



West San Gabriel Valley Area Plan: La Crescenta - Montrose

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GENERAL PLANS VS AREA PLANS

General Plan

- Covers **all land** in a jurisdiction
- Establishes the overarching framework for **development** and **internal policy**

Area Plan

- Provides a mechanism for tailored goals, policies, and actions **unique to West San Gabriel Valley** communities
- Builds on the General Plan with **specific guidance** for **implementation**

WEST SAN GABRIEL VALLEY AREA PLAN

The West San Gabriel Valley (WSGV) Area Plan supports the community-wide desire to protect natural areas and open spaces, and create walkable, green, safe and vibrant communities that promote community gathering, strengthen community identity, and allow community members to meet their daily needs in the very communities they call home.

Project Description

The proposed West San Gabriel Valley Area Plan (Area Plan or Project) is an extension of the General Plan focused on the unique needs and characteristics of 9 unincorporated communities within the West San Gabriel Valley Planning Area. The purpose of the Area Plan is to enhance, guide, and support the long-term growth, development, and maintenance of these communities. The Area Plan consists of areawide goals and policies on land use, economic development, community character and design, conservation and natural resources, mobility, and parks and recreation. The Area Plan also includes community specific goals and policies for each community or grouping of communities. Zoning and land use policy map changes are also proposed as part of the Project to bring zoning and land use policy into conformance, accommodate growth near major transit stops and along major corridors, preserve natural resources, and implement the Housing Element Rezoning Program. The Project also includes ordinance amendments to implement the goals and policies of the Area Plan and consists of new areawide regulations and updates to existing standards.

Descripción del Proyecto

El Plan del Área Oeste del Valle de San Gabriel propuesto (Plan del Área o Proyecto) es una extensión del Plan General centrado en las necesidades y características únicas de 9 comunidades no incorporadas dentro del Área de Planificación del Oeste del Valle de San Gabriel. El objetivo del Plan del Área es mejorar, guiar y apoyar el crecimiento, el desarrollo y el mantenimiento a largo plazo de estas comunidades. El Plan del Área está compuesto por metas y políticas para toda la zona sobre uso del suelo, el desarrollo económico, el carácter y diseño de la comunidad, la conservación y los recursos naturales, la movilidad y los parques y actividades recreativas. El Plan del Área también incluye metas y políticas específicas para cada comunidad o grupo de comunidades. El Proyecto también proponen cambios en el mapa de zonificación y la política de uso del suelo, para que la zonificación y la política de uso del suelo entren en conformidad y para permitir el crecimiento cerca de las principales paradas de transporte público y a lo largo de los corredores principales, preservar los recursos naturales e implementar el Programa de Rezonificación del Elemento de Vivienda. El Proyecto también incluye enmiendas de la Ordenanza para implementar las metas y políticas del Plan del Área, y está compuesto por nuevos reglamentos para toda la zona y actualizaciones de las normas existentes.

專案描述

草擬的「西聖蓋博谷地區規劃方案」（簡稱「地區規劃方案」或「專案」）是「總體規劃」的一項延伸，側重於西聖蓋博谷規劃區內9個非建制社區的獨特需求和特徵。本地區規劃方案的目的是加強、指導和支援這些社區的長期增長、發展和維護。本地區規劃方案包括有關土地使用、經濟發展、社區特徵與設計、保護和自然資源、流動性以及公園和娛樂的區域目標和政策。此外還包括每個社區或社區群組的具體社區目標和政策。作為專案的一部分，針對分區和土地使用政策地圖同樣給出了更改建議，以使分區和土地使用政策保持一致、適應主要交通站點附近和主要走廊沿線的發展、保護自然資源，並實施「住房要素重新分區計劃」。本專案還包含條例修訂，以落實「地區規劃方案」的目標和政策，並包括新的區域性法規和對現有標準的更新。

VISION AND GROWTH STRATEGIES

Harmonious and
Coordinated
Growth



Connected and
Walkable
Communities



Strong Social
and Cultural
Cohesion



A Thriving
Business
Friendly
Region



Sustainable Built
and Natural
Environment



Equitable
Decision
Making



WSGV AREA PLAN FEATURES

- Existing Conditions: Background Briefs/Community Profiles
- Growth and Preservation Strategies
- Area Plan Elements
- Zoning Code/Zoning Map Amendments
- Land Use Policy Map Amendments
- Historic Context Statement

WSGV AREA PLAN CHAPTERS

- Chapter 1: Introduction
- Chapter 2: Land Use Element
- Chapter 3: Economic Development Element
- Chapter 4: Conservation and Open Space
- Chapter 5: Public Services and Facilities
- Chapter 6: Mobility Element
- Chapter 7: Historic Preservation Element
- Chapter 8: Unincorporated Communities
- Chapter 9: Implementation Programs and Actions

WSGV ELEMENT STRUCTURE

Each element of the WSGV includes:

- An overview of related **Existing Conditions** in the WSGV.
- Discussion of key **Issues & Opportunities** associated with element topic.
- **Goals and Policies** to address the Issues & Opportunities and enhance the quality of life for the WSGV community.

Many themes within the Elements are closely connected therefore, the elements include internal references to one another. These references highlight connections, ensure consistency, and avoid repetition.



LA CRESCENTA- MONTROSE



LA CRESCENTA-MONTROSE:

Select Background Brief Findings

LAND USE

- 3.45 sq mile community with 19,892 people
- Majority of land dedicated to single family housing with some commercial areas primarily along Foothill Blvd

MOBILITY

- Southern portion of the community is well-served by public transit, with three different transit providers: the Metro, Los Angeles Department of Transportation (LADOT), and Glendale Beeline
- Low levels of transit utilization

CONSERVATION AND OPEN SPACE

- Northern border of the community lies adjacent to the edge of the Angeles National Forest, giving residents convenient access to recreational opportunities within the forest
- Parts of the community are located within a Very High Fire Hazard Severity Zone

LA CRESCENTA-MONTROSE:

Select Background Brief Findings Continued

PUBLIC SERVICES AND FACILITIES

- Five schools, three elementary schools, one middle school, and one high school within the community and others located nearby
- One fire station and one sheriff station located within the community

ECONOMIC DEVELOPMENT

- Higher median income than the County average
- Top employment industries are education/healthcare and professional/technical services

HISTORIC PRESERVATION

- Rosemont preserve located within the community is a permanent sanctuary for wildlife and resource for community programs

LA CRESCENTA-MONTROSE:

Select Engagement Findings

LAND USE

- Residents would like to see more community-centered spaces and pockets of green spaces throughout the community
- Residents emphasize the architectural significances of using local materials such as

“La Crescenta rock”

MOBILITY

- There is a communal desire for walking and biking paths that offer connection to neighboring resources
- Residents have concerns about school pick ups and traffic around those areas

CONSERVATION AND OPEN SPACE

- Residents would like to see more green and recreational spaces and the expansion and protection of existing preserves
- Residents like the mountain views and preservation of foothill wildland areas

LA CRESCENTA-MONTROSE:

Select Engagement Findings Continued

PUBLIC SERVICES AND FACILITIES

- Residents would like to see improvements in the public realm including street trees
- Residents suggested the transformation of vacant areas into public resources such as sports fields or courts

ECONOMIC DEVELOPMENT

- Residents would like to see more local-serving businesses on Foothill Blvd
- They like the existing diversity of shops on Foothill boulevard

HISTORIC PRESERVATION

- Residents cited the significance of St. Lukes Church

Draft Area-wide Policy Recommendations

VISIONS AND ICONS

Throughout the *Draft Policy Recommendations* slides, these vision statement icons are placed next to policies they correspond to.

Example Policy:

Promote Diverse Housing Options. Promote development of duplex, fourplex, Accessory Dwelling Units (ADUs) and cottage court housing in low density housing areas.



This policy is related to the vision statement titled “Harmonious and Coordinated Growth” which is represented by the associated icon.

LAND USE ELEMENT

Foster complete communities. Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods, including public transit, parks, schools, commercial services, and other daily needs.



Allow compatible uses in residential neighborhoods. Allow for uses in or near the edges of established residential neighborhoods that are compatible with residential development and will bring amenities closer to homes, such as child and adult day cares, educational facilities, cultural facilities, and corner markets.



LAND USE ELEMENT (Cont)

Activate commercial corridors. Strengthen commercial corridors in the WSGV by facilitating building design and street improvements which make for safe, comfortable and enjoyable walking and biking experiences.



Foster public-private harmony in mixed-use development. Promote harmonious integration of private development with public spaces in mixed-use zones, blending residential, commercial, and recreational areas.



Activate public spaces. Activate public spaces with amenities and programming that encourage community use and enjoyment, tailored to the unique needs and preferences of each community.



MOBILITY ELEMENT

Roadway Safety. Ensure that streets are safe and accessible for all users, including vulnerable populations such as seniors, children, and people with disabilities.



Active Transportation Safety. Provide safe transportation corridors/networks that accommodate pedestrians, equestrians, and bicyclists, and reduce motor vehicle collisions.



MOBILITY ELEMENT (Cont.)

Bicycle Networks. Continue to build out and expand the existing bike network.



Local Service. Pursue more comprehensive and efficient transit service to reduce automobile dependence.



CONSERVATION AND OPEN SPACE ELEMENT

Foster safe wildlife corridors. Support healthy wildlife populations throughout WSGV by concentrating development towards urban centers and away from natural spaces to minimize potential conflict in the urban-wildlife interface.



Minimize habitat fragmentation in open space design. Design open spaces, including trails and public access recreation areas, to minimize habitat fragmentation while optimizing available space for the community to recreate.



Limit light pollution and disturbance to wildlife species. Limit or restrict lighting towards natural areas at night to limit light pollution and disturbance to wildlife species.



CONSERVATION AND OPEN SPACE ELEMENT (Cont)

Preserve vegetative hillsides for erosion control.

Implement conservation practices to maintain vegetative hillsides, mitigating erosion and reducing the risk of land/mudslides, particularly following wildfires, thereby enhancing climate change resilience.



Promote healthy streambeds and rivers. Support healthy streams, rivers, and their associated riparian ecosystems by dechannelizing concrete rivers and streambeds and restoring natural riparian vegetation to promote wildlife usage. Prioritize restoration efforts in areas that are near or adjacent to large tracts of habitat.



PUBLIC SERVICES AND FACILITIES ELEMENTS

Increase accessibility and visibility of County services.

Improve the accessibility and visibility of County services and representatives within the Planning Area.



Invest in multi-use infrastructure. Enhance multipurpose infrastructure such as pavilions and stages in parks to support a wide range of cultural and community events like concerts, theatrical performances, and outdoor movie nights.



PUBLIC SERVICES AND FACILITIES ELEMENTS (Cont)

Evaluate opportunities for co-located facilities. Prioritize the co-location of County services, parks, and libraries. Evaluate areas where co-location would benefit community members most based on identified needs and existing facilities.



Maintain Public infrastructure. Continuously support customers and providers by maintaining and enhancing public infrastructure.



ECONOMIC DEVELOPMENT ELEMENT

Equitable Economic Development. Prioritize equity in economic development investments and capital improvements through private-public investment while ensuring equitable distribution of resources across community services, facilities, and infrastructure. Support small and minority-owned businesses and foster equitable economic development that benefits all stakeholders within the Planning Area.



ECONOMIC DEVELOPMENT ELEMENT (Cont)

Increase diversity and collocation of land uses. Promote mixed-use (MXD) in key commercial locations and prioritize the creation of commercial districts at key corridors and intersections, diversify available land uses, reduce dependency on vehicular transportation, and stimulate local economies.



Spur new affordable housing development. Ensure that WSGVAP communities are well-positioned for affordable housing development opportunities through appropriate zoning, funding and administrative resources.



HISTORIC PRESERVATION ELEMENT

Preserve known historic resources. Enhance and preserve the WSGV resources in a viable condition for the enjoyment of future generations.



Promote adaptive reuse in the built environment. Preserve the architectural and cultural heritage of the WSGV and balance growth with preservation through adaptive reuse of historic resources.



HISTORIC PRESERVATION ELEMENT

Expand community engagement in historic preservation. Utilize local history knowledge to expand the communities' awareness of historic resources in their communities and the value of preservation.



Foster meaningful Tribal consultation. Engage in ongoing, project-specific and land-specific tribal consultations to integrate tribal perspectives and knowledge into planning and preservation efforts.



Draft Community Specific Policy Recommendations

LA CRESCENTA-MONTROSE

- **Park space resources.** Support additional resources for the provision of park space in La Crescenta Montrose as identified by the Parks Needs Assessment.
- **Sidewalk continuity.** Provide safe and continuous sidewalks along north-south corridors that connect residential areas with commercial corridors and other community destinations. These corridors include Ramsdell Avenue, La Crescenta Avenue, Rosemont Avenue, and Briggs Avenue.



LA CRESCENTA-MONTROSE

- **Micro-transit.** Promote micro-transit or community circulators for hillside communities along north-south corridors that are challenging for walking or biking, to improve access to transit stops.
- **Foothill Boulevard growth.** Focus growth in high resource areas surrounding Foothill Boulevard where there is existing infrastructure.
- **Walkable Foothill Boulevard.** Improve pedestrian safety and comfort along Foothill Boulevard and promote it as a walkable commercial corridor in the community.



LA CRESCENTA-MONTROSE

- **Shade Along Western Foothill Boulevard.** Encourage businesses to install shade structures surrounding commercial areas to improve pedestrian experience especially on Western Foothill Boulevard where commercial uses are street oriented.
- **Joint use partnerships.** Explore partnerships with schools and public buildings in the community such as La Crescenta library to jointly use their facilities and resources to increase community gathering and socializing.

