



West San Gabriel Valley Area Plan

2/7/24 Agency/City Stakeholder Meeting
Community Studies – East
wsgvap@planning.lacounty.gov

Agenda

- Welcome / Introductions / Icebreaker
- Planning Areas Framework
- WSGVAP Overview
 - Plan Area
 - Plan Components
 - Plan Process
- Preliminary Land Use Strategies
- Group Activity
- Community Considerations
- City/Agency Initiatives and Projects
- Next Steps

Introductions

Los Angeles County Planning

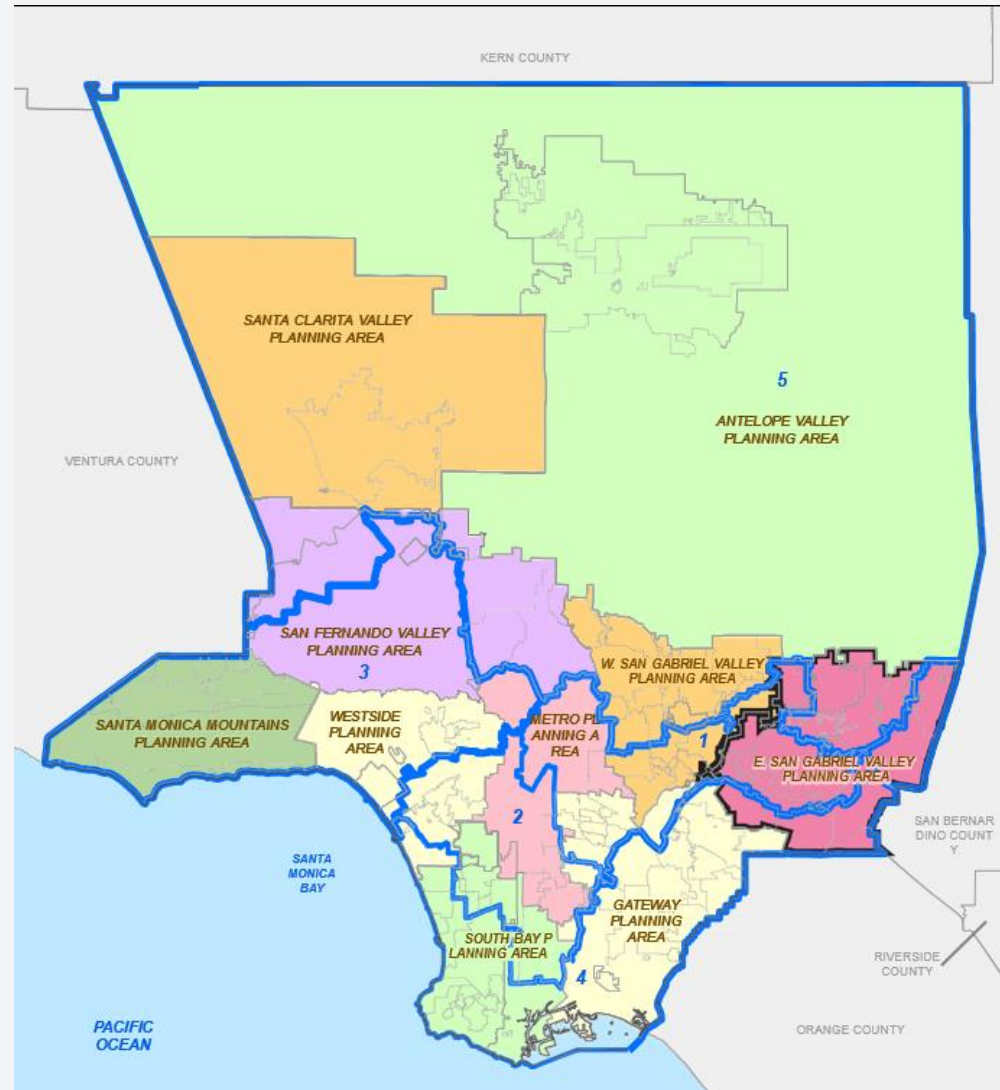
- Mi Kim, Supervising Regional Planner
- Adrine Arakelian, Principal Regional Planner
- James Drevno, Senior Regional Planner
- Evan Sensibile, Regional Planner
- Katrina Castañeda, Regional Planner

Icebreaker

- Please share your name, city/organization, and your favorite place in the San Gabriel Valley.

Planning Overview

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.

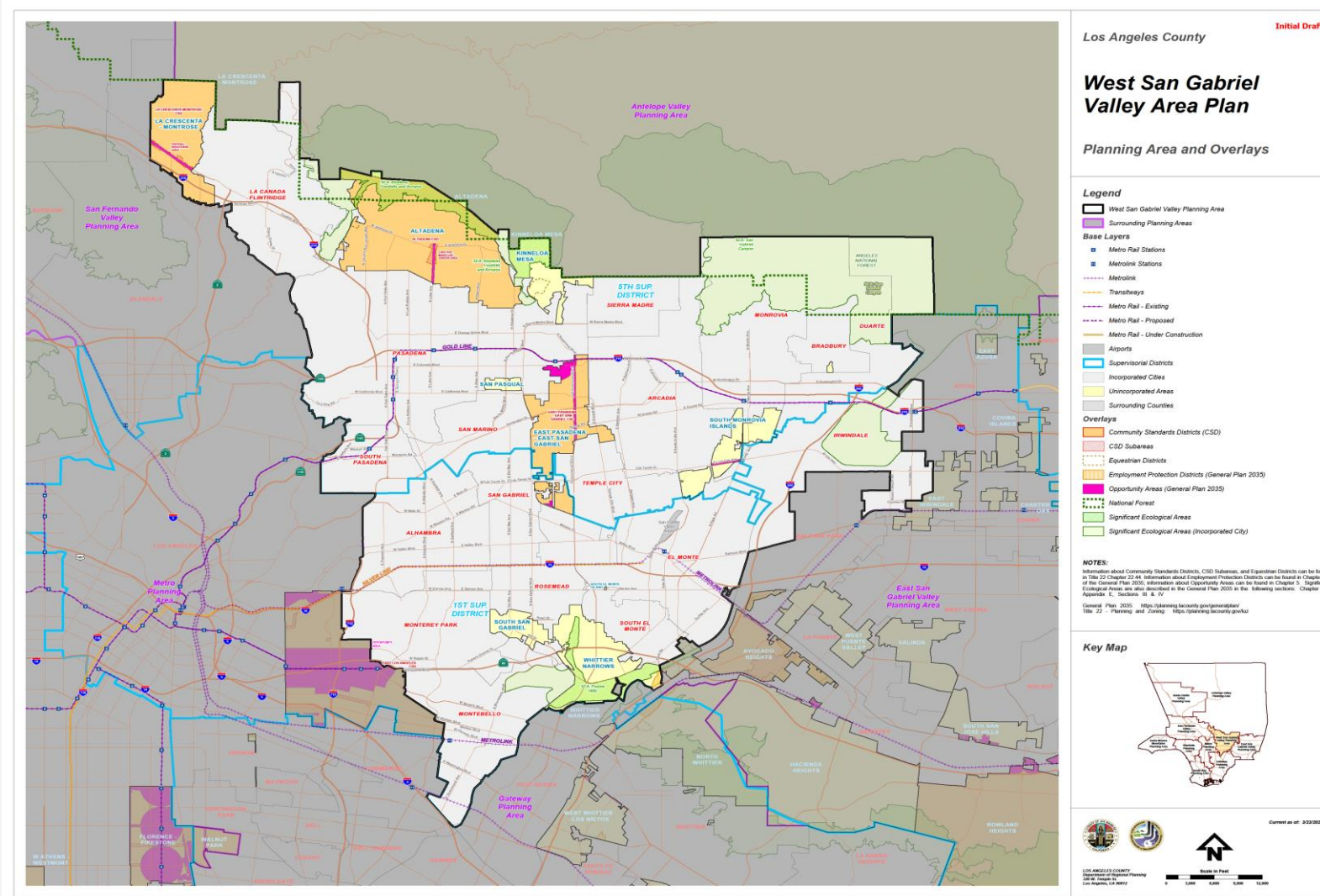


West San Gabriel Valley Area Plan

West San Gabriel Valley Communities

- La Crescenta – Montrose
- Altadena
- Kinneloa Mesa
- San Pasqual
- East Pasadena – East San Gabriel
- South Monrovia Islands
- South San Gabriel
- Whittier Narrows/South El Monte Island

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)
- Historic Context Statement
- Community engagement and stakeholder outreach

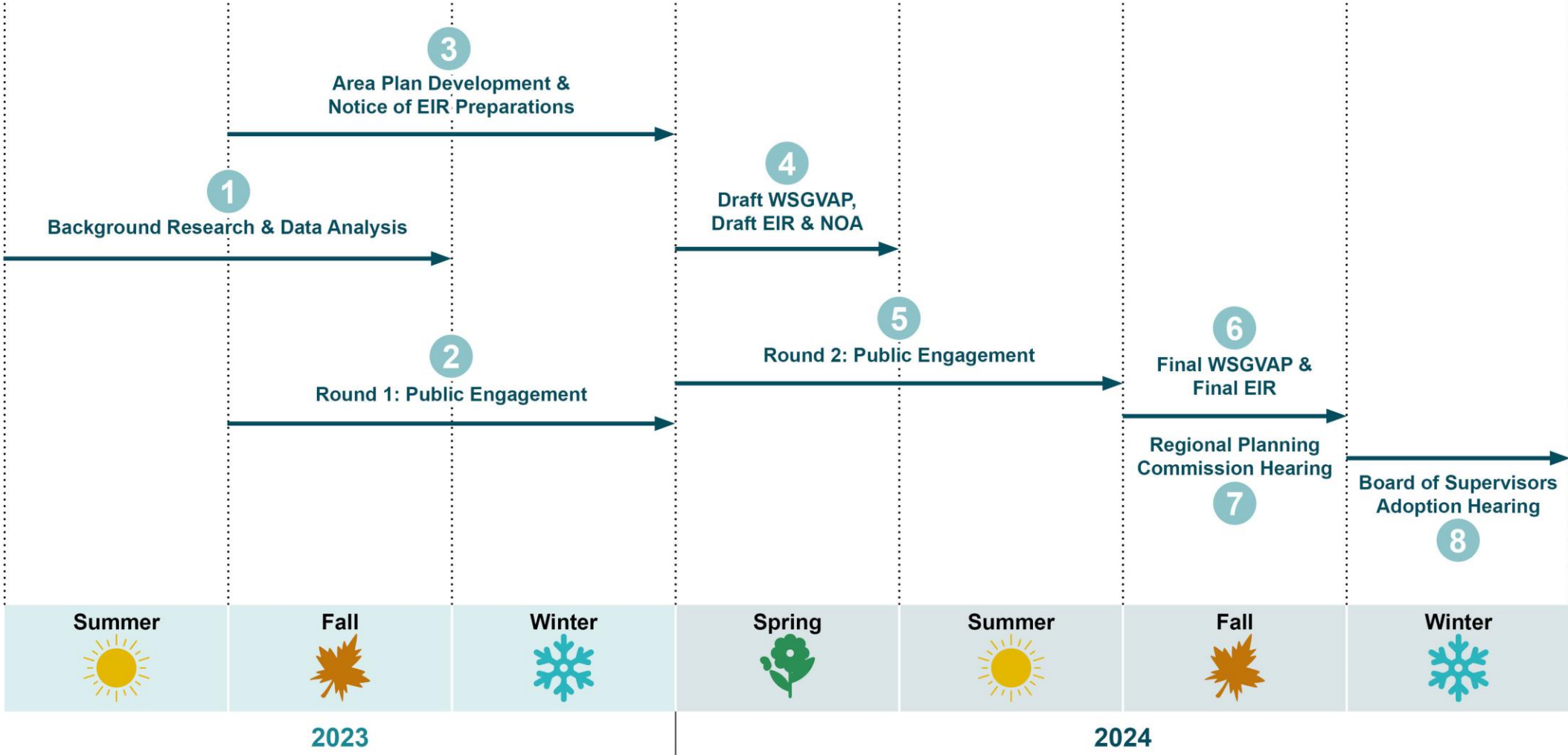
Plan Elements

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

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)

West San Gabriel Valley Area Plan Timeline



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.



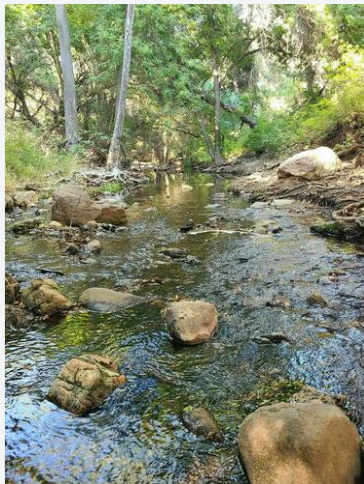
Area Plan Goals & Strategies

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.














Group Activity

“Stoplight” Activity (Asset Mapping)

Using 3 color categories, each participant should note the following:

- 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

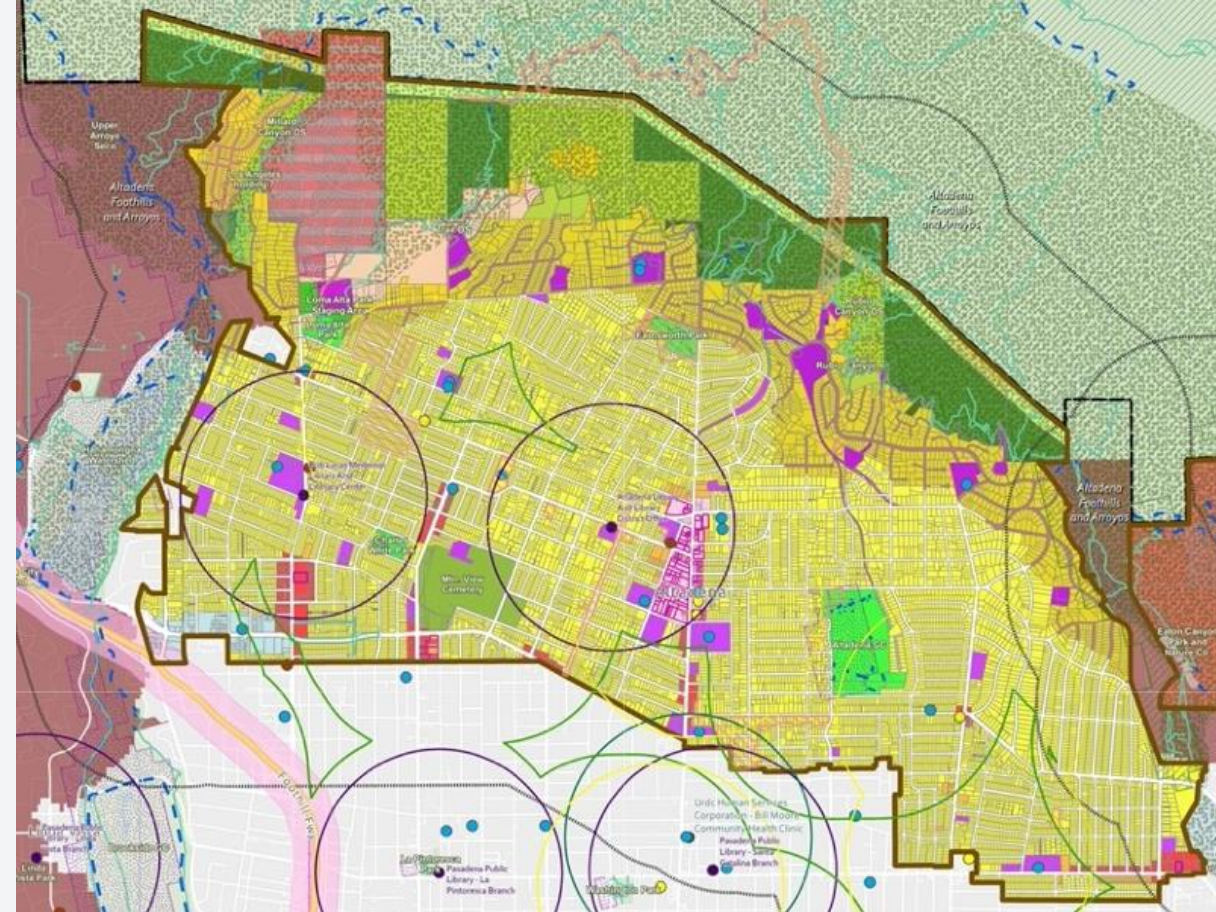
Altadena

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.

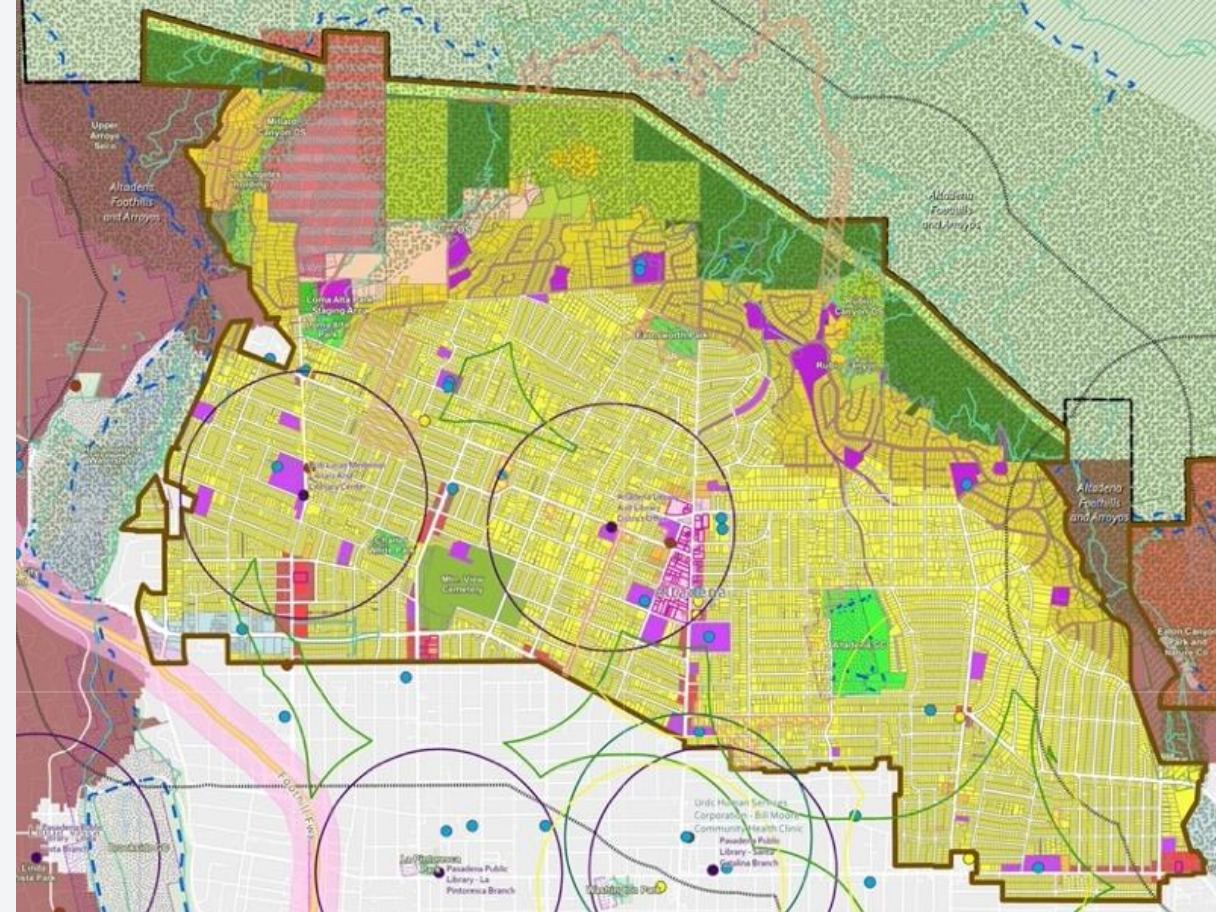
Altadena Considerations

- **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.

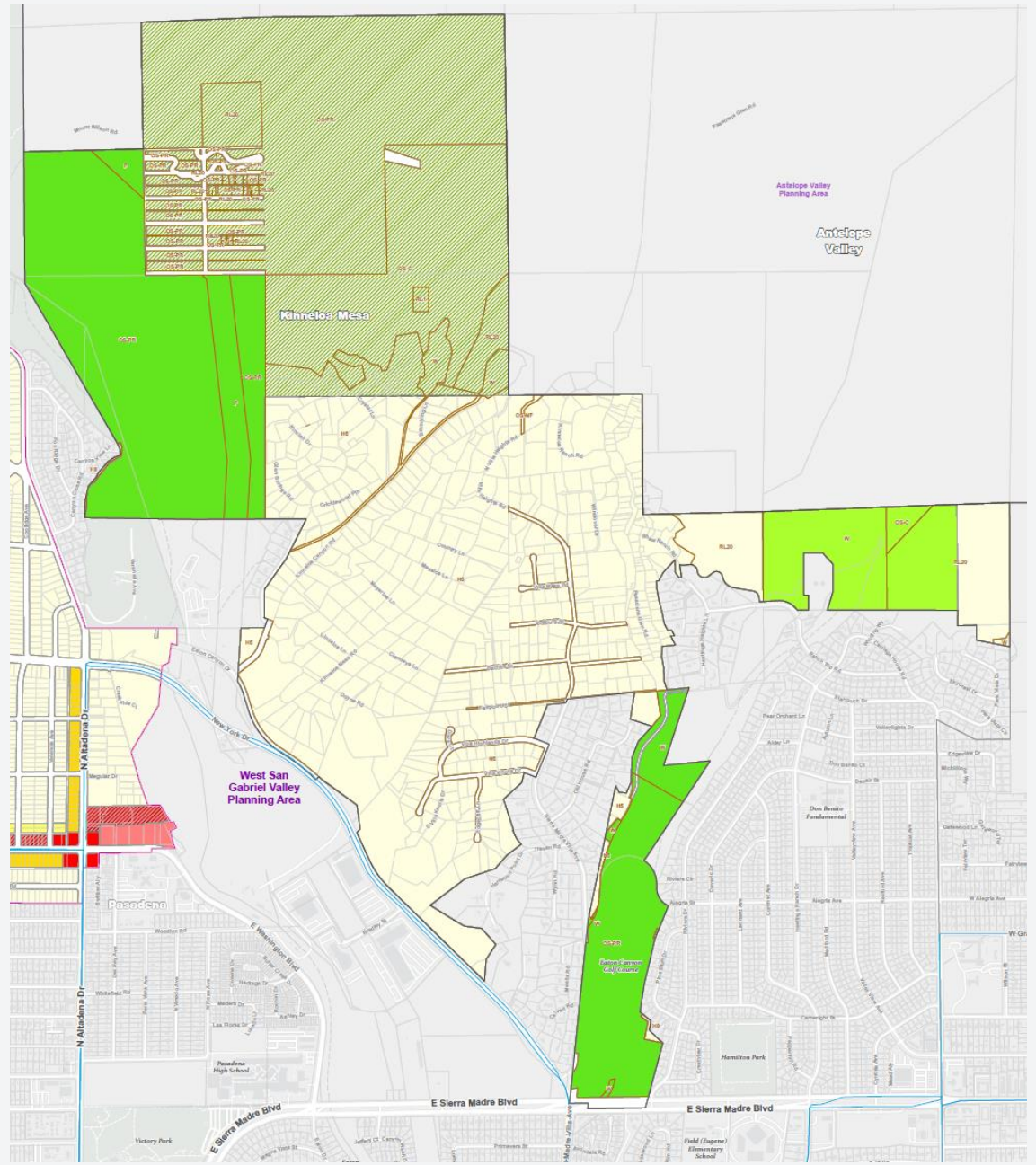


Altadena Considerations

- **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.

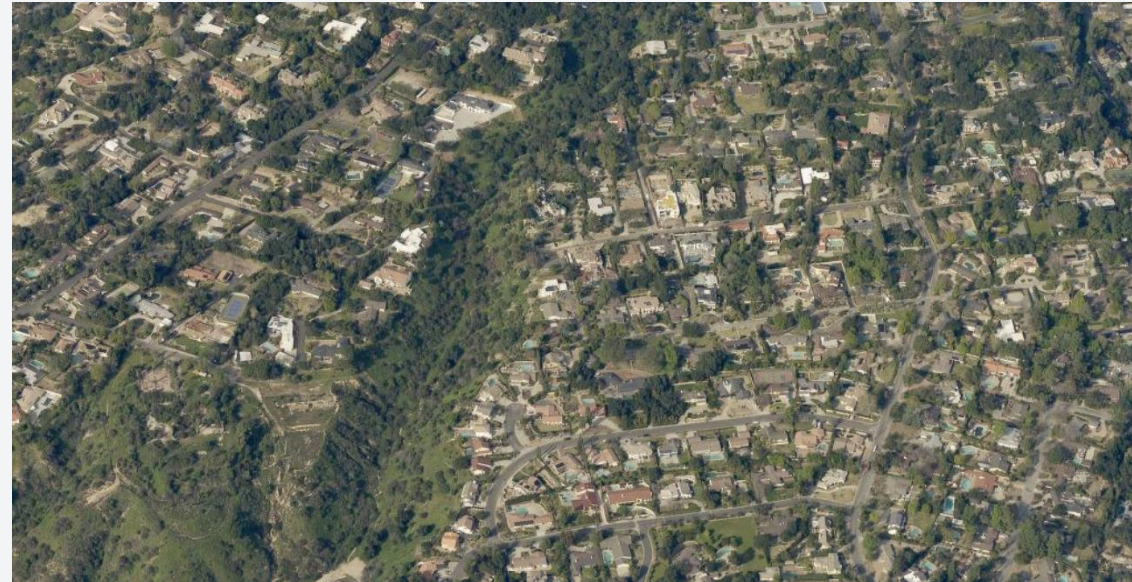


Kinnetloa Mesa

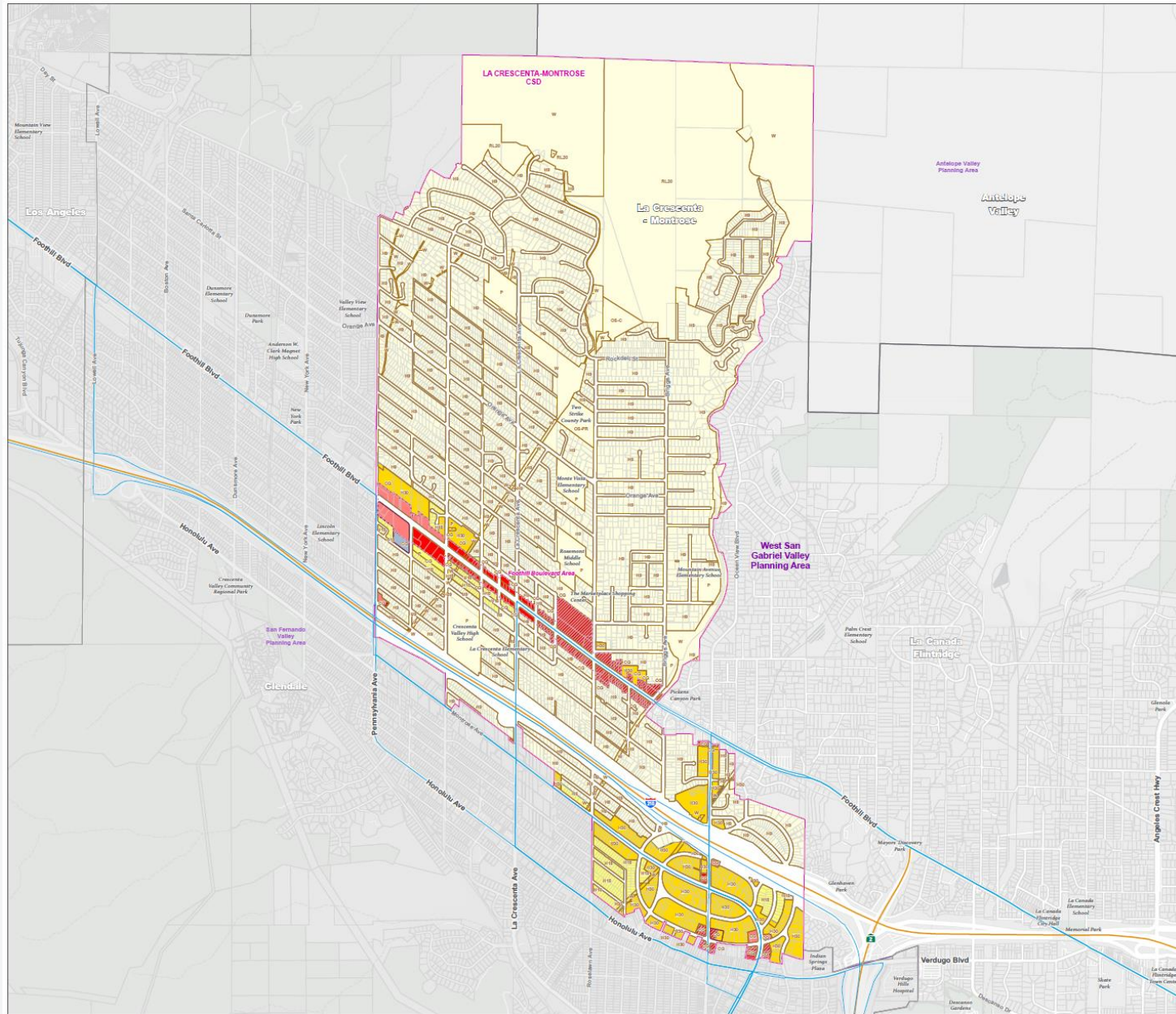


Kinneloa Mesa Considerations

- **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.



La Crescenta-Montrose

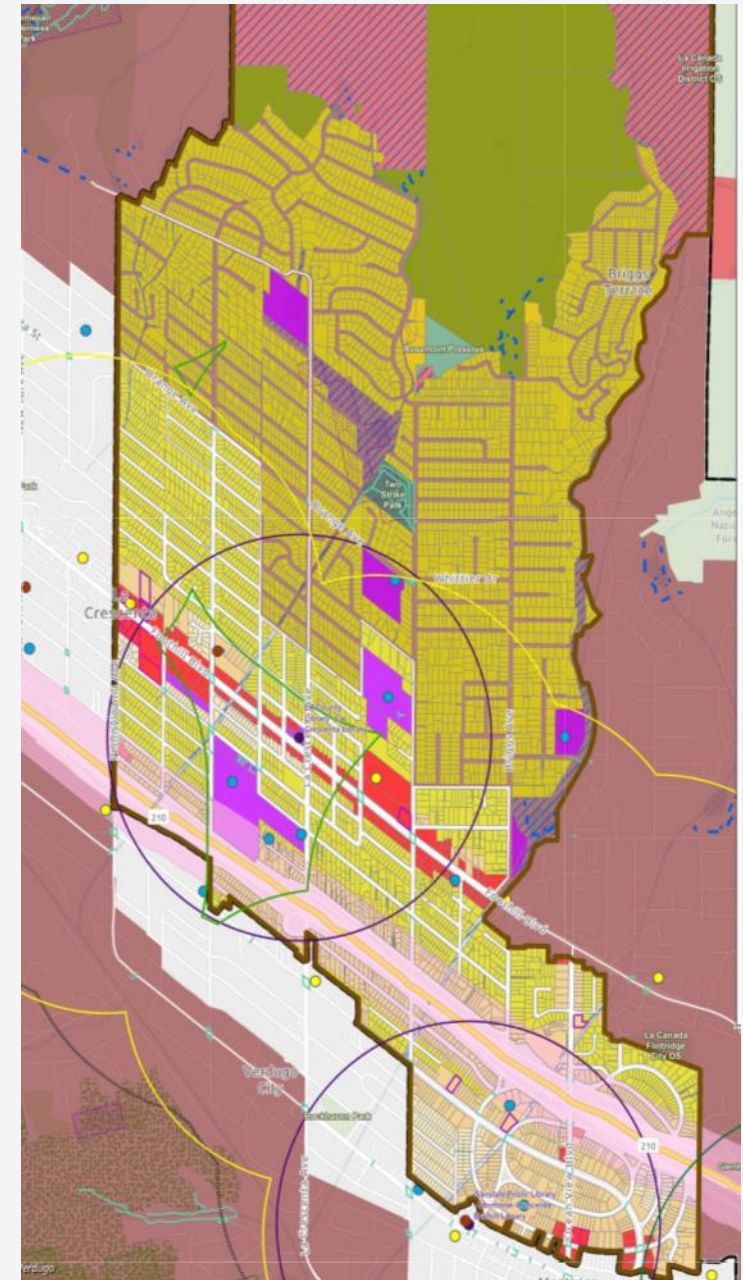


La Crescenta-Montrose Characteristics

- **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.

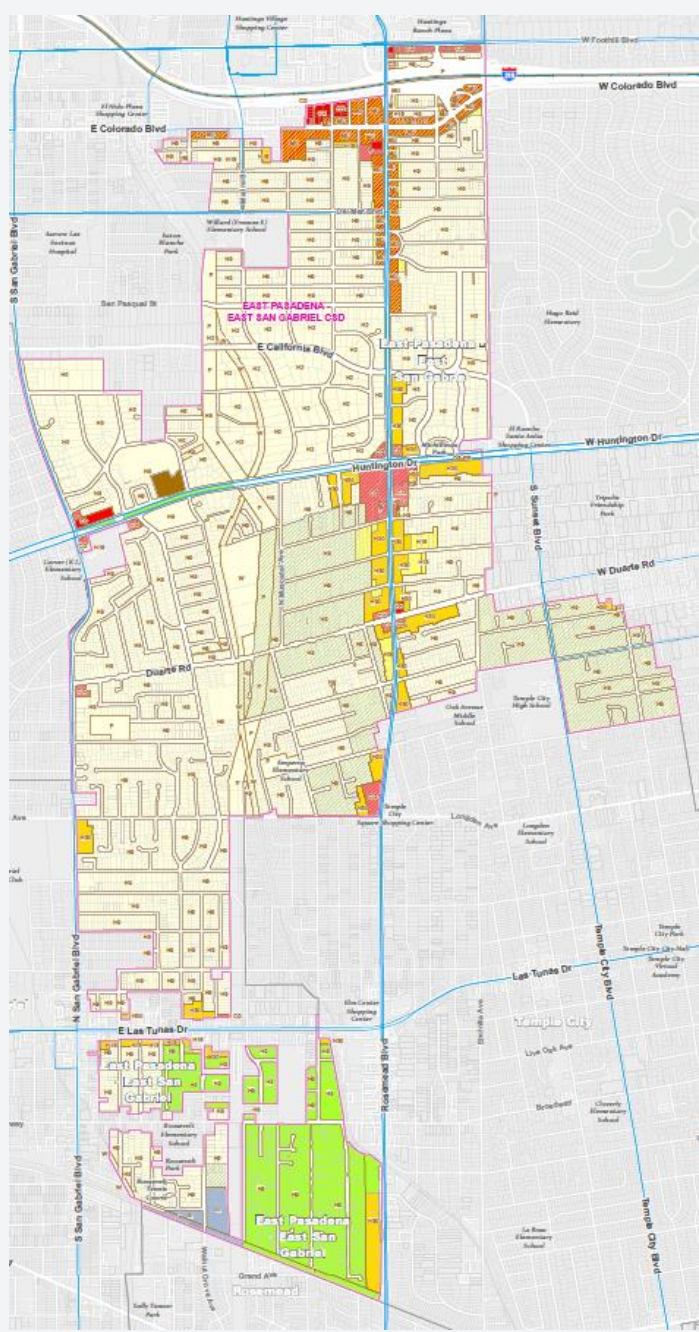
La Crescenta-Montrose Considerations

- **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.



East Pasadena— East San Gabriel



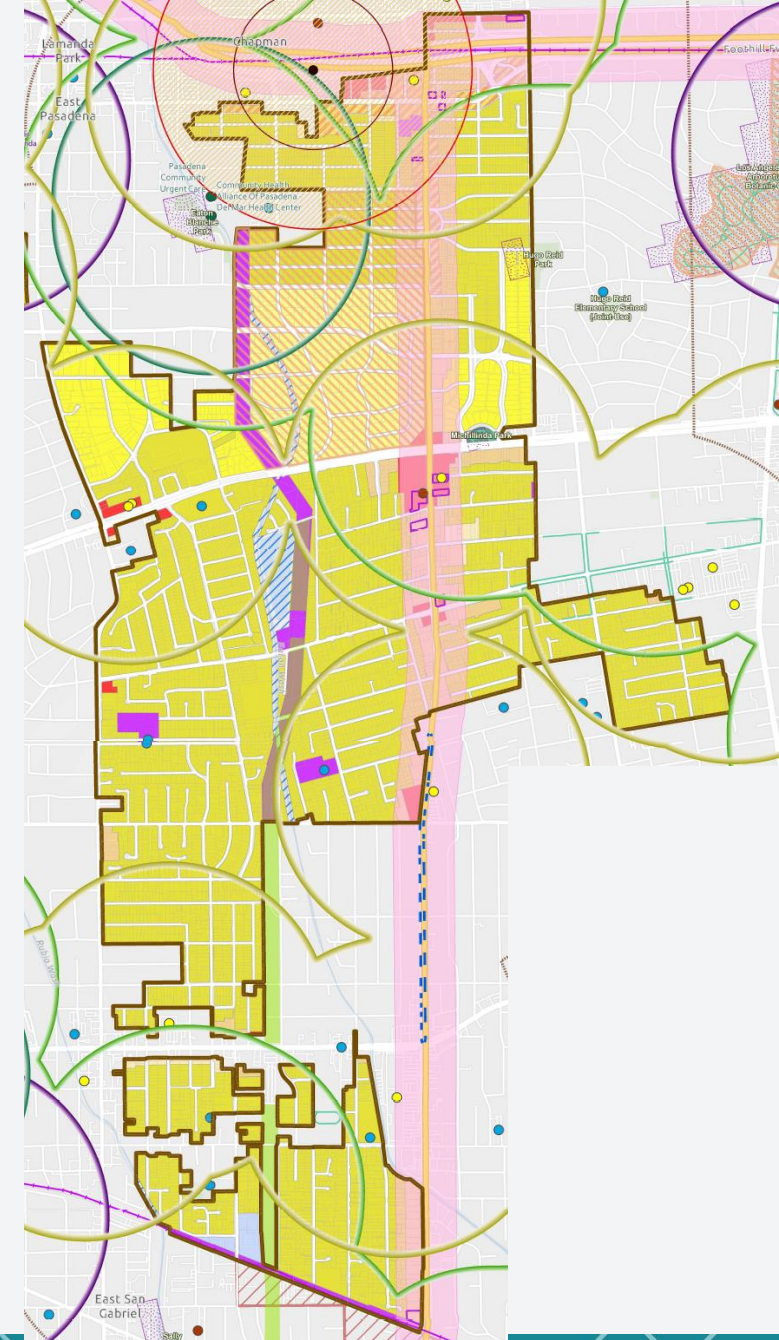


East Pasadena—East San Gabriel Characteristics

- **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.

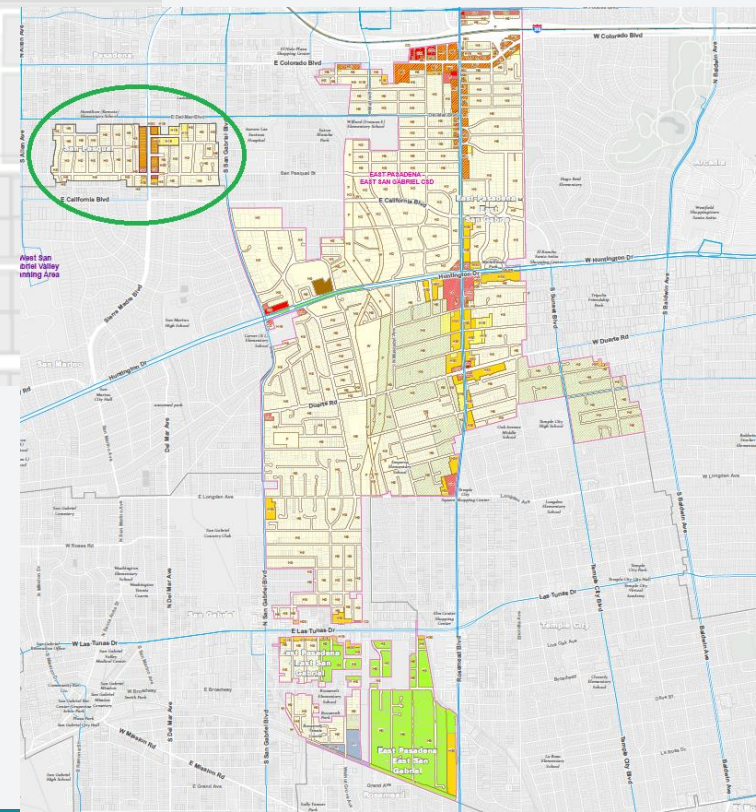
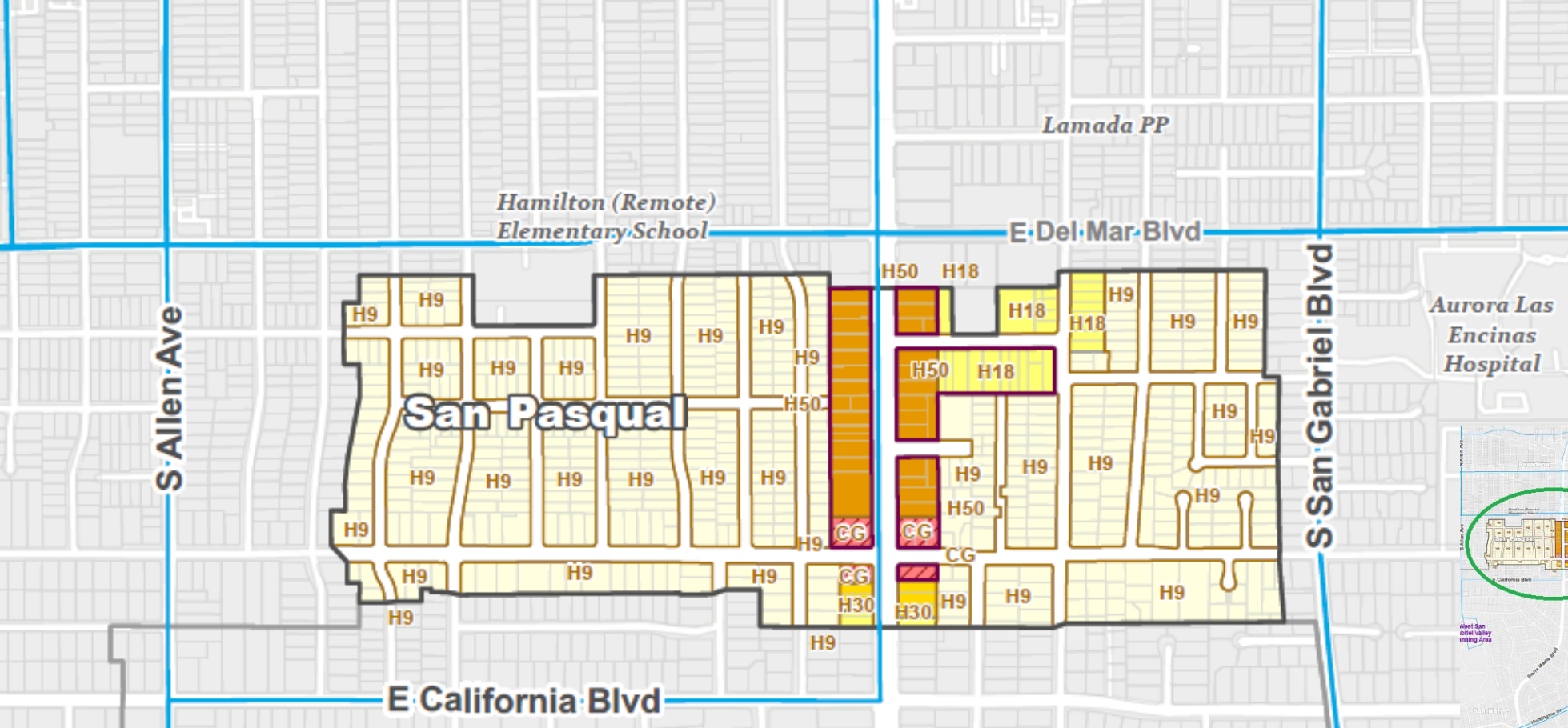
East Pasadena–East San Gabriel Considerations

- **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.



San Pasqual



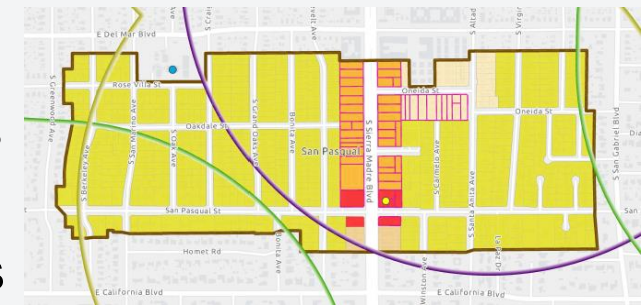


San Pasqual Characteristics

- **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.

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.



South Monrovia Islands





South Monrovia Islands Characteristics

- **Recreational Facilities.** Existing recreational areas include Longden Avenue Park and Pamela Park.
- **Educational Facilities.** Existing institutions include like Rio Hondo, Plymouth, and Maxwell Elementary, along with the Live Oak Library and a Duarte Unified School District daycare center.
- **Housing Stock.** Primarily single-family homes. Aging housing stock.
- **Proximity.** Nearby key employment centers are clustered in the City of Duarte and Pasadena and Downtown LA.
- **Transit and Transportation.** Metro Gold Line Monrovia Station is located within one quarter-mile from the north edge of the community. Bus service via Metro J (Silver) Line El Monte Station connects to Downtown LA and south county. Bus service (Foothill Transit, Arcadia Transit, and Metro) serves Live Oak Avenue, Santa Anita Avenue, 6th Avenue, Myrtle Avenue/Peck Road, and Mountain Avenue, providing connections to local and regional destinations.
- **Live Oak Avenue.** Live Oak serves as the community's main street, with a variety of commercial and industrial establishments.
- **Culturally Diverse.** Diverse population, with significant Hispanic/Latinx and Asian representation.
- **Sidewalks.** Neighborhoods with a mix of tree-lined streets with sidewalks and streets where property line meets the curb.

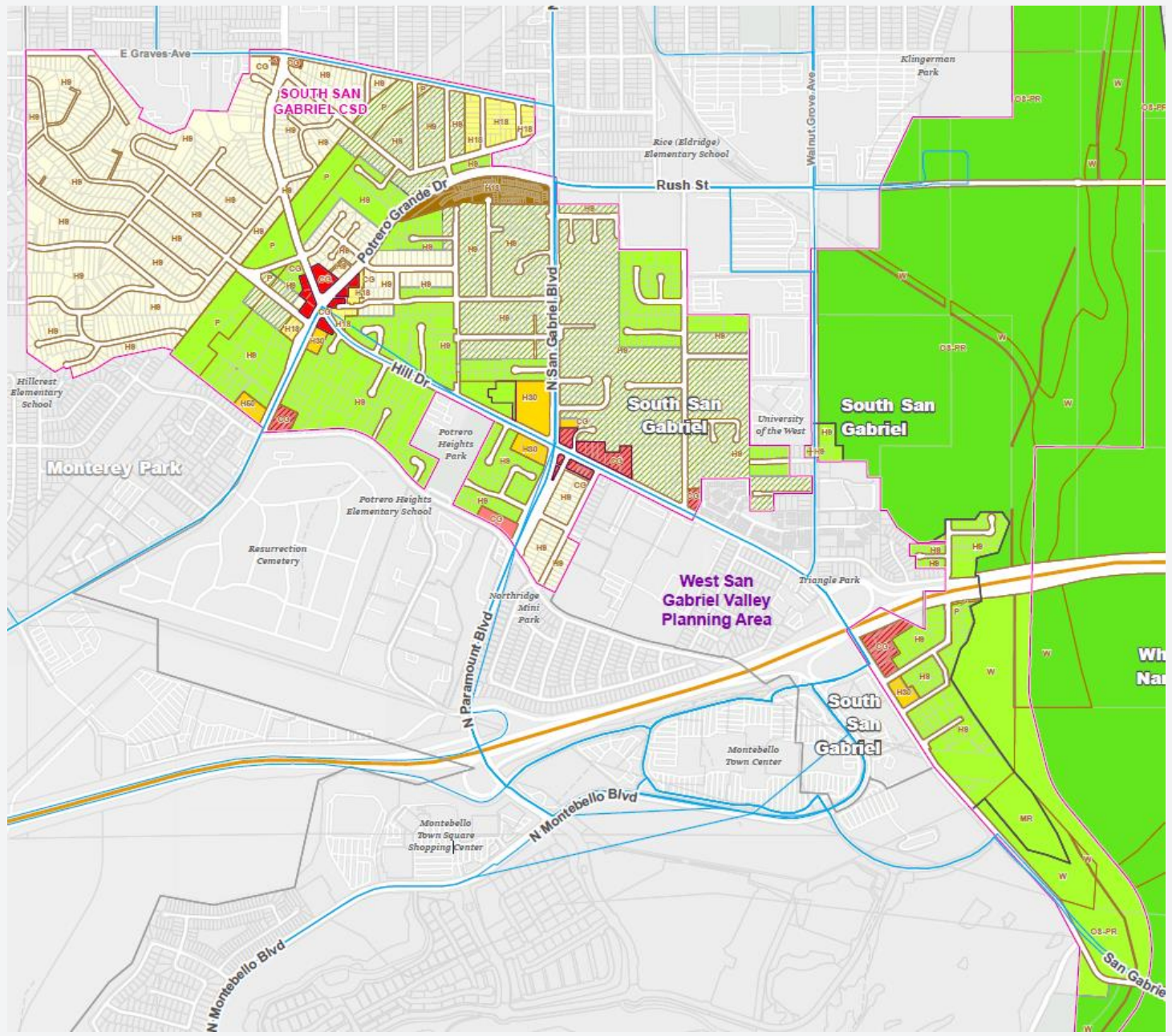
South Monrovia Islands Considerations

- **Supportive Retail.** Improve local residents' access to commercial uses and retail goods.
- **Land Use Diversity.** Encourage more neighborhood-serving uses such as healthcare clinics and grocery stores.
- **Housing Diversity.** Diversify housing options especially near existing transit and commercial nodes to accommodate need for housing.
- **Pedestrian Connectivity.** Create safe, green pathways and bike lanes for pedestrians and bicyclists to connect residential areas to green spaces such as Peck Road Water Conservation Park, Longden Avenue Park, and Pamela Park.



South San Gabriel



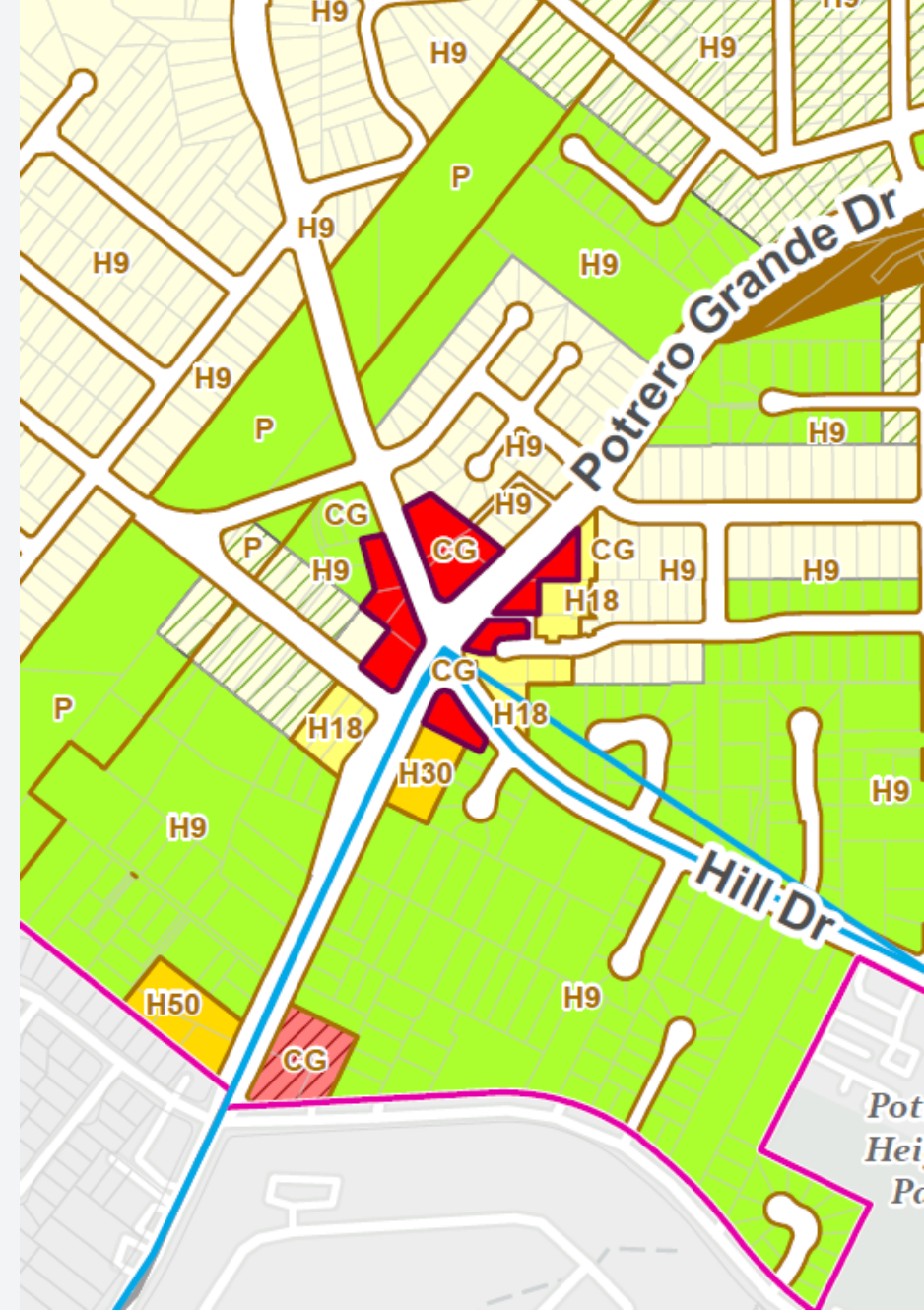


South San Gabriel Characteristics

- **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.

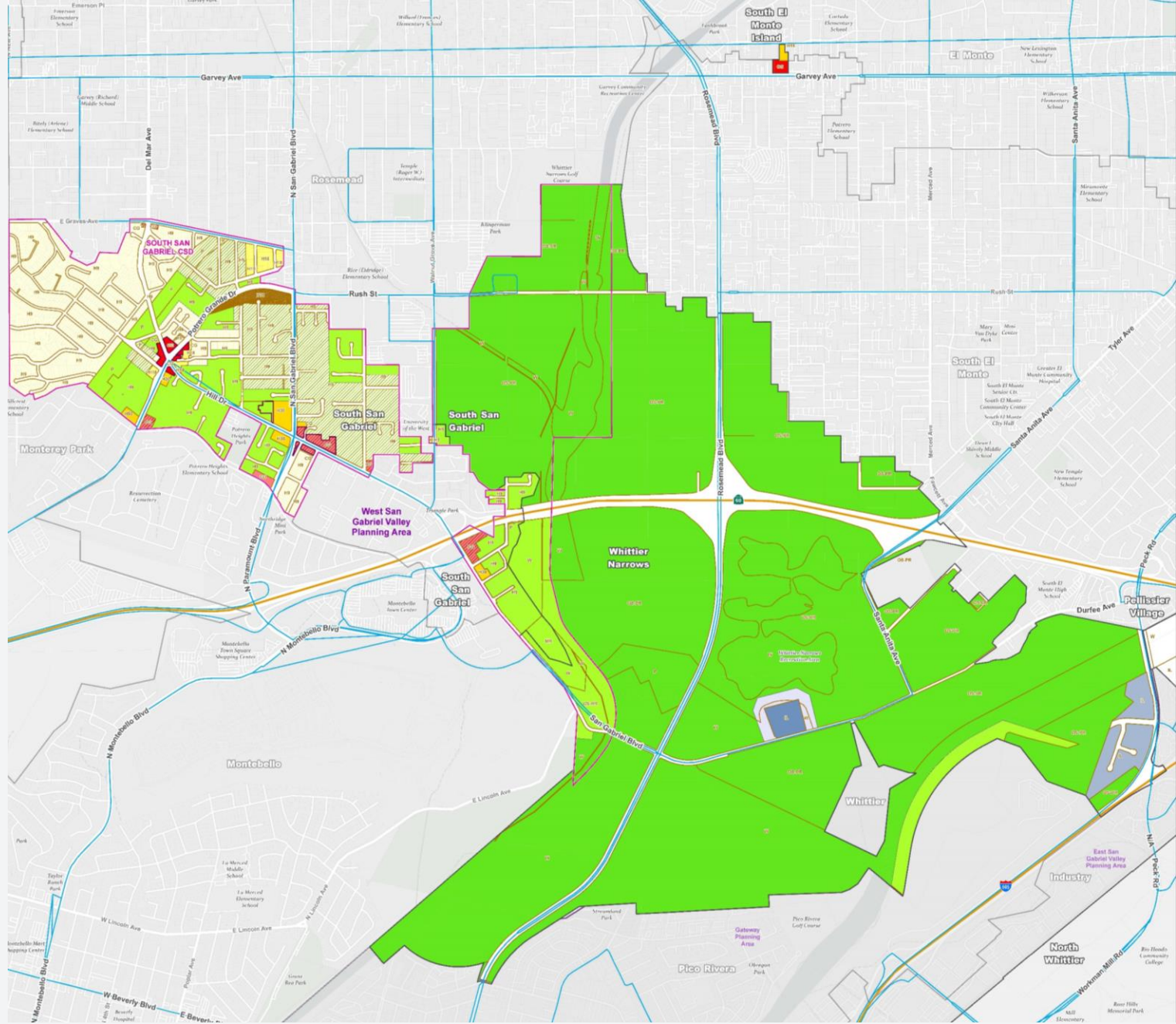
South San Gabriel Considerations

- **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.



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.

Whittier Narrows & South El Monte Island Considerations

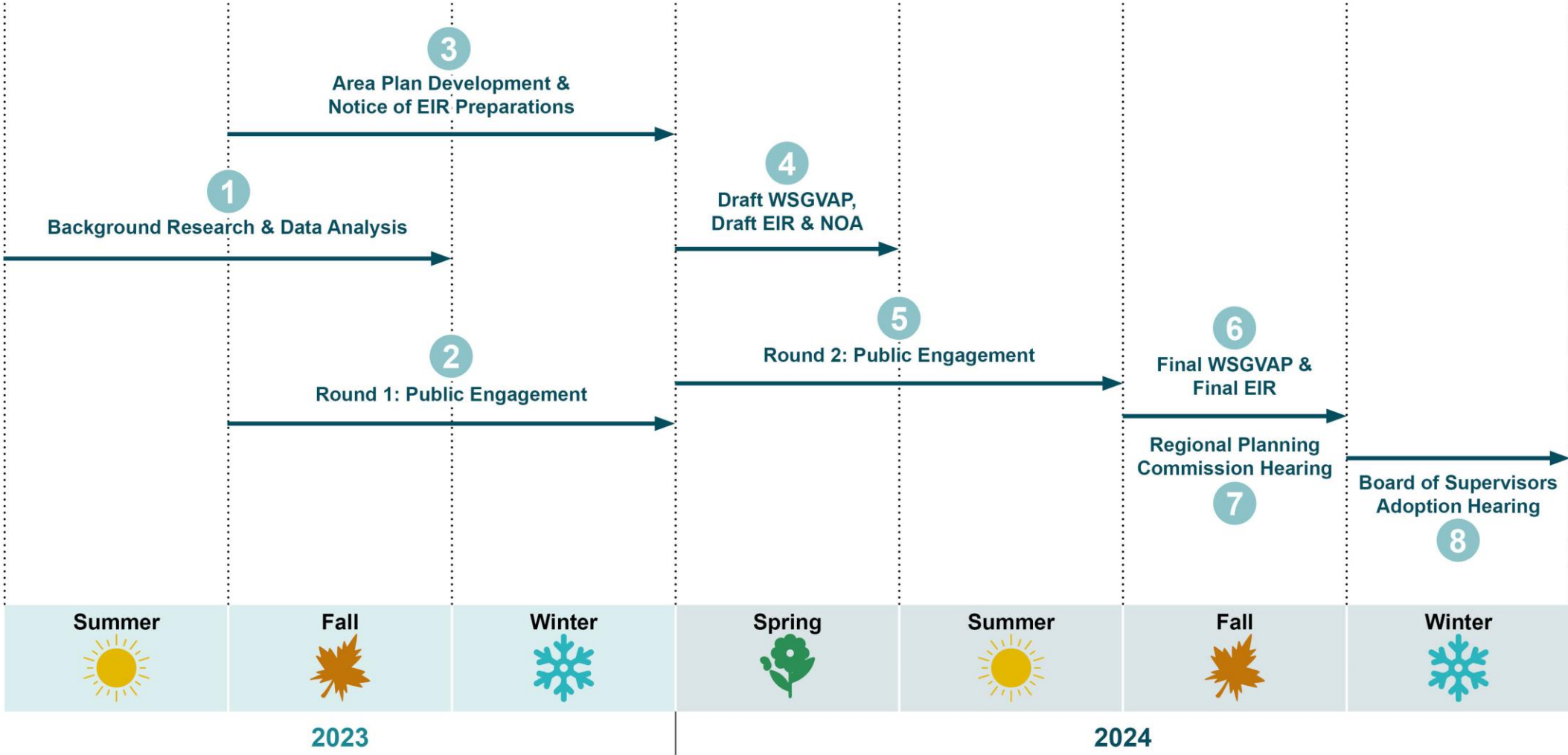
- **Land Use Impacts.** Land uses near Whittier Narrows and South El Monte Island include freeways and industry which impact air and water quality. Explore programs to raise awareness about environmental issues and health risks associated with pollution.
- **Nearby Open Space and Natural Areas.** Sensitive 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

Feedback & Next Steps

Next Steps

- 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.
- Preparing for the release of a public draft of the Area Plan and proposed map changes.

West San Gabriel Valley Area Plan Timeline



City/Agency Initiatives and Projects

- Is your agency/juristictions working on any planning or infrastructure projects?
- To ensure good planning across City boundaries, what unique issues/features should we know about?
- Are there any existing city planning documents we should review?
- Are there any successful programs (planning or otherwise), that could be adapted to the unincorporated areas?

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!