

# East San Gabriel Valley Area Plan

Stakeholder Meeting

June 23, 2020

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This meeting will start at 10:00 AM.

<http://planning.lacounty.gov/site/esgvap/>



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# General Information

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- Please mute your microphone when you are not speaking. This helps prevent background noise in the meeting.
- Be kind and respectful of each other.
- We will be checking the chat box if you have any questions during a presentation.
- Have a question not addressed in this meeting? Contact us after the meeting and we can try and answer it.

# Agenda

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- Introductions and Icebreaker
- Housing
- Land Use
- Mobility
- Other Plan Updates

# Introductions and Icebreaker

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- *What are the challenges and barriers to online meetings and public engagement?*
- *What do you think works well for conducting meetings online?*

# Housing Element Update Los Angeles County

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- Housing Element 101
- Housing in Unincorporated Communities
- Housing Element Goals

*We want to hear from you what the County's housing priorities should be!*

# Housing Element Update 101

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- Required element of the General Plan since 1969
- Every jurisdiction must plan for and accommodate their "fair share" of housing
- Must be updated every 8 years, next cycle in 2021 - 2029

# Housing Element Update 101

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- Components of a Housing Element
  - Regional Housing Needs Allocation (RHNA): The number of units a jurisdiction is projected to need during an 8-year cycle
  - Adequate Sites Inventory: Each jurisdiction must show they can accommodate their RHNA
  - Identify Constraints and Barriers to Housing
  - Goals, Policies and Implementation Programs to encourage development of housing and meet the RHNA

# Housing Element Update 101

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- Submittal, review
- Annual reporting on the progress to meet the RHNA
- Enforcement

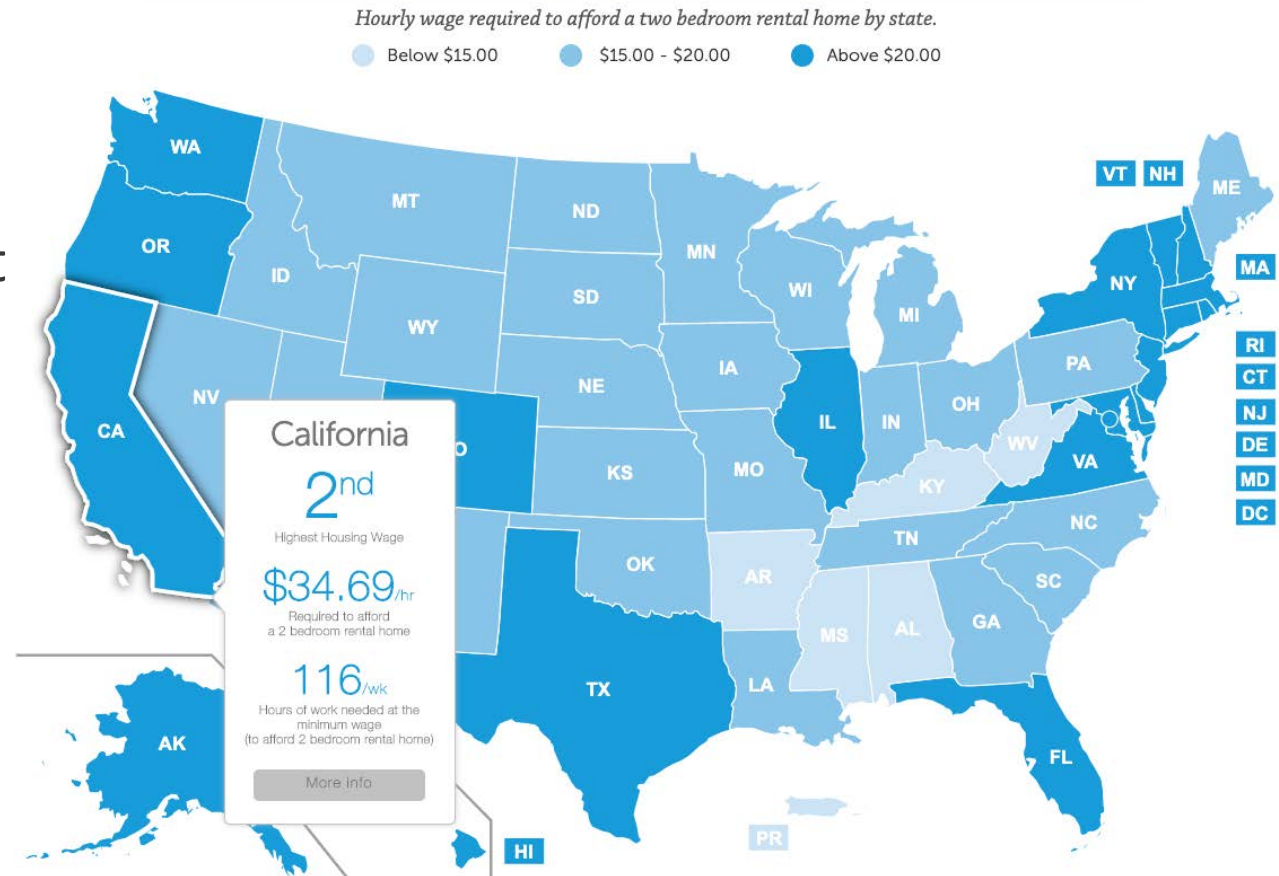


# Housing in California

In California, someone would:

- Need to make \$34.69 per hour to afford a 2-bedroom rental home, which is the 2nd highest in the State
- Need to work 116 hours per week at minimum wage to afford a 2-bedroom rental home

## How Much do you Need to Earn to Afford a Modest Apartment in Your State?



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# Countywide Housing Poll 1

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How has the housing crisis impacted you, your friends and/or family?

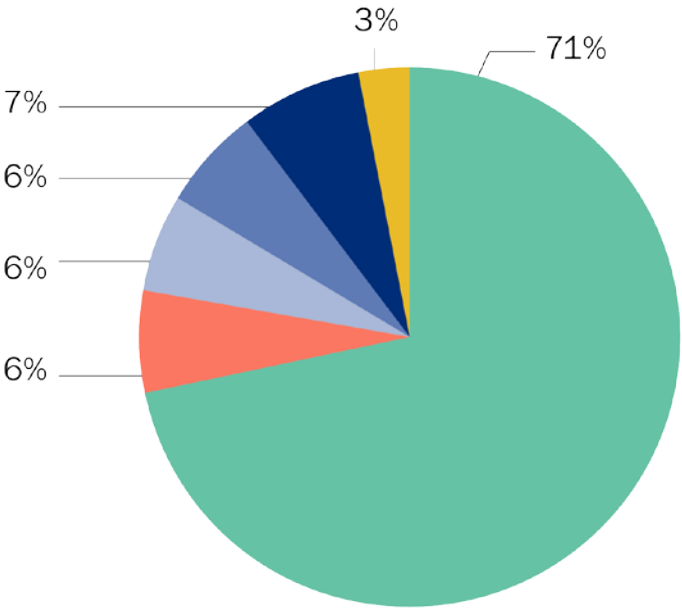
(Type answer in chat)

# Housing in Unincorporated Communities

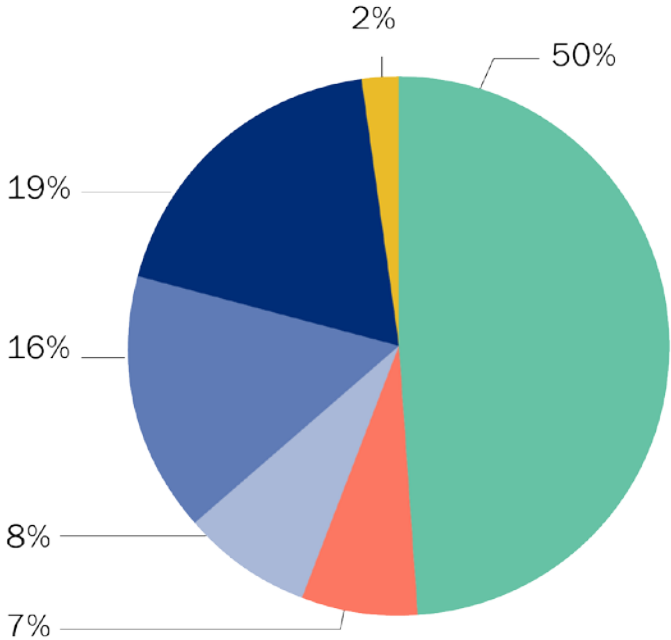
## Residential Housing Distribution (2015)

- 1-unit detached
- 1-unit attached
- 2-4 units
- 5-19 units
- 20 or more units
- Mobile Home, boat, RV, van etc.

Unincorporated Area



Los Angeles County



# Housing in Unincorporated Communities

**39% of all households in unincorporated communities were cost burdened.**

## Total Housing Cost Burden (Unincorporated 2010-2014)

Low-Income Households

Moderate-Income Households

### Owner

#### Low-Income Households



#### Moderate-Income Households

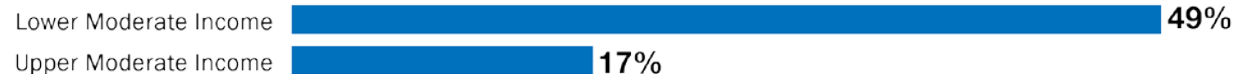


### Renter

#### Low-Income Households

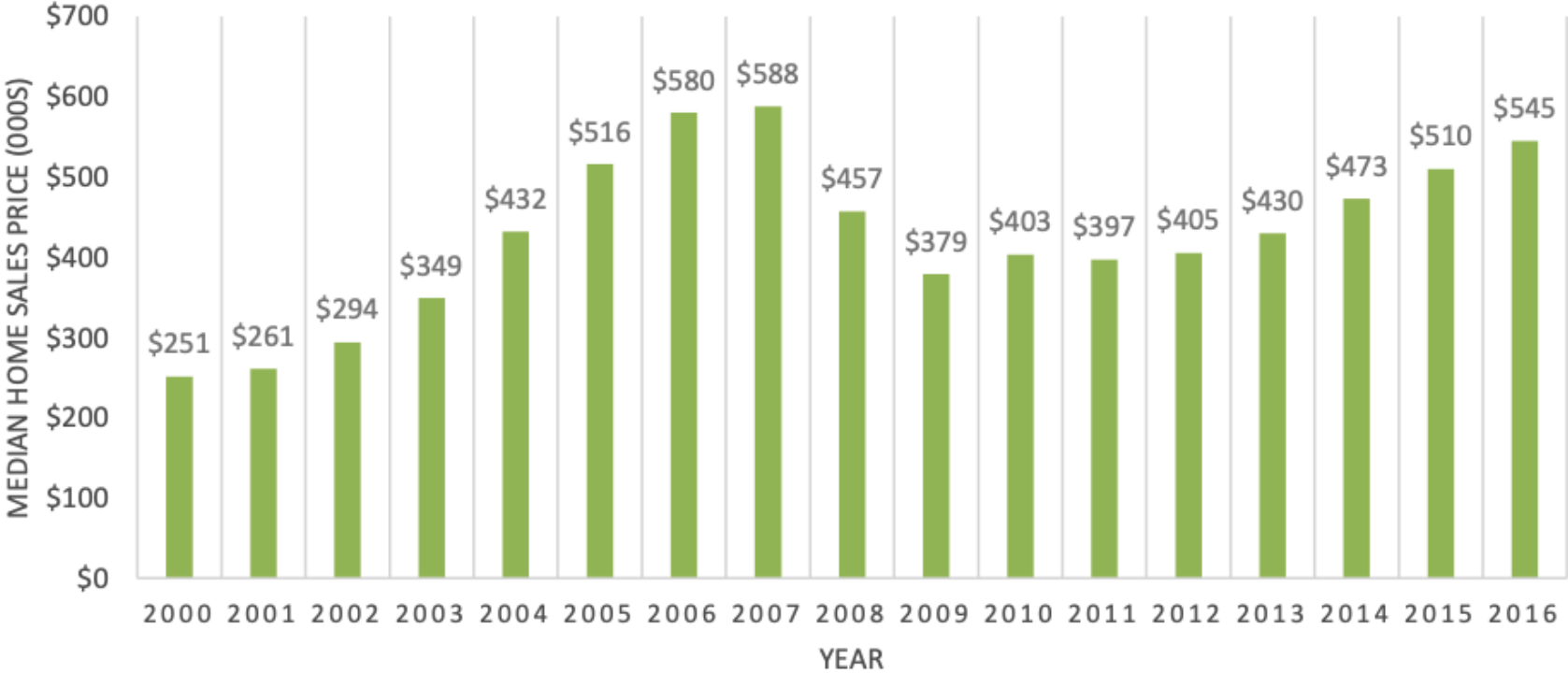


#### Moderate-Income Households



# Housing in Unincorporated Communities

Figure 2.7: Median Home Sales Price for Existing Homes in the Unincorporated Area (2000-2016)



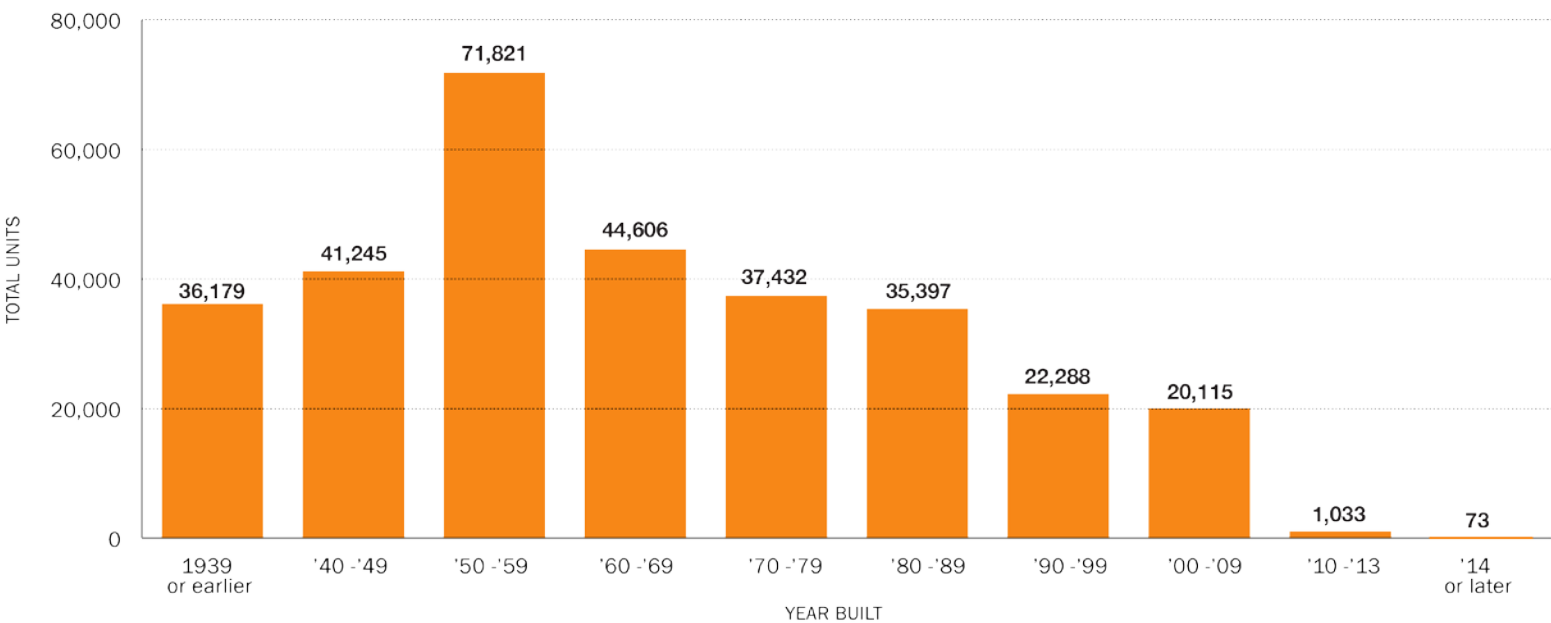
Source: Southern California Association of Governments



# Housing in Unincorporated Communities

Overcrowding: 12% of homes are overcrowded

## Age of Housing (Unincorporated)



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# Housing in Unincorporated Communities

In the last year, homelessness increased by nearly 13% to a total of 66,433 people.



Stay informed as the results are published: <https://www.lahsa.org/>

# Housing in Unincorporated Communities

## Systemic Racism in Housing

Table 2.7: Homeownership Rates by Race/Ethnicity (2010-2015)

Race/ Ethnicity	Unincorporated Area		
	2010	2015	Δ
White	75%	73%	-2%
Hispanic	53%	51%	-4%
Black	55%	54%	-1%
American Indian	57%	56%	-2%
Asian	71%	71%	0%
Pacific Islander	50%	46%	-9%
Other	52%	45%	-13%
Multi-racial Households	65%	60%	-9%
Overall Area	60%	58%	-5%

Table 2.16: Owner Household Cost Burden by Race/Ethnicity (2010-2014)

Race/Ethnicity	Severe Cost Burden	Cost Burden	No Cost Burden
White	15%	21%	63%
Hispanic	20%	29%	50%
Black	26%	19%	55%
Asian	21%	21%	58%
Other	19%	22%	59%
Overall	17%	22%	60%

## Homelessness

In 2019, African Americans made up just over 8% of the population of the County, but one third of the population experiencing homelessness in the County.





# Housing in Unincorporated Communities

## Regional Housing Needs Allocation, 2014 - 2021

	RHNA Allocation By Income Level
Extremely Low / Very Low	7,404
Lower	4,281
Moderate	4,930
Above Moderate	10,825
Total	27,440



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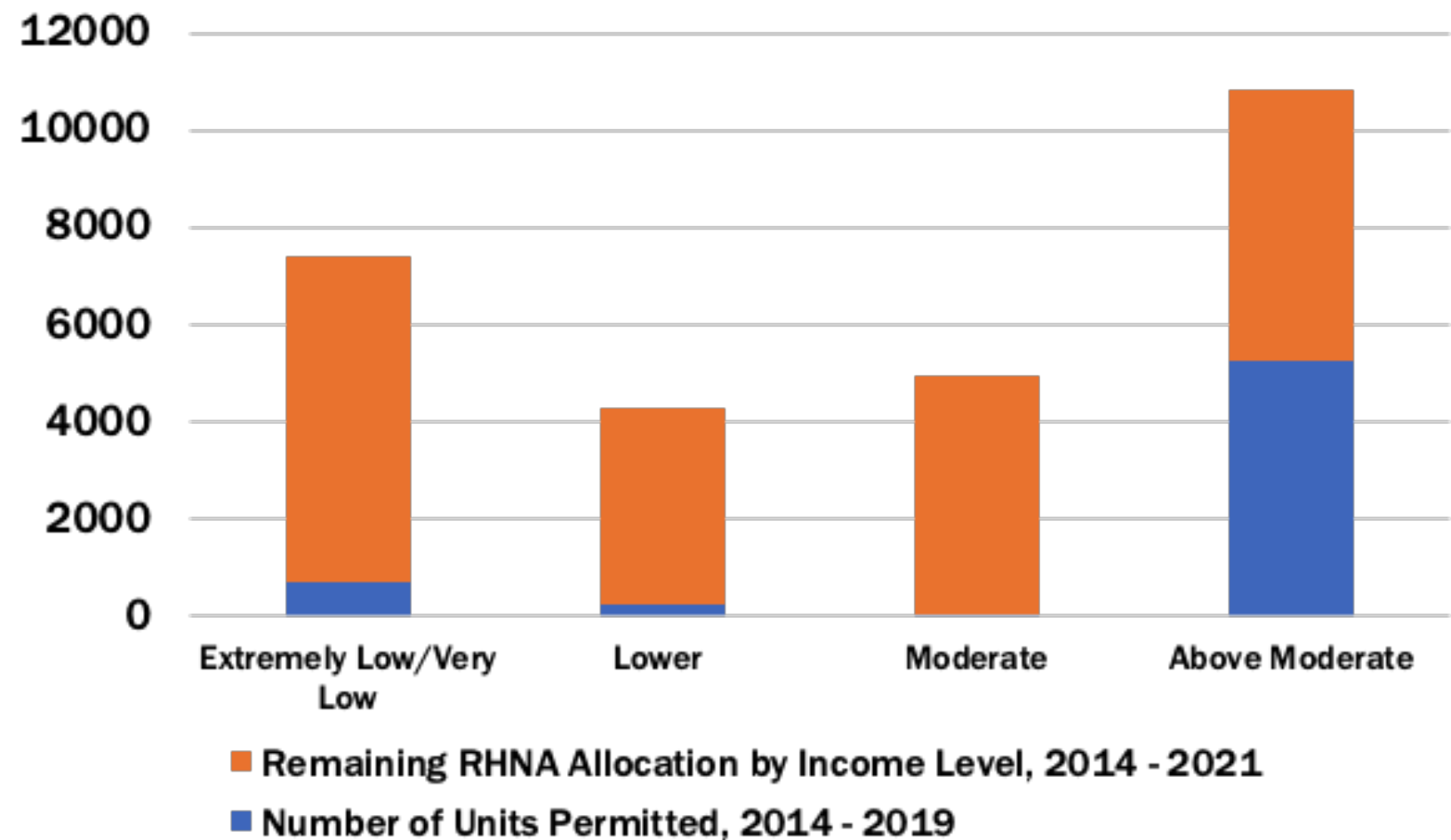
# Housing in Unincorporated Communities

## Regional Housing Needs Allocation, 2014 - 2021

	RHNA Allocation By Income Level	Number of Units Permitted, 2014 - 2019
Extremely Low / Very Low	7,404	672
Lower	4,281	229
Moderate	4,930	19
Above Moderate	10,825	5,237
Total	27,440	6,157

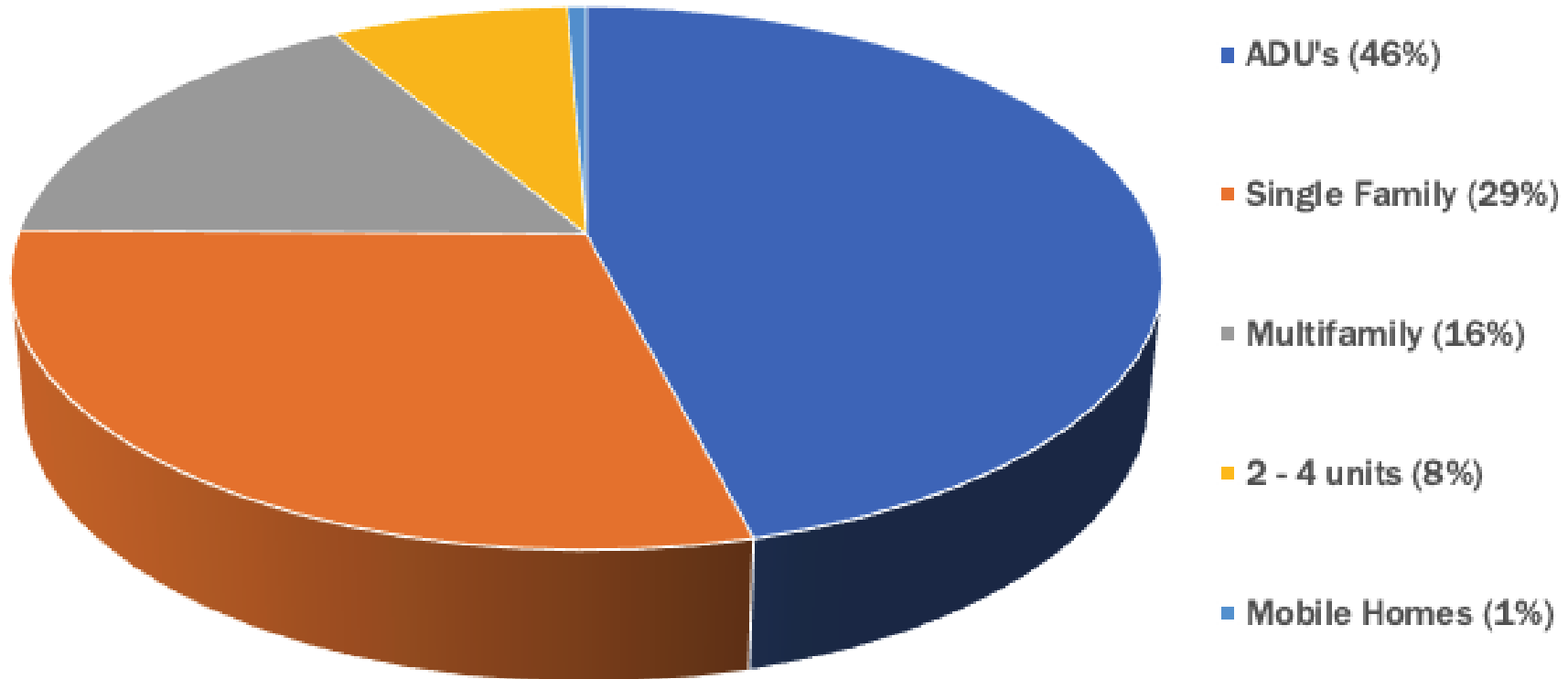
# Housing in Unincorporated Communities

## RHNA Progress by Income Level



# Housing in Unincorporated Communities

Number of Units Permitted by Housing Type, 2019



# Countywide Housing Poll 2

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## 1. What type of housing do you live in?

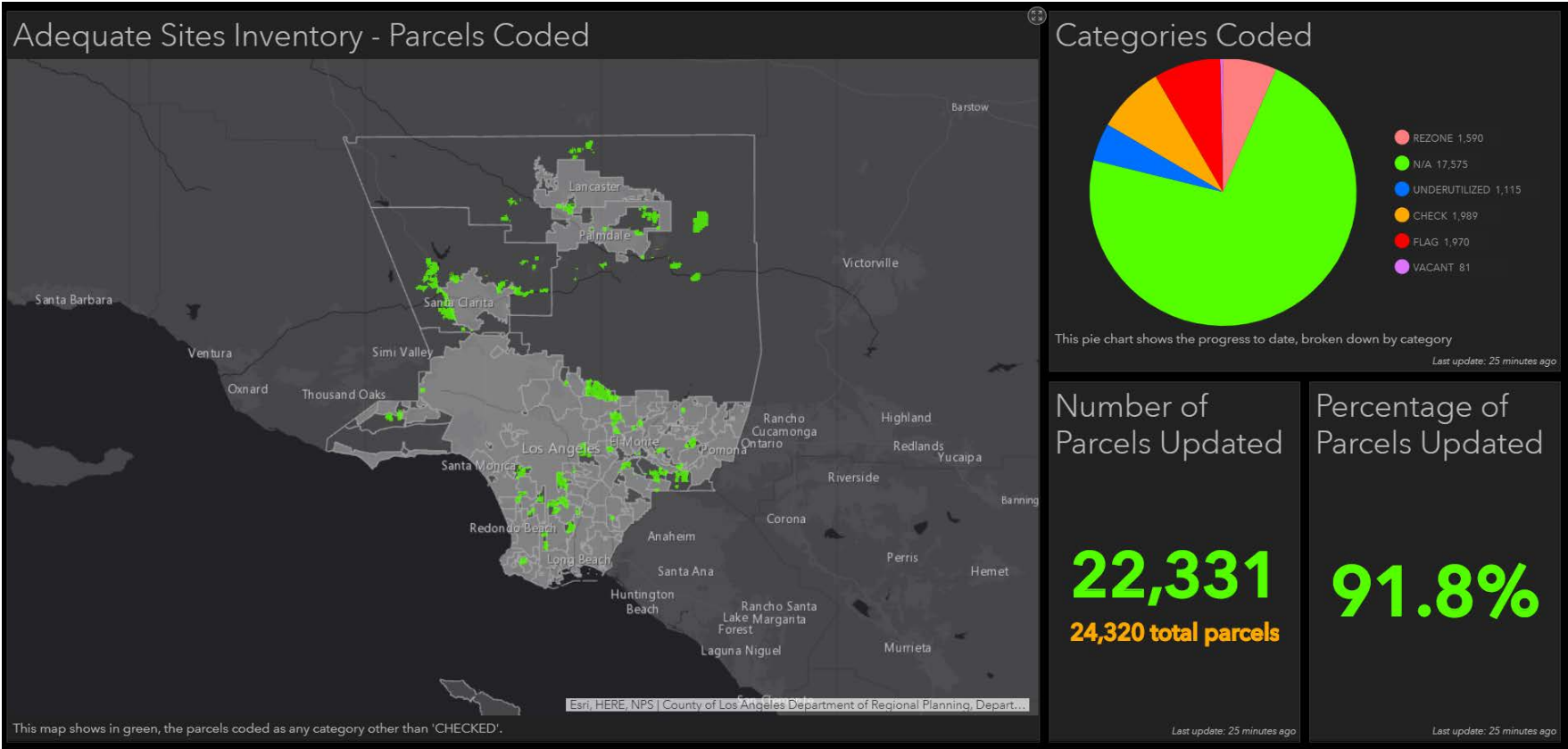
(Scroll down to see all options; select one; and if you select "Other," please enter your alternate response in the chat box)

## 2. What type of housing would you like to see more of in your community?

(Scroll down to see all options; select one; and if you select "Other," please enter your alternate response in the chat box)

# Housing in Unincorporated Communities

Draft RHNA,  
2021 – 2019:  
approximately  
**90,000** units



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# Housing Element Update in Los Angeles County

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## Timeline

- Summer/Fall 2020: Community outreach
- Summer 2020 - Winter 2021: Draft housing element
- Early 2021: Post draft housing element and EIR for public comment
- March 2021: Start public hearing process
- October 2021: Submit the housing element to the state

# Housing Element Goals

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Housing  
Availability

Housing  
Affordability

Housing Stability  
and Anti-  
Displacement

Equal Housing  
Opportunity

Implementation  
and Monitoring



# Housing Element Goals

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## HOUSING AVAILABILITY

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and amenities.

## HOUSING AFFORDABILITY

Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

Goal 4: A housing delivery system that provides assistance to low and moderate income households and those with special needs.

# Housing Element Goals

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## HOUSING STABILITY/ANTI-DISPLACEMENT

Goal 5: Neighborhoods with a stable supply of housing that is affordable in the long term to existing residents and facilitates aging in place.

Goal 6: Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.

Goal 7: An adequate supply of housing preserved and maintained in sound condition, and located within safe and decent neighborhoods.

## EQUAL HOUSING OPPORTUNITY

Goal 8: Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.

# Housing Element Goals

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## IMPLEMENTATION AND MONITORING

Goal 9: Planning for and monitoring the long-term affordability of adequate housing.

# Countywide Housing Poll 3

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1. What should the County do to address the housing crisis in the unincorporated areas? Choose your top three.

Scroll down to see all options; and if you select "Other," please enter your alternate response in the chat box

2. - 6. Tell us whether you support, somewhat support or do not support the goal strategies.

(Scroll down to see all options; select one; and if you select "Other," please enter your alternate response in the chat box)

# Housing Element Update in Los Angeles County

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## Q & A

**Please enter your questions in the chat box**

**Follow up with us at [housing@planning.lacounty.gov](mailto:housing@planning.lacounty.gov)**

**Stay informed by visiting our Housing Element webpage at <http://planning.lacounty.gov/housing/>**

**Take the full housing element survey at link: [bit.ly/housingelementsurvey](http://bit.ly/housingelementsurvey)**

# ESGV Housing: Existing Conditions

- **Development Pattern:** Developed around the automobile. Communities have few convenient alternatives to driving.
- **Housing Types:** Mostly single-family homes. Less housing options compared to adjacent cities. *Data: Housing Types, Averaged Percentages, 2019:*

Areas	Single-Family %	Multi-Family %
LA County	53.5	46.5
<b>ESGV Unincorporated Communities</b>	<b>87.4</b>	<b>12.6</b>
ESGV Cities	75.3	24.7

# ESGV Housing: Existing Conditions

- People Experiencing Homelessness
- Percentage of Housing that is owner-occupied/renter-occupied/vacant (2019):

Areas	Owner-Occupied	Renter-Occupied	Vacant
LA County	43.11%	51.0%	5.9%
<b>ESGV Unincorporated Communities</b>	<b>69.4%</b>	<b>27.7%</b>	<b>3.0%</b>
ESGV Cities	62.0%	34.6%	3.4%

# ESGV Poll 1

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- Do you think the East San Gabriel Valley needs a greater variety of housing types?
  - **Yes.** We need more housing choices
  - **No.** There is no need for more housing choices in the East San Gabriel Valley
  - **Maybe.** We need more housing, but I have concerns.
  - **Neutral**
- (Type answer in chat)



# ESGV Housing: Issues and Challenges

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- **Need More Diverse Housing Options**
- **Housing Affordability**
- **Housing Sustainability and Adaptability**
- **Mansionization**
- **Impacts of Suburban Development Pattern**

# ESGV Poll 2

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- What factors should be considered in new housing constructions (choose your top three priorities)
  - Impact on traffic
  - Architectural design and community character
  - Economic growth and development
  - Preservation of scenic views
  - Preservation of sensitive habitats and open space
  - Mobility options (nearby transit, walking and biking opportunities)
  - Proximity to amenities (grocery stores, parks, schools, etc.).

# ESGV Housing Initial Goals and Recommendations

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- **Support a Mix of Land Uses in Communities**
- **Create Diverse Housing Options**
- **Create Connected Neighborhoods through Design**
- **Limit Housing Development in Sensitive Areas**
- **Coordinate Housing Needs with Neighboring Cities**

# Support a Mix of Land Uses in Communities

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- Create a mix of different land uses, like homes, retail, services, places of work, near each other which can help create walkable communities.
- Provide housing near jobs, transit, services, and public facilities.
- Identify opportunities for infill housing near major roads and transit to deter developing in undeveloped areas.

# Create Diverse Housing Options

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- Accommodate changing housing needs, including an increased need for senior housing, individuals living alone, and affordable housing options.
- Increase housing opportunities and provide for more choice in types of housing for all incomes.
- Increase opportunities for mixed-use and multifamily housing, especially near transit, commercial areas, and on centrally-located, vacant and underused properties.

# Create Connected Neighborhoods through Design

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- Design neighborhoods so that they are more connected, especially for pedestrians, to allow easier access to parks, retail, services, and public facilities and address some of impacts of suburban development and climate change.

# Limit Housing Development in Sensitive Areas

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- Housing in hillside areas, which are prevalent in the foothills of the San Gabriel Mountains, San Jose Hills, and Puente Hills can pose issues with increased threats from wildfires.
- The hillside areas not only pose fire hazards, but also sensitive native vegetation and animals.
- Community members shared how valuable the scenic hillsides are to their sense of their communities.

# Coordinate Housing Needs with Neighboring Cities

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- The unincorporated County communities do not operate and are not experienced in isolation.
- Work with cities and leverage each others efforts to improve well-being and access to resources for County residents.



# ESGV Poll 3

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- Policies in the East San Gabriel Valley should prioritize housing for:  
(Pick Two)
  - older adults/ seniors
  - young families
  - students and young adults
  - people experiencing homelessness

# ESGV Land Use: Issues and Challenges

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- **Lack of diverse development**
- **Existing commercial development**
- **Parking and congestion**
- **Industrial development**
- **Scenic Views, Hillside Areas, and Habitat Fragmentation**

# ESGV Poll 4

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- What types of activities/amenities would you like in public spaces (Select all that apply)
  - walking (walking paths, trails, etc.)
  - sitting (benches, tables, etc.)
  - meeting people (plazas, town squares, etc.)
  - playing (playing fields and playgrounds)
  - a variety of things at once (place to shop, sit and relax, take in nature, eat, etc.)
  - experiencing nature (trees and natural wildlife)

# ESGV Land Use: Initial Goals and Recommendations

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- Enhance Commercial intersections and corridors
- Create a central, walkable district
- Beautify commercial corridors
- Limit Development in sensitive resource areas
- Limit Industrial near residential
- Clustered Development for hazard and resource protection
- Coordination with local jurisdictions

# Enhance commercial intersections and corridors

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- Support a greater mix of development types, mixed-use buildings, and/or residential, commercial or institutional uses on the same property, where it's appropriate.
- Major commercial corridors should function not just as travel routes, but as destinations in themselves with a variety of services, amenities, jobs, and a design that promotes active lifestyles. These areas can be centers of social gathering and vibrancy.
- Design requirements and public realm enhancements should be added to improve the experience of commercial areas and business districts.

# Central, walkable districts

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- Along major roads, allow for greater diversity of commercial and residential uses in compact-building types, where appropriate.
- Increase opportunities for mixed-use and multifamily housing, especially near transit, commercial areas, and on centrally-located, vacant properties.
- Create a central district with places to walk and socialize, unique to each community with signage, public art, and other community beautifying elements.
- Make it easier for parking to be shared among different uses that have different parking needs at different times of day.

# Beautify commercial corridors

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- Support consistent tree plantings according to a specific planting palette for shade and coolness, especially as temperatures will continue to rise. The plantings can be specific to each of the communities and a unique way to support community character and beautification.
- Create connected pathways to walk/bike from home to services, goods, retail, facilities, and open space.

# Limit development in sensitive resource areas

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- Review land uses in undeveloped areas to limit development where it poses risks to sensitive resource and hazard areas.
- Where development is appropriate, clustering buildings should be required to limit impacts and habitat fragmentation.
- The projected increase in hazards from wildfires is a significant consideration in reviewing land use in hillside areas.
- Development should be directed to areas with existing infrastructure and away from areas that require altering major drainage channels, tributaries, wetlands, and habitat areas.



# Limit industrial near residential

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- Industrial uses near residential areas should be required to have additional regulations on operations, buffering, and truck access to their properties.
- The County's Green Zones program is in the process of creating additional regulations for industrial uses near residential.
- For properties that are used as workshops or light warehousing, a flexible, light industrial zone can be created to allow for commercial uses and light industrial uses.

# Clustered development for resource protection

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- Clustered development limits the overall extent of suburban development near habitat, limit impacts on wildlife movement and corridors, and limits breaking up habitat areas.
- The Rowland Heights and Hacienda Heights Community Plans contain policies supporting clustered development.
- Clustered development also limits the development of roads and other infrastructure which can result in additional impacts.

# Coordinate development with neighboring cities:

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- Cities in ESGV are creating or enhancing downtown areas and major roads near transit to revitalize commercial centers and create walkable, connected neighborhoods with housing nearby.
- The County and Cities should coordinate and collaborate on our approaches for mutual benefit.

# ESGV Poll 5

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- What types of uses are most important to incentivize in neighborhood commercial centers? What makes for a dynamic, active “town center”?
- Examples: Retail, Local Markets, Restaurants, Office Space, Medical Uses, Public spaces (plazas, courtyards, etc.)
- Respond in the chat box



## East San Gabriel Valley Active Transportation Plan (ESGVATP)

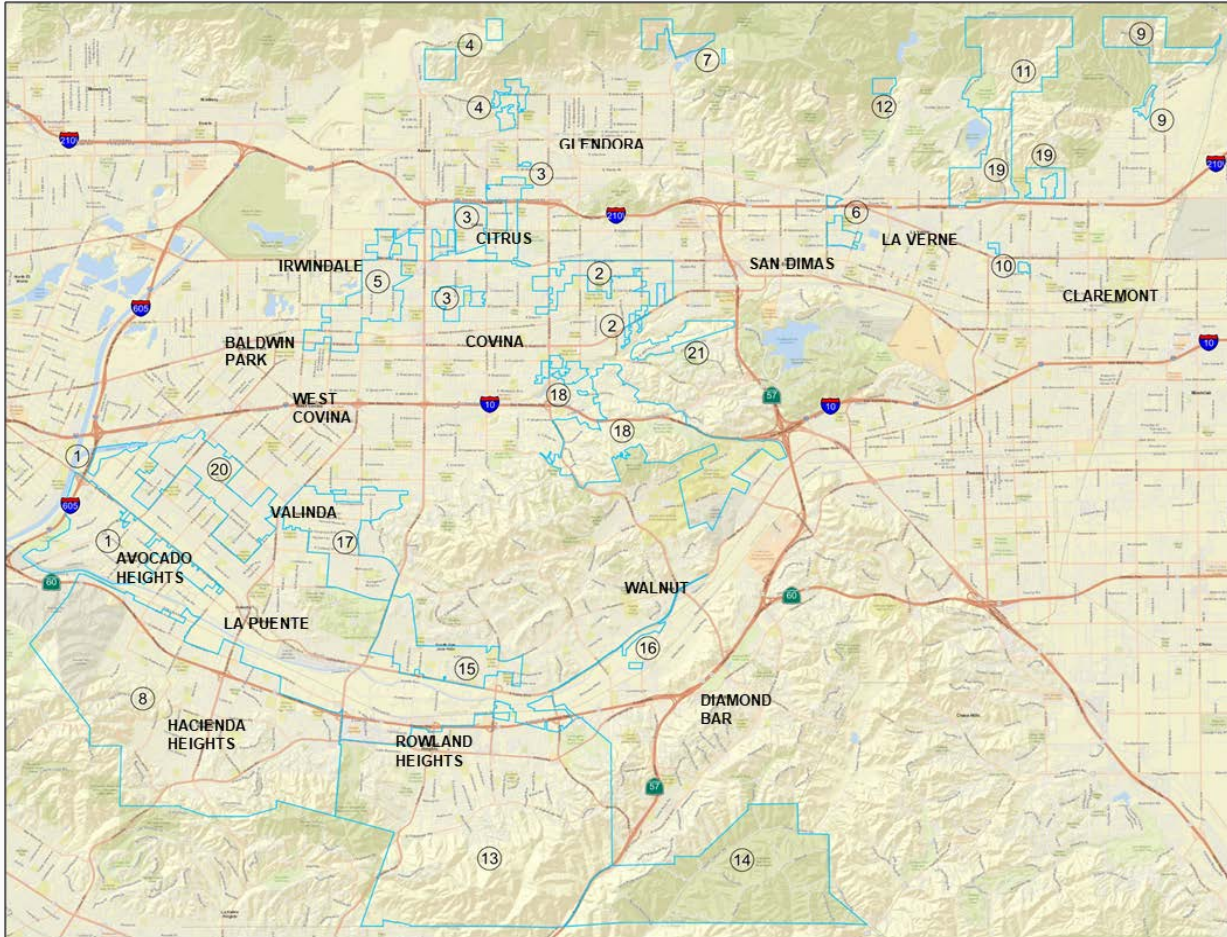
# East San Gabriel Valley Active Transportation Plan

- Los Angeles County developed an active transportation plan for East San Gabriel Valley
- Provides visions, tools, and strategies to enhance mobility
- Propose enhancements to the existing active transportation infrastructure
- Improve public health and safety
- Involved communities for feedback and support
- Proposed corridor improvements along various communities



# East San Gabriel Valley

1. Avocado Heights
2. Charter Oak
3. Covina Islands
4. East Azusa
5. East Irwindale
6. East San Dimas
7. Glendora Islands
8. Hacienda Heights
9. North Claremont
10. North Pomona
11. Northeast La Verne
12. Northeast San Dimas
13. Rowland Heights
14. South Diamond Bar
15. South San Jose Hills
16. South Walnut
17. Valinda
18. Walnut Islands
19. West Claremont
20. West Puente Valley
21. West San Dimas



# Existing Planning Documents

- LA County Bicycle Master Plan
- Parks and Recreation Needs Assessment
- Regional Transportation Plan/Sustainable Communities Strategy
- San Gabriel Valley Regional Bicycle Master Plan
- San Gabriel Valley Regional Greenways Study
- Vision Zero Action Plan



# Existing Infrastructure Evaluation

- Evaluated existing bikeway, pedestrian, and transit network
- Identified obstacles such as gaps in network, poor infrastructure conditions, etc.
- Identified key destinations such as schools, parks, shopping centers, recreational areas, etc.

# Community Engagement

- Engagement tools
- Reached out to communities at various public events for feedback and support
- Hosted walk-and-bike field audits that provided opportunities for residents to provide real-time feedback on existing infrastructure conditions and potential improvements
- Hosted public workshops and obtained community feedback on the draft ESGVATP

# Corridor Prioritization

- Developed prioritization matrix
- Criteria for rankings included connectivity to key destinations, coordination with neighboring jurisdictions
- Corridors further separated into Phase I and II
  - Phase I – implemented within 1-5 years of Plan adoption
  - Phase II – commence once Phase I is completed

# Corridor Prioritization Methodology

- Used for 20 Preliminary Corridors
- Innovative Mobility and Planning
- Healthy Environmental and Communities
- Vibrant Economy
- CalEnviroScreen data from OEHHA

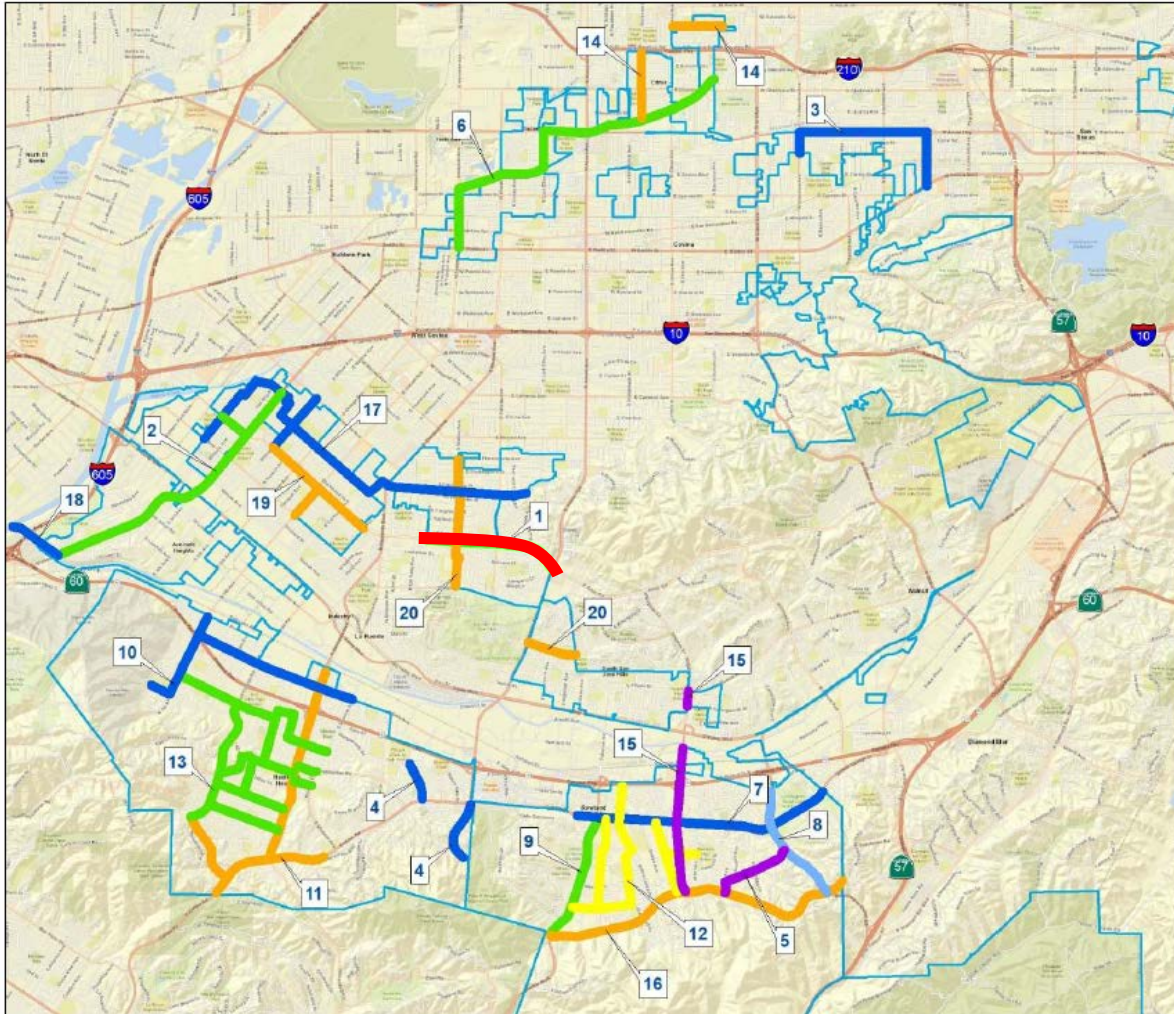
# Corridor Prioritization Methodology

- Used to prioritize 15 corridors
- Prioritization matrix created based on the Los Angeles County Bicycle Master Plan matrix evaluation
- Utility Criteria
- Implementation Criteria
- Additional Criteria
- Cost/Benefit Ratio

# Proposed Improvements

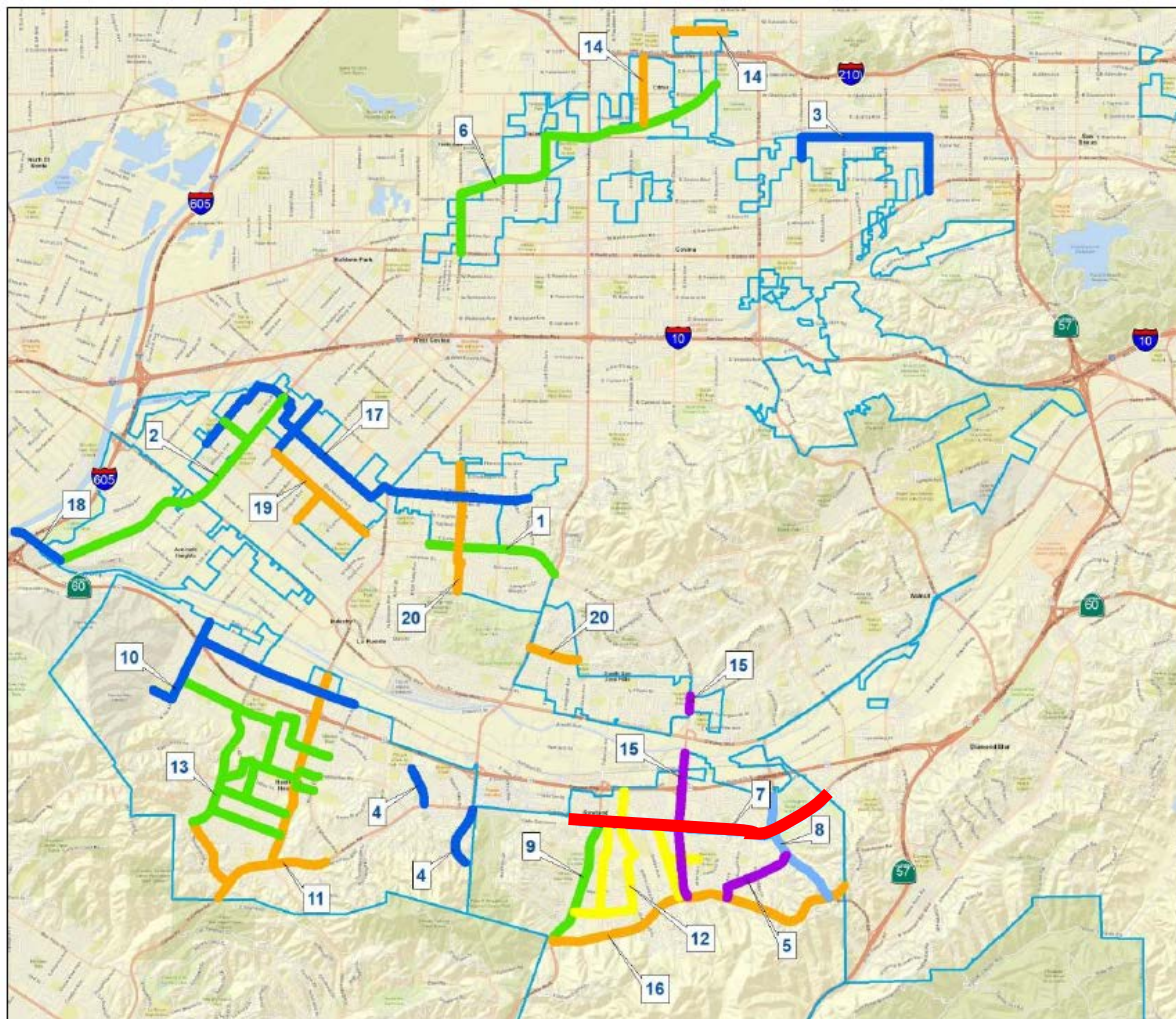
- Bikeway facilities – proposed additional Class I, II, III, and IV facilities
- Pedestrian facilities – ADA-compliant curb ramps, sidewalk replacement, high visibility crosswalks, and pedestrian push button/countdown signal
- Bus/transit facilities – bus/transit stop furniture and route information
- Safety improvements – street lights and solar speed signs

# Amar Road



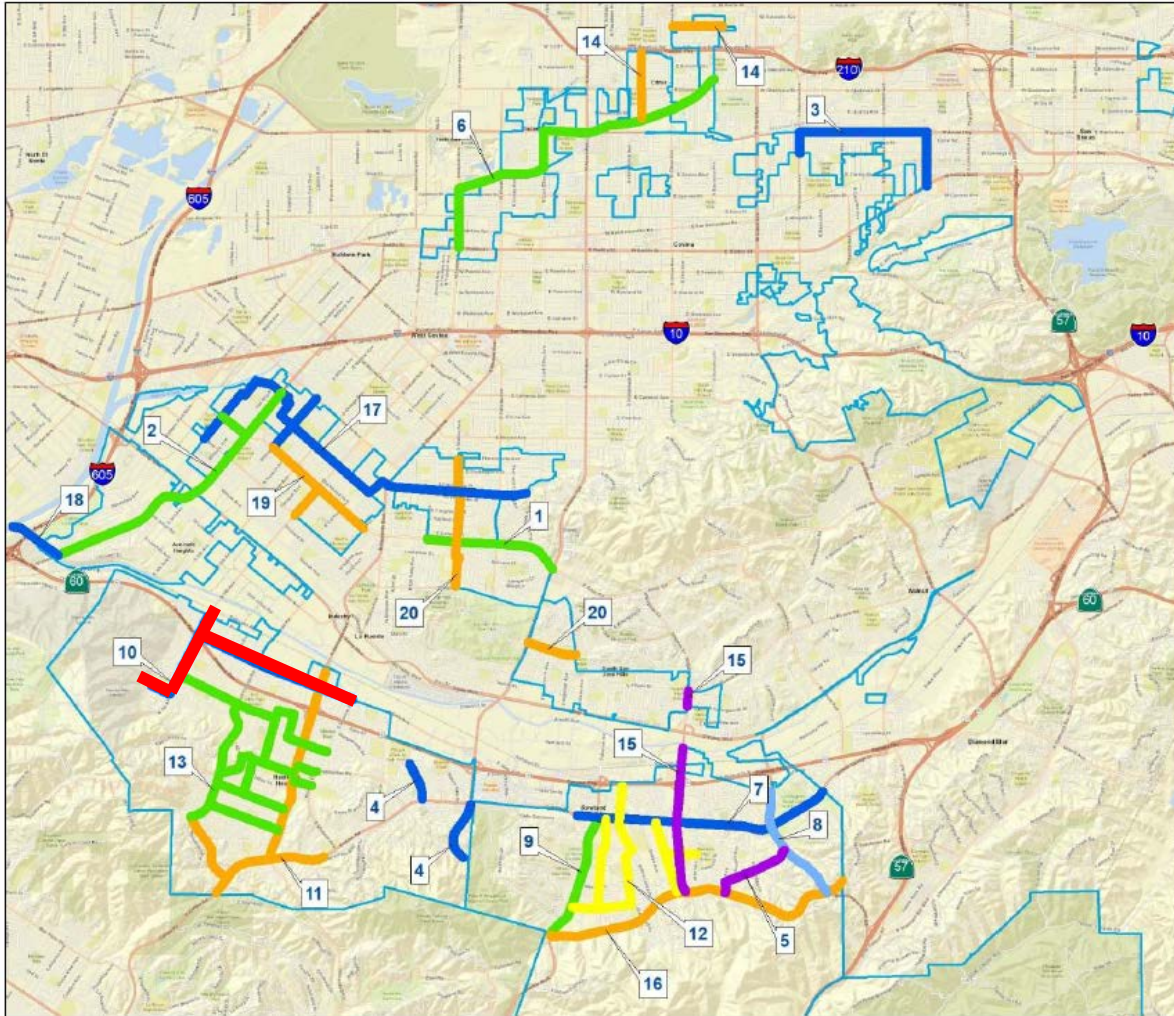


# Colima Road





# Gale Ave/7<sup>th</sup> Ave/Orange Grove Ave



# Next Steps

- Secure future available funding opportunities for Phase I implementation
- Detailed engineering analysis and design to follow
- Conduct further community outreach to create improved, collaborative active transportation facilities

# Contact Information

**LA County Public Works:**

**Shirley Lai**

**[slai@dpw.lacounty.gov](mailto:slai@dpw.lacounty.gov)**

# ESGV Mobility Issues and Challenges

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- **Traffic Congestion**
- **Harmful Emissions from Transportation**
- **Lack of Infrastructure for Walking and Biking.**
- **Lack of Transit Access**
- **Poorly Maintained Streets**
- **Lack of Innovative Parking Strategies**

# ESGV Mobility Goals and Recommendations

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- **Complete Streets**
- **Balanced Goods Movement**
- **Sustainable and Resilient Mobility**
- **Community-Oriented Mobility**
- **Strong Regional Connectivity**

# Other Plan Updates

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- **Equity Indicators Tool**
- **APA LA Award: “A People’s Map: Stories from the East San Gabriel Valley”**
- **Y-Plan in Rowland Heights**
- **Project Website**
- **East San Gabriel Valley Mobility Plan**