



# **West San Gabriel Valley Area Plan: South San Gabriel Whittier Narrows South El Monte Island**

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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**



# SOUTH SAN GABRIEL



# SOUTH SAN GABRIEL:

## Select Background Brief Findings

### LAND USE

- 1 sq mile with a total population of 7,165
- Community bordered by freeways including I-60, I-10, and I-710
- Proximity to regional employment centers in neighboring cities.

### MOBILITY

- Many cul de sacs make connectivity difficult in some areas
- Community serviced by a Metro bus route along San Gabriel Boulevard

### CONSERVATION AND OPEN SPACE

- Limited access to recreational facilities within community but close proximity to Whittier Narrows Recreation Area
- Active nurseries exist which have been identified as Farmland of Local Importance

# SOUTH SAN GABRIEL:

## Select Background Brief Findings Continued

### PUBLIC SERVICES AND FACILITIES

- Potrero Heights Park Community and Senior Center are located immediately outside the community boundary

### ECONOMIC DEVELOPMENT

- High employment density compared to other WSGV communities
- Largest employment categories include healthcare and retail services

### HISTORIC PRESERVATION

- Minimal historic resources/landmarks; transmission lines

# SOUTH SAN GABRIEL:

## Select Engagement Findings

### LAND USE

- Community desire for improved lighting and other security measures in public spaces
- There is a community need for more housing options for older adults and families

### MOBILITY

- Improved transportation options and accessibility to community destinations
- Residents would like more pedestrian and bike friendly infrastructure with safe crossings and walkable streets

### CONSERVATION AND OPEN SPACE

- Many residents would like more green spaces such as parks and community gardens within the community



# SOUTH SAN GABRIEL:

## Select Engagement Findings Continued

### PUBLIC SERVICES AND FACILITIES

- Residents request more frequent sidewalk and street cleaning
- A desire among residents for increased County presence and services

### ECONOMIC DEVELOPMENT

- Residents would like to see more mom and pop shops especially those with local artisanal products or services

### HISTORIC PRESERVATION

- Highlight the local identity through cultural or historical features



# SOUTH EL MONTE ISLAND/WHITTIER NARROWS



# SOUTH EL MONTE ISLAND/WHITTIER NARROWS:

## Select Background Brief Findings

### LAND USE

- Whittier Narrows is primarily comprised of the Whittier Narrows Recreation and Natural Areas
- S El Monte Island is a very small community with 137 residents
- The Whittier Narrows park is a part of the “Emerald Necklace,” a network of interconnected parks and green spaces in the LA region

### CONSERVATION AND OPEN SPACE

- Natural areas cover 1,492 acres of Whittier Narrows
- the Rio Hondo and San Gabriel Rivers flow through the natural areas
- In Whittier narrows active nurseries exist which have been identified as Farmland of Local Importance



# SOUTH EL MONTE ISLAND/WHITTIER NARROWS:

## Select Background Brief Findings Continued

### ECONOMIC DEVELOPMENT

- The parcels that make up South El Monte Island include a strip- mall zoned as General Commercial

### HISTORIC PRESERVATION

- Select historic resources at Whittier Narrows include the Site of Mission Vieja and Whittier Narrows Nature Center Museum

# **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.** 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**



# SOUTH SAN GABRIEL

- **Agricultural use preservation.** Preserve existing agricultural uses along the utility corridor through the western portion of the community.
- **Strategic green spaces.** Develop green spaces such as pocket parks along major roads such as San Gabriel Boulevard, Potrero Grande Drive, and Del Mar Avenue, where they can have the most impact.



# SOUTH SAN GABRIEL

- **Bicycle facility enhancement.** Review bicycle injury collisions when updating the community's proposed bikeway along Del Mar Avenue–Hill Drive–San Gabriel Boulevard. Explore safety treatments when designing new bicycle facilities.
- **Pedestrian improvement.** Enhance the capacity and efficiency of pedestrian facilities along Paramount Boulevard, such as tree canopy along sidewalks, street landscape, sidewalk widening, visible pedestrian crossings, and mid-block crossings, to ensure pedestrian safety and comfort along this corridor.



# SOUTH SAN GABRIEL

- **Park space and pedestrian facilities.** Enhance pedestrian facilities and support additional resources for the provision of park space throughout the community in South San Gabriel to address low park access and visitorship rates as identified by the Parks Needs Assessment.
- **Local service.** Pursue more comprehensive and efficient transit service to reduce automobile dependence, including a local community transit route serving neighborhoods west of Del Mar Avenue.



# SOUTH SAN GABRIEL

- **Regional service.** Continue to work with LA Metro, Montebello Bus, and Rosemead Explorer to provide reliable, safe, and high-quality service.
- **Bicycle facility enhancement.** Review bicycle injury collisions when updating the community's proposed bikeway along Del Mar Avenue–Hill Drive–San Gabriel Boulevard. Explore safety treatments when designing new bicycle facilities.



# SOUTH SAN GABRIEL

- **Pedestrian improvement.** Enhance the capacity and efficiency of pedestrian facilities along Paramount Boulevard, such as tree canopy along sidewalks, street landscape, sidewalk widening, visible pedestrian crossings, and mid-block crossings, to ensure pedestrian safety and comfort along this corridor.
- **Sidewalk cleaning.** Work with community members, local businesses, and community organizations to maintain sidewalks free of debris.



# WHITTIER NARROWS/SOUTH EL MONTE ISLAND

- **S El Monte Parks Access.** Enhance connection to parks and pedestrian facilities near the community in S El Monte Island to address low park access and visitorship rates as identified by the Parks Needs Assessment.
- **Sidewalk continuity.** Provide safe and continuous sidewalks throughout the community that connect adjacent residential areas with Whittier Narrows Recreation Area.





# WHITTIER NARROWS/SOUTH EL MONTE ISLAND

- **Intersections and crossing improvements.** Enhance the safety and accessibility of Whittier Narrows Recreation Area by addressing high-stress crossings, providing secure mid-block points for individuals to safely traverse streets and reach various sections of the recreational area.
- **Industrial land uses.** Preserve existing industrial land uses and employment area along Rooks Road, Pacific Parks Drive and Coast Drive.



# WHITTIER NARROWS/SOUTH EL MONTE ISLAND

- **Whittier Narrows Prime Farmland.** Protect existing agricultural operations on the Prime Farmland in Whittier Narrows by maintaining a buffer zoning standard between agricultural and residential land uses.
- **Williamson Act Contracts.** Evaluate the feasibility of placing the Prime Farmland in Whittier Narrows under a Williamson Act Contract by outreaching to landowners and ensuring the County processes support Williamson Act Contracts in the WSGV.

