

## 8.8 Pellissier Village

### A. INTRODUCTION

Pellissier Village is a 202-acre unincorporated community located in the southwest part of the Planning Area. The community shares a boundary with the City of Industry to the south. The community is bounded by two freeways—I-605 to the east and 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. 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, Rio Hondo College, Rose Hills Memorial Park, and Puente Hills Landfill. The remaining ranch land throughout the county was sold and subdivided to support the post-World War II housing boom.

### B. COMMUNITY CHALLENGES AND OPPORTUNITIES

The following presents a summary of challenges and opportunities learned from community feedback and an analysis of existing conditions in the community (see **Table PV-1, Pellissier Village Challenges and Opportunities**). These challenges and opportunities serve to inform the preparation of community-specific policies and programs for Pellissier Village.

#### TABLE PV-1 Pellissier Village Challenges and Opportunities

**Residential Lots and Structures.** Residential lots in the community are narrow and deep compared to other communities in the ESGV. The shape of these lots provides opportunities for animal keeping or additional accessory units. Over time, non-compliant structures and facilities have been constructed in the community, which may not meet building code and Animal Care and Control standards.

**Maintenance.** Most of the homes in Pellissier Village were constructed around the same time during the mid-20th century, but upkeep and maintenance of some properties in this community is inconsistent. Some properties need attention and investment to improve façades and existing structures.

**TABLE PV-1 Pellissier Village Challenges and Opportunities**

**Parks and Open Space.** The community has limited open space and parks, and the associated amenities, which are important for increasing access to recreation facilities and greenery. Based on the 2016 Parks Needs Assessment, about 1.4 acres of parkland is provided per 1,000 residents, below County averages of 3.3 acres/1,000. The majority of residents have moderate park needs.

**Community Access.** Kella Avenue is the only road that accesses Pellissier Village. The community has direct access to the San Gabriel River Trail, 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 Trail.** 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 Trail to the west and to adjacent communities along this regional path.

**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 creates challenges in improving community access and walkability, and poses air quality issues for adjacent residential properties.

**Lack of Walkability.** 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.

**Equestrian Tradition.** Pellissier Village holds a long tradition of horsekeeping and equestrian uses, as acknowledged by the 1976 designation of the Pellissier Village Equestrian District. Where feasible, the equestrian identity of this community should be highlighted and considered, especially as new infrastructure and amenities are proposed.

## Land Use

The **Pellissier Village Land Use Map**, found in Appendix E, *Land Use Maps*, presents land use designations and establishes the general location and diversity of each land use in Pellissier Village.

## C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for Pellissier Village, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

## VS 3 – Connected and Active Communities

**Policy PV1-: Improve Community Access.** Enhance existing access points with infrastructure to improve accessibility and safety.

**Policy PV-2: San Gabriel River Trail.** Prioritize the development of a proposed Class I bike and multi-use path in the northern portion of the community to provide opportunities to connect residents, including equestrians, both to the San Gabriel River Trail to the west and to adjacent communities along this regional path.

## VS 4 – Shared Community Identity and Character

**Policy PV-3: Preserve Equestrian District.** Maintain Pellissier Village’s rural and equestrian character through the preservation of its equestrian district and bridle paths.

**Policy PV-4: 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-5: 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.

See Community Character and Design Policy CC-1.2.

### Policy PV-3

