

# 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



# General Plan & Area Plans

## LA County General Plan

- Required by State law. Must include specific elements and be updated regularly.
- State grants jurisdictions right to establish land use and zoning law to govern built environment. (Govt. Code Section 65300)
- Lays out values and vision countywide for healthy, livable, and sustainable communities.
- Established Planning Areas Framework.
- Requires community plans to be updated, made consistent with General Plan, and incorporated into Area Plan.



# General Plan & Area Plans

## West San Gabriel Valley Area Plan

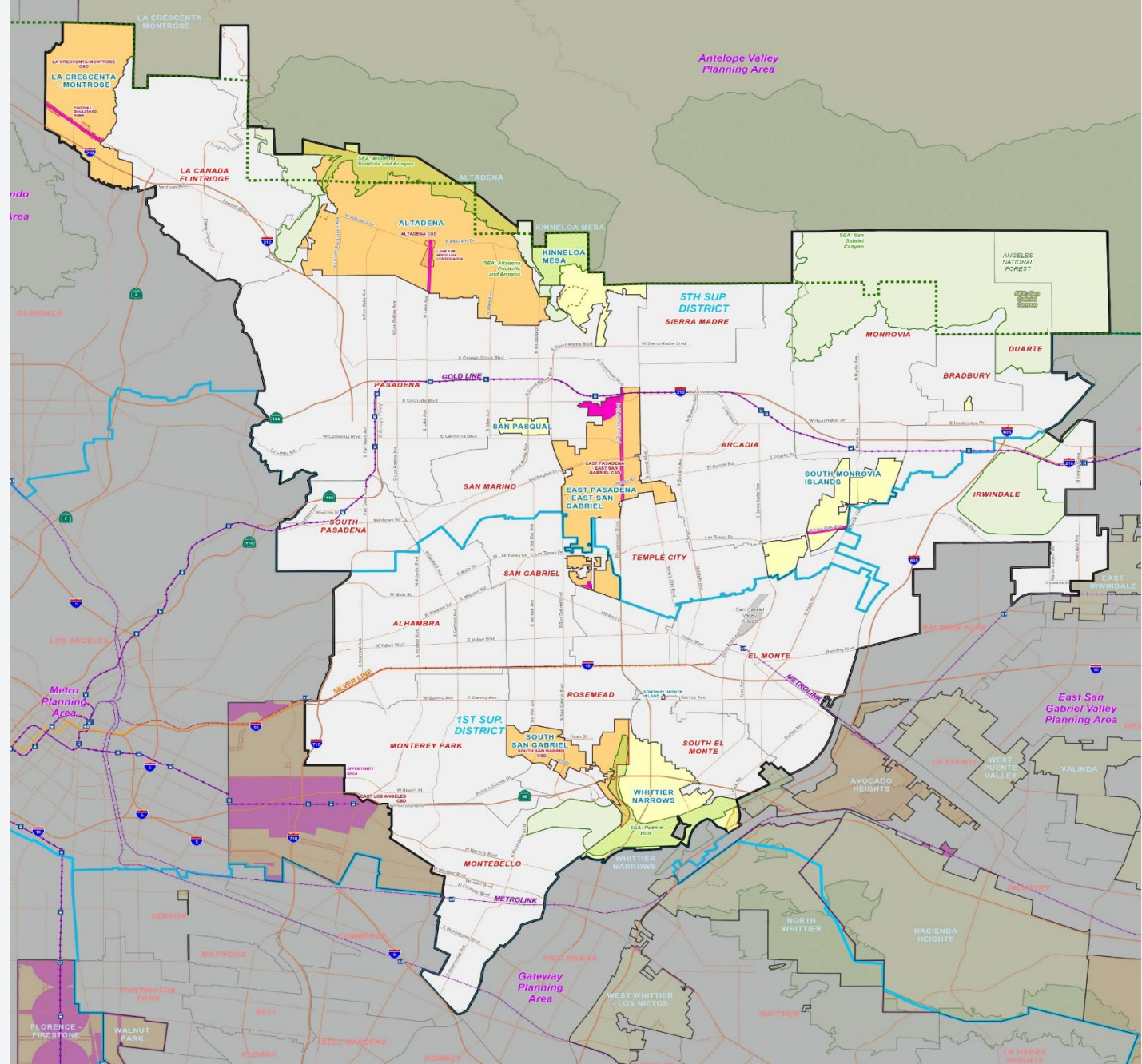
- Builds on General Plan goals, priorities and programs at local scale and must be consistent with General Plan.
- Guides future development to support walkability and connectivity; safe, harmonious, and coordinated growth; sustainable built environment; conservation; and community vibrancy.
- CEQA review required by State law. CEQA applies to all discretionary projects in the State. NEPA only applies to federal land use actions.





# 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



# Community Engagement - Summary

- 50+ events with stakeholders, community groups and members of the public.
- 11 in-person and virtual meetings with Altadena-specific groups.
- 6,791 notification letters for proposed zoning and land use changes.
- Responded to 500+ phone calls/emails for land use and zone change letters sent.
- 37,386 postcard notices sent to properties in Planning Area regarding availability of draft Area Plan documents for review and comment.
- Regular project updates emailed to 563 recipients in courtesy list.
- 24 weekly virtual office hours for Q&A.
- Social media ads and email blasts: 321,345 social media impressions; 6,774 clicks on social media ads; 24,378 opens and 3,036 clicks from targeted emails.

# Community Engagement - Feedback and Comments

Summary of Altadena community values, needs, and comments shared from visioning workshop, open house, virtual meetings, and online survey.

- Create safe walkable and vibrant neighborhoods, with commercial districts where locally-owned businesses thrive.
- Provide a variety of affordable housing options with smart-growth and context-sensitive infill development that maintains the single-family character of the community.
- Protect open space. Provide proximity and easy access to natural areas, open space, and recreation.
- Preserve natural habitat, including wildlife areas, waterways, mountains, and dark skies
- Preserve the beauty of the local landscape.
- Direct more resources to West Altadena to create an equitable community.
- Limit fire hazard risks. Reduce development potential in High Fire Hazard areas.

# Land Use Constraints for Northern Altadena

## Can properties in the San Gabriel Mountain foothills/northern Altadena be developed to maximum densities? **NO**

These properties have several land use constraints that, per existing and proposed policies and regulations, do not permit development to maximum densities, including the following:

- Very High Fire Hazard Severity Zone
- Hillside Management Areas
- Significant Ecological Areas
- Properties in Angeles National Forest
- Significant Ridgelines
- Seismic Hazards
- Restricted road access and limited infrastructure
- Adjoining San Gabriel Mountains National Monument
- Waterways flow through several properties

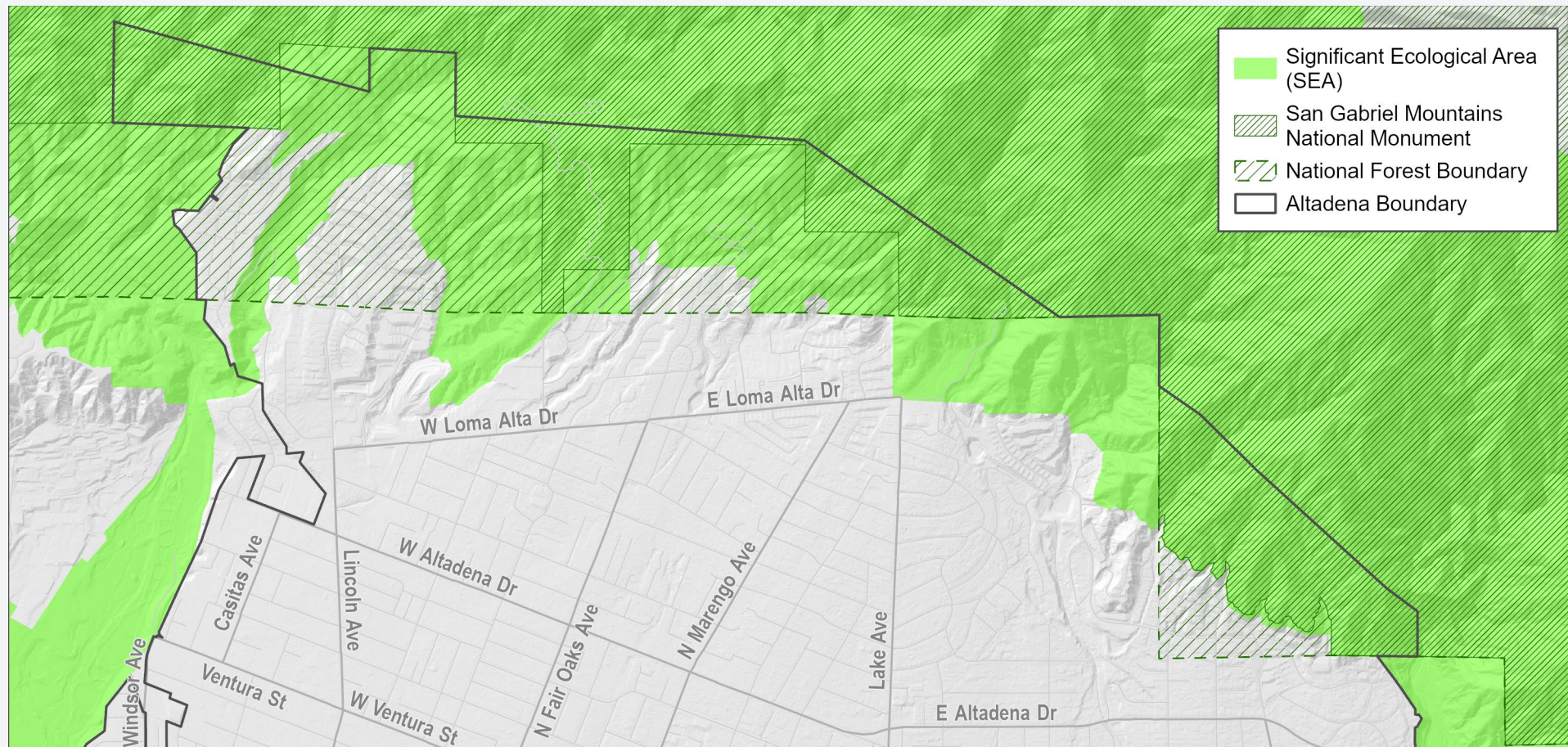


# Topography constraints



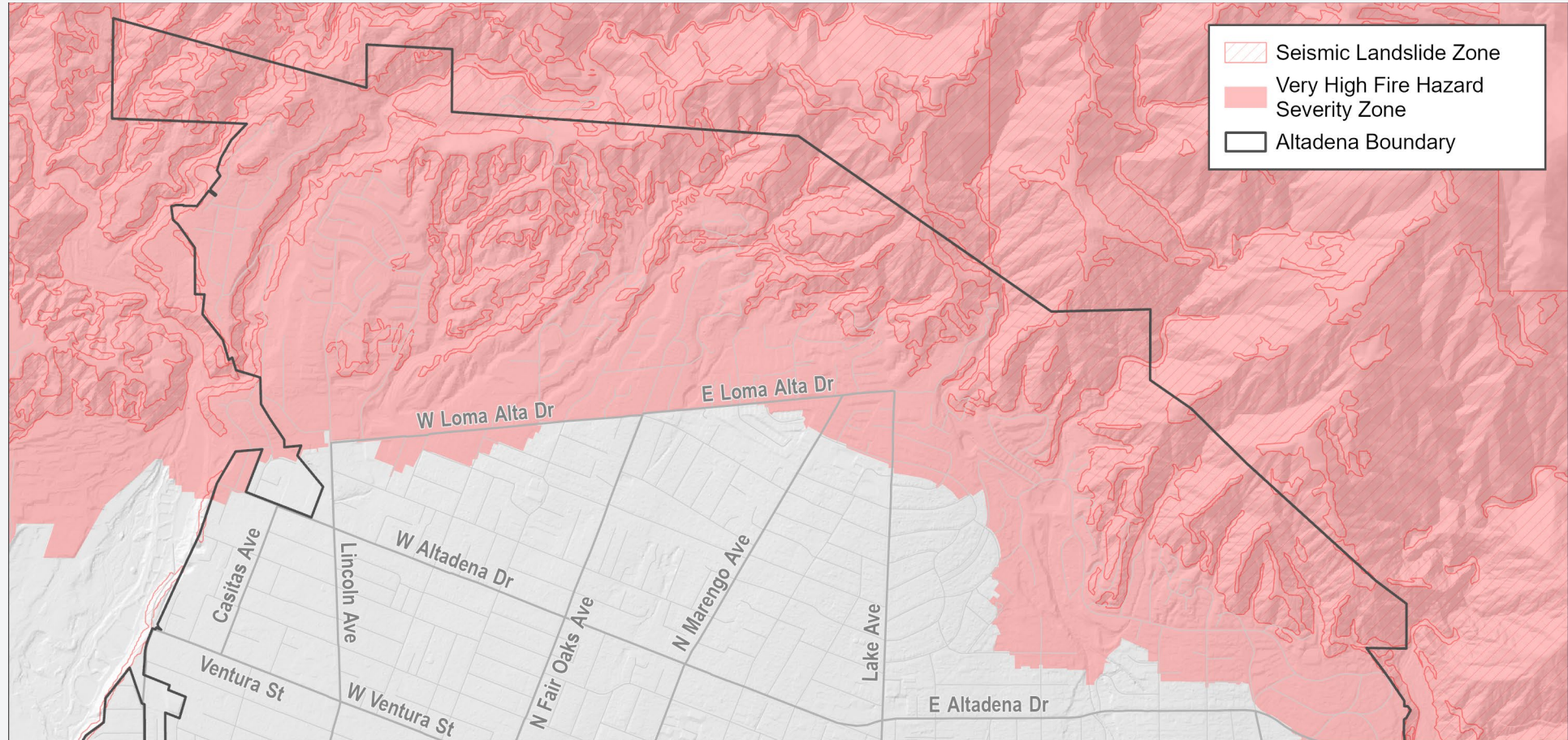


# Conservation constraints



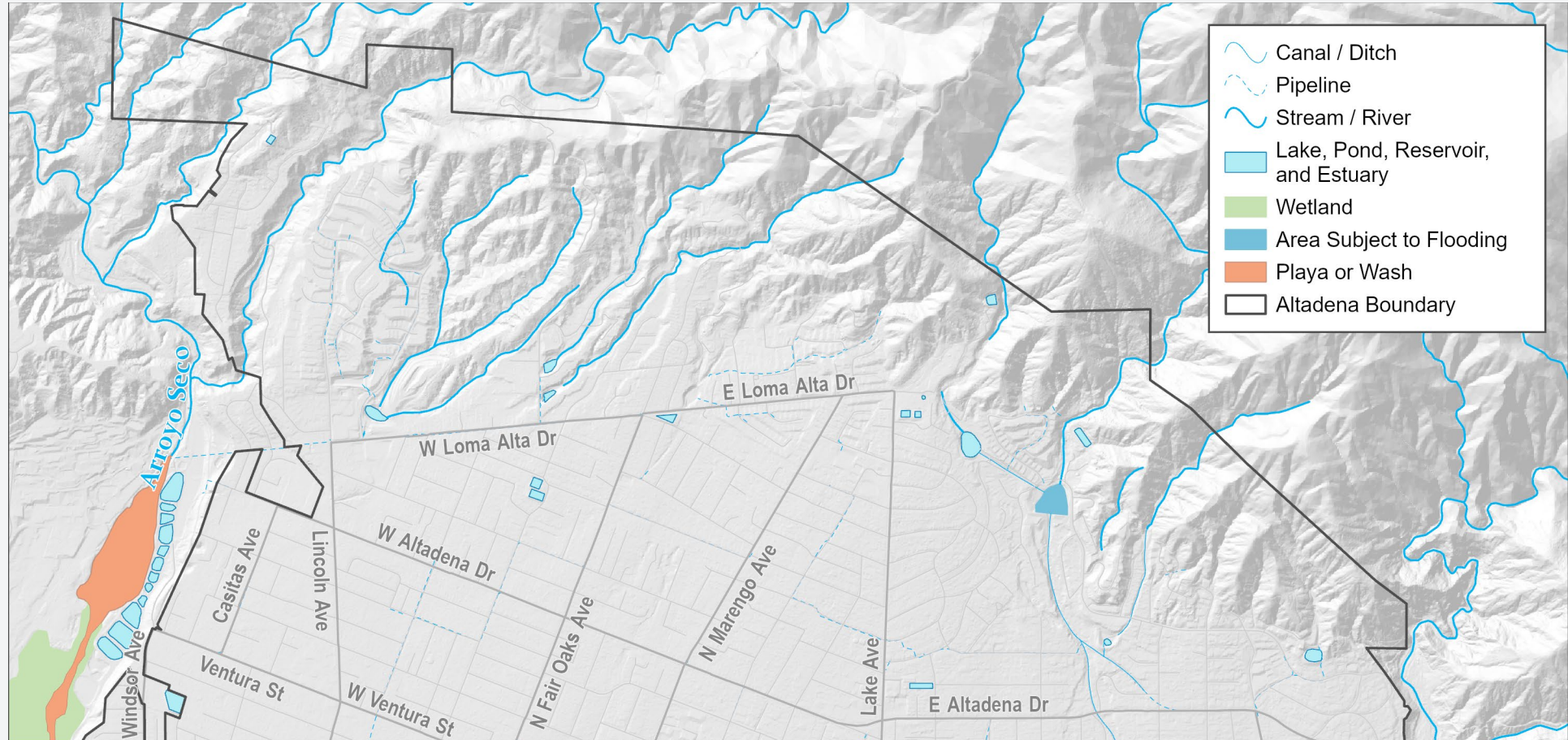


# Hazard constraints



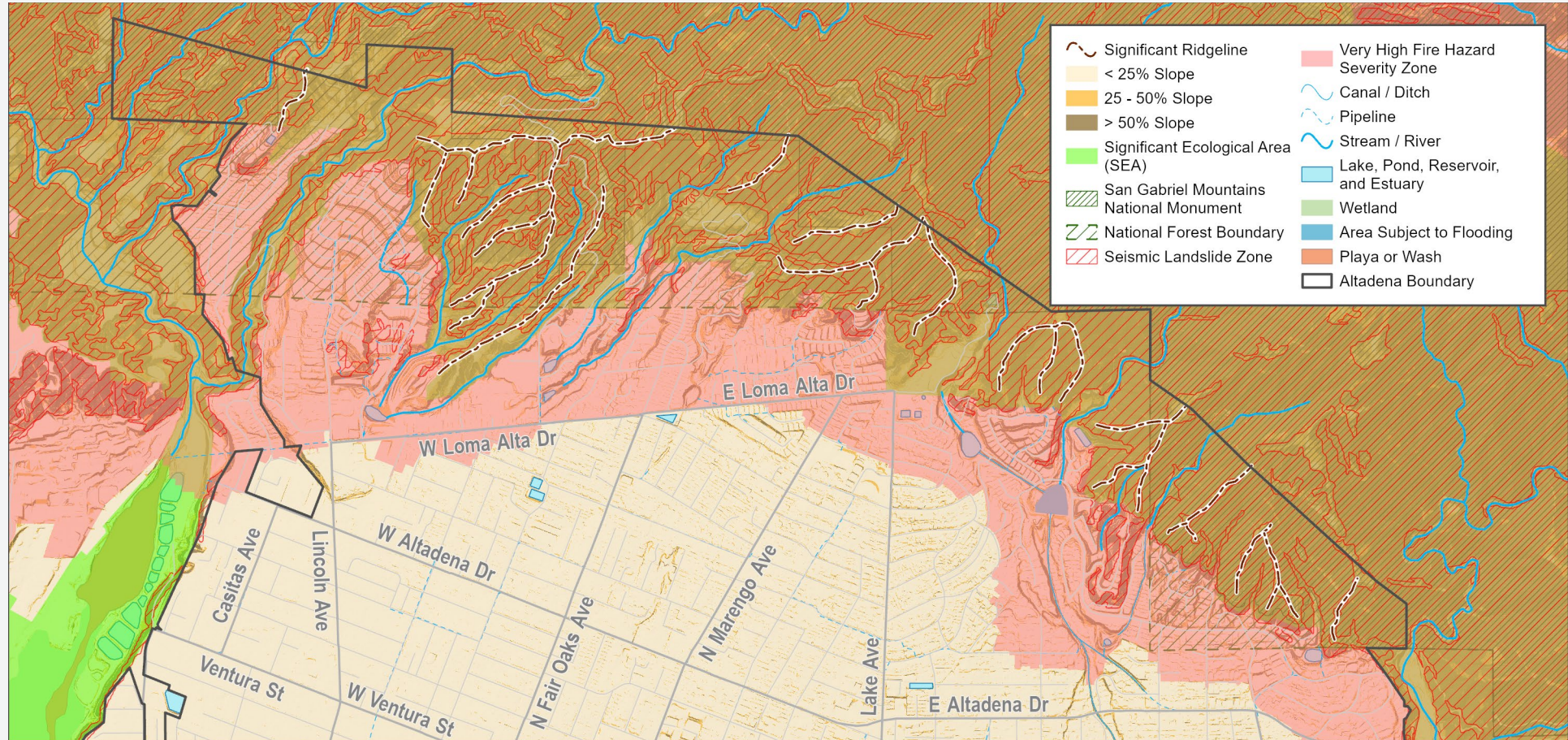


# Hydrology





# All layers combined





# Limits for Properties in Angeles National Forest/Altadena Community Plan

## Existing regulatory density limits for properties in Angeles National Forest under *Altadena Community Plan*.

- Most properties designated as land use category - **N (Non-urban)**
- Density per acre is based on the slope of the property according to the following:
  - *<25% slope: 1 du/5 ac - 1 du/1 ac*
  - *25-50% slope: 1 du/10 ac - 1 du/2 ac*
  - *>50% slope: 1 du/20 ac*
- Properties in the Angeles National Forest cannot achieve maximum density under the existing land use regulations.
- Per the 2015 General Plan: “The County does not encourage development in the national forests, and regulation is coordinated closely with the U.S. Forest Service.” (CNR p. 130);
- *Policy C/NR 3.5*: Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.

# Altadena Community Plan Land Use Category - N (Non-urban)

**TABLE 2**

**Community Plan Land Use Standards**

<u>Land Use Category</u>	<u>Total Acres</u>	<u>DU's Per Acre</u> <sup>1</sup>	<u>Maximum Building Intensity</u> <sup>2</sup>	<u>Maximum Lot Coverage</u> <sup>3</sup>	<u>Maximum Building Height</u>	<u>Typical Uses</u>
● Non-urban	397	Hillside Management Standards <sup>4</sup>	-	30%	2 stories or 35'	Non-urban rural residential uses

<sup>1</sup>Gross acre includes street and other unmapped uses.

<sup>2</sup>Expressed as ratio of gross building floor area to lot area in square feet.

<sup>3</sup>Expressed as percent of lot allowed to be covered.

<sup>4</sup>Non-urban hillside development standards.  
 Under 25% slope, 1 DU/5 Ac to 1 DU/Ac  
 25 to 50% slope, 1 DU/10 Ac to 1 DU/2 Ac  
 Greater than 50% slope, 1 DU/20 Ac



# Conversion of Altadena Community Plan to General Plan

- Land use and zone changes are consistent with the *Altadena Community Plan*, proposed *Area Plan*, and *General Plan*, including recent updates to the Safety Element.
- The land use changes reflect the density from *Altadena Community Plan*, and in most cases do not reduce the potential buildable density of the property.
- For a small percent of properties, where multiple land use constraints further limit the buildable density, recommended land use changes reflect the lower range of the allowed density.
- Land use changes make potential density clearer to property owners since *Altadena Community Plan* requires slope/density calculations to determine potential density.
- Project updates land use and zoning to be consistent with State housing requirements and *General Plan*.

# No Density Increase in Fire Hazard Areas

- Properties in Fire Hazard Areas reviewed to ensure no density increases when converting land uses to *General Plan* categories.
- Most properties in Fire Hazard Areas are *LD* (*Low Density Residential*, 1-6 du/gross ac) and *N* (*Non-urban*) in *Altadena Community Plan*.
- *LD* in fire hazard areas converted to *H5* (1-5 du/net ac) or *H2* (1-2 du/net ac) of *General Plan*, both lower in density than the *LD*.
- Land use converted to match existing minimum lot size required for in zoning, R-1-10,000 to R-1-40,000.
- These areas are currently low-density and are remaining low-density.
- Policies in the *Area Plan* support directing development away from Very High Fire, Wildland/Urban Interface, other hazard areas, and scenic and natural resources.
- Policies developed to limit future exposure to fire hazards.

# A-1 and R-1 Comparison

- In the *General Plan, Rural Land – (RL)* land use designations are accompanied by *Agricultural (A)* zones.
- The *N (Non-urban)* land use from *Altadena Community Plan* was converted to *RL1, 5, 10 or 20* from *General Plan* as that is the comparable land use.
- A-1 and R-1 zones have the same height limits, setbacks, and other standards for residential uses.
- A-1 allows for rural residential and other compatible non-residential uses such as equestrian, nurseries, camps, among other low-intensity uses.
- The A-1 zones are in the Significant Ecological Areas requiring additional discretionary review for uses other than single-family residences.
- Residential properties also have A-1 zoning in other areas of the County.



# Area Plan Promotes Preservation, Safety, and Conservation

A sample of policies from *Land Use, Conservation and Open Space, and Mobility Elements* that promote preserving community character, protecting natural resources, directing development away from hazard areas, and increasing open space access.

- Policy LU-1.1: Foster sustainable growth patterns.
- *Policy LU-2.1*: Direct growth away from hazard areas.
- *Policy LU-2.3*: Limit expansion of the wildland/urban interface.
- *Policy LU-5.3*: Protect Significant Ecological Areas and biological resources.
- *Policy LU-5.4*: Prevent habitat disturbance and fragmentation.
- Policy LU-5.8: Expand parks, open spaces, and trails.
- Policy LU-9.1: Facilitate well-designed neighborhood transitions.
- *Policy COS-1.2*: Protect habitat areas and wildlife linkages.
- Policy COS-4.1: Support the acquisition of resource-sensitive lands.
- *Policy M-1.1*: Ensure roadway safety.

# Regional Planning Commission and Board of Supervisors Public Hearings

- The Area Plan Project was unanimously recommended for approval to the Board of Supervisors by the Regional Planning Commission (RPC) on 9/25/24.
- RPC received 77 letters and a petition with 38 signatures in support and 6 letters in opposition to the Project prior to public hearing.
- 17 public commenters at RPC hearing: 8 in support, 7 in opposition, 2 commented not stating support or opposition.
- The Board will hold a public hearing on 12/10/24.
- The Project documents are linked on our website, <https://planning.lacounty.gov/long-range-planning/wsgvap/documents/>
- If Board adopts Project, a second Board reading of the Project must take place before full adoption. Project becomes effective 30 days after the second reading.