



# 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**

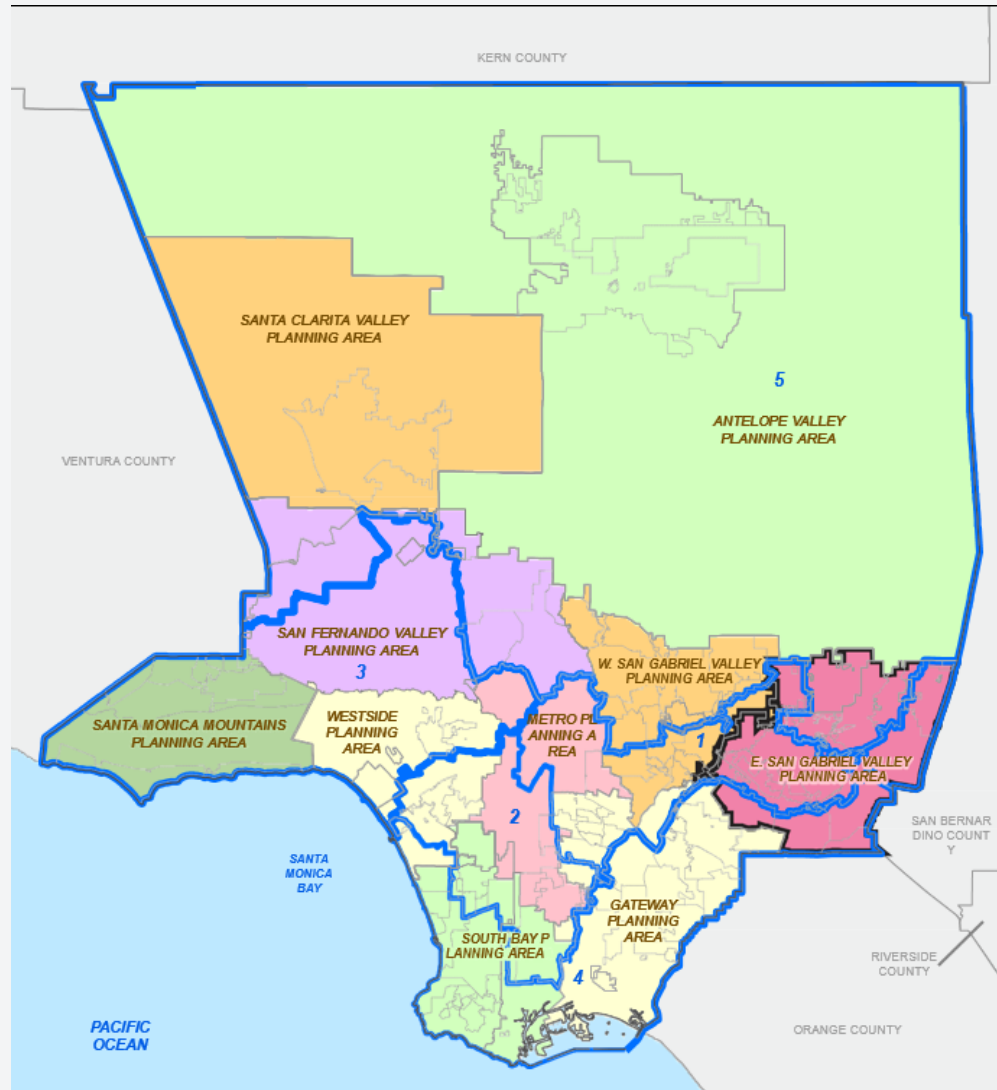
- If you have offended or feel you may have offended someone, take a moment and acknowledge and apologize.

# 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 1 - “Memory Icebreaker”

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

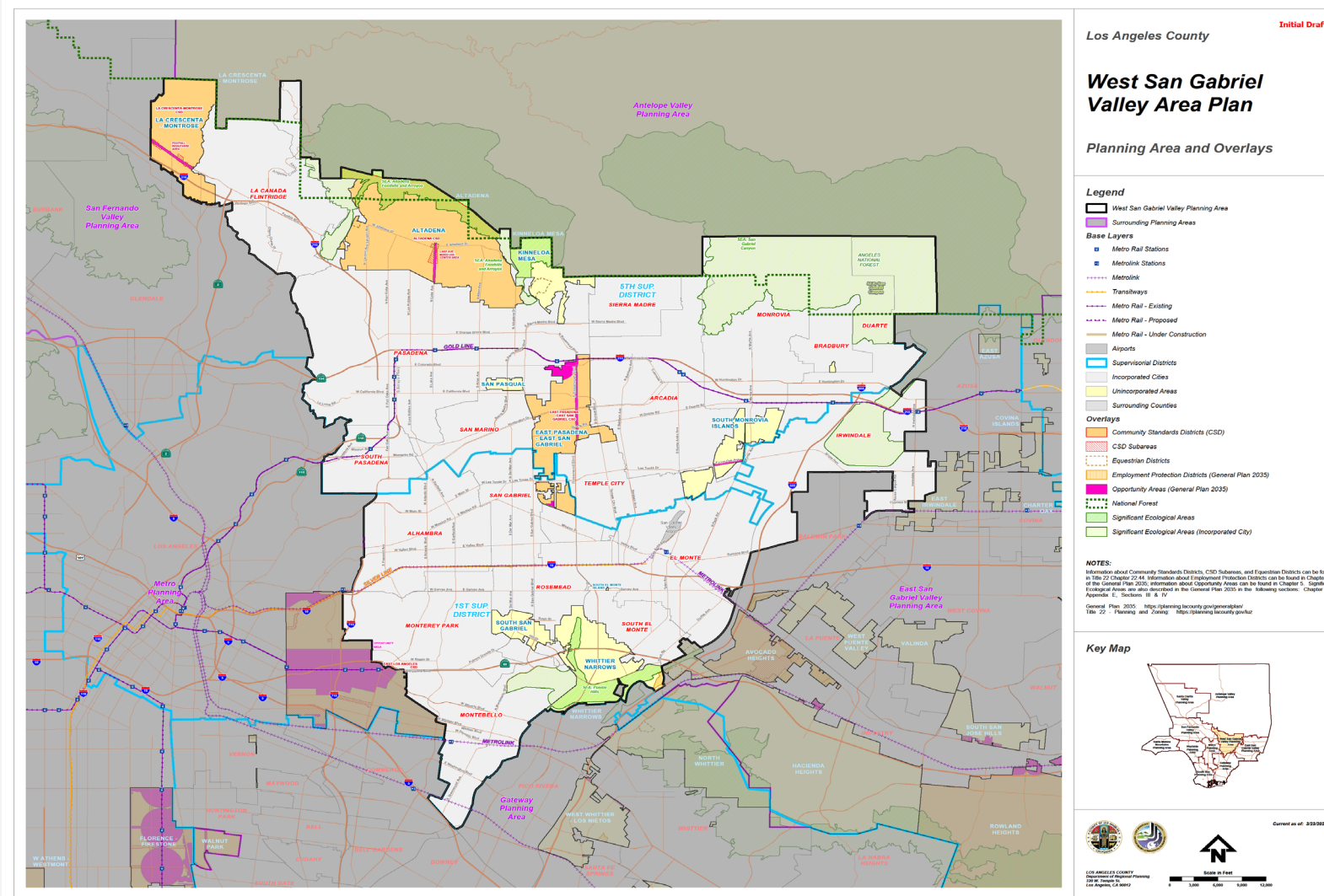


# **West San Gabriel Valley Area Plan**

# 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

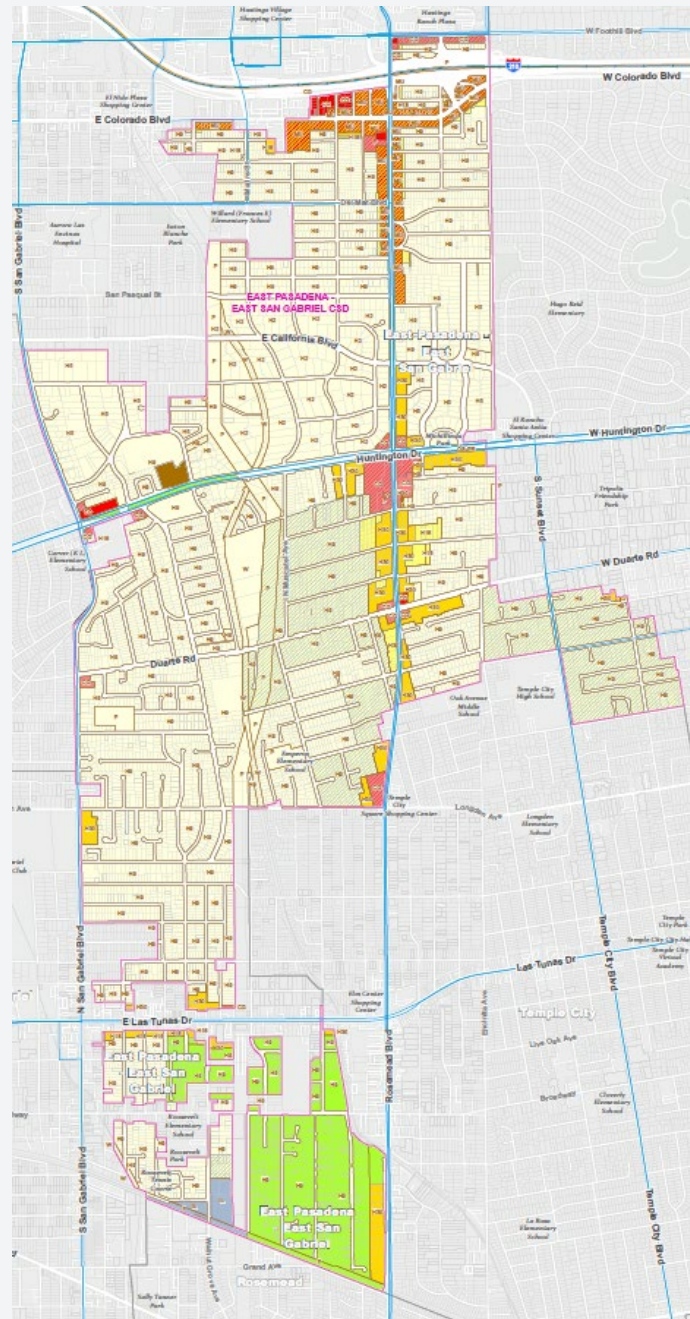
- Land Use
- Mobility
- Conservation and Open Space
- Public Services and Open Space
- Economic Development
- Historic Preservation



# East Pasadena— East San Gabriel



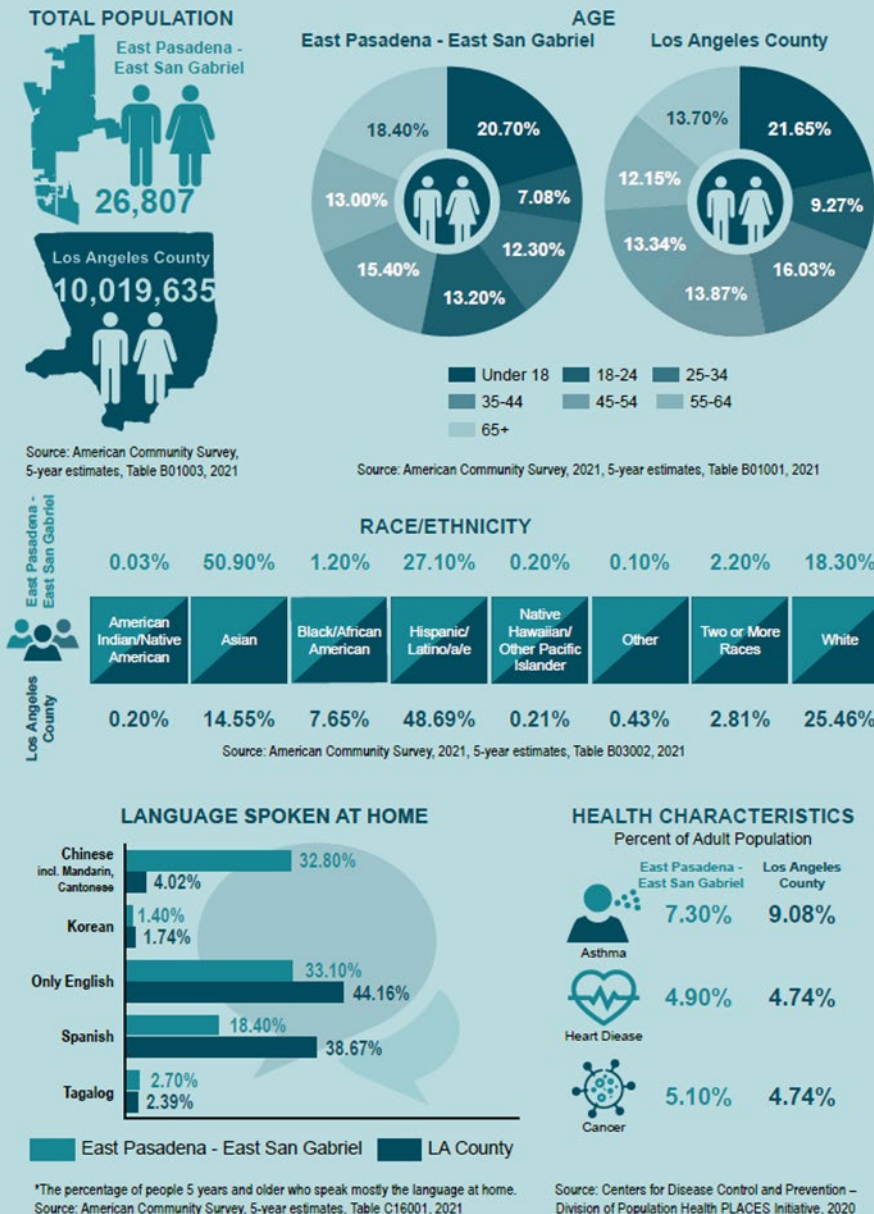






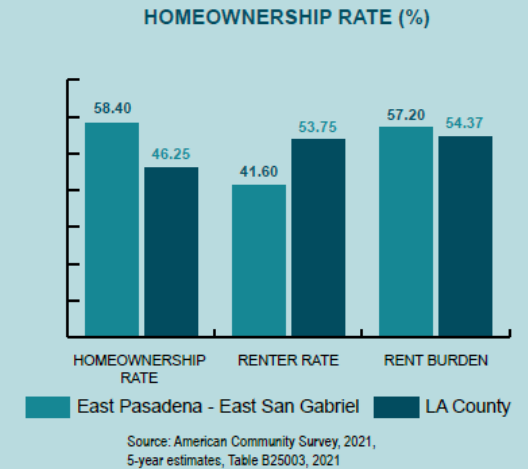
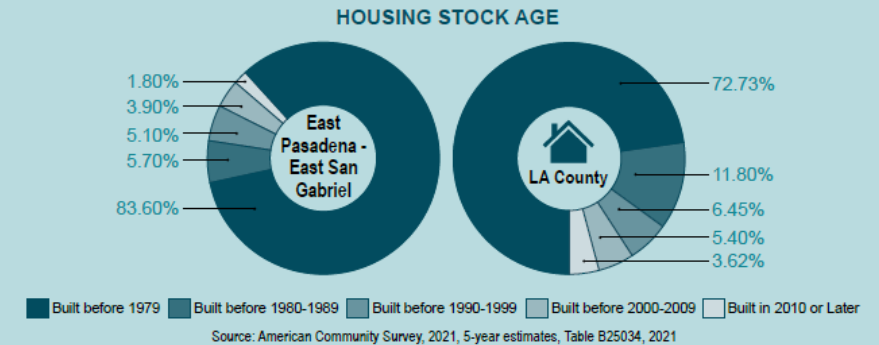
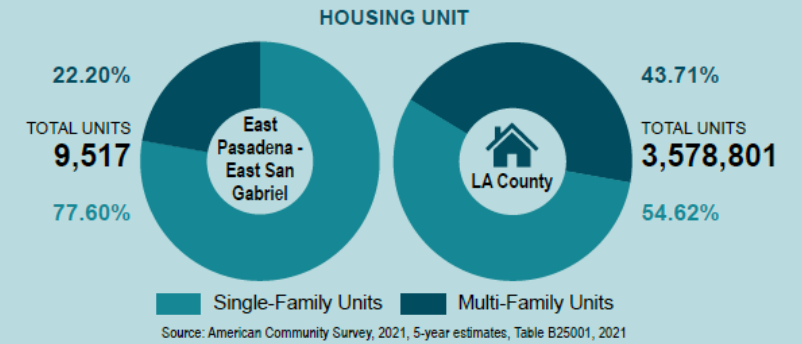
# Community Profile - Population

- Community Size: 4 Square-mile area.
- Population: 26,807
- Population Density: 6,700 people per square mile



# Community Profile - Housing

- Total Housing Units: 9,517 Housing Units
  - 77.6 Percent Single-family residential (County Average: 54.6 percent)
  - 22.2 Percent multi-family (County Average: 43.7 percent)
  - 83.6 Percent of the housing stock was built before 1979.



# East Pasadena—East San Gabriel Characteristics

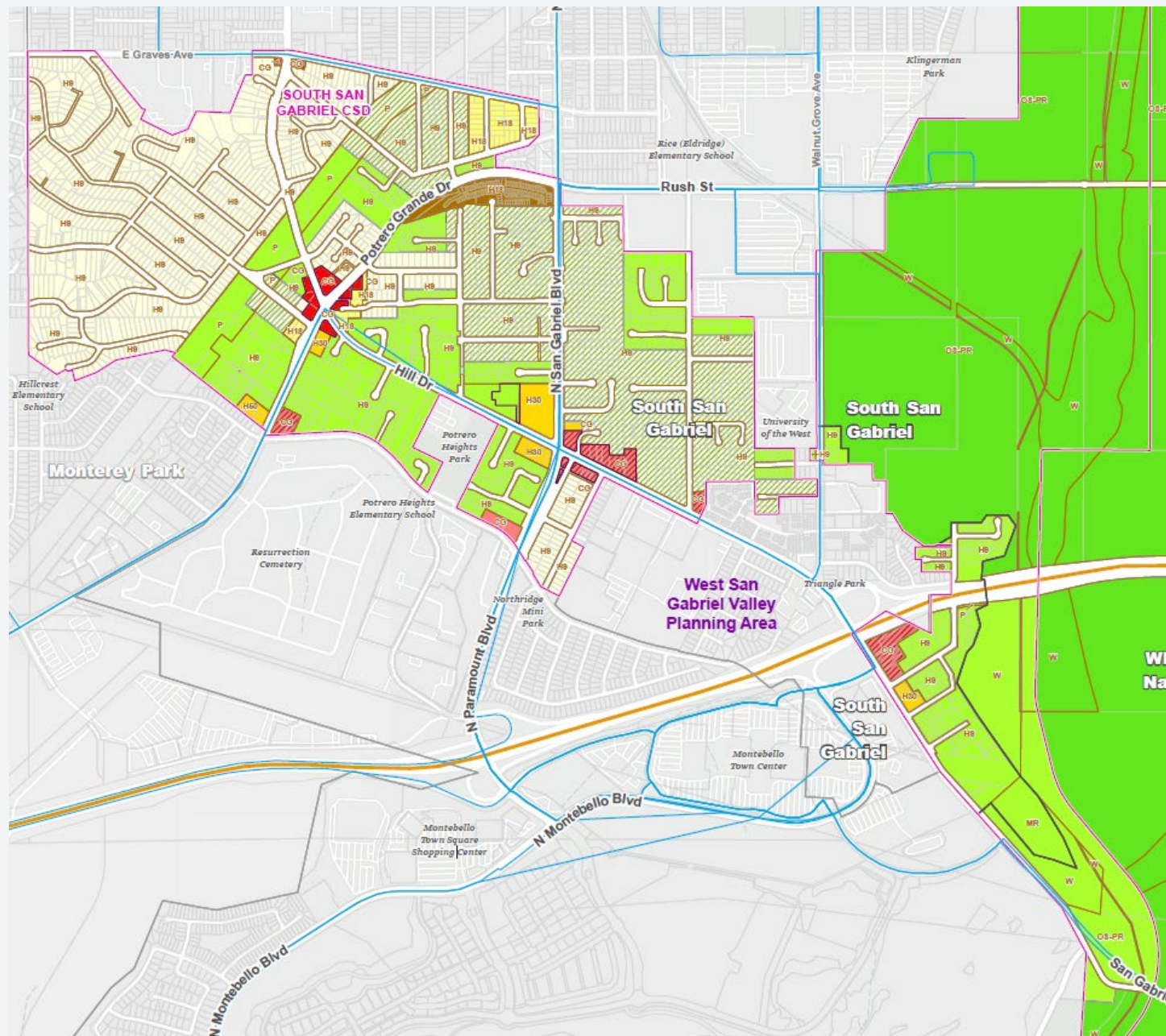
- **Topography.** Generally flat community-wide.
- **Recreational Facilities.** Existing recreational areas include Michillinda Park and Eaton Blanche Park located nearby in the City of Pasadena.
- **Educational Facilities.** Existing institutions include Wilson Elementary and Emperor Elementary schools.
- **Housing Stock.** Aging housing stock, low vacancy rates, and high housing costs.
- **Proximity.** Nearby key employment centers include City of Los Angeles, City of Pasadena, JPL.
- **Transit and Transportation.** I-210 freeway cuts through northern edge of unincorporated East Pasadena, providing connections to local and regional destinations. Transit options such as buses and light rail are present, with access to the Metro A Line and bus lines at Sierra Madre Villa Station.
- **Rosemead Boulevard.** Rosemead Boulevard serves as community's main-street, with other commercial corridors along E. Colorado Boulevard and Huntington Drive.
- **Nurseries.** Nurseries located in East Pasadena—East San Gabriel contribute to local economy.
- **Community Standards District (CSD).** Existing Chapman Woods CSD will be incorporated into Planning Area Standards District as the community desires.



# South San Gabriel

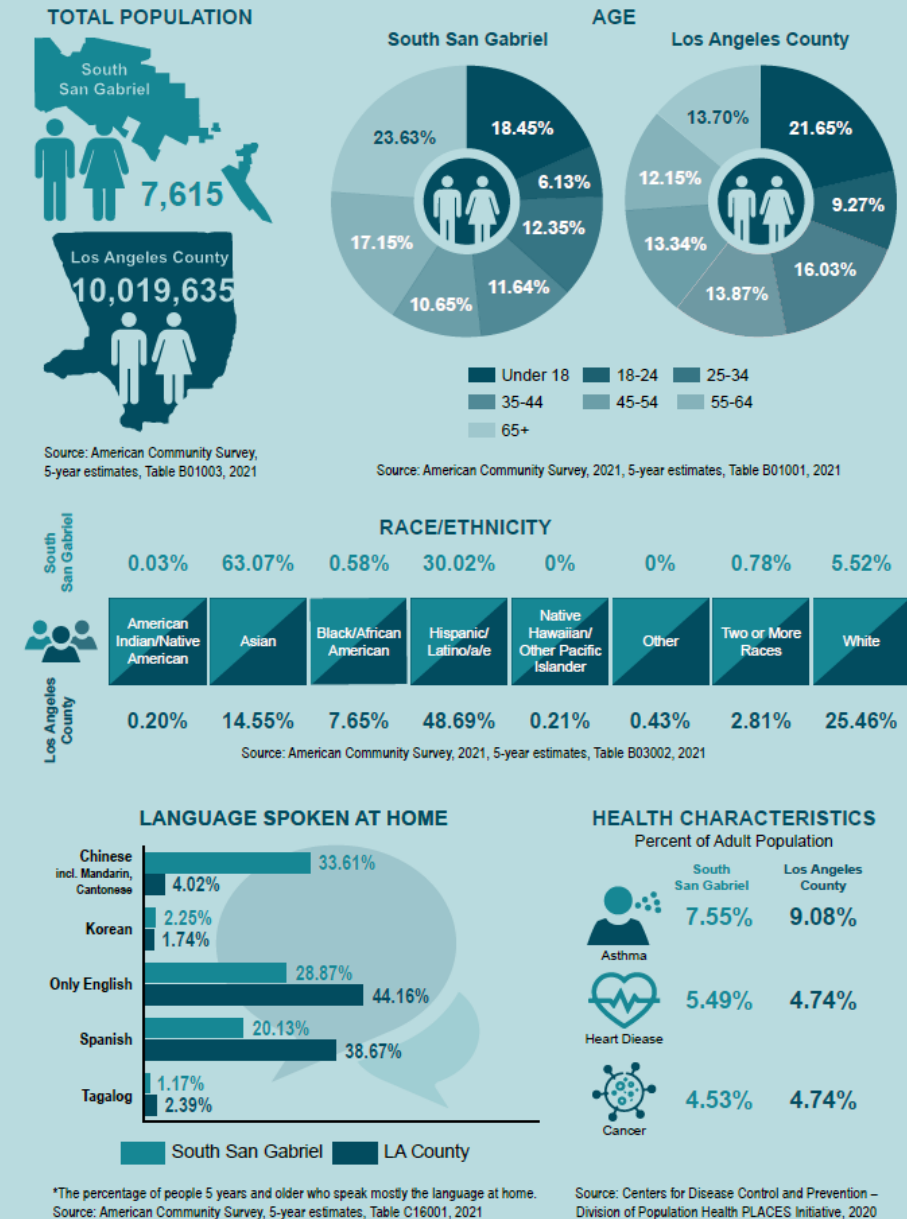






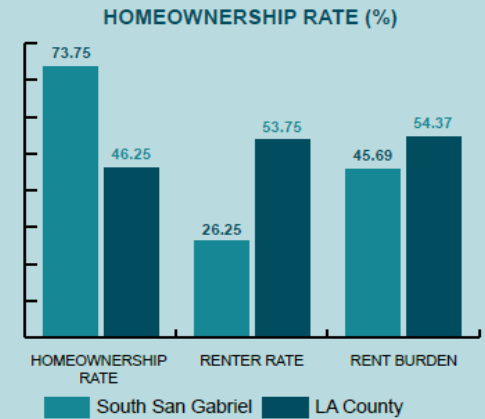
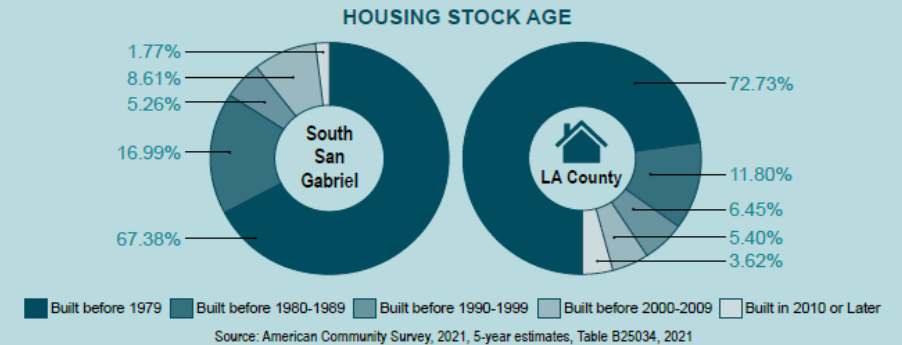
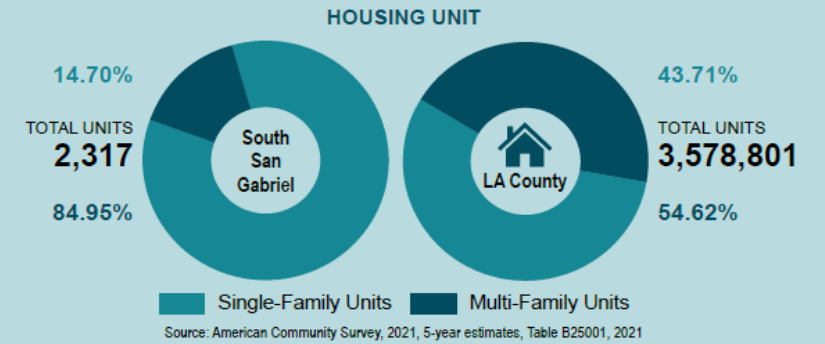
# Community Profile

- 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)



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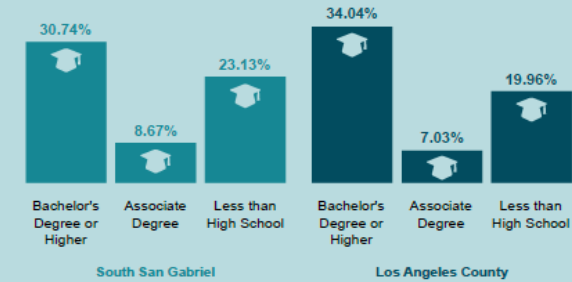




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## EDUCATIONAL ATTAINMENT



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

## EMPLOYMENT INDUSTRY



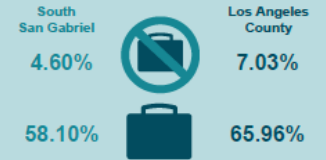
Source: American Community Survey, 5-year estimates, Table DP03, 2021

## MEDIAN HOUSEHOLD INCOME



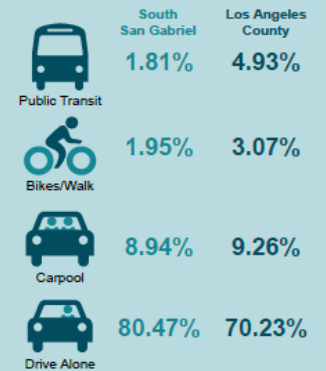
Source: American Community Survey, 5-year estimates, Table B19013, 2021

## EMPLOYMENT/UNEMPLOYMENT



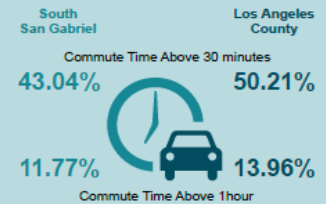
Source: American Community Survey, 5-year estimates, Table B23001, 2021

## COMMUTE MODE



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

## COMMUTE TIME



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



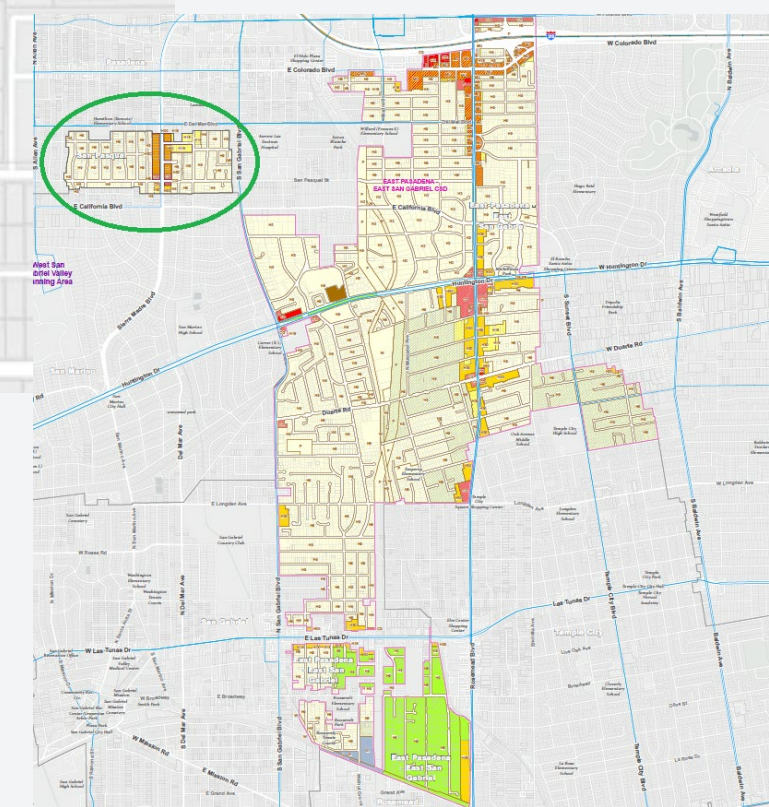
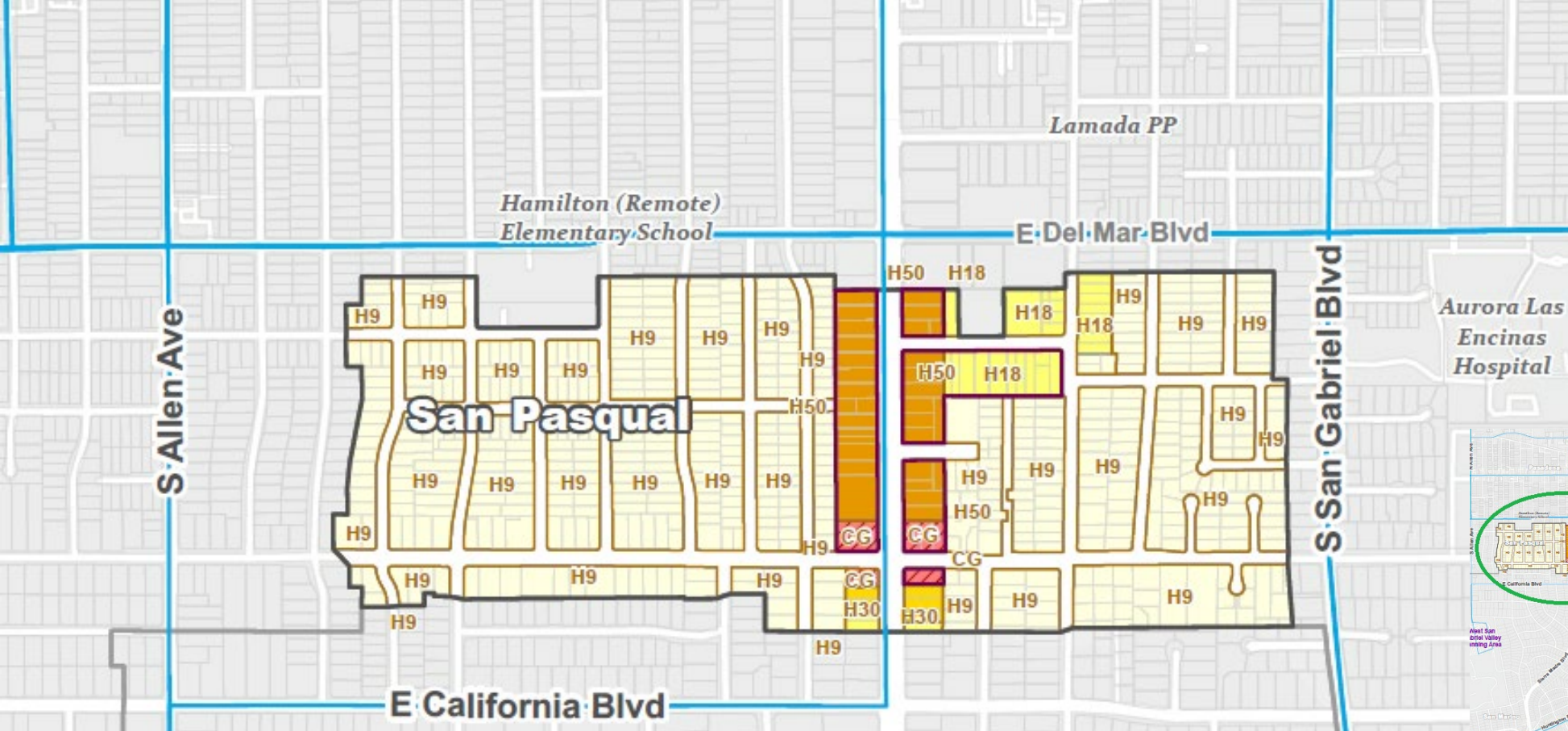
# South San Gabriel Characteristics

- **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.

# San Pasqual

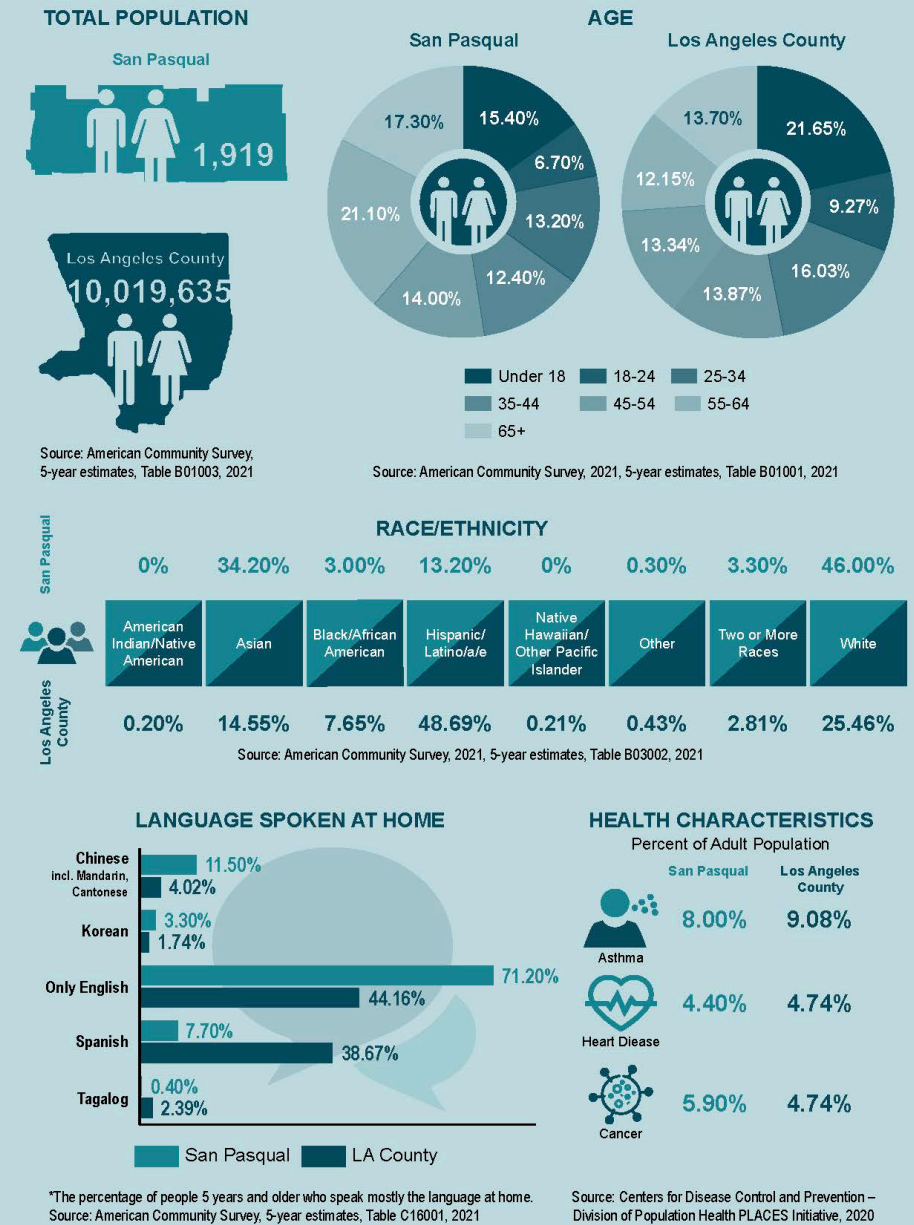






# Community Profile - Population

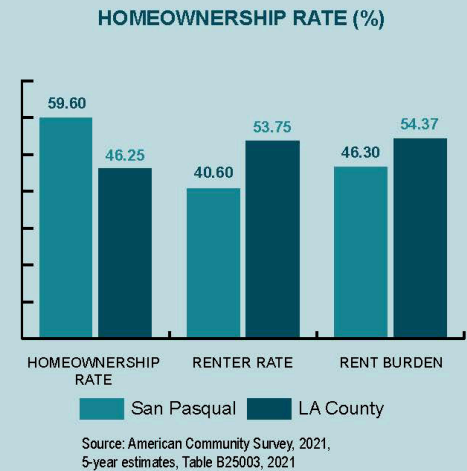
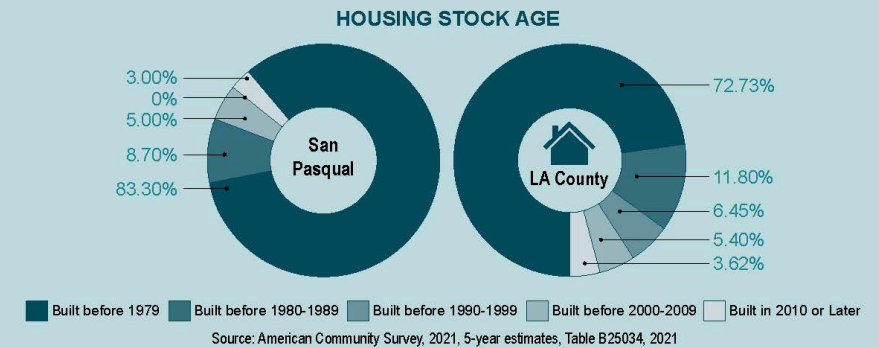
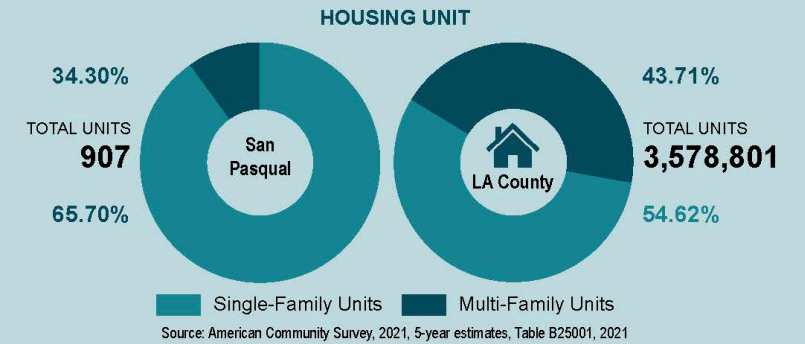
- Community Size: 0.26 Square-mile area.
- Population: 1,919





# Community Profile - Housing

- Total Housing Units: 907 Housing Units
  - 65.7 Percent Single-family residential (County Average: 54.6 percent)
  - 34.3 Percent multi-family (County Average: 43.7 percent)
  - 83.3 Percent of the housing stock was built before 1979.



# San Pasqual Characteristics

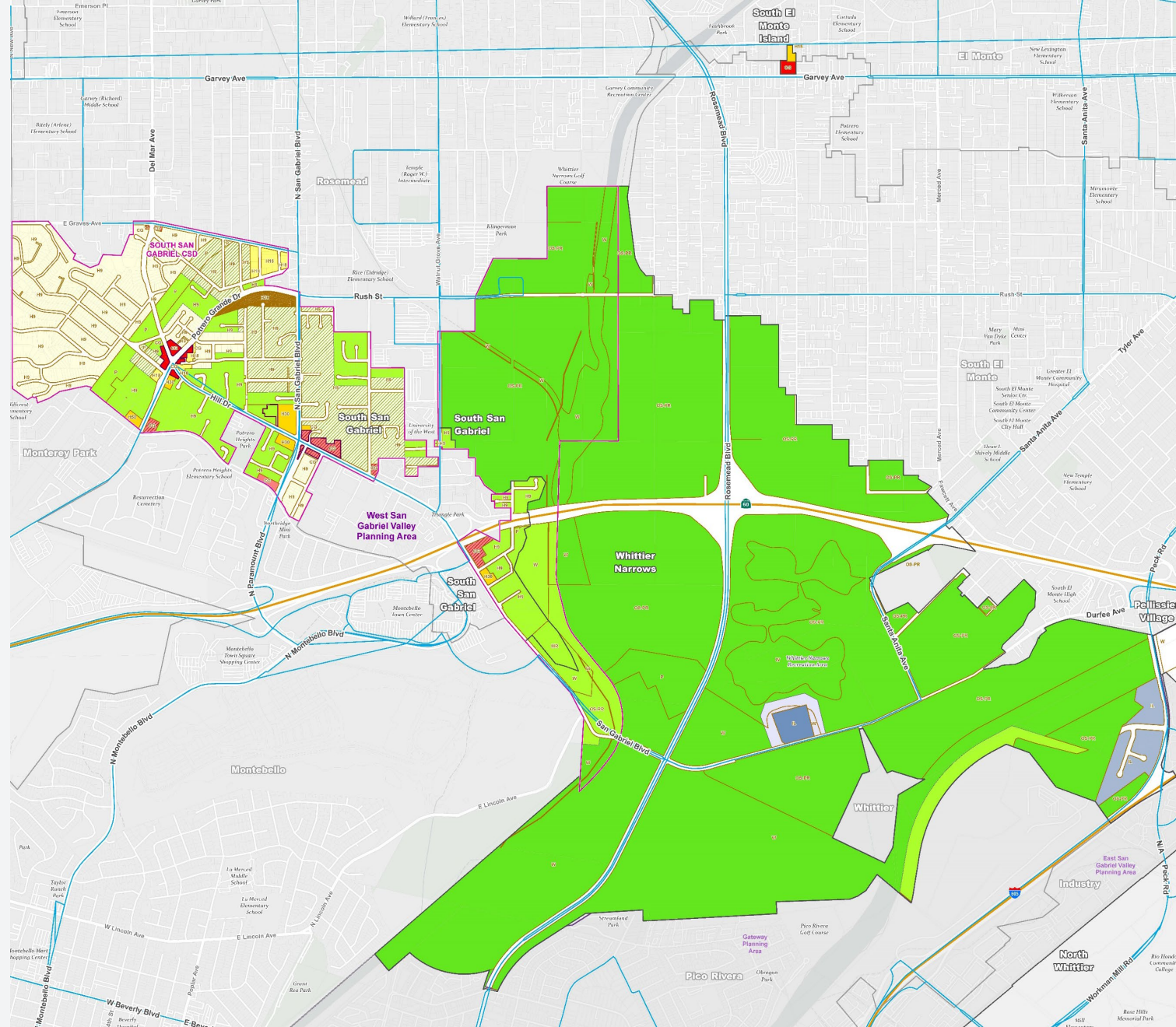
- **Recreational Facilities.** Existing recreational areas include Eaton Blanche Park located nearby in the City of Pasadena.
- **Housing Stock.** Aging housing stock, low vacancy rates, and high housing costs. Mix of mostly single-family with some low density and multi-family housing ranging from one to three stories.
- **Proximity.** Nearby key employment centers of City of Los Angeles and City of Pasadena, JPL.
- **Transit and Transportation.** San Pasqual is close to several major corridors with access to bus stops within a ½ mile along Del Mar Boulevard and San Gabriel Boulevard.
- **Sierra Madre Boulevard.** Sierra Madre Boulevard serves as community's main street.
- **Shade Coverage.** Adequate tree canopy community wide.



# Whittier Narrows & South El Monte Island









# Whittier Narrows & South El Monte Island Characteristics

- **Open Space.** The majority of land in Whittier Narrows is designated as Open Space.
- **Parks and Recreation.** The 1,492 acre Whittier Narrows Recreation and Natural Areas has lakes, exercise equipment, walking paths, and bike paths along waterways. This is a County Regional Park with a nature center with educational exhibits on local ecology and wildlife.
- **Natural Areas.** Rio Hondo and San Gabriel River run through the natural areas with bike paths. Rare species are also found in the area, with part of the land designated as a Sensitive Ecological Area.
- **Access.** Recreation area is located along both sides of the Pomona Freeway (Route 60) at Rosemead Boulevard and Santa Anita Avenue with residential areas nearby.
- **Residential Areas.** South El Monte Island is a small unincorporated area of 0.1 square miles, with 42 residential units in a multifamily zone and 137 residents.



# 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
DIVERSE	<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

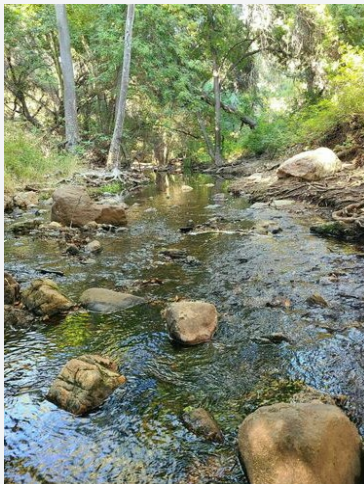
GOAL	STRATEGIES
<b>CONNECTED</b>	<ul style="list-style-type: none"><li>• Foster community identity.</li><li>• Provide safe, enjoyable and convenient routes.</li><li>• Beautify the public realm.</li><li>• Encourage pedestrian activity.</li></ul>





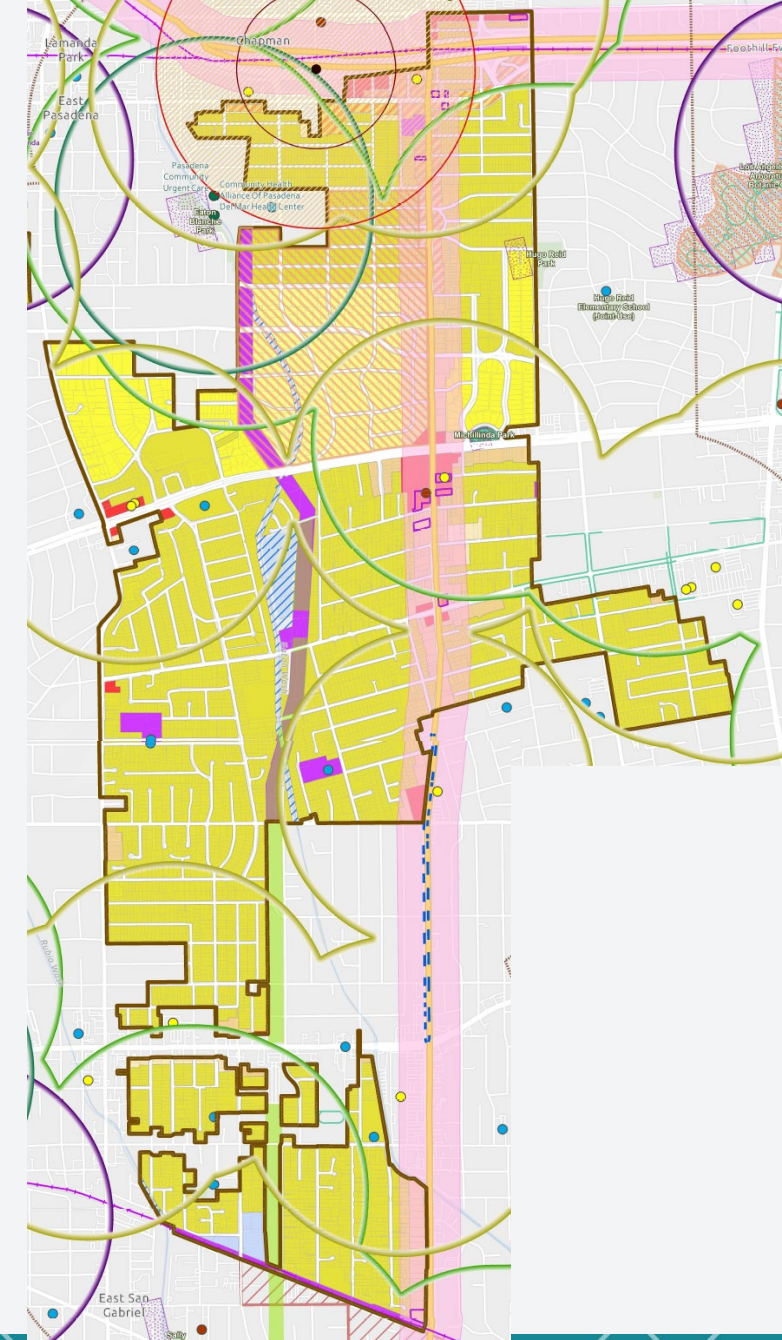
# Area Plan Goals & Strategies

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>



# East Pasadena–East San Gabriel Considerations

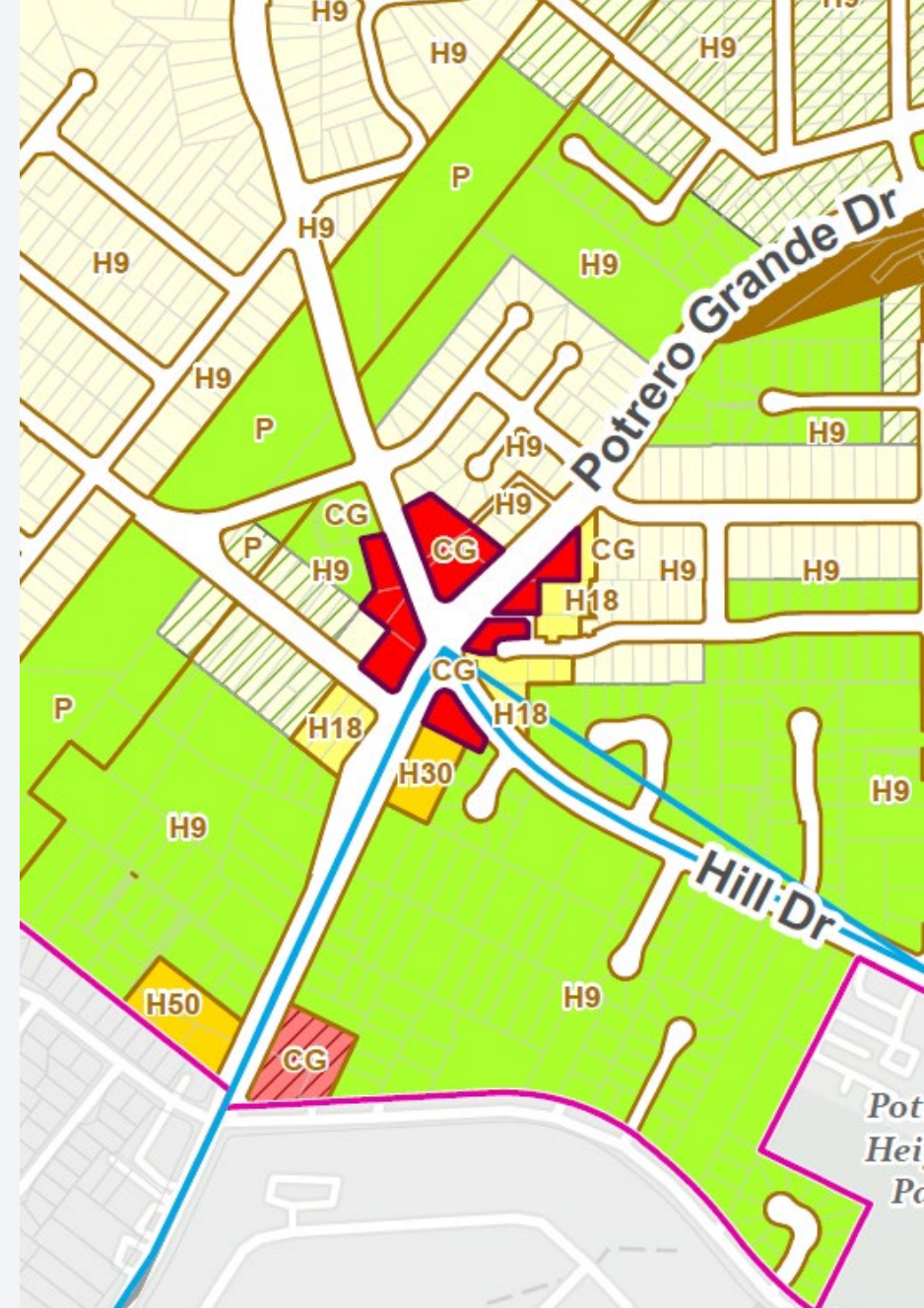
- **Housing Diversity.** Expand housing options near existing transit and commercial nodes along Rosemead Boulevard to address housing costs and diverse housing needs.
- **Land Use Diversity.** Encourage more neighborhood-serving uses that connect to existing amenities, including schools, parks, and grocery stores.
- **Local Job Growth.** Encourage sustainable job growth along Rosemead Boulevard to provide employment and commercial amenities.
- **Green Spaces.** Create green spaces, small parks, or additional recreational facilities within the community.
- **Pedestrian Connectivity.** Create safe, shaded pathways for pedestrian access to existing community amenities, especially in East San Gabriel.





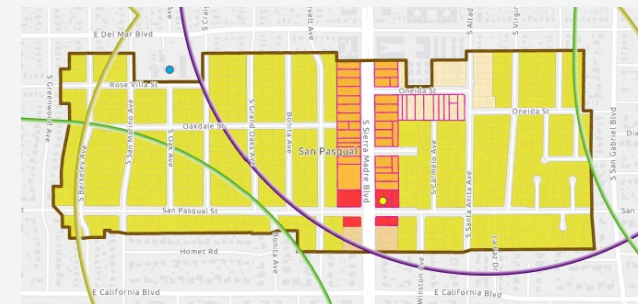
# South San Gabriel Considerations

- **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.



# San Pasqual Considerations

- **Housing Diversity.** Expand housing options near existing commercial areas along Sierra Madre Boulevard to address housing costs and diverse housing needs.
- **Local Job Growth.** Encourage sustainable job growth along Sierra Madre Boulevard to provide neighborhood-serving employment and commercial amenities.
- **Green Spaces.** Create green spaces, small parks, or recreational facilities within the community.
- **Pedestrian Connectivity.** Create safe pathways for pedestrians to access existing community amenities like schools, pharmacies, and medical services.
- **Transit Connectivity.** Explore partnerships with rideshare services or community shuttle programs to for residents who do not drive.





# Whittier Narrows & South El Monte Island Considerations









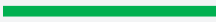


- **Land Use Impacts.** Land uses near Whittier Narrows and South El Monte Island include freeways and industry which impact air and water quality. Explore programs to raise awareness about environmental issues and health risks associated with pollution.
- **Nearby Open Space and Natural Areas.** Sensitive Ecological Areas designated in Whittier Narrows, should study the potential impacts of pollutants on urban ecological systems and urban wildlife.
- **Access to Recreation.** Expand access to open space throughout the WSGV through transportation programs. Ensure there is clear wayfinding, and safe walking and bike routes for local residents to easily access Whittier Narrows.
- **Open Space Amenities.** Expansive recreation opportunities in Whittier Narrows offers unique access to nature for local community members.

# 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 reimaged, 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.

# 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!**