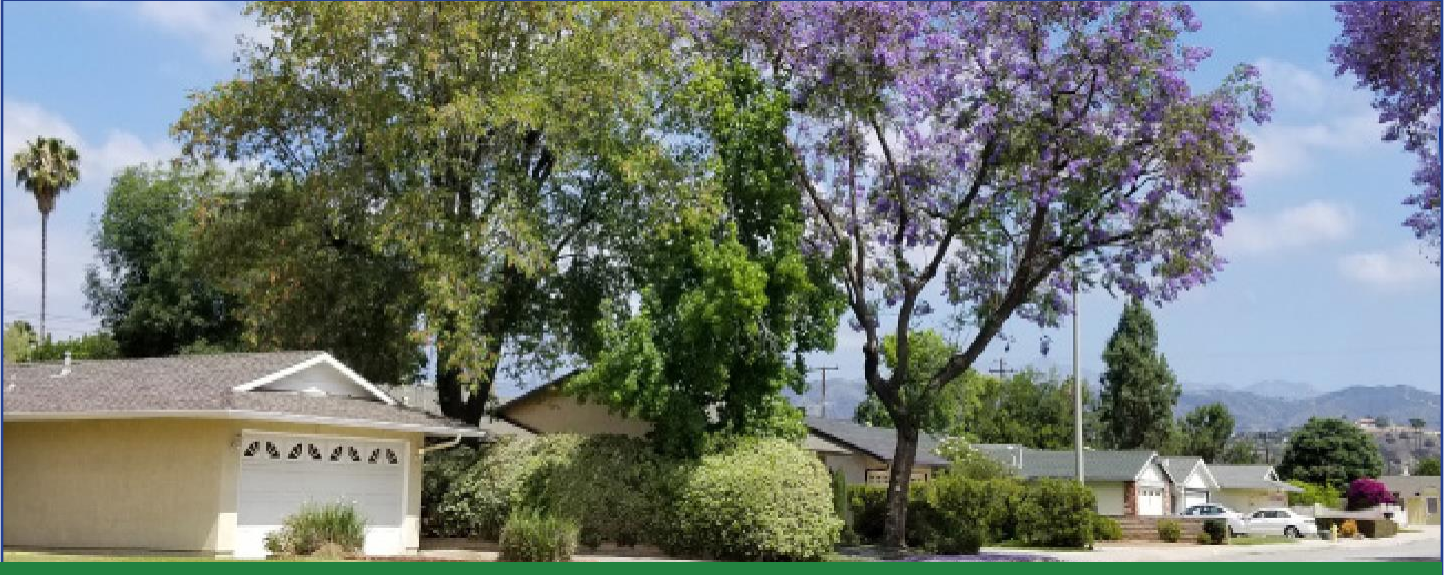




East San Gabriel Valley Area Plan: Draft Land Use Element Summary



1. VISION

Retain the residential character of the East San Gabriel Valley (ESGV), but also include diverse options for housing, shopping, entertainment, recreation, and services. Preserve the historical rural and equestrian features of the ESGV; create walkable communities linked by paths and greenways; and foster communities where residents can age in place.

2. EXISTING CONDITIONS

Development Patterns

The ESGV is primarily made up of single-family homes. There is a small percentage of commercial uses and industry in the central valley near the highways, major roads, and railroad lines. Many of the existing commercial centers are aging and need revitalization. Development is car-oriented and driving is the predominant way of getting around, accessing goods, services, and commuting to work.



Existing Zoning

Zoning Categories	ESGV Unincorporated Communities (acres)	Percent
Single Family Residential (R-1, A-1, R-A)	18,257.2	62.9%
Heavy Agriculture (A-2)	4,263.4	15%
Open Space (OS)	3,168.2	10.9%
Multifamily Residential (R-2, R-3, R-4, RPD)	1,462.3	5%
Industrial (M-1, M-1.5, M-2, MPD)	561.7	1.9%
Commercial (C-1, C-2, C-3, C-H, C-M, C-R)	512.5	1.8%
Other	783.2	2.7%
Total	28,225.3	100%

3. ISSUES & OPPORTUNITIES

Land Use Diversity

There is little land use diversity in the ESGV. This means most people drive sometimes far distances to go to work and access services and goods, with few options within walking distance. This contributes to increased traffic, causing more air pollution, health impacts, and reduction to residents' quality of life.

Commercial Area Revitalization

Aging commercial centers need revitalization. Many residents feel that the commercial centers are not adequately serving their needs. In addition, there is a need for social gathering spaces in commercial areas.

Scenic Views, Nature, and Habitat Fragmentation

The undeveloped hills, wildlife and nature areas, trails and scenery are highly valued. Potential future development in these areas poses hazard and wildfire risks, impacts scenic areas, and causes habitat loss.

4. RECOMMENDATIONS

Support Sustainable Development

Direct future development to areas with existing and future transit opportunities and commercial services to increase transit use and accessibility to everyday goods and services. In addition, development should complement community scale and character, while accommodating for a diversity of land uses.

Enhance and Beautify Commercial Zones

Create central, walkable areas by supporting a greater mix of development types near key commercial intersections with transit access. Enhance and beautify commercial areas and business districts.

Avoid Development in Sensitive Resource and Hazard Areas

Avoid new development in areas with sensitive resources, such as nature and habitat areas, and in hazard areas.

Foster Diverse Land Uses

Enable a diverse land use pattern to meet the varied needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and access to services and amenities.