



West San Gabriel Valley Area Plan

2024 Community Outreach
wsgvap@planning.lacounty.gov

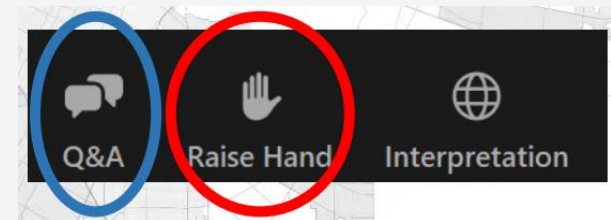
Meeting Format Overview

Presentation

- Participants will be muted unless speaking
- Meeting will be recorded

Comments and Feedback Tools (Located at the bottom of your screen.)

- Use **Q&A** icon to submit questions to the moderator, or
- Type your question/message in the **Chat** box.
- Use the **Raise Hand** icon to speak
- Use the **Interpretation icon**
to listen to live interpretations in Spanish, Cantonese, and Mandarin.



Agenda

- **Project Overview**
- **Area Plan Elements and Policies**
- **Community Key Issues, Opportunities, and Policies**
- **Next Steps**
- **Project Timeline**

Staff:

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

Agreements

Be Kind and Courteous to Each Other

- Patience and understanding are important to ensure each person is heard. This is an environment for learning.

Respect Differences

- Everyone is at a different level of understanding and that is okay. We have to respect each other and where we are in life. Try to monitor your tone and word choice as much as possible.

Be gracious

- There is no wrong question or dumb question. To embark on this work, we have to trust each other, and a big part of trust is ensuring you are keeping the space safe.

Be Accountable and Receptive

- If you have offended or feel you may have offended someone, take a moment and acknowledge and apologize.

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 (Land Use, Economic Development, Conservation and Open Space, Public Services and Facilities, Mobility, Historic Preservation)
- Implementation Actions
- Zoning Code/Zoning Map Amendments
- Land Use Policy Map Amendments
- Historic Context Statement

Area Plan Elements & Policies

LAND USE ELEMENT TOPICS

- 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

LAND USE ELEMENT POLICIES

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 POLICIES (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.



CONSERVATION AND OPEN SPACE ELEMENT TOPICS

- 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

CONSERVATION AND OPEN SPACE ELEMENT POLICIES

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 POLICIES (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 ELEMENT TOPICS

- 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

PUBLIC SERVICES AND FACILITIES ELEMENTS POLICIES

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 POLICIES(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.



HISTORIC PRESERVATION ELEMENT TOPICS

- 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

HISTORIC PRESERVATION ELEMENT POLICIES

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 POLICIES (Cont)

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.



ECONOMIC DEVELOPMENT TOPICS

- 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

ECONOMIC DEVELOPMENT ELEMENT POLICIES

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 POLICIES (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.



MOBILITY ELEMENT TOPICS

- 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

MOBILITY ELEMENT POLICIES

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 TOPICS (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.



Community

**Key Issues, Opportunities,
& Policies**



ALTADENA

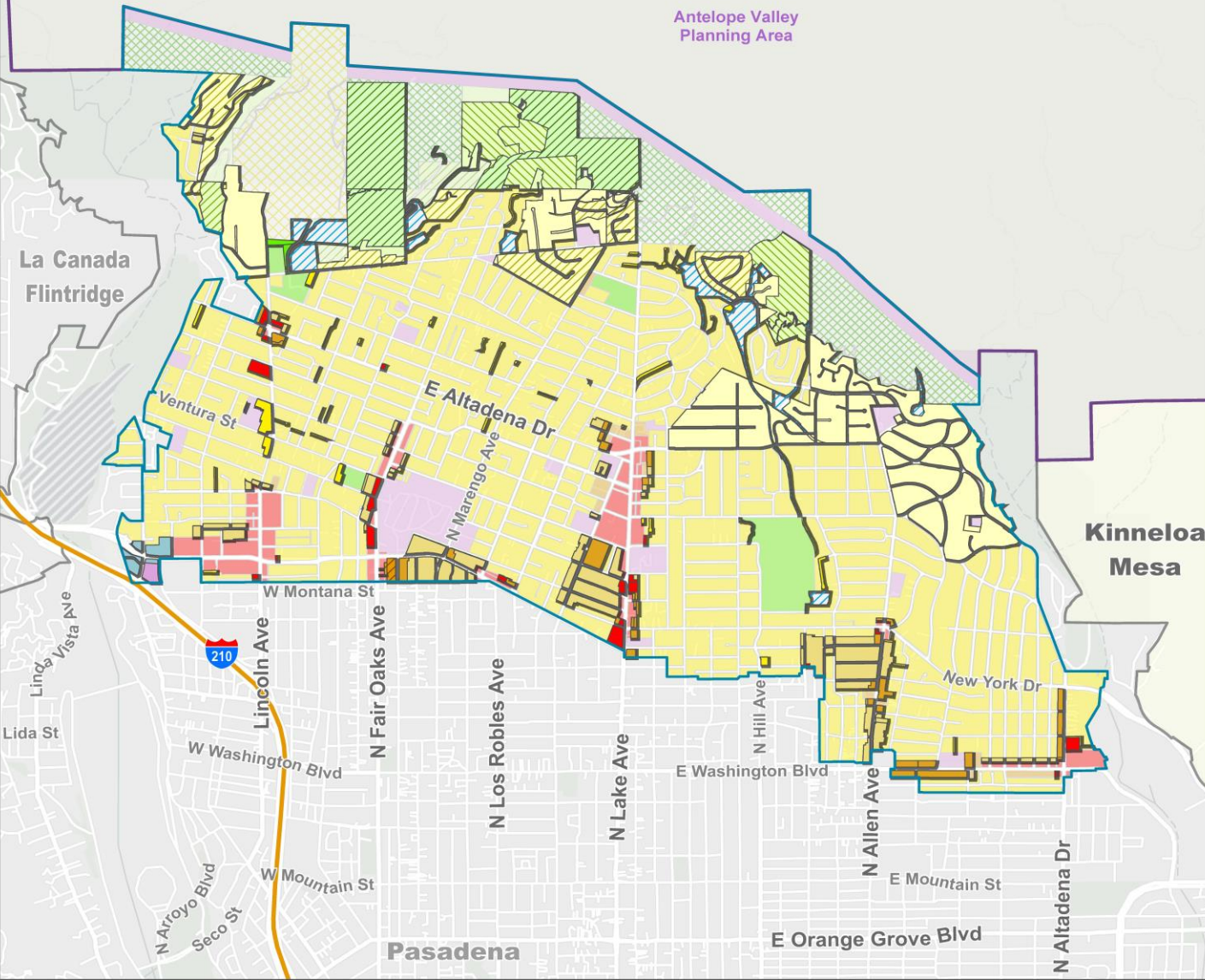


West San Gabriel Valley Area Plan
Proposed Land Use Policy

Altadena

Antelope Valley

Antelope Valley
Planning Area



Land Use Policy - Proposed

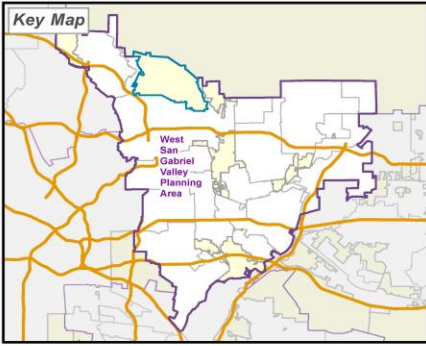
- RL1 - Rural Land 1
- RL2 - Rural Land 2
- RL5 - Rural Land 5
- RL20 - Rural Land 20
- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- OS-NF - National Forest
- W - Water

Existing Land Use Policy (no change)

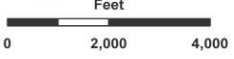
- RL1 - Rural Land 1
- RL2 - Rural Land 2
- H9 - Residential 9
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- OS-NF - National Forest
- SP - Specific Plan

Administrative Boundaries

- Community Boundary
- Surrounding Planning Area



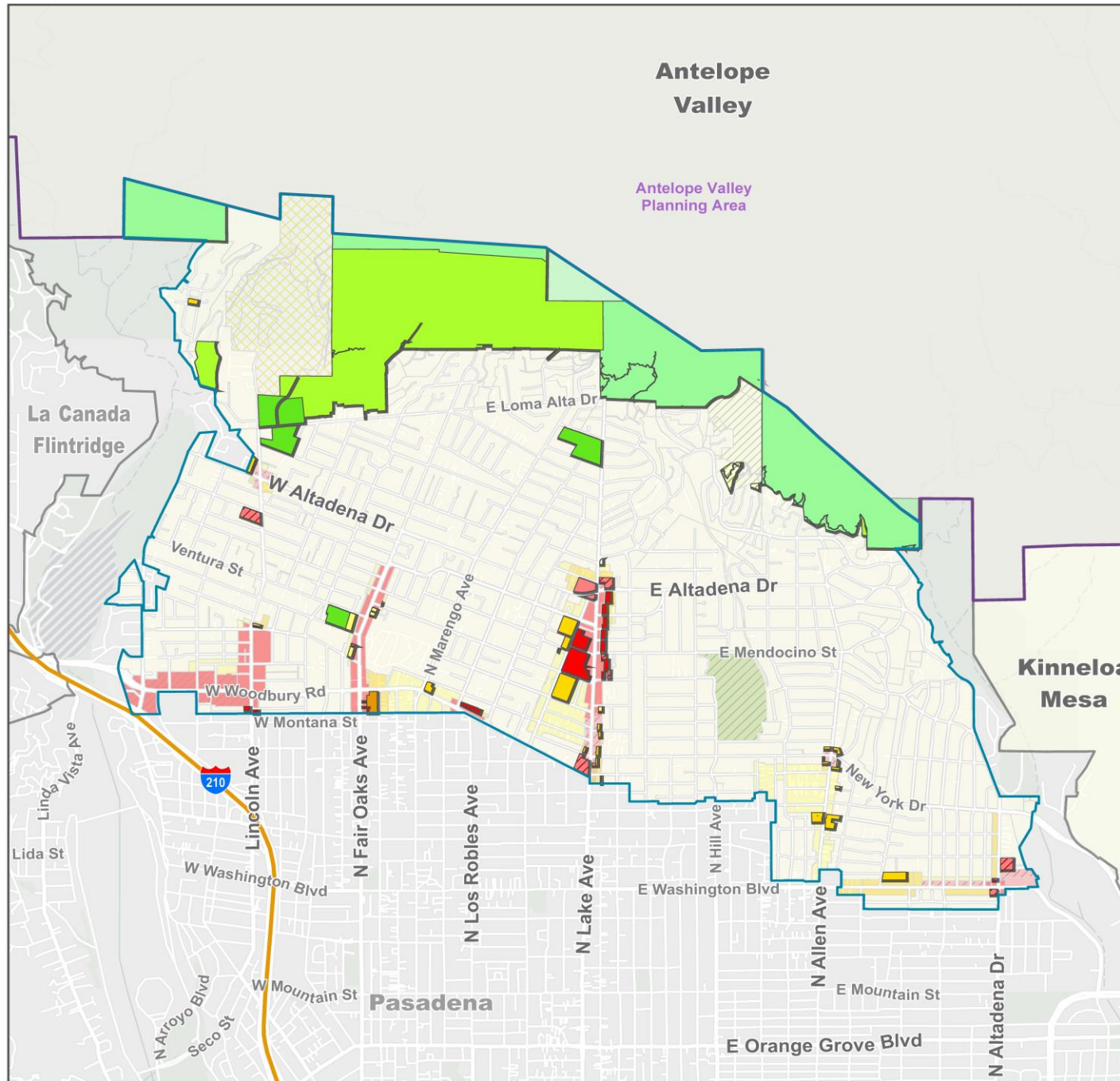
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West San Gabriel Valley Area Plan Proposed Zoning

Altadena



Zone Changes

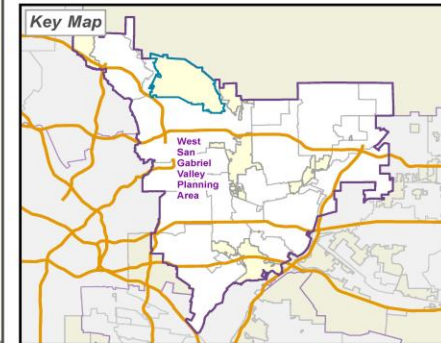
- A-1 - Light Agriculture
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Limited Density Multiple Residence
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- O-S - Open Space
- W - Watershed

Existing Zoning (no change)

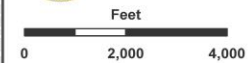
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Limited Density Multiple Residence
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- CPD - Commercial Planned Development
- R-R - Resort and Recreation
- B-1 - Buffer Strip
- SP - Specific Plan
- W - Watershed

Administrative Boundaries

- Community Boundary
- Surrounding Planning Area



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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



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.





WHITTIER NARROWS/SOUTH EL MONTE ISLAND

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.



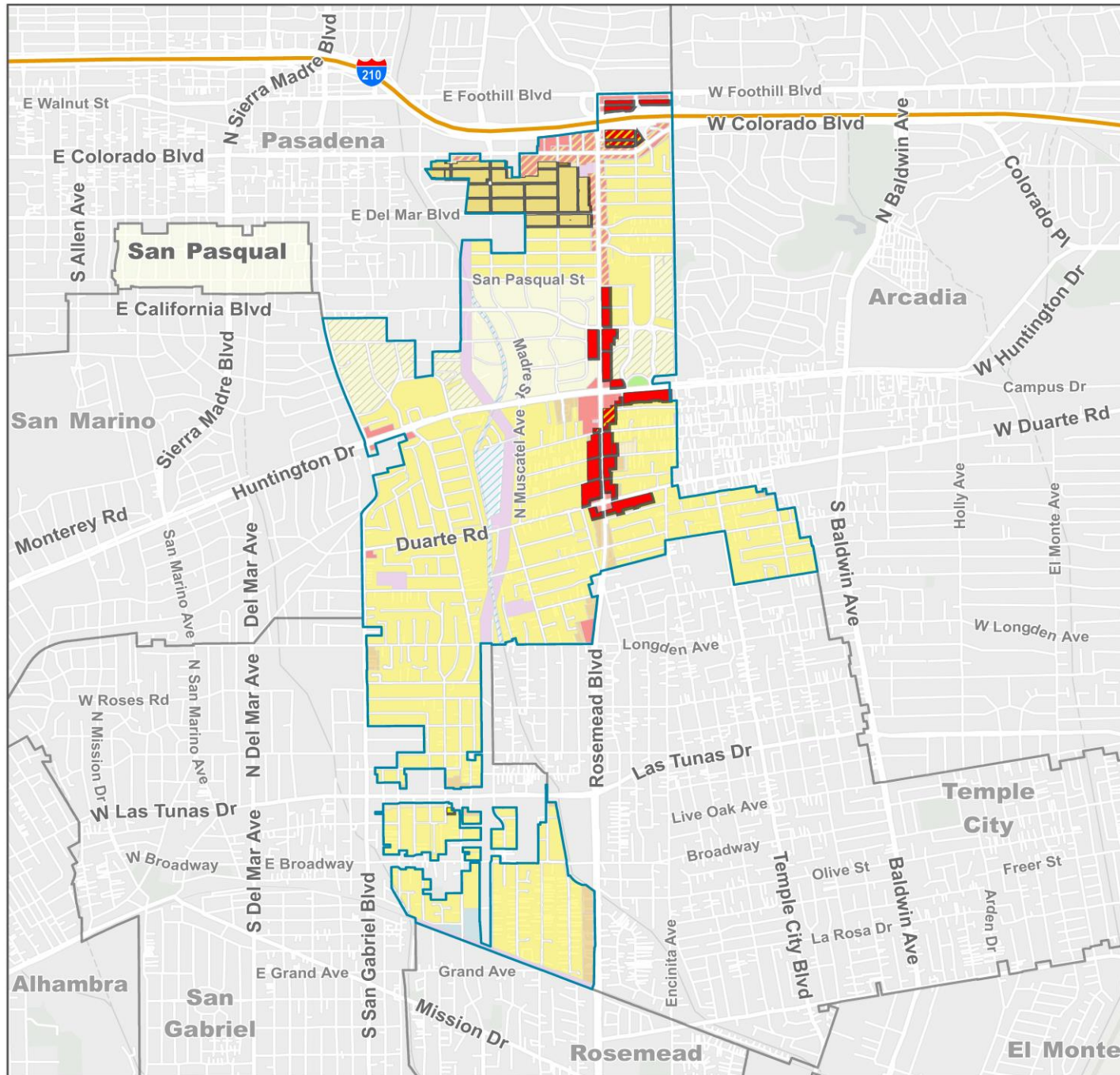


EAST PASADENA- EAST SAN GABRIEL



West San Gabriel Valley Area Plan Proposed Land Use Policy

East Pasadena - East San Gabriel



Land Use Policy - Proposed

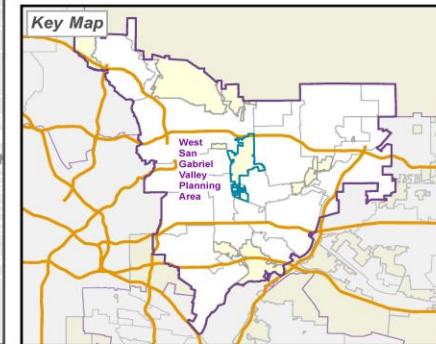
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- MU - Mixed Use

Existing Land Use Policy (no change)

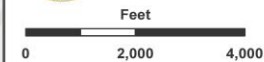
- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- MU - Mixed Use
- IL - Light Industrial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

Administrative Boundaries

- Community Boundary



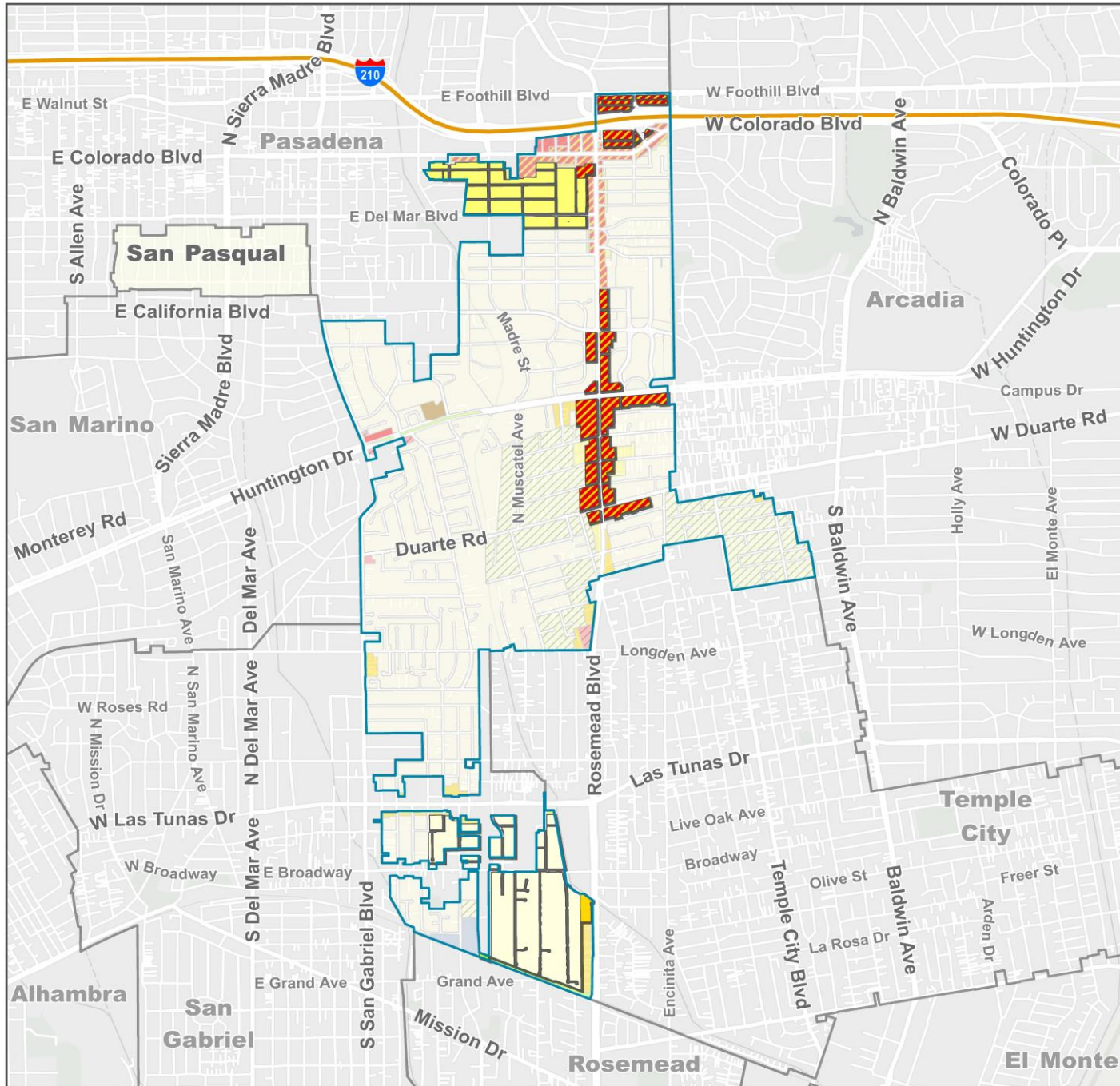
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West San Gabriel Valley Area Plan Proposed Zoning

East Pasadena - East San Gabriel



Zone Changes

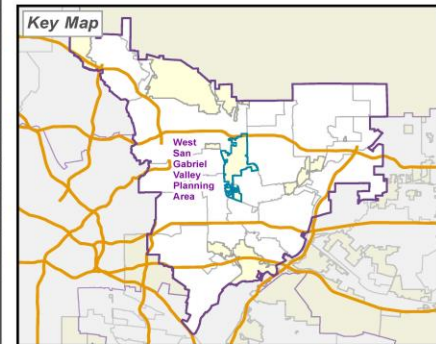
- A-1 - Light Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

Existing Zoning (no change)

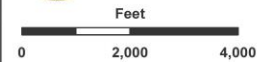
- A-1 - Light Agriculture
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- RPD - Residential Planned Development
- MXD - Mixed Use Development
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- M-1 - Light Manufacturing

Administrative Boundaries

- Community Boundary



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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

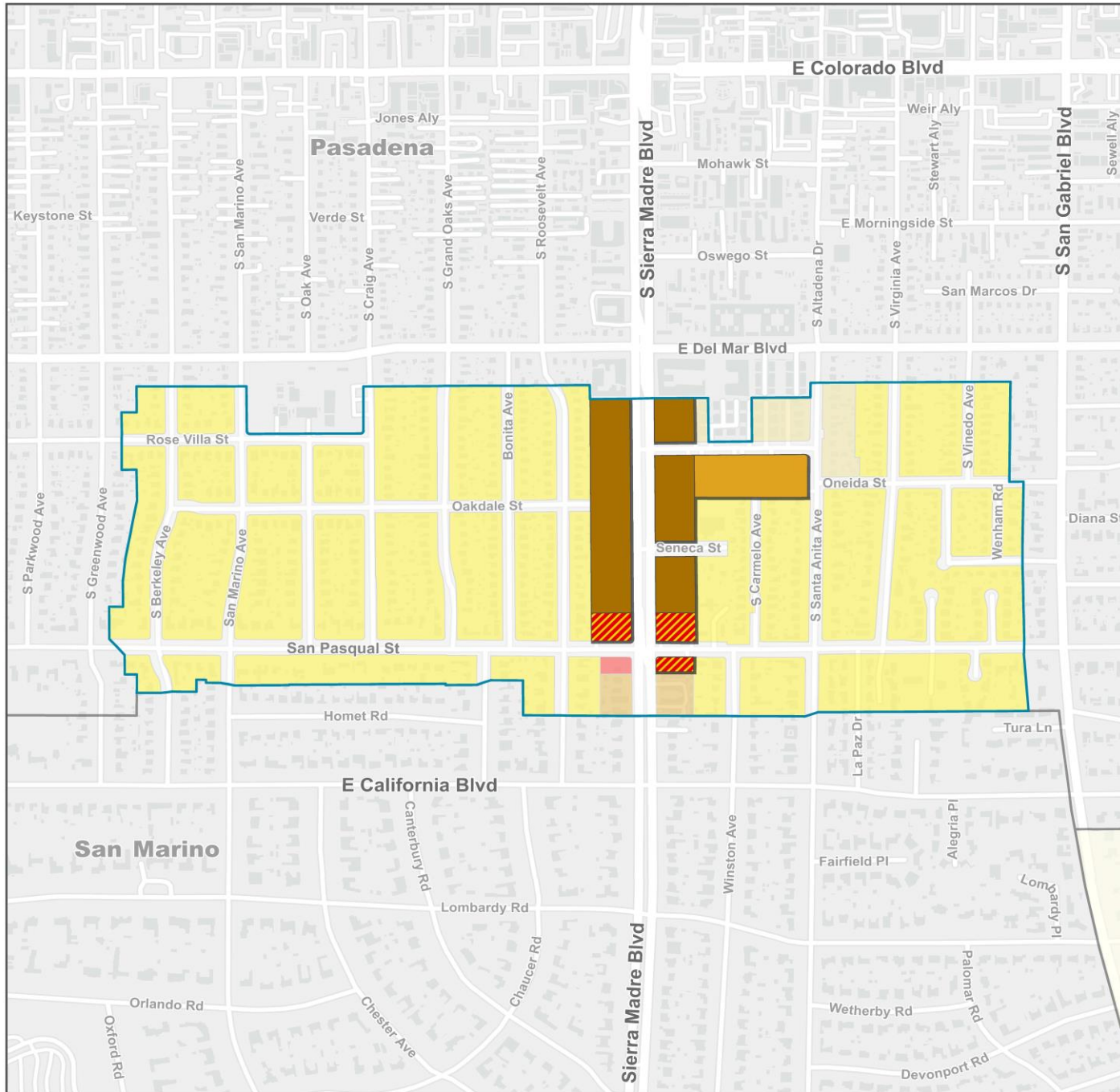
- **Pedestrian facilities.** Enhance the capacity and efficiency of pedestrian facilities along Rosemead Boulevard, including sidewalks and pedestrian crossings, to ensure pedestrian safety in this corridor.
- **Improve wayfinding and signage.** Improve wayfinding and signage along the commercial corridor 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





Los Angeles County

**West San Gabriel Valley Area Plan
Proposed Land Use Policy**

San Pasqual

Land Use Policy - Proposed

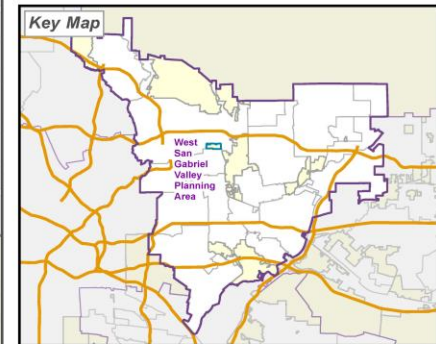
- H30 - Residential 30
- H100 - Residential 100
- MU - Mixed Use

Existing Land Use Policy (no change)

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial

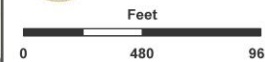
Administrative Boundaries

- Community Boundary

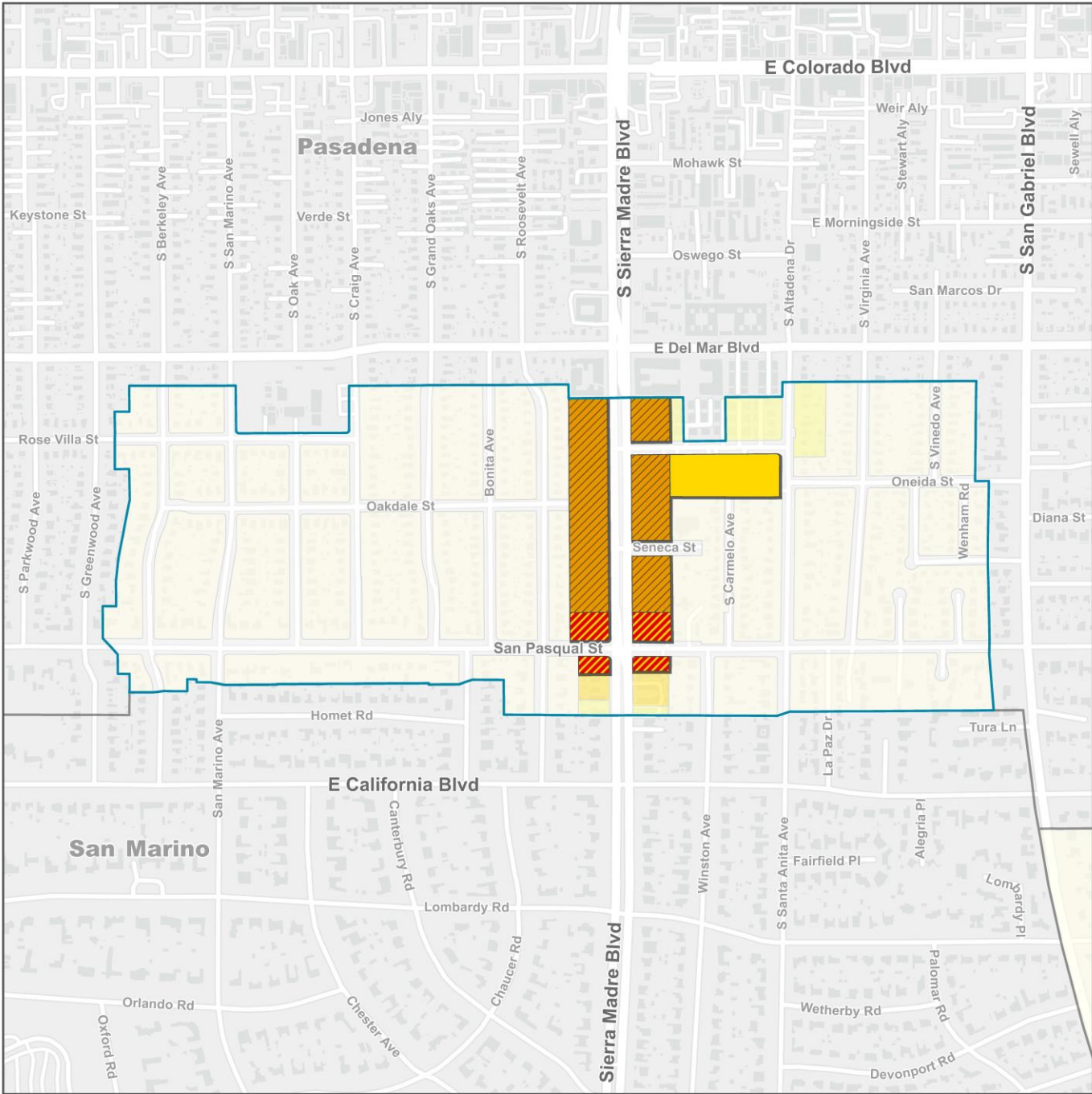


**LA COUNTY
PLANNING**

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Los Angeles County

**West San Gabriel Valley Area Plan
Proposed Zoning**

San Pasqual

Zone Changes

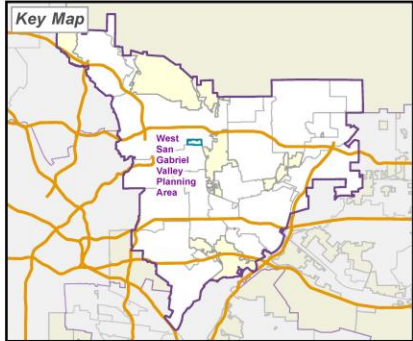
- R-3 - Limited Density Multiple Residence
- R-5 - High Density Multiple Residence
- MXD - Mixed Use Development

Existing Zoning (no change)

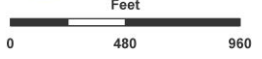
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

Administrative Boundaries

- Community Boundary



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SAN PASQUAL

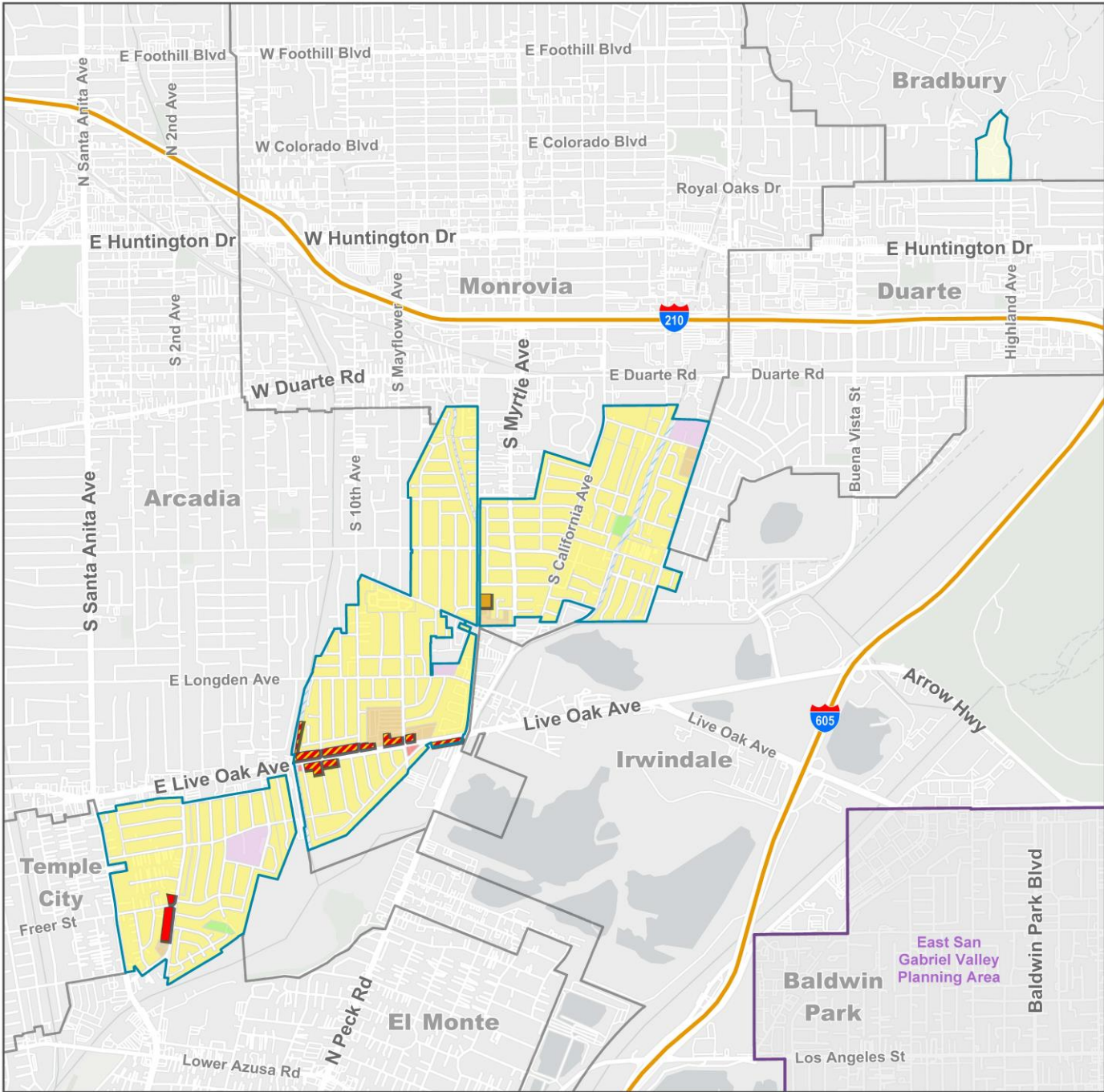
- **Pedestrian facilities.** Enhance pedestrian facilities throughout the community in San Pasqual to address low park access and visitorship rates as identified by the Parks Needs Assessment.
- **Living Streets.** Apply the Los Angeles County Model Street Design Manual for Living Streets to San Pasqual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





SOUTH MONROVIA ISLANDS





Los Angeles County

**West San Gabriel Valley Area Plan
Proposed Land Use Policy**

South Monrovia Islands

Land Use Policy - Proposed

H30 - Residential 30

CG - General Commercial

MU - Mixed Use

Existing Land Use Policy (no change)

H2 - Residential 2

H9 - Residential 9

H30 - Residential 30

CG - General Commercial

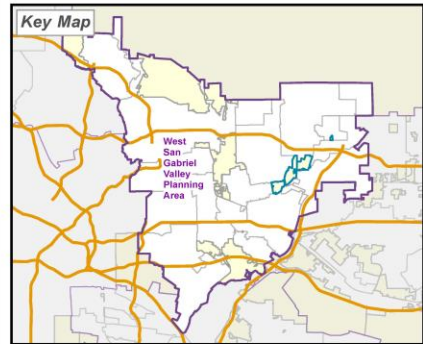
P - Public and Semi-Public

OS-PR - Parks and Recreation

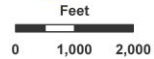
W - Water

Administrative Boundaries

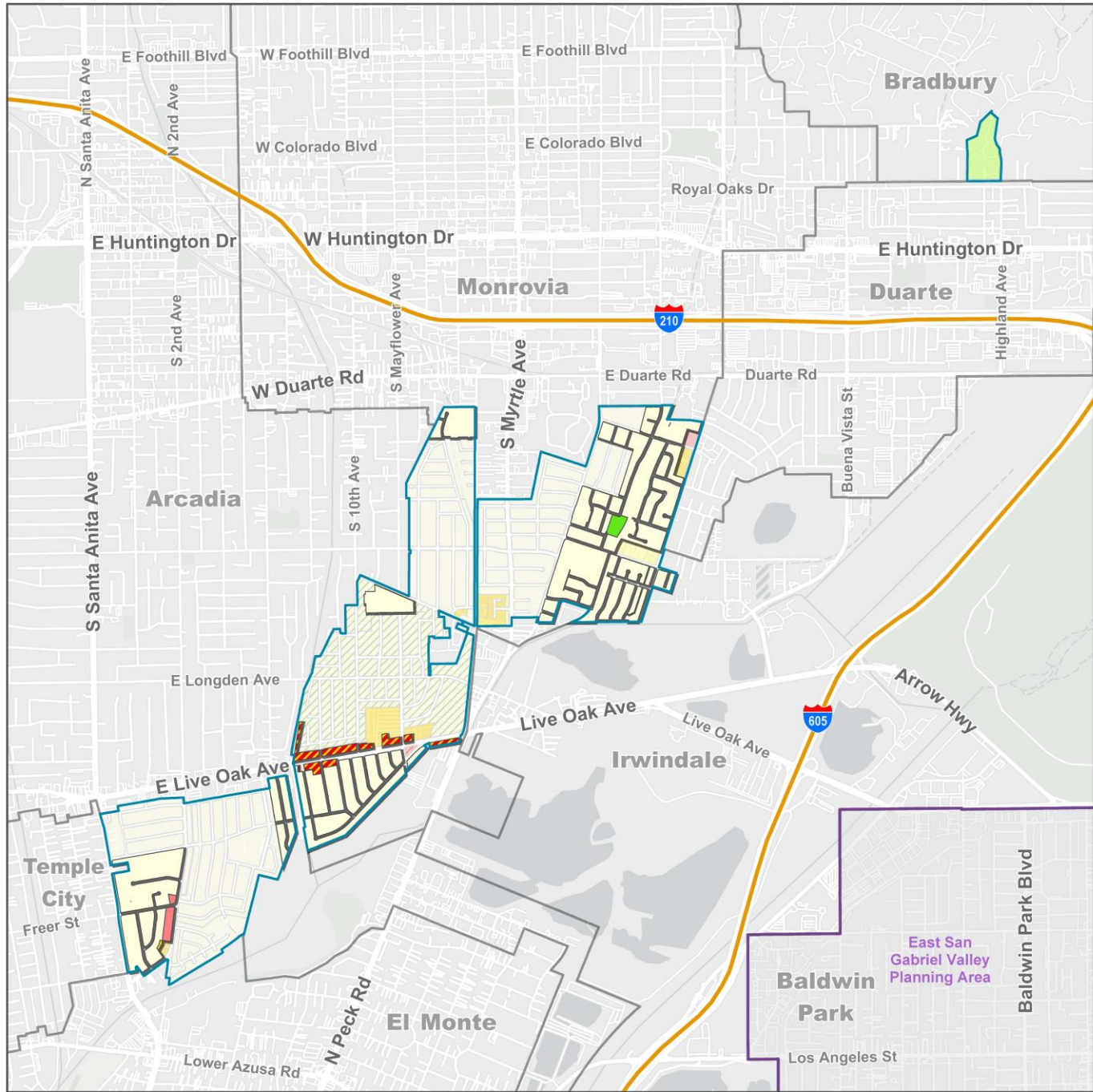
Community Boundary



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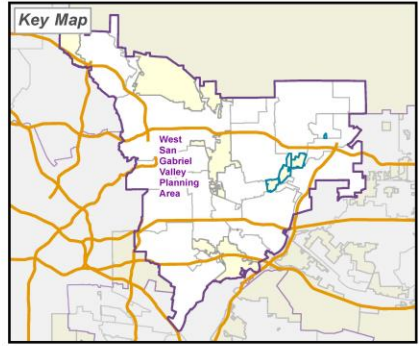


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Los Angeles County
West San Gabriel Valley Area Plan
Proposed Zoning
South Monrovia Islands

- Zone Changes**
- R-A - Residential Agricultural
 - R-1 - Single-Family Residence
 - R-3 - Limited Density Multiple Residence
 - MXD - Mixed Use Development
 - C-1 - Restricted Business
 - O-S - Open Space
- Existing Zoning (no change)**
- A-1 - Light Agriculture
 - R-A - Residential Agricultural
 - R-1 - Single-Family Residence
 - R-2 - Two-Family Residence
 - R-3 - Limited Density Multiple Residence
 - C-1 - Restricted Business
 - C-2 - Neighborhood Business
 - C-3 - General Commercial
- Administrative Boundaries**
- Community Boundary



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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.

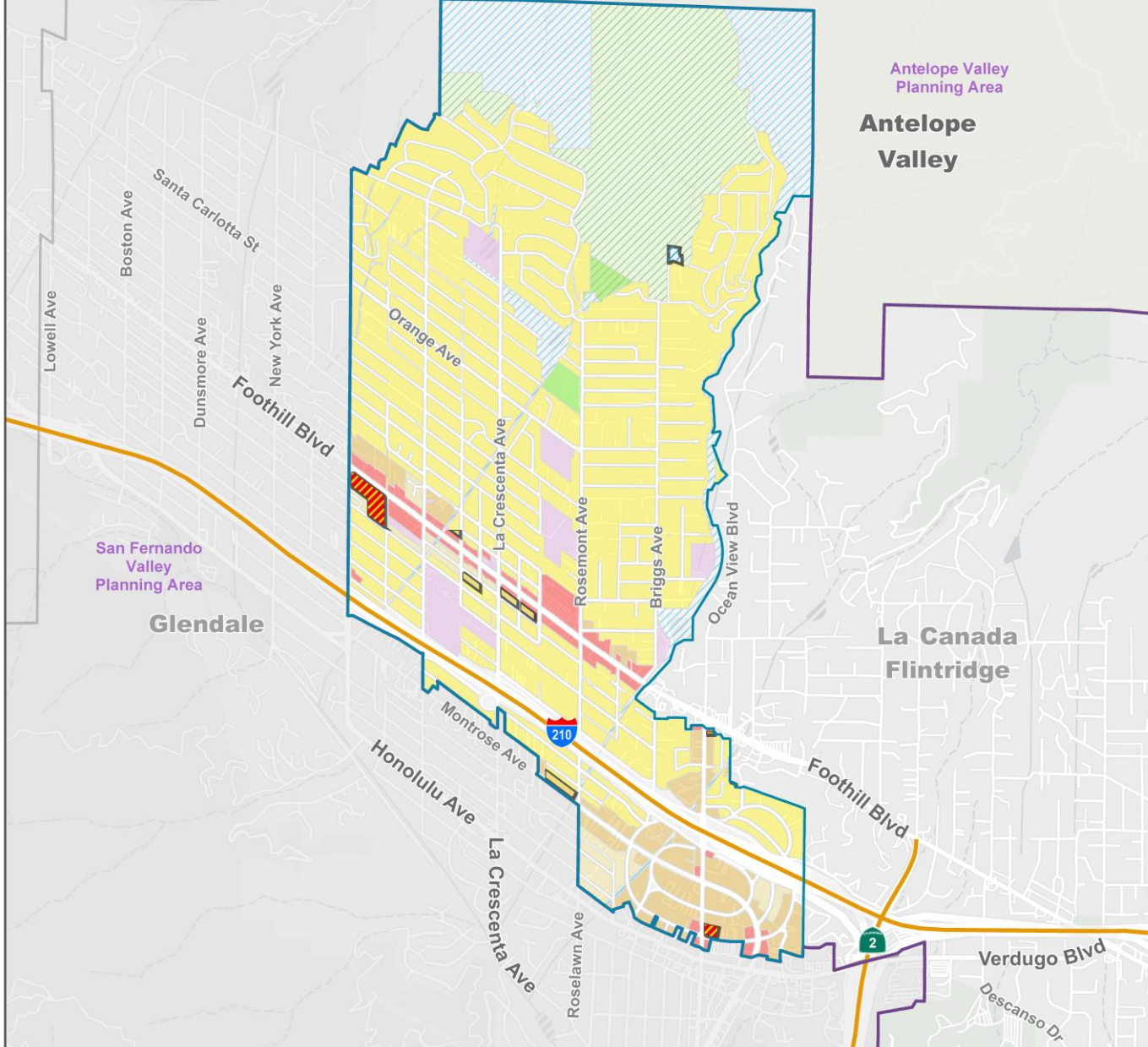




LA CRESCENTA- MONTROSE



Los Angeles



Antelope Valley Planning Area
Antelope Valley

San Fernando Valley Planning Area
Glendale

La Canada Flintridge

Los Angeles County

**West San Gabriel Valley Area Plan
Proposed Land Use Policy**

La Crescenta - Montrose

Land Use Policy - Proposed

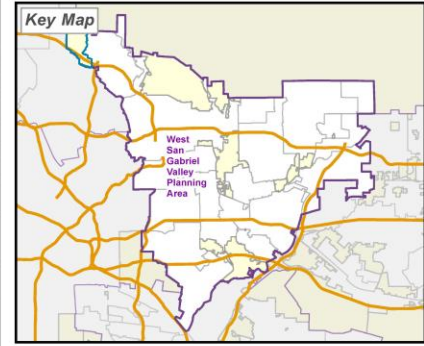
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use
- W - Water

Existing Land Use Policy (no change)

- RL20 - Rural Land 20
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation
- W - Water

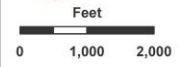
Administrative Boundaries

- Community Boundary
- Surrounding Planning Area



LA COUNTY PLANNING

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Los Angeles, CA 90012

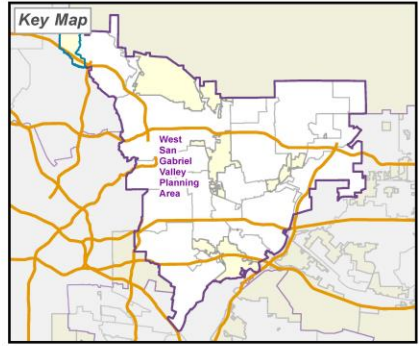



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Los Angeles County
West San Gabriel Valley Area Plan
Proposed Zoning
La Crescenta - Montrose

- Zone Changes**
- R-2 - Two-Family Residence
 - R-3 - Limited Density Multiple Residence
 - MXD - Mixed Use Development
- Existing Zoning (no change)**
- R-1 - Single-Family Residence
 - R-2 - Two-Family Residence
 - R-3 - Limited Density Multiple Residence
 - C-1 - Restricted Business
 - C-2 - Neighborhood Business
 - C-3 - General Commercial
 - CPD - Commercial Planned Development
- Administrative Boundaries**
- Community Boundary
 - Surrounding Planning Area






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Feet

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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

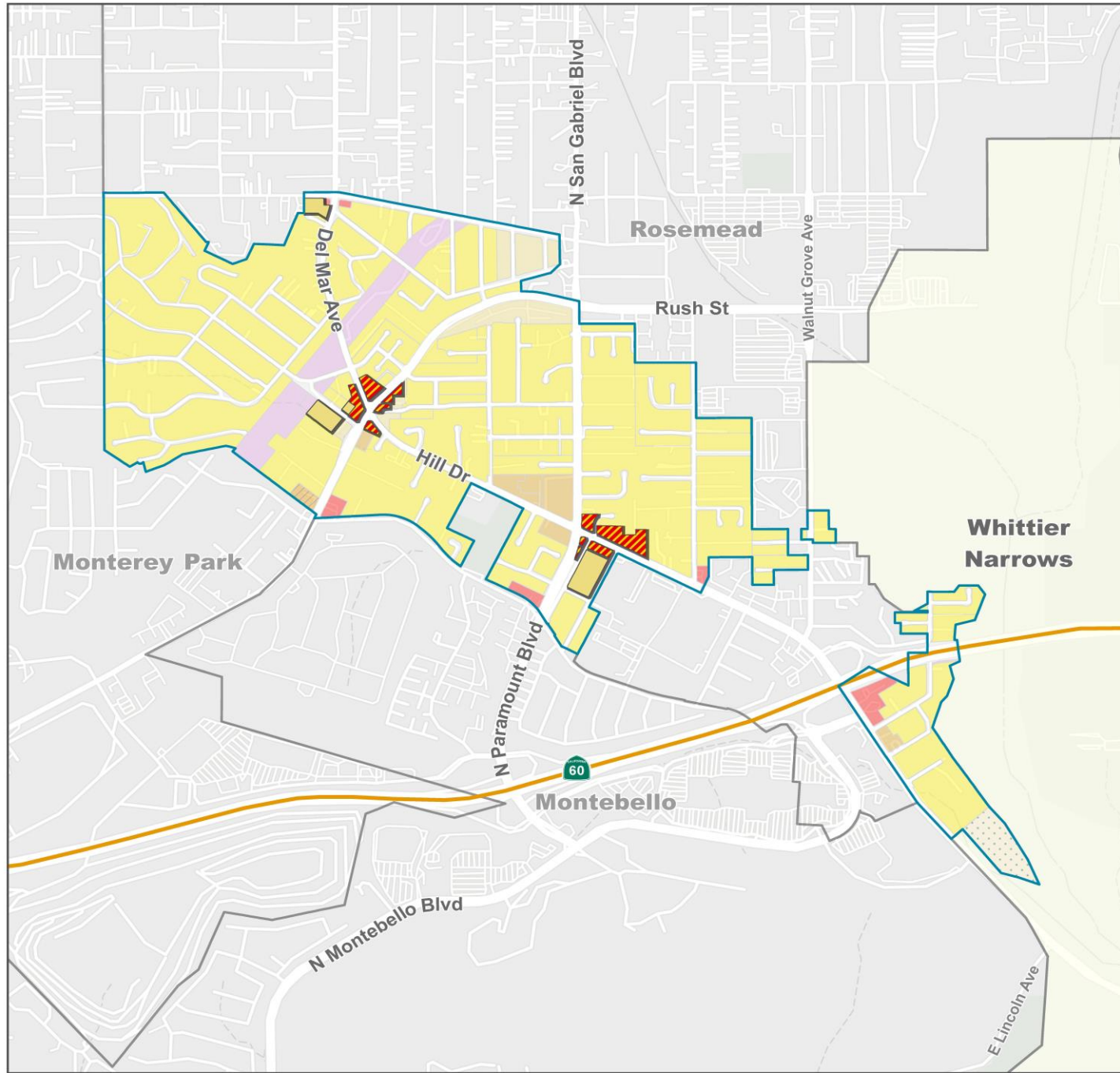
- **Shade Along Western Foothill Boulevard.** Encourage businesses to install shade structures surrounding commercial areas to improve pedestrian experience especially on Western Foothill Boulevard where commercial uses are street oriented.
- **Joint use partnerships.** Explore partnerships with schools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





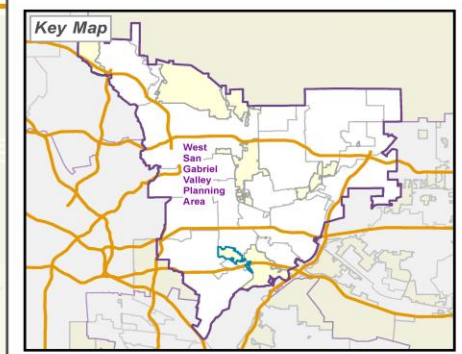
SOUTH SAN GABRIEL






Los Angeles County
West San Gabriel Valley Area Plan
Proposed Land Use Policy
South San Gabriel

- Land Use Policy - Proposed**
- H18 - Residential 18
 - MU - Mixed Use
- Existing Land Use Policy (no change)**
- H9 - Residential 9
 - H18 - Residential 18
 - H30 - Residential 30
 - H50 - Residential 50
 - CG - General Commercial
 - P - Public and Semi-Public
 - OS-PR - Parks and Recreation
 - MR - Mineral Resources
- Administrative Boundaries**
- Community Boundary







LA COUNTY
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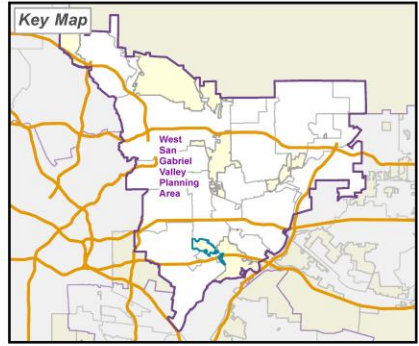



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Los Angeles County
West San Gabriel Valley Area Plan
Proposed Zoning
South San Gabriel

- Zone Changes**
- A-1 - Light Agriculture
 - R-A - Residential Agricultural
 - R-1 - Single-Family Residence
 - R-2 - Two-Family Residence
 - R-3 - Limited Density Multiple Residence
 - MXD - Mixed Use Development
- Existing Zoning (no change)**
- A-1 - Light Agriculture
 - R-A - Residential Agricultural
 - R-1 - Single-Family Residence
 - R-2 - Two-Family Residence
 - R-3 - Limited Density Multiple Residence
 - RPD - Residential Planned Development
 - C-1 - Restricted Business
 - C-2 - Neighborhood Business
 - O-S - Open Space
- Administrative Boundaries**
- Community Boundary







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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.

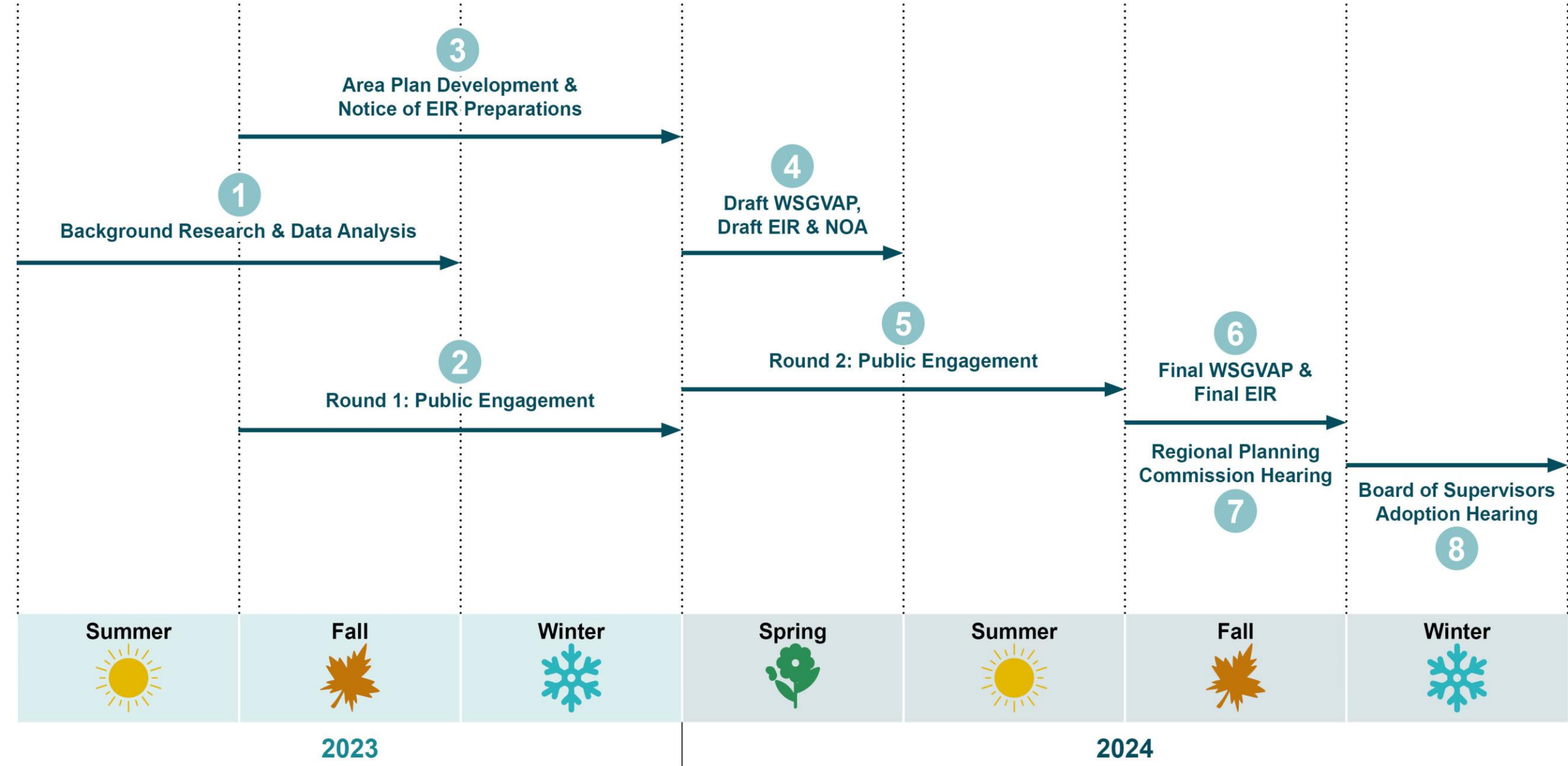


Next Steps

Next Steps

- Ongoing work on related components, including the Area Plan's environmental review, ordinance, and land use maps.
 - Zoning and Land Use Policy maps
 - Complete draft of the Area Plan
 - Ordinance
 - DEIR – Notice of Availability
- Continued community outreach, including stakeholder groups.

West San Gabriel Valley Area Plan Timeline



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!