

WEST SAN GABRIEL VALLEY AREA PLAN

COMMUNITIES

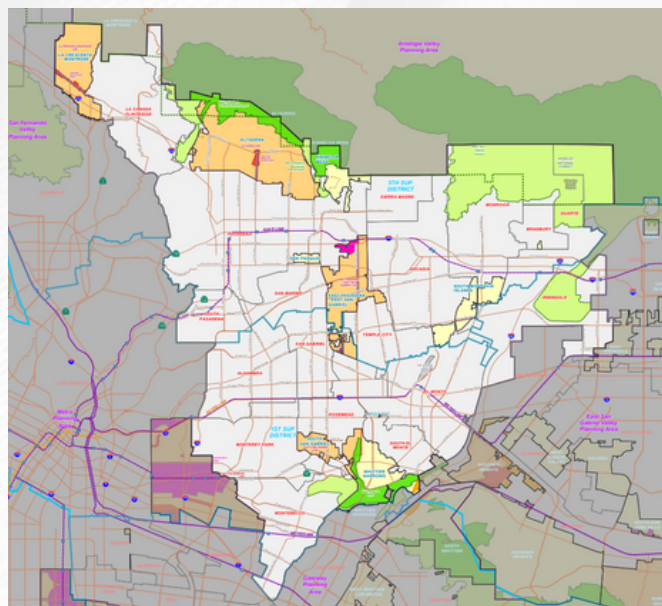
ALTADENA
EAST PASADENA-EAST SAN GABRIEL
KINNELOA MESA
LA CRESCENTA-MONTROSE
SAN PASQUAL
SOUTH EL MONTE ISLAND
SOUTH MONROVIA ISLANDS SOUTH
SAN GABRIEL
WHITTIER NARROWS

OBJECTIVES

The West San Gabriel Valley Area Plan is a long-range policy document that will guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the West San Gabriel Valley. It will support principles such as walkability, connectivity, and community vibrancy. This project will include a comprehensive land-use analysis of the unincorporated areas. Additionally, development of the Plan involves consistent outreach and collaboration with stakeholders. These stakeholders include community residents, local businesses, community-based organizations, external public agencies and surrounding jurisdictions, and other County departments.

LOCATION AND GEOGRAPHY

Generally, the Planning Area lies at the geographic center of Los Angeles County. It is located south of the Antelope Valley, northeast of the Interstate-5, and west of Interstate-605 and San Gabriel River. The Arroyo Seco runs along the western portion of the Planning Area. The northern portion of the Planning Area is characterized by the urban-wildland interface with the Angeles National Forest and San Gabriel Mountains. The Whittier Narrows Natural Area and Puente Hills Significant Ecological Area form the southeastern portion of the Planning Area.



PLANNING AREA ISSUES

Many of the traditional suburbs within the Planning Area are maturing and need investments in infrastructure and mobility options. Transportation improvements will be critical for the long-term economic health of the Planning Area. The West San Gabriel Valley also includes environmental and hazard constraints. Wildfires and landslides also pose safety hazards in the foothill communities.

STAY IN TOUCH WITH THE PROJECT

LA County Planning
Community Studies East Section
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Take our online survey via this QR code to help shape your community.



planning.lacounty.gov/wsgvap

WEST SAN GABRIEL VALLEY AREA PLAN

PROJECT DESCRIPTION

The proposed West San Gabriel Valley Area Plan (Area Plan or Project) is an extension of the General Plan focused on the unique needs and characteristics of 9 unincorporated communities within the West San Gabriel Valley Planning Area. The purpose of the Area Plan is to enhance, guide, and support the long-term growth, development, and maintenance of these communities. The Area Plan consists of areawide goals and policies on land use, economic development, community character and design, conservation and natural resources, mobility, and parks and recreation. The Area Plan also includes community specific goals and policies for each community or grouping of communities. Zoning and land use policy map changes are also proposed as part of the Project to bring zoning and land use policy into conformance, accommodate growth near major transit stops and along major corridors, preserve natural resources, and implement the Housing Element Rezoning Program. In addition, zoning map changes are proposed for designated properties to clarify the applicability of the adopted Green Zones Ordinance. The Project also includes ordinance amendments to implement the goals and policies of the Area Plan and consists of new areawide regulations and updates to existing standards.

WHAT IS THE GENERAL PLAN'S RELATIONSHIP TO THE AREA PLAN?

The General Plan provides goals and policies to achieve countywide planning objectives for the unincorporated areas and serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans.

WHAT IS AN AREA PLAN?

An Area Plan will be prepared or updated for each of the County's 11 Planning Areas and will provide opportunities to update local planning tools such as community plans, specific plans and community standards districts.

An Area Plan is a long-term project. Project phases include research and data analysis; community outreach, workshops, and visioning; development of goals, policies and implementation actions; and preparation of the Area Plan and Environmental Impact Report.



VISIT OUR PROJECT WEBSITE:

PLANNING.LACOUNTY.GOV/WSGVAP