

West San Gabriel Valley Area Plan

Project No. 2023-003982

Advance Planning Case No. RPPL2023005880

General Plan Amendment No. RPPL2023005882

Zone Change No. RPPL2023005883

Ordinance No. RPPL2024002630

Environmental Assessment No. RPPL2023005884

Presenters: Adrine Arakelian, James Drevno , Evan Sensibile



Servicios de interpretación en vivo y en línea

現場和在線口譯服務

En vivo

現場

- Español: Linda Garcia
- 普通話(Mandarin): Henry Kuo Hung
- 廣東話(Cantonese): Junting Tan

En línea

線上

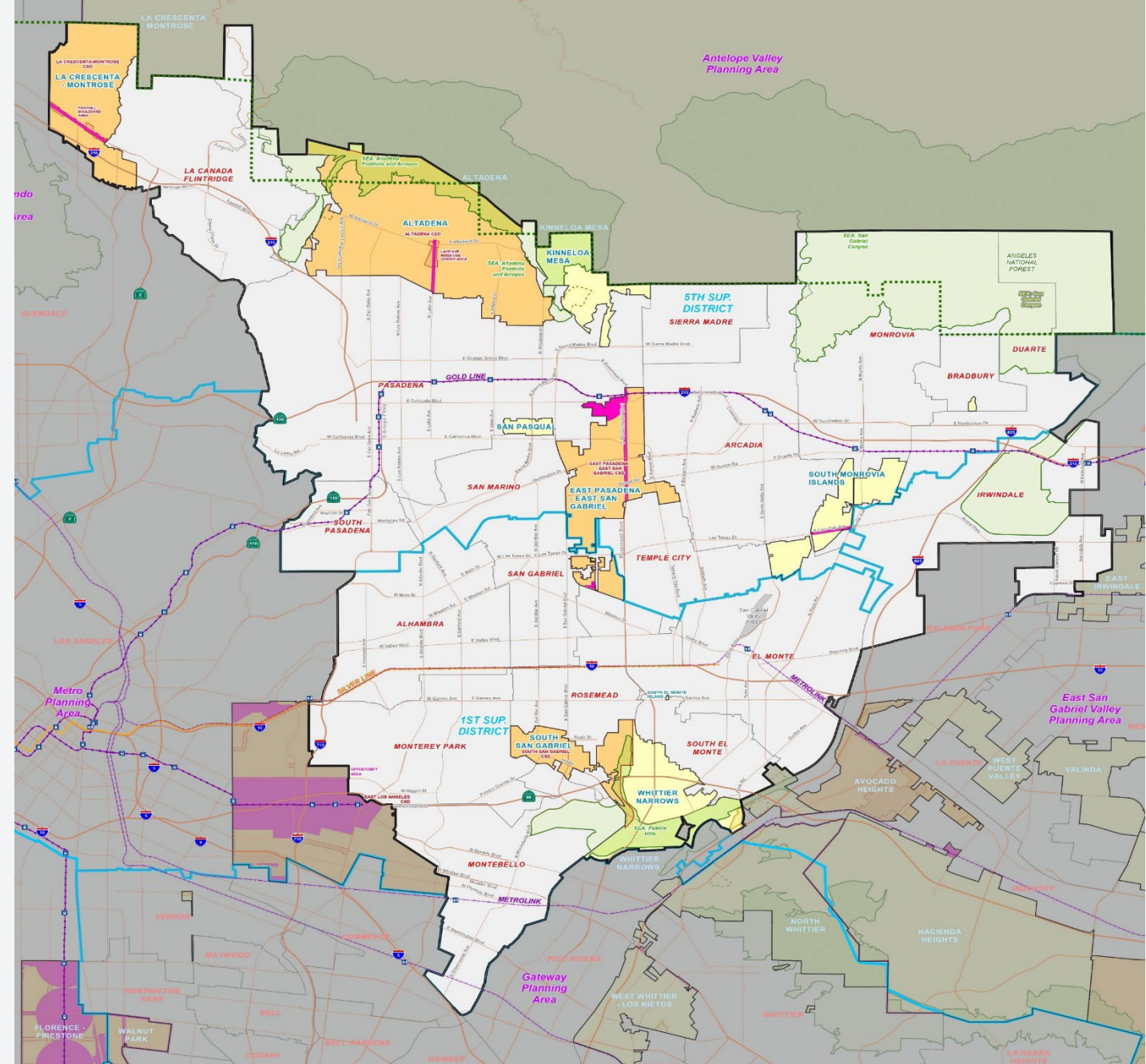
- Español : Alex Zajdman
- 普通話 (Mandarin): Chris Feng Zhao
- 廣東話(Cantonese): Agnes Yau

1 Project Overview

WSGVAP 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

The Planning Area is in the central portion of the County and totals approximately 23.2 square miles.



General Plan & Area Plans

LA County General Plan

- Lays out values and vision countywide for healthy, livable, and sustainable communities.
- Established the Planning Areas Framework.

West San Gabriel Valley Area Plan

- Builds on General Plan goals, priorities, and programs at a local scale for diverse housing, jobs, services, facilities, and conservation.
- Policy document guiding future development.



Project Scope

General Plan Amendment

- WSGVAP incorporated into General Plan.
- Altadena Community Plan to be rescinded with updated goals and policies incorporated into WSGVAP.
- Use General Plan Land Use Policy Legend for consistency.

Map Changes

- Update Zoning and Land Use Policy maps.
- Implement the Housing Element.

Implementation Ordinance

- Establish Planning Area Standards District (PASD) and areawide development standards and processes.
- Update and reorganize existing Community Standards Districts (CSDs).

Vision and Growth Strategies

1. Harmonious and Coordinated Growth

- Employment, housing, services, and recreation in proximity.
- Growth near transit and major intersections.

2. A Thriving Business-Friendly Region

- Improved jobs-housing balance.
- Revitalized commercial areas.



Vision and Growth Strategies

3. Connected and Walkable Communities

- Walk, roll, or take transit to daily goods and services.
- Neighborhood greenways and walking paths.



4. Strong Social and Cultural Cohesion

- Foster community identity.
- Beautify the public realm.



Vision and Growth Strategies

5. Resilient and Sustainable Built and Natural Environment

- Improve open space access.
- Conserve natural and scenic resources.



6. Equitable Decision-Making

- Equity informed land use decisions.
- Engaged community members.



2

Area Plan Information

Area Plan Structure

1. WSGVAP includes Six Areawide Elements:

- Land Use Element
- Economic Development Element
- Conservation and Open Space Element
- Mobility Element
- Public Services and Facilities Element
- Historic Preservation Element

2. Community Chapter: community-specific policies for the nine unincorporated communities.

3. Implementation Chapter: 47 programs and actions to implement the WSGVAP.

Land Use Element

1. Purpose: Designates the distribution, location, and intensity of land uses.
2. Policy topics include:
 - Land use and housing diversity
 - Mixed use corridors
 - Future growth near transit and major corridors
 - Development directed away from hazard areas and sensitive resources

Economic Development Element

1. Purpose: Provides a framework for economically and fiscally sustainable communities.
2. Policy topics include:
 - Commercial revitalization
 - Jobs and housing balance
 - Affordability and anti-displacement considerations

Conservation and Open Space Element

1. Purpose: Provides guidance on the conservation of open space and natural resources, including biological, scenic, and water resources.
2. Policy topics include:
 - Protecting biological diversity
 - Habitat connectivity
 - Open space acquisition
 - Scenic routes and corridors
 - Waterway restoration

Public Services and Facilities Element

1. Purpose: Outlines how the County will provide public services and maintain public facilities for residents.
2. Policy topics include:
 - County facilities and public parks
 - Schools and early childcare education
 - Infrastructure

Mobility Element

1. Purpose: Guides the maintenance and development of the transportation network including roadways, public transit, and active transportation.
2. Policy topics include:
 - Traffic calming
 - Accessible transit service
 - Safe and connected pedestrian and bicycle network
 - Alternate mobility options

Historic Preservation Element

1. Purpose: Guides the identification, preservation and celebration of historic and cultural resources including historical/architectural, archeological, tribal cultural, and paleontological.
2. Policy topics include:
 - Diverse and distinct local histories
 - Documentation of historical resources
 - Community historical knowledge

Land Use and Zone Changes

General Plan Consistency

- Updates land use designations for consistency with General Plan's and Area Plan's goals and policies.

Growth Area Criteria

- Focus housing options and land use diversity near major transit stops, high quality transit, and major commercial corridors.
- 1,693 changes proposed

Land Use and Zone Changes

Preservation Area Criteria

- Converts land use categories from Altadena Community Plan to General Plan land use legend.
- Limits future growth in areas with hazards, natural and scenic resources, hillside management, National Forest, or areas with limited access and/or existing infrastructure.
- 1,395 changes proposed

Housing Element Changes

- Adopted by Housing Element and implemented by Area Plan, changes result in potential additional 6,168 units.

Land Use and Zone Changes

Administrative Changes

- Altadena Community Plan to be rescinded and land use categories converted to General Plan.
- Zoning updates consistent with land use designations.
- Land use and zoning updates for properties with multiple categories.
- Updates Agricultural Zoning in developed residential areas with Residential Land Use (H5, H9, H18) to R-1 and R-A.
- Maintains Agricultural Zoning in areas with minimal development, rural, and/or agricultural areas.
- 3,874 changes proposed

3

Community-Specific Policies & Actions

Altadena Policies & Actions

1. Policies:

- Vibrant mixed use commercial corridors
- Preserve and enhance equestrian culture and local facilities.
- Investments in West Altadena for improved infrastructure, beautification, and public facilities

2. Actions:

- Pedestrian and equestrian trail network
- Pedestrian safety improvements
- Altadena Crest Trail connectivity

East Pasadena - East San Gabriel Policies & Actions

1. Policies:

- Support a range of affordable mixed use housing options
- Explore partnerships and sites for joint-use facilities
- Prioritize places near existing amenities for social gathering
- Improve pedestrian facilities along utility corridors

2. Actions:

- Expand native tree canopy along Rosemead Boulevard for pedestrian comfort and safety

Kinneloa Mesa Policies & Actions

1. Policies:

- Promote access to transit service for hillside neighborhoods
- Improve sidewalk connectivity to close gaps and address pedestrian needs

2. Actions:

- Develop a pedestrian plan in collaboration with community groups to provide recommendations for safety and accessibility improvements to pedestrian infrastructure.

La Crescenta-Montrose Policies & Actions

1. Policies:

- Support context-specific design standards
- Emphasize Foothill community character in residential development
- Improve access to Rosemont Preserve
- Support small businesses along Foothill Boulevard

2. Actions:

- Foothill Boulevard pocket parks and community spaces.
- Improvements to Foothill Boulevard with treatments to support safety and an expanded native tree canopy.

San Pasqual Policies & Actions

1. Policies:

- Expand on-demand transit options for older adults
- Promote pedestrian safety
- Support small businesses along Sierra Madre Boulevard

2. Actions:

- Engage with community members to develop a pedestrian plan to focus on improvements to pedestrian safety, sidewalk connectivity, and connections to community amenities.

South Monrovia Islands Policies & Actions

1. Policies:

- Support mixed use development and walkability along Live Oak Avenue
- Support Live Oak Avenue as diverse, vibrant business corridor
- Enhance the Sawpit Wash as a multi-use trail
- Improve pedestrian safety design, especially around Pamela Park

2. Actions:

- Enhance existing commercial space and promote small businesses along Live Oak Avenue harnessing existing County programs

South San Gabriel Policies & Actions

1. Policies:

- Improve cross-jurisdictional partnerships and coordination
- Promote housing near transit corridors
- Enhance pedestrian facilities along Paramount Boulevard

2. Actions:

- Study the feasibility of establishing a program for community aesthetics and maintenance of streets, sidewalks, and public facilities.

Whittier Narrows and South El Monte Island Policies & Actions

1. Policies:

- Multimodal safety treatments for Rosemead Boulevard
- Protected and restored waterways, including San Gabriel River and Rio Hondo.
- Enhanced pedestrian safety and access to Whittier Narrows Recreation Area

2. Actions:

- Safe and convenient pedestrian and bike access to Whittier Narrows Recreation Area from residential neighborhoods

4

Planning Area Standards District

Planning Area Standards District

Reorganization of Division 10 of Title 22.

Planning Area Standards District, Community Standards Districts, and Setback Districts are consolidated into a single chapter of Title 22.

Planning Area Standards District (PASD)

New standards related to height limits, biological resources review, native oaks planting, façades, articulation, parking design, among others. Reorganization of existing CSD applicability and nonconforming sections into a single PASD section. Clarification of existing modification sections.

Planning Area Standards District

Altadena CSD

- Reorganization of existing standards. Existing Setback Districts (22.72) are moved into Altadena CSD. Existing mapped significant ridgelines are moved into the PASD Areawide section to accommodate future significant ridgelines in the Plan Area.

East Pasadena-East San Gabriel CSD

- Move existing Setback Districts (22.72) into East Pasadena-East San Gabriel CSD. Exterior commercial/mixed-use lighting standards from the CSD are moved into the PASD to apply areawide.

Planning Area Standards District

La Crescenta-Montrose CSD

- Reorganization and clarification of existing standards.
- R-1 Zone Standards.
 - New standard limiting the gross structural area (GSA) of buildings and structures on R-1 zoned lots. The standard shall only apply to lots 7,500 square feet in size or larger.
 - New standard requiring the use of fully shielded fixtures for permanent exterior lighting.
- Standards related to design, articulation, architecture, and form, are moved to the Planning Area Standards section to apply to commercial and mixed-use zones areawide.

South San Gabriel CSD

- Reorganization and clarification of existing standards.

5 Community Engagement



Community Engagement- Strategies

- ***“Meet people where they are.”***
- Diverse outreach approach for a diverse population within an expansive geographic area
- Community Engagement Plan
 1. Stakeholder Meetings
 2. Community Events and Pop-ups
 3. Online and Virtual Outreach



Community Engagement- Visioning Workshops

- Six Visioning Workshops throughout the project area.
- 2,000 postcard flyer drop-offs to unincorporated WSGV businesses and facilities.
- Forum to raise community issues and opportunities and envision the future.



Community Engagement - In-Person Events

- Nine in-person areawide meetings including five workshops, four open houses
- Six in-person meetings with community groups and stakeholders.
- Tabling at Parks after Dark events, community events, and resource fairs.
- Pop-ups at libraries, community and recreational events.



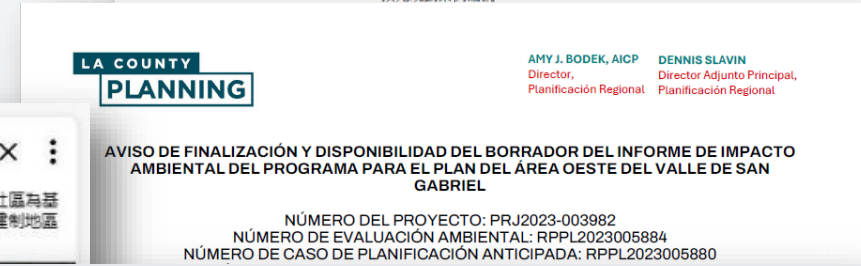
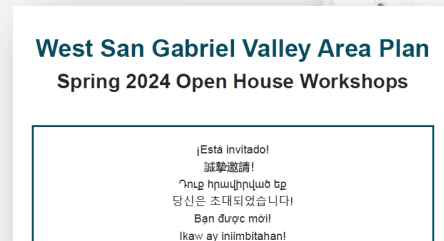
Community Engagement- Language Access

Translated Materials:

- Summaries, surveys, fact sheets, frequently asked questions, flyers, postcards, notices, mailers, and social media posts.

Live language interpretation

- Spanish, Cantonese, and Mandarin interpretation for virtual and in-person meetings and phone calls.



West San Gabriel Valley Area Plan Plan del Área de West San Gabriel Valley 針對 West San Gabriel Valley 區域規劃

THANK YOU!
¡GRACIAS!
謝謝!

Thank you for your participation. Based on community feedback, we have a preliminary draft of the West San Gabriel Valley Area Plan. For the latest information about the Area Plan, including proposed changes to zoning and land use policy, please visit: bit.ly/wsgvapdocs.

Gracias por su participación. Basado en los comentarios de la comunidad, tenemos un borrador preliminar del Plan del Área del Oeste del Valle de San Gabriel. Para obtener la información más reciente sobre el Plan de Área, incluido los cambios propuestos a la política de zonificación y uso de la tierra, visite: bit.ly/wsgvapdocs.

感謝您的參與。根據社區回饋，我們制定了西聖蓋博谷地區長遠發展規劃的初稿。有關該地區長遠發展規劃的最新信息，包括分區和土地使用政策的擬議變更，歡迎瀏覽: bit.ly/wsgvapdocs.



Community Engagement- Digital

- 22 virtual meetings.
- 24 weekly virtual office hours.
- Virtual meeting recordings.
- 321,345 impressions;
6,774 clicks on social media targeted ads – spring 2024
- 12,189 opens and 1,518 clicks from targeted email blast – spring 2024.
- Two mapping applications.
- Project website, blog, email newsletter.
- Long-form survey.

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

West San Gabriel Valley Area Plan

Progress Update to Regional Planning Commission
June 12, 2024

Dear Community Members and Stakeholders,

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

The purpose of the presentation is to provide an update on the progress of the project to the Regional Planning Commission for information and discussion only. This is not a public hearing, and no action will be taken.

The presentation is a snapshot of the project's progress and efforts to date. A public hearing on the Project is anticipated in late fall and will be duly noticed at that time.

San Gabriel Valley Tribune

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

planning.lacounty.gov
You're invited To Our Workshops!

LA County Planning @LACDRP

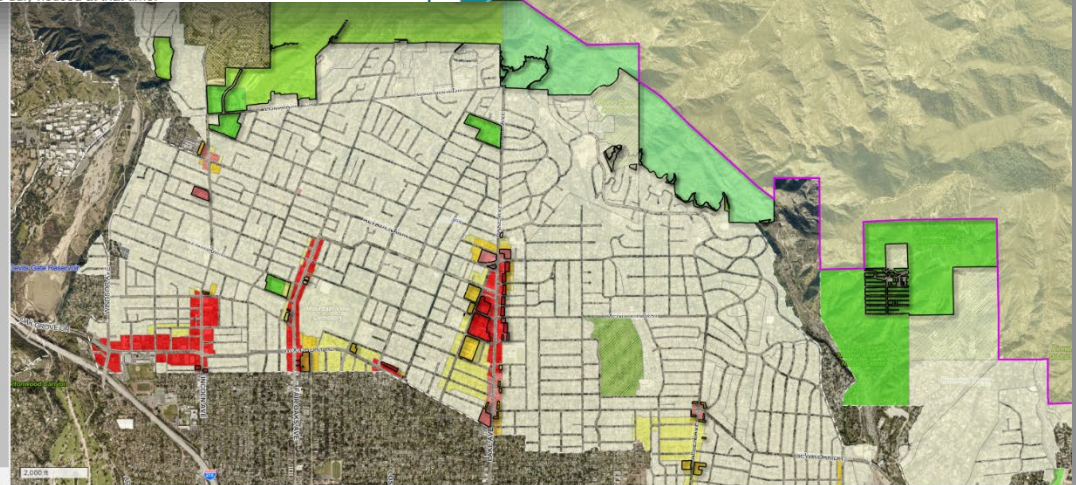
Join us for a visioning workshop on the West San Gabriel Valley Area Plan this Thursday, November 30 at 5:30pm at the Potrero Heights Park Community and Senior Center! We will focus on the community's vision for the future of unincorporated South San Gabriel.

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

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



Community Engagement - Summary

- Over 50 community engagement events with stakeholders, community groups and members of the public.
- 6,791 notification letters for proposed zoning and land use changes. Response to over 504 phone calls and emails in multiple languages.
- 37,386 postcard notices sent regarding availability of draft documents for review and comment to residents in the Planning Area.
- Regular project updates emailed to courtesy list of 563 recipients.
- Collaboration with County Departments of Public Works, Parks and Recreation, and County Library
- Weekly virtual office hours for Q&A.

6

Environmental Analysis

Environmental Analysis

Program Environmental Impact Report (PEIR)

- Compliance with CEQA and County guidelines

Mitigation Monitoring and Reporting Program

- Ensures inclusion of all feasible mitigation measures:
 - Biological Resources, Cultural Resources, Noise, Transportation, Tribal Cultural Resources

Finding of Fact & Statement of Overriding Considerations

- Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, Transportation

Environmental Analysis - Level of Significance

- **13** environmental topics not expected to result in any significant impacts
- **Three** environmental topics identified as having a less than have been identified as having a less than significant impact with mitigation measures included upon Project implementation.
- **Six** environmental topics were identified as having a significant and unavoidable impact upon Project implementation even with all feasible mitigation measures included.

Thank You!



Recommended Motion

CEQA

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND RECOMMEND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE REQUIRED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WEST SAN GABRIEL VALLEY AREA PLAN PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

PROJECT

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS OF THE WEST SAN GABRIEL VALLEY AREA PLAN, PROJECT NUMBER 2023-003982-(1,5), ADVANCE PLANNING CASE NO. RPPL2023005880, GENERAL PLAN AMENDMENT NO. RPPL2023005882, ORDINANCE NO. RPPL2024002630, ZONE CHANGE NO. RPPL2023005883, AND ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884 WITH REVISIONS AS RECOMMENDED BY STAFF.