



# West San Gabriel Valley Area Plan

Draft Program Environmental Impact Report

Public Workshop  
July 18, 2024




# Meeting Format Overview

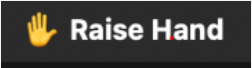
## Presentation

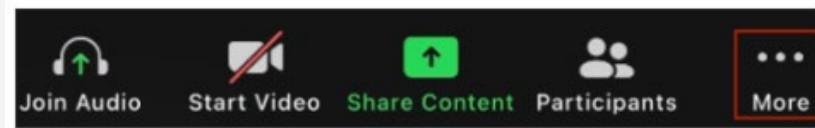
- Participants will be muted unless speaking.
- Meeting will be recorded.

## To access language interpretation:

1. From the bottom of the screen, select “Interpretation”/Globe icon. 
2. Select the language that you want to hear.
3. To hear the selected language only, select “Mute Original Audio”.

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

- **Raise Hand** function located at the bottom of your screen.
  - Select **Raise Hand**. 
- Enter questions or comments in **Chat**.
- Mobile Device: Access **Raise Hand** and **Chat** by selecting **More**.



# Introductions

**Lead Agency:** Los Angeles County Department of Regional Planning

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

**Consultant:** Environmental Science Associates (ESA)

# Agenda

- Purpose of Meeting
- Proposed Project Overview
- California Environmental Quality Act (CEQA) Overview
- How to Provide Comments
  - Written Comments
  - Verbal Comments (Today)



# 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.

# Meeting Purpose



# Meeting Purpose

## Public Notification

- Notify the public that County of Los Angeles (County) has prepared a Draft Program Environmental Impact Report (PEIR) for the West San Gabriel Valley Area Plan (WSGVAP) Project.

## Public Comment

- The purpose of the public meeting is to provide stakeholders, agencies, and the public with an opportunity to provide comments on the content and analyses included in the Draft PEIR.





# Project Introduction

# 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.



# General Plan vs Area Plan

## 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**

# Project Location

The WSGV Planning Area is in the eastern portion of the County, and totals approximately 14,848 acres (or 23.2 square miles).

**The West San Gabriel Valley (WSGV) Planning Area includes the following 9 unincorporated communities:**

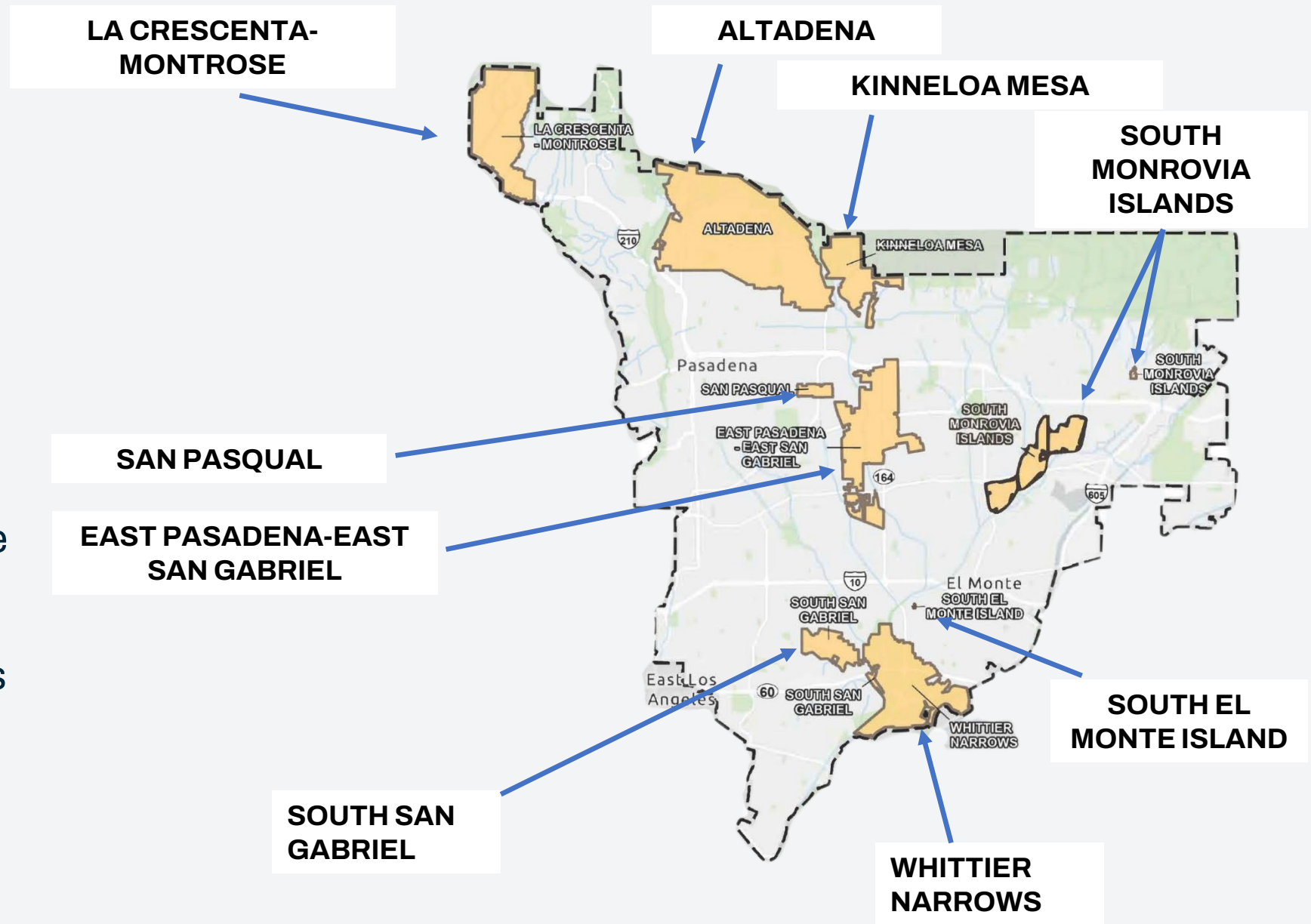
Altadena
Kinneloa Mesa
East Pasadena-East San Gabriel
La Crescenta-Montrose
San Pasqual
South Monrovia Islands
South San Gabriel
Whittier Narrows
South El Monte Island



# West San Gabriel Valley Planning Area Communities

# Planning Area Communities

- Altadena
- East Pasadena-East San Gabriel
- Kinneloa Mesa
- La Crescenta-Montrose
- San Pasqual
- South Monrovia Islands
- South San Gabriel
- Whittier Narrows
- South El Monte Island

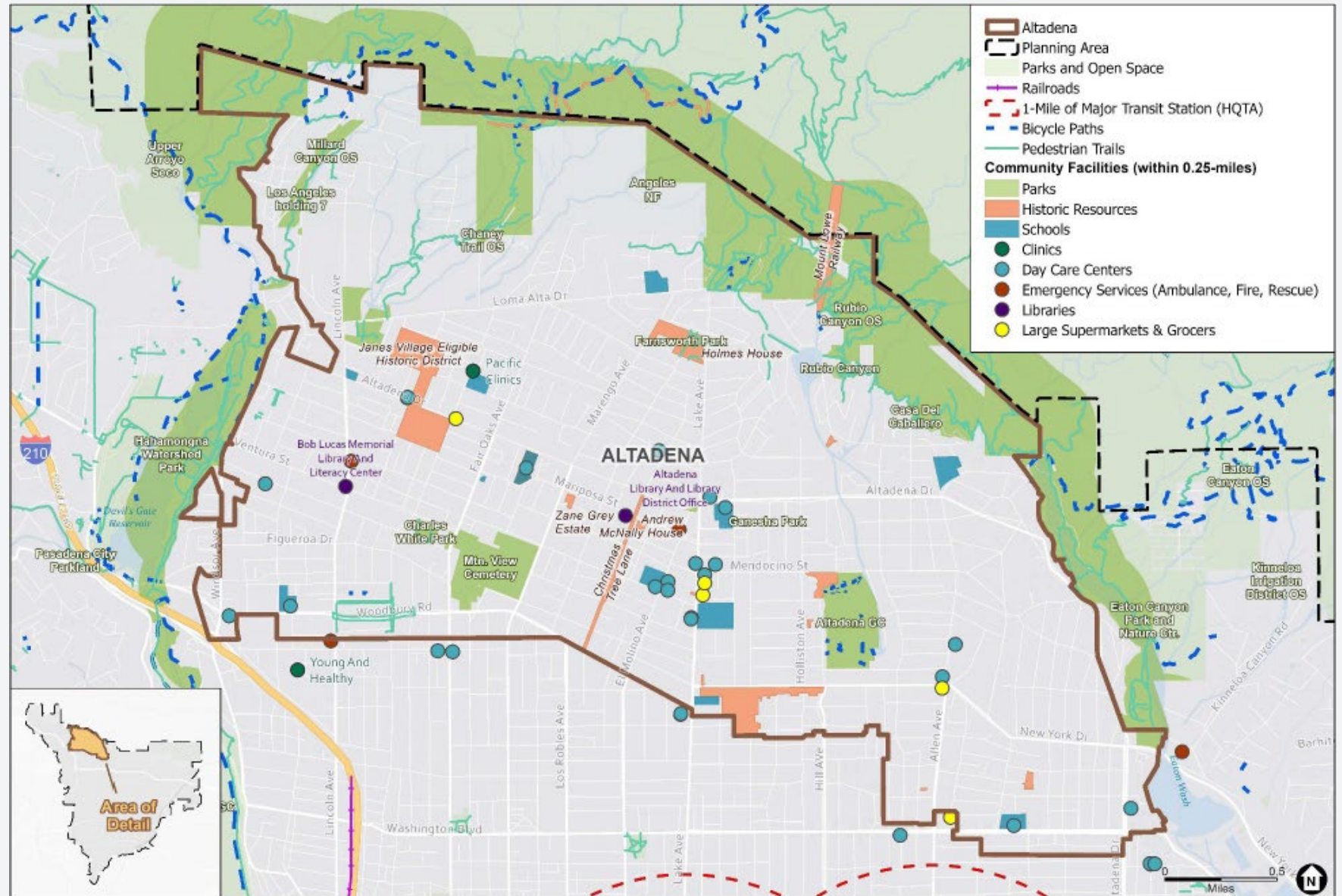


LA COUNTY

PLANNING



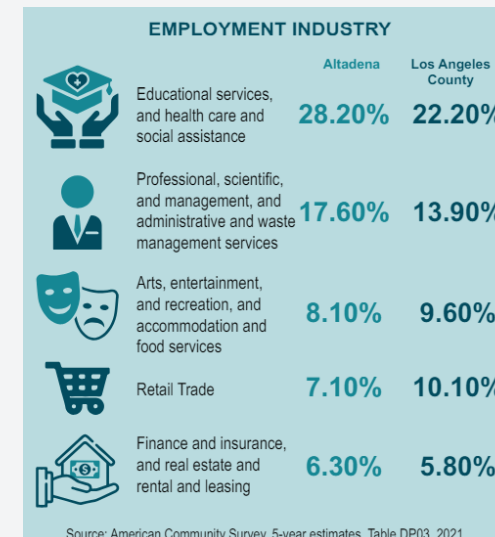
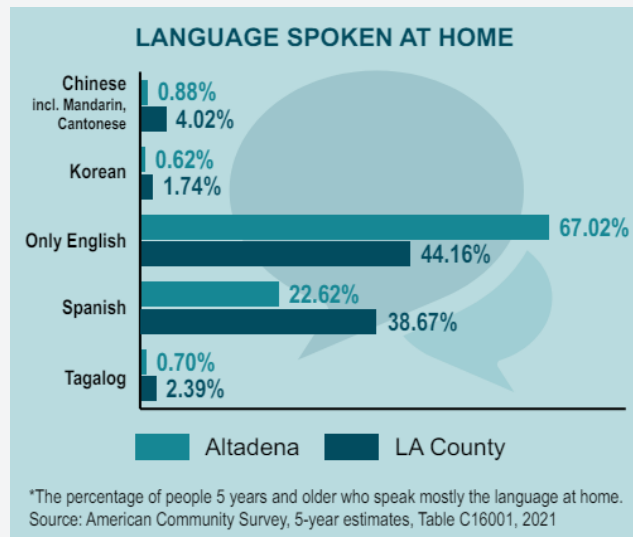
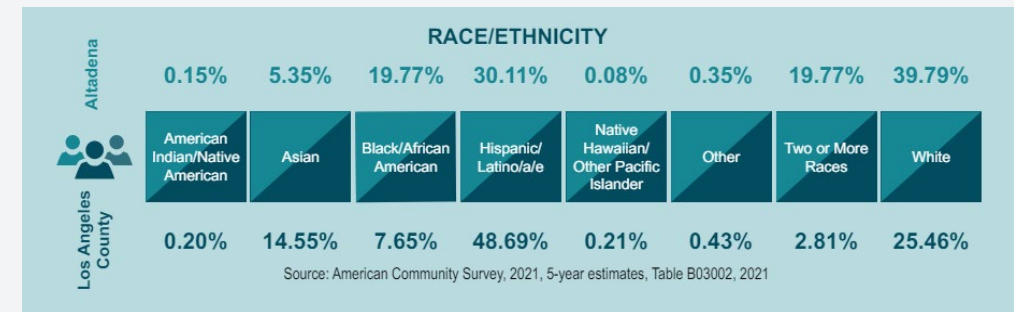
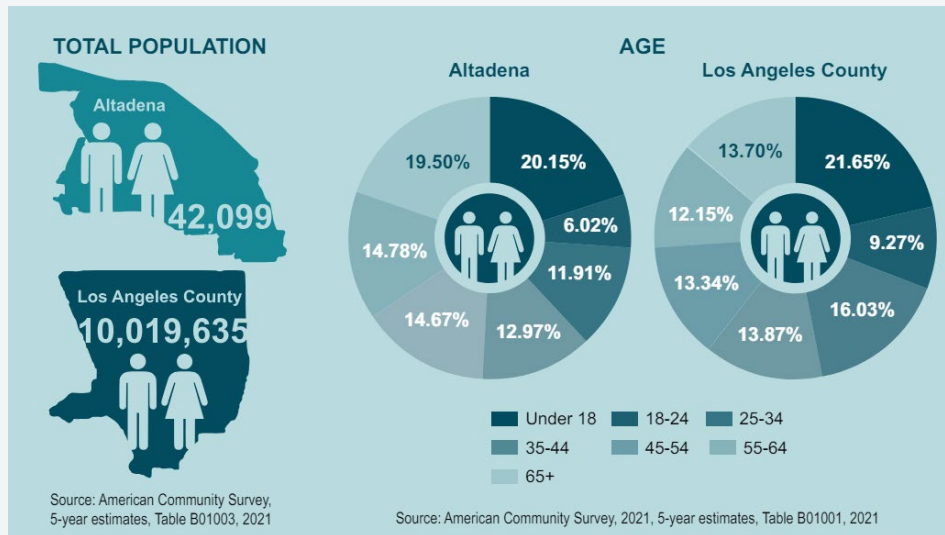
# ALTADENA



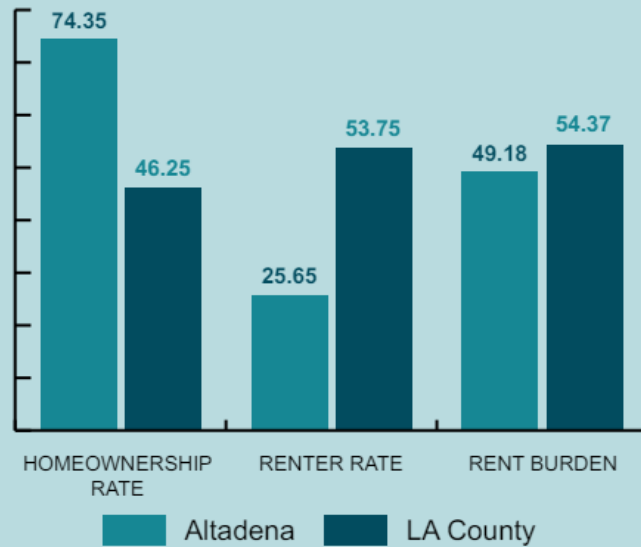
SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan

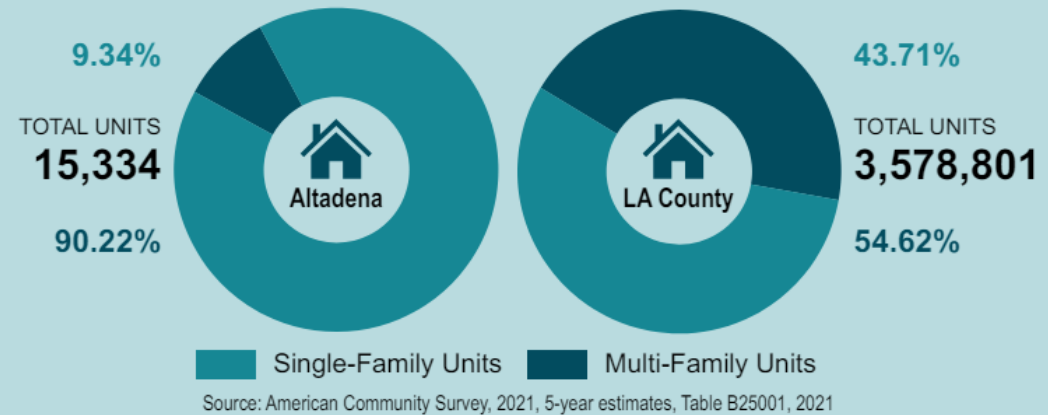




### HOMEOWNERSHIP RATE (%)



### HOUSING UNIT





# Altadena Interesting Facts

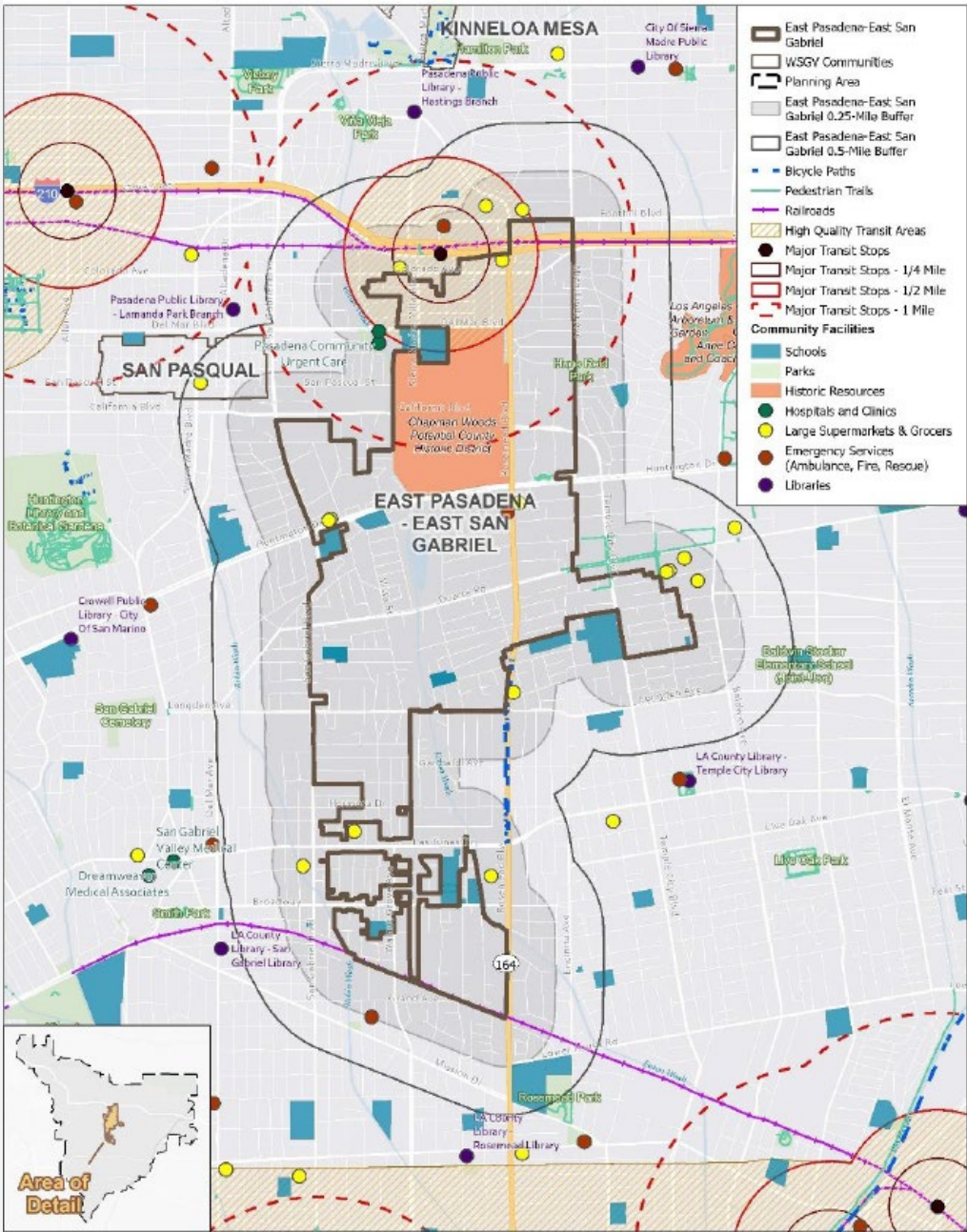
- Altadena Meadows became one of the first thriving middle-class African American communities in the area due to the absence of discriminatory redlining practices typical of the time.
- Altadena has a rich collection of Queen Anne homes from early community settlement.
- Abolitionist Owen Brown settled in Altadena foothills in 1881.





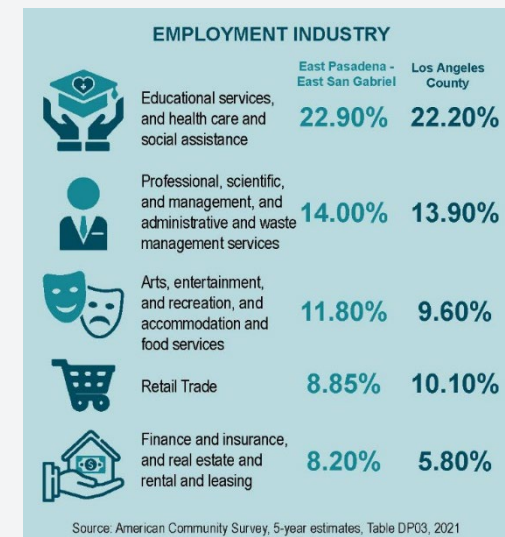
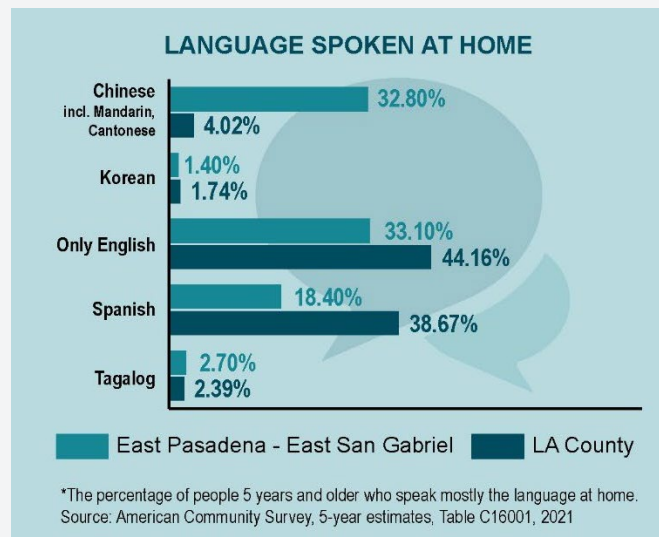
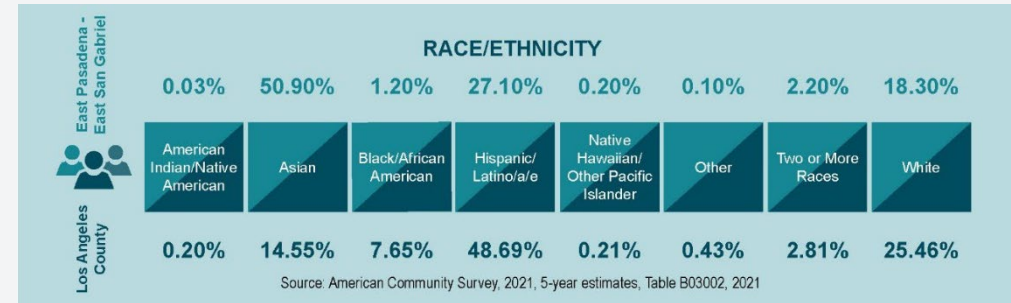
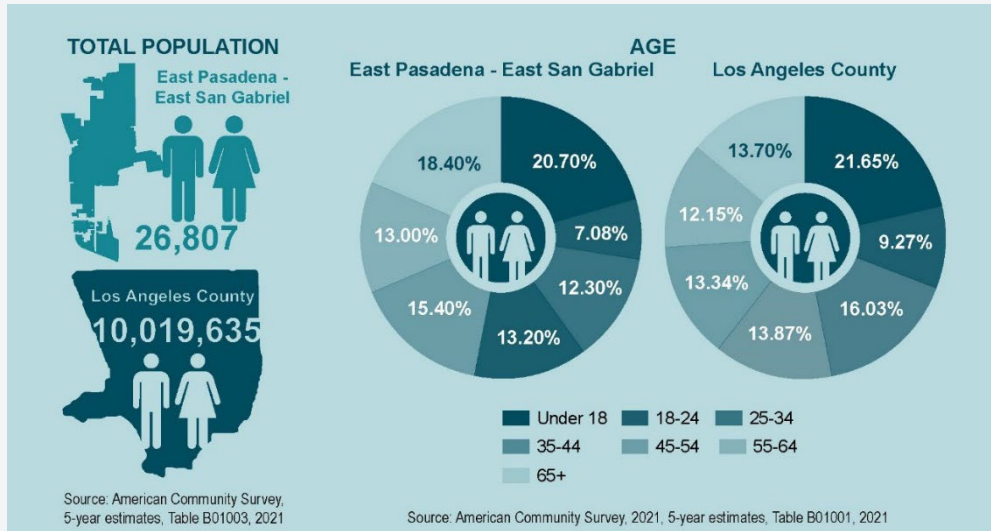
# EAST PASADENA- EAST SAN GABRIEL

LA COUNTY  
PLANNING



SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan



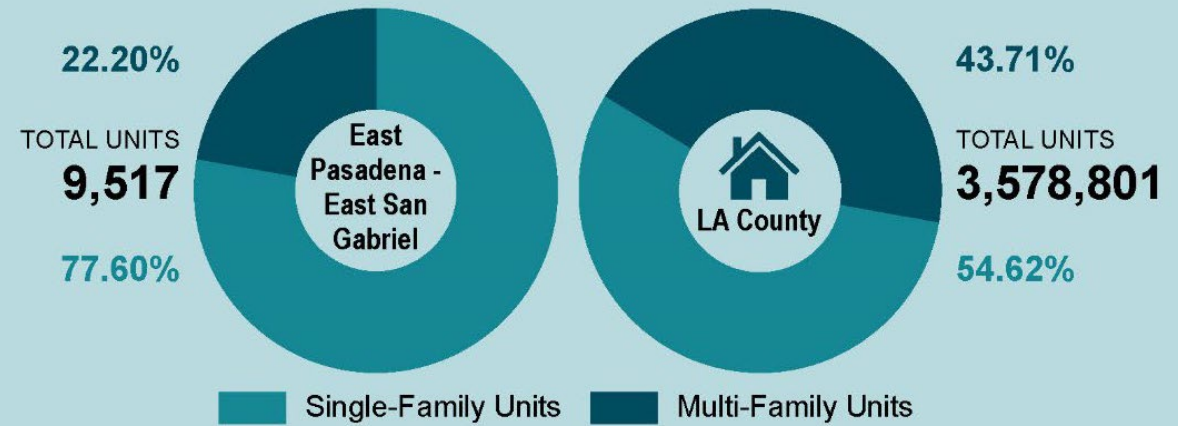


### HOMEOWNERSHIP RATE (%)



Source: American Community Survey, 2021, 5-year estimates, Table B25003, 2021

### HOUSING UNIT



Source: American Community Survey, 2021, 5-year estimates, Table B25001, 2021

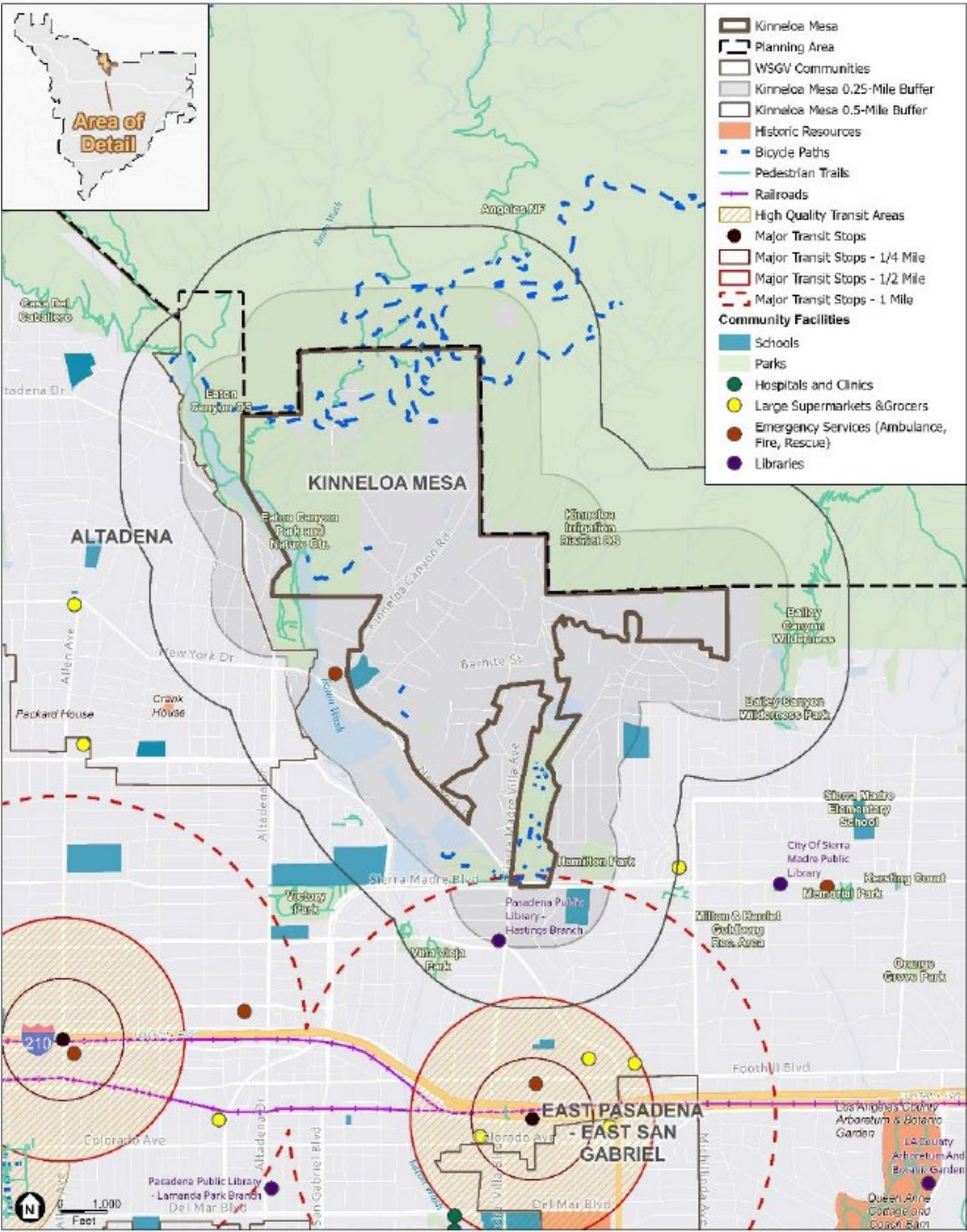
# East Pasadena-East San Gabriel **Interesting Facts**

- East Pasadena was originally dominated by large farm tracts and citrus orchards, but by the mid-1920s, East Pasadena was advertised as a growing suburb. East San Gabriel saw residential development in its northern portion around the same time.
- Michillinda Park, well known in the community, was named after the states of Michigan, Illinois, and Indiana.
- Wild peacocks roam through the community and are well known among residents who live in its northern portion.



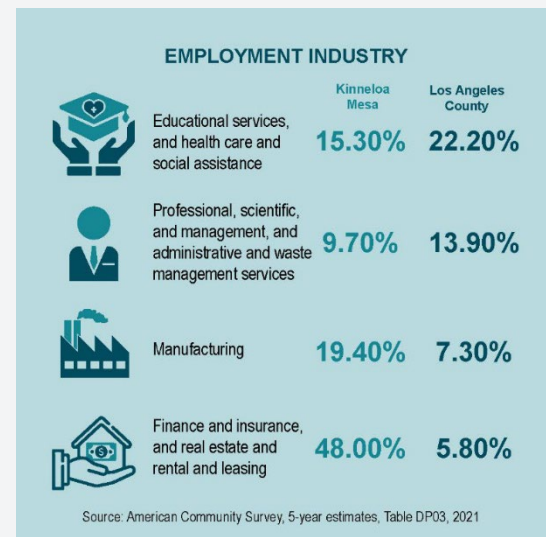
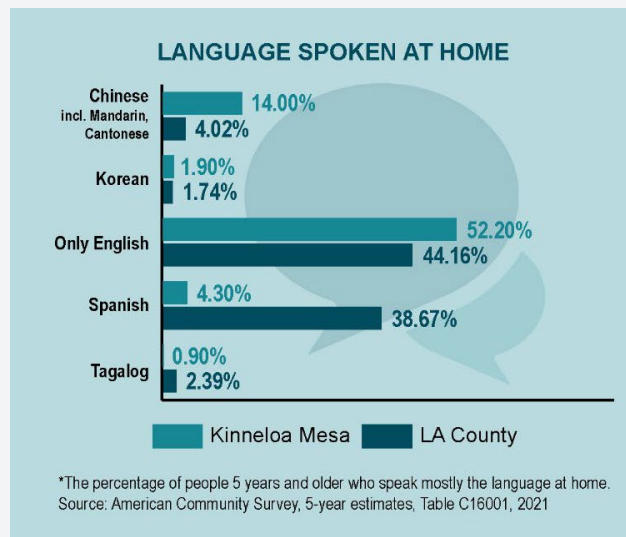
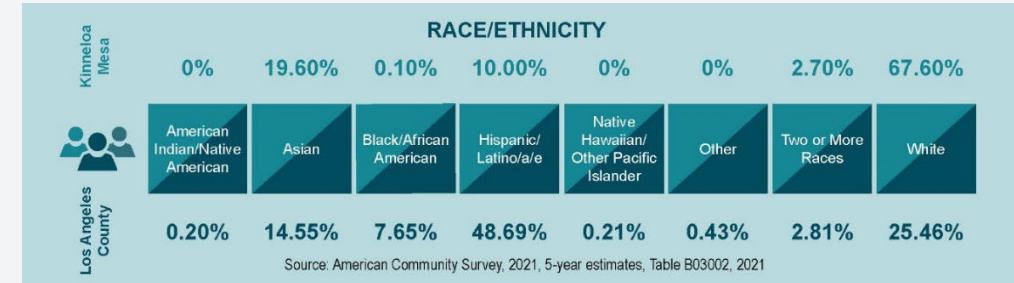
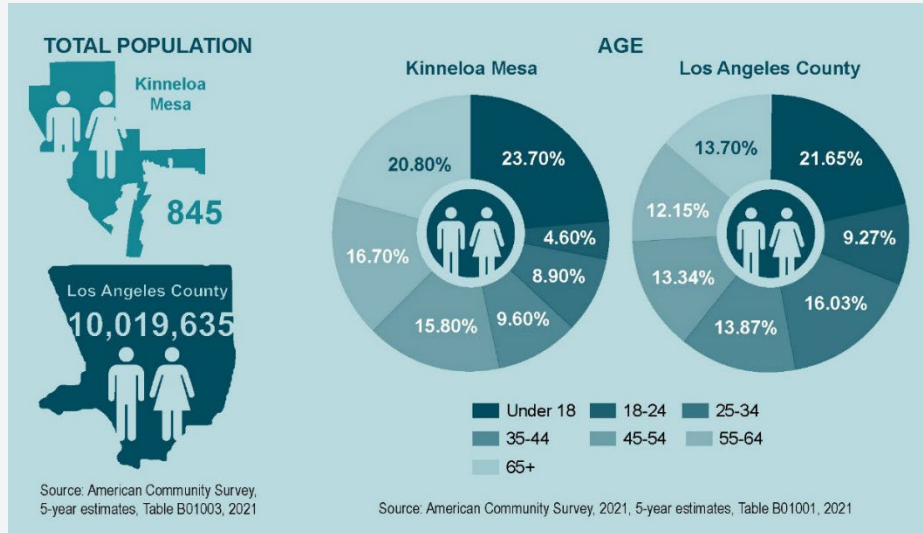


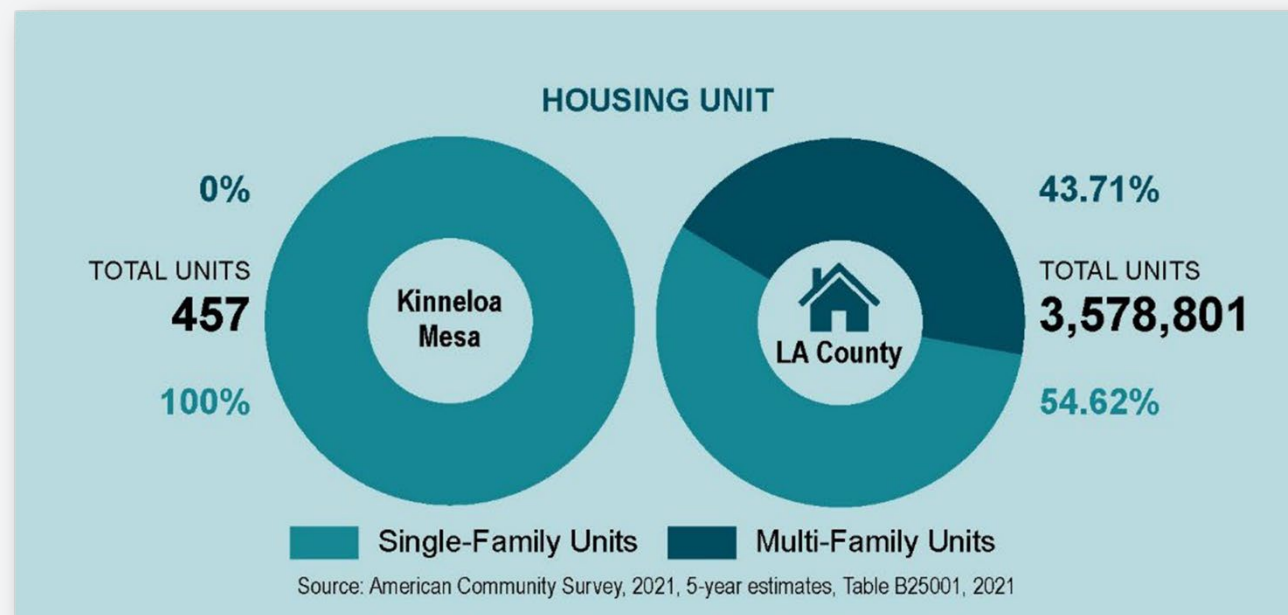
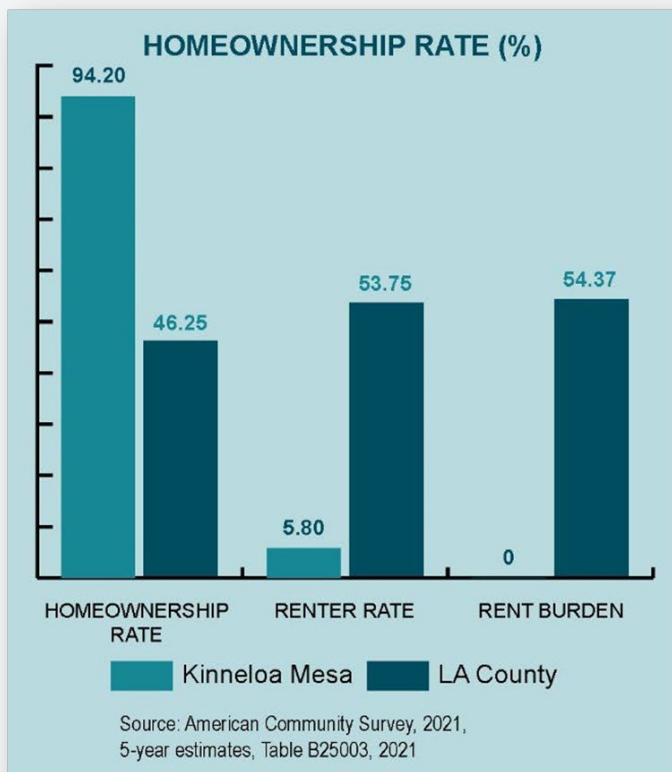
# KINNELOA MESA



SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan







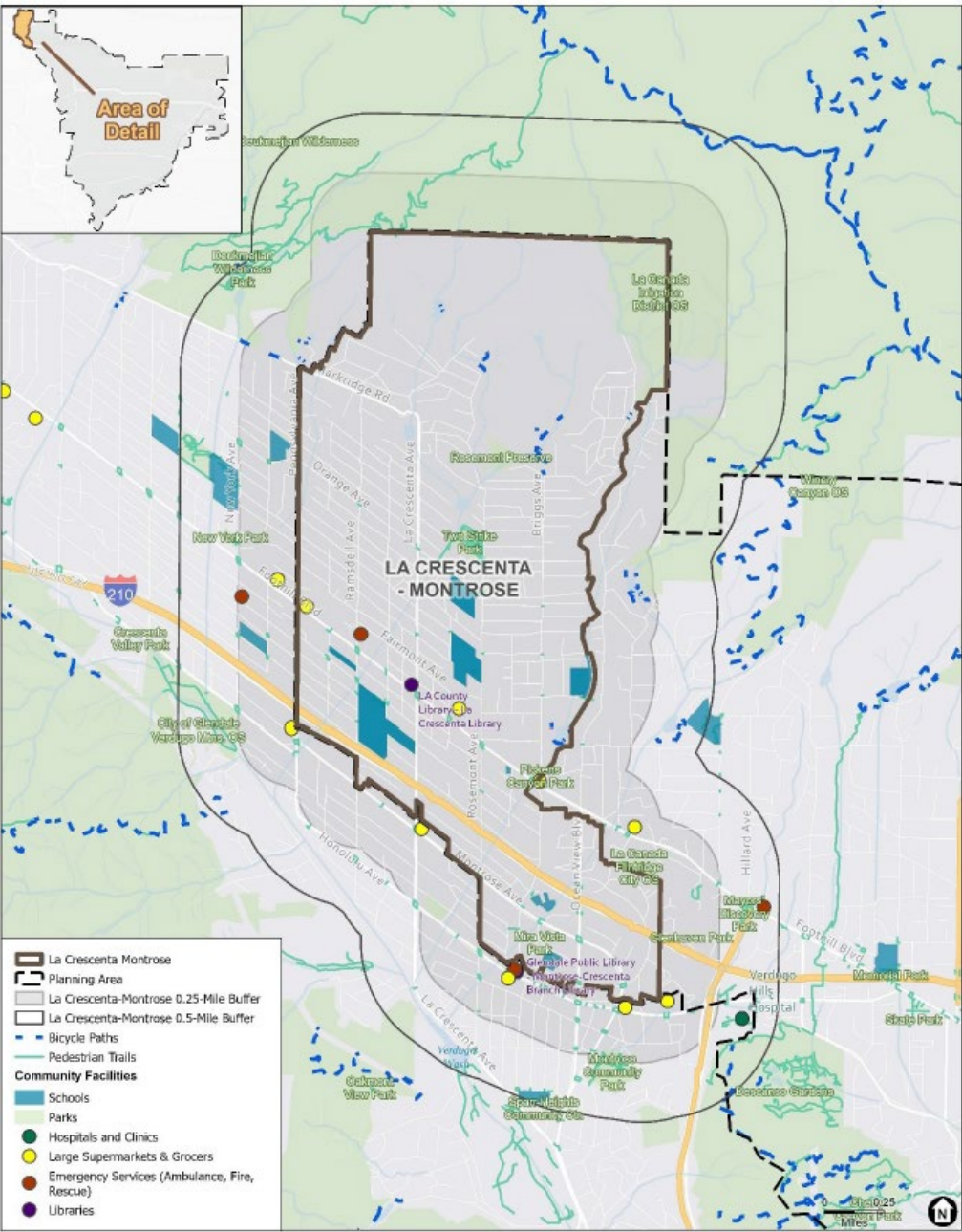
# Kinneloa Mesa

## Interesting Facts

- Originally part of Rancho Santa Anita, Kinneloa Mesa was founded by in the 1880s by Abbott Kinney, whose influence guided community development in surrounding areas.
- The community was part of a 550-acre purchase where Kinney built an estate and planted an orchard of citrus trees, grape vines, and dates. Despite the on-site estate, Kinney's wife preferred to spend time in Venice's cooler beach climate.
- During World War II, parts of Eaton Canyon in Kinneloa Mesa were used to store over half a million pounds of rocket fuel.



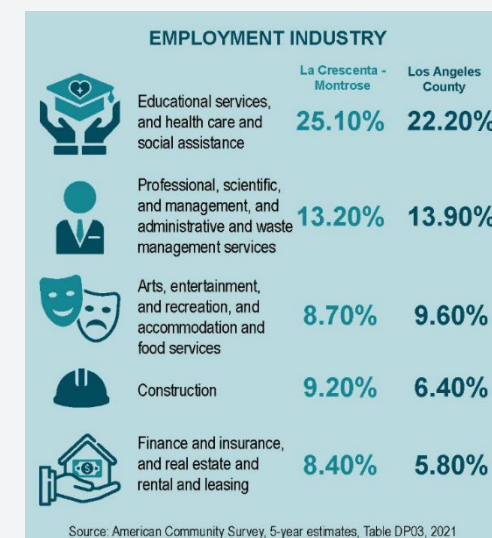
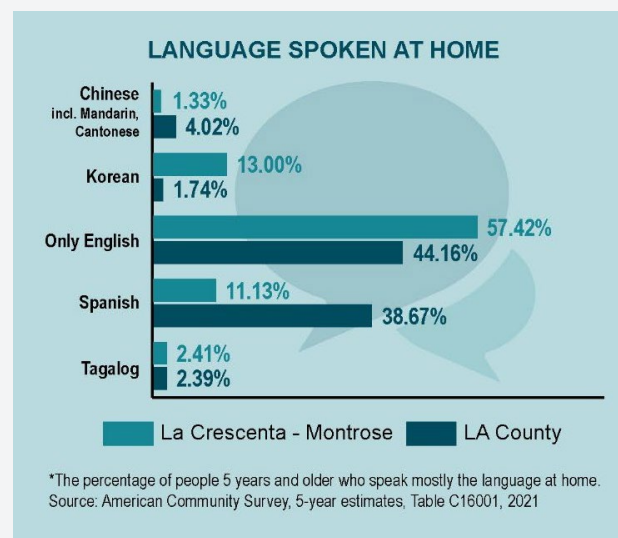
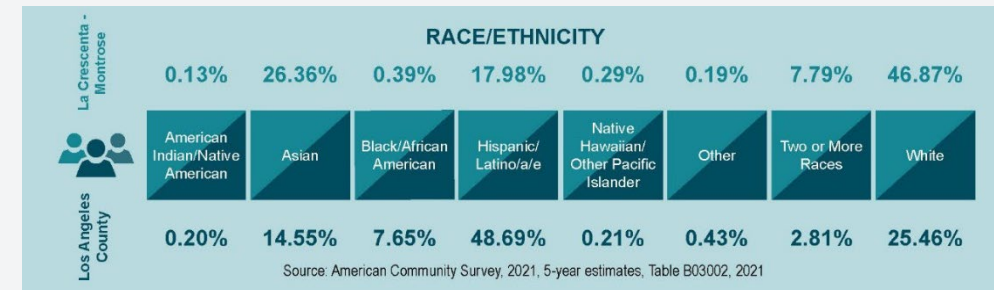
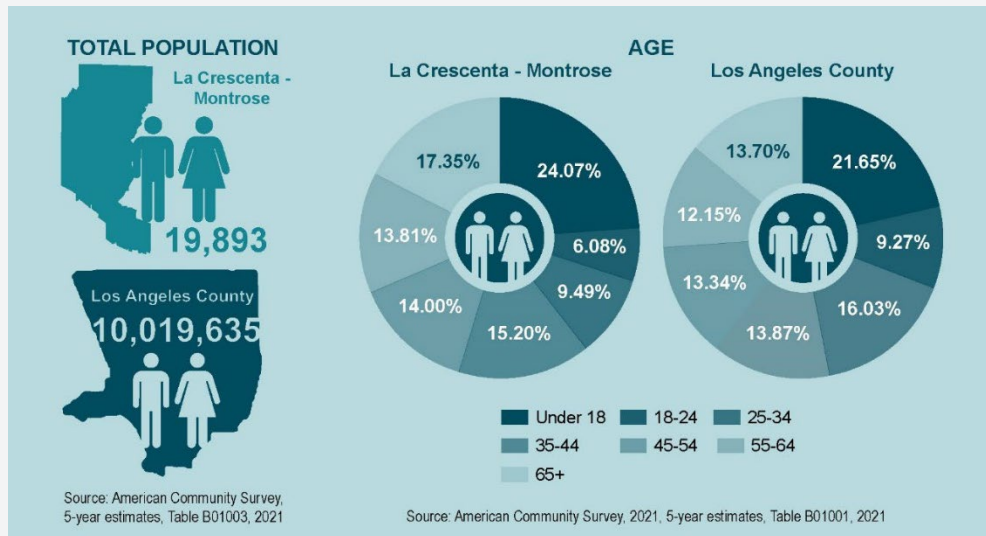
# LA CRESCENTA- MONTROSE



SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan





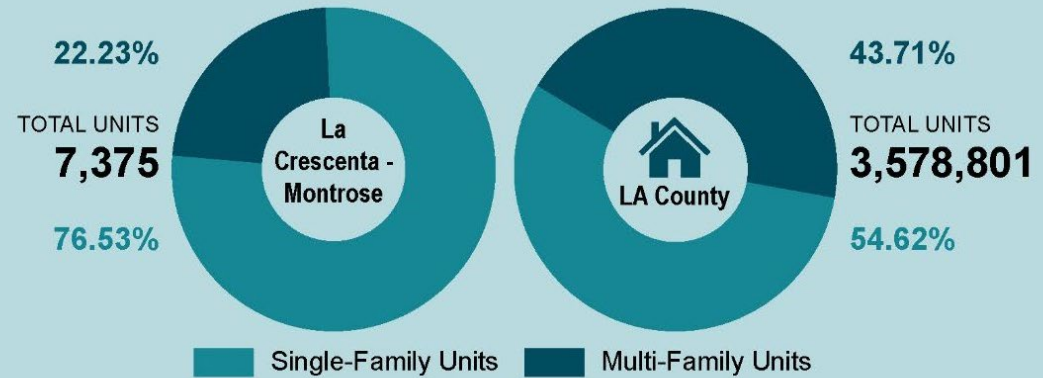


### HOMEOWNERSHIP RATE (%)



Source: American Community Survey, 2021, 5-year estimates, Table B25003, 2021

### HOUSING UNIT



Source: American Community Survey, 2021, 5-year estimates, Table B25001, 2021

# La Crescenta-Montrose

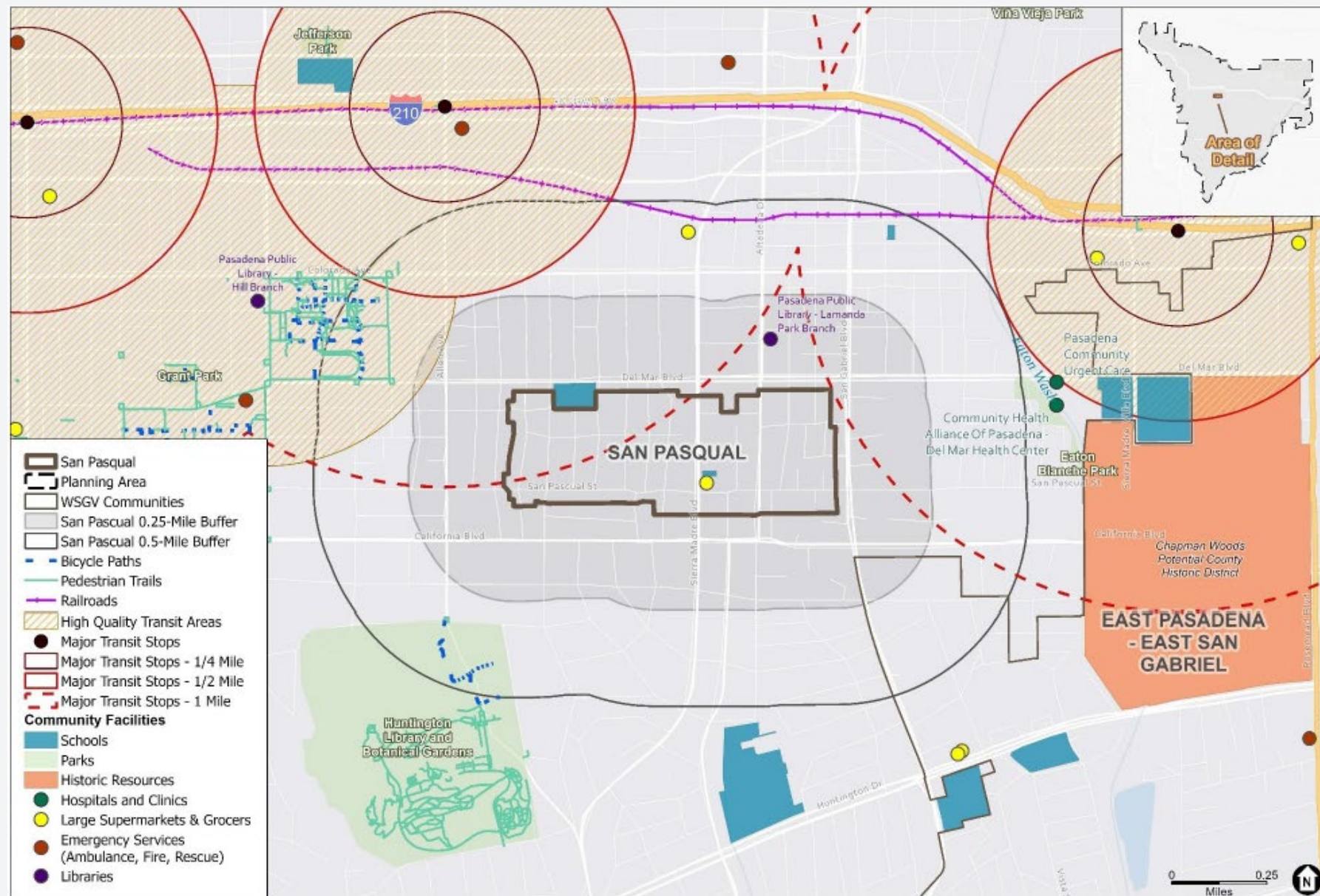
## Interesting Facts

- Montrose was one of the earliest subdivisions in the Los Angeles area, exhibiting an above average number of stone houses, also called rock or boulder houses.
- Before La Crescenta and Montrose were named, they were both part of Rancho San Rafael, a land grant given to Jose Maria Verdugo, whose name lives on in a variety of nearby landmarks.
- Health resorts and sanitoriums were established in large private homes called “French Homes” in the community during the early 20<sup>th</sup> century.





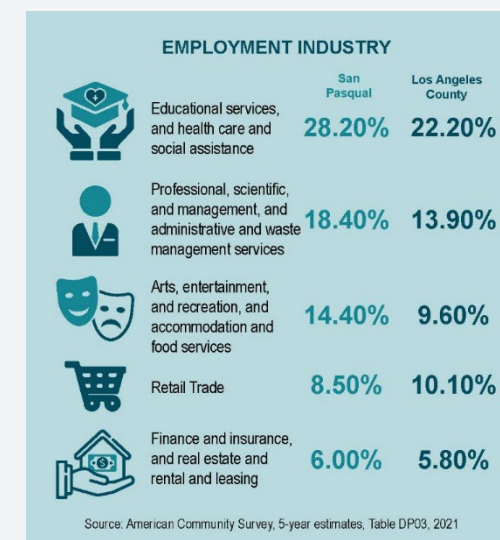
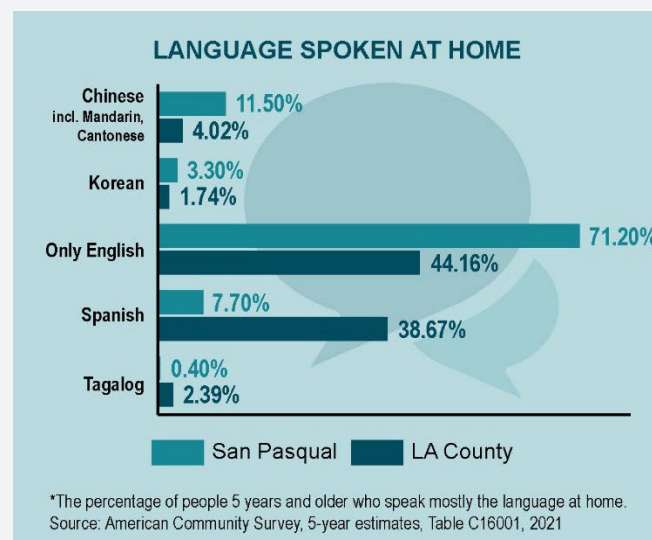
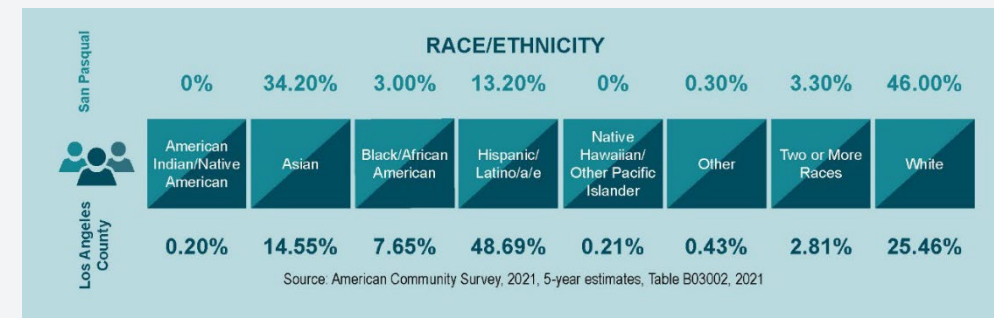
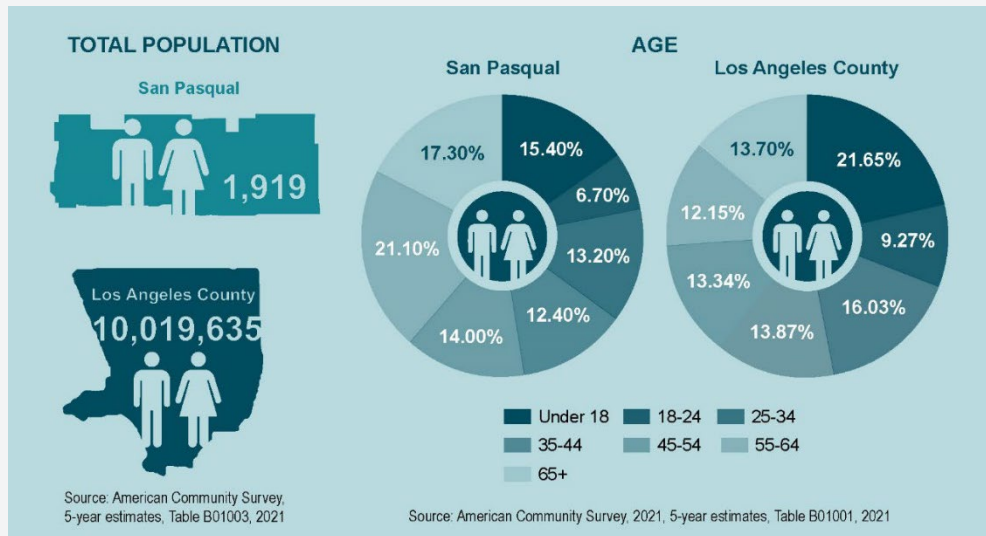
# SAN PASQUAL



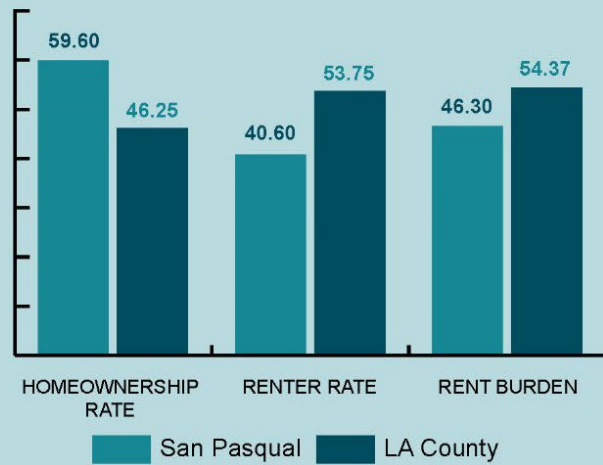
SOURCE: LA County DRP, 2023; ESA, 2023; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan

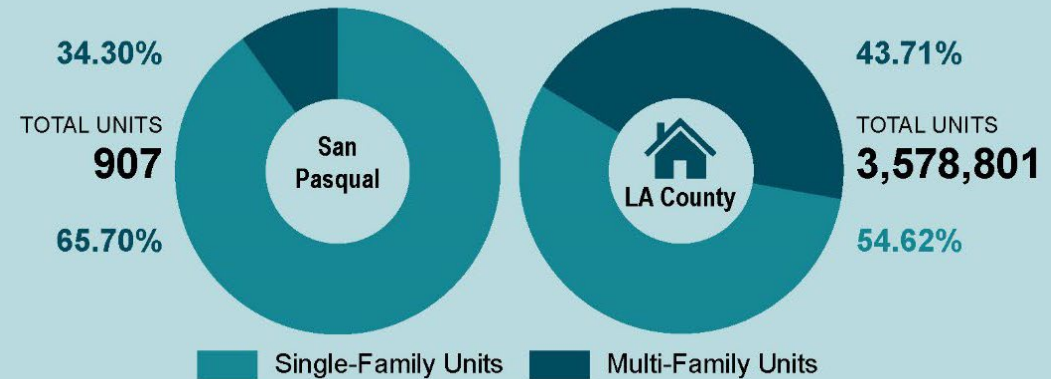




### HOMEOWNERSHIP RATE (%)



### HOUSING UNIT





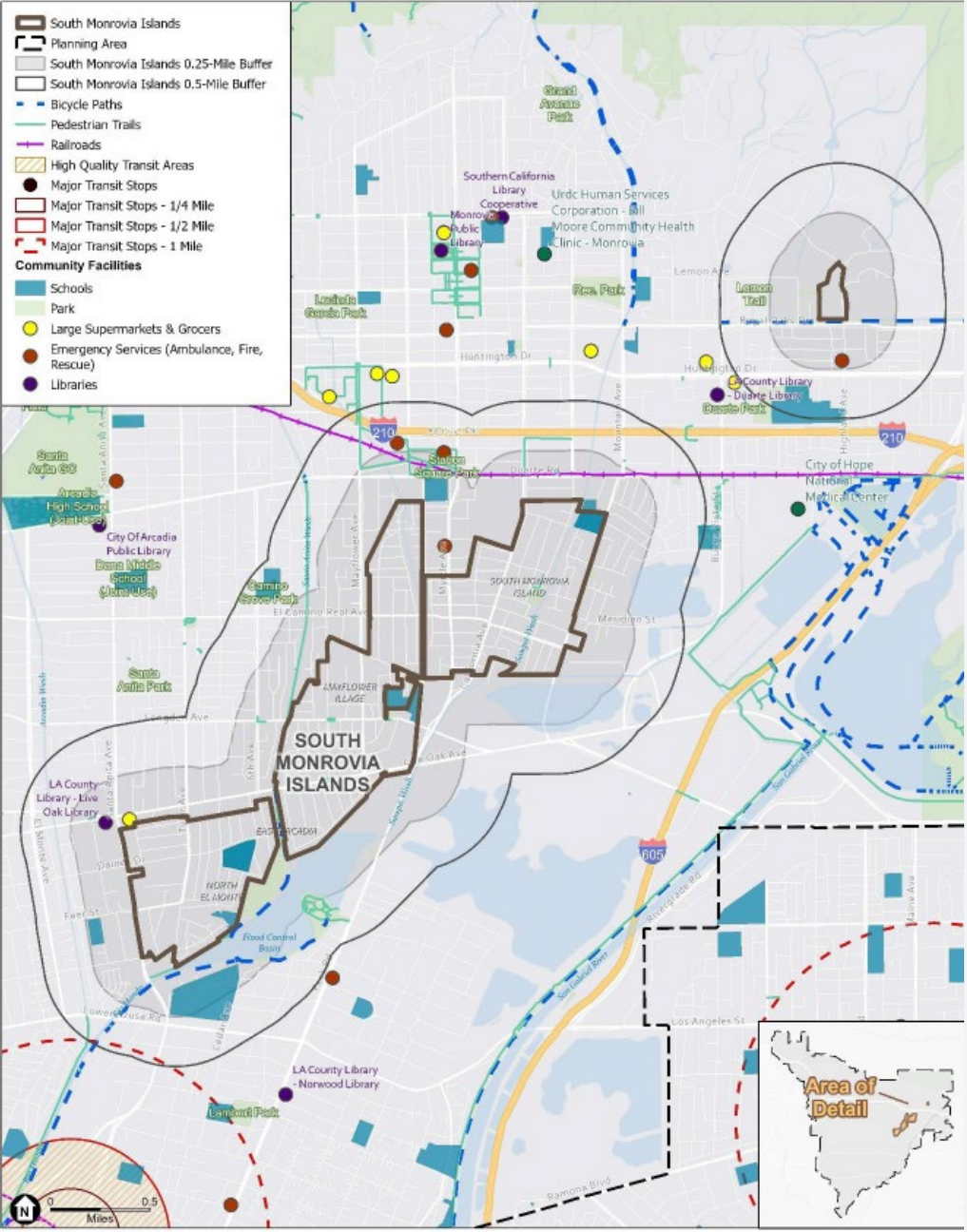
# San Pasqual Interesting Facts

- Originally part of the Ranch San Pasqual, the community's proximity to Pasadena resulted in the earlier development of infrastructure compared to other Planning Area communities.
- Older, large, and elaborate houses along San Pasqual Street include architectural styles such as Spanish Colonial, Monterey, Tudor, Adobe, and French Eclectic Revivals, and Minimal Traditional.
- The First Taiwanese Presbyterian Church and the Armenian Cilicia Evangelical Church have been active in the community since the early 1990s.





# SOUTH MONROVIA ISLANDS

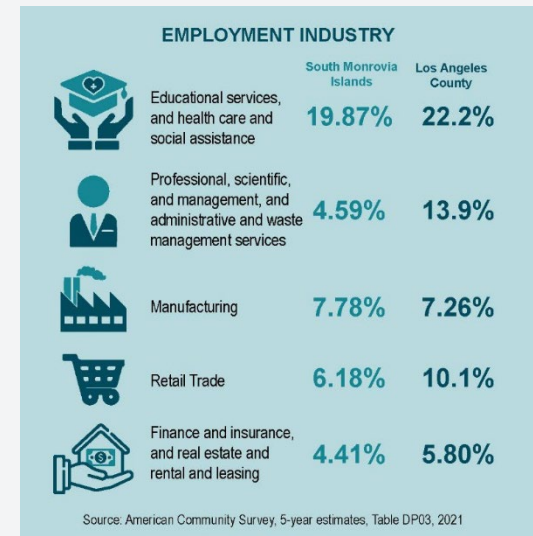
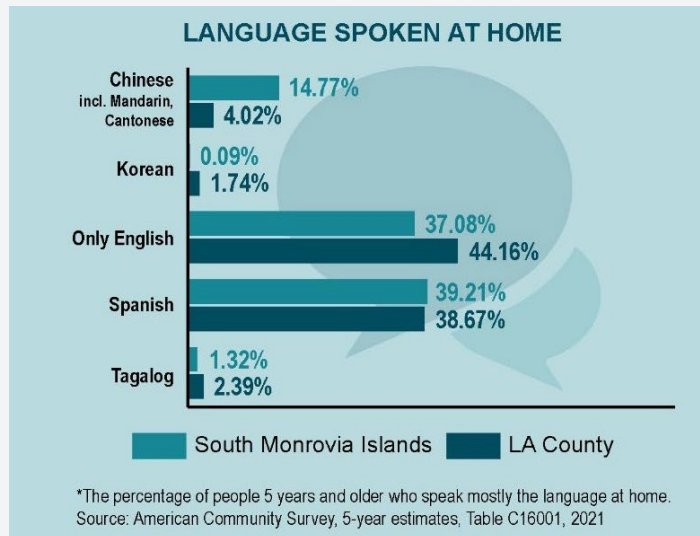
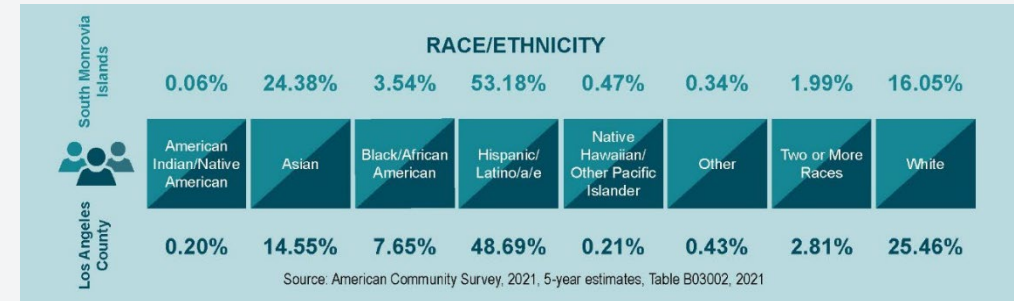
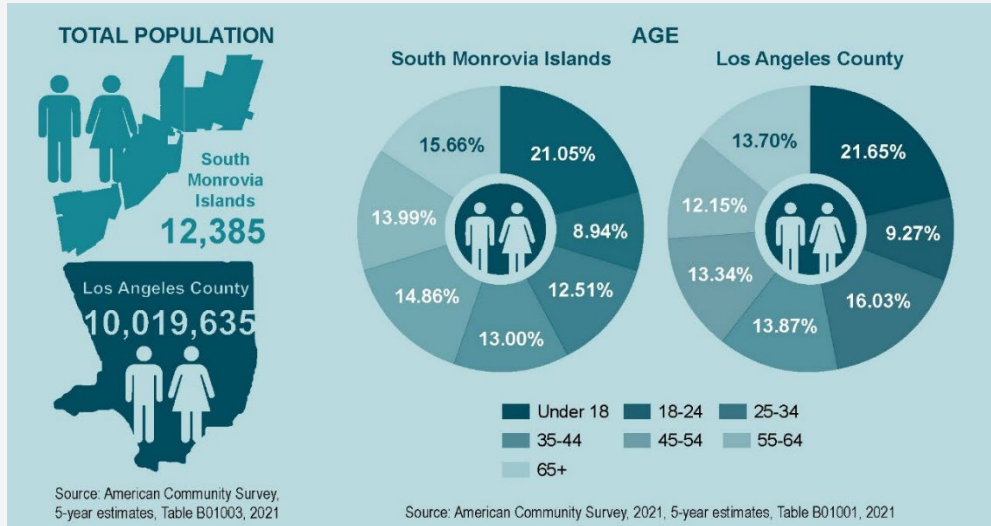


SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan

LA COUNTY

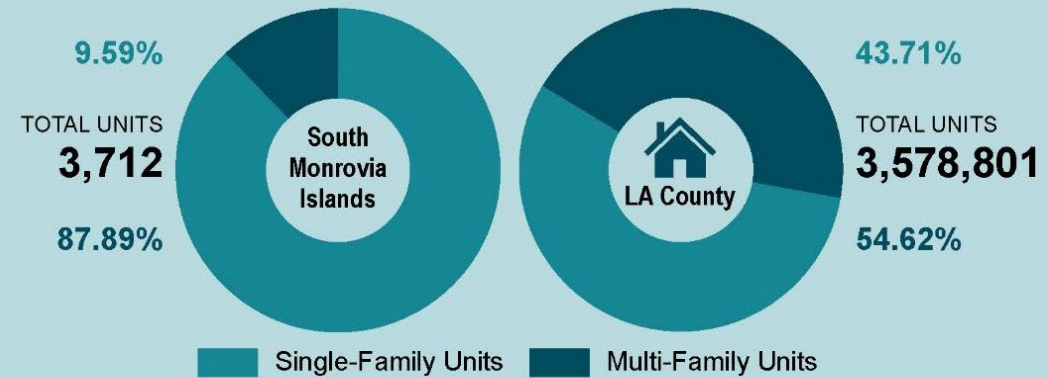
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### HOMEOWNERSHIP RATE (%)



### HOUSING UNIT





# South Monrovia Islands

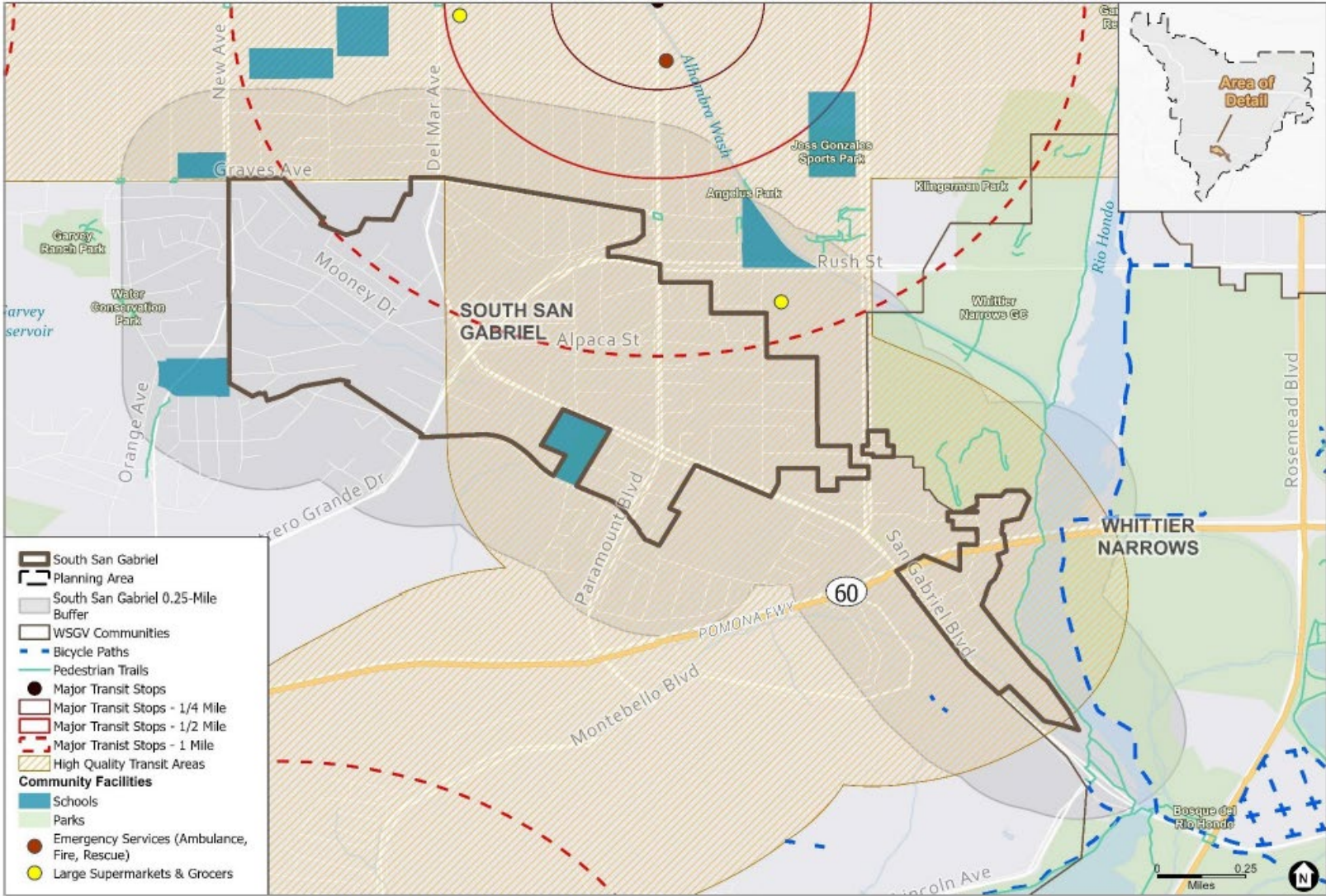
## Interesting Facts

- Suburbanization occurred after World War II, replacing historical citrus orchards and agricultural uses with subdivisions mainly designed in the Minimal Traditional architectural style.
- Pamela Park, added in the 1970s, was developed with Housing and Urban Development (HUD) funds as part of its Model Cities Program.
- In 1949 unincorporated North El Monte residents voted to rename their community “Norwood Village”, which was subsequently opposed a month later by the Postmaster.





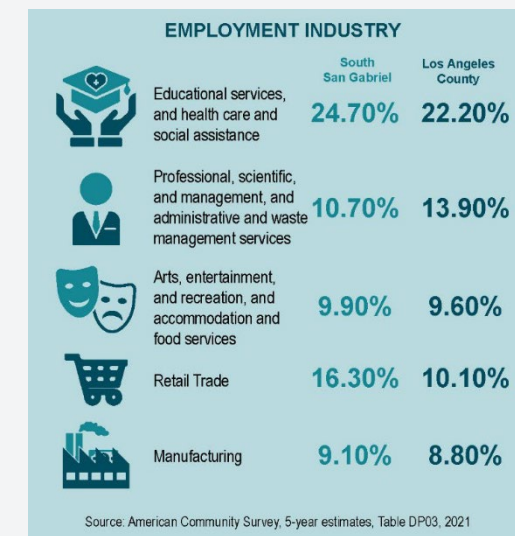
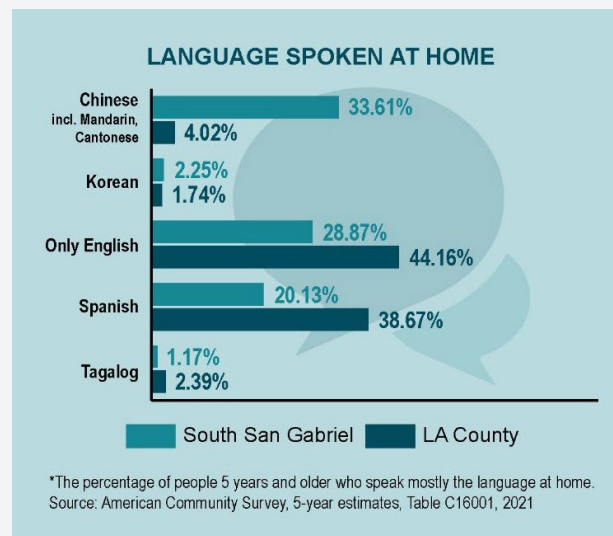
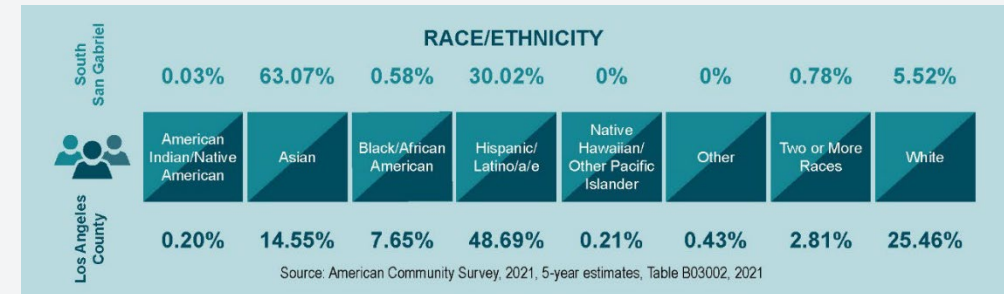
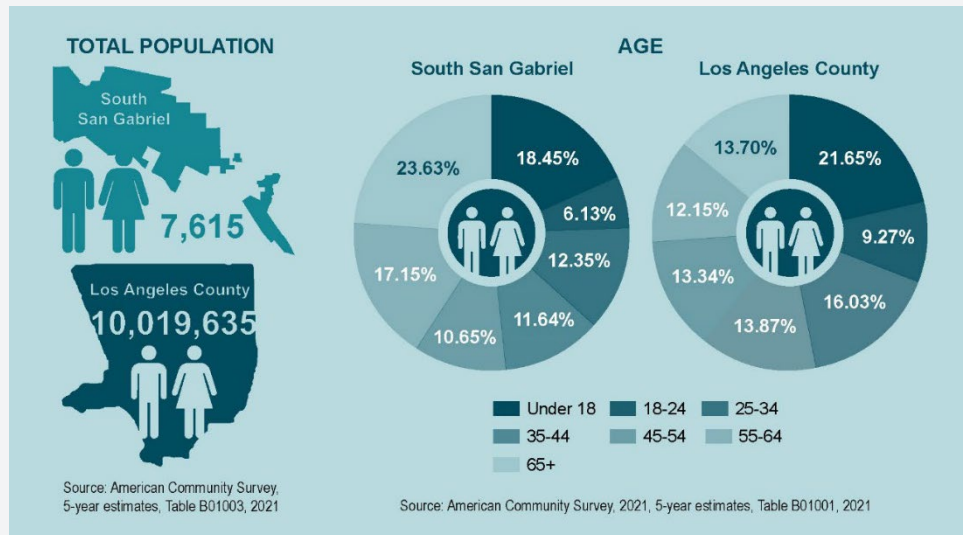
# SOUTH SAN GABRIEL



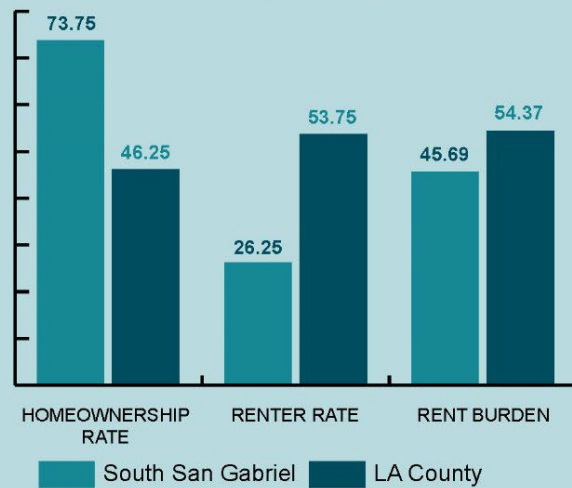
SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan



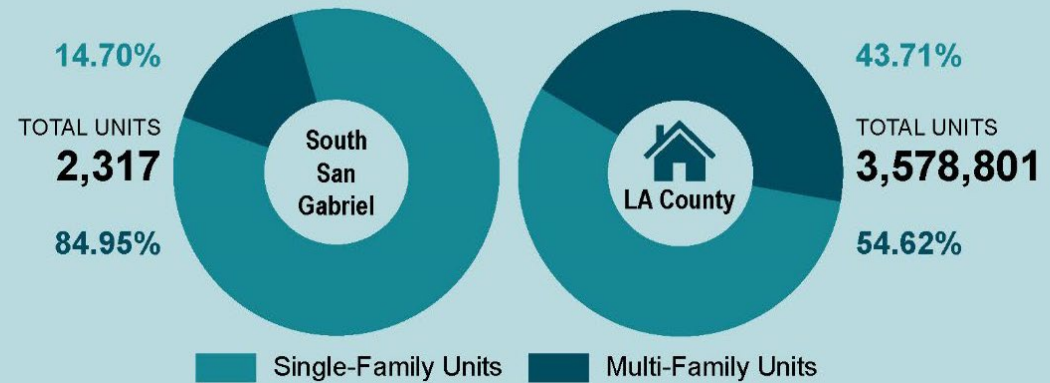


### HOMEOWNERSHIP RATE (%)



Source: American Community Survey, 2021, 5-year estimates, Table B25003, 2021

### HOUSING UNIT



Source: American Community Survey, 2021, 5-year estimates, Table B25001, 2021



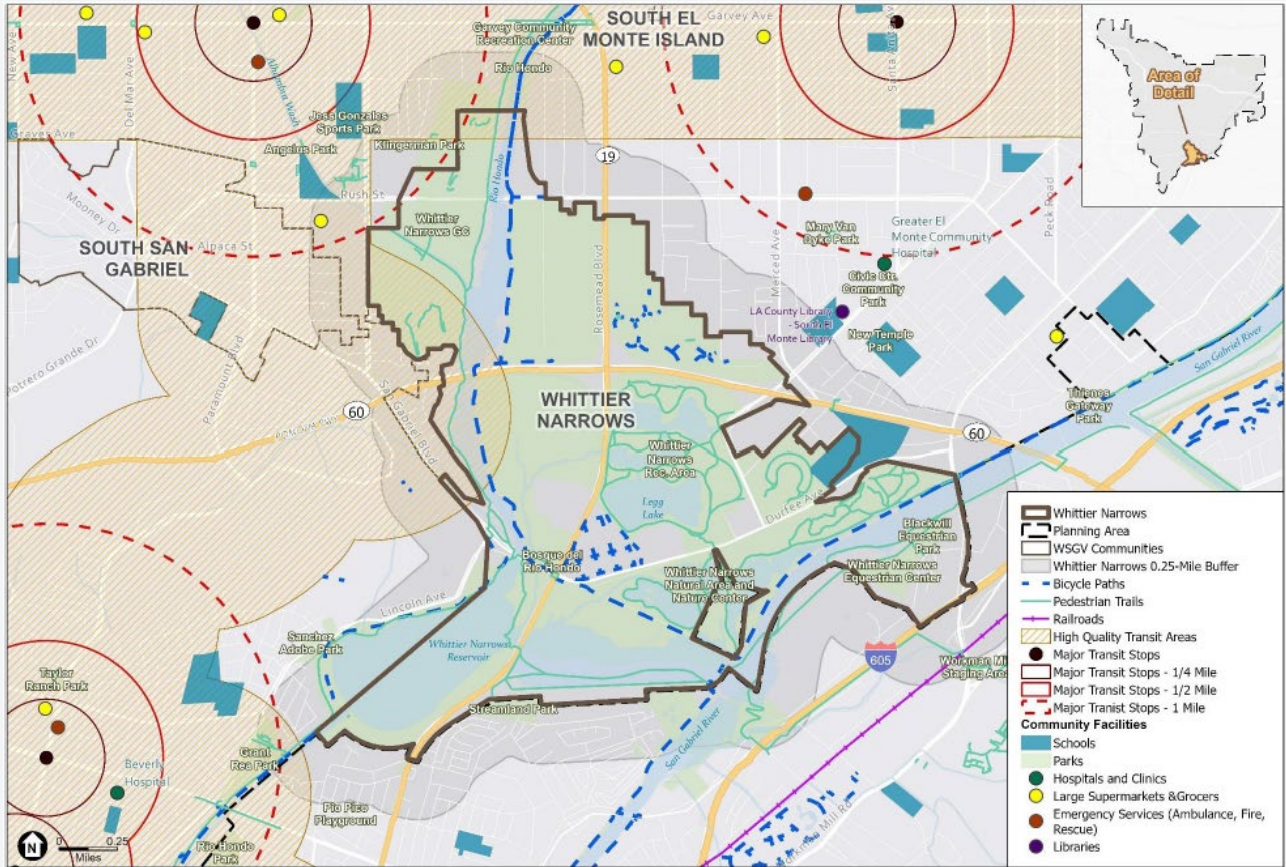
# South San Gabriel Interesting Facts

- South San Gabriel was originally a part of the historic Rancho Potrero.
- In January of 1952, the small communities of Garvey, Wilmar, and Potrero Springs voted to combine under the name of South San Gabriel.



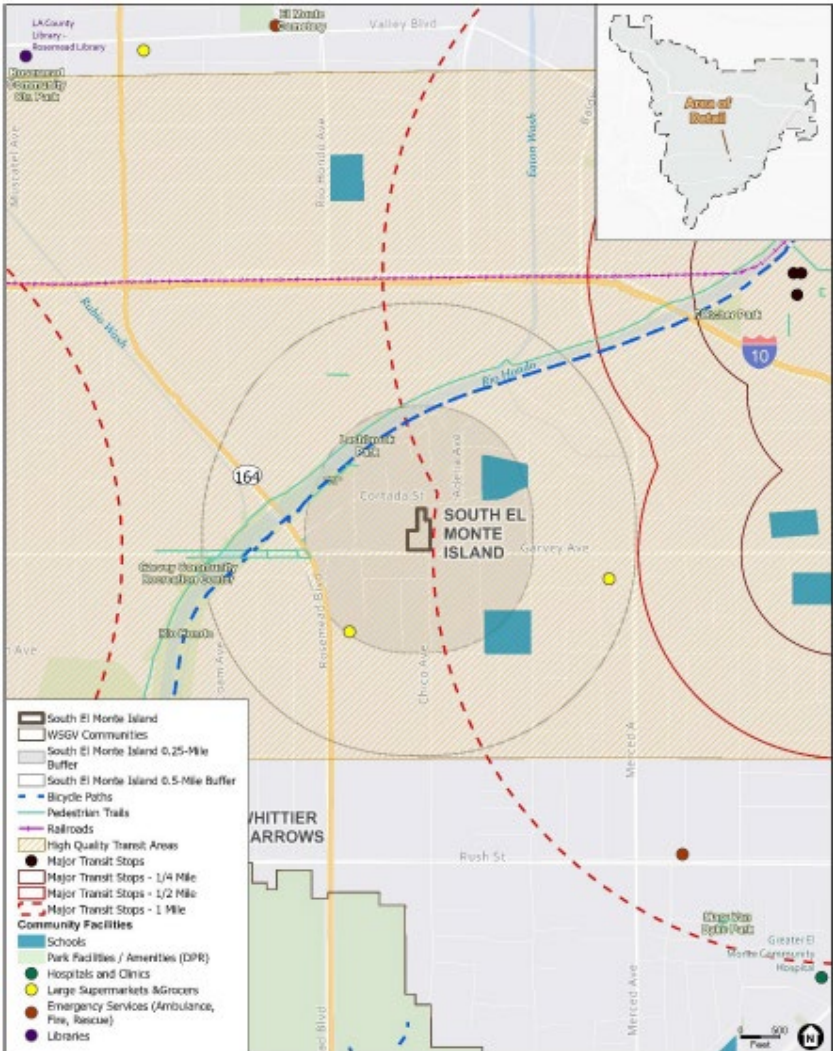


# WHITTIER NARROWS & SOUTH EL MONTE ISLAND



SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

West San Gabriel Valley Area Plan



SOURCE: LA County DRP; ESA; UrbanFootprint, 2023.

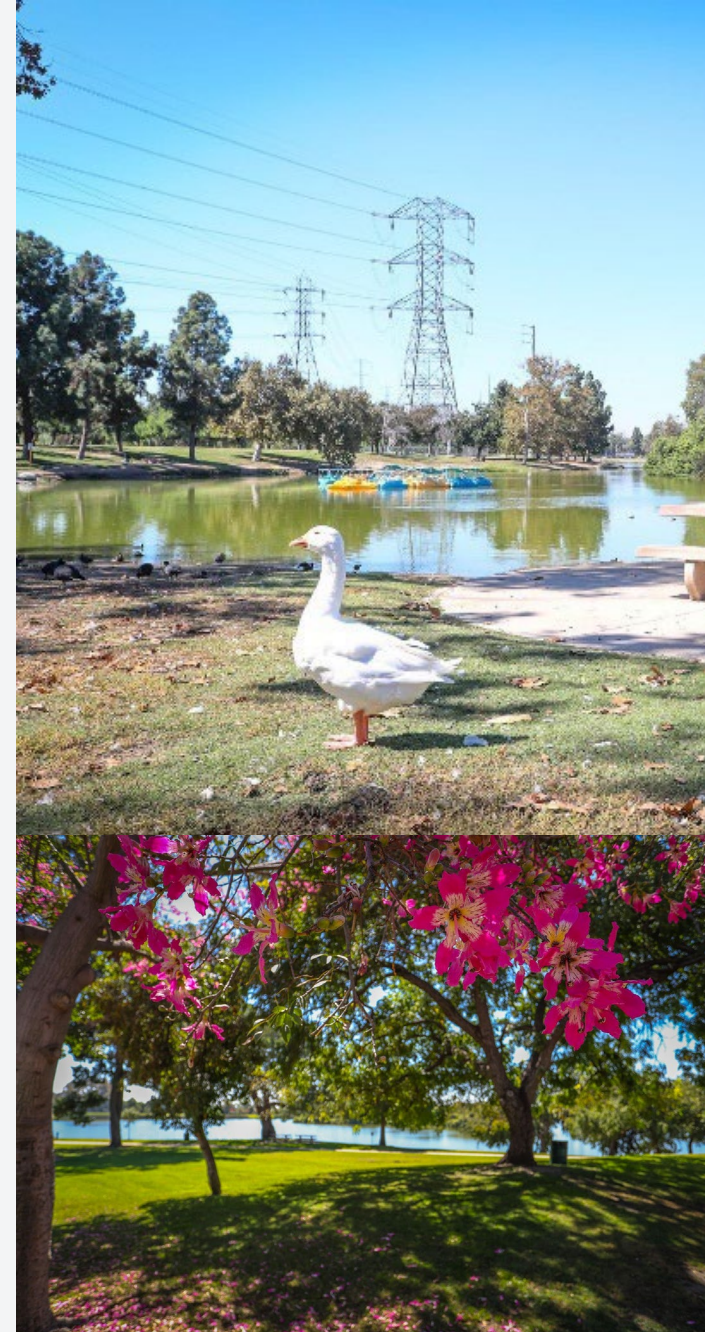
West San Gabriel Valley Area Plan



# Whittier Narrows & South El Monte Island

## Interesting Facts

- Whittier Narrows' name originates from the gap between the Montebello and Puente Hills on the San Gabriel Valley's southern edge.
- Whittier Narrows' lush riparian environments provide a habitat for the coastal California gnatcatcher and a home for a population of coastal cactus wren, making it popular with birdwatchers.
- In the 1910s, burgeoning Hollywood film studios utilized Whittier Narrows' expanses of open space to substitute for exotic locations.
- In the late 1950s, Whittier Narrows housed one of the region's military missile launch sites. Now decommissioned, the facility structure is currently used by LA County Parks and Recreation.
- South El Monte Island consists of only six (6) parcels, making it the smallest unincorporated community in the WSGV Planning Area.





# Project Overview



# AREA PLAN PRINCIPLES

**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**



# Project Objectives

- Foster harmonious and **coordinated growth** balanced with **preservation of natural areas and resources**.
- Improve **connectivity** and **walkability** to create accessible neighborhoods.
- Strengthen **community identity** through inclusion of multi-functional spaces and facilities that foster social gathering.
- Improve the **jobs-housing balance** by increasing access to workforce training, targeted employer partnerships, and skills development resources.
- Promote **economic development** by attracting a range of neighborhood-serving businesses.
- Preserve areas near **natural resources** or hazard areas and in the wildland-urban interface through decreasing land use densities and development intensities.
- Create strong **community identity** through public art, street beautification, and programming.
- Support **smart growth**, **sustainable development**, **equitable enhancement of neighborhoods**, and **preservation of historical resources** through development of goals, policies, and implementation programs.



# Project Components - Overview

The West San Gabriel Valley (WSGV) Area Plan is a communities-based plan to guide regional growth and development in the WSGV Planning Area.

The **primary Project components** include the following:

- **General Plan Amendment**
  - West San Gabriel Valley Area Plan
  - Update General Plan Land Use Policy Maps
  - Update to Altadena Community Plan
- **Land Use and Zone Change Maps**
  - Housing Element Update Rezoning Program Implementation
- **Planning and Zoning Code (Title 22) Changes**
  - Planning Area Standards District (PASD)
- **Draft Program Environmental Impact Report (PEIR)**

# Project Components - General Plan Amendment

West San Gabriel Valley Area Plan is a comprehensive policy document for the **9 unincorporated communities** that includes:

- Area-wide goals and policies for the 6 Areawide Elements and one Community Chapter with specific subsections for all 9 unincorporated WSVG communities.
- Area-wide Implementation Program.
- Updates to Land Use Policy Map to implement WSGVAP goals and policies and remove inconsistencies.
- Updates policies and programs of the existing **Altadena Community Plan** and incorporate into the WSGVAP as a community chapter. Conversion of land use policy categories to General Plan universal land use legend.



# Project Components - General Plan Amendment (Continued)

## WSGV Area Plan Features

- 6 Areawide Elements
  - Land Use, Economic Development, Conservation & Open Space, Mobility, Public Services & Facilities, and Historic Preservation
- Unincorporated Communities Chapter
  - Goals and Policies specific to certain communities
  - Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Whittier Narrows, and South El Monte Island
- Implementation Actions (Areawide and Community-Specific)
- Historic Context Statement

# Project Components - Mapping

- **Area Plan Website.** All proposed changes to zoning and land use policy categories as part of the West San Gabriel Valley Area Plan are available as part of the Public Review documents posted on the Area Plan website.
- **Mapping Apps.** Two web-based mapping applications are available on the Area Plan website. These interactive web apps allow you to search properties by street address and/or parcel number. You can zoom in and click on individual parcels to view all proposed changes to zoning and land use policy categories as part of this project. Static PDF maps are also available as part of the Public Review documents.



# Project Components - Zone Changes

## Zone changes to improve consistency with existing uses

- Removes administrative barriers and corrects land use/zone categories for properties where inconsistencies exist and where multiple designations exist on one parcel.
- Updated land use and/or zone is consistent with the existing use, neighboring uses, and existing land use policy.
- Administrative updates to existing **A-1 (Light Agriculture)** to reflect existing uses on the ground (e.g., **R-1 [Single-Family Residential]**).

# Project Components - Zone Changes (Continued)

## **Zone changes that conserve and limit impacts from future development:**

- Hazard areas
- Wildland Urban Interface (WUI) areas
- Areas within or adjacent to natural resource areas

## **Zone changes that allow for diversified housing and land uses:**

- Areas near major local commercial centers and along transit corridors
- Select areas near commercial corridors and transit with low existing residential density
- This Area Plan supports housing in places where housing is allowed already. Housing is already allowed in commercial zones.



# Project Components - Zone Changes (Continued)

## **Zone Changes Required by Housing Element Update 2021-2029:**

- Certified by California Department of Housing and Community Development (HCD) in 2022.
- Implements Regional Housing Needs Assessment (RHNA)
  - The Housing Element is required to plan for how the County will accommodate housing needs.
  - California requires each jurisdiction to meet its housing needs and make land use changes to meet the need.

# Planning Area Standards District (PASD)

The Project would amend Planning and Zoning (Title 22) of the County Code to:

- Establish a **Planning Area Standards District (PASD)** to streamline and simplify development standards that are applicable to the communities in the Project area by moving and reorganizing existing standards such as **Community Standards Districts (CSDs)**, supplemental districts, and other standards within the Project area into the newly established PASD.
- The newly established PASD would regulate development standards in commercial and mixed-use zones, including **height** and **parking**. The PASD would also contain provisions that protect **significant ridgelines, native oak trees**, and **biological resources**.



# Planning Area Standards District (PASD) & Community Standards Districts (CSDs)

- **All existing Community Standards Districts (CSDs) are retained.**
- Existing CSDs are moving sections in Title 22, Division 10, of the Los Angeles County Code. This is intended to group CSDs geographically in Title 22.
  - **This does not change how existing CSD standards apply to communities.**
- Height limits and other development standards in existing Community Standards Districts (CSDs) are still in effect, even if there is a conflict between standards in the Planning Area Standards District (PASD).
- Setback districts are still in effect.

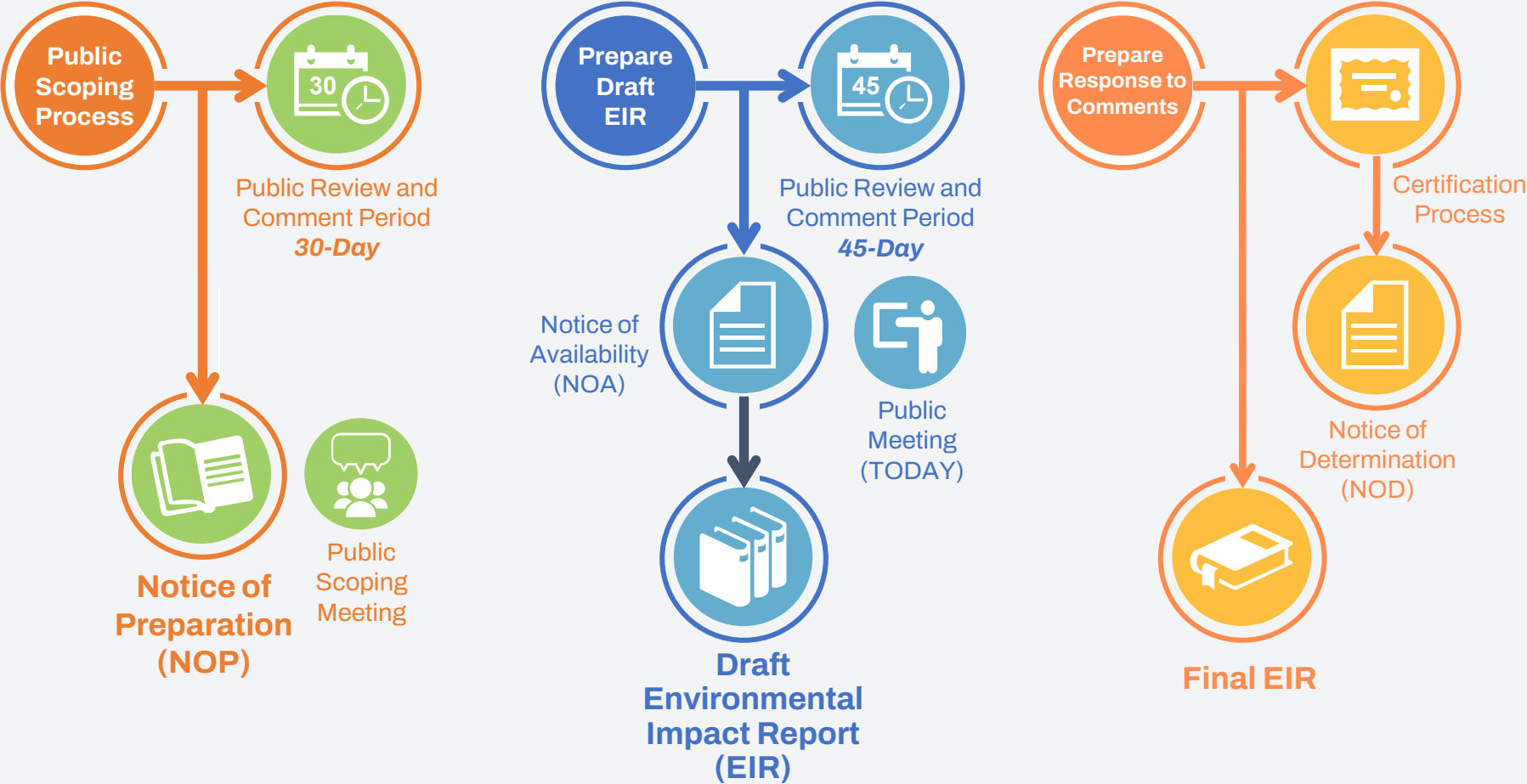
# CEQA Overview



# California Environmental Quality Act (CEQA)



# CEQA EIR Process





# Contents of the Draft PEIR

Executive Summary

Chapter 1: Introduction

Chapter 2: Environmental Setting

Chapter 3: Project Description

Chapter 4: Environmental Analysis & Mitigation Measures

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

Chapter 5: Project Alternatives

Chapter 6: Other CEQA Considerations

Chapter 7: Report Preparers & Contributors

# Impact Analysis Methodology

1. Baseline environmental conditions established
2. Regulatory requirements are considered
3. Potential impacts due to future project construction and operation are evaluated
4. Significance determinations are made for each project impact:
  - **No Impact**
  - **Less than Significant:** Impact does not exceed threshold level and does not require mitigation.
  - **Less than Significant with Mitigation Measures:** Can be reduced to below the threshold given mitigation measures.
  - **Potentially Significant and Unavoidable:** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures.

# No Impact or Less Than Significant Impact

- Agriculture & Forestry Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Population & Housing
- Public Services
- Recreation
- Utilities & Service Systems
- Wildfire



# Less Than Significant Impact with Mitigation

- Biological Resources
  - Wetlands
  - Movement of species
- Cultural Resources
  - Archaeological resources
  - Paleontological resources
  - Human remains
- Tribal Cultural Resources

# Potentially Significant/Unavoidable Impact

- Aesthetics
  - Scenic vistas
  - Visual character/quality and public views
- Air Quality
  - Criteria air pollutant
  - Odors
- Biological Resources
  - Candidate, sensitive, or special status species (CDFW/USFWS)
  - Sensitive natural communities (CDFW/USFWS)
- Cultural Resources
  - Historic Resources
- Noise
  - Temporary impacts during construction, including groundborne vibration
- Transportation
  - Regional Vehicle Miles Traveled (VMT)

# CEQA Alternatives Analysis

- **Purpose:**
  - “...An EIR shall describe a reasonable range of alternatives to the project, or to the location of the project, which would **feasibly attain** most of the **basic objectives of the project but would avoid or substantially lessen any of the effects of the project and evaluate the comparative merits of the alternatives.**”
- **Selection Criteria:**
  - “The **range of alternatives** required in an EIR is governed by a ‘**rule of reason**’ that requires the EIR to set forth only those alternatives necessary **to permit a reasoned choice.**”



# Alternatives Considered in the Draft PEIR

- No Project (No WSGVAP)
- Dispersed Growth
- Housing Element Updates/RHNA Only

# CEQA Schedule - Next Steps

We are here



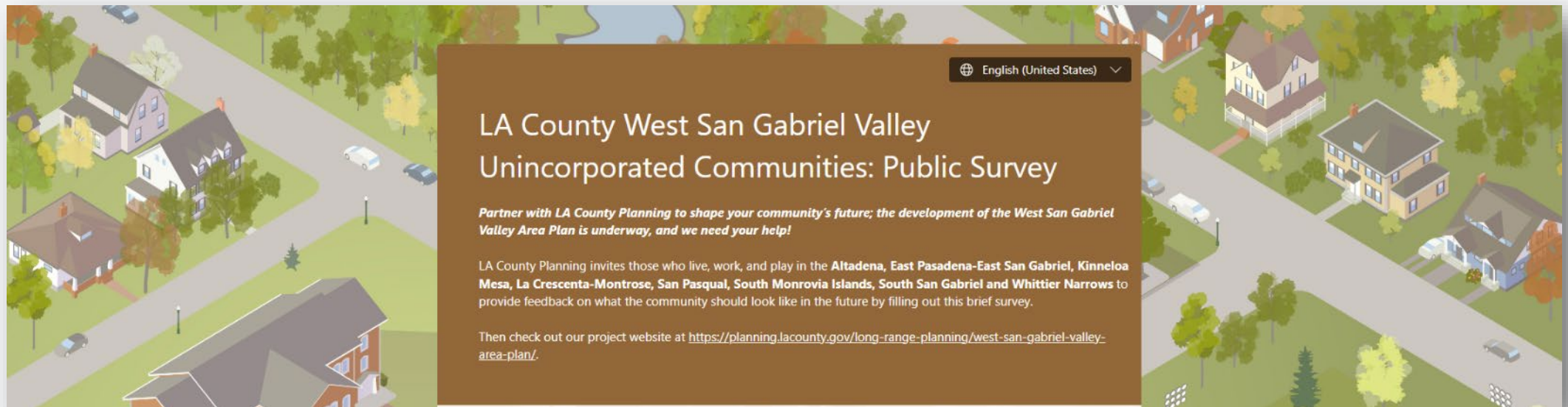
# Community Engagement





# COMMUNITY SURVEY

- **September 2023 – June 2024**
  - Gathered community input about the West San Gabriel Valley communities
  - **168 Responses (long form survey)**



# PROJECT POSTCARDS

- September 2023 and February 2024
  - 4,000 postcard flyers distributed in-person to facilities and businesses in planning area

**You're Invited!**  
**¡Está invitado!**  
**誠摯邀請!**

Join us to share your ideas, priorities, and community history! Resources Available - Other County departments will be present to answer questions at the start of the workshop. Refreshments provided!

**Sat 10/7 10am-12:30pm** La Crescenta Library  
2809 Foothill Blvd.

**Thur 10/12 5:30pm-**

**Sat 10/14 10am-12:30pm**

**Sat 10/21 1pm-3:30pm**

**Weds 10/25 6pm-**

Please join us for visioning workshops on the *West San Gabriel Valley Area Plan*.

Acompáñenos a unos talleres de visión sobre el Plan del Área Oeste del Valle de San Gabriel.

請參加我們關於西聖蓋博谷地區規劃的願景研討會。

**LA COUNTY PLANNING**

- Communities in unincorporated West San Gabriel Valley**
- Altadena
  - East Pasadena-East San Gabriel
  - Kinneloa Mesa
  - La Crescenta-Montrose
  - San Pasqual
  - South El Monte Island
  - South Monrovia Islands
  - South San Gabriel
  - Whittier Narrows

## West San Gabriel Valley Area Plan

For more information and to participate in planning your community, please contact:

Para obtener más información y participar en la planificación de su comunidad, comuníquese con:

欲瞭解更多資訊並參與社區規劃，請聯絡：

Community Studies East Section  
wsgvap@planning.lacounty.gov  
(213) 974-6425 (English)  
(213) 974-6427 (Multi-Language Line)

**We want to hear from you**  
Scan here / Escanear aquí / 掃描這裡



Visit / Visitar / 瀏覽  
[planning.lacounty.gov/wsgvap](https://planning.lacounty.gov/wsgvap)

## WEST SAN GABRIEL VALLEY AREA PLAN

**You're Invited! ¡Está invitado! 誠摯邀請!**

Please join us for open house workshops to review preliminary chapters of the *West San Gabriel Valley Area Plan (WSGVAP)*.

Acompáñenos a unos talleres de puertas abiertas para revisar capítulos preliminares del Plan del Área Oeste del Valle de San Gabriel.

請參加我們的開放日研討會，回顧西聖蓋博谷區域規劃的初步章節。

The community-based plan will guide the long-term growth and development of 9 unincorporated communities in the West San Gabriel Valley.

- Mar. 30 10am-12:30pm** La Crescenta Library  
2809 Foothill Blvd.  
La Crescenta-Montrose, CA 91214
- Apr. 6 10am-12:30pm** Potrero Heights Community & Sr. Center  
8051 Arroyo Dr.  
Montebello, CA 90640
- Apr. 9 5pm-7:30pm** Altadena Library  
600 E. Mariposa St.  
Altadena, CA 91001
- Apr. 11 6:30pm-8pm** Virtual Meeting via Zoom\*
- Apr. 13 10am-12:30pm** Arcadia Park  
405 S. Santa Anita Ave.  
Arcadia, CA 91006

\*Visit [planning.lacounty.gov](https://planning.lacounty.gov) to register



## Communities in unincorporated West San Gabriel Valley

- Altadena
- East Pasadena-East San Gabriel
- Kinneloa Mesa
- La Crescenta-Montrose
- San Pasqual
- South El Monte Island
- South Monrovia Islands
- South San Gabriel
- Whittier Narrows

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(213) 974-6427 (Multi-Language Line)  
Social Media @LACDRP

**We want to hear from you!**  
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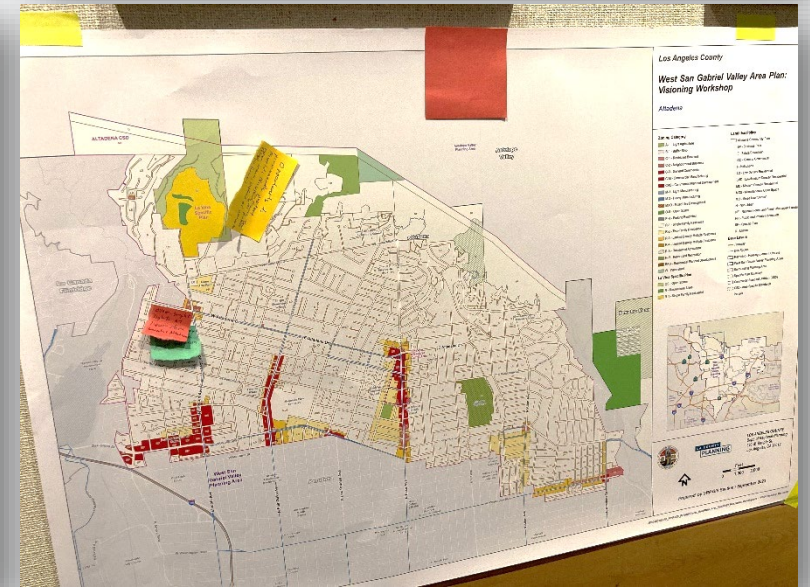


# OUTREACH EVENTS



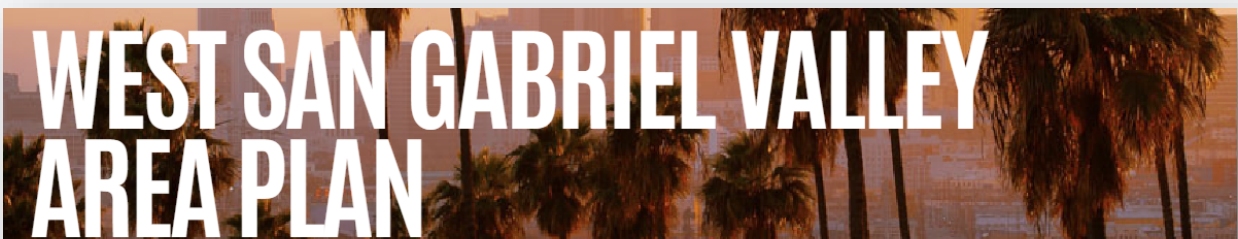


# OUTREACH EVENTS





# WEBSITE, BLOG, FLYERS, SOCIAL MEDIA



[Home](#) > [Long Range Planning](#) > [West San Gabriel Valley Area Plan](#) > [Maps](#)

[Documents](#) [Maps](#) [Blog](#) [Events](#) [Community](#) [Historic Resources](#)

- **WSGVAP Map Viewer:** Use this map viewer to review all of the current zone changes and land use amendments proposed as part of the West San Gabriel Valley Area Plan. You may either enter a property address, parcel number, or click on a highlighted property on the map to view the current designation and any proposed changes.
- **WSGVAP Property Lookup Viewer:** You may also use this property lookup tool to review proposed changes. This map viewer provides the same information but is focused on individual properties.

**LA COUNTY PLANNING**

## West San Gabriel Valley Area Plan

### Spring 2024 Open House Workshops

¡Está invitado!  
诚挚邀請!

Դուք իրավիճակեք եք  
당신은 초대되었습니다

Bạn được mời!  
Ikaw ay iniimbitahan!

[Home](#) > [Long Range Planning](#) > [West San Gabriel Valley Area Plan](#) > [Blog](#)

[Documents](#) [Maps](#) [Blog](#) [Events](#) [Community](#) [Historic Resources](#)

**La Crescenta-Montrose Visioning Workshop**  
On Saturday, October 7th, 2023, the West San Gabriel Valley...

**East Pasadena-East San Gabriel and San Pasqual Visioning Workshop**  
On Saturday, October 21st, 2023, the West San Gabriel Valley...

**LA COUNTY PLANNING**  
West San Gabriel Valley Area Plan

## West San Gabriel Valley Area Plan

### Progress Update to Regional Planning Commission

June 12, 2024

**San Gabriel Valley Tribune** Sponsored

West San Gabriel Valley Area Plan: To inform you that the West San Gabriel Valley Area Plan (VAP) team will be providing a progress update to the Regional Planning Commission on **Wednesday, June 12, 2024, at 9am.**

West San Gabriel Valley Area Plan: To provide an update on the progress of the West San Gabriel Valley Area Plan to the Regional Planning Commission for the public hearing.

West San Gabriel Valley Area Plan: 以社區為基礎的區域規劃將指導聖蓋博谷西部9個非建制地區的長期成長和發展。

**LA County Planning** @LACDRP [Follow](#)

Join us for a visioning workshop on the West San Gabriel Valley Area Plan this Thursday, November 30 at 5:30pm at the Potrero Heights Park Community and Senior Center! We will focus on the community's vision for the future of unincorporated South San Gabriel.

**West San Gabriel Valley Area Plan**  
Thursday 11/30 5:30pm-8pm

Please join us for visioning workshops on **South San Gabriel**.  
Potrero Heights Park Community and Senior Center  
8051 Arroyo Drive  
Montebello, CA 90640

Visit [planning.lacounty.gov/wsgvap](http://planning.lacounty.gov/wsgvap)

For more information and to participate in planning your community, please contact:  
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[wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov)  
(213) 974-6425 (English)  
(213) 974-6427 (Multi-Language Line)

## West San Gabriel Valley Area Plan

### Unincorporated Communities

Altadena  
East Pasadena-East San Gabriel  
Kinneloa Mesa  
La Crescenta-Montrose  
San Pasqual  
South El Monte Island  
South Monrovia Islands  
South San Gabriel  
Whittier Narrows

We want to hear from you!  
Scan to take our survey\*

\*Available in English, Spanish, Chinese, Vietnamese, Korean, and Armenian

**LA COUNTY PLANNING** 100th 1923



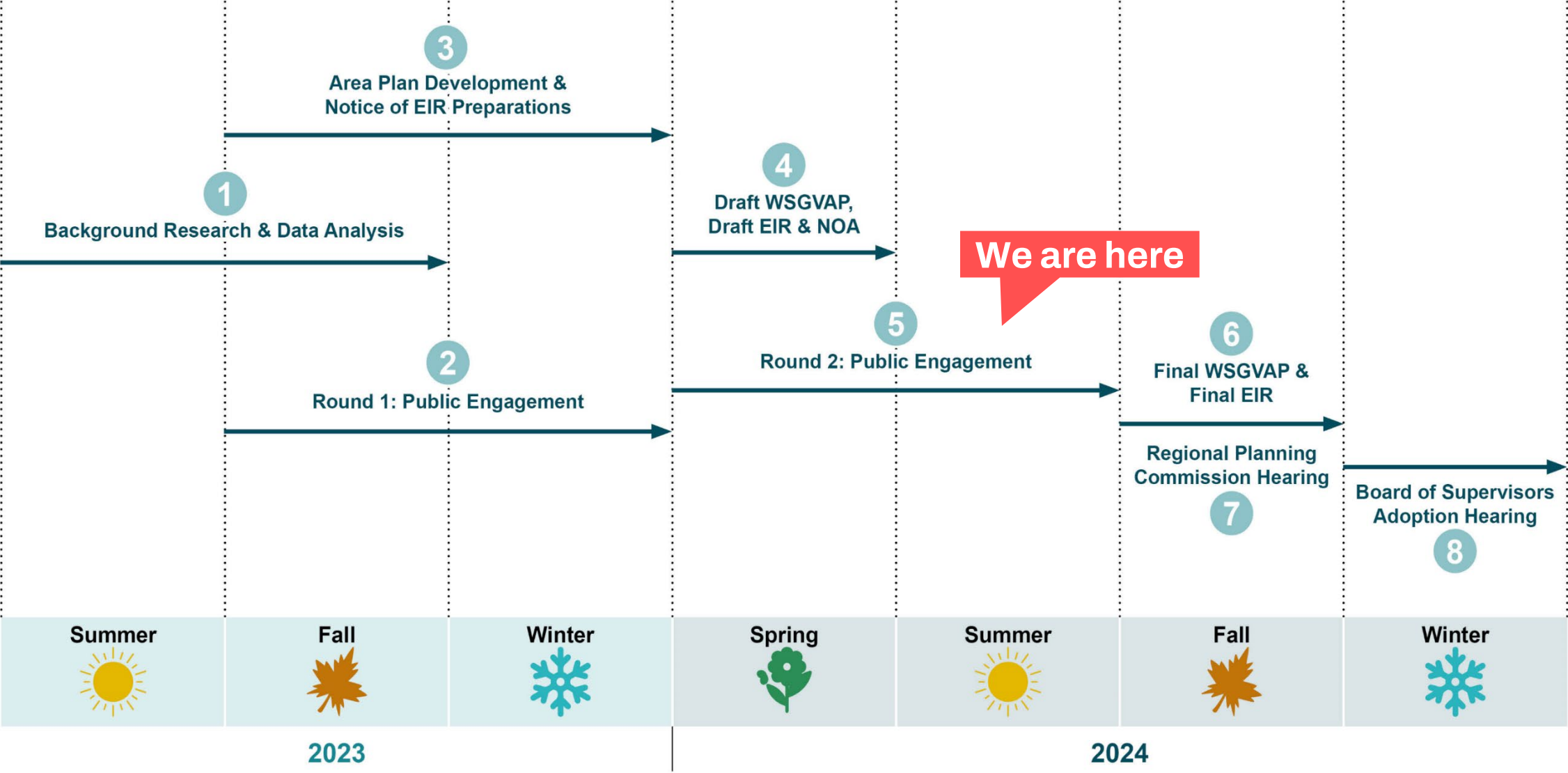
# ONGOING ENGAGEMENT

- Weekly Virtual Office Hours with the WSGVAP team
- Continued staff attendance at local community events in the West San Gabriel Valley Planning Area throughout Summer 2024





# West San Gabriel Valley Area Plan Timeline



# Public Comments



# Document Availability

- County Project Website – Documents tab: [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/)

- Public Libraries:

Altadena Library	600 E Mariposa Street	Altadena, CA	91001
Hastings Library	3325 E Orange Grove Boulevard	Pasadena, CA	91107
La Crescenta Library	2809 Foothill Boulevard	La Crescenta, CA	91214
Lamanda Park Library	140 S Altadena Drive	Pasadena, CA	91107
Live Oak Library	22 W Live Oak Avenue	Arcadia, CA	91007
Montrose Library	2465 Honolulu Avenue	Montrose, CA	91020
South El Monte Library	1430 North Central Avenue	South El Monte, CA	91733
El Monte Library	3224 Tyler Avenue	El Monte, CA	91731
Duarte Library	1301 Buena Vista Street	Duarte, CA	91010
San Gabriel Library	500 S Del Mar Avenue	San Gabriel, CA	91776
Montebello Library	1550 W Beverly Boulevard	Montebello, CA	90640
Temple City Library	5939 Golden West Avenue	Temple City, CA	91780

# Written Comments

Comment Period: **June 27, 2024 to August 12, 2024**

County Website: [planning.lacounty.gov/long-range-planning/wsgvap/](https://planning.lacounty.gov/long-range-planning/wsgvap/)

Submit comments via email to:  
[wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov)

Or by mail to:

**Evan Sensibile, Regional Planner**  
**Los Angeles County Department of Regional Planning**  
**320 W. Temple Street, 13<sup>th</sup> Floor**  
**Los Angeles, California 90012**

Comments are due by **5pm, August 12, 2024**





# Stay Connected!

## Contact Us:

LA County Planning, Community Studies - East  
(213) 974-6425 | [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov)

## For more information:

West San Gabriel Valley Area Plan website  
[planning.lacounty.gov/long-range-planning/wsgvap/](http://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!

