

April 8<sup>th</sup>, 2024

«Recipient»  
«MailAddress»  
«MCityZip»

**SUBJECT: LOS ANGELES COUNTY WEST SAN GABRIEL VALLEY AREA PLAN  
PROPOSED ZONING AND LAND USE POLICY CHANGES**

**Community:** <<COMMUNITY>>  
**Assessor Parcel Number:** <<APN>>

To Whom It May Concern:

Our records show that you are the owner of the property located at <<SitusFullAddress>> with the Assessor Parcel Number (APN) <<APN>> in <<COMMUNITY>>. The property is currently designated <<Curr\_LUP>> (<<Curr\_LUP\_Desc>>) and zoned <<Curr\_Zone>> (<<Curr\_Zone\_Desc>>). We would like to inform you that as part of the implementation of the County's West San Gabriel Valley Area Plan (WSGVAP) your property will be redesignated to <<Prop\_LUP>> (<<Prop\_LUP\_Desc>>) and/or rezoned to <<Prop\_Zone>> (<<Prop\_Zone\_Desc>>).

**Why is the County rezoning my property?**

The proposed changes are a part of the West San Gabriel Valley Area Plan (Area Plan), which is an extension of the Los Angeles County General Plan. The purpose of the Area Plan is to manage, guide, and support the long-term growth, development, and maintenance of nine unincorporated communities. Zoning and land use policy map changes are proposed as part of the Area Plan to bring existing zoning and land use policy into conformance, manage growth near major transit stops and along major corridors, preserve natural resources, and implement the Housing Element Rezoning Program.

The proposed changes will NOT involve any actual development. It is up to the property owner to decide whether they would like to maintain their property as-is or redevelop the property. If they choose to redevelop the property, they will need to do so based on the new land use policy and zoning designations in effect at that time.

**Does this zone change authorize any development, construction, or demolition on my property?**

No. This change does not authorize or mandate any development, construction, or demolition on your property. This update is a change to the zoning and land use category assigned to the parcel as part of the West San Gabriel Valley Area Plan. No action is needed by the property owner to continue existing allowed uses.

**What is an 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.

**Does the zone change affect my property taxes?**

No. Zone changes do not impact property taxes. Property taxes are impacted when property is purchased and sold, as well as when building permits are issued. For more information about when property taxes are reassessed in Los Angeles County, please visit <https://assessor.lacounty.gov/real-estate-toolkit/when-do-i-get-reassessed>.

**What do the land use policy and zoning designations mean ?**

Every parcel has both a designation on the Land Use Policy Map and zoning map. The land use designation describes the general intended land uses as well as the number of dwelling units allowed per acre. Zoning implements the land use policy through regulations and specifies uses allowed, such as the housing types (e.g., single-family homes, apartments and townhouses).

Table 1: Land Use Policy Designations

West San Gabriel Valley Area Plan – Land Use Policy (LUP) Categories			
LUP	LUP Description (Dwelling Units/Net Acre)	LUP	LUP Description (Dwelling Units/Net Acre)
H2	Residential 2 (0-2 du/net ac)	IL	Light Industrial
H5	Residential 5 (0-5 du/net ac)	P	Public and Semi-Public
H9	Residential 9 (0-9 du/net ac)	OS-C	Conservation
H18	Residential 18 (0-18 du/net ac)	OS-PR	Parks and Recreation
H30	Residential 30 (20-30 du/net ac)	OS-NF	National Forest
H50	Residential 50 (20-50 du/net ac)	W	Water
H100	Residential 100 (50-100 du/net ac)	RL1	Rural Land 1 (Maximum 1 du/1 gross ac)
H150	Residential 150 (100-150 du/net ac)	RL2	Rural Land 2 (Maximum 1 du/2 gross ac)
CG	General Commercial (20-50 du/net ac)	RL5	Rural Land 5 (Maximum 1 du/5 gross ac)
MU	Mixed Use (50-150 du/net ac)	RL20	Rural Land 20 (Maximum 1 du/20 gross acres)

Table 2: Zoning Designations

West San Gabriel Valley Area Plan – Zoning Categories			
Zone	Zone Description	Zone	Zone Description
A-1	Light Agricultural	C-1	Restricted Commercial
W	Watershed	C-2	Neighborhood Commercial
O-S	Open Space	C-3	General Commercial
R-A	Residential Agricultural	C-M	Commercial Manufacturing
R-1	Single-Family Residence	CPD	Commercial Planned Development
R-2	Two-Family Residence	M-1	Light Manufacturing
R-3	Limited Density Multiple Residence	P-R	Parking Restricted
R-4	Medium Density Multiple Residence	MXD	Mixed Use Development
R-5	High Density Multiple Residence		

Please be advised that additional planning and zoning regulations may apply to your property, which may limit the type and intensity of uses permitted. For more information, please refer to Title 22 – Planning and Zoning of the Los Angeles County Code, which is available online at [planning.lacounty.gov/luz](http://planning.lacounty.gov/luz).

**Is there going to be a public hearing regarding these changes?**

Yes. The public hearing for these changes as part of the WSGVAP is tentatively scheduled for September/October 2024. For the latest updates and to sign up for the Area Plan mailing list, please visit [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap).

**Is there someone I can talk to about these changes?**

Yes. There are various opportunities to learn more about the changes and share your thoughts with us! Please specify your property’s address and the 10-digit Assessor’s Parcel Number.

- **Review the project documents:** Visit [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap) to view the WSGVAP project documents.
- **Call or Email:** If you have questions or comments regarding the proposed changes on your property, you can call or email us at (213) 974-6425 or [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov).
- **Virtual Office Hour:** You can also drop in every Tuesday from 12pm – 1pm, starting April 16<sup>th</sup>, 2024. Visit [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap) for a link to talk to a planner during the office hour.

**Este cambio de zona, ¿autoriza algún tipo de desarrollo, construcción o demolición en mi propiedad?**

No. Este cambio no autoriza ni exige ningún tipo de desarrollo, construcción o demolición en su propiedad. Esta actualización representa un cambio respecto de la categoría de

zonificación y uso del suelo asignada a la parcela como parte del Plan del Área Oeste del Valle de San Gabriel. No es necesario que el dueño de la propiedad realice ninguna acción para continuar los usos permitidos actuales.

### **¿Qué es un Plan del Área?**

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.

### **El cambio de zona ¿afecta a los impuestos sobre mi propiedad?**

No. Los cambios de zona no impactan sobre los impuestos a la propiedad. Los impuestos a la propiedad son afectados cuando la propiedad es comprada y vendida, así como también cuando se emiten permisos de construcción. Para obtener más información sobre cuándo son reevaluados los impuestos a la propiedad en el Condado de Los Ángeles visite <https://assessor.lacounty.gov/real-estate-toolkit/when-do-i-get-reassessed> .

### **¿Habrá una audiencia pública sobre estos cambios?**

La audiencia pública sobre estos cambios como parte del WSGVAP está programada tentativamente para septiembre/octubre de 2024. Para obtener las últimas actualizaciones y suscribirse a la lista de correo del Plan de Área, visite [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap)

### **¿Hay alguien con quien pueda hablar sobre estos cambios?**

Si desea conocer más información sobre el Plan de Área del Valle del Oeste de San Gabriel visite la página web: [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap) envíe un correo electrónico a [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov) o llame al (213) 974-6427 y deje un mensaje.

### **此分區變更是否允許對我的房產進行任何開發、施工或拆除？**

否。此變更不允許、也不授權對您的房產進行任何開發、施工或拆除。此項更新是東聖蓋博谷 (West San Gabriel Valley) 地區規劃的一部分，是對指定給該地塊的區劃和土地用途類別的更改。業主無需執行任何操作，即可繼續保留現有已允許的用途。

### **什麼是地區規劃方案？**

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。

### **分區變更是否會影響我的房產稅？**

否。分區變更不會影響房產稅。在購買和出售房產以及發放建築許可證之時，房產稅會受到影響。關於洛杉磯縣何時重估房產稅的更多資訊，請造訪

<https://assessor.lacounty.gov/real-estate-toolkit/when-do-i-get-reassessed>。

### **是否將舉行公開聽證會以研討這些變更？**

是的。作為 WSGVAP 一部分的這些變更的公開聽證會暫定於 2024 年 9 月/10 月舉行。如需了解最新更新並註冊區域規劃郵件列表，請訪問 [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap)。

### **我是否能就這些變更諮詢相關人員？**

如需 West San Gabriel Valley 的更多資訊，請造訪：[planning.lacounty.gov/wsgvap/](http://planning.lacounty.gov/wsgvap/)、傳送電郵至 [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov) 或致電 (213)974-6427 並留言。

Sincerely,

LA County Planning  
Community Studies – East Section