



West San Gabriel Valley Area Plan

Historic Context Statement + Plan Overview

LA County Planning
Community Studies – East
wsgvap@planning.lacounty.gov

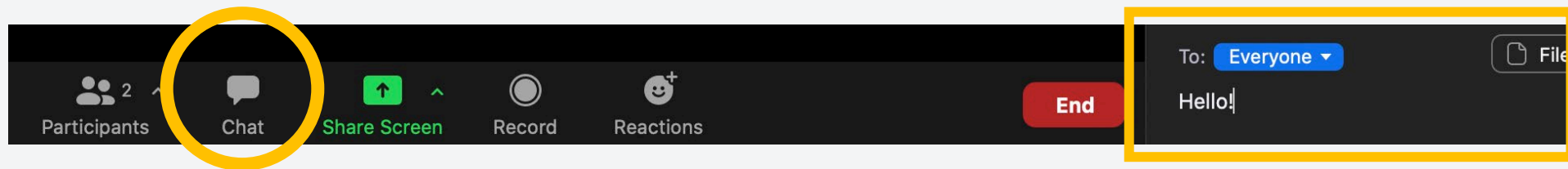
Agenda

- Planning Overview
- West San Gabriel Valley Area Plan
- LA County's Historic Preservation Program
- Historic Context Statement
- Final Q&A

Meeting Format

Have a Question?

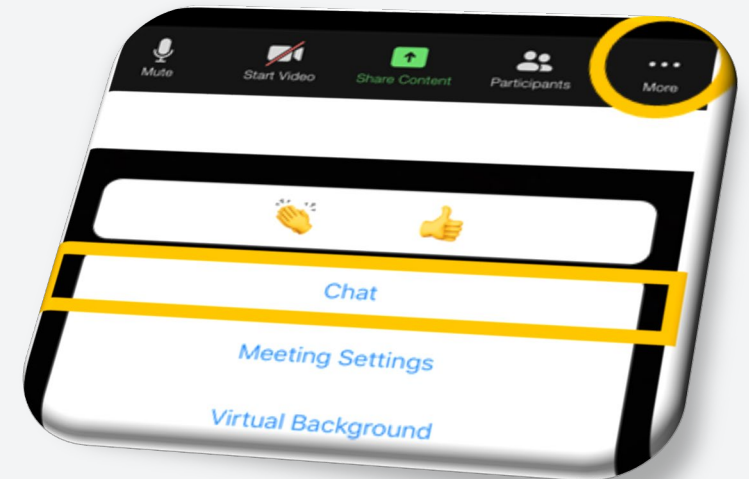
- **Chat** – At the bottom of your screen select the **Chat** icon and type in your question or comment to the right



On a Mobile Device?

- At the bottom of your screen, select the **More (...)** icon
- **Chat** option will appear

**Appearance may vary depending on mobile device*



Project Team

LA 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 (Historic Context Statement)

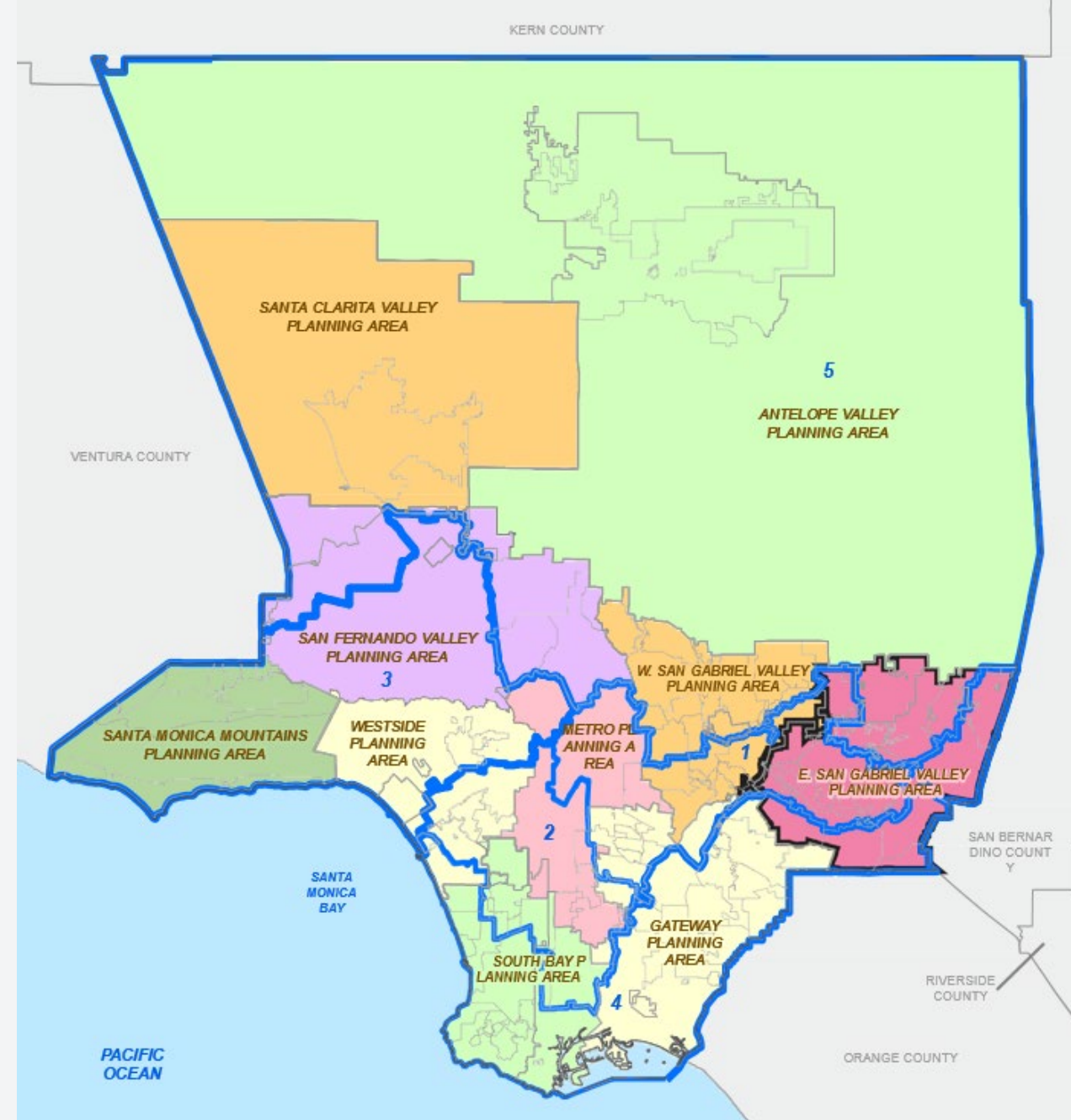
Consultant: ESA

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
- **Area Plans and Historic Context Statements focus 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 a 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.

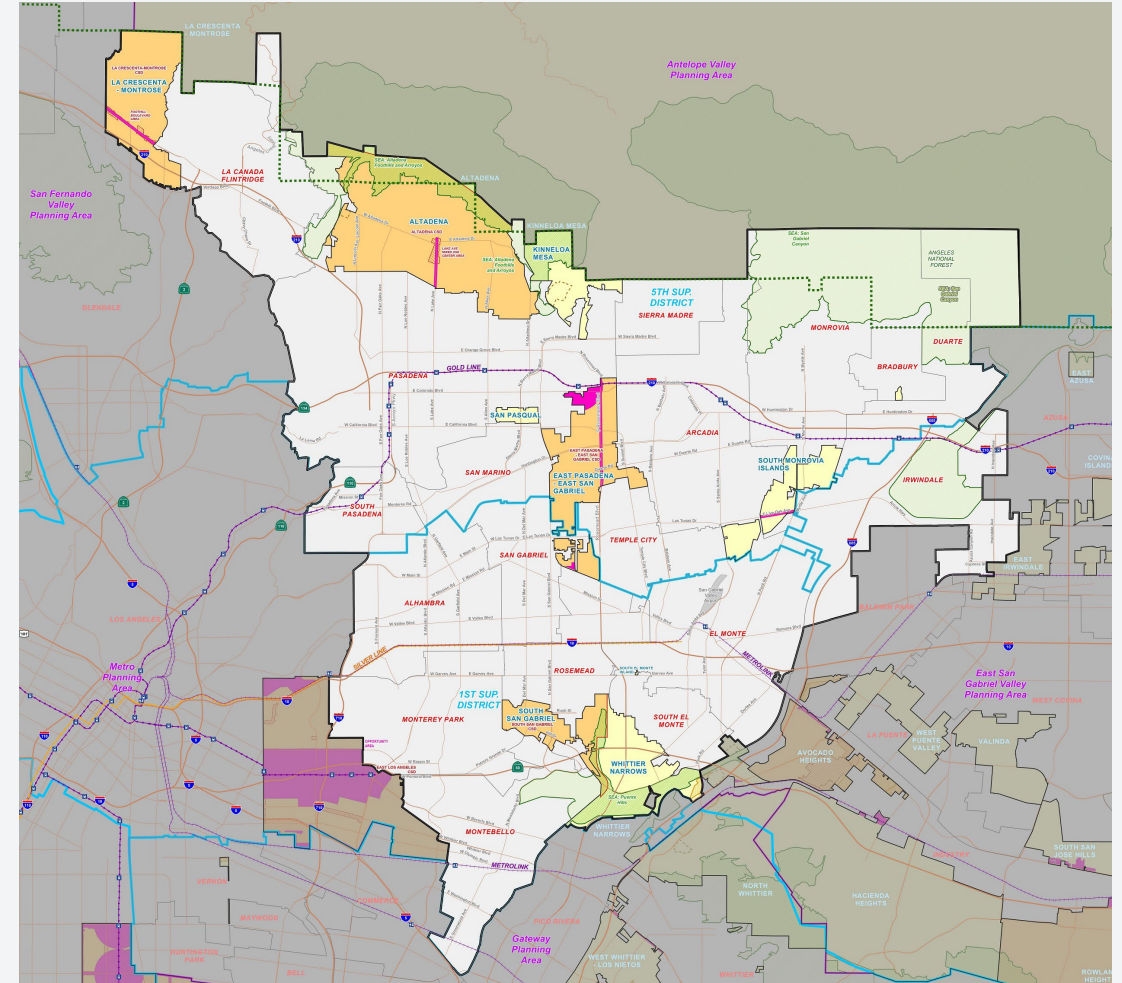


**Scan for our
project survey!**

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



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
 - **Historic Context Statement**
- Environmental Impact Report (EIR)
- Community engagement and stakeholder outreach

Plan Elements

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

LA County Historic Preservation Program

LA County Historic Preservation Program

- County Landmarks
- County Historic Districts
- Mills Act Program
- Historic Context Statements
- Historic Resources Surveys

County Landmark Eligibility

A **structure, site, object, tree, landscape, or natural land feature** may be designated as a County landmark if it is **50** years of age or older and satisfies one or more of the following criteria:

- Association with historic events or activities
- Association with important persons
- Distinctive design or physical characteristics
- Potential to provide important information about prehistory or history
- Determined eligible or is listed in the National Register or California Register
- If it is a tree, it is the one of the largest or oldest tree species in the County
- If it is a landscape or natural land feature, it is associated with historic events, activities, or people



Robert "Bob" Lucas
Writer & Literacy Leader in Altadena
Source: *Los Angeles Sentinel*, July 12, 1990

County District Eligibility

A **geographic area** may be designated as a County historic district if it is **50** years of age or older and

- Exhibits a concentration of historic or scenic sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or
- Exhibits significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

More than 50 percent of the property owners must consent to designation.



Certificate of Appropriateness

- Required for work on County Landmarks and County Historic District Contributors, except for:
 - Maintenance and repair
 - Work which may be exempt by the designating resolution or ordinance
 - Sign copy changes
 - Street improvements, unless street elements are designated
 - Work to correct unsafe conditions
 - Interior alterations, unless interior is designated
- The work must comply with the NPS Secretary of the Interior's Standards
 - Work Guidelines on our website
- If addition is *less* than 500 SF → Administrative CofA (\$544 fee)
- If addition is *more* than 500 SF → CofA with Historical Landmarks and Records Commission review (\$1,158 fee)

Mills Act Program

- State-enabling legislation (1972)
- County Program adopted (2013)
- Property tax savings: roughly 50%, declining savings over time
- 10-Year work program
- Application Fee: \$1,301; Contract Execution Fee: \$718

Eligibility:

- Located in unincorporated LA County
- Privately owned
- Not exempt from property taxation
- Has a historical designation
- The maximum assessed property value is not exceeded

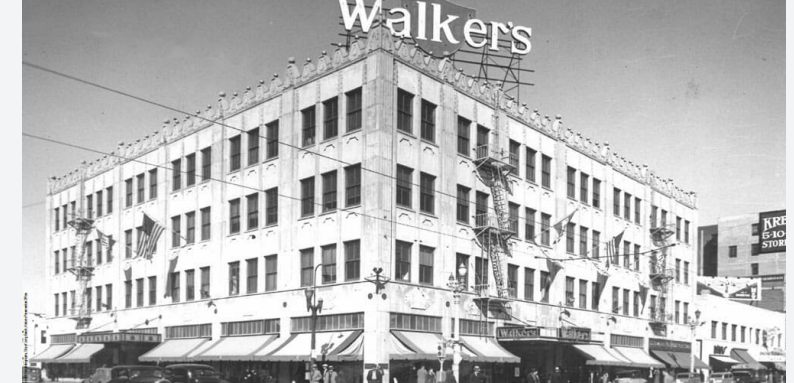
Maximum Assessed Values (including both improvements and land):

Property Type	NR, CR (Individual or HD Contributor)	County Landmark, County HD Contributor
Single-Family Residence	\$1 million	\$2.1 million
Two-Family Residence	\$1.5 million	\$3.2 million
Other Land Uses	\$3 million	\$6.3 million

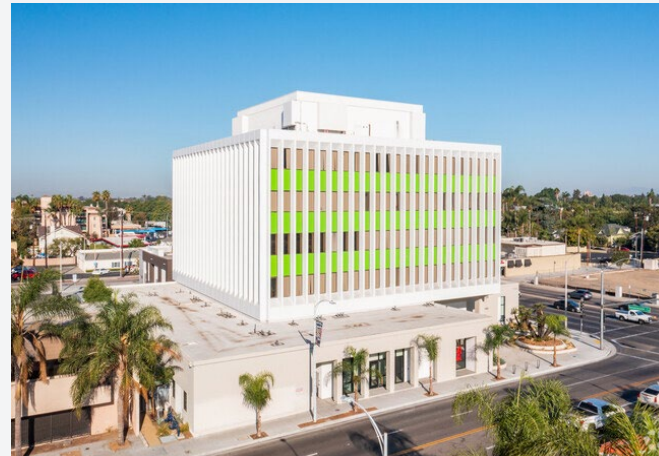


The Anderson House
ARG, 2020.

Adaptive Reuse: Conversion of Commercial into Housing



Gadsden Place, Columbia, SC



Santa Ana Arts Collective



Walker Building, Long Beach

Historic Context Statement

What is a Historic Context Statement (HCS)?

- Is a document that identifies the important themes relevant to the history and development of the built environment of a geographic area
- Establishes periods of significance for these themes and their associated property types

Example: Civil Rights and Social Justice

Theme: Chicano Civil Rights Movement (1960-1979)

Property Types: public art pieces, residences, routes


- Is *not* a definitive or comprehensive community history, but rather an analytical framework
- Provides the background information for future historic resources surveys, which take a closer look to identify properties eligible for historic designation

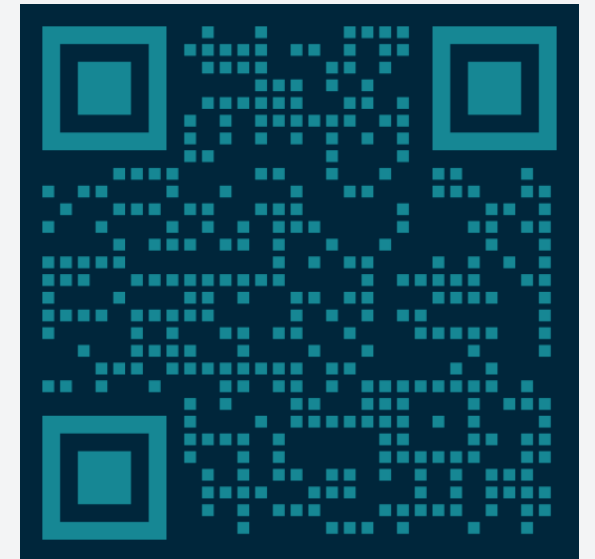


HCS Purpose

- Provides an analytical framework for identifying and evaluating resources in subsequent historic resources surveys
- Provides the foundation for future research
- Inform the WSGVAP by:
 - Revealing the land development history of the planning area
 - Providing recommended goals, policies and implementation programs that support preservation of historic resources while accommodating necessary growth and development
 - Informing the Cultural Resources section of the WSGVAP's EIR

Community Input

- **If you have the following information regarding the developmental history of your community, please contact Shannon Papin at SPapin@esassoc.com.**
 - Buildings, structures, sites, or areas worthy of historic preservation
 - Events or people important to community history
 - Issues important to community history
- **Historic Resources Mapper** 
 - *What places* are important to your community's history, and *why* does this place matter?
- **Feedback due **Friday, November 3****
- **Stakeholder Review**



www.bit.ly/hcsmapper

Timeline and Process

- Hold a public meeting to introduce project to the public and request community input
- Consultant (ESA) completes windshield surveys and conducts research and interviews
- Draft HCS
- Present draft HCS to LA County Planning for feedback: *November 2023*
- Present draft HCS to the public and Historical Landmarks and Records Commission (HLRC) for feedback: *January 2024 (tentative)*
- Finalize HCS: *February/March 2024*

Thank you! Questions?

Historic Resources Mapper: www.bit.ly/hcsmapper

Historical Input: spapin@esassoc.com

Stakeholder Interest and HCS Questions: kcastaneda@planning.lacounty.gov

Area Plan Questions: wsgvap@planning.lacounty.gov

