations that are seen throughout Pellissier Village. Horseback riders of all ages can be seen riding in the neighborhood, heading toward equestrian trails in the area. In 1954, the Pellissier Hills Trail Ride began, lasting until 1968 with a yearly tradition of a 3-hour horse-riding excursion through the rolling hills of the Puente Valley.

**Equestrian District.** The Pellissier Village Equestrian District was designated in 1976 to acknowledge the strong equestrian history of the community. It allows for more flexibility than would otherwise be allowed in residential zones regarding keeping of animals such as horses, sheep, cattle, and goats as pets for the residents of the properties.

The following Figures PV-1, *Pellissier Village Land Use Policy Map*, and PV-2, *Pellissier Village Zoning Map* present land use and zoning designations and establish the general location and diversity of each land use in Pellissier Village.

### **Issues and Opportunities**

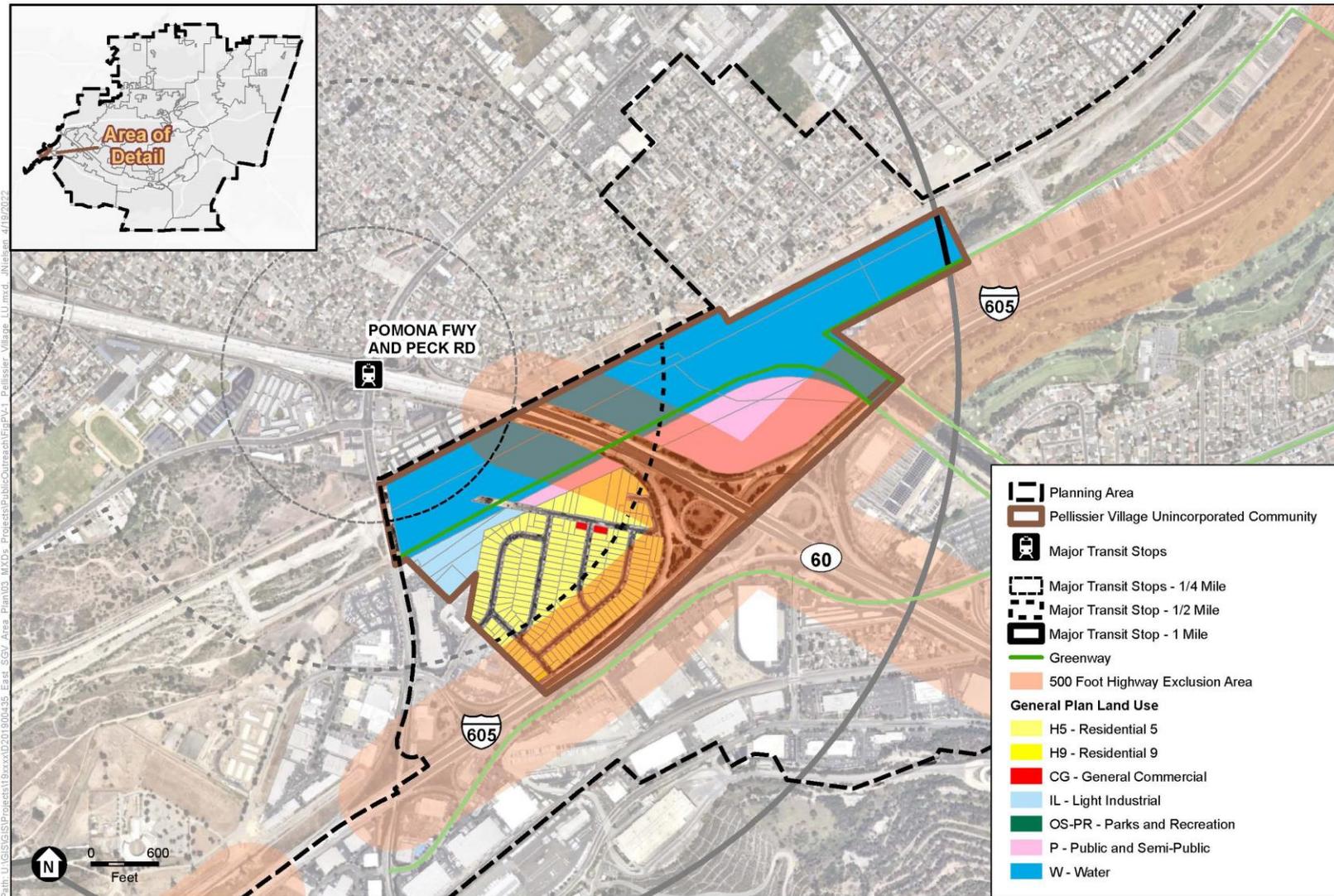
The following presents a summary of issues and opportunities learned from community feedback as well an analysis of existing conditions in the community. These issues and opportunities serve to inform the preparation of community-specific policies and programs for Pellissier Village.

**Equestrian Tradition.** The Pellissier Village community holds a long tradition of horsekeeping and equestrian uses. Horseback riders of all ages can be seen riding in the neighborhood, heading toward equestrian trails in the area. The Pellissier Village Equestrian District was designated in 1976 to acknowledge the strong equestrian history of the community. Where feasible, the equestrian identity of this community should be highlighted and considered, especially as new infrastructure and amenities are proposed.

**Community Access.** Kella Avenue is the only road that accesses the Pellissier Village community. The community has direct access to the San Gabriel River pathway, but no other access points. This presents accessibility concerns for residents, especially during emergencies or disasters. Where feasible, existing access points should be enhanced with infrastructure to improve accessibility and safety. Development in the community should be limited to avoid straining existing access points.

**Connection to San Gabriel River Pathway.** A proposed Class I bike path in the northern portion of the community provides an opportunity to connect residents, including equestrians, both to the San Gabriel River pathway to the west as well as to adjacent communities along this regional path.

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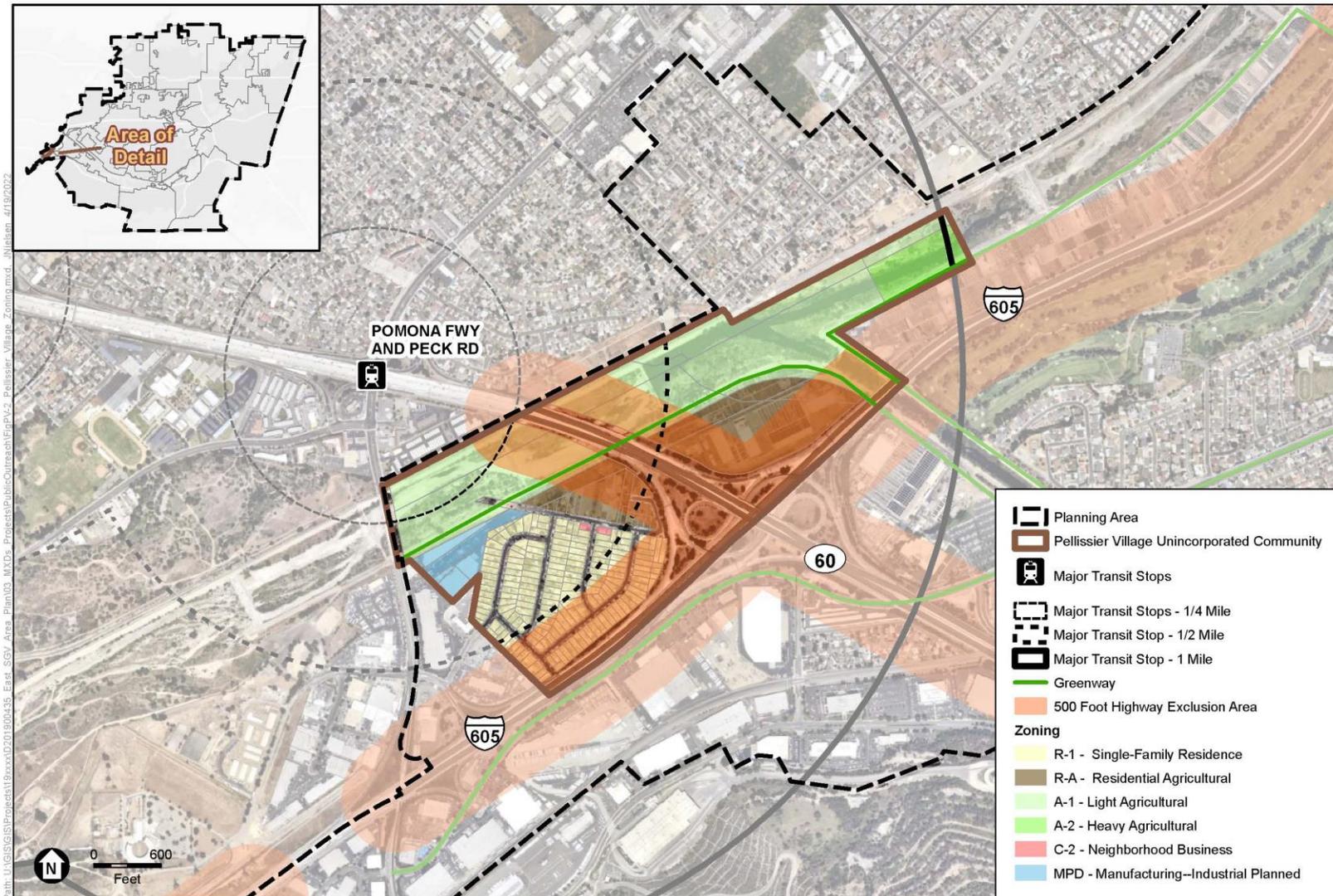
SOURCE: ESRI; Los Angeles County GIS; ESA, 2022.

East San Gabriel Valley Area Plan



**Figure PV-1**  
Pellissier Village Land Use Policy Map

# East San Gabriel Valley Area Plan Community Chapter Pellissier Village



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SOURCE: ESRI; Los Angeles County GIS; ESA, 2022.

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**Figure PV-2**  
Pellissier Village Zoning Map

**Lack of walkability.** The community has limited access points. The nature of the street network, with many neighborhood blocks terminating in cul-de-sacs, and lack of sidewalks and mixed uses, has increased automobile reliance, exacerbating air quality, pollution, and noise.

**Residential Lots and Structures.** Residential lots in the community are narrow and deep compared to other communities in the East San Gabriel Valley. The shape of these lots provides opportunities for animal keeping or additional accessory units but required setbacks can limit these options. Most of the homes in Pellissier Village were constructed at the same time during the mid-20<sup>th</sup> century, but upkeep and maintenance of some properties in this community are sporadic and inconsistent. Over time, non-compliant structures and facilities have been constructed in the community, which may not meet Fire and Animal Care and Control standards. Some properties need attention and investment to improve facades and existing structures.

**Freeway adjacency.** The community is somewhat hidden and hemmed in by freeways, the San Gabriel River, and industrial areas in the City of Industry. This makes it challenging to increase housing opportunities and create connected, walkable neighborhoods and poses air quality issues for adjacent residential properties.

**Parks and Open Space.** The community lacks parks and open spaces, and the associated amenities, which are important for increasing access to recreation facilities and greenery.

### **Community-Specific Policies**

The following provides the policies for Pellissier Village, organized to address the community-specific issues and opportunities presented above. Further, each policy is linked to a relevant guiding principle from Chapter 1 of this Plan.

#### *VS 2 – Diverse, Walkable Communities*

##### *Parks, Open Spaces, and Trails*

**Policy PV-1: Parks and Open Space.** Explore the opportunity to provide opportunities for additional parks and open spaces, and the associated amenities.

#### *VS 3 – Connected and Active Communities*

**Policy PV-2: Improve Community Access.** Enhance existing access points with infrastructure to improve accessibility and safety.

**Policy PV-3: San Gabriel River Pathway.** Prioritize the development of a proposed Class I bike path in the northern portion of the community to provide opportunities to connect residents, including equestrians, both to the San Gabriel River pathway to the west and to adjacent communities along this regional path.

*VS 5 – Shared Community Identity and Character*

**Policy PV-4: Preserve Equestrian District.** Preserve Pellissier Village’s rural and equestrian character through the preservation of its equestrian district and bridle paths (refer to policies LU-3.3, LU-6.2, and CC-1.5).

**Policy PV-5: Provide Additional Equestrian Amenities.** Explore the possibility of acquiring property in Pellissier Village for the development of shared equestrian uses, including community stables, and feeding and riding areas.

**Policy PV-7: Wayfinding.** Utilize the proposed Class I bike path in the northern portion of the community as an opportunity to provide signage that contributes to Pellissier Villages’ unique identity while also recognizing the community as being a part of the greater ESGV (refer to LU-4.8).

*VS 7 – Equity-Driven, Informed and Involved*

**Policy PV-8: Support Disadvantaged Communities.** Increase community understanding of environmental and social inequities, barriers, and needs for residents in Pellissier Village. Ensure that funding and programs are prioritized in community areas with greater need.

**Policy PV-9: Prioritize disadvantaged communities for relief funding.** The Los Angeles County Board of Supervisors approved a \$975 million American Rescue Act Phase One spending plan that invests federal recovery funds in a broad range of programs related to economic development. The plan invests in disadvantaged communities and in programs that address challenges ranging from homelessness and poverty to the unique needs of small businesses (refer to Policy ED-4.2).

**Implementation Actions**

| Topic           | Description  | Agencies Involved |
|-----------------|--|-------------------|
| Equestrian Uses | <b>Equestrian Amenities.</b><br>Identify and secure funding to acquire property in Pellissier Village for the development of shared equestrian uses, including community stables, and feeding and riding areas. The development of these uses should be considered and led by feedback from the community. | SD1, CEO, DPR.    |