



# East San Gabriel Valley Area Plan

Project No. 2020-000612 (1,5)  
Advance Planning Project No. RPPL2021013047  
General Plan Amendment No. RPPL2022003554  
Ordinance No. RPPL2022014158  
Zone Change No. RPPL2022003557  
Environmental Assessment No. RPPL2022003550  
Presenters: Mi Kim, Adrine Arakelian, James Drevno



August 9, 2023

# Servicios de interpretación en vivo y en línea

## 現場和在線口譯服務

### En vivo

#### 現場

- Español: Diana Orozco
- 普通話(Mandarin): Jonathan Yeh
- 廣東話(Cantonese): Felix Zhang

### En línea

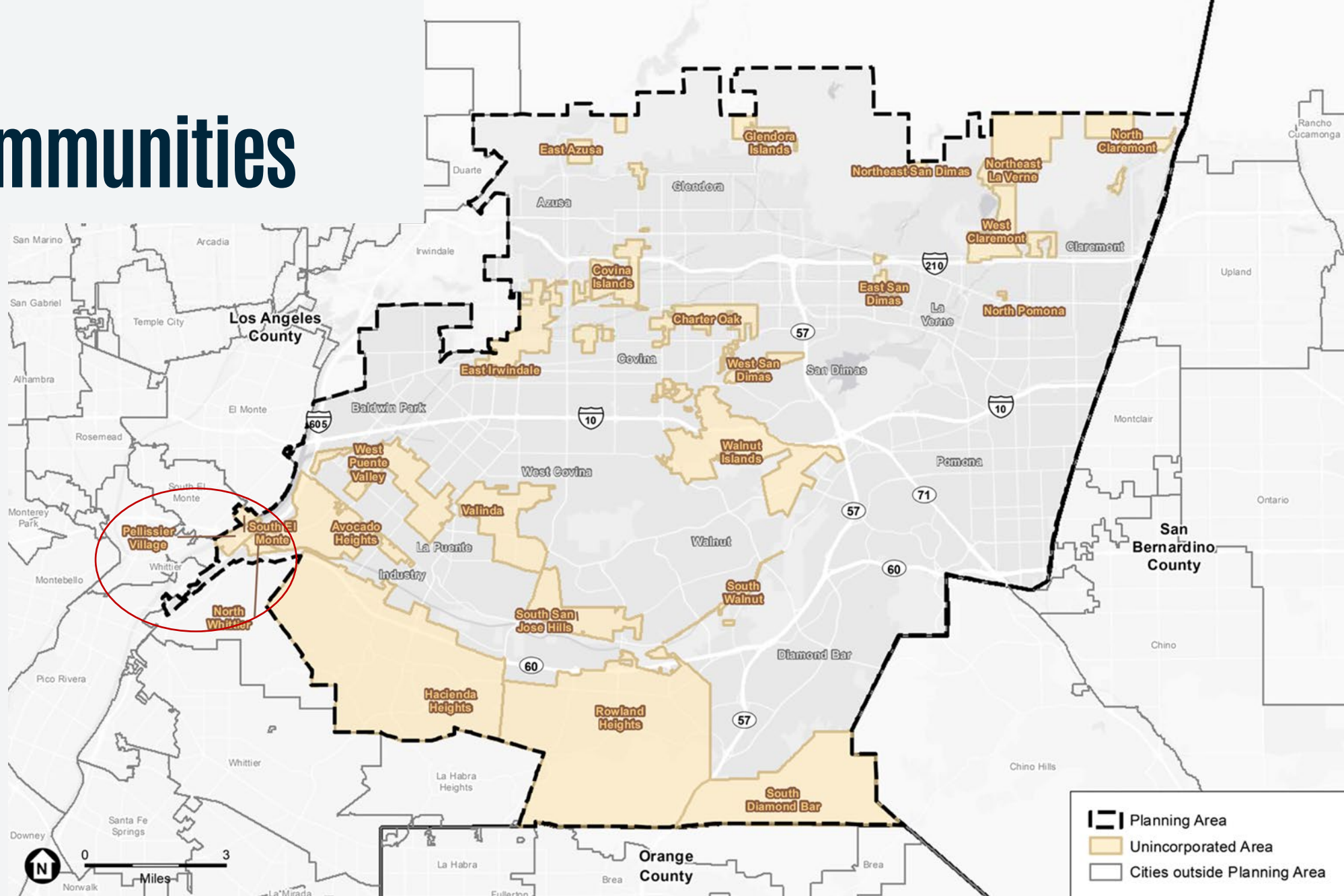
#### 線上

- Español : Aldo Ruiz Rivero
- 普通話 (Mandarin): Junting Tan
- 廣東話(Cantonese): Jenny Lew

# 1 Project Overview



# ESGVAP Communities



# 24 Unincorporated Communities within the Planning Area

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  
Rowland Heights  
South Diamond Bar  
South San Jose Hills  
South Walnut

Valinda  
Walnut Islands  
West Claremont  
West Puente Valley  
West San Dimas  
Pellissier Village  
Unincorporated South El Monte  
Unincorporated North Whittier

The Planning Area is located in the easternmost portion of the County, and totals approximately 32,826 acres (or 51.29 square miles).

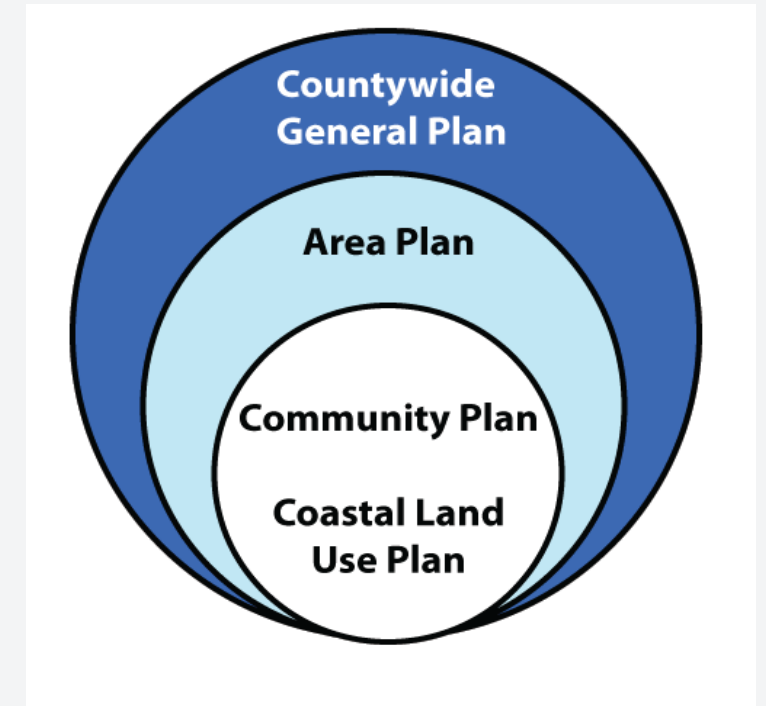
# General Plan & Area Plans

## LA County General Plan

- Lays out values and vision countywide for healthy, livable, and sustainable communities.
- Established the Planning Areas Framework.

## East San Gabriel Valley Area Plan

- Builds on General Plan goals, priorities, and programs at a local scale for housing, jobs, and services.



# Project Scope

## General Plan Amendment

- Incorporate Community Plans into ESGVAP.
- Use General Plan Land Use Policy Legend for consistency.

## Map Changes

- Update Zoning and Land Use Policy maps.
- Implement the Housing Element Update.
- Add Green Zones suffix.

## Implementation Ordinance

- Establish Planning Area Standards District (PASD) and areawide development standards and processes.
- Update and reorganize existing Community Standards Districts (CSDs).

# Area Plan Summary

## **ESGVAP includes 6 areawide Elements:**

- Land Use Element
- Economic Development Element
- Community Character and Design Element
- Natural Resources Conservation and Open Space Element
- Mobility Element
- Parks and Recreation Element

**15 Community Chapters address community-specific needs.**



# Project Vision

## 7 principles shape the ESGVAP:

- Sustainable Growth Patterns
- Diverse, Walkable Communities
- Connected and Active Communities
- Thriving Economy and Workforce
- Shared Community Identity and Character
- Sustainable Built and Natural Environment
- Informed, Empowered, and Environmental Just Communities

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# **Community Engagement**



# Community Engagement- Strategies

- ***“Meet people where they are.”***
- Diverse outreach approach for a diverse population
- Community Engagement Plan
  1. Stakeholder Meetings
  2. Community Events and Pop-ups
  3. Online and Virtual Outreach
  4. Outreach with Youth and Older Adults
  5. Collaborations and Partnerships





# Community Engagement- Visioning Workshops

- Visioning Workshop throughout the project area.
- Postcard mailed to all unincorporated ESGV properties (54,100).
- Forum to raise community issues and opportunities and envision the future.



# Community Engagement - Summary of Public Feedback

## Housing, Neighborhoods, Community Character, Mobility:

- Affordable housing options for families, displacement due to high housing costs, declining school enrollment.
- Central business district/community center - options for retail, food, grocery stores, and improved storefronts.
- Preservation of neighborhood character, traditions, scenic hillsides, and wildlife areas.
- Traffic congestion.
- Infrastructure for people who walk, bike, ride, or use transit.
- Safety for pedestrians, equestrians, and bicyclists.
- Community amenities within walking distance.
- Aesthetics, development standards, parking.



# Community Engagement - In-person Events

- Meetings and workshops with community groups and stakeholders.
- Tabling at Parks after Dark events, local parades, festivals, and resource fairs.
- Pop-up events at grocery stores, parks, and libraries.





# Community Engagement- Language Access

## Translated Materials:

- Summaries, surveys, fact sheets, frequently asked questions, story maps, flyers, postcards, and mailers.

## Live language interpretation

- Spanish, Cantonese, and Mandarin interpretation for virtual and in-person meetings and phone calls.





# Community Engagement: Youth and Older Adults

## Older Adults

- Community center meetings and events.
- Surveys and outreach campaign specific to older adults.

## Youth

- Y-Plan Project with Rowland High School and field trips.
- Place-It! with Don Julian Elementary School.



**ESPACIOS ABIERTOS EN TU VECINDARIO**

¿ERES MAYOR (65+) O TIENES UN FAMILIAR QUE LO ES?  
¡QUEREMOS SUS COMENTARIOS!

ESCANEA EL CÓDIGO QR O ACCEDE AL SIGUIENTE ENLACE:  
**BIT.LY/SPACESPN**

TRES ENCUESTADOS RECIBIRÁN UNA TARJETA DE REGALO DE STARBUCKS DE \$10.

CREANDO LUGARES AMIGABLES PARA PERSONAS MAYORES

A UCLA CAPSTONE PROJECT WITH THE LA COUNTY DEPARTMENT OF REGIONAL PLANNING

An illustration of a person sitting on a bench reading a book, and two other people standing and talking. The background shows stylized buildings and trees.

# Community Engagement - Partnerships

- LA County Parks and Recreation: Sidewalk stenciling, park signage, and events.
- Foothill Transit : Advertisements on local bus routes.
- A People's Map: Audio interviews and personal history archiving.
- Place-it!: Workshops at libraries and schools.
- Community and regional festivals.
- University partnerships.






**Tell us how you move!**

Hi, my name is **Roy**.  
I live in **Hacienda Heights**.  
Instead of driving or using  
a vehicle, I like to **bike**  
to **La Puente Live** in the  
East San Gabriel Valley  
with my family!

**East San Gabriel Valley  
Mobility Action Plan**

The Los Angeles County Department of Regional Planning is preparing a **Mobility Action Plan** (MAP) for the East San Gabriel Valley to develop innovative, creative, and implementable mobility solutions in the area. As part of the project, the Los Angeles County Department of Regional Planning recently hosted **MAPlib**, a fun "madlib" style fill-in-the-blank game to gather community stories about where people like to walk, bike, and roll in the East San Gabriel Valley.

Tell us how you move and learn more about the Plan:

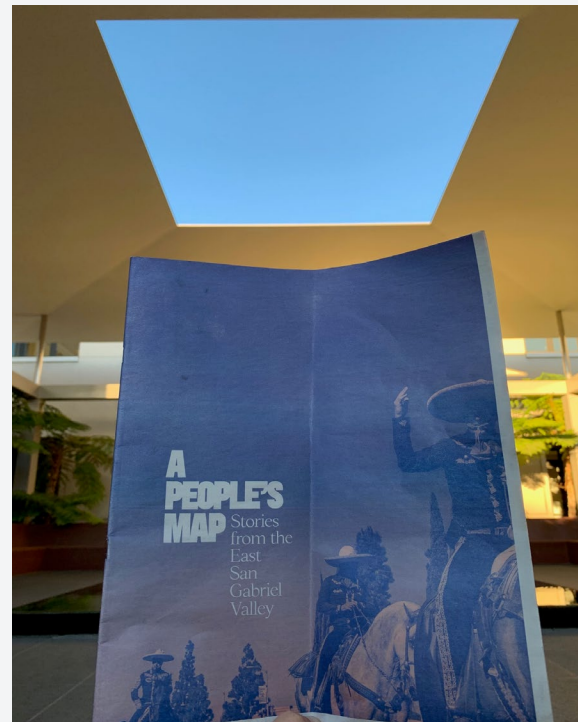




# Community Engagement - A People's Map

## A People's Map: Stories from the East San Gabriel Valley

- An oral history and portrait project made in collaboration with Fonografia Collective.




Stories About Engage Portraits

EN ES 中文


A PEOPLE'S MAP

As part of our engagement efforts, we collaborated with LA County Library's MÁKMÓ team to collect personal histories and portraits of community members at several library branches throughout the East San Gabriel Valley.


You can watch the full video interviews at: [history.lacountylibrary.org](https://history.lacountylibrary.org)




Henry Pedregon



Hal Durian



Alex Araiza



Jesus Huerta

"I grew up in this pocket of diversity. I felt like our neighborhood was so diverse - where there were Asians, Latinos, African-Americans, I just felt like that was normal."

— Victoria Bernal



### Alejandra Aviña

#### The Horse Whisperer

Alejandra Aviña leaves her home each morning, wearing cowboy boots and jeans only to walk a few dozen feet away to the corral, where three horses and a pony — Güero, Capricho, Loba and Gallito — are eager to be fed and groomed by her. Alejandra lives with her family in a rancho built in the tradition of Zacatecas, Mexico, from where her father came decades ago. Wanting to recreate a piece of home, he found just the right place to do it in Avocado Heights, and Alejandra grew up surrounded by animals and fruit trees, less than 20 miles from downtown L.A. She's been taking care of horses since she was a kid, and it didn't take her long to realize, intuitively, that spending time with them allowed her to better get to know herself. "I really fell in love with the power of the horses and the empowerment that they provide in healing and learning," she says. After graduating college, she had the idea of opening up the corral to clients, mostly children and young people from the area dealing with behavioral issues. Her father agreed, and she gave the rancho a new name: Hacienda Esperanza. It is now emblazoned above the gate to their lush property, nestled at the end of an unmarked road in Avocado Heights. "I want this place to become a healing place where you can learn and grow as a person — with the help of horses," she says.



Avocado Heights

▶ Play Audio

← Previous      Next →

← Back to Stories page



# Community Engagement- Technology

- Virtual open house.
- Meeting recordings.
- Social media, targeted advertisements.
- People's Map website and audio stories.
- Story-maps and mapping applications.
- Project website and blog.



Contexto Mapa de

### Área del Proyecto del Plan del Área de East San Gabriel Valley

En el siguiente mapa se muestra el área del proyecto del Plan del Área de East San Gabriel Valley. El proyecto está compuesto por las siguientes 24 comunidades no incorporadas (haga clic en una comunidad para hacer zoom):

- Avocado Heights
- Charter Oak
- East San Dimas
- Hacienda Heights
- North Pomona
- Rowland Heights
- Pellissier Village
- South Diamond Bar
- South Walnut
- Unincorporated North Whittier
- Unincorporated South El Monte

**Comunidades de San Jose Hills:**  
(Walnut Islands, West San Dimas)

**Comunidades del noroeste:**  
(Covina Islands, East Irwindale)

**Comunidades del suroeste:**  
(South San Jose Hills, Valinda, West Puente Valley)

# Community Engagement - Summary

- Over 107 community engagement events with community groups and members of the public.
- 54,100 postcard notice for the visioning workshop.
- 25,183 notification letter for proposed zoning and land use changes. Response to over 325 phone calls in multiple languages.
- Collaboration with County Departments of Public Works, Parks and Recreation, and Arts and Culture.
- Collaboration with an agency – Foothill Transit.
- Partnership with colleges – Cal Poly Pomona, UC Berkeley.

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# **Area Plan Information**



# Area Plan Goals & Strategies

GOAL	STRATEGIES
<b>DIVERSE</b>	<ul style="list-style-type: none"><li>• Employment, housing, retail, and recreation within walking distance</li><li>• Provide “missing middle” housing options</li><li>• Focus growth near transit and major intersections</li></ul>



# Area Plan Goals & Strategies

GOAL	STRATEGIES
<b>WALKABLE</b>	<ul style="list-style-type: none"><li>• Village centers at key intersections.</li><li>• Walk, roll, or take transit to daily goods and services.</li><li>• Open space connected to neighborhoods by greenways and walking paths.</li></ul>





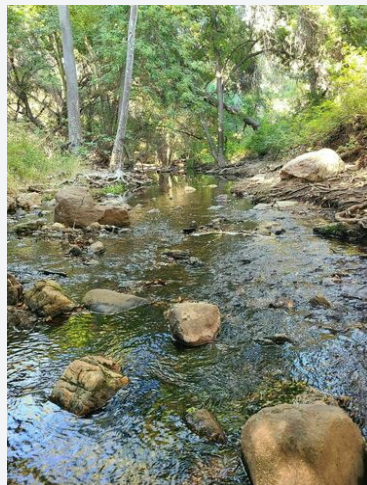
# Area Plan Goals & Strategies

GOAL	STRATEGIES
<b>CONNECTED</b>	<ul style="list-style-type: none"><li>• Foster community identity.</li><li>• Provide safe, enjoyable and convenient routes.</li><li>• Beautify the public realm.</li><li>• Encourage pedestrian activity.</li></ul>



# Area Plan Goals & Strategies

GOAL	STRATEGIES
<b>CONSERVE &amp; PRESERVE</b>	<ul style="list-style-type: none"><li>• Maintain community character.</li><li>• Enhance local assets.</li><li>• Direct development away from hazard areas.</li><li>• Conserve natural resources and scenic hillsides.</li></ul>





# Land Use Policy and Zone Changes

- **General Plan Consistency**
  - Updates land use to be consistent with General Plan's and Area Plan's guiding principles, policies, and programs.
- **Growth Area Criteria**
  - Focus housing options and land use diversity near major transit stops, high quality transit, and near major intersections.
  - Reduce land use densities for hillside areas with significant hazards, natural and scenic resources, and no transit or existing infrastructure.
- **Housing Element Changes**
  - Adopted by the Housing Element and implemented by the Area Plan.

# Land Use Policy and Zone Changes

- **Administrative Changes**
  - Community Plan land use category converted to General Plan.
  - Zoning updates consistent with land use designations.
  - Land use and zoning updates for properties with multiple categories.
- **Updates to Agricultural Zoning**
  - Updates agricultural zoning in developed residential areas with Residential Land Use (H5, H9, H18) to R-1 and R-A.
  - No changes proposed to Equestrian Districts.
  - Revised recommendations after community feedback.
  - Maintains agricultural zoning in Avocado Heights, Valinda, South El Monte, South San Jose Hills.

# Planning Area Standards District

Amend Planning and Zoning Code (Title 22) to enhance community character.

- **Planning Area Standards District (PASD)**
  - Establish and streamline standards for all communities.
- **Community Standards Districts (CSDs)**
  - Reorganize and update existing Equestrian Districts and supplemental districts.
- **Additional standards**
  - New standards including height limits, biological resources review, notification requirements expansion, and significant ridgelines protection.



# Planning Area Standards District

- **Rowland Heights CSD**
  - Updates to strengthen standards along commercial corridors to improve walkability and community structure and design.
- **Hillside Grading**
  - Updated requirements.
- **Avocado Heights and Trailside Ranch Equestrian Districts**
  - Boundaries adjusted to create one consolidated equestrian district.

# Environmental Analysis

- **Program Environmental Impact Report (PEIR)**
  - Compliance with CEQA and County guidelines.
- **Statement of Overriding Considerations**
  - Benefits outweigh unavoidable significant impacts to aesthetics, air quality, biological resources, noise, and transportation to implement sustainable growth.
- **Project Alternatives**
  - No feasible project alternatives would mitigate or substantially lessen impacts.
- **Mitigation Monitoring and Reporting Program**
  - Ensures inclusion all feasible mitigation measures.

# Project Case Information

## East San Gabriel Valley Area Plan

Project No. 2022-000612 (1,5)

Advance Planning Project No. RPPL2021013047

General Plan Amendment No. RPPL2022003554

Ordinance No. RPPL2022014158

Zone Change No. RPPL2022003557

Environmental Assessment No. RPPL2022003550

**Communities:** 24 unincorporated communities in East San Gabriel Valley

**Environmental Determination:** Significant and Unavoidable with Mitigation Incorporated, requiring CEQA Findings of Fact and Statement of Overriding Considerations.

**Staff Recommendation:** Approval

# Recommended Motion

## CEQA

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND RECOMMEND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE REQUIRED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE EAST SAN GABRIEL VALLEY AREA PLAN PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

## PROJECT

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS OF THE EAST SAN GABRIEL VALLEY AREA PLAN, PROJECT NUMBER 2020-000612-(1,5), ADVANCE PLANNING CASE NO. RPPL2021013047, GENERAL PLAN AMENDMENT NO. RPPL2022003554, ORDINANCE NO. RPPL2022014158, ZONE CHANGE NO. RPPL2022003557, AND ENVIRONMENTAL ASSESSMENT NO. RPPL2022003550 WITH REVISIONS AS RECOMMENDED BY STAFF.