



West San Gabriel Valley Area Plan

2023 Visioning Workshops
Community Studies – East
wsgvap@planning.lacounty.gov

Servicios de interpretación en vivo

現場和在線口譯服務

En vivo

現場

- Español
- 普通話(Mandarin)
- 廣東話(Cantonese)

Agenda

- Welcome and Introductions
- Planning Overview
- Activity 1
- West San Gabriel Valley Area Plan Overview
- Community Overview
- Activity 2
- Preliminary Strategies Overview
- Activity 3
- Final Q&A

Introductions

Los Angeles County Planning

- Mi Kim, Supervising Regional Planner
- Adrine Arakelian, Principal Regional Planner
- James Drevno, Senior Regional Planner
- Evan Sensibile, Regional Planner
- Katrina Castañeda, Regional Planner

Agreements

Be Kind and Courteous to Each Other

- Patience and understanding are important to ensure each person is heard. This is an environment for learning.

Respect Differences

- Everyone is at a different level of understanding and that is okay. We have to respect each other and where we are in life. Try to monitor your tone and word choice as much as possible.

Be gracious

- There is no wrong question or dumb question. To embark on this work, we have to trust each other, and a big part of trust is ensuring you are keeping the space safe.

Be Accountable and Receptive

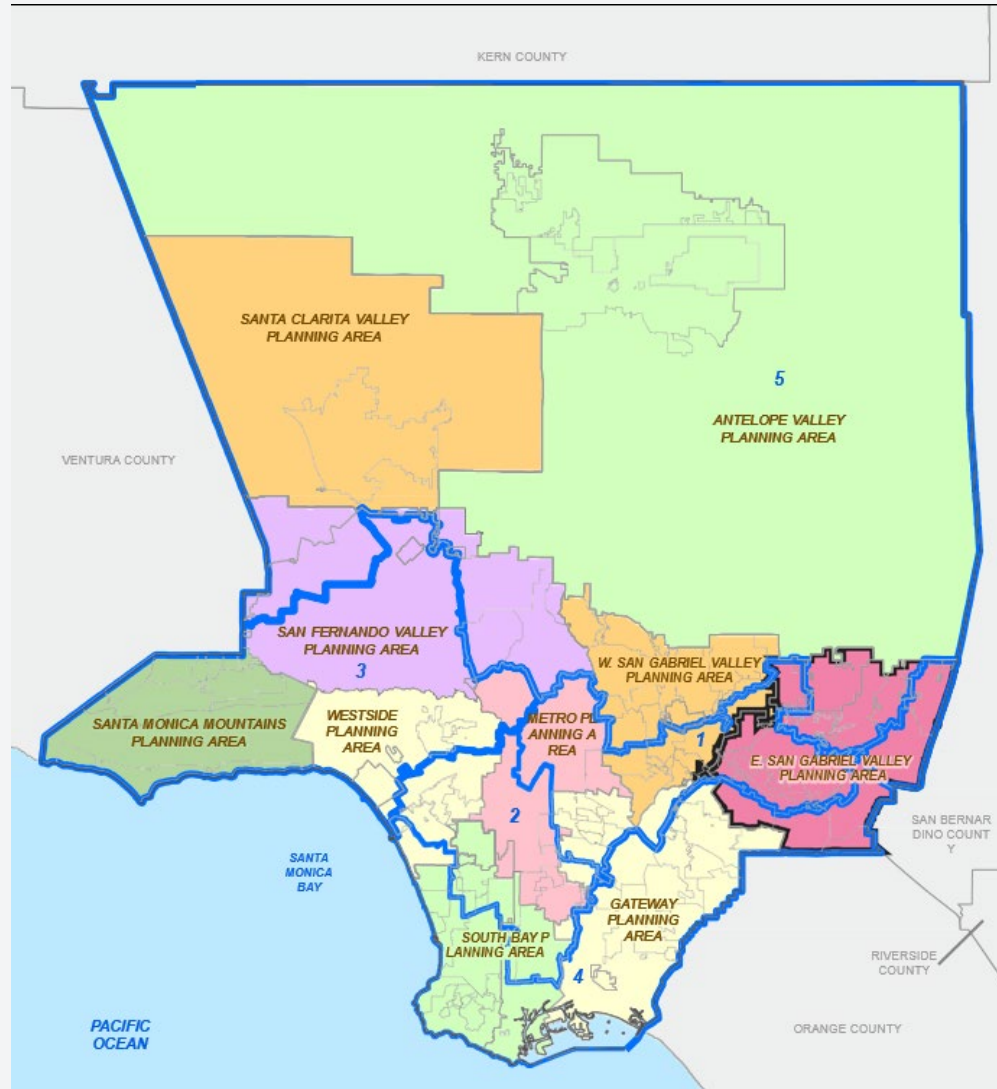
- If you have offended or feel you may have offended someone, take a moment and acknowledge and apologize.

Planning Overview

Los Angeles County Planning

- LA County Planning facilitates the planning and permit processes for private property in unincorporated areas of Los Angeles County.
- LA County Planning includes multiple Divisions, related to Development Services, Land Use Regulation and Enforcement, and Long-range Planning
- **This gathering today is focused on *long-range planning*, and how communities change over long periods of time.**

Planning Areas Framework



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.

West San Gabriel Valley Area Plan:

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



Community Involvement

- Community involvement is vital through all phases of the project, from visioning to project adoption.
- Planning is a process. Planners are facilitators tasked with helping communities realize their desired community vision, and for finding ways for the community to meet that vision.
 - *Visioning Process: Where are we going? This is the destination.*
 - *Area Plan Process: How do we get there? This is the roadmap.*

Activity 1

Activity 1 - “Memory Icebreaker”

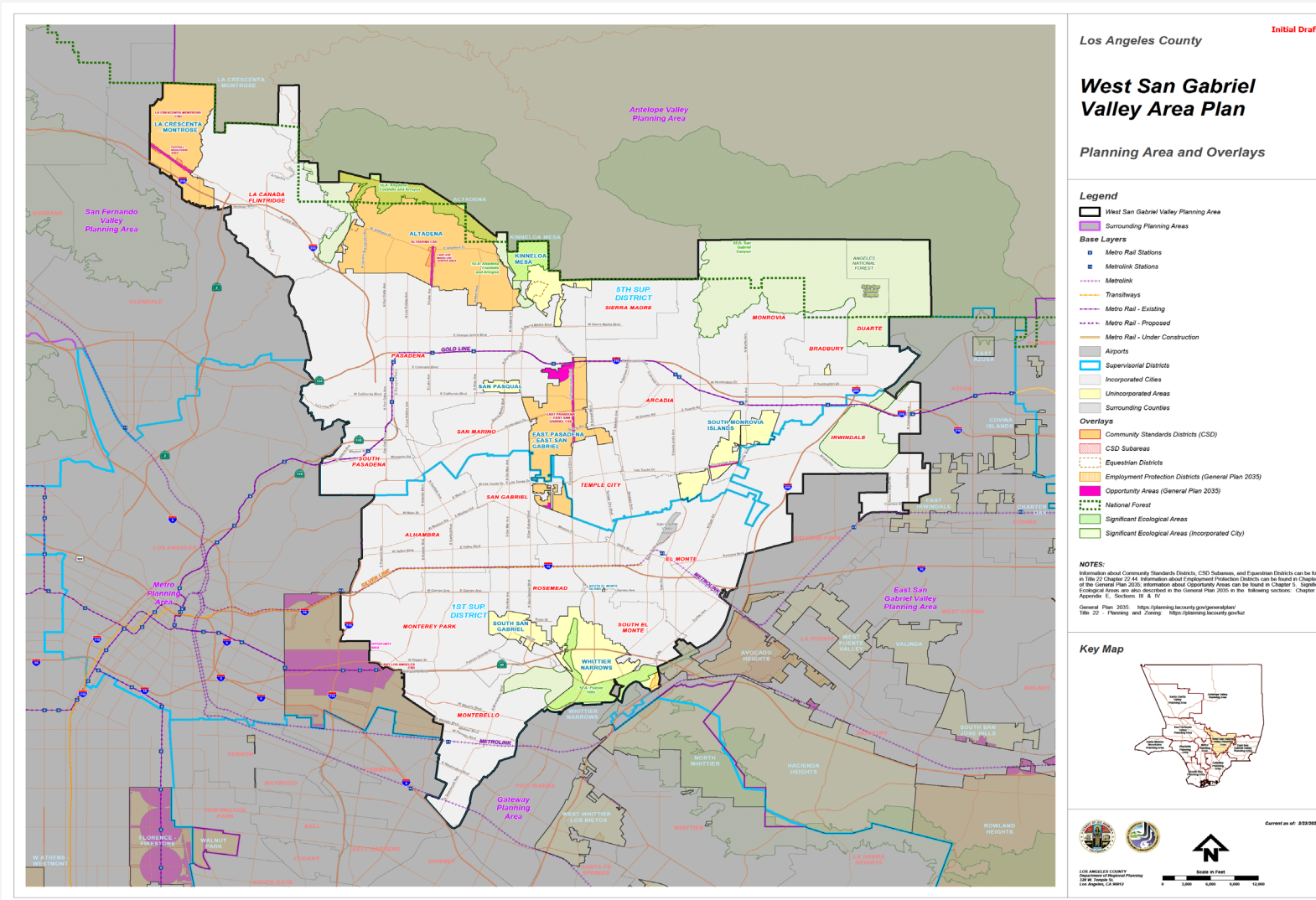
Write down your favorite memory growing up. The memory should be related to a favorite place or activity growing up.

West San Gabriel Valley Area Plan

West San Gabriel Valley Communities

- La Crescenta – Montrose
- Altadena
- Kinneloa Mesa
- San Pasqual
- East Pasadena – East San Gabriel
- South El Monte Island
- South Monrovia Islands
- South San Gabriel
- Whittier Narrows

Project Area- West San Gabriel Valley



Area Plan Project Components

- Area Plan (Land Use Planning and Policy Document)
- Area Plan ordinance (Updates to LA County Code Title 22)
- Area-specific technical/topic studies
- Environmental Impact Report (EIR)
- Community engagement and stakeholder outreach

Planning Process

1. Visioning
 2. Reports/Studies/Map Analysis
 3. Environmental Document Scoping Meeting
 4. Plan Drafting
 5. Draft Dialogue(s) – stakeholder meetings/workgroups
 6. Plan Editing
 7. Public Review – Draft Area Plan and Draft EIR
 8. Public Hearings
- (Community Outreach is constant throughout the project)

Plan Elements

- Land Use
- Mobility
- Conservation and Open Space
- Public Services and Facilities
- Economic Development
- Historic Preservation

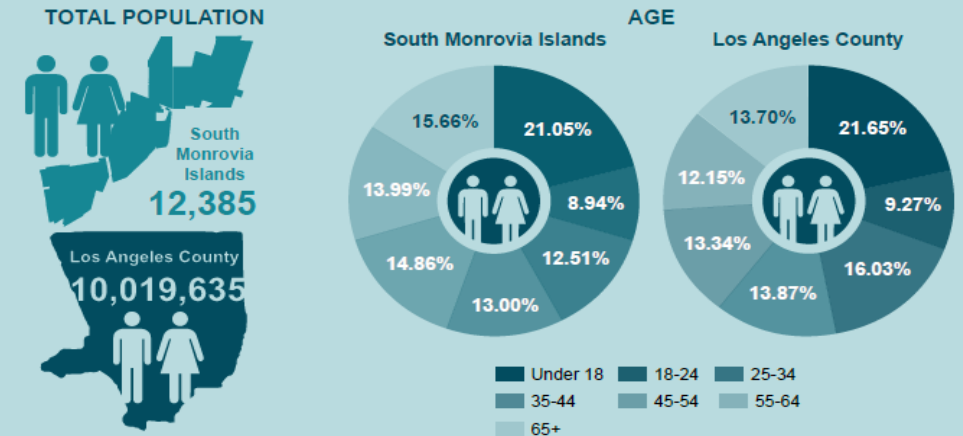
South Monrovia Islands





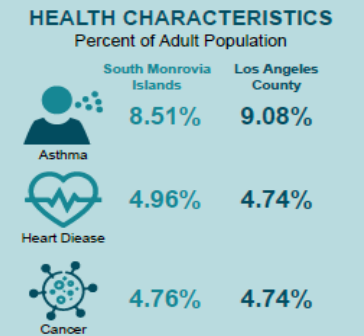
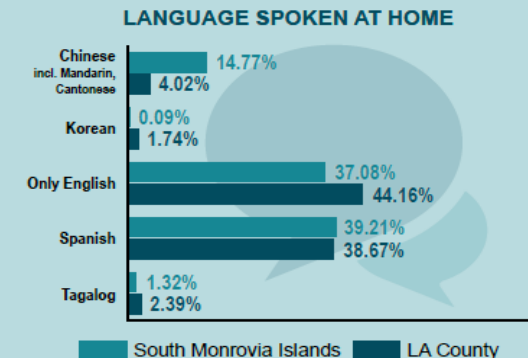
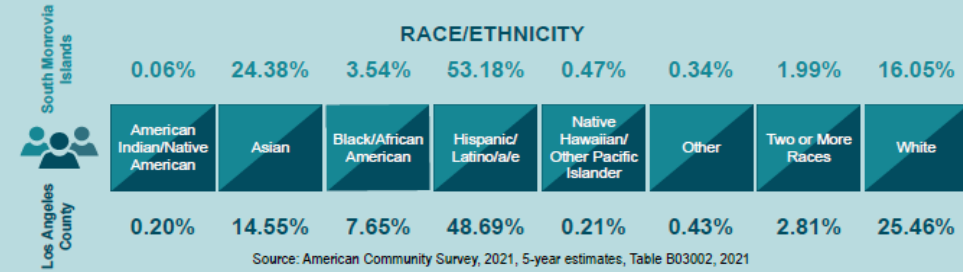
Community Profile

- Community Size: 1.3 Square-mile area.
- Population: 12,385
- Population Density: 9,528 people per square mile
- Total Housing Units: 3,712 Housing Units
 - 87.9 Percent Single-family residential (County Average: 54.6 percent)
 - 9.6 Percent Multi-family (County Average: 43.7 percent)
 - 83 Percent of the housing stock was built before 1979.
- Median household income: \$90,990 (County Average: \$76,367)



Source: American Community Survey, 5-year estimates, Table B01003, 2021

Source: American Community Survey, 2021, 5-year estimates, Table B01001, 2021

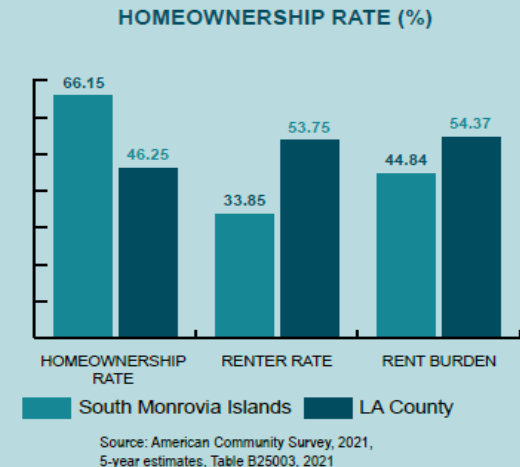
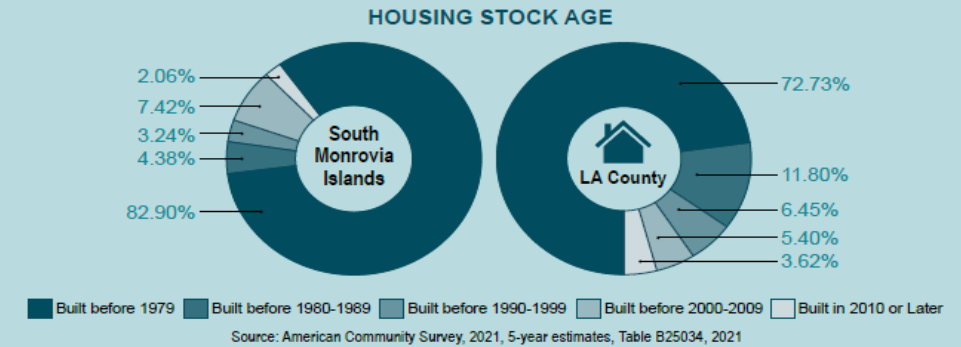
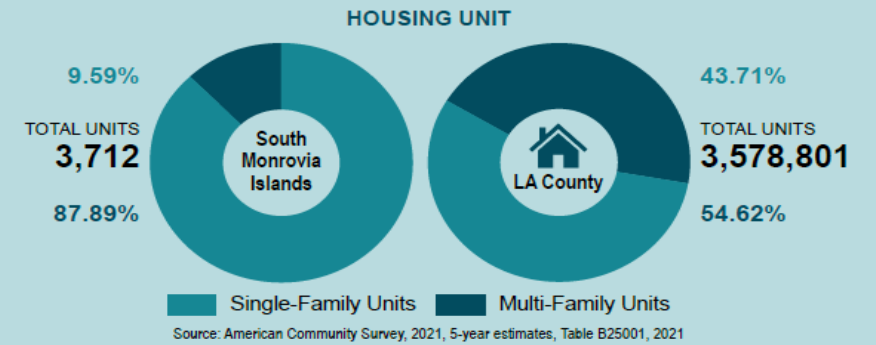


*The percentage of people 5 years and older who speak mostly the language at home. Source: American Community Survey, 5-year estimates, Table C16001, 2021

Source: Centers for Disease Control and Prevention – Division of Population Health PLACES Initiative, 2020

Community Profile

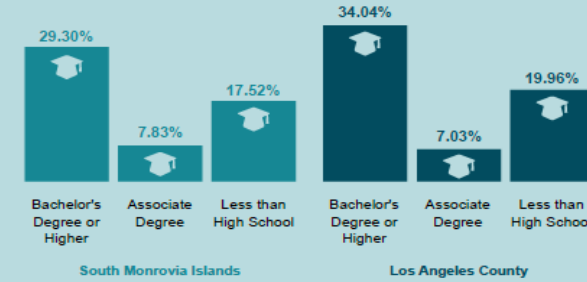
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EDUCATIONAL ATTAINMENT



American Community Survey, 5-year estimates, Tables B14004, B15002, 2021
Note: 5-year estimates are an average of the preceding 5 years

EMPLOYMENT INDUSTRY



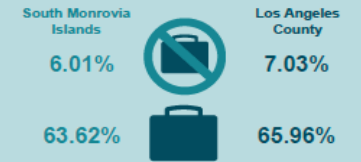
Source: American Community Survey, 5-year estimates, Table DP03, 2021

MEDIAN HOUSEHOLD INCOME



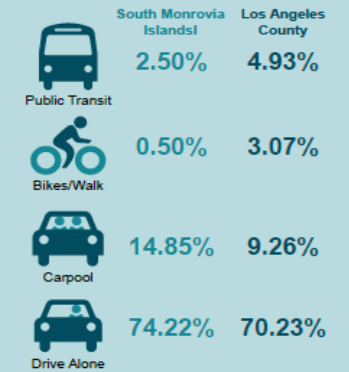
Source: American Community Survey, 5-year estimates, Table B19013, 2021

EMPLOYMENT/UNEMPLOYMENT



Source: American Community Survey, 5-year estimates, Table B23001, 2021

COMMUTE MODE



Source: American Community Survey, 5-year estimates, Table B08301, 2021

COMMUTE TIME



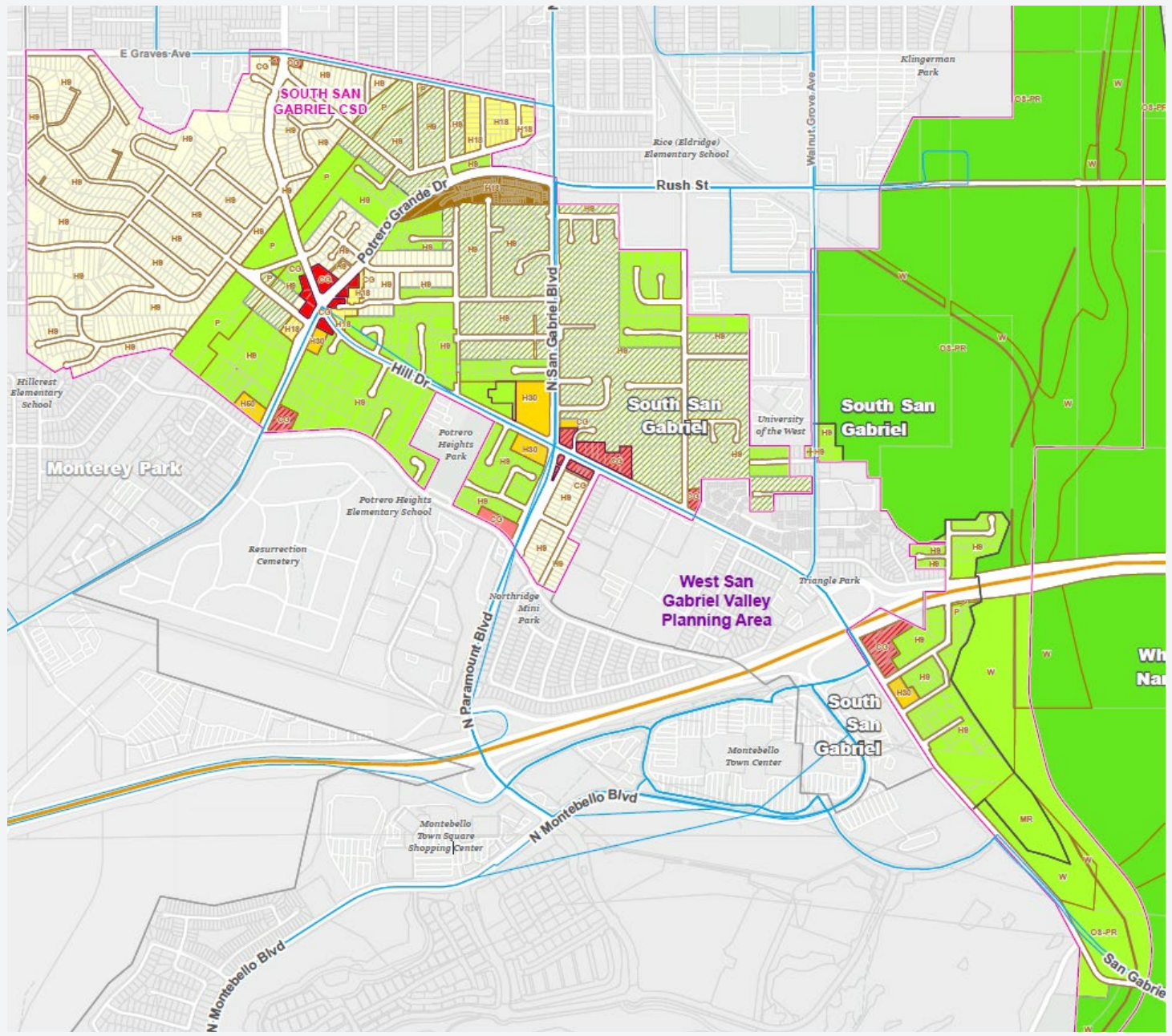
Source: American Community Survey, 5-year estimates, Table S0801, 2021

South Monrovia Islands Characteristics

- **Recreational Facilities.** Existing recreational areas include Longden Avenue Park and Pamela Park.
- **Educational Facilities.** Existing institutions include like Rio Hondo, Plymouth, and Maxwell Elementary, along with the Live Oak Library and a Duarte Unified School District daycare center.
- **Housing Stock.** Primarily single-family homes. Aging housing stock.
- **Proximity.** Nearby key employment centers are clustered in the City of Duarte and Pasadena and Downtown LA.
- **Transit and Transportation.** Metro Gold Line Monrovia Station is located within one quarter-mile from the north edge of the community. Bus service via Metro J (Silver) Line El Monte Station connects to Downtown LA and south county. Bus service (Foothill Transit, Arcadia Transit, and Metro) serves Live Oak Avenue, Santa Anita Avenue, 6th Avenue, Myrtle Avenue/Peck Road, and Mountain Avenue, providing connections to local and regional destinations.
- **Live Oak Avenue.** Live Oak serves as the community's main street, with a variety of commercial and industrial establishments.
- **Culturally Diverse.** Diverse population, with significant Hispanic/Latinx and Asian representation.
- **Sidewalks.** Neighborhoods with a mix of tree-lined streets with sidewalks and streets where property line meets the curb.

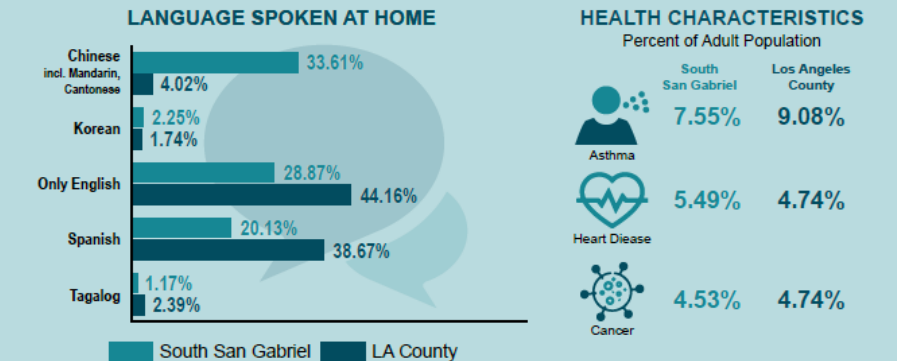
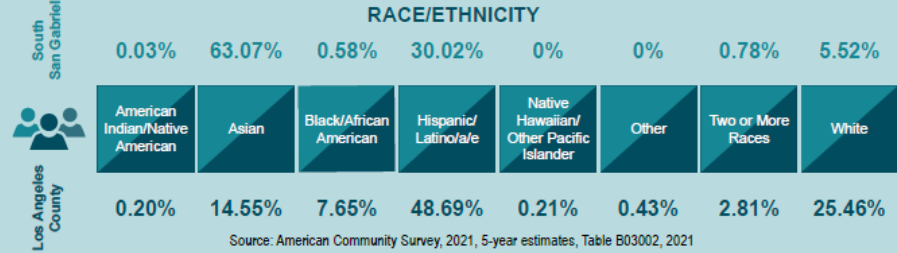
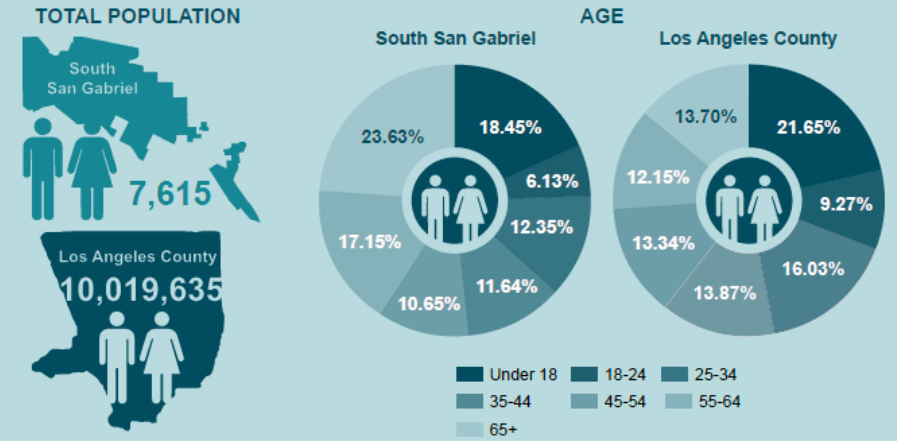
South San Gabriel





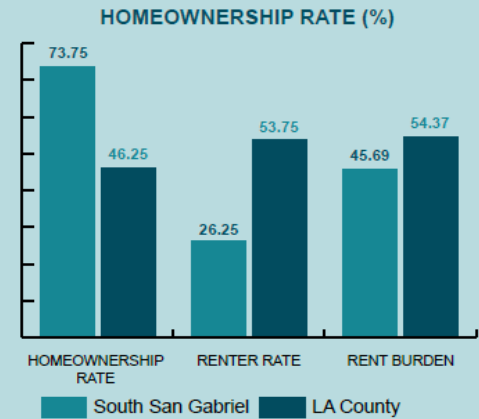
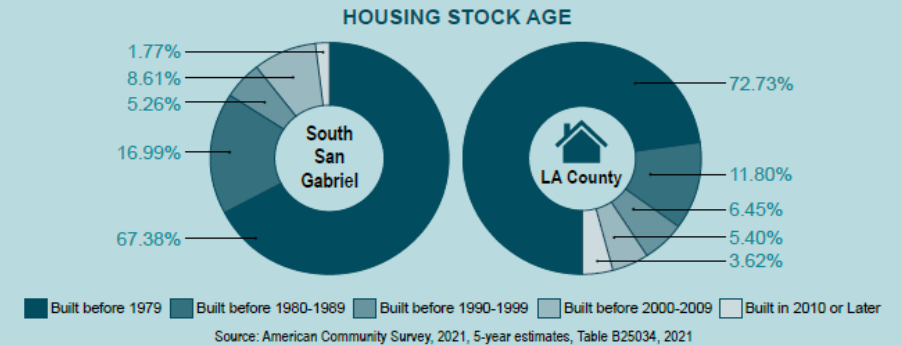
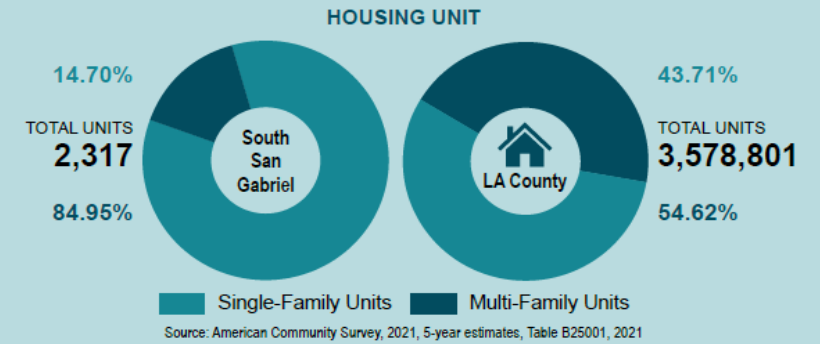
Community Profile

- Community Size: 1 Square-mile area.
- Population: 7,615
- Total Housing Units: 2,318 Housing Units
 - 85 Percent Single-family residential (County Average: 54.6 percent)
 - 15 Percent multi-family (County Average: 43.7 percent)
 - 67 Percent of the housing stock was built before 1979.
- Median household income: \$64,018 (County Average: \$76,367)



Community Profile

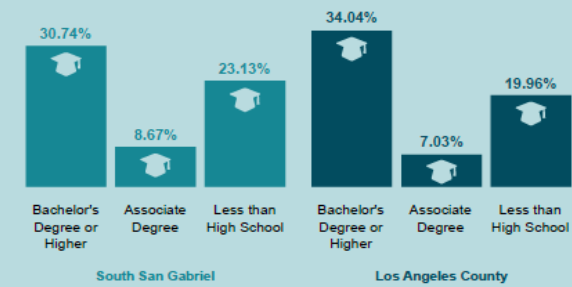
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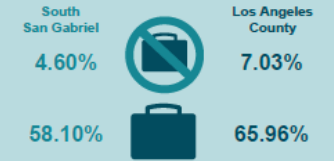
Source: American Community Survey, 5-year estimates, Table DP03, 2021

MEDIAN HOUSEHOLD INCOME



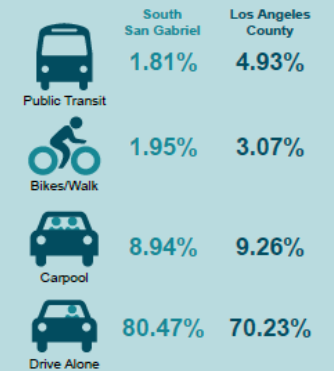
Source: American Community Survey, 5-year estimates, Table B19013, 2021

EMPLOYMENT/UNEMPLOYMENT



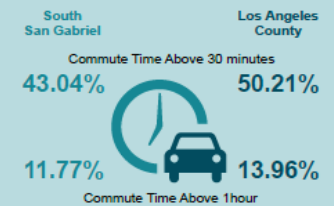
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COMMUTE MODE



Source: American Community Survey, 5-year estimates, Table B08301, 2021

COMMUTE TIME



Source: American Community Survey, 5-year estimates, Table S0801, 2021

South San Gabriel Characteristics

- **Topography.** Hilly topography. Most of the residential areas are located on an incline with the residences below street grade.
- **Housing Stock.** Mix of mostly single-family with some low density and multi-family housing ranging from one to three stories.
- **Transit and Transportation.** Montebello Bus and Metro offer transit options, albeit limited to San Gabriel Boulevard.
- **Neighborhood Location.** Neighborhoods branch off major roads including Del Mar Avenue, Hill Drive, Paramount Boulevard, and Potrero Grande Drive with many roads ending in cul-de-sacs.
- **Natural and Recreational Uses.** Adjacent to the community are Whittier Narrows Park, Whittier Narrow Recreation Area, and Garvey Ranch Park.
- **Culturally diverse.** Strong presence of Hispanic/Latinx and Asian individuals.

Activity 2

Activity 2 - “Magic Wand”

Write down your answers to the following two questions. Be as descriptive and specific as possible.

- 1. If you had a magic wand that could change one thing in the community, what would that be?*
- 2. Imagine you are standing on your nearest main/commercial street in your community 20 years from now, and you are looking down the block. In your ideal vision of your community 20 years from now, what do you see?*

Preliminary Land Use Strategies

Objectives

The Area Plan should support the following objectives:

- **Protect People and the Environment**
- **Increase Housing Diversity**
- **Promote Economic Stability**
- **Enrich Community Culture**
- **Increase Active Transportation (Walking & Biking)**

These objectives are prioritized by adopted plans, elements, and strategies, including the LA County General Plan, Sustainability Plan, Climate Action Plan, Housing Element, and Safety Element.

Area Plan Goals & Strategies

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



Area Plan Goals & Strategies

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



Area Plan Goals & Strategies

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



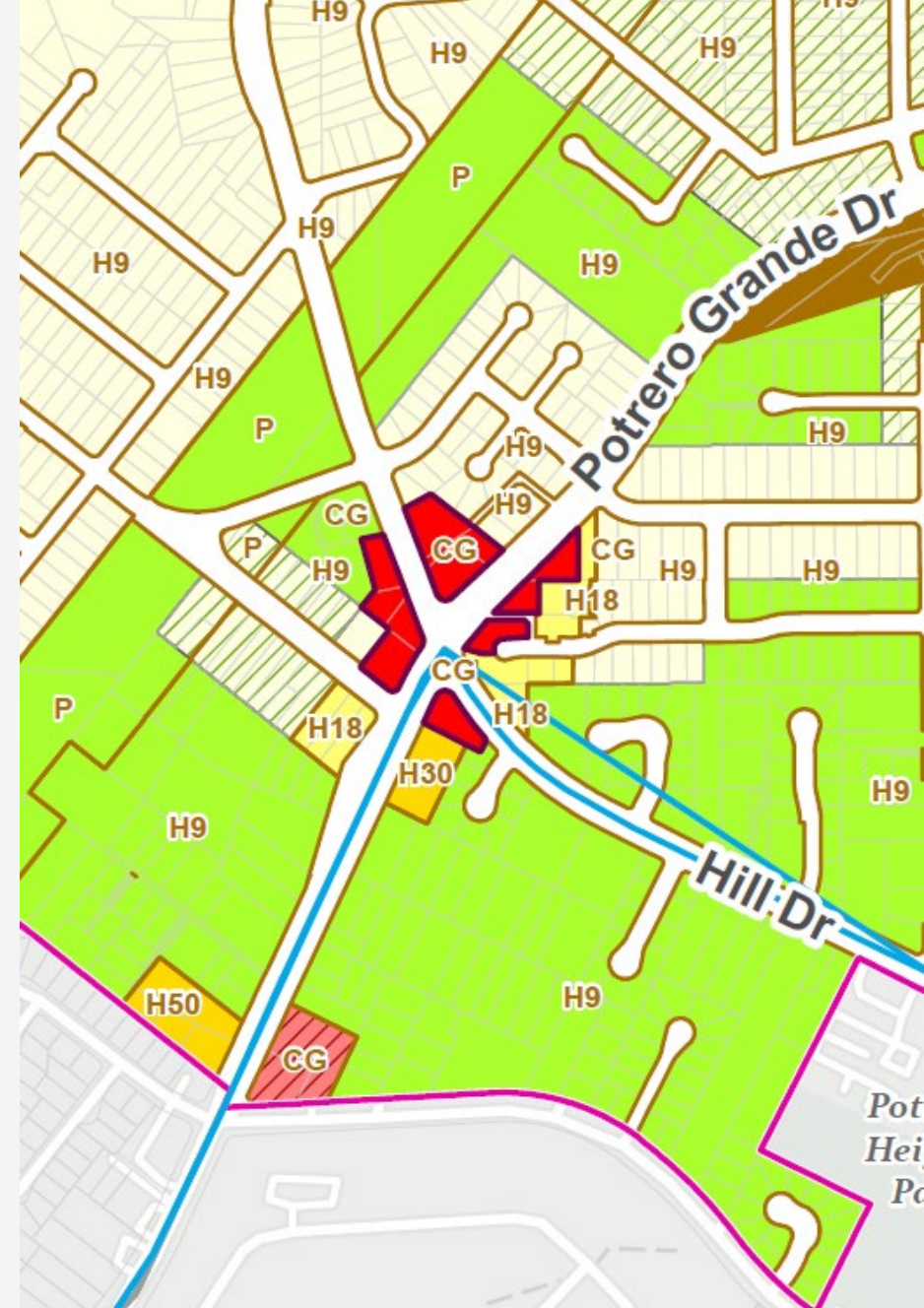
Area Plan Goals & Strategies

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



South San Gabriel Considerations

- **Housing Diversity.** Diversify housing options to accommodate need for housing.
- **Land Use Diversity.** Encourage more neighborhood-serving uses such as healthcare clinics and grocery stores.
- **Green Spaces.** Create green spaces, small parks, or recreational facilities within the community.
- **Transit Connectivity.** Explore partnerships with rideshare services or community shuttle programs to improve public transportation.
- **Connectivity to Nearby Recreational and Public Facilities.** Develop bike lanes and walking trails directly connecting residential areas to Whittier Narrows, other parks, libraries, healthcare clinics, grocery stores, and other nearby amenities.














Activity 3

Activity 3 - “Stoplight”

Using 3 color categories, each participant should write down place-specific notes and attach them to the map.

- Green. Positive Community Assets. These are places that “charge up” the community in a positive way. It could be a great coffee shop, a town center, a historic church, a local park. These are things that make you proud to be a part of the community.
- Yellow. Community Opportunities. These are places or elements that are okay but could be better. They are not outright concerns but missed opportunities. If these places were improved or reimagined, they could become strong community assets.
- Red. Community Concerns. These are places that do not correspond to the community’s values, or threaten the safety of residents.

DIVERSE		Multi-family Residential / Mixed-Use
		Middle Housing (Duplex/Triplex/Quadplex)
		Low-density Residential (larger properties > 5,000 SF)
		Mixed Commercial (Office, Industrial) along corridors and major intersections
WALKABLE		Commercial Nodes (Opportunities to enhance existing)
		Commercial Nodes (Opportunities for new)
		Centralized Amenities (e.g. village centers, community centers)
THRIVING		Job/Employment Growth Opportunities
CONNECTED		Active Transportation/Greenways/Bike Blvds.
		Opportunities to connect residential neighborhoods (e.g. cul de sacs)
PRESERVE		Preservation Area

Next Steps

Next Steps

- Incorporate community input from the visioning workshops. Continue to identify areas to conserve, areas to sustain, and areas to grow based off feedback.
- Continued community outreach, including stakeholder groups.
- Ongoing work on related components, including the Area Plan's environmental review, ordinance, and historic preservation process.
 - **October 25** meeting re: historic preservation. Register on our website.

Contact Us

LA County Planning, Community Studies - East
(213) 974-6425 | wsgvap@planning.lacounty.gov

West San Gabriel Valley Area Plan Website:

<https://planning.lacounty.gov/long-range-planning/wsgvap/>

Visit the Area Plan website for the latest updates, documents and events. You can also sign up for email updates on the Area Plan website.

THANK YOU!