



West San Gabriel Valley Area Plan: Altadena

2024 Community Outreach
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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 Area Plan is a long-range policy document that will guide long-term growth of unincorporated communities in West San Gabriel Valley through guiding vision, goals, policies, and implementation actions. It will support principles such as walkability, connectivity, harmonious and coordinated growth, strong social and cultural cohesion, thriving businesses, sustainable built environment, conservation of natural resources, and community vibrancy.

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.

Area Plan Elements

LAND USE ELEMENT

- Designates **distribution, location, and extent** of uses of land in both **map** and written **policy** form.
- Topics include
 - Land Use Diversity
 - Diverse Housing Options
 - Commercial Revitalization
 - Industrial Preservation
 - Active and Pedestrian-Oriented Streets Neighborhoods
 - Communities with a Strong Sense of Identity and Belonging
 - Resilient and Sustainable Communities
 - Equitable and Inclusive Land Use Decision Making

ECONOMIC DEVELOPMENT

- Provides a framework for developing a resilient workforce, attracting investment, reducing economic and financial distress in vulnerable communities, and providing for economically and fiscally sustainable communities.
- Topics covered include:
 - Key Industries and Job Sectors
 - Resident Workforce
 - Real Estate Market Conditions
 - Affordability and Anti-Displacement Considerations

CONSERVATION AND OPEN SPACE ELEMENT

- Provides guidance on the conservation of natural resources, including biological, open space, scenic and water resources.
- Topics covered include:
 - Biological Diversity
 - Habitat Fragmentation and Preservation
 - Climate Change Vulnerability
 - Open Space
 - Scenic Routes and Corridors
 - Watershed Protection
 - Surface Water and Groundwater Impairments

PUBLIC SERVICES AND FACILITIES ELEMENT

- Outlines how the county will provide essential public services and maintain public facilities for residents.
- Topics covered include:
 - County Field Offices
 - Healthcare Services and Facilities
 - Parks and Community Facilities
 - Libraries
 - Schools and Early Childcare Education
 - Sanitary Sewer and Stormwater Facilities
 - Solid Waste Facilities
 - Utilities
 - Water: Supply and Conservation

MOBILITY ELEMENT

- Guides the maintenance, enhancement, and development of the transportation network including roadways, public transit and active transportation such as cycling and walking.
- Topics covered include:
 - Traffic Calming
 - Accessible Transit Service
 - Comprehensive Bicycle Network
 - Safe and Connected Pedestrian Network
 - Alternative Modes for Commuters

HISTORIC PRESERVATION ELEMENT

- Establishes guidance on the identification, preservation and celebration of historic and cultural resources including historical/architectural, archeological, tribal cultural and paleontological.
- Topics covered include:
 - Diverse and District Histories
 - Documentation of Historical Resources
 - Remaining Early Historical Resources
 - Integrity in Existing Resources
 - Community Historical Knowledge
 - Existing Countywide, Statewide and Federal Programs and Policies

Key Issues & Opportunities by Element & Community



ALTADENA



ALTADENA:

Select Background Brief Findings

LAND USE

- 8.5 sq mile community with 43,444 residents
- Altadena is also home to the only community garden in the WSGV communities
- Mostly single-family homes with a few commercial corridors

MOBILITY

- Less people in Altadena take transit, bike, walk or carpool to work compared to the county average
- Serviced by LA Metro and Pasadena Transit with three total bus lines

CONSERVATION AND OPEN SPACE

- Multiple trailheads are conveniently accessible along the northern boundary of the community at the base of the foothills

ALTADENA:

Select Background Brief Findings Continued

PUBLIC SERVICES AND FACILITIES

- Four different water providers servicing the community
- Local schools include Altadena Arts Magnet School, Pasadena Waldorf School, Odyssey Charter School, and Fair Oaks School and Academy

ECONOMIC DEVELOPMENT

- Industries which employ close to half of the working population in the community are education and health care
- Lake Ave is the primary commercial corridor with a wide variety of community businesses

HISTORIC PRESERVATION

- Numerous historic resources exist throughout the community including the Andrew McNally House, the Holmes House, and the Zane Grey Estate

ALTADENA:

Select Engagement Findings

LAND USE

- Residents value neighborhoods as places to informally gather and socialize
- Residents cited a desire to see more missing middle housing options that are affordable for young families

MOBILITY

- Residents want to have vibrant communities with safe walking areas
- There is a strong desire to have more active transportation facilities for walking and biking throughout the community

CONSERVATION AND OPEN SPACE

- Residents enjoy their proximity and easy access to nature and natural spaces
- Outdoor activities are important among the community including fishing, horseback riding, hiking, and scenic drives

ALTADENA:

Select Engagement Findings Continued

PUBLIC SERVICES AND FACILITIES

- Residents would like to see a town center created at the intersection of Mariposa and Lake Ave

ECONOMIC DEVELOPMENT

- Walkable commercial districts with locally owned shops
- Revitalize and reuse underutilized and vacant land in commercial areas

HISTORIC PRESERVATION

- Residents would like to highlight the local identity through existing cultural and historical features



KINNELOA MESA



KINNELOA MESA:

Select Background Brief Findings

LAND USE

- 1.6 sq. miles with population of 845 people
- Northern portion of the community remains largely undeveloped while the southern portion of the community is primarily single-family housing

MOBILITY

- Located near one high quality transit stop but none within the boundaries of the community
- Only one bike path within the community

CONSERVATION AND OPEN SPACE

- Adjacent to the edge of the Angeles National Forest, with convenient access to recreational opportunities within the forest
- Entire community is located within a Very High Fire Hazard Severity Zone

KINNELOA MESA:

Select Background Brief Findings Continued

PUBLIC SERVICES AND FACILITIES

- Eaton Canyon Golf Course spans a large portion of the community

ECONOMIC DEVELOPMENT

- Median household income significantly higher than the county average
- Unemployment rates 4% lower than the county average
- Limited commercial areas

HISTORIC PRESERVATION

- Select historic resources include the Mount Wilson Toll Road and Henninger Flat

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 residential neighborhoods that are compatible and will bring amenities closer to homes, such as day cares, 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.



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 by concentrating development towards urban centers and away from natural spaces.



Minimize habitat fragmentation in open space design. Design open spaces 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 and mitigate erosion, reducing the risk of land/mudslides, particularly following wildfires.



Promote healthy streambeds and rivers. Support healthy streams, rivers, and riparian ecosystems by dechannelizing concrete rivers and restoring natural riparian vegetation, where feasible.



PUBLIC SERVICES AND FACILITIES ELEMENTS

Increase accessibility and visibility of County services.
Improve the accessibility and visibility of County services 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 service 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 and permits.



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

ALTADENA

- **Pedestrian-Friendly Commercial Areas.** Improve pedestrian amenities along Lake Ave, Lincoln Ave, and other major commercial corridors with features such as shade structures, trees, and informal gathering spaces.
- **Preserve Equestrian Culture.** Preserve the equestrian district and culture in Altadena.
- **Facilitate Local Business Establishment.** Support the establishment of independently-owned, local businesses along major commercial corridors, including Lake Ave, Lincoln Ave, Fair Oaks Ave, Allen Ave, and Washington Blvd.



ALTADENA

- **Community Gathering Spaces.** Create a community gathering area near Lake and Mariposa Ave. where access to amenities and services is high.
- **Orderly and Sustainable Growth.** Focus growth along primary roads where access to services and transit is high. Ensure development fits community character.
- **Sidewalks and Pedestrian Facilities.** Work with local groups to identify pedestrian safety needs and improve pedestrian safety throughout Altadena.



ALTADENA

- **Woodbury Road Enhancements.** Enhance Woodbury Road as a pedestrian-oriented employment and commercial corridor.
- **Employment Opportunities.** Encourage growth of biosciences and sustainable industries along with supportive commercial uses in the business park area along Woodbury Road.
- **Connected Bike Network.** Create a connected network of protected bike lanes throughout the community and connect to the open spaces at Hahamonga and Eaton Canyon.



ALTADENA

- **Transit Service.** Promote transit service for hillside communities where walking or biking is difficult.
- **Altadena Crest Trail Connectivity.** Support the completion of the Altadena Crest Trail and close gaps to create a continuous trail, ensuring that sensitive resources are not impacted.
- **Safety for Walking, Biking, and Riding.** Install traffic calming measures on all major and secondary roads to deter speeding and unsafe driving, prioritizing the safety of active transportation users and equestrians over traffic flow.



ALTADENA

- **East-West Connectivity.** Improve east/west connectivity, safety, and wayfinding for pedestrians, bikers, and equestrians to facilitate active transportation to open spaces.
- **Lincoln Avenue as Vibrant Commercial Corridor.** Support Lincoln Avenue as a vibrant, walkable mixed-use commercial district with public realm improvements and uses that serve residents of West Altadena.
- **Trail Gate Closures.** Support the consistent nightly closure of the Chaney Trail gate and other trail gates to prevent threats that can cause harm to wildlife and locals.



ALTADENA

- **Intersection Safety.** Consider safety improvements at the intersection of Altadena Dr. and Lake Ave. to narrow the road crossing distance for pedestrians.
- **Destination Lake Avenue.** Support the activation of Lake Avenue as a vibrant, gathering place with pocket parks, retail, eateries, consolidated public parking, transit access, and community-wide events.
- **Revitalize Commercial Storefronts.** Engage commercial property owners with vacant or underutilized land on the potential reuse of their properties for mixed-use development or adaptive reuse, and inform them of land use and zoning allowances, and community needs.



KINNELOA MESA

- **Micro-transit.** Provide micro-transit that connects the community to recreational destinations around Kinnehoa Mesa.
- **Sidewalks and pedestrian facilities.** Work with community members and stakeholders to identify locations for improvements to address existing sidewalk gaps and other pedestrian needs.
- **Transit service.** Promote transit service for hillside communities where walking or biking is difficult.

