



West San Gabriel Valley Area Plan

December 14, 2023
Public Scoping Meeting

Agenda

- **Introductions**

- Mi Kim, Supervising Regional Planner, DRP
- Adrine Arakelian, Principal Regional Planner, DRP
- James Drevno, Senior Regional Planner, DRP
- Evan Sensibile, Regional Planner, DRP
- Katrina Castaneda, Regional Planner, DRP
- Ruta K. Thomas, Project Director, ESA
- Marlie Long, CEQA Project Manger, ESA

- **Project Description**

- **California Environmental Quality Act (CEQA) Process**
- **Purpose of CEQA Scoping Meeting**
- **CEQA Environmental Issue Areas**
- **Project Timeline**
- **Scoping Comments & Public Review**

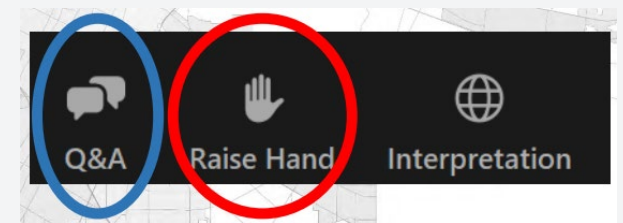
Meeting Format Overview

Presentation

- Participants will be muted unless speaking
- Meeting will be recorded

Comments and Feedback

- Raise your virtual hand to speak
 - Raise hand function is located at the bottom of your screen
- Use Q&A tool to submit questions
 - Click Q&A icon located at the bottom of your screen
 - Type your message in the new chat box



Project Location

- The West San Gabriel Valley (WSGV) Planning Area is one of the 11 Planning Areas identified in the County's General Plan.
- WSGV Planning Area includes the southeast portions of the Los Angeles County.
- Is located south of the Angeles National Forest, north of the Orange County border, west of Interstate-605, and west of the San Bernardino County line.

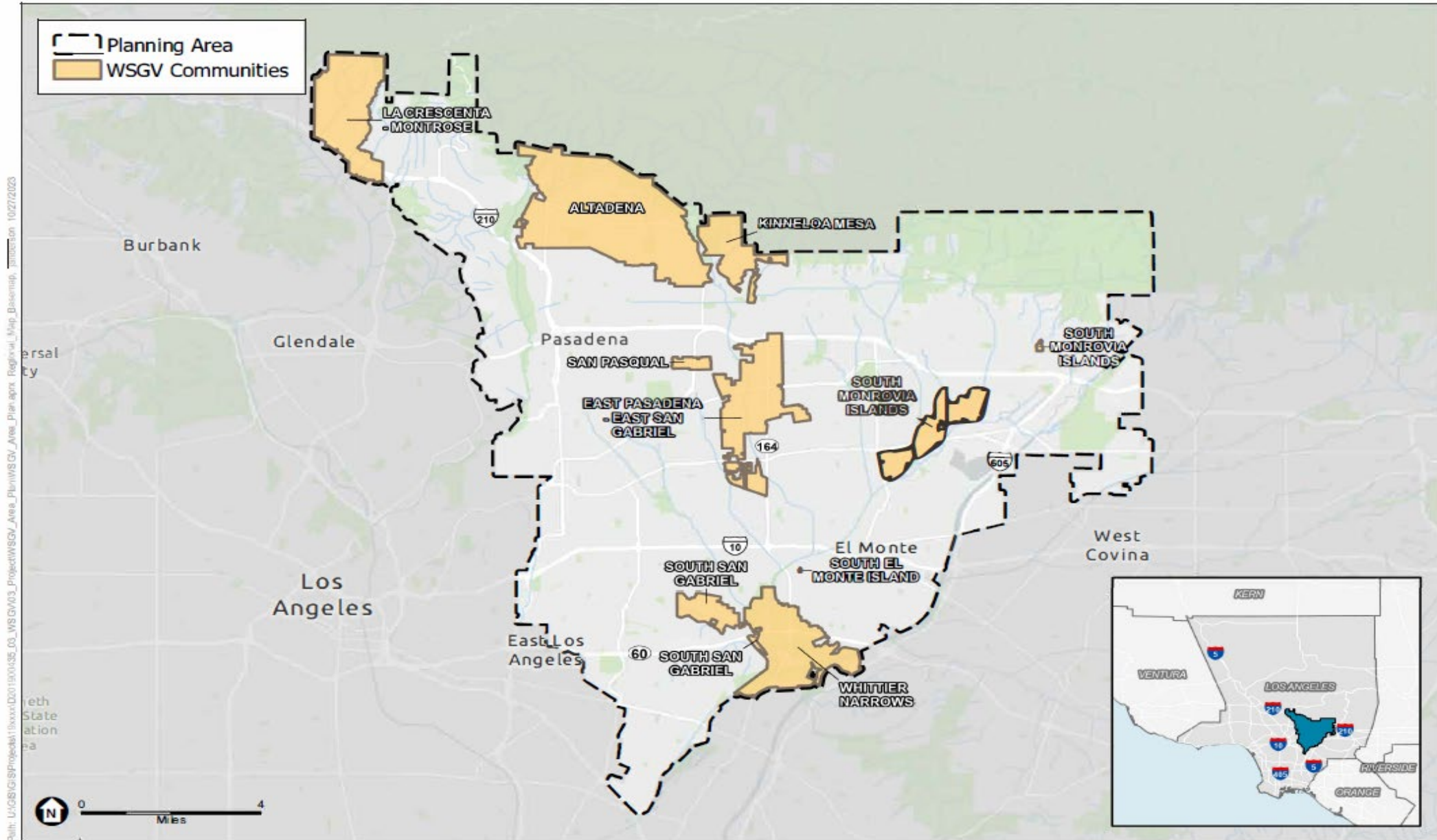


Project Description

West San Gabriel River Valley Area Plan

- A community-based plan that is designed to focus on land use and policy issues that are specific to the unique characteristics and needs of the West San Gabriel Valley Area Plan (WSGVAP) and its communities.
- Includes the following 9 unincorporated communities:
 1. Altadena
 2. East Pasadena-East San Gabriel
 3. Kinneloa Mesa
 4. La Crescenta-Montrose
 5. San Pasqual
 6. South Monrovia Islands
 7. South San Gabriel
 8. Whittier Narrows
 9. South El Monte Island





Path: U:\GIS\GIS\Projects\03_03_WSGV\03_Project\WSGV_Area_Plan\WSGV_Area_Plan.aprx Regional_Map_Base.mxd, Junction: 10/27/2023

SOURCE: Los Angeles DPR, 2023; ESA, 2023.

Project Description

Purpose:

Intended to guide long-term growth of the WSGV Planning Area by:

- Encouraging development of housing options and affordability
- Preserving/sustaining open space
- Protecting community health, safety, and general welfare
- Increasing access to community amenities
- Promoting areas suitable for growth
- Incorporating goals, policies, and implementation programs to support smart growth and sustainable development throughout the WSGV Planning Area

Project Description

Actions:

- General Plan Amendment to establish West San Gabriel Valley Area Plan (WSGVAP) as part of the General Plan
- Update and incorporate the existing Altadena Community Plan into the WSGVAP as a community chapter
- Rezone certain areas identified for growth along major corridors and near major transit stops
- Establish a Planning Area Standards District to guide development standards within the Planning Area

Project Description

Three Primary Project Components:

1. General Plan Amendment No. RPPL20230005882:

Amend the General Plan to:

- Establish areawide goals and polices related to, but not limited to: Land Use, Mobility, Conservation and Open Space, Public Services and Facilities, Economic Development, and Historic Preservation
- Areawide Implementation Programs
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be address through areawide goals, policies, and programs
- Update and incorporate the existing Altadena Community Plan into the WSGVAP as a community chapter
- Updates to the land use policy map which, at the minimum, would:
 - 1) Incorporate the proposed land use policy changes as identified in the Housing Element;
 - 2) Maintain consistency between zoning and land use policy;
 - 3) Redesignate certain residential and commercial areas to facilitate additional housing and local-serving businesses;
 - 4) Utilize the General Plan Land Use Legend.

Project Description

Three Primary Project Components (continued):

2. Zone Change No. RPPL2023005883:

Amend Title 22 (Planning and Zoning Code) to:

- Update the zoning map for the WSGVAP to maintain consistency with the updated General Plan
- Rezone certain A-1 parcels that are not currently used for agricultural purposes to R-A (Residential Agricultural), R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space) as well as rezone certain areas identified for growth along major corridors and near major transit stops as appropriate.

Project Description

Three Primary Project Components:

3. Advanced Planning Case No. RPPL2023005880:

Amend Title 22 (Planning and Zoning Code) to implement the goals and policies of the Area Plan that would, in part, improve walkability of neighborhoods, create communal space, improve community character and design, increase neighborhood greening, increase access to transit, and promote land use compatibility.

The proposed amendments to Title 22 would:

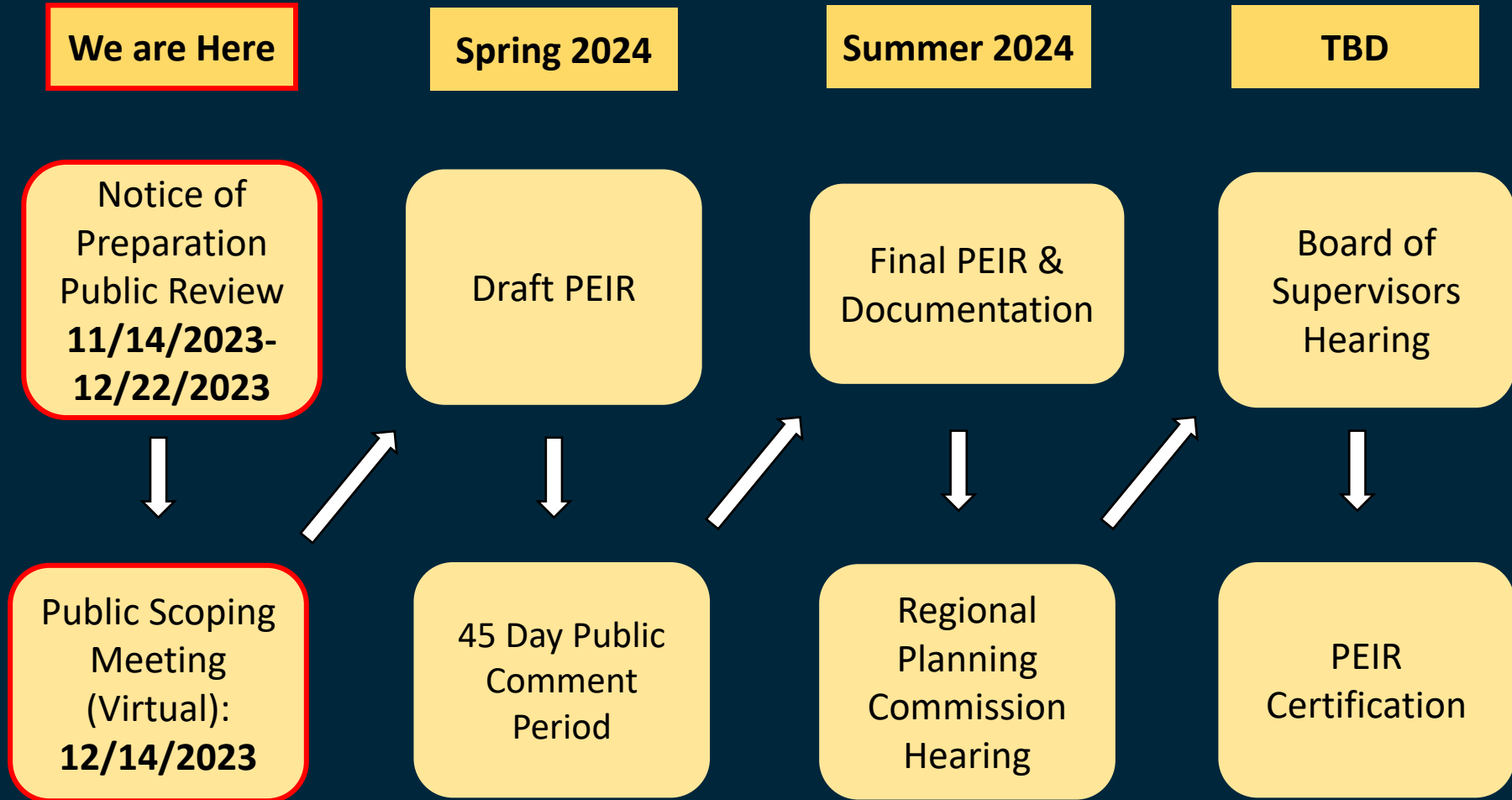
- Establish a Planning Area Standards District to reorganize development standards that are applicable to the unincorporated communities in the WSGV Planning Area under one division and establish new planning area wide standards and/or community-specific standards, as-needed.
- Assess, update, and revise the following existing community standards districts (CSDs): East Pasadena-East San Gabriel, La Crescenta-Montrose, Altadena, and South San Gabriel to bring them into conformance with the goals and policies of the Area Plan.

CEQA Process

- Required by law for all discretionary actions
- Informs public & decision makers
- Feasible ways to avoid, reduce, and/or mitigate impacts
- Considers alternatives
- Discloses significant & unavoidable impacts
- Opportunity to comment on the environmental issues



CEQA EIR Process and Schedule



Purpose of CEQA Scoping Meeting

- Receive information on the proposed Project elements
- Review findings of the Notice of Preparation (NOP)
- Obtain comments on specific environmental topics
- Inform the scope & nature of the Environmental Impact Report (EIR) analysis prepared under the California Environmental Quality Act (CEQA)



CEQA Environmental Issues Areas

Environmental Issue Areas to be Evaluated in Draft PEIR:

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Project Timeline and Public Comment

**November 14,
2023- December
22, 2023**

- Notice of Preparation Comment Period

**Winter2023/
Spring 2024**

- Draft WSGVAP
- Draft PEIR

**Summer
2024**

- Final WSGVAP
- Final PEIR
- Public Hearings

NOP Location and Contact Information

The NOP is available online at:

planning.lacounty.gov/long-range-planning/wsgvap/documents/

or

planning.lacounty.gov/environmental-review/public-notice/

(under “Advance Planning Projects”)

Written comments are due by: **December 22, 2023 at 5:30 p.m.** Please direct all responses to:

Evan Sensibile

Los Angeles County, Department of Regional Planning

320 W Temple Street, Room 1362

Los Angeles, CA 90012

Email: wsgvap@planning.lacounty.gov

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



Comment Period and Conclusion