



# West San Gabriel Valley Area Plan

2023 Visioning Workshops  
Community Studies – East  
[wsgvap@planning.lacounty.gov](mailto: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**

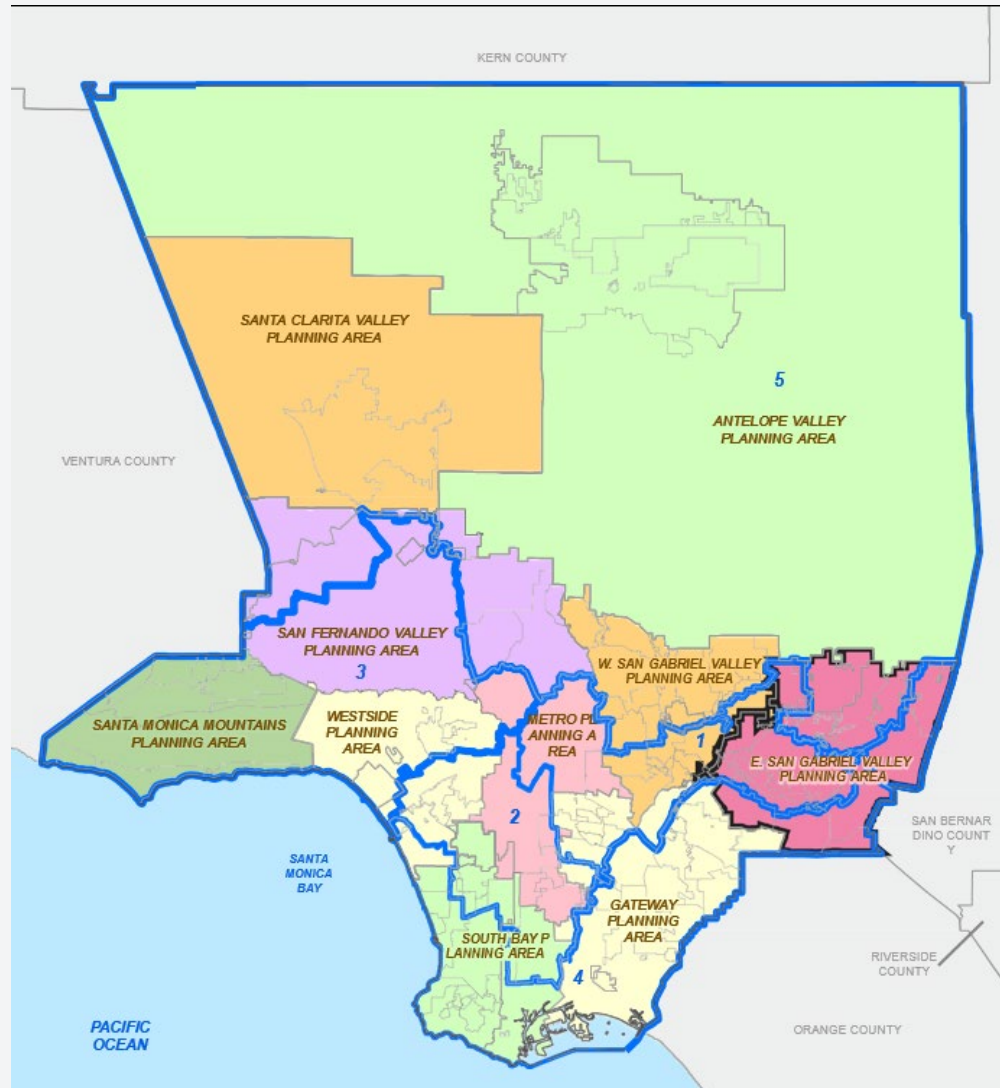
- If you have offended or feel you may have offended someone, take a moment and acknowledge and apologize.

# 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 3 - “Memory Icebreaker”

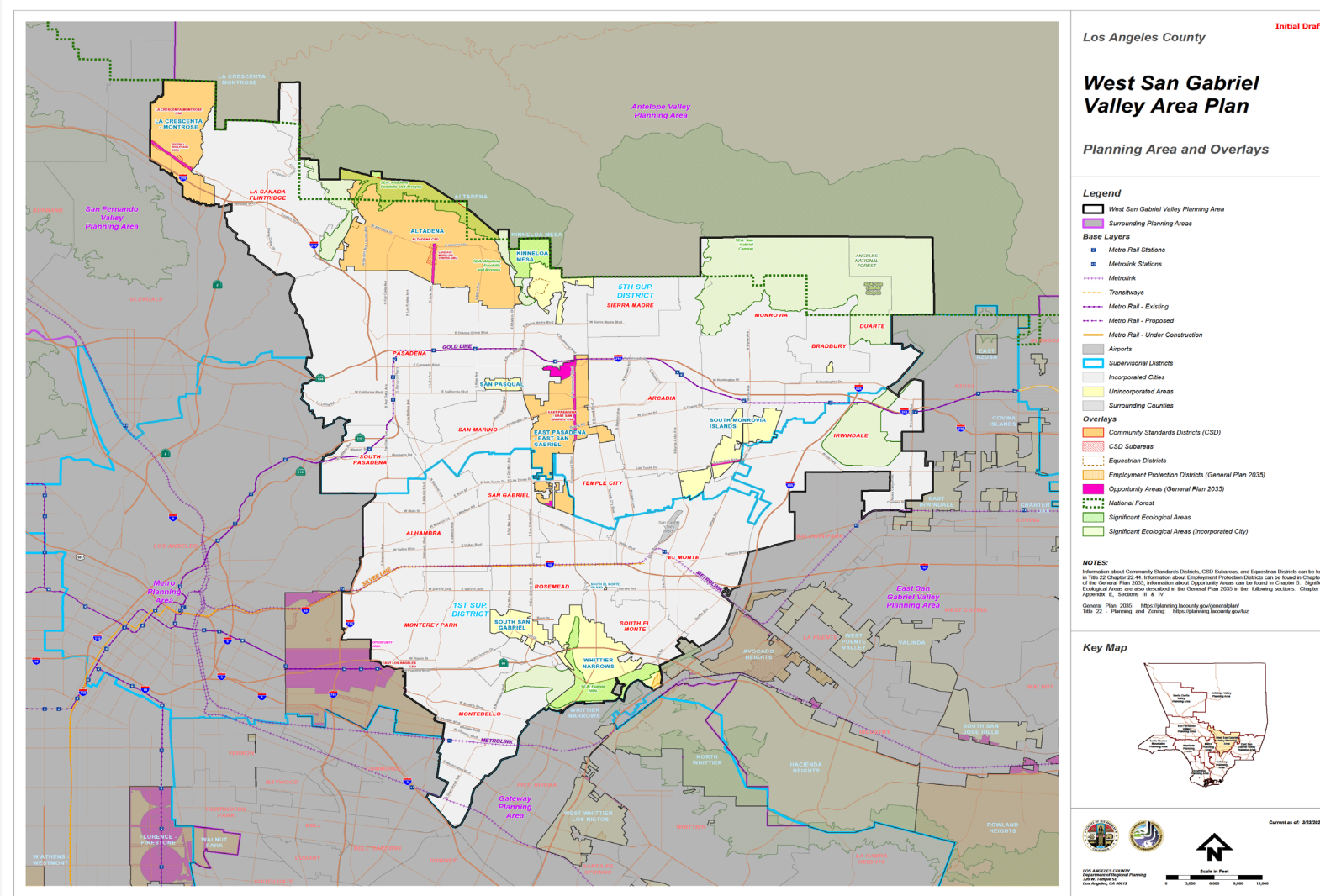
*Write down your favorite memory growing up. The memory should be related to a favorite place or activity growing up.*

# **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



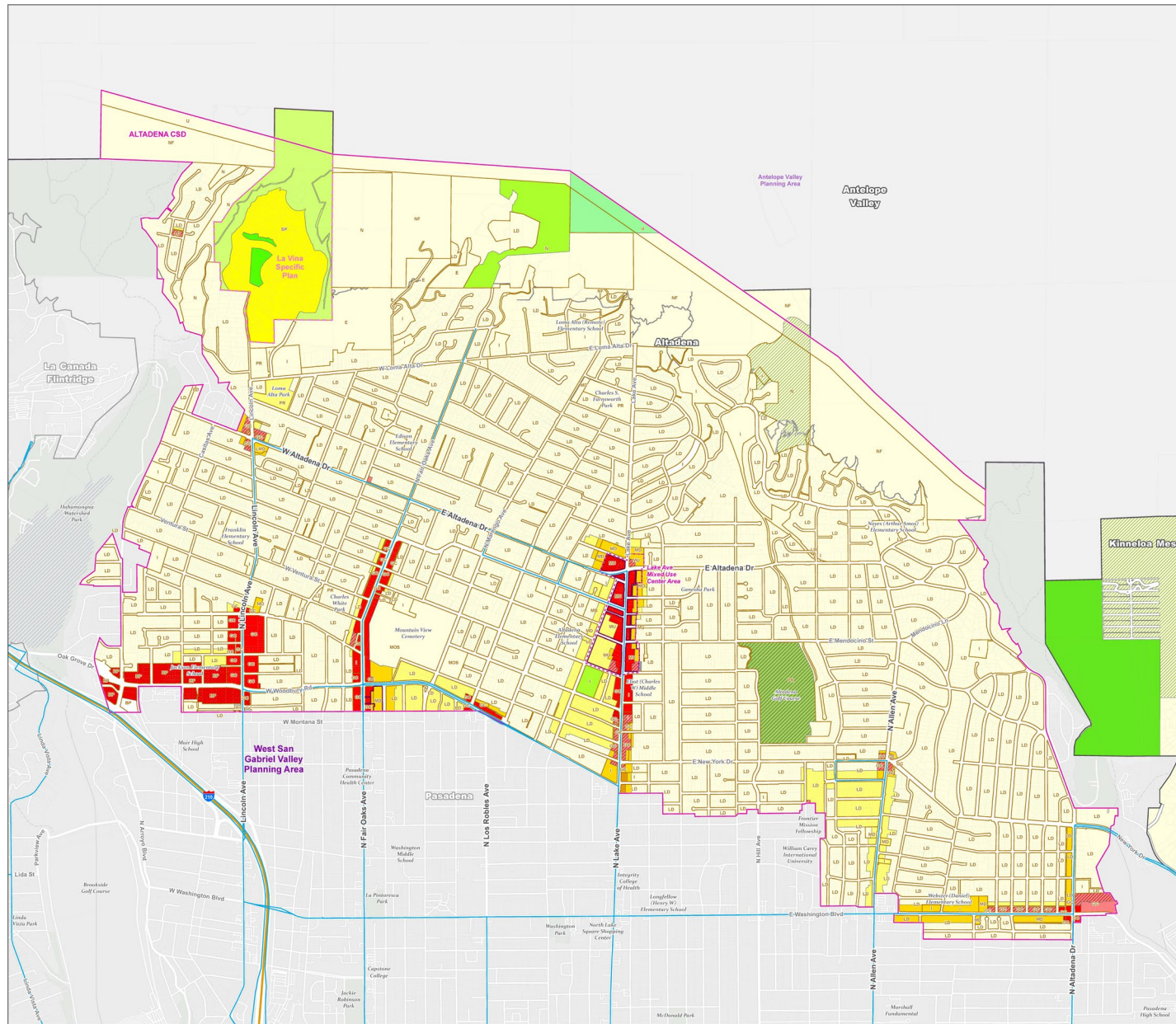
# Planning Process

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 Open Space
- Economic Development
- Historic Preservation

**Altadena**

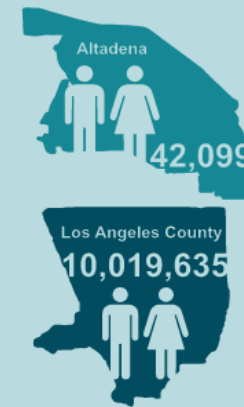


..PRO

# Demographic & Health Profile

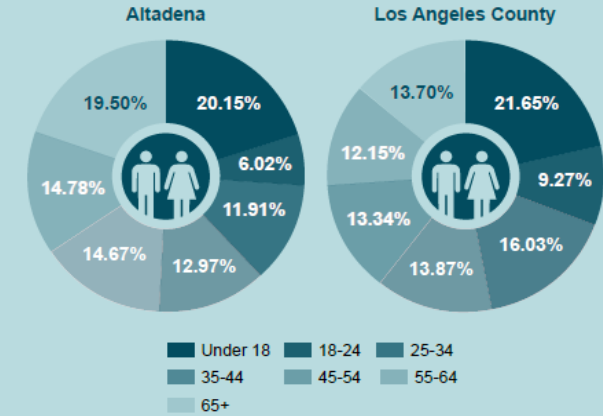
- Community Size:  
8.5 square-mile area
- Population:  
43,344
- Population Density:  
5,061 people per square mile

## TOTAL POPULATION



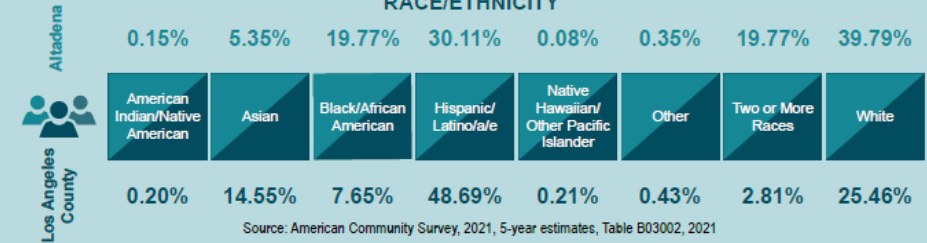
Source: American Community Survey, 5-year estimates, Table B01003, 2021

## AGE



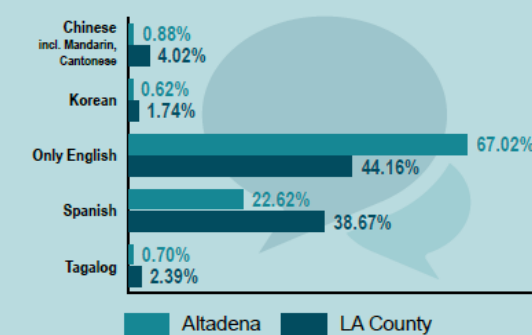
Source: American Community Survey, 2021, 5-year estimates, Table B01001, 2021

## RACE/ETHNICITY



Source: American Community Survey, 2021, 5-year estimates, Table B03002, 2021

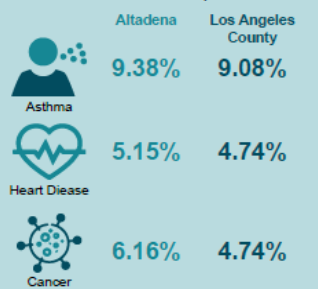
## LANGUAGE SPOKEN AT HOME



\*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

## HEALTH CHARACTERISTICS

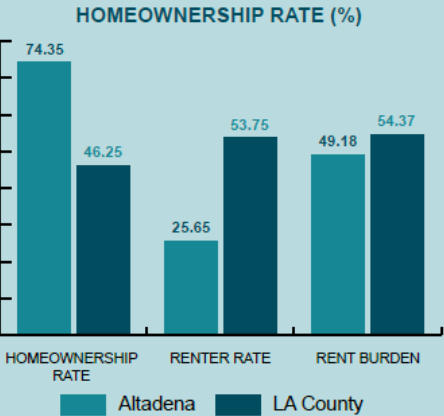
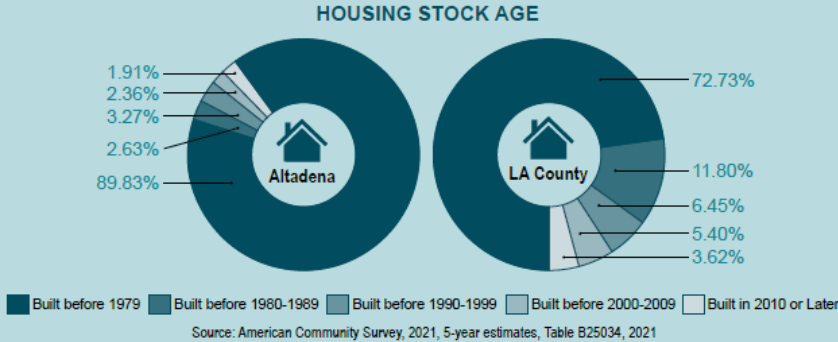
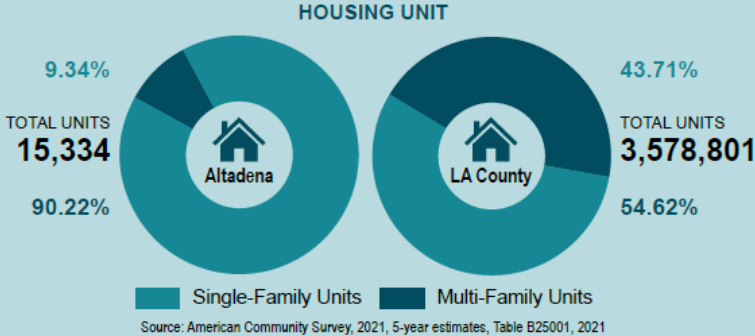
Percent of Adult Population



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

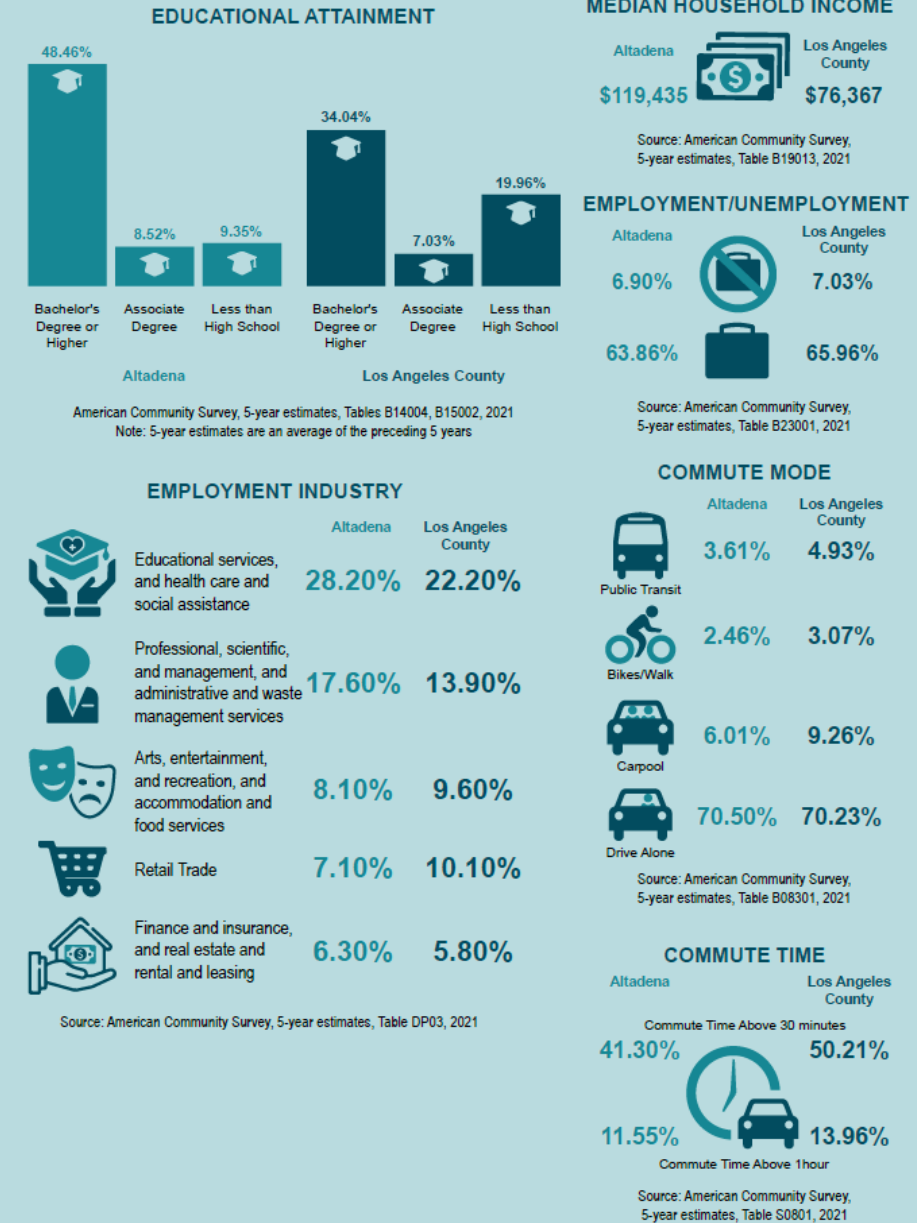
# Housing Profile

- Total Housing Units:*  
7,375 Housing Units
- Single and Multi-Family Housing:*  
90% - Single-family -(County Avg: 54.6%)  
9% - Multi-family - (County Avg: 43.7%)
- Housing Stock Age:*  
90% of housing stock built before 1979,  
(County Avg: 73%)



# Education & Employment Profile

- Household incomes and education levels are higher than County avg.
- Commute Times & Mode:
  - Altadenans have slightly shorter commutes than County avg.
  - Great majority drive alone, similar to County avg.



# Altadena Characteristics

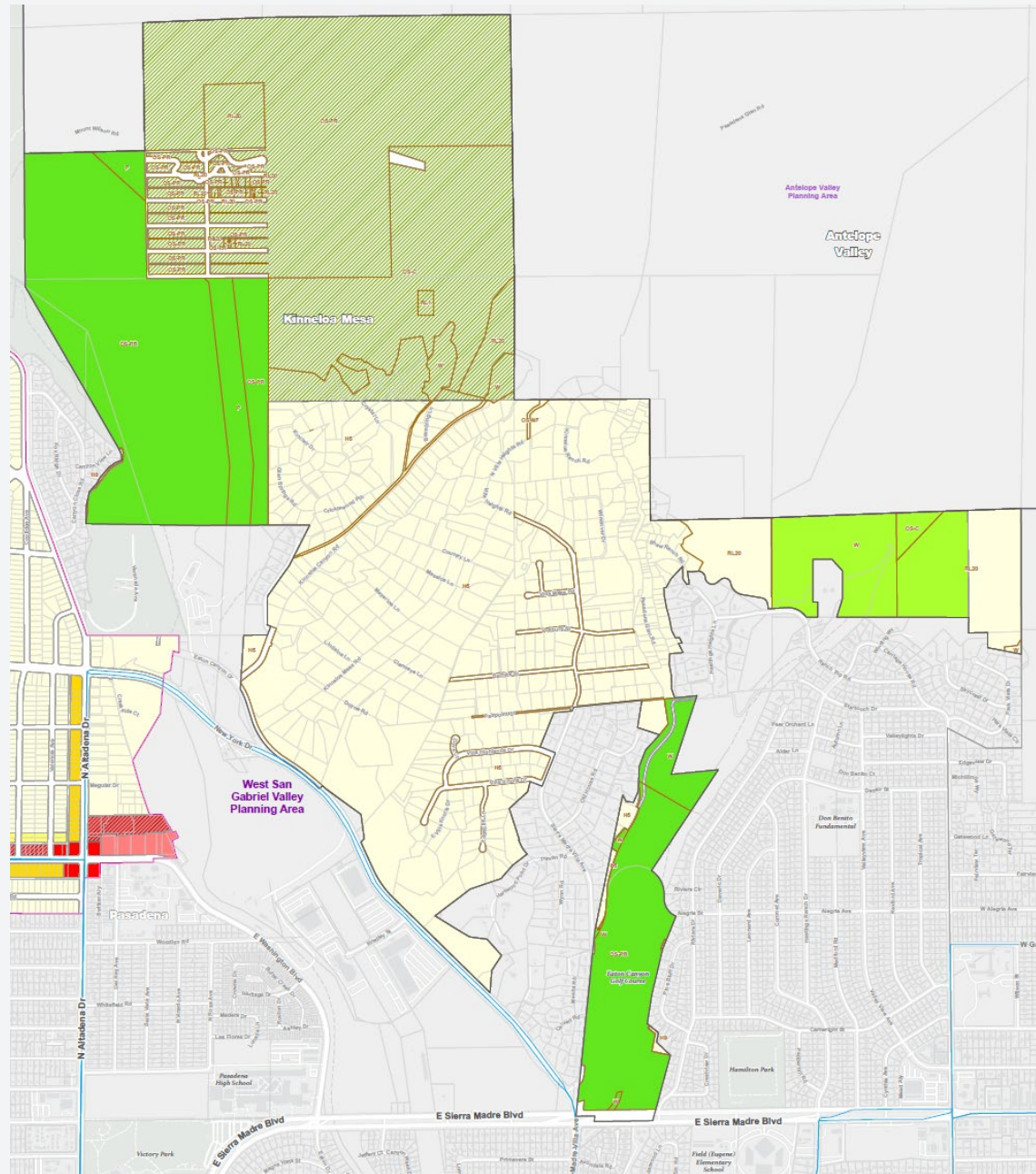
- **Scenic Qualities.** San Gabriel Mountains dramatic backdrop, hugs edges of community. Significant ridgelines protected.
- **Natural Resources.** Ridges, slopes and canyons; Significant Ecological Areas; Riparian areas - rivers/water channels; Vegetation and wildlife.
- **Open Space & Trails.** Preserved open space on three sides – Angeles National Forest, Arroyo Seco/Hahamonga, Eaton Canyon; trails to canyons.
- **Proximity.** Employment centers - Pasadena, Los Angeles, JPL.
- **Transportation.** I-210 runs south through Pasadena. Transit options limited.
- **Lake Avenue & Commercial Areas.** Lake Avenue as main-street, with other commercial corridors – Fair Oaks, Lincoln, Washington, Woodbury, Allen
- **Historic Resources & Equestrian District.** Historic and cultural resources foster a distinct identity for Altadena's built environment and communities.



# Altadena Community Plan

- WSGVAP will update and incorporate Altadena Community Plan (CP)
- CP Land Use Policy map will be converted to equivalent in General Plan
- Altadena Community Plan adopted in 1986
- Altadena Community Plan Goals and Vision:
  - Preserve residential character of community
  - Revitalize commercial and industrial areas
  - Lake Avenue as the mixed-use main street - a distinct, vibrant, heart of Altadena
  - Maintain and improve light industrial along Woodbury Rd.
- Questions – What’s working? What needs revision/reassessing? What’s missing?

# Kinnetloa Mesa



# Kinneloa Mesa Community Profile

- **Community Size:** ~1.6 square miles
- **Population:** 845 people
- **Total Housing Units:** 457 Housing Units
- **Education:** 74.4% of residents have a 4-year college degree (County Average: 34%)
- **Median Household Income:** \$238,125 (County Average: \$76,367)
- **Employment:** 48% of residents work in finance and insurance (County Average: 3.3%)



# Kinneloa Mesa Characteristics

- **Topography.** Hilly topography, with residential areas located on inclines or mesas.
- **Natural Areas.** Nearby open space and proximity to sensitive natural resources.
- **Housing Stock.** Relatively newer housing stock. High housing costs.
- **Proximity.** Nearby key employment centers of Pasadena, Los Angeles, and the San Gabriel Valley.
- **Access.** Access to residences includes a mix of public and private roads.
- **Equestrian Areas.** An existing equestrian district is established in the community.

# 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 (and only 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
<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>



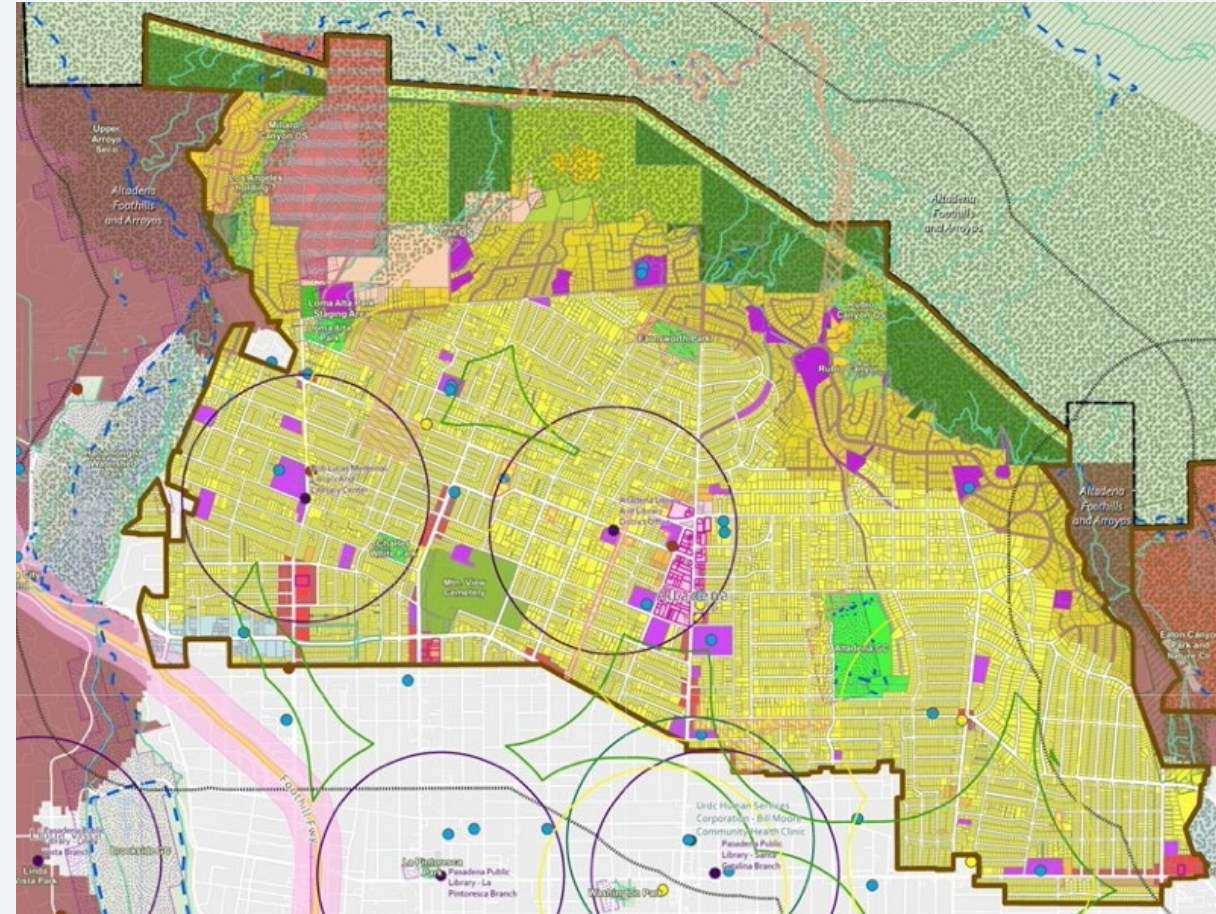
# Area Plan Goals & Strategies

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>



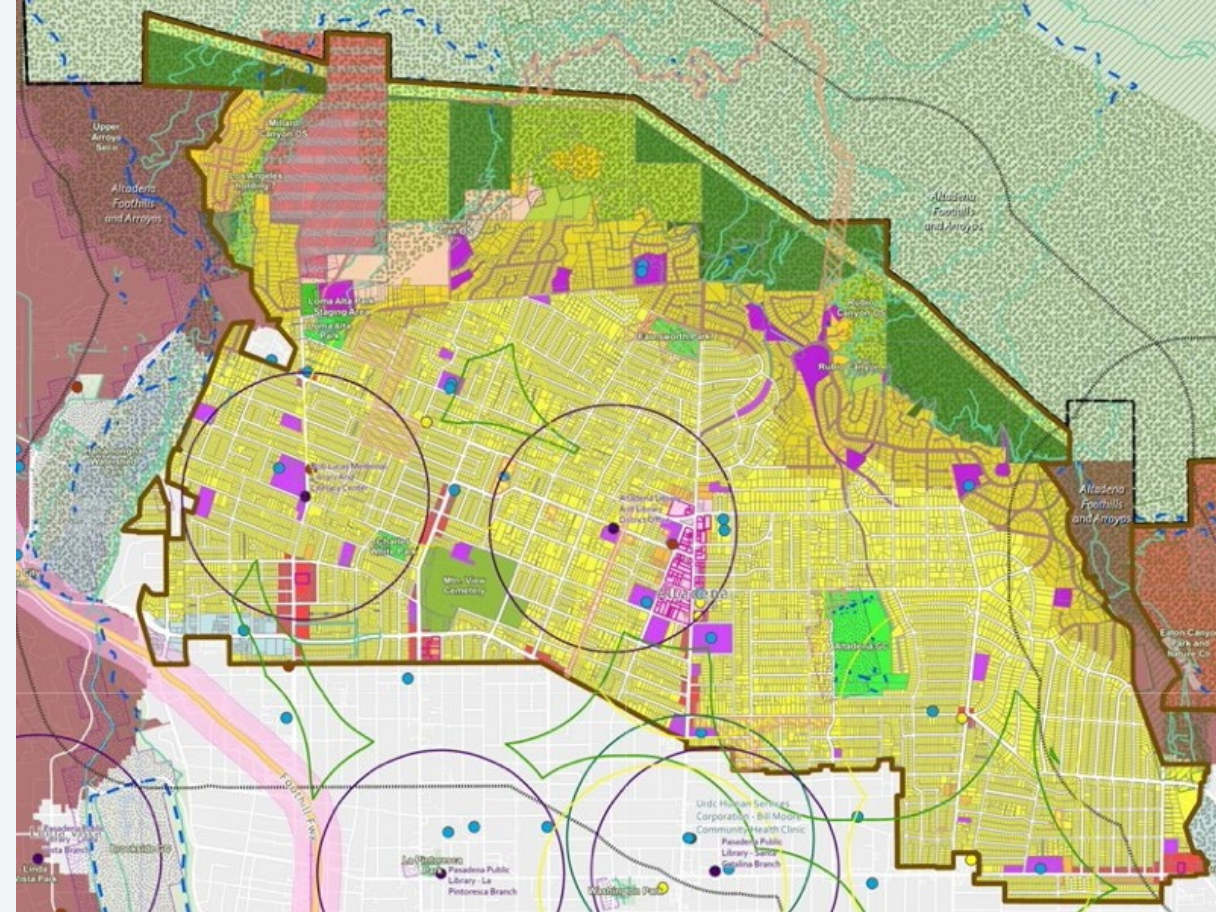
# Altadena Considerations

- **Housing Diversity.** Expand housing options near transit and commercial nodes along Lake Avenue and other commercial corridors to address housing costs and diverse housing needs.
- **Pedestrian Connectivity.** Create safe, green pathways for pedestrians to access to existing community amenities like schools, shops, parks, trails, and other open space areas.
- **Natural Resources.** The northern portion of the community includes parts of the Altadena Foothills and Arroyos Significant Ecological Area.



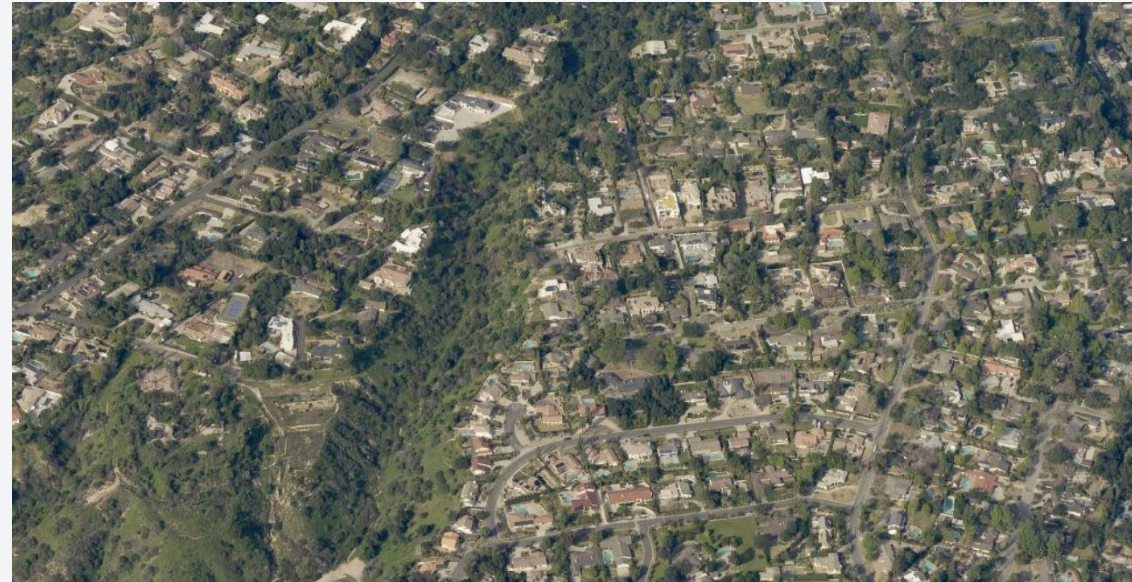
# Altadena Considerations

- **Access to Trails and Open Space.** Proximity to trails and open spaces offers opportunities to connect to nature. Options to improve access from all areas of Altadena should be considered.
- **Transit Connectivity.** Explore transit alternatives to connect to commercial centers, services, facilities, employment centers, and areas where walking is not feasible.
- **Lake Avenue as Community Core.** Opportunity for diverse land uses, walkability, beautification, and economic development while fostering distinct local identity.



# Kinnetloa Mesa Considerations

- **Home Sizes are Growing.** Some newer homes are larger in size than older homes.
- **Nearby Open Space and Natural Areas.** Suburban/wildland interface issues in Very High Fire Hazard areas needs to be considered.
- **Understanding Community Needs.** Input from community residents is needed to shape long-range strategies to maintain community character and scale.
- **Transit Connectivity.** Explore shuttle-based transit alternatives to improve connectivity to the community, in areas where walking is not feasible.
















# Activity 3

# Activity 3 - “Stoplight”

Using 3 color categories - Write down place-specific notes and attach them to the map.

- Green: Positive Community Assets.**  
 -Places that “charge up” the community in a positive way. Like a great coffee shop, town center, historic places, parks and trails. Places/events that make you proud to be a part of the community.
- Yellow: Community Opportunities.**  
 -Places/features that are okay but could be better. Not outright concerns, but missed opportunities. If they were improved or reimagined, could become community assets.
- Red: Community Concerns.**  
 -Places/features that do not correspond to community’s values or threaten safety/comfort 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 input from the visioning workshops.
- Identify areas to conserve, sustain, and grow based off feedback.
- Continue community outreach, including stakeholder groups.
- Ongoing work - Area Plan's environmental review, ordinance, and historic preservation process.

# Contact Us

LA County Planning, Community Studies - East  
(213) 974-6425 | [wsgvap@planning.lacounty.gov](mailto: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!**