



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

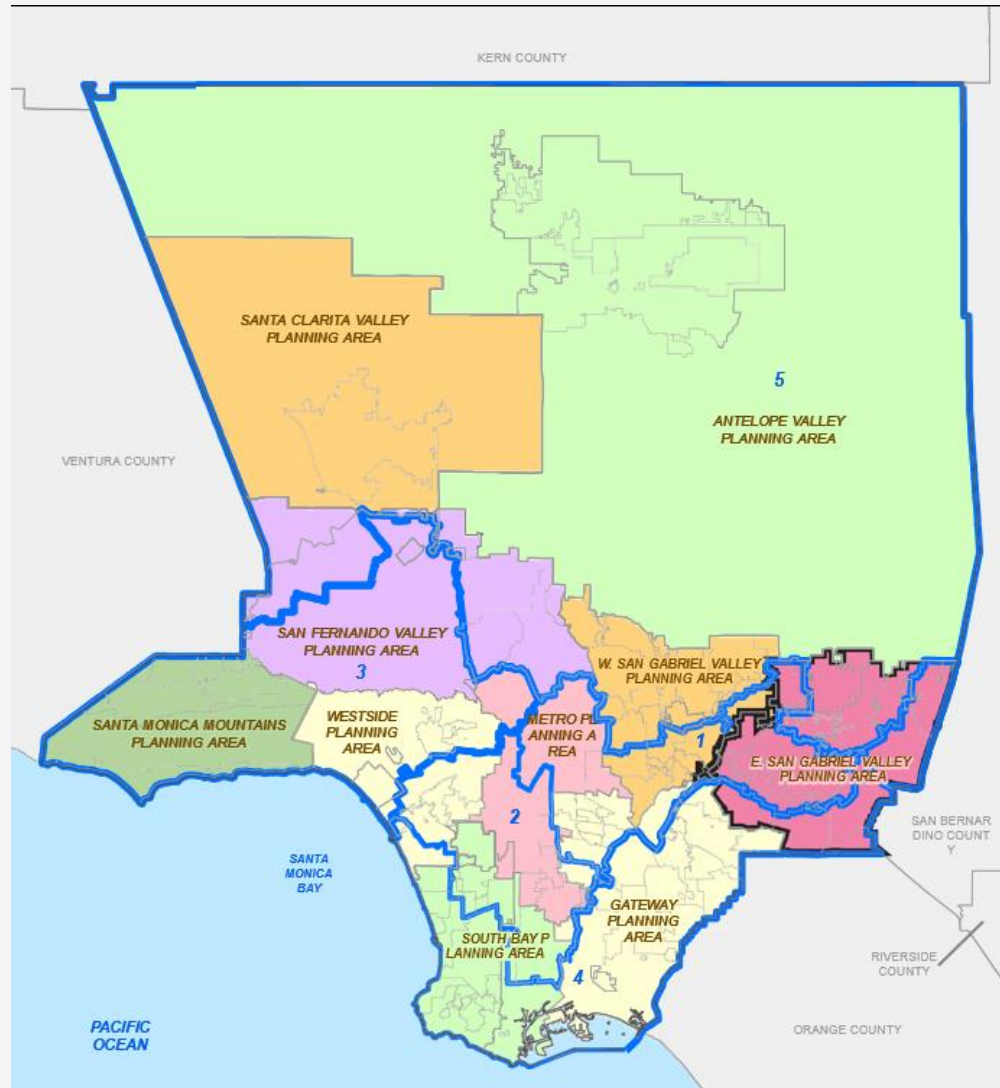
- If you have offended or feel you may have offended someone, take a moment and acknowledge and apologize.

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 3 - “Memory Icebreaker”

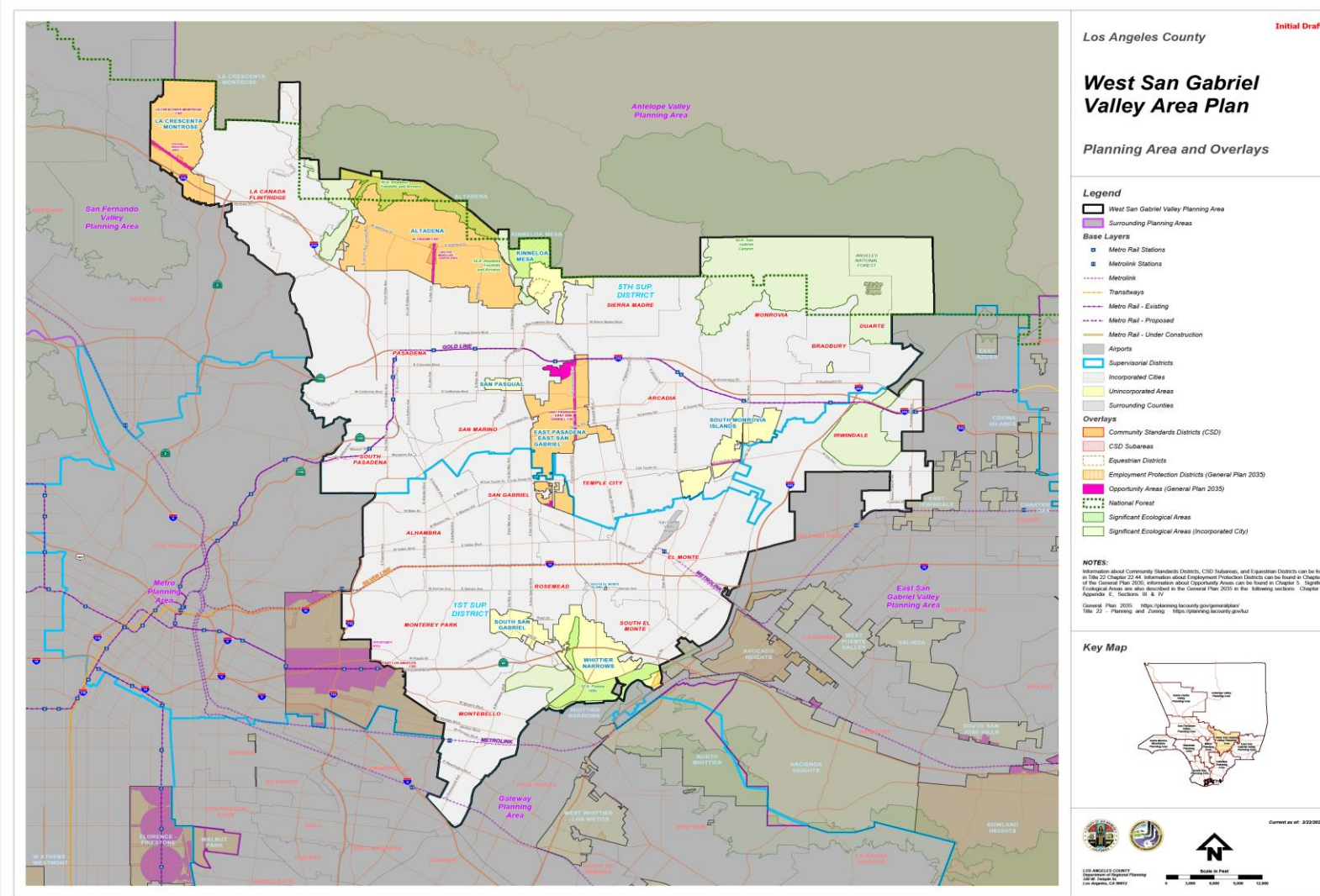
*Write down your favorite memory growing up.
The memory should be related to a favorite
place or activity growing up.*

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

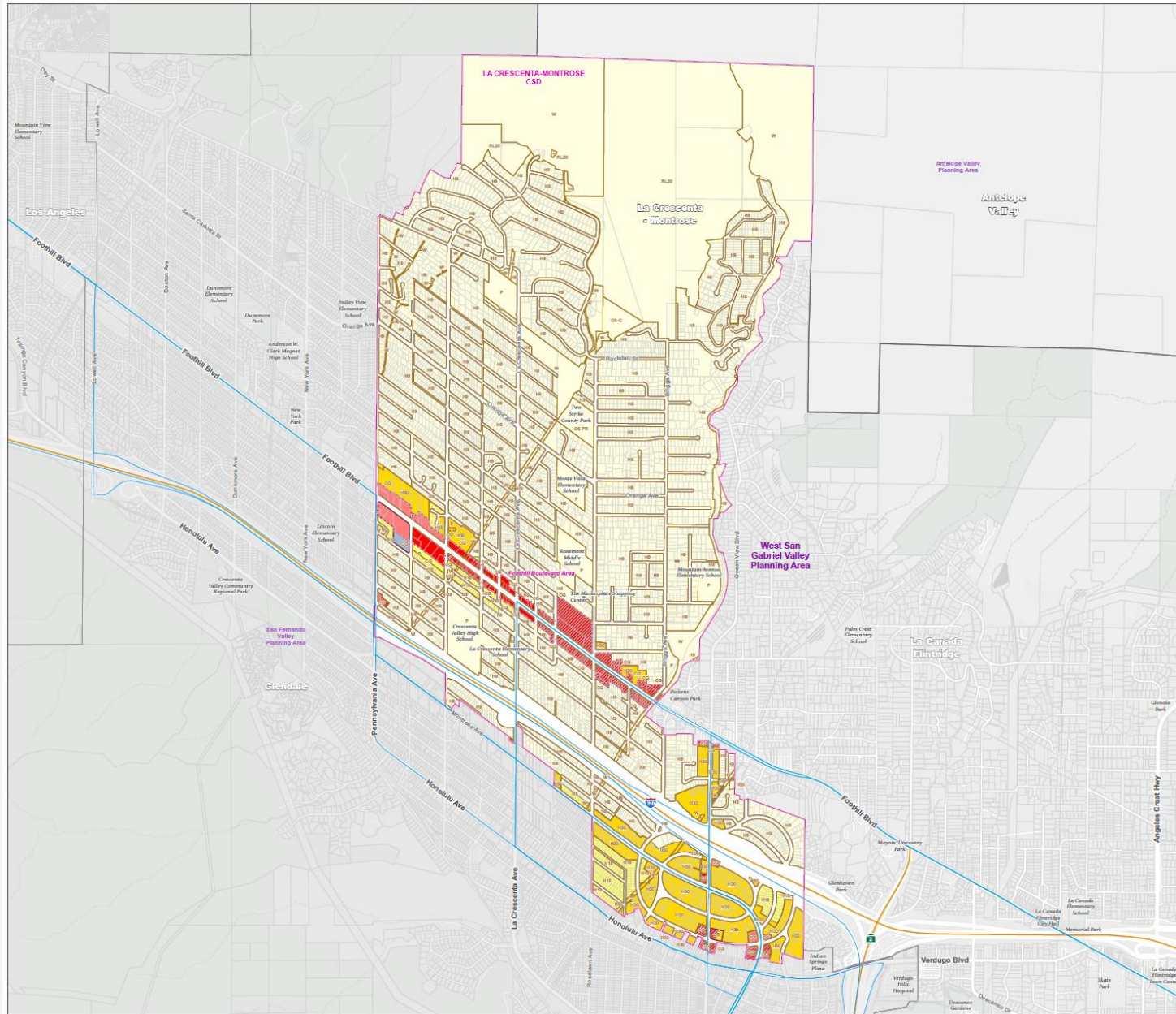
Planning Process

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

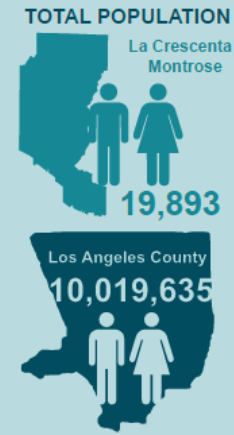
- Land Use
- Mobility
- Conservation and Open Space
- Public Services and Open Space
- Economic Development
- Historic Preservation

La Crescenta-Montrose

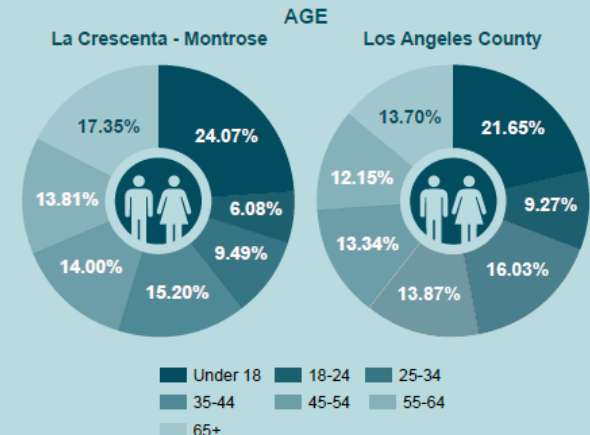


Community Profile

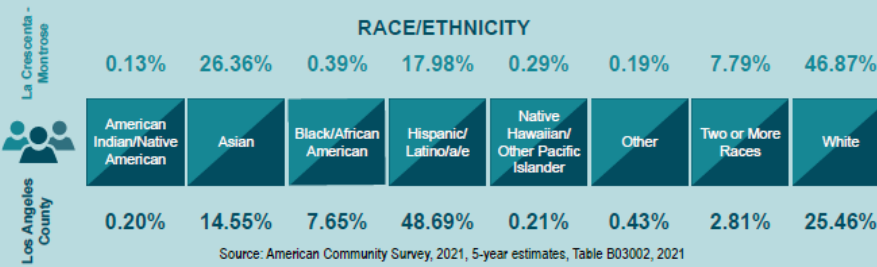
- Community Size: 3.45 Square-mile area.
- Population: 19,893
- Population Density: 5,766 people per square mile
- Total Housing Units: 7,375 Housing Units
 - 76.5 Percent Single-family residential (County Average: 54.6 percent)
 - 22.2 Percent multi-family (County Average: 43.7 percent)
 - 83 Percent of the housing stock was built before 1979.
- Median household income: \$107,218 (County Average: \$76,367)



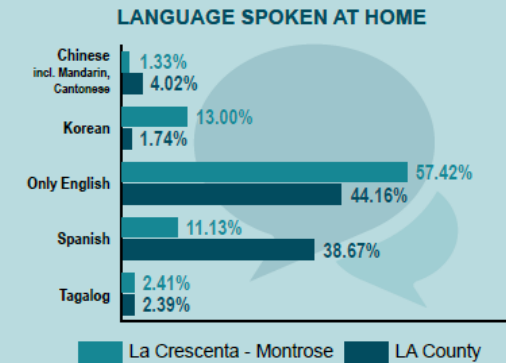
Source: American Community Survey, 5-year estimates, Table B01003, 2021



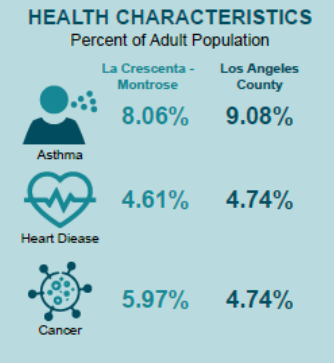
Source: American Community Survey, 2021, 5-year estimates, Table B01001, 2021



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



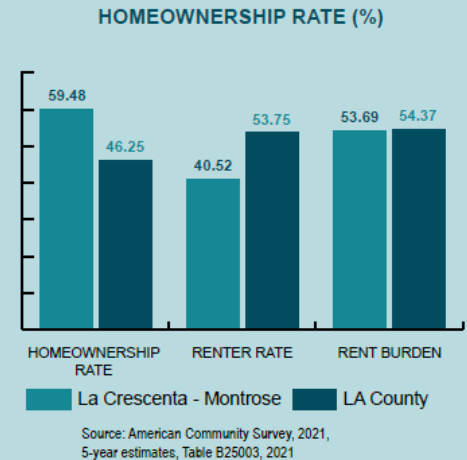
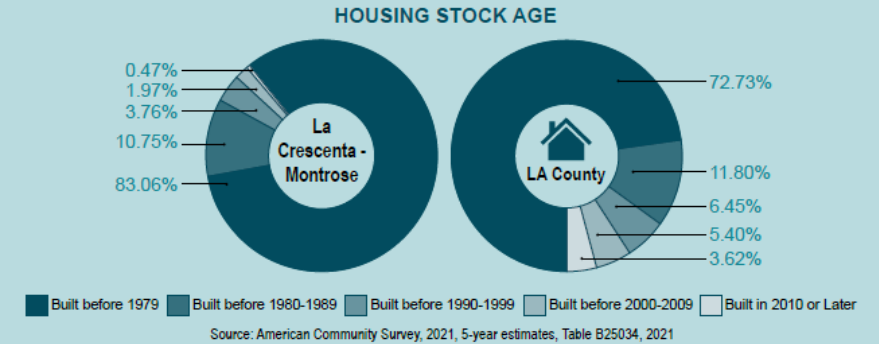
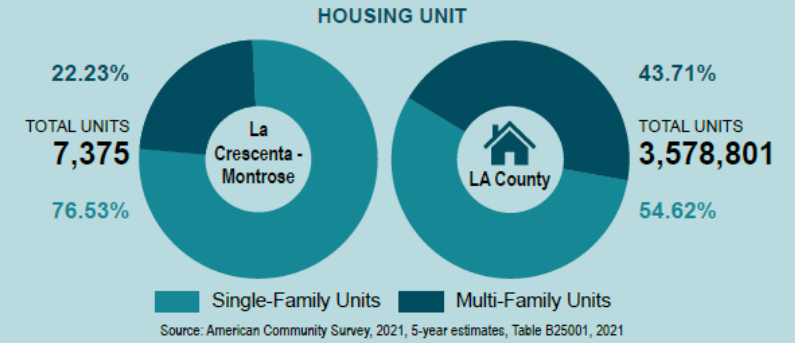
*The percentage of people 5 years and older who speak mostly the language at home. Source: American Community Survey, 5-year estimates, Table C16001, 2021



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

Community Profile

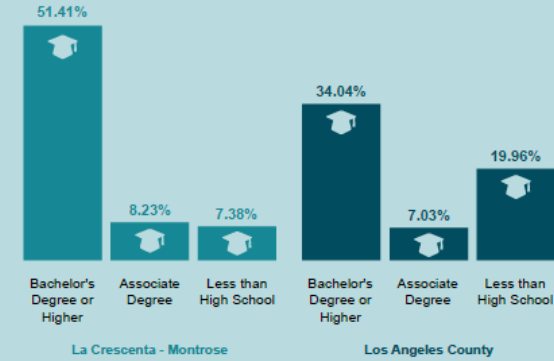
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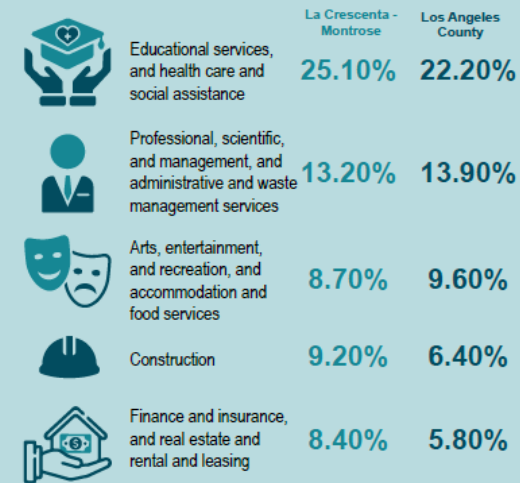
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EDUCATIONAL ATTAINMENT



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

EMPLOYMENT INDUSTRY



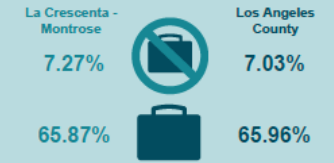
Source: American Community Survey, 5-year estimates, Table DP03, 2021

MEDIAN HOUSEHOLD INCOME



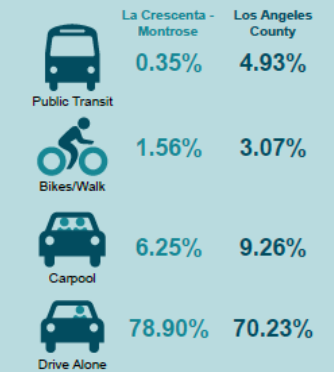
Source: American Community Survey, 5-year estimates, Table B19013, 2021

EMPLOYMENT/UNEMPLOYMENT



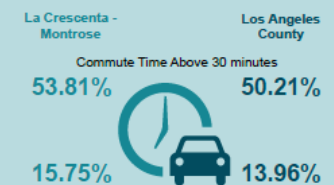
Source: American Community Survey, 5-year estimates, Table B23001, 2021

COMMUTE MODE



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

COMMUTE TIME



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

La Crescenta-Montrose Characteristics

- **Topography.** Hilly topography. Most of the residential areas are located on an incline.
- **Natural Areas.** Existing nature preserves and nearby open space, and proximity to sensitive natural resources in the northern portion of the community
- **Housing Stock.** Aging housing stock, low vacancy rates, and high housing costs.
- **Proximity.** Nearby key employment centers of Glendale, City of Los Angeles, Pasadena, and other areas.
- **Transit and Transportation.** I-210 Freeway cuts through the unincorporated Montrose Area, providing connections to local and regional destinations. Transit options are present but currently limited.
- **Foothill Boulevard.** Foothill Boulevard serves as the community's main-street, with other vibrant commercial corridors nearby (Honolulu Avenue in Glendale)
- **Education and Income.** High levels of educational attainment and above average household income.

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">• 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.



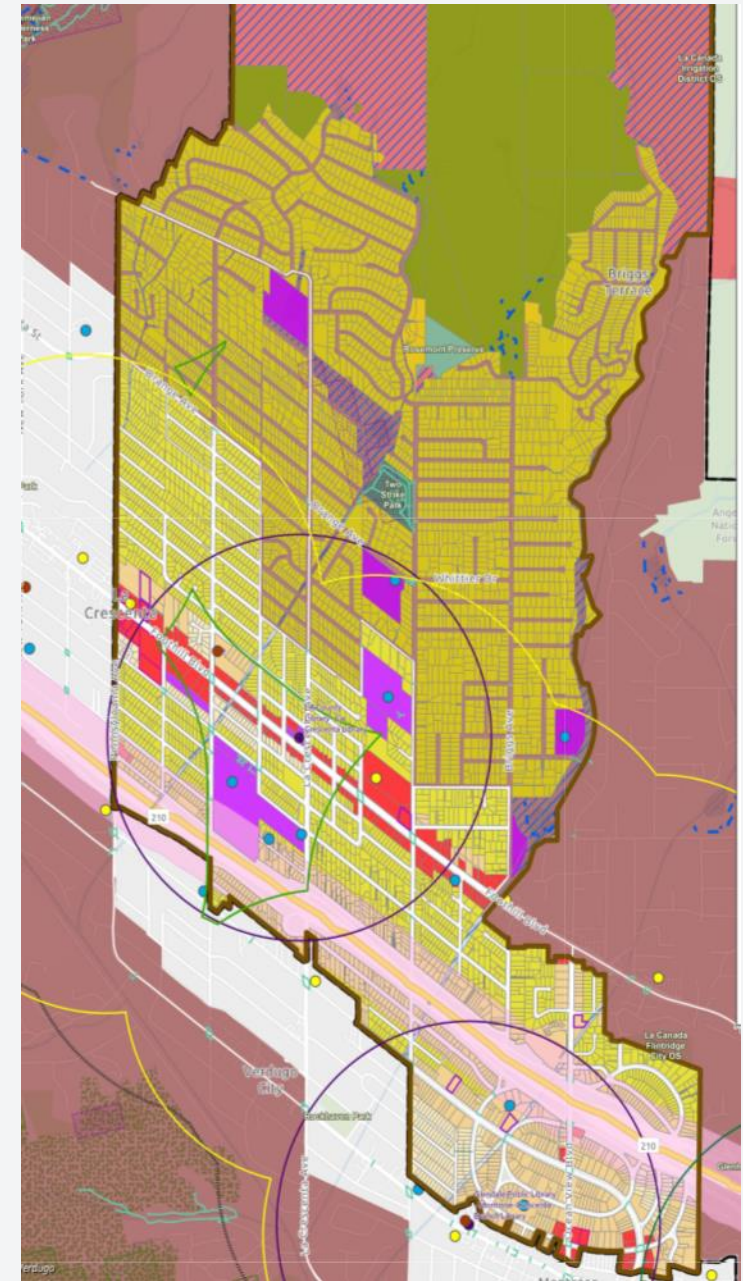
Area Plan Goals & Strategies

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.



La Crescenta-Montrose Considerations

- **Housing Diversity.** Expand housing options near existing transit and commercial nodes along Foothill Boulevard to address housing costs and diverse housing needs.
- **Local Job Growth.** Encourage sustainable job growth along Foothill Boulevard to provide employment and commercial amenities.
- **Pedestrian Connectivity.** Create safe, green pathways for pedestrians to access to existing community amenities like schools, shops, parks, trails, and other open space areas.
- **Transit Connectivity.** Explore transit alternatives to improve connectivity to northern portions of the community, and/or areas where walking is not feasible.
- **Rosemont Preserve.** With 7.6 acres of natural open space and protected wilderness land, Rosemont Preserve offers unique opportunities to increase awareness about open space resources and to explore other areas for preservation.



La Crescenta-Montrose Considerations














Foothill Boulevard Corridor

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.

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!