



West San Gabriel Valley Area Plan: East Pasadena-East San Gabriel San Pasqual South Monrovia Islands

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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.

WEST SAN GABRIEL VALLEY AREA PLAN

El Plan del Área Oeste del Valle de San Gabriel es un documento de política a largo plazo que guiará el crecimiento a largo plazo de la zona mediante el desarrollo de una visión rectora, objetivos, políticas y acciones de implementación para las comunidades no incorporadas del Oeste del Valle de San Gabriel. Apoyará principios como la transitabilidad, la conectividad y la vitalidad de la comunidad.

WEST SAN GABRIEL VALLEY AREA PLAN

西聖蓋博谷地區規劃方案是一份長期政策文件，將透過為西聖蓋博谷非建制社區制定指導性願景、目標、政策和實施行動來指導該地區的長期發展。它將支持可步行性、連通度和社區活力等原則。

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



EAST PASADENA- EAST SAN GABRIEL



EAST PASADENA-EAST SAN GABRIEL:

Select Background Brief Findings

LAND USE

- 4 sq miles with a population of 26,087
- Mostly a low-density residential area, ranging from one to three stories

MOBILITY

- Northern portion of the community is located within the Sierra Madre Villa Station Transit-Oriented District
- 51.8 percent of commute times exceed 30 minutes

CONSERVATION AND OPEN SPACE

- Michillinda park located within the community
- Active nurseries within the community have been identified as Farmland of Local Importance

EAST PASADENA-EAST SAN GABRIEL:

Select Background Brief Findings Continued

PUBLIC SERVICES AND FACILITIES

- Two public elementary schools: Wilson Elementary School in the San Gabriel Unified School District and Emperor Elementary School in the Temple Unified School District

ECONOMIC DEVELOPMENT

- Higher median income than the county average
- Main employment industries include education and healthcare

HISTORIC PRESERVATION

- Select historic resources include the Arcadia Presbyterian Church, the Shepard & Morgan Storage Building, and Royal Palms Trailer Court

EAST PASADENA-EAST SAN GABRIEL:

Select Engagement Findings

LAND USE

- Residents cited a desire to see more missing middle housing options that fit within the existing context of the community
- Opportunities to repurpose underutilized buildings

MOBILITY

- Residents want to see more tree-lined streets which provide comfort and shade for walking
- There is a desire for more traffic calming measures near Rosemead Blvd

CONSERVATION AND OPEN SPACE

- Residents appreciate the close access to nature and including hiking the San Gabriel Mountains, swimming, and camping
- Residents enjoy the nearby parks and horse keeping facilities in proximity to the community

EAST PASADENA-EAST SAN GABRIEL:

Select Engagement Findings Continued

PUBLIC SERVICES AND FACILITIES

- Community members cited a desire to have more crime prevention measures throughout the community
- Residents describe how they would enjoy more community art in local neighborhoods

ECONOMIC DEVELOPMENT

- There is a desire for more locally owned businesses along Rosemead Boulevard including cafes and retail that create more pedestrian activity
- Residents would like to eliminate empty businesses

HISTORIC PRESERVATION

- N/A



SAN PASQUAL



SAN PASQUAL:

Select Background Brief Findings

LAND USE

- Small community of 0.26 sq miles with a total population of 1,919 people
- Most of the community land use is single family residential

MOBILITY

- San Pasqual Street, Altadena Drive, and Sierra Madre Boulevard were found to subject pedestrians to a relatively high level of traffic stress.
- A lower percentage of people use public and active transportation than the county average

CONSERVATION AND OPEN SPACE

- Eaton Blanche Park is located approximately 1 mile to the east of the community within the City of Pasadena

SAN PASQUAL:

Select Background Brief Findings Continued

PUBLIC SERVICES AND FACILITIES

- One school located within the community and one located on the border just outside the northwest portion of the community

ECONOMIC DEVELOPMENT

- Central thoroughfare, Sierra Madre Boulevard includes a variety of commercial uses
- Median household income is substantially higher than the Los Angeles County average

HISTORIC PRESERVATION

- No historic resources/landmarks identified

SAN PASQUAL:

Select Engagement Findings

PUBLIC SERVICES AND FACILITIES

- Residents cited a desire for more public shade structures

MOBILITY

- Residents would like more walkable facilities throughout their community including on neighborhood sidewalks



SOUTH MONROVIA ISLANDS



SOUTH MONROVIA ISLANDS:

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 served by three different transit providers: 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
- Parts of the community are located within a Very High Fire Hazard Severity Zone

SOUTH MONROVIA ISLANDS:

Select Background Brief Findings Continued

PUBLIC SERVICES AND FACILITIES

- Multiple schools including Rio Hondo, Plymouth, and Maxwell Elementary
- Live Oak Library and a Duarte Unified School District daycare center

ECONOMIC DEVELOPMENT

- Central business corridor along Live Oak runs through parts of the community with amenities such as restaurants and services

HISTORIC PRESERVATION

- Church of the Annunciation on Longden Dr built in 1950

SOUTH MONROVIA ISLANDS:

Select Engagement Findings

LAND USE

- Community desire for more green space
- New housing should complement existing scale and character of neighborhoods

MOBILITY

- Residents often limit their walking habits because of safety concerns or uncomfortable walking environments
- Community desire for more safe and accessible transit options

CONSERVATION AND OPEN SPACE

- Many residents have fond memories playing outdoors and would like to see more resources available for these kinds of activities

SOUTH MONROVIA ISLANDS:

Select Engagement Findings Continued

PUBLIC SERVICES AND FACILITIES

- Pamela Park is a major community asset
- Residents cite a desire for more adult-oriented programming and community gathering spaces

ECONOMIC DEVELOPMENT

- Residents would like to see more small businesses and shops for everyday needs

HISTORIC PRESERVATION

- Residents would like for there to be a stronger community identity and more opportunities to preserve significant buildings and architectural resources

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

EAST PASADENA-EAST SAN GABRIEL

- **Park Access.** Address low park access and visitorship rates as identified by the Parks Needs Assessment.
- **Community Standards compliance.** Ensure that new development adheres to the existing CSD.
- **Crime prevention design.** Employ crime prevention through environmental design techniques throughout the community.
- **Rosemead Avenue Improvements.** Focus business improvements along Rosemead Avenue including support for the development of locally owned shops.



EAST PASADENA-EAST SAN GABRIEL

- **Transit-Oriented District.** Facilitate transit-oriented land uses and pedestrian-oriented design within the Sierra Madre Transit Oriented District, with a focus on the first/last mile connections to the Metro A Line Sierra Madre Villa Station.
- **Pedestrian Facilities.** Enhance the capacity and efficiency of pedestrian facilities along Rosemead Boulevard, including sidewalks and pedestrian crossings, to ensure pedestrian safety in this corridor.



EAST PASADENA-EAST SAN GABRIEL

- **Improve wayfinding and signage.** Improve wayfinding and signage along the commercial corridor of Foothill Boulevard to increase walking to nearby businesses along the commercial corridor.
- **Multimodal safety treatments.** Incorporate multimodal safety treatments into street design along Rosemead Boulevard.



SAN PASQUAL

- **Pedestrian facilities.** Enhance pedestrian facilities throughout the community in San Pasqual to address low park access and visitorship rates as identified by the Parks Needs Assessment.
- **Living Streets.** Apply the Los Angeles County Model Street Design Manual for Living Streets to San Pasqual to implement traffic calming measures and to promote a mix of transportation modes.



SOUTH MONROVIA ISLANDS

- **Pamela Park activities.** Promote community activities at Pamela Park; focusing on adult oriented programming such as walking groups and enhanced park amenities.
- **Walking paths along washes.** Establish walking paths along the existing washes to increase community connectivity, access to nature, and opportunities for active transportation.



SOUTH MONROVIA ISLANDS

- **Upkeep of assets.** Maintain community assets such as playgrounds and parks. Renovate and upgrade as needed.
- **Sawpit natural areas.** Maintain the Sawpit wash as a natural corridor for wildlife with habitat restoration projects and designated barriers between walking areas and natural areas.

