

LOS ANGELES COUNTY

# ESGVAP Growth & Preservation Areas Methodology

Stakeholder Group  
Meeting

10.26.21

# Agenda

1. Introduction
  - Vision & Goals
2. Growth and Preservation Strategies
3. Degrees of Change: Low, Moderate and High
4. Growth and Preservation Areas
  - Rowland Heights as a Case Study
5. Next Steps in the Planning Process





**01**

# Introduction

# Background

Decisions for where and how to direct growth and preservation within East San Gabriel's (ESGV) 24 communities were guided by an Existing Conditions report prepared by ESA and by multiple County and regional planning documents, including, but not limited to, the following:

- 2015 Los Angeles (LA) County General Plan
- Southern California Association of Government (SCAG) Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS)
- Our County: LA Countywide Sustainability Plan
- Los Angeles County Climate Action Plan

These plans and guiding documents, among others, share a common vision, guiding principles, goals, policies and actions to support sustainable and livable communities countywide.

# Vision and Goals

The following vision and goals distill regional planning guidance into succinct statements that serve to focus decisions for growth and preservation in the ESGV.

## Vision Statements

*“To create vibrant, thriving, safe, healthy, pleasant communities”*

*“The goal of the ESGVAP is to help this region retain its residential character, but also grow into an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services”*

– LA County’s Master Agreement Work Order

*“To develop sustainable communities where people enjoy increased mobility, greater economic opportunity, and a high quality of life”*

– Connect SoCal

# Vision and Goals (cont.)

## Goals

1. **Diverse**, mixed-income housing options thoughtfully integrated to protect community character.
2. **Walkable** neighborhoods with safe, convenient accessibility to transit, jobs, shopping, entertainment, recreation and services, to support active, healthy lifestyles and a clean environment.
3. **Thriving** commercial and employment centers that meet resident needs and provide opportunity for economic well being.
4. **Connected** communities, linked together by a network of complete streets that foster a sense of unity and shared identity among ESGV's diverse and geographically detached communities.
5. **Preserve**, enhance and restore open space and conservation areas, including sensitive ecological areas, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian districts for the continued benefit, safety, and health of the population and environment.



An aerial photograph of a city valley, likely San Jose, with the Santa Cruz Mountains in the background. The image is overlaid with a semi-transparent blue filter. A light blue rectangular box is positioned on the left side, containing the number '02' in white.

**02**

## **Growth and Preservation Strategies**

# Growth & Preservation Strategies

The following strategies have been designed to support the achievement of each goal presented above, and are guided by best practices and adopted regional plans. Strategies, as appropriate, are applied to each of the 24 unincorporated communities.



# Growth & Preservation Strategies

GOAL	STRATEGIES
DIVERSE	1. Focus growth and <b>diversification of housing types</b> within a half mile from major transit stops and within high quality transit areas (HQTAs) where there is accessibility to existing or proposed frequent transit. Combine residential with mixed-use along major and secondary commercial corridors, and combine growth with infrastructure improvements and investments that support walkable, thriving and connected communities as directed by strategies 2 through 6.
WALKABLE	2. Enable <b>new commercial nodes</b> to locate at key intersections and community gateways, to support a more equal distribution of retail and commercial uses and enhance accessibility to daily goods and services.
	3. Identify potential locations for <b>village centers and open space amenities</b> (e.g., parks, plazas, paseos, etc.) within each community, where possible, and link these areas to transit and greenways.
THRIVING	4. Support the success of <b>existing employment and commercial centers</b> by enabling them to be re-inhabited with uses that meet community needs for jobs, services and amenities; and re-designed to beautify the public realm, create clear pedestrian and vehicular mobility, and encourage pedestrian activity.
CONNECTED	5. Create dedicated <b>neighborhood complete streets</b> designed to connect neighborhoods and communities together, create a sense of unity and identity, and provide clear, safe, enjoyable and convenient routes to transit, AT routes, commercial centers, employment centers, parks, schools and other amenities.
PRESERVE	6. <b>Preserve</b> the sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the ESGV and identify locations to <b>enhance and restore</b> these resources and amenities for current and future populations.

# Strategy 1: Diversification of Land Uses

## DIVERSE

1. Focus growth and **diversification of housing types** within a half mile from major transit stops and within high quality transit areas (HQTAs) where there is accessibility to existing or proposed frequent transit. Combine residential with mixed-use along major and secondary commercial corridors, and combine growth with infrastructure improvements and investments that support walkable, thriving and connected communities as directed by strategies 2 through 6.





## Strategy 2: New Commercial Nodes

### WALKABLE

2. Enable **new commercial nodes** to locate at key intersections and community gateways, to support a more equitable distribution of retail and commercial uses and enhance accessibility to daily goods and services.

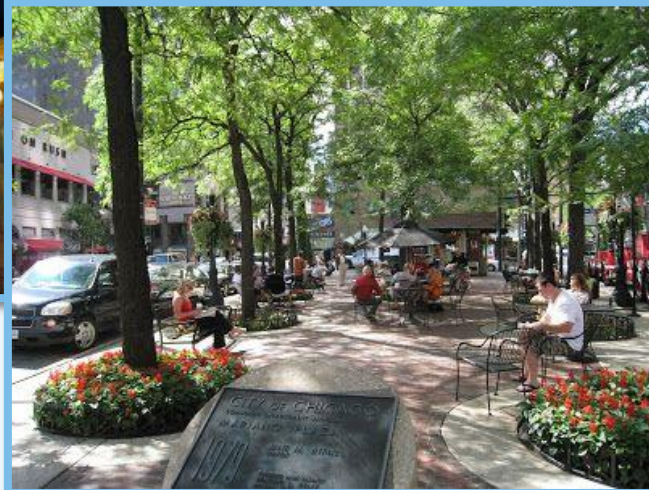




# Strategy 3: Village Centers & Open Space

## WALKABLE

3. Identify potential locations for **village centers and open space** amenities (e.g., parks, plazas, paseos, etc.) within each community, where possible, and link these areas to transit and greenways.





## Strategy 3: Village Centers & Open Space (cont.)

### WALKABLE

3. Identify potential locations for **village centers and open space** amenities (e.g., parks, plazas, paseos, etc.) within each community, where possible, and link these areas to transit and greenways.





# Strategy 4: Existing & Enhanced Centers

## THRIVING

4. Support the success of **existing employment and commercial centers** by enabling them to be more distributed; re-inhabited with uses that meet community needs for jobs, services and amenities; and re-designed to beautify the public realm, create clear pedestrian and vehicular mobility, and encourage pedestrian activity.





# Strategy 5: Neighborhood Complete Streets

## CONNECTED

5. Create dedicated **neighborhood complete streets** designed to connect neighborhoods and communities together, create a sense of unity and district identity, and provide clear, safe, enjoyable and convenient routes to transit, AT routes, commercial centers, employment centers, parks, schools and other amenities.

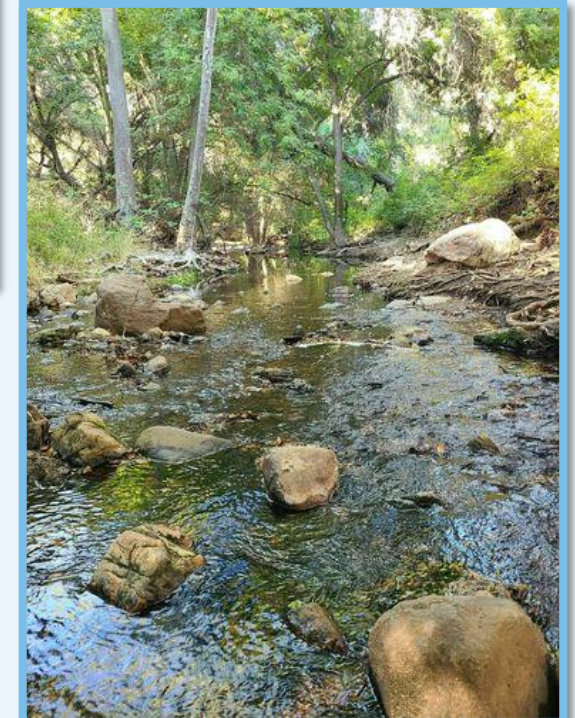




# Strategy 6: Preserve, Enhance & Restore

## PRESERVE

6. **Preserve** the sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the ESGV and identify locations to **enhance** and **restore** these resources and amenities for current and future populations.





An aerial photograph of a city, likely Los Angeles, with a dense urban area in the middle ground and a range of snow-capped mountains in the background. The image is overlaid with a semi-transparent blue filter. A light blue rectangular box is positioned on the left side, containing the number '03' in white. To the right of this box, the text 'Degrees of Change' is written in white.

**03**

## **Degrees of Change**



# Degrees of Change Framework

DEGREE	DEFINITION
TRANSFORM	<p>Areas expected to experience the most change</p> <ul style="list-style-type: none"> <li>• High growth potential, closest to transit opportunities (quarter mile from major transit)</li> <li>• These areas receive the most private market attention and investments</li> <li>• These areas have the most access to services and amenities</li> </ul>
NURTURE	<p>Areas focused on improving access to opportunity</p> <ul style="list-style-type: none"> <li>• Moderate growth potential with enhanced connections to transit (.25-.5 miles from major transit and HQTAs)</li> <li>• These areas receive less market attention and need public dollars to stimulate private market interest</li> <li>• These areas need improved access to services and amenities</li> <li>• Identify/create community anchors and target these areas for new investment</li> </ul>
PRESERVE	<p>Areas where desired character is in place, where change should be avoided, or where small incremental improvements may be needed</p> <ul style="list-style-type: none"> <li>• Low to no growth – maintain existing intensity</li> <li>• These are areas outside of transform and nurture change areas               <ul style="list-style-type: none"> <li>○ Open space resources</li> <li>○ Equestrian districts</li> <li>○ Hazard Areas</li> <li>○ Significant Ecological Areas</li> </ul> </li> </ul>

# Change Area Scenarios

DEGREE		SCENARIO 1 – HIGH	SCENARIO 2 – MID	SCENARIO 3 – LOW/NO
TRANSFORM	High Growth	<ul style="list-style-type: none"> <li>• Multiplexes up to 80 feet plus in height within <b>0-.25 miles</b> from major transit stops</li> </ul>	<ul style="list-style-type: none"> <li>• Multiplexes up to 80 feet in height within <b>0-.25 miles</b> from major transit stops</li> </ul>	<p>Multiplexes up to 65 feet in height) within <b>0-.25 miles from major transit stops only</b></p>
NURTURE	Moderate Growth	<ul style="list-style-type: none"> <li>• Residential multiplexes up to 80 feet in height within <b>.5 mile</b> from major transit</li> <li>• Residential multiplexes up to 65 feet in height within <b>one mile</b> from major transit and a <b>¼ mile</b> from HQTAs</li> <li>• Duplexes, triplexes, quadraplexes, and townhomes up to 35 feet in height within <b>0-.5 miles</b> from HQTAs.</li> </ul>	<ul style="list-style-type: none"> <li>• Residential multiplexes up to 65 feet in height within <b>.5 miles</b> from major transit</li> <li>• Courtyard, tuck-under and garden apartments up to 50-feet in height) within <b>1 mile</b> from major transit and a <b>¼ mile from HQTAs.</b></li> <li>• Duplexes, triplexes, quadraplexes, and townhomes up to 35 feet in height within <b>0-.5 miles</b> from HQTAs</li> </ul>	<ul style="list-style-type: none"> <li>• Courtyard, tuck-under and garden apartments up to 50-feet in height) within <b>0-.5 miles from major transit stops and .25 from HQTAs.</b></li> <li>• Duplexes, triplexes, quadraplexes, and townhomes up to 35 feet in height within <b>0-.5 mile from HQTAs only.</b></li> <li>• <b>No Growth outside .5 mile from transit</b></li> </ul>
SUSTAIN	No Growth - Low Growth	<p>Maintain, protect and enhance areas where desired character is in place, where hazards or constraints are present, and where growth is absent or minimal, including significant ecological areas, parks, open spaces, equestrian districts, hazard areas, and other areas outside of transform and nurture areas.</p>		

Avocado Heights	Charter Oak	Covina Islands	East Azusa	East Irwindale	East San Dimas	Glendora Islands	Hacienda Heights
North Claremont	North Pomona	Northeast La Verne	Northeast San Dimas	Pellisier Village	Rowland Heights	South Diamond Bar	South San Jose Hills
South Walnut	Walnut Islands	West Claremont	West Puente Valley	West San Dimas	Uninc. South El Monte	Uninc. North Whittier	Valinda

Communities shown in orange are recommended for change

03

## Growth and Preservation Areas

ESGV Growth Communities



Case Study

# Rowland Heights







# Demographic and Housing Profile

**Size:** 13.04 square miles

**Population:** 49,817

- Density: 3,821 per square mile

**Race:**

- 27% Hispanic      9% White
- 61% Asian        1% Black

**Age:**

- 19% children    19% seniors

**Employed:** 23,881 or 48%

- Top industries: healthcare, manufacturing, and retail

**Housing (% of total residential units):**

- 77% Single-Family
- 0.5% Two Units
- 22% Three Units Plus

**Housing 50 years or older:** 75%







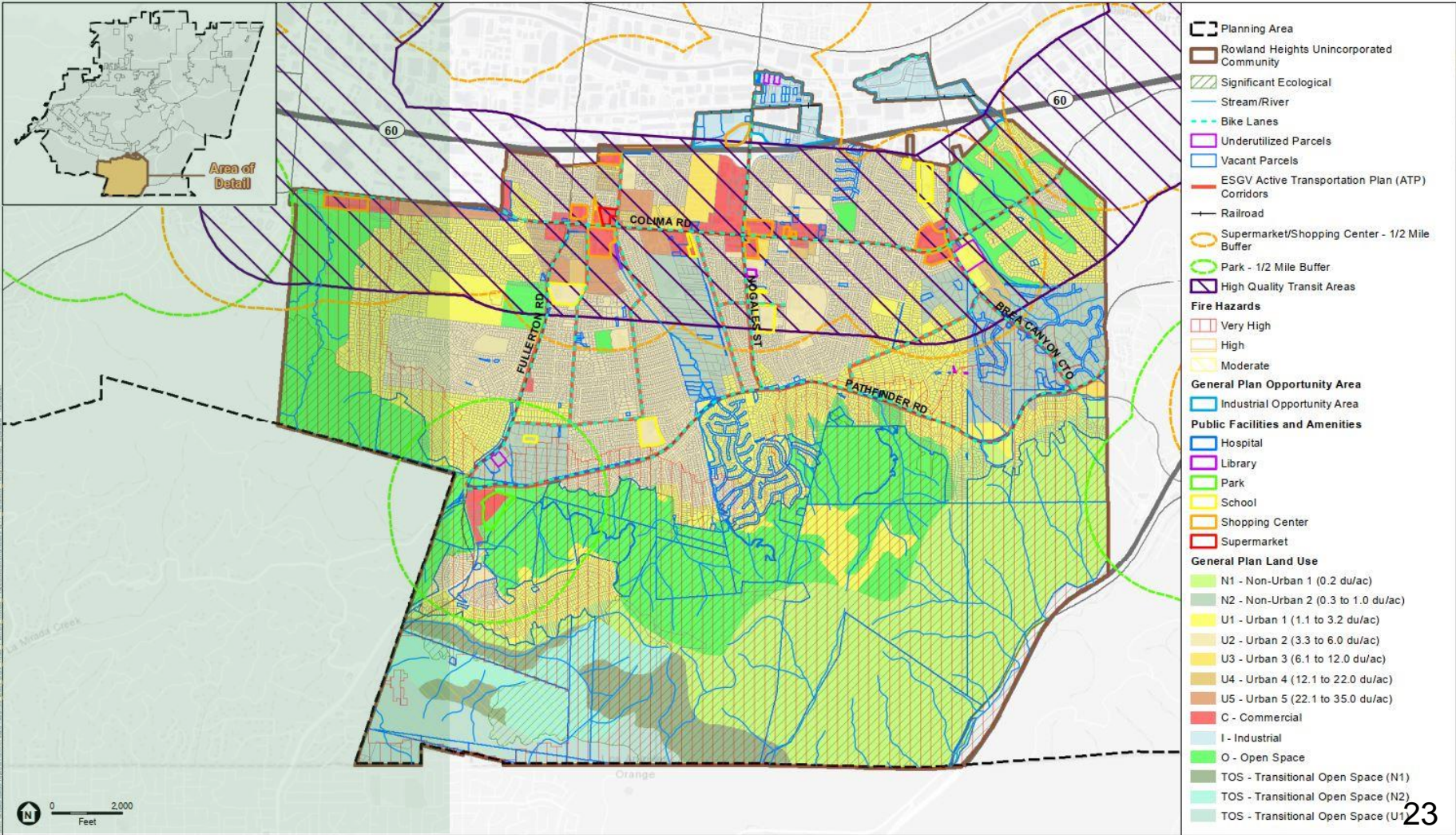
# Existing Conditions/Growth Factors

## Community Needs

- Create a pedestrian-oriented commercial corridor on Colima Road
- Provide more affordable housing
- Beautify community through public realm improvements.
- Provide more walkable shopping places

## Issues & Opportunities

- HQT Area around Colima Road and 60 FWY.
- Northwest and Southern portion of the community falls within the Puente Hills SEA and a very high fire hazard zone
- Much of community is within a Hillside Management Area
- The Pomona Fwy is along the northern boundary of the community
- The Orange Fwy is along the eastern boundary of the community
- Two Industrial Opportunity Areas in the northeast corner of the community
- Transit stops along Colima Road, Batson Avenue, S Nogales Street, Aguiro Street



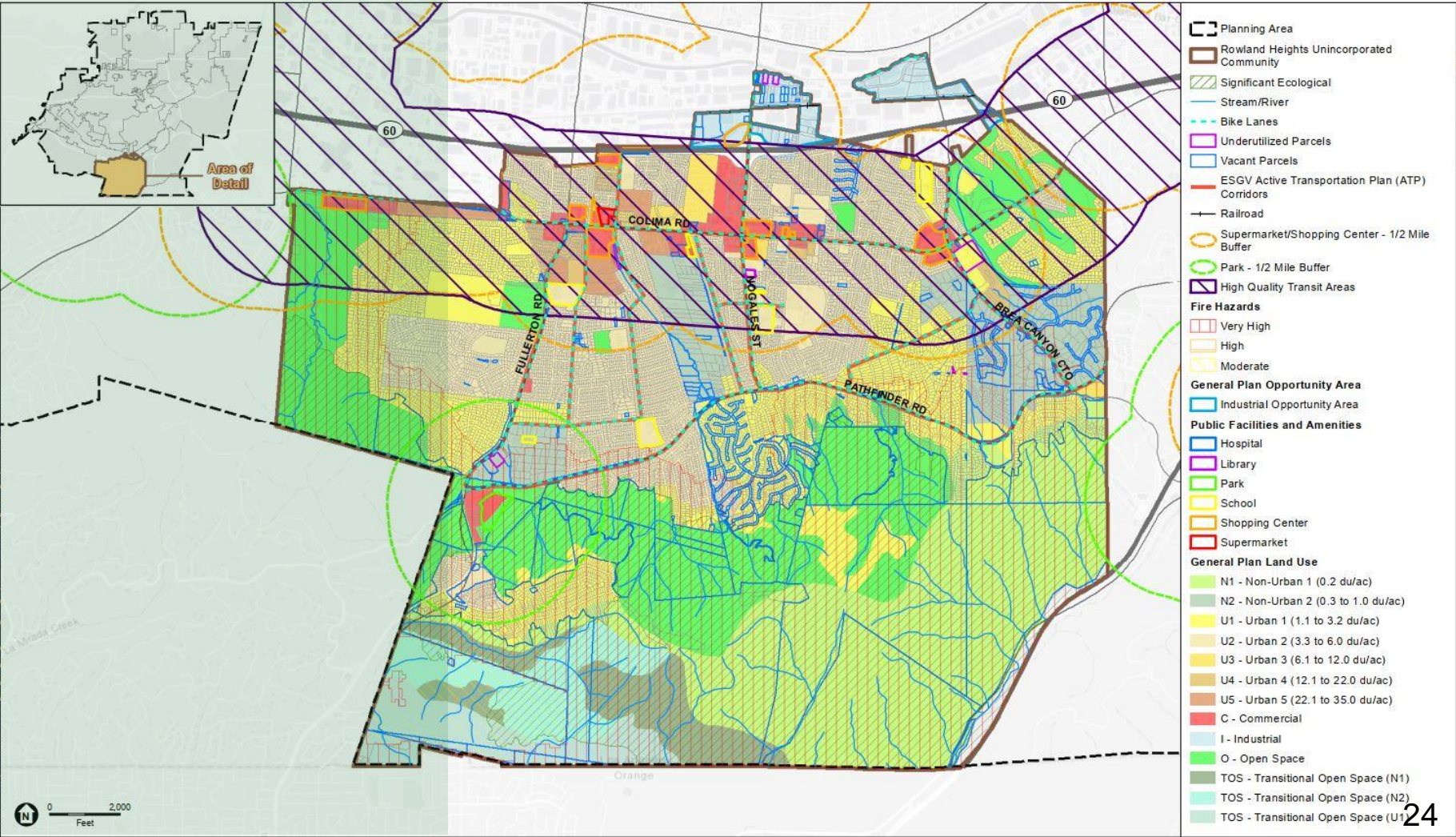




# Existing Conditions/Growth Factors (Cont.)

## Issues & Opportunities (Cont.)

- Two parks in the community
- Residential / Industrial interface in the northern portion of the community
- All of the supermarkets and shopping centers are concentrated in the northern portion of the community
- Potential for industrial employment areas north of the 60 Fwy
- Opportunities to target higher density residential in vicinity to jobs near the commercial corridor along Colima Rd. and Nogales St.
- Active Transportation Corridors on: Colima Road, Fullerton Road, Batson Avenue, S Jellick Avenue, S Los Padres Drive, Paso Real Avenue, E Honroe Street, S Nogales Street, Ballan Road, Brea Canyon Cut off Road, and E Pathfinder Road
- Corridor revitalization opportunities on Colima Rd., between S. Azusa Ave. and Fairway Dr.





# Strategies & Recommendations

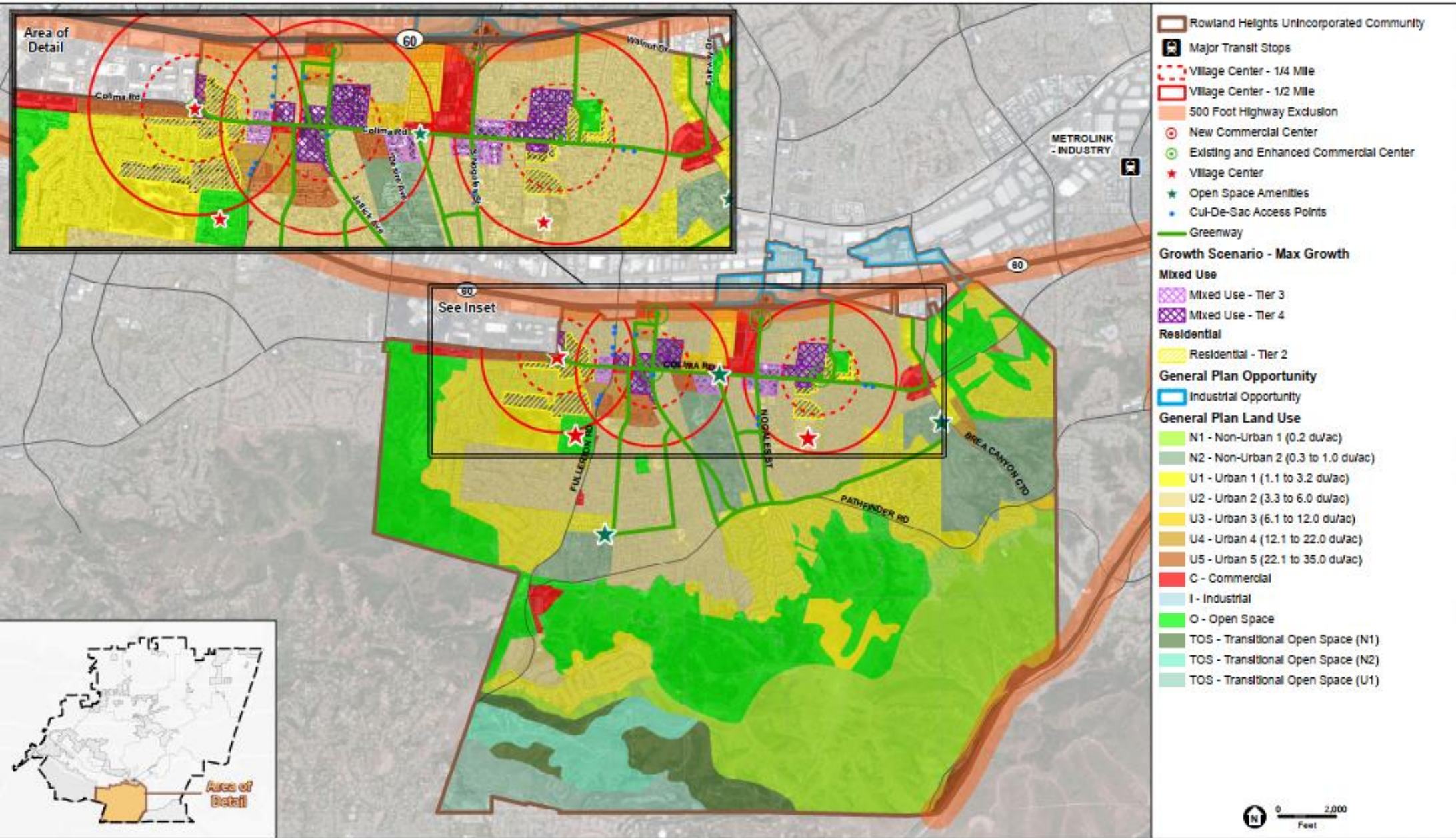
GOAL	STRATEGIES	RECOMMENDATIONS
DIVERSE	<b>1. Diversification of housing types</b>	Focus housing growth and diversification near Colima Road where access to services, transit and amenities is high
WALKABLE	<b>2. New commercial nodes</b>	Create a new commercial node in southern portion of community along Pathfinder
	<b>3. Village centers and open space amenities</b>	Enhance Colima Road as a pedestrian-oriented downtown/commercial corridor. Create a village center along Colima Road Create new park and open space opportunities along Colima and towards the west and east portions of the community
THRIVING	<b>4. Existing employment and commercial centers</b>	Strengthen and enhance existing commercial centers on Colima Rd, Jellick Ave. and Nogales St.; Strengthen industrial employment centers north of SR 60
CONNECTED	<b>5. Neighborhood complete streets</b>	Create complete streets from neighborhoods leading to Colima Road and commercial centers.
PRESERVE	<b>6. Preservation</b>	Avoid sensitive uses within 500-feet of freeways and near industrial uses

# Change Area Scenarios

DEGREE		SCENARIO 1 – HIGH	SCENARIO 2 - MID	SCENARIO 3 – LOW/NO
TRANSFORM	High Growth	<ul style="list-style-type: none"> <li>Mixed-Use up to 65 feet in height within <b>0-.25 miles</b> from commercial centers on Colima Road</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-Use up to 50 feet in height within <b>0-.25 miles</b> from commercial centers on Colima Road</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-Use up to 35 feet in height) within <b>.25 miles</b> from commercial centers on Colima Road</li> </ul>
NURTURE	Moderate Growth	<ul style="list-style-type: none"> <li>Courtyard, tuck-under and garden apartments up to 50-feet in height) within <b>.25 mile</b> from commercial centers on Colima Road.</li> <li>Duplexes, triplexes, quadraplexes, and townhomes up to 35 feet in height within <b>0-.5 miles</b> from commercial centers on Colima Road</li> </ul>	<ul style="list-style-type: none"> <li>Courtyard, tuck-under and garden apartments up to 50-feet in height) within <b>.25 mile</b> from commercial centers on Colima Road.</li> <li>Duplexes, triplexes, quadraplexes, and townhomes up to 35 feet in height within <b>0-.5 miles</b> from commercial centers on Colima Road</li> </ul>	<ul style="list-style-type: none"> <li>Duplexes, triplexes, quadraplexes, and townhomes up to 35 feet in height within <b>0-.25 mile</b> from commercial centers on Colima Road</li> </ul>
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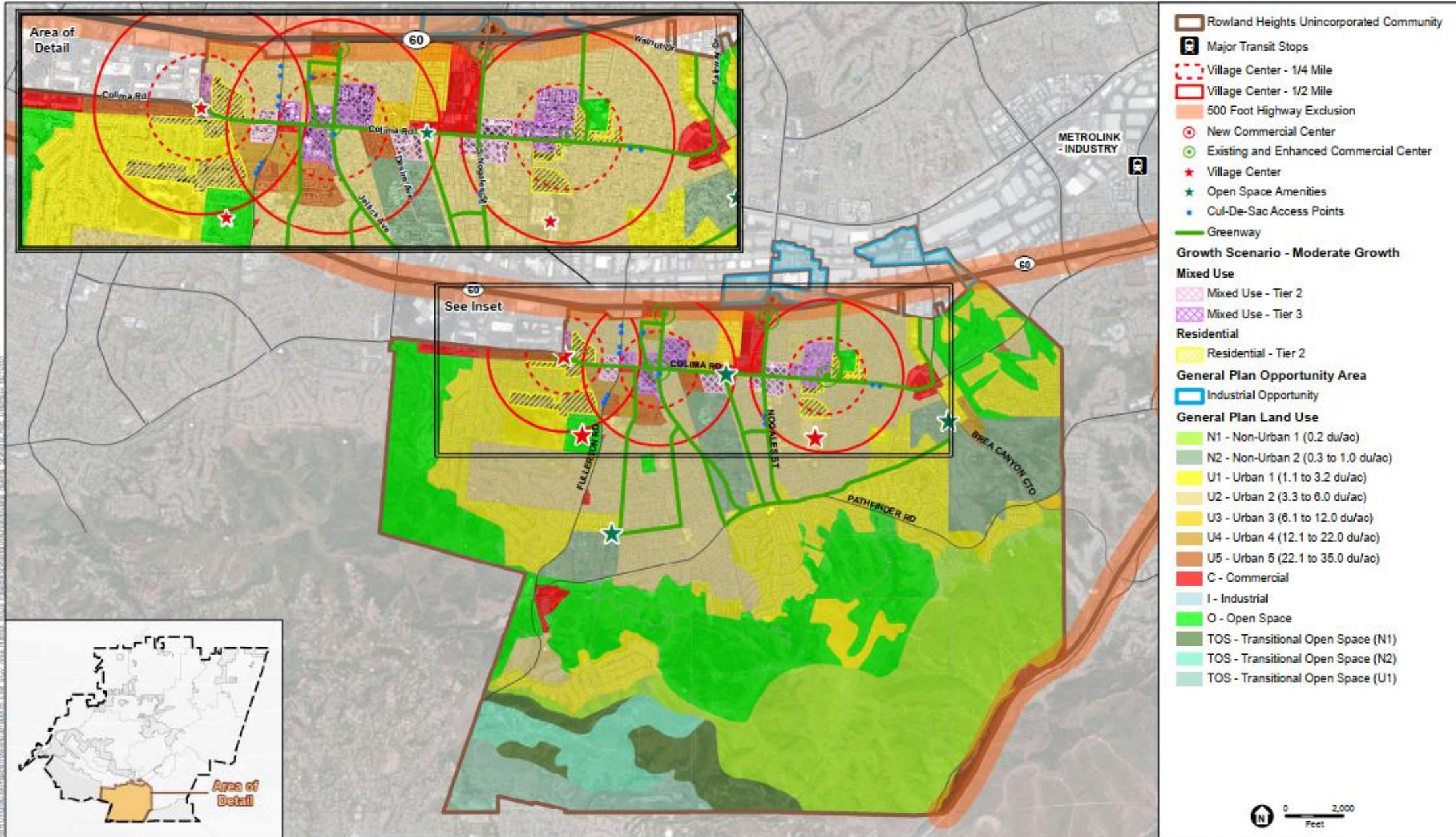


# Scenario 1 – High Growth



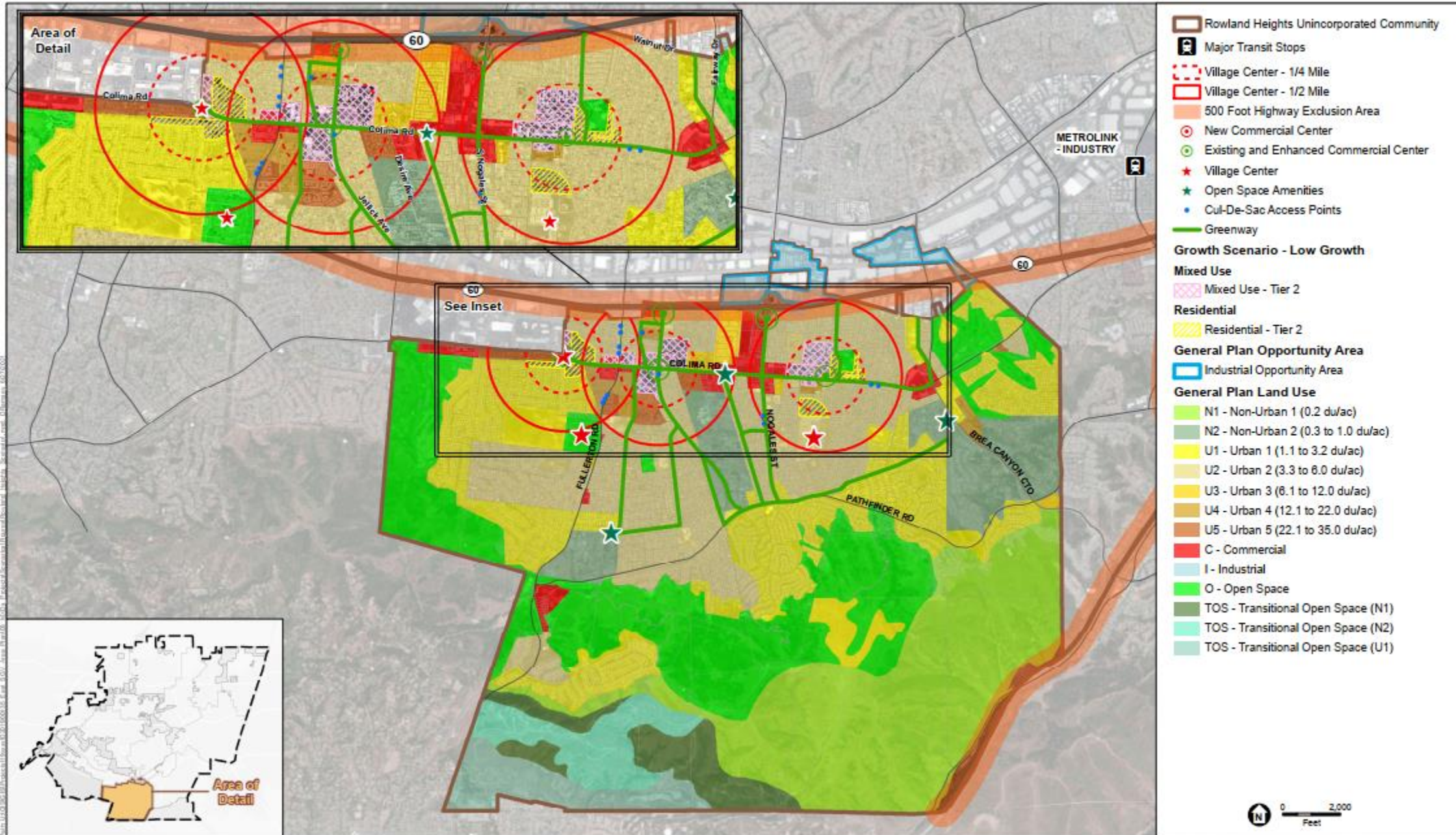


# Scenario 2 – Moderate Growth





# Scenario 3 – Low Growth







**04**

## **Next Steps in the Planning Process**



# Next Steps

