

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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December 10, 2024

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC HEARING ON THE WEST SAN GABRIEL VALLEY AREA PLAN
PROJECT NO. 2023-003982-(1,5)
ADVANCE PLANNING CASE NO. RPPL2023005880
GENERAL PLAN AMENDMENT NO. RPPL2023005882
ZONE CHANGE NO. RPPL2023005883
ORDINANCE NO. RPPL2024002630
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884
ZONED DISTRICTS: ALTADENA, DUARTE, EAST PASADENA, EAST SAN GABRIEL,
LA CRESCENTA, MONTROSE, NORTHEAST PASADENA, ROSEMEAD,
SAN PASQUAL, SOUTH ARCADIA, SOUTH SAN GABRIEL, AND
SOUTH SANTA ANITA-TEMPLE
(FIRST, FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended actions are to certify the Final Program Environmental Impact Report (PEIR) and approve the West San Gabriel Valley Area Plan (WSGVAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map; and (3) rescind the Altadena Community Plan and incorporate updated community-level policies, goals, and Land Use Policy Map revisions into the WSGVAP, collectively known as the "Project." The WSGVAP is a component of the General Plan that guides development in the nine unincorporated communities within the West San Gabriel Valley Planning Area (Planning Area), over the next 20 years.

The nine unincorporated communities within the Planning Area include the following: Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Unincorporated South El Monte Island, and Whittier Narrows.

The associated amendments to the General Plan and Title 22 implement the goals and policies of the WSGVAP and maintain consistency between the General Plan, WSGVAP, and WSGVAP's implementing documents. The Project Summary is included as Attachment 1. The proposed text amendments to the General Plan are included as Attachment 2. The proposed WSGVAP, including the appendices, is included as Attachment 3. The General Plan Amendments consisting of the Land Use Policy Maps are included as Attachment 4. The proposed Zone Change Maps and Zone Change Ordinance are included as Attachment 5. The proposed Title 22 amendments are included as Attachment 6. The Community Engagement Summary is included as Attachment 7. The Final PEIR is included as Attachment 8. A summary of the Regional Planning Commission's (RPC) proceedings is included as Attachment 9. The RPC's resolution is included as Attachment 10.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Certify that the Final PEIR (Environmental Assessment No. RPPL2023005884) for the Project has been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopt the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;
2. Indicate its intent to approve the Project (Project No. **2023-003982**, Advance Planning Case No. **RPPL2023005880**, General Plan Amendment No. **RPPL2023005882**, Zone Change No. **RPPL2023005883**, Ordinance No. **RPPL2024002630**) and rescind the Altadena Community Plan, as recommended by the RPC; and
3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will certify the Final PEIR and establish a policy framework for the Planning Area that promotes harmonious and sustainable growth and

inclusive community development while addressing the unique characteristics of the Planning Area. To achieve this vision, the Project is shaped by the following six vision statements: (1) harmonious and coordinated growth; (2) a thriving business-friendly region; (3) connected and walkable communities; (4) strong social and cultural cohesion; (5) resilient and sustainable built and natural environment; and (6) equitable decision-making. Furthermore, approval of the recommended actions will assist the County in meeting a portion of its Regional Housing Needs Allocation (RHNA) through land use changes in the Planning Area to ensure compliance with the State Housing Element Law, Government Code sections 65580 – 65589.11.

On September 25, 2024, the RPC held a public hearing and voted unanimously to recommend approval of the Project. Please see Attachments 9 and 10 for RPC proceedings and resolution.

Key Components

The Project includes the following key components:

West San Gabriel Valley Area Plan (WSGVAP)

As a policy document and a component of the General Plan, the WSGVAP directs future development and land use decisions for communities within the Planning Area. The vision of the WSGVAP, which was informed with extensive stakeholder input, is to foster contextually and environmentally sensitive development in response to the unique characteristics of the West San Gabriel Valley communities. The vision for the WSGVAP functions as the guiding mechanism for the goals and policies included in the six areawide elements consisting of the *Land Use Element; Economic Development Element; Conservation, and Open Space Element; Mobility Element; Public Facilities and Services Element; Historic Preservation Element* (Chapters 2-7); and the *Unincorporated Communities* (Chapter 8), which includes goals and policies addressing the unique conditions and needs of the nine individual communities in the Planning Area. Finally, WSGVAP includes *Implementation Programs and Actions* (Chapter 9), which contains 47 actions at both the areawide and community-specific scale to implement policies from the six elements and community-based chapters. Additionally, the La Vina Specific Plan is part of the Planning Area, however no changes are proposed with the Area Plan, as the area is predominantly developed in accordance with the adopted Specific Plan. The draft WSGVAP is included as Attachment 3.

General Plan Land Use Policy and Zoning Maps

The following describes changes to the General Plan Land Use Policy Map and Zoning Maps (Attachments 4 and 5).

Growth Areas:

These land use changes implement the WSGVAP's and General Plan's goals to increase housing diversity and commercial options along major corridors and near transit, increase housing opportunities, bring diverse land uses in proximity to residential neighborhoods, promote walkable communities, and focus growth in areas with existing infrastructure and away from hazard and natural resource areas. A total of 1,693 land use and/or zone changes are proposed for parcels in the Growth Areas.

The land use changes in the Growth Areas include the following categories of changes in select areas: H9 (Residential 9, 0- 9 du/acre) to H18 (Residential 18,0-18 du/acre); H9 and H18 to H30 (Residential 30,20-30 du/acre); H2 (Residential 2, 0-2 du/acre), H9, H18, and H30 to CG (General Commercial); and H9, H18, and H30 to MU (Mixed Use).

The zone changes in the Growth Areas include the following categories of changes in select areas: R-A (Residential Agricultural) and R-1 (Single-Family Residence) to R-2 (Two-Family Residence); R-2 to R-3 (Limited Density Multiple Residence); R-3 to C-1 (Restricted Commercial); R-2 and R-3 to C-3 (General Commercial); and R-1, R-2, R-3, and C-1 to MXD (Mixed Use Development).

Preservation Areas:

Land use intensities were reviewed for 1,395 properties in the Preservation Areas where multiple land use constraints exist, including properties within the Angeles National Forest, Hillside Management Areas, Very High Fire Hazard Severity Zones, Geologic Hazards, Significant Ridgelines, Significant Ecological Areas, and/or where infrastructure does not meet the needs of the current land use designation. Most properties in the Preservation Areas maintained the intended existing land use density per the Altadena Community Plan. However, a total of 112 properties are recommended for reductions in intensity, which are consistent with and continue to allow the existing development.

Housing Element Changes:

These changes are required to meet the RHNA as identified in the Housing Element, which includes a list of sites to be redesignated by February 2025 to accommodate the County's RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A). A maximum of 6,168 potential housing units would result from implementing the land use and/or zone changes recommended in the Housing Element.

Administrative Changes:

The General Plan requires area plans to use the General Plan Land Use Legend to implement the General Plan's goals and policies. As such, the land use categories for properties in Altadena, which are currently covered by the land use legend in the Altadena

Community Plan, are being converted to the closest comparable land use category in the General Plan Land Use Legend. In addition, properties with multiple land use and zone categories have been updated to reflect the predominant land use and consistency with its context.

The following represent most of the Administrative Changes in addition to the land use legend conversion for Altadena:

Zoning Consistency: Fixes inconsistencies between existing land use/development or land use category and zoning.

Multiple Categories: Updates land use and/or zoning for parcels with multiple zoning designations, ensuring consistency with their context.

Agricultural Legacy Zoning: Updates the A-1 (Light Agricultural) zoning in developed residential subdivisions where the existing land use category is residential (H5, H9, H18) and where the primary use on the ground is residential. In areas where rural or equestrian uses are predominant, the A-1 zoning has been maintained.

A total of 3,874 Administrative Changes are proposed for the Planning Area.

Planning Area Standards District (PASD)

The PASD is established to enhance the character of the nine unincorporated communities within the Planning Area. The PASD implements the goals and policies of the WSGVAP. New areawide and community-specific standards were developed in response to community feedback. The PASD consolidates and reorganizes new and existing standards unique to the Planning Area, including the Planning Area Standards District, Community Standards Districts, and Setback Districts into a single chapter of Title 22. For the full ordinance text, please refer to Attachment 6.

PASD Areawide Development Standards

This section contains new standards applicable to the Planning Area, including protections for significant ridgelines, preserving biological resources, planting of native oak tree species, and maintenance of landscaping.

PASD Zone Specific Development Standards

New standards are proposed to apply to all commercial and mixed-use zones to foster a vibrant public realm and pedestrian-friendly environment. New standards include requirements for the design and articulation of buildings, the shielding and placement of exterior lighting, the consistency of building signage, and the design of parking areas, in addition to building height limits for C-3 and MXD zoned properties.

Altadena Community Standards District (CSD)

The Altadena CSD is reorganized into the PASD with minor revisions, including the reorganization of definitions and applicability, significant ridgelines, setback district, and modification standards. Three existing setback districts in Altadena have been moved to the CSD as subarea districts, with no changes to the standard.

East Pasadena-East San Gabriel CSD

The East Pasadena-East San Gabriel CSD is reorganized into the PASD with no substantive revisions to the standards. Minor edits are implemented to reorganize the applicability, commercial lighting, and setback district standards and consolidate into the new areawide zone-specific standards in the PASD. One existing setback district is moved into the CSD as a subarea district with no changes to the standards.

La Crescenta-Montrose CSD

The La Crescenta-Montrose CSD is reorganized into the PASD with new standards for R-1 zoned properties, including a new exterior lighting standard to reduce light trespass and a gross structural area standard for lots 7,500 square feet in size or larger. Edits reorganize and consolidate commercial and mixed-use zone standards into the new areawide zone-specific standards in the PASD.

South San Gabriel CSD

The South San Gabriel CSD is reorganized into the PASD with minor edits to clarify existing standards related to gross structural area for R-1 zoned properties and to reflect proposed mixed-use zoning designations.

Inclusionary Housing

To correct an oversight and ensure compliance with State law, staff made revisions to the draft ordinance to include amendments to the County's Inclusionary Housing Ordinance Sections 22.121.010 and 22.121.030. This update implements the Housing Element and requires a 20 percent affordable housing set-aside for lower-income households on all rezoned parcels, pursuant to California Government Code sections 65583.2(c) and (h).

Implementation of Strategic Plan Goals

The Project supports the County's *Strategic Plan North Star 1: Make Investments That Transform Lives; Focus Area Goal C. Housing and Homelessness; Strategy i: Affordable Housing* by allowing higher density housing development in certain areas where appropriate and increasing housing options.

The Project supports the County's *Strategic Plan North Star 2: Foster Vibrant and Resilient Communities; Focus Area Goal D. Sustainability; Strategy i: Climate Health* by establishing policies that support climate mitigation in neighborhoods, workplaces, and community facilities.

Additional supportive policies and programs include promoting walkable neighborhoods for improved access to recreation, retail, and services, as well as mixed-use developments. The Project also supports *Strategy iii: Natural Resources* by supporting conservation of natural resources and open space, and by directing future development away from hazard and natural resource areas. In addition, the Project supports *Strategy iv: Environmental Justice* through policies that address environmental justice, improved air and water quality, and remediation of polluted properties. Further, the Project supports *Focus Area Goal E. Economic Health, Strategy ii: Small Business* and *Strategy iv: Disadvantaged Communities* with policies that promote the establishment and resilience of small businesses and prioritize resource allocation to historically disadvantaged communities.

FISCAL IMPACT/FINANCING

Approval of the Project will not result in any significant new direct costs to the Department of Regional Planning (DRP) or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Project supports the General Plan's policies to improve housing choice and affordability for residents of various incomes, promote infill development, support a mix of land uses that promote bicycling and walking, encourage compatible land uses that also foster economic development while addressing environmental justice, improve access to recreational spaces, support conservation of sensitive natural and biological resource areas, and ensure limited impacts to sensitive natural and scenic resources.

In addition to the public hearing conducted by the RPC on September 25, 2024, a public hearing before the Board is required pursuant to County Code section 22.232.040.B.1. Required notice (Attachment 11) has been given pursuant to the procedures and requirements set forth in County Code section 22.222.180. Additionally, the public hearing package has been sent to local libraries within the Planning Area and courtesy public hearing notices were emailed to a contact list of stakeholders. A summary of the engagement strategies and activities is included as Attachment 7.

ENVIRONMENTAL DOCUMENTATION

Staff has determined that an Environmental Impact Report was necessary for the Project. A PEIR was prepared in compliance with the CEQA and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

The PEIR concludes that the Project would result in less than significant impacts to the following 13 areas: Agriculture and Forestry Resources; Energy; Geology and Soils; Greenhouse Gas (GHG) Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation;

Utilities and Service Systems; and Wildfire. The PEIR concludes that the Project would have potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures to the following areas requiring a Mitigation Monitoring Program: Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources. However, impacts to Aesthetics, Air Quality, Cultural Resources, Biological Resources, Noise, and Transportation are significant and unavoidable, requiring a Statement of Overriding Considerations. The Final PEIR and CEQA Findings of Fact and Statement of Overriding Considerations are included as Attachment 8.

The Final PEIR addresses the comments received during the June 27, 2024 to August 12, 2024 public comment period. DRP held a virtual public meeting on July 18, 2024, to discuss the findings of the Draft PEIR. The Project has economic, social, legal, and other considerable benefits that outweigh the significant and unavoidable environmental effects. The Project creates opportunities for housing development; encourages reduction of vehicle miles traveled by placing services near residential uses and promoting other forms of mobility aside from single occupancy vehicles; prioritizes conservation of sensitive natural and scenic resources; supports attainment of state, regional, and County goals for GHG emission reductions; encourages economic development opportunities; supports social equity; and promotes environmental justice.

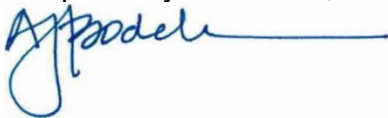
A mitigation monitoring and reporting program is included in the Final PEIR, and is adequately designed to ensure compliance with the mitigation measures during Project implementation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project will not significantly impact County services.

For further information, please contact Mi Kim of the Community Studies Section at (213) 974-6425 or mkim@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:MK:AA:ar

Attachments:

1. Project Summary
2. Proposed Amendments to the General Plan
3. Proposed West San Gabriel Valley Area Plan

4. Proposed Land Use Policy Maps
5. Proposed Zone Change Ordinance and Maps
6. Proposed Title 22 Amendments
7. Community Engagement Summary
8. CEQA Final PEIR and Attachments
9. Regional Planning Commission Hearing Proceedings
10. Regional Planning Commission Resolution
11. Hearing Notice

c: Executive Office, Board of Supervisors
 Assessor
 Chief Executive Office
 County Counsel
 Public Works

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**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

- PROJECT DESCRIPTION:** The Project consists of the West San Gabriel Valley Area Plan (WSGVAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map; and (3) rescind the Altadena Community Plan and incorporate updated community-level policies, goals, and Land Use Policy Map revisions into the WSGVAP, collectively known as the Project. The WSGVAP is a component of the General Plan that guides development in the nine unincorporated communities within the West San Gabriel Valley Planning Area (Planning Area), over the next 20 years. The associated amendments to the General Plan and Title 22 implement the goals and policies in the WSGVAP and maintain consistency between the General Plan, WSGVAP, and WSGVAP's implementing documents.
- REQUEST:** Approval and adoption of the Project; rescission of the Altadena Community Plan; certification of the Project Final Program Environmental Impact Report (PEIR); adoption of the Project Mitigation Monitoring and Reporting Program; and adoption of the Project Environmental Findings of Fact and Statement of Overriding Considerations.
- LOCATION:** (1,5)
- STAFF CONTACT:** Mi Kim, Supervising Regional Planner
(213) 974-6425
mkim@planning.lacounty.gov
- RPC HEARING DATE(S):** September 25, 2024
- MEMBERS VOTING AYE:** Commissioners Duarte-White, O'Connor, Moon, Hastings
- MEMBERS VOTING NAY:** None

MEMBERS ABSENT: Commissioner Louie

MEMBERS ABSTAINING: None

KEY ISSUES: The Project amends the General Plan to incorporate the WSGVAP, including its accompanying Land Use Policy Map, to guide development in the nine unincorporated communities within the Planning Area.

The Project redesignates land use and zoning categories for 7,236 properties in the Planning Area, which includes the potential for 6,168 housing units from the land use and zone changes identified in the Housing Element 2021-2029 Rezoning Program.

The Project amends Title 22 to (1) establish the West San Gabriel Valley Planning Area Standards District (PASD), which incorporates and updates the existing Altadena, East Pasadena-East San Gabriel, La Crescenta-Montrose, and South San Gabriel Community Standards Districts into the PASD; (2) enhance the character of the nine unincorporated communities within the Planning Area; (3) protect designated significant ridgelines, biological resources, planting of native oak tree species, and the maintenance of landscaping; (4) foster a vibrant public realm and pedestrian-friendly environment with requirements for pedestrian amenities, building design details and architectural elements, and building height limits; and (5) incorporate existing Setback Districts.

MAJOR POINTS FOR: The Project (1) improves housing choice and affordability for residents of various incomes; (2) promotes infill development; (3) promotes context-sensitive and sustainable development; (4) supports a mix of land uses that promote bicycling and walking; (5) encourages compatible land uses that foster economic development and neighborhood connectivity; (6) supports improved access to recreational spaces; (7) supports historic preservation; (8) ensures limited impacts to sensitive natural and scenic resources; (9) directs future development away from hazard areas conserving future County resources and limiting the potential difficulties future homeowners may have to adequately insure homes against fire hazards. The

Project also ensures compliance with the Housing Element Law.

MAJOR POINTS AGAINST:

The Project proposes land use and zoning changes that would allow for moderate and higher density residential development in proximity to transit and along major corridors within auto-oriented, predominantly suburban communities that currently accommodate minimal multifamily housing and limited housing options. This can be perceived by some residents as a shift in the character of their communities.

Additionally, the Project proposes limited land use changes for 112 properties that reduce density in the San Gabriel Mountain foothills in North Altadena. This area contains multiple land use hazards and constraints, including properties within the Angeles National Forest, Hillside Management Areas, Very High Fire Hazard Severity Zones, Geologic Hazards, Significant Ridgelines, Significant Ecological Areas, and/or where infrastructure does not meet the needs of the current land use designation. While the changes are supported by those with concerns about wildfire safety and open space conservation, they are opposed by individual property owners who perceive changes as reducing their property value and development potential.

Chapter 5: Planning Areas Framework

I. Planning Areas Framework

The Los Angeles County General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character. As shown in Figure 5.1, the General Plan identifies 11 Planning Areas, which make up the Planning Areas Framework. The 11 Planning Areas are:

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Valley Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Figure 5.1 Planning Areas Framework Map

The General Plan provides goals and policies to achieve countywide planning objectives for the unincorporated areas, and serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans. Area plans focus on land use and policy issues that are specific to the Planning Area. Community plans cover smaller geographic areas within the Planning Area, and address neighborhood and/or community-level policy issues. Coastal land use plans are components of local coastal programs, and regulate land use and establish policies to guide development in the coastal zone.

Figure 5.2 shows the relationship of the General Plan to community-based plans. All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies.

The following is a list of community-based plans:

- ~~Altadena Community Plan~~
- Antelope Valley Area Plan
- East San Gabriel Valley Area Plan
- Marina del Rey Local Coastal Land Use Plan
- Malibu Local Coastal Land Use Plan
- Metro Area Plan
- Santa Monica Mountains North Area Plan
- Santa Catalina Island Local Coastal Land Use Plan
- Santa Clarita Valley Area Plan
- Twin Lakes Community Plan
- West San Gabriel Valley Area Plan

Chapter 6: Land Use Element

I. Introduction

The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts. In accordance with the California Government Code, the Land Use Element designates the proposed general distribution and general location and extent of uses. The General Plan Land Use Policy Map and Land Use Legend serve as the “blueprint” for how land will be used to accommodate growth and change in the unincorporated areas.

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IV. Land Use Legend

Table 6.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
...			
COMMERCIAL			
General Commercial	CG	Residential: 20-50 du/net ac** Non-Residential: Maximum FAR 1.0 Mixed Use: 20-50 du/net ac** and FAR 1.0	Purpose: Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses. **Also applicable to residential developments or the residential component in mixed-use developments on lots with one of the following land use designations: – Altadena Community Plan: Business Park (BP) or General Commercial (GC);
...			



WEST SAN GABRIEL VALLEY AREA PLAN





WEST SAN GABRIEL VALLEY AREA PLAN



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WSGV AREA PLAN

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Glossary

Term	Definition
Active Transportation	Active transportation refers to human-powered methods of travel, such as walking, bicycling, or rolling to get from one place to another.
ADA	Americans with Disabilities Act
Area Plan	West San Gabriel Valley Area Plan
ATSP	Active Transportation Strategic Plan
Cal Poly Pomona	California State Polytechnic University, Pomona
CAP	Climate Action Plan
CCAP	Community Climate Action Plan
Connect SoCal	2020–2045 Regional Transportation Plan/Sustainable Communities Strategy
County	County of Los Angeles
County Planning	LA County Planning
DPR	Los Angeles County Department of Parks and Recreation
EJSM	Environmental Justice Screening Method
Environmental justice	Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

GLOSSARY

Term	Definition
Equitable development	Equitable development is a policy and land use strategy that aims to provide healthy, livable, and equitable communities.
Equity	Equity is when every individual, regardless of race, income level, or neighborhood, is given access to the resources they need to succeed and thrive. Closing the gaps so that race does not predict one's success, while also improving outcomes for all.
WSGV	West San Gabriel Valley
WSGVAP	West San Gabriel Valley Area Plan
ESL	English as a Second Language
EV	electric vehicle
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
General Plan	Los Angeles County General Plan
GHG	greenhouse gas
Habitat linkage	Habitat linkages are areas within the overall range of a species or suite of species that possess sufficient cover, food, forage, water, and other essential elements to serve as a movement pathway, or between two or more larger areas of habitat.
Hillside Management Areas	Hillside Management Areas are areas with a natural slope gradient of 25 percent or steeper.
HMA	Hillside Management Area
HOME Act	California Housing Opportunity and More Efficiency Act
HQTA	high-quality transit area
HVAC	heating, ventilation, and air conditioning
I	Interstate
IT	information technology
LA County Library	Los Angeles County Library
Metro	Los Angeles County Metropolitan Transportation Authority
Multi-benefit park	Multi-benefit parks serve more than one function.
Multi-use trail	Multi-use trails are those used by equestrians, cyclists, hikers, and runners.
Planning Area	WSGV Planning Area
PNA+	Los Angeles Countywide Parks and Recreation Needs Assessment Plus
RMC	San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
RRE	Regional and Rural Edition
SB	Senate Bill
SCAG	Southern California Association of Government

Term	Definition
SCAG	The Southern California Association of Governments is an association of local governments and agencies that voluntarily convene as a group to address regional issues.
Scenic viewshed	A scenic viewshed is a scenic vista from a specific location along a highway, trail, waterway, or in a park or neighborhood.
SEA	Significant Ecological Areas (SEAs) are officially designated areas within Los Angeles county that contain irreplaceable biological resources.
SR	State Route
STEAM	science, technology, engineering, arts, and mathematics
STEM	science, technology, engineering, and mathematics
Step by Step Los Angeles County	Step by Step Los Angeles County – Pedestrian Plans for Unincorporated Communities
Total maximum daily load	Total maximum daily load is the calculation of the maximum amount of a pollutant allowed in a waterbody, and serves as the starting point for restoring water quality.
VHFHSZ	Very High Fire Hazard Severity Zone
Vision Zero Action Plan	Vision Zero Los Angeles County: A Plan for Safer Roadways 2020–2025
Wildlife corridor	Wildlife corridors are areas of open space of sufficient width—generally several hundred feet wide and unobstructed—to permit larger, mobile species to pass between larger areas of open space, or to disperse from one major open space region to another.
Wildlife crossing	Wildlife crossings are structures—such as bridges, underpasses, tunnels, or viaducts—that allow animals to cross human-made barriers safely.

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- 1.1 Overview and Purpose
 - 1.2 WSGV Planning Area
 - 1.3 Overarching Vision
 - 1.4 Organization of the Area Plan
 - 1.5 Relationship of the Area Plan to Other County and Regional Plans
 - 1.6 Community Engagement
 - 1.7 Methodology
-

Sections Included

CHAPTER 1 Introduction

1.1 Overview and Purpose

The West San Gabriel Valley Area Plan (WSGVAP or Area Plan) outlines a comprehensive framework to guide the evolution of the West San Gabriel Valley (WSGV) in the coming years. It focuses on harmonious growth, sustainability, and inclusive community development, addressing the unique characteristics of the WSGV Planning Area. The Area Plan is built upon extensive community engagement and integrates with countywide and regional planning initiatives to promote balanced development while preserving the region’s natural and cultural heritage. The Area Plan comprises six elements, a community-specific chapter, and an implementation plan that collectively provide the areawide and community-specific goals, policies, and actions that support implementation of a shared vision for the WSGV.

1.2 WSGV Planning Area

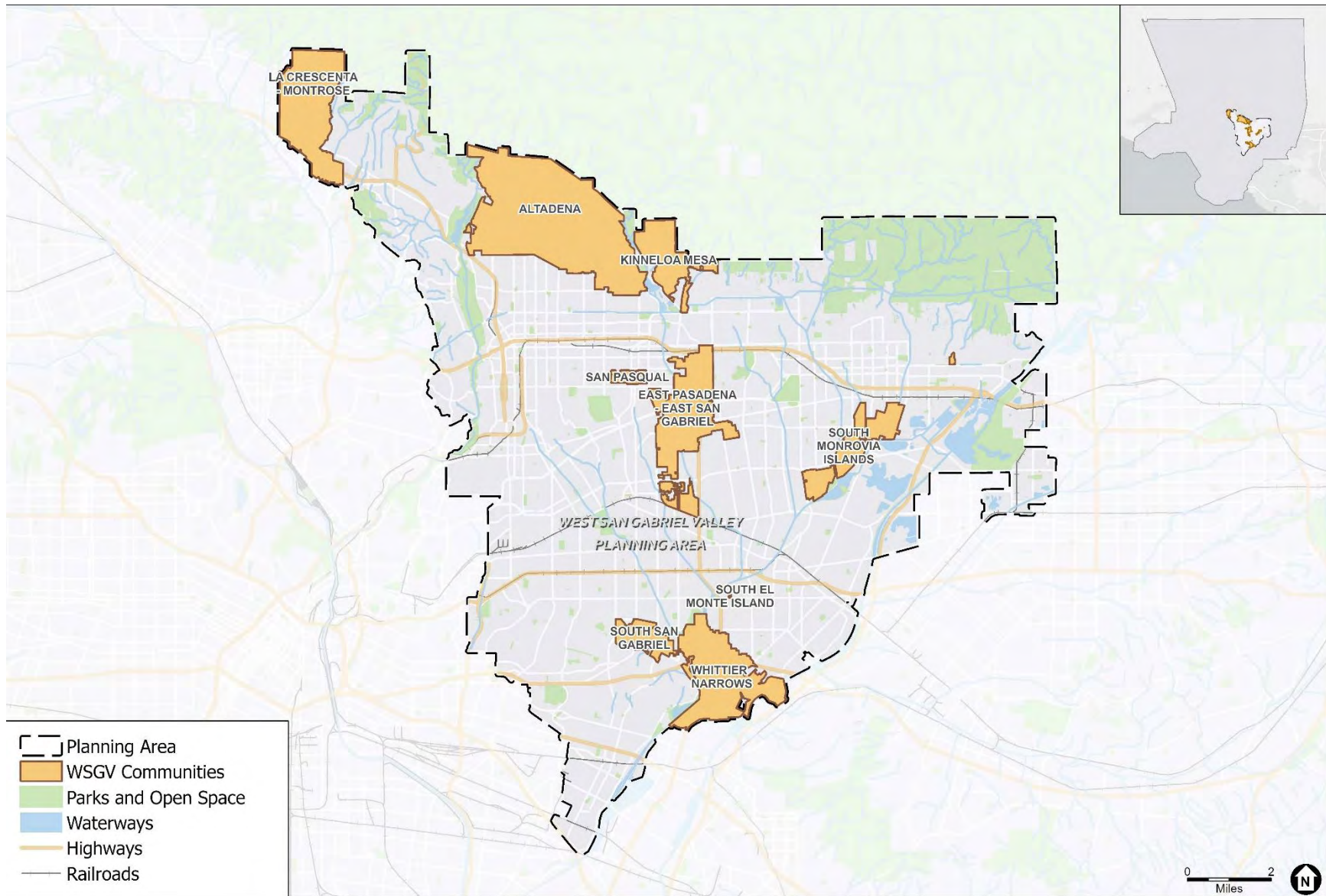
The WSGV Planning Area is located in southeastern Los Angeles County and consists of the following nine unincorporated communities that share boundaries with other jurisdictions (see **Figure 1-1, WSGV Planning Area**):

- 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

The Planning Area makes up 23.2 square miles and is primarily single-family residential, with some commercial corridors and concentrated areas of open space.

The Planning Area contains highly varied topographies, from the steep slopes of the San Gabriel Mountains and Angeles National Forest that form the northern extent of the Planning Area, to flatter communities like East Pasadena–East San Gabriel. Large portions of the hillside and habitat areas are designated Significant Ecological Areas (SEAs), which provides additional protections to minimize the impacts of development on habitat areas and the increasingly rare plant and animal communities found there.

The WSGV Area is served by six freeways. The Foothill Freeway (Interstate [I-]210), San Bernardino Freeway (I-10), and Pomona Freeway (State Route [SR] 60) run east-west through the Planning Area. The San Gabriel River Freeway (I-605) runs northeast-southwest along the eastern boundary of the area. Part of the Arroyo Seco Parkway (SR 110) and Long Beach Freeway (I-710) also serve the area near the western boundary.



SOURCES: LA County DRP; ESA; UrbanFootprint 2023

FIGURE 1-1 WSGV Planning Area

The communities vary widely in their demographics and population density. As of 2020, the Planning Area had a population of more than 74,680 residents, with the predominant ethnicities being Non-Hispanic White and Asian. Population density ranges from 6 persons per square mile in Whittier Narrows to 9,528 persons per square mile in South Monrovia Islands. Whittier Narrows consists mainly of the Whittier Narrows Recreation and Natural Areas, one of Los Angeles County’s largest regional parks.

1.3 Overarching Vision

The overarching vision of the WSGVAP is captured in the following six Vision Statements that together represent the vision for the future. These Vision Statements were developed through community input and provide the foundation for the development of goals, policies, and implementation actions for the WSGVAP.

A. HARMONIOUS AND COORDINATED GROWTH

The WSGV is a vibrant mosaic of communities where balanced growth and natural preservation coexist harmoniously. Neighborhoods offer daily necessities within walking distance and foster community around local businesses and seamlessly integrated developments. Green spaces, mixed-use environments, and historic preservation enrich every community, making the WSGV a model of sustainable, inclusive living.

B. A THRIVING BUSINESS-FRIENDLY REGION

The WSGV is a business-friendly environment that supports small businesses, entrepreneurs, and nonprofits. The local jobs-housing balance is improved through increased access to workforce training, partnerships with targeted employers, and skills development resources to connect community members to local well-paying, high-quality career opportunities.

C. CONNECTED AND WALKABLE COMMUNITIES

The WSGV thrives as a network of connected, accessible neighborhoods. Streets are enriched by greenery, lighting, wayfinding signage, and open spaces that contribute to community character and invite walking and biking. Community-centric “healthy streets” and

passageways ensure mobility for all, making active lifestyles a natural choice for residents while fostering a cohesive, lively community spirit.

D. STRONG SOCIAL AND CULTURAL COHESION

Community identity and culture is reinforced through multi-functional spaces that are accessible throughout WSGV communities. Community spaces and facilities foster play, social cohesion, cultural inclusivity, exploration, dining, recreation, and entertainment to be enjoyed by people of all ages and cultural backgrounds.

E. RESILIENT AND SUSTAINABLE BUILT AND NATURAL ENVIRONMENT

The WSGV's rich natural setting, made up of conservation areas, large open spaces, undeveloped lands, scenic hillsides, and water resources, is preserved, enhanced, and restored. The built environment across the Planning Area is a cleaner, healthier place to live, work, and recreate, with improved air quality, increased biodiversity, connected wildlife habitats, and improved access to open space.

F. EQUITABLE DECISION-MAKING

All community members, regardless of race, ethnicity, income, education, and other demographic factors, have equal access to opportunity in the WSGV. Community members feel empowered and encouraged to actively participate in the planning and public decision-making process. Land use decisions consider the varied needs of all residents—especially those who are most vulnerable—to ensure the equitable distribution of resources and amenities, address environmental injustices, and support the health, safety, and well-being of all residents.

1.4 Organization of the Area Plan

The WSGVAP is organized into the following nine chapters.

- **Chapter 1, *Introduction***, provides the purpose of the Area Plan, along with the guiding Vision Statements and the Area Plan's relationship to other planning documents. This chapter also summarizes the community engagement process and the

methodology used by Los Angeles County (County) to develop the WSGVAP.

- **Chapters 2–7** comprise the six WSGVAP area-wide elements, which describe the key issues and opportunities under each topic area and provide goals and policies to achieve the vision of the Area Plan. The area-wide elements are applicable to all nine unincorporated communities and consist of the following:
 - **Chapter 2, *Land Use Element***, provides guidance on the regulation and distribution of land uses, access to natural and public resources, and economic and community development.
 - **Chapter 3, *Economic Development Element***, provides a framework for an economically and fiscally equitable and sustainable WSGV.
 - **Chapter 4, *Conservation and Open Space Element***, provides guidance for the conservation of biological, open space, scenic, and water resources in the WSGV.
 - **Chapter 5, *Public Services and Facilities Element***, provides guidance on facilities that are publicly managed, including parks, community facilities, health care facilities, libraries, and utilities.
 - **Chapter 6, *Mobility Element***, provides guidance to create a safe, convenient, comfortable, and accessible transportation system that fosters public transit, walking, and biking.
 - **Chapter 7, *Historic Preservation Element***, provides a brief history of the WSGV and guidance on preserving historic resources in the Planning Area.
- **Chapter 8, *Unincorporated Communities***, provides goals and policies unique to each individual community in the Planning Area.
- **Chapter 9, *Implementation Programs and Actions***, lists the actions and programs that will implement the goals and policies presented in Chapters 2–8. The Implementation Programs and Actions chapter describes which County departments and agencies are responsible for implementation programs and sets a time frame for the completion of those programs.

A. HOW TO USE THE AREA PLAN

The WSGVAP, used in conjunction with the General Plan, will guide land use decision-making and serve several important roles:

- (1) Set direction for County administration, County staff, and elected and appointed officials, including County planning commissioners, regarding the long-range land use needs of those who live, work, and recreate in communities within the WSGV Planning Area.
- (2) Inform community-based organizations, business owners, developers, designers, and builders of the County’s plans for the future and development priorities.
- (3) Communicate the agreed-upon future form of the WSGV Planning Area’s communities to ensure the accountability of decision-makers in achieving the goals of this Area Plan.

Table 1-1, *User Groups and Intended Use of the West San Gabriel Valley Area Plan*, outlines how the Area Plan may be referenced by three main user groups.

TABLE 1-1 User Groups and Intended Use of the West San Gabriel Valley Area Plan

Main User Category	Intended Use of the Area Plan
County Staff, Commissions, and Elected Officials	<p>Provides direction regarding long-range land use needs for those who live, work, and recreate in communities in the West San Gabriel Valley Planning Area.</p> <p>Communicates the agreed-upon future form of the West San Gabriel Valley Planning Area’s communities to ensure accountability of decision-makers in achieving the goals of this Area plan.</p> <p>Helps guide the County’s capital improvements program, zoning ordinance, and zoning maps for future improvements and developments.</p> <p>Encourages alignment with other County planning documents such as the Community Climate Action Plan 2045, the Active Transportation Strategic Plan, and the OurCounty Sustainability Plan.</p> <p>Consolidates regulations that exist across multiple plans to simplify and streamline land use and zoning regulations.</p>
Developers, Designers, and Builders	<p>Informs the County’s future plans and development priorities.</p>
Residents, Community Organizations, and Business Owners	<p>Holds the County administration accountable for implementing the identified goals and policies.</p> <p>Informs the County’s future plans and development priorities.</p> <p>Identifies current trends and economic development opportunities.</p>

1.5 Relationship of the Area Plan to Other County and Regional Plans

A. GENERAL PLAN

The General Plan is the foundational document for all community-based plans that serve the unincorporated areas.

Planning Areas Framework

To effectively plan and coordinate development in unincorporated areas across a large geographic range, the County adopted a “Planning Areas Framework” in 2015 as part of the General Plan. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character and circumstance. This framework identifies 11 Planning Areas, including the West San Gabriel Valley Planning Area. The General Plan provides goals and policies to achieve countywide planning objectives for unincorporated areas. From here, the County can develop area plans that are tailored toward the unique geographic, demographic, economic, and social diversity of each Planning Area. All area plans are components of the General Plan and must be consistent with the General Plan’s goals and policies; see **Figure 1-2, Relationship of the General Plan to Community-Based Plans.**

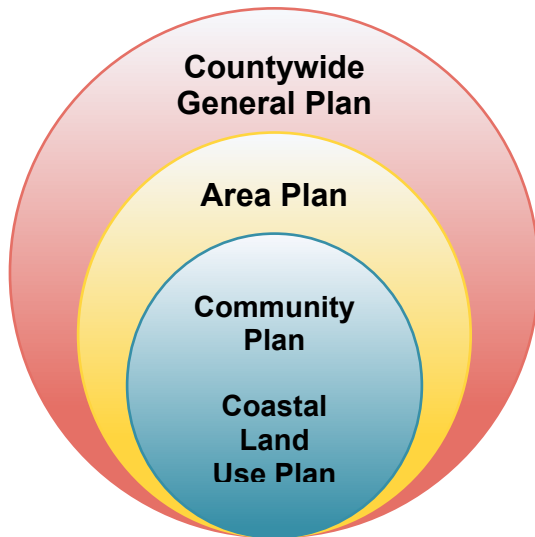


FIGURE 1-2 Relationship of the General Plan to Community-Based Plans

Countywide General Plan Guiding Principles

The General Plan provides the policy framework and establishes the long-range vision for how and where unincorporated areas will grow. It establishes goals, policies, and programs to foster healthy, livable, and sustainable communities. As a component of the General Plan, the WSGVAP is guided by the six General Plan Guiding Principles, which provide the foundation of the Area Plan and inform its goals, policies, and implementation actions.

The General Plan's Guiding Principles include:

1. **Employ smart growth:** Shape new communities to align housing with jobs and services; protect and conserve the County's natural and cultural resources, including the character of rural communities.
2. **Ensure community services and infrastructure is sufficient to accommodate growth:** Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
3. **Provide the foundation for a strong and diverse economy:** Protect areas that generate employment and promote programs that support a stable and well-educated workforce. This will provide a foundation for a jobs housing balance and a vital and competitive economy in the unincorporated areas.
4. **Promote excellence in environmental resource management:** Carefully manage the County's natural resources, such as air, water, wildlife habitats, mineral resources, agricultural land, forests, and open space, in an integrated way that is both feasible and sustainable.
5. **Provide healthy, livable, and equitable communities:** Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems. These factors have a measurable effect on public well-being.
6. **Promote strengths, community voice, and equity outcomes:** Seek out special places or traditions that are significant to the community and recommend ways to preserve and celebrate them.

Furthermore, the WSGVAP correlates with and implements the General Plan's Housing Element, as it reinforces Housing Element

policies and designates the proposed general distribution, location, and extent of land uses for housing at a range of densities to support housing for all income levels. The **Southern California Association of Governments' (SCAG's)** 6th cycle Regional Housing Needs Assessment allocation requires accommodating additional residential densities and additional housing affordability options in the WSGV; therefore, select land use goals, policies, and programs in the WSGVAP address the accommodation of diverse housing types.

The WSGVAP is closely related to other County planning efforts, including relevant transportation and sustainability plans. The goals, policies, and actions identified in these various plans helped to inform, support, align, and guide the goals, policies, and actions prepared for the WSGVAP, which also serve to further implement each plan.

B. LOS ANGELES COUNTY CLIMATE ACTION PLAN 2045

In 2015, the County adopted the 2020 Community Climate Action Plan (CAP) as a component of the General Plan's Air Quality Element, setting a target to reduce emissions by 11% by 2020. The 2045 CAP was adopted on April 16, 2024. The 2045 CAP sets new targets and goals beyond 2020, ties together existing climate change initiatives, and provides a blueprint for deep carbon reductions.

The 2045 CAP includes a greenhouse gas (GHG) emissions inventory, projections for future emissions, and a road map for addressing emissions from multiple sectors: transportation, stationary energy (used by buildings and other facilities), waste, industrial, agricultural, and land use. GHG emission reduction strategies, measures, and actions identified in the 2045 CAP will also yield community co-benefits, such as improvements in air quality, public health, mobility, and resilience. The 2045 CAP also outlines a process for implementation and monitoring that integrates with these ongoing sustainability efforts in the county.

The WSGVAP aligns with several policies and programs of the 2045 CAP related to the reduction of GHG emissions. The most significant of these policies and programs are to direct growth away from hazard areas and near transit, active transportation, and commercial services, and to align mobility investments in infrastructure, particularly in disadvantaged communities, to facilitate walking, biking, and transit use in place of vehicular travel.

C. ACTIVE TRANSPORTATION STRATEGIC PLAN

The Los Angeles County Metropolitan Transportation Authority (Metro) Active Transportation Strategic Plan (ATSP) was adopted in 2016 and updated in 2023. The ATSP explains how Metro plans to help cities in Los Angeles County to encourage more walking and biking. Metro's goal is to make it easier for people to walk and bike to transit stations and to help cities fund and build regional walk/bike paths that connect communities.

Active Transportation refers to any non-motorized mode of travel, including walking, bicycling, rolling, skating, or scootering. For more information about Active Transportation and the ATSP visit <https://www.metro.net/about/active-transportation/>.

Active Transportation

As part of the County's plan to make it easier to use **active transportation**, Metro is working to advance active transportation initiatives and provide more travel options throughout the county. Relevant, existing, and proposed initiatives from the recently adopted ATSP have been incorporated into the WSGVAP to further implement the ATSP and meet the WSGVAP goals of enhancing walkability and integrating land use and mobility throughout WSGV communities (see Chapter 6, *Mobility Element*, for relevant policies).

D. STEP BY STEP LOS ANGELES COUNTY

Step by Step Los Angeles County—Pedestrian Plans for Unincorporated Communities (Step by Step Los Angeles County) was adopted by the County Board of Supervisors in 2019. The document provides a policy framework on how the County proposes to get more people walking, increase pedestrian safety, and support healthy and active lifestyles. It also includes community pedestrian plans for unincorporated communities in the county. The WSGVAP supports Step by Step Los Angeles County by providing goals and policies related to improving connectivity and pedestrian activity, and by locating new residential development in identified Opportunity Areas near existing commercial and active transportation corridors.

E. CONNECT SOCAL

The SCAG *2020–2045 Regional Transportation Plan/Sustainable Communities Strategy* (Connect SoCal) is a long-range plan that embodies a collective vision for the region's future and balances future mobility and housing needs with the region's economic, environmental, and public health goals. Connect SoCal was developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local

stakeholders in Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

Every four years, SCAG updates Connect SoCal as required by federal and state regulations. The most recent version, 2024–2050 Connect SoCal, was approved by SCAG’s Regional Council in April 2024, building upon the foundation laid by its predecessor. Fundamental components of the Connect SoCal document contributed to the identification of the WSGV Opportunity Areas as informed by the SCAG-identified priority growth areas and high-quality transit areas. Additionally, Connect SoCal informed relevant goals, policies, and actions of the WSGVAP.

1.6 Community Engagement

Stakeholder and community engagement was an important foundational backbone to the preparation of the Area Plan. A variety of in-person and digital strategies, methods, and tools were used throughout the engagement process. These ranged from surveys, visioning workshops, open house events, and meetings with community and stakeholder groups to virtual office hours, a dedicated WSGVAP website and blog, targeted email blasts, and utilization of social media platforms.

COMMUNITY SURVEY

Community engagement for the project started with a survey in English, Spanish, Chinese, Korean, Armenian, and Vietnamese when the project kicked off in summer 2023. The survey invited residents, businesses, community groups, and those who worked and played in the Planning Area to provide feedback on their experiences in the communities, including the opportunities for improvement, needs and desires, and what they value in their communities. The long-form survey was disseminated online and in print via the project website, through the WSGVAP team’s community contacts list, and at community engagement events. The survey remained open for community members to provide their feedback throughout the planning process. The WSGVAP team also disseminated a short-form two question survey accessible through a QR code printed on quarter-sheet flyers which were handed out at community engagement events.

VISIONING WORKSHOPS

In October and November 2023, the County held a series of six visioning workshops at various locations throughout the Planning Area. The intent of these workshops was to hear community members' ideas, priorities, and areas of need and improvement.

These workshops fostered discussions about what community members value in their communities, how those values, priorities, and characteristics can best be preserved, enhanced, reflected in the WSGVAP.

A postcard that provided an overview of the WSGVAP visioning workshops and invited residents to attend and become involved in planning their community was distributed in-person to businesses and institutions within the Planning Area in addition to being advertised on digital platforms and social media. Five of the six workshops were held in person at community library facilities or parks, with one workshop held virtually.

Feedback provided to the Area Plan team from the visioning workshops informed the goals, policies, and programs that make up this Area Plan.

OPEN HOUSE EVENTS

In March and April 2024, the County hosted a series of five open houses to review preliminary chapters of the WSGVAP with the communities. These community workshops provided an overview of the Area Plan, outlining its structure and content. The presentation also delved into existing issues and opportunities within the Planning Area, providing attendees with information on the issues and opportunities addressed by the Area Plan and its goals, policies, and implementation actions. It showcased draft areawide and community specific policies and recommendations, emphasizing the specific strategies proposed to address the unique needs and challenges of each community within the Planning Area.

COMMUNITY EVENTS

The Area Plan team attended various community events to engage with residents of all ages and backgrounds throughout the development of the WSGVAP. Events attended included the Black History Month Celebration at Pamela Park, the Spring Jubilee at

Pamela Park, the East Altadena Little League Opening Day, a Career Fair at Crescenta Valley Park, the Altadena Community Garden Annual Picnic, and various County Parks After Dark events. Participation in these community events provided opportunities for the Area Plan team to interface with community members who may not have attended the in-person or live online engagement events.

COMMUNITY AND STAKEHOLDER MEETINGS

Since the start of the project in summer 2023, the Area Plan team engaged with local community leaders to inform them of the project, establish relationships with the stakeholders, and create an ongoing dialogue about their concerns and future vision for the Planning Area.

The Area Plan team also attended and presented the project at meetings held by stakeholder groups and scheduled additional follow-up meetings with community-based organizations (CBOs), advocacy and interest groups, non-profit groups, and surrounding jurisdictions, to gain more insight into issues, opportunities, and needs in the communities. Stakeholders that have provided their input and feedback include community residents, property owners, local businesses, community-based organizations, external public agencies, surrounding jurisdictions, and other County departments.

DIGITAL ENGAGEMENT

Digital engagement was important for providing information throughout the WSGVAP planning process. Recurring virtual meetings and working group sessions with community members and stakeholders served as forums for sharing information, receiving feedback, and discussing project milestones. A variety of digital tools and platforms were used to reach a broader audience, particularly those who may not have been able to attend in-person or live online engagement events. The project website featured a history of events, outreach materials, survey, presentations, meeting recordings, Area Plan updates, and sign-ups for an email list. In addition, a blog provided updates on the planning process and events related to the WSGVAP. Location-based email blasts, community contact email list from sign ups, and the Department's social media platforms kept community members informed about major project milestones, outreach events, and draft documents available for review. The Area Plan's website (planning.lacounty.gov/long-range-planning/wsgvap) as a central information hub.

Community outreach efforts were designed to engage a diverse array of residents and stakeholders through various strategies, methods, and tools, both in-person and digitally, ensuring broad and inclusive participation in the WSGVAP planning process.

1.7 Methodology

The WSGVAP was developed with the help of planners, stakeholders, and community members who offered their time to share their knowledge, experience, and expertise, review draft documents, and provide feedback. The WSGVAP drew insight from multiple sources, including a review of past planning studies; field surveys; background and technical analyses; conversations with planners, residents, business owners, and industry professionals; and a thoughtful and intentional community engagement effort summarized in Section 1.6, *Community Engagement*.

In preparation for development of the Area Plan and its elements, a series of background reports and technical analysis were prepared to help inform the Area Plan’s vision, goals, policies, and actions. The reports and studies included background information on the Planning Area and each of the nine communities, areawide and community histories, existing conditions, land use considerations, opportunities and challenges, and any relevant precedents for reference. The reports and studies were made available to the public on our website and covered topic areas including mobility, cultural assets and resources, environmental resources, climate change, market conditions, economic development, anti-displacement and gentrification, and community profiles for each of the nine communities.

The WSGVAP was also drafted under the guidance of and in consultation with other County and regional documents. It has been reviewed to be consistent with and further the goals and programs of each applicable County and regional document, including but not limited to those described previously in Section 1.5, *Relationship of the Area Plan to Other County and Regional Plans*.

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-
- 2.1 Introduction
 - 2.2 Issues and Opportunities
 - 2.3 Growth and Preservation Strategies
 - 2.4 Goals and Policies
-

Sections Included

CHAPTER 2 Land Use Element

2.1 Introduction

The West San Gabriel Valley Area Plan (WSGVAP or Area Plan) is committed to fostering sustainable growth in harmony with the natural and built environments. It aims to enhance community spaces, improve connectivity, and diversify land uses to meet the varied needs of the unincorporated communities in the Planning Area.

The Land Use Element plays an instrumental part in realizing the vision of the WSGVAP. Its goals and policies reflect the communities' aspirations for land use distribution, access to natural and public resources, and economic and community development. These initiatives aim to implement the Vision Statements presented in Chapter 1, *Introduction*, thereby enhancing the Planning Area's existing land uses.

ORGANIZATION

This element provides an overview of land use issues and opportunities in the Planning Area, building upon key findings from existing conditions analyses and valuable input from stakeholders and community members. The collected research, analyses, and

community feedback highlighted areawide challenges and opportunities that have informed the land use vision and contributed to the goals and policies in this Element.

Additionally, the Land Use Policy Map (refer to Appendix A, *WSGV Planning Area Communities: Land Use and Zoning Modification Maps*) displays land use designations across the West San Gabriel Valley (WSGV), showing the general locations, densities, and intensities for all parcels in the unincorporated communities.

2.2 Issues and Opportunities

A. LAND USE DIVERSITY

The Planning Area's prevalent single-family and low-rise commercial development, coupled with limited opportunities for growth, affect the ability of residents to meet various needs for housing, employment, and daily services in their communities. Limited land use diversity can exacerbate reliance on personal vehicles, which in turn can increase traffic congestion and adversely affect air quality and quality of life. Strategic growth that expands land use diversity, providing access to resources such as parks, schools, retail, and employment options, will broaden opportunities for WSGV residents while reducing car dependency and enhancing overall quality of life.

Additionally, community feedback has underscored the importance of conserving natural and open spaces. Therefore, this element targets moderate growth near developed areas to protect natural resources and integrates urban greening for sustainable development.

B. DIVERSE HOUSING OPTIONS

A significant share of the Planning Area's residents, especially renters, are burdened by the high cost of housing, which highlights the need for a broader variety of housing options, particularly affordable options. High housing costs disproportionately affect vulnerable groups such as older adults, those with special needs, and lower-income individuals, and often lead to housing instability. This element advocates for a variety of housing options, such as affordable housing and context-sensitive "missing middle" housing, such as duplexes and fourplexes.

C. COMMERCIAL REVITALIZATION

This element, together with the Economic Development Element, focuses on expanding local commercial and employment opportunities, supporting locally owned businesses, and revitalizing commercial areas to foster safe, accessible, and affordable spaces for independent businesses.

An **ACU** is a small-scale commercial space, ancillary to a primary residential land use, that can include a home-based business, workshop, or retail space.

Accessory Commercial Unit (ACU)

Key strategies for commercial revitalization include flexible, mixed-use zoning to encourage commercial spaces near residential areas to reduce commuting needs and support pedestrian-friendly environments. Policies promote **accessory commercial units (ACUs)**, allowing businesses to operate close to where people live. ACUs enhance access to goods and services, while maintaining the Planning Area’s character and allowing for cohesive residential and commercial growth. Adaptive reuse of existing, aging buildings, another strategy for enhancing commercial activity, transforms underutilized buildings into vibrant, functional spaces for improved access to goods and services.

D. ACTIVE AND PEDESTRIAN-ORIENTED STREETS AND NEIGHBORHOODS

Highways, high-speed surface streets, and cul-de-sac developments can represent obstacles to using public transit or active transportation, like walking and cycling, to move about in the community. Active, pedestrian-oriented streets and neighborhoods are vital for community well-being, as they promote physical activity, foster social interactions, and enhance both environmental and physical health.

Healthy streets are closed to pass-through traffic but open to people walking, rolling, biking, and playing.

Healthy Streets

This Land Use Element focuses on adapting the built environment to foster increased walkability and connectivity, including strategies such as creating pedestrian passageways through cul-de-sacs to better connect residents to everyday goods and services. Policies in this element encourage transforming select urban streets into **healthy streets** with pedestrian-focused amenities. Walking paths and sidewalks are prioritized in growth areas and disadvantaged communities, and are paired with strategies to increase signage and wayfinding, thus fostering a sense of place and safety for local residents and pedestrians.

Proper management and reuse of land dedicated to parking is also essential for enhancing urban character and the pedestrian experience. Too much parking may impede opportunities for higher priority land uses and discourage other travel modes, like biking and public transit. In large parking lots, and in neighborhoods with an oversupply of street parking, altering the design of parking areas can help improve functionality and safety. Encouraging the shared use of parking lots can also free up space for pedestrian amenities, fostering connected neighborhoods and community interactions.

E. COMMUNITIES WITH A STRONG SENSE OF IDENTITY AND BELONGING

Each unincorporated community in the Planning Area possesses its own distinct attributes, from demographics to the built environment, which together shape the community's unique local character. Yet, these communities often indistinguishably blend with their neighboring cities, presenting both challenges and opportunities for enhancing community identity and providing a distinctive sense of place. During the community engagement process, residents in the Planning Area expressed a desire to see improvements to the urban environment, including increased street lighting, safe walking paths, and more spaces for community gathering and social interaction.

Policies in this Land Use Element focus on integrating additional gathering spaces, improving the safety and design of the public realm, and beautifying public spaces. These land use policies are designed to foster strong, distinct community identities that prioritize safety, social connections, and appealing urban environments.

F. RESILIENT AND SUSTAINABLE COMMUNITIES

Half the communities in the Planning Area are recognized as Disadvantaged Communities by **CalEnviroScreen 4.0**, which reflects their vulnerability to environmental pollutants and socioeconomic challenges, often exacerbated by traffic and industrial pollution. Additionally, proximity to wildfire hazard zones and areas prone to flooding poses significant risks to those living or working near foothills and open spaces. Building resilient and sustainable communities involves acknowledging local hazards and their impacts, while implementing proactive measures to protect and adapt communities to withstand the effects of climate change. Policies that focus on

CalEnviroScreen is a screening methodology that can be used to help identify California communities that are disproportionately burdened by multiple sources of pollution.

SOURCE: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

CalEnviroScreen 4.0

managing hazard-prone areas, regulating hazardous facilities, and adapting land uses and design for climate resilience are critical.

G. EQUITABLE AND INCLUSIVE LAND USE DECISION-MAKING

Equitable and inclusive land use decision-making is crucial to fostering communities that genuinely reflect the diversity and needs of community members. Embracing local knowledge and engaging feedback from the outset of planning processes can yield spaces that are sustainable, culturally attuned, and centered around community well-being. The complexity of planning processes, including zoning and permitting, often poses barriers to community participation. Broadening engagement by using diverse methods and languages, and providing educational resources, empowers members of the public to actively participate and advocate for their needs.

2.3 Growth and Preservation Strategies

Growth and preservation strategies were developed to realize the vision for the Planning Area, as presented in six distinct but related Vision Statements in Chapter 1, *Introduction*. The nine strategies shown in Table 2-1, *Growth and Preservation Strategies*, were used to guide growth in the Planning Area and inform targeted amendments to land uses as well as policy. The Land Use Policy Map can be found in Appendix A, *WSGV Planning Area Communities: Land Use and Zoning Modification Maps*.

TABLE 2-1 Growth and Preservation Strategies

Vision Statement	Strategies
I. Harmonious and Coordinated Growth	<ul style="list-style-type: none"> • Encourage diverse housing options by promoting ADUs, mixed-use development, affordable housing and 'missing middle' housing in appropriate zones; • Upzone areas near transit and commercial hubs for multifamily housing, aligning with sustainable growth principles; • Enable new commercial nodes and local-serving businesses to locate at key intersections and community gateways (e.g., accessory commercial uses) • Distribute community facilities equitably to support the well-being of all residents; • Coordinate growth with infrastructure improvements and investments that support walkable, green, safe, and connected communities; • Implement community design standards that guide new development to be aesthetically and environmentally harmonious with existing neighborhoods.
II. A Thriving Business-Friendly Region	<ul style="list-style-type: none"> • Identify through outreach to the business community barriers that are impeding new commercial and employment investments in WSGV; • Create incubator programs and local business support initiatives that foster entrepreneurship, focusing on leveraging local talents and resources; • Support small and medium-sized enterprises (SMEs) through streamlined processes and access to resources; • Develop incentives and support for businesses implementing sustainable practices; and • Promote diversity in locally-based businesses by providing platforms for minority and women-owned businesses.
III. Connected and Walkable Communities	<ul style="list-style-type: none"> • Expand public transportation options, infrastructure, and amenities, especially in underserved areas, to reduce dependency on private vehicles; • Facilitate more walkable communities by designating neighborhood greenways that create safe, comfortable, and scenic routes to key destinations; • Develop pedestrian pathways through cul-de-sacs to enhance walkability and neighborhood connectivity; and • Identify gaps where sidewalks, bike lanes and trail connectivity are needed and desired to create safe and connected communities.
IV. Strong Social and Cultural Cohesion	<ul style="list-style-type: none"> • Foster community-driven development projects that provide spaces for socializing, cultural events, recreation, and entertainment; • Identify centrally located vacant and underutilized sites that are publicly available, or could be privately incentivized, to develop as uses beneficial to the community and for potential community gathering (e.g., community gardens, pocket parks, local markets, etc.); and • Launch cultural celebration programs to foster inclusiveness and appreciation of diverse communities.
V. Resilient and Sustainable Built and Natural Environment	<ul style="list-style-type: none"> • Preserve the sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the WSGV; • Identify locations to enhance and restore these sensitive resources and amenities for current and future populations (e.g., connected wildlife corridors, clean water resources, green infrastructure); and
VI. Equitable Decision-Making	<ul style="list-style-type: none"> • Prioritize the needs of disproportionately affected communities in the allocation of funding and capital investments, to ensure the equitable distribution of resources and amenities, and to address environmental injustices, correct social and economic inequities, and support the health, safety, and well-being of all WSGV residents; • Enhance digital and virtual platforms for community engagement to ensure broad participation in planning processes; and • Regularly assess community needs to inform equitable distribution of resources and amenities.

2.4 Goals and Policies

VS 1 – Harmonious and Coordinated Growth

BALANCED GROWTH AND NATURAL RESOURCE PRESERVATION

Goal LU-1: Growth facilitates sustainable development patterns and is targeted to areas with existing and future transit access, proximity to commercial services and employment centers, and is aligned with supportive infrastructure and access to public facilities.

Policy LU-1.1: Foster sustainable growth patterns. Concentrate growth within one mile from major transit stops, one-half mile from high-quality transit corridors, and one-quarter mile from commercial corridors and commercial areas where there is access to existing or proposed transit and everyday services within walking and biking distance.

Policy LU-1.2: Increase land use diversity. Enable a diverse land use pattern to meet the needs of residents and employees, including increased proximity between housing and commercial uses, job centers, parks and open spaces, and community services and amenities to support the well-being of the community.

Policy LU-1.3: Foster walkable communities. Bring everyday needs and amenities such as public transit, parks, schools, and commercial services within walking distance of neighborhoods.

Policy LU-1.4: Prioritize investments in growth areas and disadvantaged communities. Prioritize capital improvements and public facilities in targeted growth areas and disadvantaged communities to enhance and support equity and quality of life in the built environment.

Policy LU-1.5: Ensure compatible land uses. Ensure compatible land uses between Cities and unincorporated communities in the Planning Area.

Goal LU-2: Sustainable and resilient growth patterns effectively consider local hazards and safeguard the well-being of all community members.

Policy LU-2.1: Direct growth away from hazard areas. Direct future growth and development away from designated environmental hazard areas, including Fire Hazard Severity Zones, high-flood-risk areas, areas prone to landslides, and polluting uses.

Policy LU-2.2: Prohibit development without adequate fire protection. In fire hazard areas, prohibit development where there is insufficient access, water pressure, fire flow rates, or other accepted means of adequate fire protection.

Policy LU-2.3: Limit expansion of the wildland/urban interface. Direct future growth and development away from wildland/urban interface areas along the San Gabriel Mountains and foothills to minimize exposure to future hazards and habitat impacts.

Policy LU-2.4: Ensure adequate road access. Ensure new development is designed to be accessible from existing public roads and provides direct access to multiple primary roads to support community members' safety and aid in efficient evacuation during hazard events.

Policy LU-2.5: Underground new and existing utility infrastructure. Support the undergrounding of all new and existing utility infrastructure when not disruptive to sensitive biological and cultural resources. Prioritize high-fire-risk areas for transitioning existing utility infrastructure underground.

Policy LU-2.6: Limit fuel modification and preserve native vegetation. Site and design structures to minimize the impact of fuel modification on native vegetation and sensitive biological resources. Limit fuel modification to the minimum area necessary. Use site-specific fuel modification strategies, such as thinning, selective removal, and spacing, to create effective defensible space that preserves native vegetation.

Policy LU-2.7: Manage vegetation. Proactively manage vegetation in fire hazard areas under the guidance of a biologist to avoid impacts on sensitive resources, sensitive species, and fire-resistant native species.

Policy LU-2.8: Prioritize site developments to promote safety.

In fire hazard areas, require that development sites and structures be located off ridgelines, hilltops, and other dangerous topographic features such as chimneys, steep draws, and saddles. In addition, sites and structures must be adjacent to existing development perimeters and avoid incorporating long driveways.

Policy LU-2.9: Provide sensitive-receptor buffers.

Buffer sensitive land uses such as residences, schools, parks, and medical care centers from pollutant-emitting sources such as freeways, heavy industrial, hazardous materials sites, and similar uses.

Policy LU-2.10: Ensure crime prevention through environmental design (CPTED). Incorporate principles of CPTED in site development to improve safety and emergency access throughout the WSGV communities.

Goal LU-3: A community with attainably priced and diverse housing options, and vibrant mixed-use environments that combine residential, commercial, and community-oriented spaces to enhance livability.

RESIDENTIAL NEIGHBORHOODS AND HOUSING DIVERSITY

Policy LU-3.1: Promote diverse housing options. Promote development of duplex, fourplex, accessory dwelling units, and cottage court housing in low-density housing areas.

Policy LU-3.2: Allow compatible uses in residential neighborhoods. Allow compatible uses on or near the edges of residential neighborhoods that bring amenities closer to homes, such as child and adult daycare centers, educational facilities, cultural facilities, and corner markets.

COMMERCIAL AREAS AND CORRIDORS

Policy LU-3.3: Preserve and expand commercial space. Provide sufficient commercially designated land equitably throughout the WSGV to serve local needs and reduce travel by car to access daily services and goods. Prioritize communities that have been historically redlined.

Policy LU-3.4: Activate commercial corridors. Strengthen commercial corridors by facilitating building designs and street improvements that make for safe, comfortable, and enjoyable walking and biking experiences.

Policy LU-3.5: Revitalize underutilized spaces. Identify and repurpose underutilized lots and buildings within commercial corridors for community use, pop-up shops, or temporary green spaces.

Policy LU-3.6: Promote the development of healthy food choices. Promote the development of commercial uses that provide healthy and locally grown food choices for residents.

Refer to the additional goals and policies under Vision Statement 2 related to commercial uses and establishment of a thriving and business-friendly region.

For additional policies related to this topic, refer to the Economic Development Element, Chapter 3 of this Area Plan.

MIXED-USE DEVELOPMENT

Policy LU-3.7: Encourage mixed-use development. Incentivize ground-floor commercial uses and pedestrian-oriented amenities in mixed-use development, to facilitate proximity between residences, businesses, employers, and amenities.

Policy LU-3.8: 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.

Goal LU-4: Industrials uses that are environmentally responsible and beneficial to the local economy.

INDUSTRIAL AND EMPLOYMENT USES

Policy LU-4.1: Ensure protection of industrial-adjacent land uses. Ensure that industrial developments incorporate adequate landscape and noise buffers to minimize negative impacts on surrounding neighborhoods, addressing on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may affect adjoining uses.

Policy LU-4.2: Protect residential uses from noise impacts.

Promote enhanced levels of sound insulation for existing and proposed residential uses near industrial and commercial zones, and within 600 feet of a major transportation corridor or a major highway.

Policy LU-4.3: Promote sustainable and clean industrial uses.

Advance sustainable and clean industrial practices by incentivizing and prioritizing industries committed to environmental stewardship and clean technologies.

Policy LU-4.4: Improve indoor air quality. Support the development of programs for sensitive uses near industrial uses and other outdoor sources of indoor air pollution, such as freeways, to improve indoor air quality.

Policy LU-4.5: Monitor community air quality. Support community-level air quality monitoring for residential areas and other sensitive uses near industrial areas, major transportation corridors, and other air pollution generators.

For additional policies related to this topic, refer to the Economic Development Element, Chapter 3 of this Area Plan.

Goal LU-5: A resilient and sustainable community that balances development with the conservation of natural resources.

MINERAL RESOURCES

Policy LU-5.1: Manage idle wells responsibly. Support proper management of idle and abandoned oil and gas wells, as defined by the California Geologic Energy Management Division, following the requirements of state law, and remediation of impacts and restoration of habitat in or near **Significant Ecological Areas (SEAs)** and on any lands containing sensitive biological resources.

BIOLOGICAL RESOURCES

Policy LU-5.2: Protect natural resources. Protect existing and restore or acquire additional natural resource areas for the continued protection of the WSGV's natural resources.

The **SEA** Program was established to conserve genetic and physical diversity within the County by designating biological resource areas capable of sustaining themselves into the future, and ultimately bettering the quality of life for those who live in Los Angeles County. The program serves as an important resource identification tool to indicate where important biological resources occur (LA County Planning 2022c). SEAs identify areas that the County deems important for biological resources and the balance between the natural world and development; however, these areas are not preserves. Additional information regarding requirements within the SEA can be found on the Los Angeles County website, <https://planning.lacounty.gov/long-rangeplanning/significant-ecological-areas-program/>.

Significant Ecological Areas (SEAs)

Policy LU-5.3: Protect Significant Ecological Areas and biological resources. Discourage development that threatens sensitive biological resources within SEAs and biological resource areas in the WSGV.

Policy LU-5.4: Prevent habitat disturbance and fragmentation. Direct development away from sensitive habitat areas and minimize or prevent any activity or development that will disturb or fragment habitat areas.

Policy LU-5.5: Require natural habitat buffers. Require natural habitat buffers to separate development areas from SEAs and natural resources.

Policy LU-5.6. Support locally native plants. Encourage new and existing development to use locally native species in landscaping. Provide the public with a list of locally native plants to support local biocultural diversity.

For additional policies related to this topic, refer to the Conservation and Open Space Element, Chapter 4 of this Area Plan.

PARKS AND RECREATION

Policy LU-5.7: Expand community recreation spaces. Prioritize the development of vacant land owned by Los Angeles County (County) for recreational uses and other facilities that enhance public well-being and community engagement.

Policy LU-5.8: Expand parks, open spaces, and trails. Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, transit, and bikeways and within walking distance of residents.

Policy LU-5.9: Address park needs. Support additional resources to provide park space in areas identified as having high and very high park needs.

For additional policies related to this topic, refer to the Public Services and Facilities Element, Chapter 5 of this Area Plan.

WATER

Policy LU-5.10: Implement green infrastructure for water management. Encourage the implementation of sustainable strategies to increase the use of permeable pavements, rain gardens, bioswales with locally native plants, green roofs, and other strategies, aimed at enhancing stormwater absorption, slowing runoff, and improving water quality.

Policy LU-5.11: Support gray water and water reuse technologies. Encourage and promote the installation of gray water infrastructure and water reuse and capture technologies for existing residential and small-scale development.

Policy LU-5.12: Protect and enhance waterways. Protect, restore, and enhance stormwater channels, rivers, creeks, and waterways, as critical natural resources that link unincorporated WSGV communities to natural assets.

Policy LU-5.13: Provide buffers for waterways. Support protection and restoration of native vegetation buffers and upland habitats for waterways, creeks, rivers, and wetlands.

For additional policies related to this topic, refer to the Conservation and Open Space Element, Chapter 4 of this Area Plan.

RURAL AND AGRICULTURAL LAND

Policy LU-5.14: Preserve established agricultural uses. Support preservation of nurseries and other agricultural uses located on utility easements in the WSGV for agricultural and open space uses.

Policy LU-5.15: Limit conversion of agricultural and working lands. Limit the potential conversion of agricultural lands, working lands, and equestrian land to residential uses or other development.

Policy LU-5.16: Encourage the sale of native plants. Encourage local nurseries and retailers to grow and stock locally native plants.

VS 2 – A Thriving and Business-Friendly Region

Goal LU-6: A diverse mix of commercial activities bolsters local businesses, generates employment opportunities, fosters walkable communities, and contributes to the economic vitality.

Policy LU-6.1: Encourage commercial land use diversity.

Encourage a greater mix of locally serving uses, such as retail, small businesses, eateries, small-scale institutional, office, and other compatible uses in commercial centers to limit vacancies and increase access to the community's everyday needs.

Policy LU-6.2: Facilitate accessory commercial units (ACUs).

Support the development of ACUs overlay zone in which commercial uses such as bodegas and other small businesses can operate by right in otherwise exclusively residential neighborhoods.

Policy LU-6.3: Support adaptive commercial reuse and rehabilitation. Support the adaptive reuse and rehabilitation of aging commercial centers and structures and vacant or underutilized structures, especially those in **high resource areas (HRAs)**.

Policy LU-6.4: Incentivize diverse and innovative industries.

Incentivize innovation through the development of land uses that promote technology, sustainability, and bioscience employment hubs.

For additional policies related to this topic, refer to the Economic Development Element, Chapter 3 of this Area Plan.

HRAs, as defined by the California Department of Housing and Community Development, are neighborhoods that score better than other neighborhoods in the same region (score of 6 or 7 out of 9) across nine economic, educational, and environmental indicators. A neighborhood's score for each economic and educational indicator is determined by whether it falls above or below the median (50th percentile) tract or block group value within each region.

SOURCE: CTCAC/HCD Opportunity Area Maps, <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

High Resource Areas (HRAs)

VS 3 – Connected and Walkable Communities

Goal LU-7: An active transportation environment that enhances mobility and reduces reliance on personal vehicles.

Policy LU-7.1: Enhance mobility in growth areas. Align investments in mobility with designated growth areas, prioritizing disadvantaged communities, to improve access to pedestrian pathways, public transit, and bicycle routes.

Policy LU-7.2: Support pedestrian passageways through cul-de-sacs. Support opportunities to provide pedestrian and bicycle passageways with wayfinding signage from neighborhood cul-de-sacs to arterials to provide residents greater access to services and amenities within walking distance.

Policy LU-7.3: Create streets that foster healthy lifestyles. Transform selected streets adjacent to or near residential neighborhoods into “healthy streets” that integrate pedestrian-focused design, green spaces, and community amenities.

Policy LU-7.4: Repurpose underutilized surface parking. Encourage developments with underutilized surface parking to repurpose spaces for community gathering and temporary community events, including parklets, plazas and paseos.

Policy LU-7.5: Consolidate and centralize parking lots. Support community-wide parking reform through strategies that consolidate public parking areas at regular intervals along major retail and business corridors to enhance walkability, support popular community destinations, and limit vast expanses of surface parking.

Policy LU-7.6: Enable parking flexibility. Promote the reuse of existing parking facilities for local businesses through parking standards that allow for off-site parking, shared-parking arrangements, car sharing, centralized parking structures, or other means to meet minimum parking requirements.

Policy LU-7.7: Enhance parking lots. Facilitate the development of bioswales, trees, dedicated walkways, and traffic calming measures in parking areas to help enhance visual appearance, improve the pedestrian experience, and support groundwater recharge.

For additional policies related to this topic, refer to the Mobility Element, Chapter 6 of this Area Plan.

VS 4 – Strong Social and Cultural Cohesion

Goal LU-8: A cohesive built environment that nurtures community well-being, inclusivity, and a shared sense of belonging among all residents.

Policy LU-8.1: Maintain the public realm. Support additional funding and resources to maintain public spaces and infrastructure to deter deterioration and promote a clean environment and foster sense of community pride.

Policy LU-8.2: Foster gathering spaces. Support the development of “community hubs” and multipurpose gathering spaces within walking distance of residential areas, incorporating features that support diverse uses and accessibility for all age groups.

Policy LU-8.3: Improve safety and ambiance through lighting. Improve street and public space lighting to enhance safety after dark. Ensure that lighting is down-cast to avoid light pollution and is designed to contribute to the distinct character of the community.

For additional policies related to this topic, refer to the Public Services and Facilities Element, Chapter 5 of this Area Plan.

Goal LU-9: Strong community character through design standards and practices that reflect community values, enhance neighborhood compatibility, and promote functional and aesthetic cohesion.

Policy LU-9.1: Facilitate well-designed neighborhood transitions. Facilitate new housing development that provide compatible transitions in design, massing, and landscaping between new construction and the surrounding neighborhood character, especially in growth areas that border residential neighborhoods.

Policy LU-9.2: Reduce parking frontage. Encourage placement of new parking lots or stalls behind storefronts and away from street frontages.

Policy LU-9.3: Adapt parking lots for community events. Enhance the utility and multi-functional potential of large parking areas by transforming them into flexible spaces suitable for both vehicle parking and the hosting of community events like festivals and farmers' markets.

Policy LU-9.4: Integrate community identity markers. Integrate distinctive community identity markers, public art, and signage that reflect the unique history and character of each community in the Planning Area.

For additional policies related to this topic, refer to the Public Services & Facilities Element and the Historic Preservation Element, Chapters 5 and 7, respectively, of this Area Plan.

VS 5 – Resilient and Sustainable Built and Natural Environment

Goal LU-10: Resilient and sustainable communities that are adapted to climate change and provide equitable access to essential resources.

Policy LU-10.1: Promote heat-resilient urban design. Promote the integration of heat resilience measures in development projects, through requirements for cool roofs and pavements, increased pervious surfaces, shading, optimized building orientation, and the incorporation of native landscaping features designed to mitigate heat.

Policy LU-10.2: Provide community cooling centers. Provide cooling centers in areas that are highly vulnerable to climate hazards and have limited access to such facilities.

Policy LU-10.3: Mitigate flood hazards. Mitigate future increases in flood hazards and minimize flood risk in the foothills of the San Gabriel Mountains, along the San Gabriel River, and in the valley areas through the development of multi-benefit open spaces for public use, flood attenuation, water infiltration, water quality improvements, and habitat conservation.

Policy LU-10.4: Provide support for climate-vulnerable populations. Support public facilities and parks to operate as spaces of refuge from high heat, offering hydration, sanitation, shade, and cooling among other health-supportive features.

Policy LU-10.5: Provide employment facilities with cooling and air filtration. Support the inclusion of air conditioning and air filtration systems in indoor work environments to support employee health and well-being, particularly in WSGV communities vulnerable to heat and air quality concerns.

Policy LU-10.6: Facilitate urban agriculture. Support and facilitate the use of public easements, rights-of-way, underutilized or vacant County land, utility corridors, schoolyards, or other public land for community gardens and urban agriculture to increase access to locally grown food.

Policy LU-10.7: Incentivize food gardens and multifamily housing. Support and incentivize the inclusion of resident-managed food gardens and urban agriculture in multifamily residential property developments.

VS 6 – Equitable Decision-Making

Goal LU-11: Land use decision-making that is inclusive, equitable, and responsive to the diverse needs and voices of the WSGV community.

Policy LU-11.1: Ensure equitable and accessible community engagement. Expand community engagement efforts to people who otherwise might not participate, including working parents, people with disabilities, and communities of color.

Policy LU-11.2: Encourage collaboration with community partners. Partner with community groups, local community-based organizations, and public agencies to increase participation in the planning process and foster collaboration.

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- 3.1 Introduction
 - 3.2 Existing Conditions
 - 3.3 Issues and Opportunities
 - 3.4 Goals and Policies
-

Sections Included

CHAPTER 3 Economic Development Element

3.1 Introduction

While each of the nine unincorporated communities in the West San Gabriel Valley (WSGV) Planning Area is unique, one goal that unites all the communities together is the goal of a thriving economy and workforce, to attract new investment, and to promote sustainable and equitable growth opportunities.

This Economic Development Element for the West San Gabriel Valley Area Plan (WSGVAP) aligns with the Vision Statements found in Chapter 1, *Introduction*, and provides a framework for developing a resilient workforce, attracting investment, reducing economic and financial distress in vulnerable communities, and providing for an economically and fiscally sustainable WSGV.

This Element, along with the General Plan Economic Development Element and the Housing Element, builds upon countywide policies and programs that support economic development.

ORGANIZATION

This Element includes a summary of existing conditions in the Area Plan Communities, as well as a summary of economic development issues and opportunities, followed by the goals and policies which will direct economic development initiatives for the WSGV Planning Area.

3.2 Existing Conditions

Areawide issues and opportunities related to economic development were identified based off of extensive community input and an analysis of key industries, employment sectors, the local resident workforce, real estate market conditions by sector, and displacement risks due to housing insecurity.

A. KEY INDUSTRIES AND JOB SECTORS

Taken together, the WSGVAP communities employed approximately 17,488 workers as of 2020, with the health care and social assistance sector accounting for 32.3% of total employment, or nearly one in three jobs.

Other key sectors include retail (10.4%), educational services (8.9%), and accommodation and food services (8.5%). Taken together, these sectors accounted for over 60.1% of total employment within the Area Plan Communities in 2020.

The communities of Altadena, East Pasadena-East San Gabriel, and La Crescenta-Montrose, which employed a combined total of 13,641 workers, represent over three-quarters of total employment in the WSGVAP. These communities also have some of the largest populations and most commercially zoned land in the Area Plan.

The majority of jobs are concentrated along major commercially zoned thoroughfares that bisect these communities. In Altadena, Woodbury Road as well as Lake Avenue and Washington Boulevard, have high concentrations of commercial zoning (C-3 and C-M) and a relatively large presence of commercial zoning restricted to neighborhood businesses (C-2).

East Pasadena-East San Gabriel's jobs are primarily located in areas near Huntington Drive and Rosemead Boulevard with a commercial

1. Altadena (6,479)
2. East Pasadena-East San Gabriel (4,195)
3. La Crescenta-Montrose (2,967)
4. Whittier Narrows (1,389)
5. South Monrovia Islands (1,228)
6. South San Gabriel (942)
7. San Pasqual (189)
8. Kinneloa Mesa (99)
9. South El Monte Island (0)

Total (17,488)

Communities in the Area Plan by Job Count

land use designation (CG), as well as in areas near Colorado Boulevard and Rosemead Boulevard with a mixed use land use designation (MU). In La Crescenta-Montrose, most of the employment and land with a commercial land use designation is located on Foothill Boulevard.

East Pasadena-East San Gabriel has the highest employment density (1,192 jobs per square mile) out of all the communities, yet only has around half the employment density of the larger West San Gabriel Valley (2,325 jobs per square mile).

Health care and social assistance jobs in the Area Plan Communities are largely derived from the presence of large medical centers and hospitals, as well as some smaller health care facilities and services. Area Plan jobs in the retail sector are associated with their proximity to major retail centers and are derived from a wide range of businesses.

B. RESIDENT WORKFORCE

1. Health Care (18.9%)
2. Educational Services (11.7%)
3. Professional and Technical Services 8.7%)
4. Transportation and Warehousing (7.8%)
5. Information (6.7%)
6. Accommodation and Food Services (6.6%)
7. Admin, Support, and Waste Management Services (5.2%)
8. Wholesale Trade (4.9%)
9. Finance and Insurance (4.5%)
10. Public Administration (4.5%)

**Total Employed Residents
(52,851)**

Resident Workforce Share of Total Employment by Job Sector

The Area Plan Communities are home to approximately 52,851 employed residents, who are primarily employed in the fields of health care and social assistance (9,974 employed residents), educational services (6,163), and professional, scientific, and tech services (4,605).

The imbalance between jobs and employed residents (17,488 jobs versus 52,851 employed residents) in the WSGVAP communities indicates they are a net exporter of workers. This means that many community residents must travel elsewhere to reach their primary place of employment. This imbalance is due in large part to the overwhelming share of land in the WSGV Area Plan that is dedicated towards residential land uses as opposed to commercial and industrial land uses.

Mixed-Use zoning is defined in County Code Section 22.26.030 as a zone that allows for a mixture of residential, commercial, and limited light industrial uses in close proximity to bus and rail transit stations. This type of zoning combines a wide range of housing densities alongside community-serving commercial uses and aims to promote active and public transit, community reinvestment, reduction in energy consumption, and opportunities for employment and consumer activities near residences. Mixed-use zoning, where appropriate, could serve as a potential and incremental remedy by allowing additional commercial space in applicable areas.

Compared to Los Angeles County, employed residents in the WSGV Area Plan Communities have a relatively strong presence in the fields of Health Care and Social Assistance (18.9% versus 17.3% of total employment), Professional, Scientific, and Tech Services (8.7% versus 7.1%), and Educational Services (11.7% versus 8.5%). In other industry sectors, however, employed residents are less well represented. These include Wholesale Trade¹ (4.9% versus 7.2% of total employment), Transportation and Warehousing (7.8% versus 9.0%), and Accommodation and Food Services (6.6% versus 7.9%).

C. REAL ESTATE MARKET CONDITIONS

Job-generating uses in the Area Plan Communities are generally associated with three types of real estate sectors: retail, office, and industrial space.

Retail Space

Retail is the largest job-generating commercial use in the Area Plan Communities, accounting for more square footage (2,313,580 square feet) than office (1,067,654 square feet) and industrial uses (1,505,298 square feet) combined.

East Pasadena-East San Gabriel has the largest inventory of retail space among the WSGVAP communities, occupying nearly 994,000 square feet, or 43% of the Area Plan’s total retail space. Altadena follows with approximately 731,000 square feet, making up a respective 32% of the total. La Crescenta-Montrose and South Monrovia Islands have approximately 345,000 square feet and 120,000 square feet, respectively. Taken together, these four Area Plan Communities comprise the vast majority, or 95%, of the total WSGVAP retail inventory.

Vacancy rates and asking rents for retail spaces in these four communities vary but, as of the third quarter (Q3) of 2023, were on average lower than both the vacancy rate (5.4%) and the average asking rent² (\$35.00) for retail space in the greater Los Angeles County area.

With respect to current development activity, no retail buildings were under construction or proposed in any of the Area Plan Communities as of Q3 2023. The median year built for retail buildings in the WSGV

¹ Common occupations in the Wholesale Trade sector include sales representatives, transportation and material moving occupations, and shipping/receiving clerks.

² Asking rent refers to NNN rent.

Area Plan Communities ranges from 1949 to 1991, with the overall median year built for all communities being 1957. The median year built for retail space among the Area Plan Communities demonstrates the lack of new retail space in the past five years and throughout the last few decades.

Office Space

By square footage, office space is less than half as common as retail space, occupying 1,067,654 square feet across the WSGVAP communities.

Altadena has the largest inventory of office space among the Area Plan Communities, with nearly 450,000 square feet, or 42% of the total. La Crescenta-Montrose and East Pasadena-East San Gabriel follow, making up another 42% of the total office inventory when combined.

Asking rents for retail spaces in these three communities were on average lower than the average asking rent³ for retail space in the greater West San Gabriel Valley (\$36.72) and Los Angeles County (\$41.46), as of Q3 2023. Vacancy rates for office space in Altadena and La Crescenta-Montrose were relatively low, while the vacancy rate in East Pasadena-East San Gabriel (11.5%) was more so on par with vacancy rates across the West San Gabriel Valley (9.9%) and Los Angeles County (15%).

In the last five years, one new office building has been constructed throughout all the WSGV Area Plan Communities. The 2017 building makes up Huntington Plaza in East Pasadena at 7232 Rosemead Blvd and is zoned C-1. No new office buildings were under construction or proposed in any of the WSGV Area Plan Communities as of Q3 2023.

Industrial Space

The WSGVAP communities occupy 1,052,980 square feet of industrial/flex space, accounting for less than 2% of the total industrial/flex space in the broader West San Gabriel Valley. Industrial/flex spaces are the least common use in the WSGVAP communities, starkly contrasting with the West San Gabriel Valley as a whole and Los Angeles County, where industrial/flex spaces are the most common.

³ Asking rent refers to gross rent.

Whittier Narrows has by far the largest inventory of industrial/flex space, with over 700,000 square feet, or 67% of the total, primarily clustered near along Peck Road near the area’s eastern boundary. The industrial/flex vacancy rate in Whittier Narrows fell under 1% at the time of data collection, indicating an extremely tight market for available industrial space in this area. Average asking rent⁴ for industrial space in Whittier Narrows, at \$20.33, was also higher than average asking rents in both the West San Gabriel Valley and Los Angeles County. This could mean that there are fewer opportunities for new businesses to establish themselves, or for existing businesses to expand.

Affordability and Anti-Displacement Considerations

There are approximately 5,320 units of multifamily housing spread across the WSGVAP. Taken together, the communities of East Pasadena, Altadena, and La Crescenta-Montrose comprise over 80% of the Area Plan’s multifamily housing stock.

Housing affordability becomes a problem when there is a deficit of housing units that can accommodate a region’s households at costs that are proportionate to their incomes. According to HUD standards, households paying more than 30% of their gross annual income for housing costs are considered “cost-burdened.”

By this metric, approximately 38.0% of all households in the Area Plan Communities are considered cost-burdened (48.8% of renter households and 32.3% of owner households). When compared to Los Angeles County however, the cost-burden among households in the Area Plan Communities is relatively low. In Los Angeles County, approximately 54.6% of all renter households are considered cost-burdened according to the most current estimate.

The Area Plan Communities contain significantly more owner households than renter households (32,775 versus 17,495). The largest segment across owner households, as well as total households, is owner households in the Above Moderate-Income category. For a family of three, this translates into \$106,050 per year and above, according to FY 2023 Income Limits for the Los Angeles-Long Beach-Glendale Metro Area.

Renter households in the Area Plan Communities, however, are more likely to belong to the Extremely-Low or Low-Income categories, making

⁴ Asking rent refers to all service type rent.

up 24.8% and 22.7% of all renter households, respectively. For a family of three, this translates into a maximum income of \$34,300 in the Extremely-Low Income category, and a maximum income of \$56,750 in the Very-Low Income category. These households in particular, are unlikely to be able to afford market-rate rents and may face displacement risk due to recent or future rent increases.

Average asking rents in all Area Plan Communities are significantly lower than those across Los Angeles County. Average rents in individual communities range from \$1,216 per month at the low end (South Monrovia Islands) to \$1,819 per month at the upper end (La Crescenta-Montrose). This compares to \$2,119 per month across Los Angeles County (including incorporated communities).

Providing a range of affordable units along with market rate units will be critical in the ongoing success of the Area Plan Communities. This is crucial in meeting housing and community needs expressed by individual WSGVAP communities as well.

3.3 Issues and Opportunities

Notable opportunities include a resident workforce that is comparatively well educated and represented in high employment growth sectors, such as Health Care and Professional Services. Residential cost burdens for renters are also lower than the Los Angeles County average, due to higher-than-average incomes and lower asking rents.

Challenges to ensuring ongoing economic vitality remain, however. The comparative lack of recent development activity makes the Area Plan's existing stock of job-generating sites less competitive. This lack of development activity also translates to housing production, with no new 100% affordable housing development in the pipeline. These issues and opportunities are summarized as follows and are broadly applicable across communities unless otherwise noted.

A. COMMERCIAL VITALITY

Many WSGVAP stakeholders have indicated a desire to increase commercial corridor vibrancy with locally based small businesses.

As of 2023, no new commercial space was proposed or under construction in any of the WSGVAP Communities. This could make it

more difficult for the Area Plan’s older commercial properties to compete with newer developments in jurisdictions that are directly adjacent.

In Altadena, community members envision Lake Avenue becoming a vibrant, gathering place with sidewalk cafes and restaurants, with a community center at the street’s intersection with Mariposa. Lincoln Avenue was also indicated as a promising area for a vibrant, walkable mixed-use commercial district.

Members of the La Crescenta-Montrose community expressed a need for additional local-serving businesses and the activation of vacant lots in this area. East Pasadena-East San Gabriel residents proposed a vibrant hub of locally owned businesses along Rosemead Boulevard, such as cafes, restaurants, and retail to encourage increased pedestrian activity and complement existing commercial uses.

B. HOUSING STABILITY FOR VULNERABLE POPULATIONS

Nearly half of all renter households in the WSGVAP are classified as Extremely-Low or Very-Low Income. Despite the fact that WSGVAP rents are lower than the County average, these households are unlikely to be able to afford market-rate rents, and may face displacement risk due to recent or future rent increases.

Based on an in-depth review of deed-restricted affordable housing projects across unincorporated Los Angeles County, only 3 affordable projects are located within the entire WSGVAP, with all geared towards Seniors. These three projects comprise 68 deed-restricted units, or 2.6% of the total number of deed restricted units found in Los Angeles County’s unincorporated communities. Notably, none of these projects are geared toward non-senior populations such as lower-income families, veterans, or homeless individuals.

The County’s Tenant Protection Ordinance and Affordable Housing Ordinance offer strong protections. Additional supply could also help ensure that households have access to the widest possible range of housing options that are suited to their needs.

C. THRIVING AND RESILIENT SMALL BUSINESSES

Retail space in the WSVAP is comparatively inexpensive, with asking rents in nearly all communities lower than the asking rents in Los Angeles County as a whole.

This may allow for a higher share of locally owned, non-chain retail stores due to their relative affordability.

To this end, revitalization efforts at the corridor level could lead to commercial gentrification, with a subsequent loss of “mom and pop” stores.

Economic development efforts should ensure that existing businesses are able to remain open and competitive in a fast-changing retail landscape. At the same time, the County can encourage new businesses in their efforts to open and/or expand by targeting small businesses and entrepreneurs, and streamlining any approvals required to grow and expand.

D. EQUITABLE WORKFORCE INVESTMENT

Employed residents in the WSGVAP are heavily represented in the health care and social assistance sector, which is forecasted to see significant growth over the next decade across Los Angeles County, according to California Employment Development Department forecasts. Given the Planning Areas’ net export of workers, along with the lack of new employment-generating development, the jobs-housing imbalance and skills-mismatch present in the WSGVAP communities could continue to be exacerbated despite forecasted industry growth.

Across Los Angeles County, opportunities exist to address the need for targeted industry and workforce investment and development, particularly in the wake of disruptive impacts of COVID-19. There is a particular focus on equitable workforce investment for populations, workers, and businesses disproportionately impacted by the effects of the pandemic. The American Rescue Plan (ARP) Act’s many ongoing Economic Opportunity projects (refer to Table X-1) exemplify a unique opportunity to capitalize on comprehensive and equitable investments towards strengthening local workforces and economies.

3.4 Goals and Policies

The following goals and policies address the issues and opportunities described in the previous section. Goals and policies for economic development are organized to implement relevant Vision Statements as presented in Chapter 1.

VS 2 – A Thriving and Business-Friendly Region

Goal ED-1: Economic mobility opportunities are available to all WSGV community residents and workers.

Policy ED-1.1: Expand workforce development. Support the evolving needs of plan area businesses and workforce by providing a range of training and skills development opportunities in partnership with agencies, businesses, and non-profits.

Policy ED-1.2: Leverage target industries for workforce development. Leverage the expertise and institutional knowledge of employers and the existing workforce in the Plan Area within target industries such as health care and social services.⁵

Policy ED-1.3: Expand access to education and economic resources and facilities. Support the establishment of educational and workforce development facilities and provide resources for mentoring and training of Plan Area residents.

Policy ED-1.4: Support older adults aging in place. Support older adults aging in place and provide assistance to ensure their economic wellbeing.

Policy ED-1.5: Foster cross-jurisdictional economic development. Coordinate with neighboring jurisdictions to pool resources, address funding gaps and assist with program administration to support integrated economic activity across jurisdictional boundaries.

⁵ Los Angeles County's seven target industries include Health Care Services, Manufacturing, Trade and Logistics, Leisure and Hospitality, Film and Digital Media, Bioscience, and Construction. Although these industries are not all uniquely applicable to WSGV, some already have an existing workforce in the area plan communities.

Policy ED-1.6: Expedite permitting for small businesses.

Streamline the permitting and clearance process for small-scale, locally-owned commercial uses.

Refer also to the Land Use Element for additional WSGVAP policies related to this topic.

Goal ED-2: Businesses in WSGV communities are thriving, innovative, and provide employment to Plan Area residents.

Policy ED-2.1: Promote small business and entrepreneurship.

Cultivate the health and expansion of small businesses in the Plan Area along underutilized commercial storefronts and corridors through technical assistance and streamlined permitting processes and requirements.

Policy ED 2.2: Mitigate small business displacement. Mitigate the displacement of small, locally-owned businesses in the Plan Area that may be impacted by new development by providing assistance and support to remain in their community.

Policy ED-2.3: Foster a business-friendly environment. Support the retention and growth of local businesses through economic development strategies that identify and support firms doing business in the WSGVAP.

Policy ED-2.4: Help businesses through the permitting process. Promote the retention and growth of Plan Area businesses by providing assistance in navigating the permitting process and supporting them with business development resources.

Policy ED-2.5: Strengthen community identity. Prioritize improvements to the public realm in commercial areas that elevate small businesses and promote the community's distinct cultural and artistic identity.

Goal ED-4: Commercial areas are thriving and resilient.

Policy ED-2.6: Encourage the renovation of underutilized properties. Preserve and enhance existing historic and cultural resources through adaptive reuse of commercial structures that promote entrepreneurship and attract new economic opportunities.

Policy ED-2.7: Targeted development incentives. Attract and expand key industries to the Plan Area by providing a range of targeted development incentives designed to boost the financial viability of commercial projects in strategic areas.

Policy ED-2.8: Activate ground floor uses. Promote standards, such as ground-floor transparency requirements, for commercial corridors to help pedestrians better interact with built spaces and to create a vibrant business corridor.

Policy ED-2.9: Increase diversity and collocation of land uses. Stimulate local economies by promoting a mix of commercial and residential uses along key corridors to reduce dependency on vehicular transportation.

VS 6 – Equitable Decision-Making

Goal ED-3: Economic development investments in the WSGV are prioritized through a lens of equity.

Policy ED-3.1: Ensure equitable investment within the planning area. Prioritize capital improvements in disadvantaged subareas within the WSGVAP to support small businesses and ensure that investments in community services, facilities, and infrastructure are equitably distributed throughout the Planning Area.⁶

Policy ED-3.2: Prioritize funding opportunities. Ensure that available funding opportunities are equitably allocated to populations, workers, and businesses in disadvantaged communities (DAC).

Policy ED-3.3: Invest in small and BIPOC (Black Indigenous and Other People of Color)-owned businesses. Support populations in-need by investing in small and BIPOC owned businesses with support services, grants, and other incentives.

⁶ Based on an overview of HUD data, there are scattered areas of disadvantage in communities such as Altadena, South Monrovia Islands, East Pasadena-East San Gabriel, South El Monte Island, Whittier Narrows, and South San Gabriel.

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- 4.1 Introduction
 - 4.2 Existing Conditions
 - 4.3 Issues and Opportunities
 - 4.4 Goals and Policies
-

Sections Included

CHAPTER 4 Conservation and Open Space Element

4.1 Introduction

The Planning Area contains a broad range of natural resources and open space. This Conservation and Open Space Element establishes goals and priorities to guide the conservation of biological, open space, scenic, and water resources in the West San Gabriel Valley (WSGV). This element aligns with the Vision Statements found in Chapter 1, *Introduction*, of this West San Gabriel Valley Area Plan (WSGVAP or Area Plan). The Conservation and Open Space Element provides guidance to help ensure that development conforms with objectives to protect the natural environment, conserve natural resources and open space, protect sensitive watersheds and water quality, and preserve scenic resources.

ORGANIZATION

Several types of biological, open space, scenic, and water resources are considered in this element. First, each resource type is summarized here. Each summary is followed by a description of the primary issues and opportunities for conserving natural resources across the Planning Area (see Section 4.2, *Issues and Opportunities*), and then by the goals and policies that will guide conservation planning.

4.2 Existing Conditions

A. BIOLOGICAL RESOURCES

The WSGV Planning Area is biodiverse. A variety of soils, geology, topography, elevation ranges, and microclimates support a unique and varied collection of biological resources, including habitats and species not found elsewhere in the world. The WSGV contains large areas of open space and undeveloped land with identified biological resources, but these areas have become threatened as a result of development and are further stressed by climate change impacts and loss of biodiversity. The WSGV also contains significant biological resources on developed housing parcels, in the form of trees, shrubs, and other vegetation that in turn support a rich diversity of bird life, reptiles, amphibians, insects, arachnids, fungi and microbiota. This Conservation and Open Space Element establishes goals and priorities to guide the conservation of biological diversity in the WSGV to protect and conserve existing biological resources from further decline. It also provides guidance to help ensure that development conforms with objectives to protect the natural environment, conserve biological resources, and protect sensitive resources.

The Planning Area is defined historically, topographically, and ecologically by its natural features—its rivers, valleys, hillsides, and mountains. The San Gabriel Mountains, San Rafael Hills, and Whittier Narrows Recreation Area contain ridgelines, natural canyons, and drainage channels that provide habitat and connectivity corridors for wildlife, connecting preserved lands in Chino–Puente Hills to the southeast, the Verdugo and Santa Monica mountains to the west, and Angeles National Forest to the north. These areas contain significant ecological resources and allow for free-flowing drainage from the hillsides into canyons.

The main types of biological resources in the WSGV are hydrologic features, riparian habitats, woodlands, chaparral, coastal sage scrub, grasslands, special-status species, U.S. Fish and Wildlife Service–designated critical habitat, Significant Ecological Areas (SEAs), and Regional Habitat Linkages. Further, the WSGV contains rare and endemic oak species whose genetic diversity should be preserved. The Planning Area is a rich storehouse of genetic diversity for oaks, particularly white oaks (*Quercus alba*), which include Engelmann oak (*Quercus engelmannii*), San Gabriel oak (*Q. durata* var. *gabrielensis*),

scrub oak (*Q. berberidifolia*), and hybrids of these species, plus a very small number of valley oaks (*Q. lobata*), which are probably planted, but which were present historically. Coast live oak, interior live oak, and canyon oak are also present, as are a number of species of beautiful and/or rare plants and wildflowers, such as ocellated Humboldt's Lily (*Lilium humboldtii* ssp. *ocellatum*), scarlet larkspur (*Delphinium cardinale*), Indian paintbrush (*Castilleja affinis*), Nevin's barberry (*Berberis nevinii*), and dozens more (CNPS 2024; Calflora 2024; CNDDDB 2024).

Designated Significant Ecological Areas

Significant Ecological Areas, or SEAs, are locations designated by Los Angeles County (County) that aim to protect valuable biological resources. SEAs include lands that host sensitive and/or plentiful wildlife and vegetative species, intact habitat, and wildlife corridors to allow species to traverse the landscape.

Three SEAs are located within the WSGVAP:

1. Altadena Foothills and Arroyos SEA
2. San Gabriel Canyon SEA
3. Puente Hills SEA

The SEA Program is described in the General Plan's Conservation and Natural Resources Element (https://planning.lacounty.gov/wp-content/uploads/2022/11/9.0_gp_final-general-plan-ch9.pdf) and at <https://planning.lacounty.gov/long-range-planning/significant-ecological-areas-program/>. The descriptions, biological resources, and specific features of the three SEAs designated in the Planning Area can be found in Appendix E, *Conservation and Natural Resources Element Resources*, of the General Plan (https://planning.lacounty.gov/wp-content/uploads/2022/11/5.-gp_final-general-plan-appendix-E.pdf).

B. OPEN SPACE RESOURCES

Open space resources consist of largely undeveloped publicly and privately held lands and waters preserved in perpetuity for open space, recreational, conservation, and educational use. While some of these parcels are preserved in perpetuity, many lack any legal guarantee of long-term preservation. Open space resources in the WSGV include County-owned parks and managed trails, public parks and trails owned

and managed by government agencies, joint powers authorities, national forest lands, and lands owned by nonprofit conservation organizations. Additionally, lands subject to recorded easements or deed restrictions for open space purposes may allow passive recreational use in line with the limitations established for the site.

The WSGV area encompasses the foothills of the San Gabriel Mountains and parts of Angeles National Forest, offering residents various recreational options. The WSGV Planning Area includes 3,540 acres of local and regional parks and recreational facilities, including County-owned and operated facilities and those managed by other jurisdictions. In addition to these parks and recreational facilities, there are 1,672 acres of conservation areas within the Planning Area.

C. SCENIC RESOURCES

Scenic resources in the WSGV Planning Area encompass designated scenic highways and corridors, hillsides, scenic viewsheds, vistas, significant ridgelines, and other natural features. At the local neighborhood level, streets with significant tree canopy are a scenic resource that residents experience every day. However, population shifts and development have led to the loss and degradation of some scenic features, highlighting the need for protection measures. Existing scenic views include the San Gabriel Mountains, San Rafael Hills, Arroyo Seco, San Gabriel River, Rio Hondo, and the surrounding Verdugo Mountains contributing to the region's aesthetic and ecological value. Preserving these scenic resources is crucial to their beauty, the overall health of watersheds, and the well-being of communities.

Scenic Resources in WSGV Communities

SCENIC RIVER CHANNELS

The San Gabriel River, Rio Hondo, and Arroyo Seco are integral scenic resources in the WSGV, flowing from the San Gabriel Mountains to the south and through the valley. The Arroyo Seco runs along the west side of Altadena and south into Pasadena and the Los Angeles River, flowing through a series of public parks. The San Gabriel River and Rio Hondo interact with Whittier Narrows Recreation Area, enhancing the area's visual appeal and environmental richness. The San Gabriel River flows in a soft-bottomed channel between raised levees. The Rio Hondo is mostly concrete-lined to serve its

The Rio Hondo and San Gabriel River have both been part of a revitalization program called the **Emerald Necklace**. The goal of this program is to create a "necklace" of parks and reclaimed wild spaces with the two rivers.

Emerald Necklace Program

primary flood control function, but the river flows over open ground in two locations: the Peck Road Water Conservation Park and the Whittier Narrows Recreation Area.

SCENIC HIGHWAYS

Route 5 (Near Tunnel Station)/Route 134, Route 2, and I-210 freeways are eligible for designation as a California State Scenic Highway as determined by the State Scenic Highway System. The highway runs through the unincorporated communities in the WSGV.

SCENIC PRESERVES

La Crescenta–Montrose Rosemont Preserve, or Rosemont Preserve, is a protected **scenic area** and lies within the unincorporated community of La Crescenta–Montrose. Saved from development by the Arroyos & Foothills Conservancy, this preserve now serves as a permanent wildlife sanctuary and community resource (Arroyos & Foothills Conservancy 2022a).

SCENIC PARKS AND RECREATIONAL AREAS

The Whittier Narrows Recreation and Natural Areas is a scenic resource that provide water features, trails, and expansive green spaces. This recreation area spans approximately 1,500 acres and includes vegetation such as trees and grasslands, providing habitat for various species. The recreational area provides scenic resources visible from walking trails, as well as public art and water features, making it a popular area in the WSGV. It also is a popular birding spot for local and migratory species.

Santa Fe Dam Recreational Area spans 836 acres and is located in Baldwin Park at the base of the San Gabriel Mountains. Along with Angeles National Forest and the Whittier Narrows Recreation Area, this recreational area has one of the highest rates of visitation in the WSGV (LACDPR 2022b). The area's centerpiece is a 70-acre lake offering year-round fishing and opportunities to use non-motorized watercraft, and is a well-known birding area. Many native plant and animal species are also found in the recreation area.

SIGNIFICANT RIDGELINES

Ridgelines are elevated shapes that are formed where sloping land surfaces meet. Specifically, significant ridgelines stand out because of their prominence, unique character and location, presence of cultural

or historical landmarks, and ecological or scenic significance.

Significant ridgelines have been identified and mapped in Altadena, with protections provided by zoning regulations.

SCENIC HILLSIDES

The San Gabriel Mountains provide a dramatic scenic backdrop to the WSGV and are particularly close to the communities of Altadena, Kinneloa Mesa, and La Crescenta-Montrose. Similarly, the Verdugo Mountains rise above La Crescenta–Montrose and create a strong visual presence. The San Rafael Hills also provide a visual backdrop for Altadena and La Crescenta-Montrose. These hillsides, with their rugged peaks and slopes, contribute to the region’s unique visual identity.

D. WATER RESOURCES

The San Gabriel Valley, once abundant in wetlands and riparian habitat, underwent significant changes due to the extractive economy of 19th- and 20th-century settlers. Resulting development and channelization of rivers resulted in the loss of 86% of historical wetlands. (County Planning 2023a). Although water emanating from Angeles National Forest partially replenishes groundwater, the need for sustainable replenishment persists throughout Los Angeles County. Groundwater basins contribute 13% of the water supply to unincorporated areas each year, while more than half of the water supply is imported (Los Angeles County 2022a). Runoff in the northern WSGV supports riparian habitats, but development in the south reduces natural infiltration into groundwater basins, instead redirecting water to the channelized Los Angeles River and its tributaries on its way to the Pacific Ocean.

4.3 Issues and Opportunities

A. BIOLOGICAL RESOURCES

Preservation of Biological Diversity

Development remains the main cause of species decline in the Southern California region, where approximately 20% of the species on the federally endangered species list are found. In Southern California, more than 2,000 species of plants and animals are considered

endangered, threatened, rare, or sensitive, or have been placed on “watchlists” by government agencies and conservation groups.

The County has designated SEAs for areas rich in biological resources to help ensure the sustainability of these valued resources into the future. The SEAs feature large areas of relatively undisturbed habitat that are listed as highest priority communities for preservation by the California Department of Fish and Wildlife. The SEA Program provides guidance for planning decisions and encourages the conservation of core habitats and linkages. However, due to climate change and impacts from future development threats to biodiversity remain. Furthermore, while SEA’s represent the best concentrations of biodiversity, existing suburban and urban areas with significant tree cover host useful biodiversity as well which is often threatened.

Habitat Fragmentation

Habitat loss and fragmentation are the leading threats to biodiversity. Roads and development are major causes of this fragmentation, as they obstruct wildlife movement and often lead to collisions. A key consideration is to reduce the impacts and fragmentation caused by transportation barriers (South Coast Wildlands 2008). According to the California Roadkill Observation Program database, most collisions occur along State Route 2, State Route 134, and Interstate 210. Additional wildlife crossings at key locations are needed to facilitate movement that will counter the impacts of highways and urbanization. There is a need to reduce the impacts of transportation barriers and reconnect larger habitat areas to facilitate species movement and their genetic diversity for long-term sustainability of the populations.

Preservation and Creation of Wildlife Corridors

Connectivity for wildlife movement needs to be expanded to support the health of native species throughout Los Angeles County. The WSGV provides a rich opportunity to further countywide goals for preservation of wildlife corridors as rare plant communities, rare and endemic species of flora and fauna, and documented wildlife movement corridors exist in the Planning Area. Development can interfere with wildlife passage, and there is a critical need to reestablish corridors by removing barriers and creating wildlife crossings. Major wildlife corridors include the Arroyo Seco and San Gabriel River, which touch the unincorporated communities of Altadena and Whittier Narrows, and extend into adjacent jurisdictions. Promoting continuity

between existing wildlife corridors is important for the movement of wildlife in the San Gabriel and Verdugo Mountains and the San Rafael Hills. Linking the San Rafael Hills and Verdugo Mountains with the San Gabriel Mountains, known as the Hahamongna to Tujunga Wildlife Corridor (Arroyos & Foothills Conservancy 2022b). Each of these corridors have barriers to passage between areas of natural habitat that must be surmounted for the Hahamongna to Tujunga Wildlife Corridor to become fully functional.

Wildland/Urban Interface

To reduce environmental impacts from development and limit human exposure to hazards—wildfire, landslides, erosion, and floods—it is necessary to minimize and prevent the expansion of wildland/urban interface areas along the foothills of the San Gabriel Mountains. Maintaining vegetated hillsides helps to retain and absorb moisture, replenish groundwater, and to reduce the occurrence of extreme erosion and landslides after fire and rain events. In Fire Hazard Severity Zones, fuel modification requirements can extend the negative impacts of development into native vegetation, well beyond the footprint of development. Best management practices can preserve existing native habitats, restore already degraded landscapes, reduce the hazards to wildlife, and mitigate erosion.

Climate Change Vulnerability

Climate change generates more extreme and unpredictable weather events that will likely harm the survival of wildlife and vegetation. Climate change also increases the severity and prevalence of natural disasters such as wildfires, flooding, mudslides, and extreme heat, which are all intertwined. The foothills of the San Gabriel Mountains are especially prone to these disasters, given their susceptibility to wildfire and accumulation of water after rainfall. Thus, it is important to assess the risk of WSGV communities—especially underserved communities—to natural disasters exacerbated by climate change, and to develop mitigation strategies to protect biodiversity.

Multi-jurisdiction Collaboration on Habitat Protection and Linkages

Because SEAs and habitat areas cross jurisdictional boundaries, jurisdictions must work together to conserve and protect habitat areas and wildlife linkages. As mapped, the SEAs flow into other jurisdictions

where SEA regulations are not enforceable by the County. Working with these other jurisdictions to create and enforce protective measures across jurisdictional boundaries would help to preserve the remaining habitat areas and wildlife linkages and prevent their fragmentation. This need to preserve the continuity of wildlife linkages across jurisdictional boundaries is especially heightened because climate change may cause a shift in and alteration of the remaining habitat areas. Global thinking and local action are needed to address the challenges of maintaining biodiversity and mitigating species loss.

B. OPEN SPACE RESOURCES

Limited Available Open Space and Conflicting Priorities

One of the challenges in the WSGV is the conflict between growth demands and the need to preserve remaining open spaces and resource-sensitive lands as a valuable community resource. Natural resources should be prioritized to protect wildlife passage and further mitigate the disruption and loss of natural open space. The challenges of managing often conflicting community priorities requires innovative solutions to balance the need of the built environment, open space, and conservation demands.

Equitable and Inclusive Access to Open Space and Trails

Promoting accessibility and inclusivity in large open spaces is an essential goal that involves addressing diverse recreational needs and striving for equitable distribution of green space. It is especially important to increase opportunities for underserved communities, especially youths, to access open space and recreation. The challenges emerge in tackling issues such as limited transit options; ensuring that biotic resources are protected while designing for potential public access; and managing conflicting needs among different user groups. Engaging the public can resolve conflicts between user groups and enhance the overall experience in large open spaces. Existing spaces can also be designed to achieve multiple beneficial uses such as integrating green infrastructure for stormwater retention and connecting large open spaces for safe wildlife passages.

For additional discussion of open space and parklands, refer to Chapter 5, *Public Services and Facilities*.

Open Space Management Plan for Acquisition and Planning

The County does not have an adopted countywide master plan for prioritizing land acquisition or managing, preserving and restoring resource-sensitive lands and open space areas. One threat is increased fragmentation. Another is lost opportunities to enhance habitat and wildlife passage. The region requires a planning document that focuses conservation efforts by outlining criteria for preserving and acquiring land; setting standards for identifying priority acquisitions for wildlife connectivity; establishing conservation and land management goals; and identifying funding sources. This effort can be strengthened through collaboration with other agencies and jurisdictions and with experienced land trusts to leverage resources and further the impact.

C. SCENIC AND CULTURAL RESOURCES

Scenic Routes and Corridors Study

The absence of a scenic routes and corridors study in the WSGV, and Los Angeles County as a whole, is a significant gap. Conducting a thorough study is an opportunity to identify and preserve unique scenic landscapes. Further study can identify and protect cultural resources. Engaging experts, community leaders, and cultural heritage specialists in the study can provide valuable insights into understanding and preserving the region's scenic and cultural resources.

Balancing Development and Preservation

Balancing development and growth with the preservation of scenic resources is a challenging task because more intense development can impact scenic views. Addressing this challenge might involve implementing land use regulations, tackling concerns about light pollution, and devising strategies to mitigate the impact of development on the scenic quality of natural areas.

D. WATER RESOURCES

Watershed Impacts and Land Use

Poorly designed land uses within a watershed can harm rivers, streams, and communities through urbanization-induced issues like impervious surfaces, channelization, wetland loss, and polluted runoff.

A watershed-based planning approach integrated with site-level land use planning is needed to protect, conserve, and restore water resources through integration of multi-benefit projects that mimic the ecosystem services of the natural hydrologic cycle. Opportunities to enhance water features include creating soft bottom streams with riparian habitat by directing water out of concrete channels to adjacent open space then returning it to the channel further downstream.

Surface Water Impairments

Clean Water Act Section 303(d) requires states to identify and establish a list of water bodies that do not meet applicable water quality standards. Those water bodies are considered “impaired” and are placed on the Clean Water Act Section 303(d) list. More than a dozen different stormwater and wastewater pollutants—metals, nutrients, indicator bacteria, organics, pesticides, trash, and other contaminants—are found in the county’s water bodies in amounts significantly exceeding established water quality standards. In the WSGV, the listed water bodies are Alhambra Wash, Legg Lake, Peck Road Park Lake, Puddingstone Reservoir, Puente Creek, Sawpit Creek, San Antonio Creek, Santa Fe Dam Park Lake, San Jose Creek, Walnut Creek Wash and a portion of the Arroyo Seco, the San Gabriel River, and the Rio Hondo. Most of these water bodies are located on the eastern and western sides of the WSGV, around the communities of South Monrovia Islands and Whittier Narrows.

Groundwater Impairment and Depletion

In urbanized areas, compacted soils and impervious surfaces affect the natural recharge process. In the foothills of the San Gabriel Mountains, the downhill flow of snowmelt and rainwater recharges the groundwater recharge areas. With climate change, decreasing snowpack and rainfall, both in volume and frequency, the recharge characteristics of these areas becomes limited. Implementing policies to reduce impervious surfaces, increase pervious surfaces and green building design, as well as landscaping, bioswales, and other measures, will help improve groundwater recharge.

4.4 Goals and Policies

The General Plan sets the policy direction for all unincorporated communities in Los Angeles County. In addition to the General Plan's goals, policies, and implementation programs, the following goals, policies, and programs are applicable to the natural resources in the WSGV Planning Area. Where this Area Plan is silent on policy matters, the General Plan policies still apply.

VS 5 – Resilient and Sustainable Built and Natural Environment

BIOLOGICAL RESOURCES

Goal COS-1: Biodiversity and ecological health are preserved and restored in the face of escalating threats from climate change, ensuring vitality and sustainability for the benefit of all beings.

Policy COS-1.1: Strengthen ecosystem preservation for biodiversity. Ensure the protection and enhancement of biological resources through strategic habitat preservation efforts, including actions to acquire and conserve areas of high biological significance, sensitive natural communities, and SEA-designated land.

Policy COS-1.2: Protect habitat areas and wildlife linkages. Coordinate with County agencies and adjacent jurisdictions to conserve, protect and enhance habitat areas and wildlife linkages in SEAs and other areas, taking special consideration into studying connections to the Verdugo Mountains, San Rafael Hills, and surrounding waterways such as streams and washes.

Policy COS-1.3: Engage and educate the community in preserving biodiversity. Foster community education and stewardship around biological conservation, restoration, and climate adaptation, and the challenges to restore native habitat whether in yards, parks or degraded open spaces.

Policy COS-1.4: Preserve genetic diversity of oaks in WSGV.

Preserve the genetic diversity of oak populations native to the WSGV, including those of scrub oak (*Quercus berberidifolia*), San Gabriel leather oak (*Q. durata* var. *gabrielensis*), Engelmann oak (*Q. engelmannii*), valley oak (*Q. lobata*), canyon oak (*Q. chrysolepis*), coast live oak (*Q. agrifolia*), interior live oak (*Q. wislizenii*), and naturally occurring hybrids.

Policy COS-1.5: Restored habitat on degraded lands.

Collaborate with agencies, jurisdictions, and nongovernmental organizations to prevent degradation of lands from oil and gas drilling and surface mining and other impactful uses in areas near biologically sensitive resources and ensure that fuel modification best practices are in place to protect native species and habitat.

Policy COS-1.6: Consider climate change impacts on SEA land. Consider the future impacts of climate change on biological resources potentially impacted by development proposed on or near SEA-designated lands. Develop conditions and mitigation measures to protect and buffer the potentially impacted biological resources from the added stresses of climate change, which may be exacerbated by development.

Goal COS-2: A connected network of large tracts of habitat, with a robust system of wildlife linkages and corridors to conserve and protect biodiversity.

Policy COS-2.1: Increase wildlife safety and minimize collisions. Minimize wildlife-vehicular collisions and potential conflict in the urban-wildlife interface by concentrating development towards urban centers and away from natural spaces.

Policy COS-2.2: Foster safe wildlife crossings. Connect fragmented habitat through safe wildlife crossings, such as overpasses and culverts, as alternatives to street crossings.

Policy COS-2.3: Buffers for wildlife crossings. Establish compatible, low-intensity land uses as buffers around wildlife crossings to ensure safe passage and undeterred movement of wildlife through the landscape.

Policy COS-2.4: Facilitate species migration. Identify and protect existing and potential networks of habitat connectivity, linkages, and wildlife corridors between open spaces, reserves, and protected areas to facilitate species migration and range shifts in consideration of future climate change impacts.

Policy COS-2.5: Habitat stepping-stones. Create habitat stepping-stones on County-owned or managed properties and County facilities to better link to SEAs and sensitive habitats in the region and encourage the same on other lands.

GOAL COS-3: Developed spaces are enhanced for biodiversity, climate resiliency, and the protection of all beings.

Policy COS-3.1: Open space dedications and continuity. Ensure that open space dedications for development projects prioritize the preservation of sensitive resources and are continuous with existing open space and preserved lands.

Policy COS-3.2: Habitat-sensitive designs. Ensure that developments in and adjacent to SEAs incorporate wildlife-permeable fencing, limit removal of native vegetation, limit non-native vegetation and incorporate design features that support and enhance the biodiversity and natural processes of the region.

Policy COS-3.3: Increase native vegetation and tree canopy coverage across WSGV. To decrease heat-island effects and increase biodiversity, encourage private and commercial property owners to increase landscaping in urban and suburban spaces with locally native plant species that function well in urban conditions and thrive in smaller, isolated stands of vegetation such as in parking lots, driveways, and parkways.

Policy COS-3.4: Increase native vegetation and tree canopy coverage on County-owned parcels. Require the use of locally native vegetation on County-owned parcels and projects, such as in community parks and government buildings, as feasible.

Policy COS-3.5: Plant all slopes and disturbed areas with locally native vegetation. Require all cut and fill slopes and other disturbed areas to be landscaped and revegetated with locally native plant species that blend with existing natural vegetation and natural habitats of the surrounding area prior to the beginning of the rainy season.

Policy COS-3.6: Preserve vegetated hillsides for erosion control. Implement conservation practices to maintain and enhance vegetated hillsides, mitigating erosion and reducing the risk of land/mudslides, particularly following wildfires, thereby enhancing climate change resilience.

Policy COS-3.7: 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 by encouraging implementation of the County’s Rural Outdoor Lighting District Ordinance (ROLD) practices outside of mandated areas, and by requiring the installation of timers to automatically shut lights during “dark hours” at night to protect wildlife from the effects of artificial light.

Policy COS-3.8: Biodiverse urban forest. Ensure the planting of a locally native, climate-appropriate urban forest in parks, public rights-of-way, and on private properties to support locally native and migratory species, help build healthier soils, enrich biodiversity, and improve community health and well-being.

Policy COS-3.9: Sensitive tree-trimming on public properties. Public agencies responsible for maintaining trees along public rights-of-way, on public properties, and in open spaces and parks must avoid tree maintenance activities during bird nesting season, generally between February and August, and schedule pruning for various species at their respective optimal times.

Policy COS-3.10: Sensitive tree-trimming education. Support educational programming that informs the public and businesses to avoid tree maintenance activities during bird nesting season, generally between February and August to foster responsible tree-trimming practices and maintain tree canopy to the maximum extent feasible.

Policy COS-3.11: Replace displaced vegetation and tree canopy. When a development displaces pre-existing tree canopy provide replacement trees and vegetation to restore the tree canopy and increase the coverage area over time.

OPEN SPACE RESOURCES

Goal COS-4: Open spaces meet multiple needs and are expanded through acquiring land that protects biologically sensitive resources, supports resource-sensitive lands and provides community access to recreation as appropriate.

Policy COS-4.1: Support the acquisition of resource-sensitive lands. Support acquisition of land for open space preservation and passive recreational use, as appropriate. Prioritize acquiring land in SEAs and other resource-sensitive lands.

Policy COS-4.2: Provide multi-benefit open spaces. Ensure the creation and enhancement of open space and passive recreational areas that deliver multiple environmental and community benefits. These spaces should integrate water quality improvements, support groundwater recharge, provide locally native habitat, mitigate heat island effects, enable habitat connectivity, enhance biodiversity, and offer means of equitable access compatible with sensitive biological resources.

Policy COS-4.3: Minimize habitat fragmentation in open space design. Design open spaces, including trails and public access to recreation areas, to minimize habitat fragmentation and avoid impacts to sensitive habitat areas, while optimizing passive recreation.

Goal COS-5: Large open spaces, recreation areas and trails are enhanced and maintained to ensure habitat protection and a safe and pleasurable experience for the community.

Policy COS-5.1: Prioritize the protection of biological resources. In biologically sensitive areas, designate and manage open spaces and trails such that the protection of biological resources and sensitive habitats takes precedence over recreational access.

Policy COS-5.2: Protect nesting sites. Preserve potential nesting sites and habitats for native migratory and resident bird species, including owls and raptors, wherever they are found or have been known to occur. Provide temporary protective buffering around nesting sites of species sensitive to disturbance.

Policy COS-5.3: Initiate conservation and open space volunteer programs. Collaborate with local community-based organizations, agencies, and local schools to promote community and youth involvement in trail maintenance, habitat restoration, and educational activities.

SCENIC RESOURCES

Goal COS-6: Scenic resources are preserved for the enjoyment of the public and to maintain the natural beauty of the area.

A **scenic resource** is a singular element within the environment valued for its visual appeal (mountains, rivers, historical buildings, tree canopy), while a **scenic area** is a larger, defined geographical area that encompasses multiple scenic resources and is preserved and designated for its overall scenic beauty (national parks, protected natural reserves, designated heritage sites, or even specific viewpoints along highways).

Scenic Areas vs. Scenic Resources

Policy COS-6.1: Preserve scenic resources. Identify, designate and preserve **scenic resources** and routes through the development of a comprehensive Scenic Resources and Routes study, integrating input from residents, environmental organizations, and cultural experts.

Policy COS-6.2: Safeguard scenic resources from development. Protect scenic resources from the impact of new development through incentives for developers and/or landowners to incorporate scenic preservation measures into their projects, such as preserving natural features, creating public viewpoints, or restoring degraded landscapes.

Policy COS-6.3: Protect scenic hillsides and ridgelines. Protect scenic hillsides, natural landforms, and significant ridgelines in the San Gabriel and Verdugo Mountains from development that impacts their scenic and ecological value.

Policy COS-6.4: Minimize impacts of development. Design and site structures and development so that they are as far away as feasible from scenic resources and their visual impact is minimized.

Policy COS-6.5: Protect scenic qualities of waterways and riparian areas. Protect and preserve the scenic qualities of riparian corridors in undeveloped areas and canyons, and scenic portions of waterways in developed communities including the San Gabriel River, Rio Hondo, Arroyo Seco, and Sawpit Wash, among others.

Policy COS-6.6: Expand and preserve scenic areas. Collaborate with conservation organizations, agencies, and other entities to explore strategic land acquisition opportunities to extend protected areas around identified scenic resources, prioritizing natural buffers and conservation easements.

Policy COS-6.7: Facilitate transition to designated scenic resources. Support the process of transitioning eligible scenic resources into officially designated **scenic areas** through planning and zoning amendments.

Policy COS-6.8: Promote awareness and accessibility of scenic resources. Support public awareness campaigns that promote environmental well-being of scenic resources, such as the San Gabriel River, Rio Hondo, and Arroyo Seco, and educate the community on the importance of preserving the scenic resources in the WSGV.

WATER RESOURCES

Goal COS-7: Watersheds are preserved and protected from the impacts of development, recreation, and agricultural uses, ensuring their ecological integrity and function for future generations.

Policy COS-7.1: Design infrastructure for watershed protection. Ensure that all development projects incorporate natural infrastructure to protect and enhance the absorption, purification, and retention functions of natural drainage systems. Development should align with existing hydrological patterns, restore disturbed or degraded natural drainage systems, and incorporate sufficient buffer zones around sensitive water resources and habitats to preserve biological integrity and minimize development impacts.

Policy COS-7.2: Prevent soil and water contamination. Promote best practices that ensure clean and safe surface water, groundwater, and soil. Support the prevention of point and non-point source water pollution and the disposal any byproducts of human, crop-based agricultural or equestrian activities in or near any drainage course.

Policy COS-7.3: Encourage best groundwater management practices. Encourage private property owners to implement best practices to manage surface water runoff by installing cisterns and other such structures to capture and re-use roof, driveway, and other solid surface runoff.

Goal COS-8: Local waterways are maintained to mimic the hydrologic cycle, provide ecosystem services, and support both locally native and migratory species.

Policy COS-8.1: Promote healthy streambeds and rivers. Support healthy streams, rivers, and their associated riparian ecosystems by dechannelizing rivers and streambeds, diverting water from existing channels to create soft-bottom streams and riparian areas and restoring natural riparian vegetation to promote wildlife usage, where and when feasible.

Policy COS-8.2: Naturalized water channels. Prioritize the use of bioengineering alternatives over traditional "hard" solutions such as concrete or riprap for flood protection, where feasible. Favor naturalistic, ecologically sensitive approaches that align with stream preservation, riparian habitat creation and ecological integrity.

Policy COS-8.3: Multi-benefit spaces for water quality improvements. Provide multi-benefit spaces incorporating environmental services with water quality improvements. These can include slowing and capturing water for groundwater recharge, redirecting water into newly created tributaries and riparian areas, installing bioswales, using locally native vegetation, and creating habitat for birds and pollinators. Provide suitable public access where feasible.

Goal COS-9: Streams, wetlands, natural drainage channels, riparian habitat, and other natural intermittent and perennial waterbodies are protected, preserved, and restored.

Policy COS-9.1: Restore riparian resources. Support restoration of upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands, prioritizing efforts where they provide the greatest ecological benefit. Focus on maintaining ecological function and employ incremental restoration strategies when complete restoration is not feasible.

Policy COS-9.2: Mechanisms for water resource protection. Enhance water resource protection mechanisms, such as a stream protection ordinance and buffer zones to protect, preserve and restore natural buffers around waterbodies, especially in natural areas and SEAs.

Policy COS-9.3: Limit stream alterations. Restrict the channelization or other significant alterations of streams, except under specific conditions: (1) necessary water supply projects where no feasible alternative exists; (2) flood protection for existing development where no other feasible alternative exists, as approved by the County; or (3) the improvement of fish and wildlife habitat. Ensure that any permitted alterations minimize groundwater depletion and include comprehensive mitigation measures.

Policy COS-9.4: Prohibit alteration of streams for stream crossings. Protect existing stream resources by prohibiting alteration or modifications that could negatively affect water quality or watershed health. Set a minimum distance for bridge columns to be located outside streambeds and banks. Wherever possible, shared bridges shall be used and wildlife passages incorporated when desirable.

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Sections Included

CHAPTER 5 Public Services and Facilities Element

5.1 Introduction

The Public Services and Facilities element establishes goals and policies to address resource topics that have a direct influence on the location of land uses, including early-care and education facilities, libraries, sewer and stormwater facilities, solid waste, utilities, and water (supply and conservation).

ORGANIZATION

The following subsections summarize the types of public services and facilities considered in this element. After the summary of each facility or service type are descriptions of the primary issues and opportunities for public services and facilities across the Area Plan communities (see Section 5.2, *Issues and Opportunities*), followed by goals and policies which will guide management of these services and facilities for the WSGV Planning Area.

5.2 Existing Conditions

A. COUNTY FIELD OFFICES

County field offices provide support and are important resource hubs for residents in the Planning Area.

The Fifth District's field office is located in Pasadena and is a resource hub for the communities of Altadena, La Crescenta–Montrose, Kinneloa Mesa, East Pasadena–East San Gabriel, South Monrovia Islands, and San Pasqual.

The First District has a district field office in unincorporated South El Monte that serves the communities of South San Gabriel, South El Monte Island, and Whittier Narrows.

B. HEALTH CARE SERVICES AND FACILITIES

Distribution of and access to health care facilities vary across the Planning Area communities, and health care services are offered by a combination of private and public providers. The County-operated Department of Health Services operates a comprehensive network of 28 health centers and four hospitals (Los Angeles County Department of Health Services, 2024) The closest County hospital to the Planning Area is the Los Angeles General Medical Center, which is located just east of downtown Los Angeles and about 7 miles west of the Planning Area. The closest County-operated health center to the Planning Area is the El Monte Comprehensive Health Center in the city of El Monte, just 1 mile north of the South El Monte Island community. The Department of Health Services caters primarily to those who lack health insurance and provides a range of services, including primary care, substance abuse treatment, urgent and emergency medical services, diagnostic services, and specialty services including mental health care.

C. PARKS AND COMMUNITY FACILITIES

Both **local parks** and **regional parks** are found in the WSGV. The local park system consists of parks of varying sizes that meet local needs and offer opportunities for daily recreation, including community parks, neighborhood parks, pocket parks, and park nodes. The regional park system intends to meet the park and recreation needs of residents and visitors County-wide and consists of community regional parks, regional parks, and special use facilities.

SOURCE: GENERAL PLAN PARKS AND RECREATION ELEMENT

Local and Regional Parks

In WSGV—both incorporated cities and unincorporated areas—the County manages 3,240 acres of parkland, which are organized into two categories, local and regional parks. A 1,672 acres of the parkland have been identified as conservation areas. The regional park system make up 1,418.2 acres. Regional parks like Eaton Canyon Natural Area and Nature Center offer diverse features, including hiking and equestrian trails, nature centers, and wildlife habitats. and Additional 249.4 acres of local parks offer recreational opportunities for daily use, such as play equipment, sports fields, picnic areas, and restrooms. Yet, in order to meet the established goals in the General Plan, an additional 447 acres of local parkland and 197.6 acres of regional parkland are needed to provide accessible and well-maintained green spaces for the communities in the WSGV.

D. LIBRARIES

The Los Angeles County Library Department operates most of the libraries in the WSGV. These libraries offer a wide range of services through numerous branches and extend beyond traditional book-lending resources to a comprehensive online platform. Broader services include eBook and audiobook lending, household tool borrowing, laptop and hotspot loans, employment preparation programs, and health-related programs like vaccine clinics (Los Angeles County Library (2024)).

The community of Altadena is unique among the Planning Area communities in that it operates an independent library district with two branches located within the community—the Altadena Library and District Office and the Bob Lucas Memorial Library and Literacy Center. Schools and Early Childhood Education

Education is supported by a variety of school districts in WSGV, each offering a range of schools and services. All communities in the Planning Area except Whittier Narrows have at least one daycare or childcare facility within their boundaries. Over half of the WSGV communities—Altadena, East Pasadena–East San Gabriel, La Crescenta–Montrose, South Monrovia Islands, and South San Gabriel—have access to a variety of grade schools within or just outside their community boundaries. The smaller unincorporated communities of San Pasqual and South El Monte Island have schools located within a few miles of their community boundaries. Kinneloa

Mesa has one private elementary school within the community. Colleges and universities near the unincorporated communities of the WSGV Planning Area include California State University Los Angeles, Glendale City College, Pasadena City College, Art Center College of Design, and Azusa Pacific University's Monrovia Regional Site.

E. SANITARY SEWER AND STORMWATER FACILITIES

All communities in the Planning Area are within the urban regions of the Los Angeles River watershed. In Los Angeles County, sewage and stormwater are managed and treated by separate physical systems and agencies. In the WSGV, stormwater in the county is managed by the Los Angeles County Flood Control District and sewage is managed by the Los Angeles County Sanitation Districts.

Stormwater Infrastructure

Stormwater is collected by a network of storm drains and channels. Rainwater, stormwater, as well as dry-weather runoff such as water from residential gardening and commercial business uses are directed to specialized facilities for filtration and retention. Stormwater infrastructure supports increased groundwater recharge, flood risk management, and improved water quality. In addition, water conservation helps with the protection of local habitats for wildlife and improved climate resilience, such as mitigation of urban heat island effects.

Sewer Infrastructure

Most residential and business properties in the Planning Area are connected to small sewers maintained by the Consolidated Sewer Maintenance District of Los Angeles, a division of the County's Public Works Department. Larger sewers and lines that carry sewage to wastewater facilities in these areas are operated by the Los Angeles County Sanitation Districts (Los Angeles County Sanitation Districts 1998).

Two wastewater treatment facilities serve the unincorporated communities within Planning Area. The first is the Whittier Narrows Reclamation Plant, which treats the sewage from about 150,000 people in the area. Treated wastewater is sent to the Upper San Gabriel Valley Municipal Water District, or allocated for groundwater recharge into the nearby Rio Hondo and San Gabriel Coastal

Spreading Grounds. The second plant is the San Jose Creek Water Reclamation Plant, which is located near Whittier Narrows which treats wastewater for approximately 1 million people.

F. SOLID WASTE FACILITIES

Los Angeles County has the largest solid waste management system in the country. Los Angeles County Public Works operates waste management contracts, ensuring efficient collection and recycling services for residents and businesses. In the unincorporated communities throughout the County, including WSGV, Los Angeles County Public Works manages two types of waste management contracts: residential and commercial franchise systems. Residents in single-family and duplex properties within the Planning Area fall under the County's Residential Franchise System, where private waste haulers sign exclusive contracts with the County to provide services in particular unincorporated communities.

Five waste management providers serve the unincorporated communities within the Planning Area.⁷ In South San Gabriel, Whittier Narrows, Altadena, and Kinneloa Mesa, trash, recycling, and organic waste collection services for single-family and duplex customers are provided by Universal Waste Systems, Inc. Residents in La Crescenta–Montrose, South Monrovia Islands, San Pasqual, and East Pasadena–East San Gabriel are provided with waste management services, including trash, green waste, and recyclables, by Burrtec Waste Industries, Inc. South El Monte Island is serviced by Ware Disposal for solid waste management and recycling services.

For businesses, multi-family properties (5+ units), and other customers needing dumpster services in the Planning Area, the County uses an Exclusive Commercial Franchise system. The Planning Area is divided into two Commercial Service Areas (CSAs) for commercial solid waste collection. Customers that fall under the Exclusive Commercial Franchises system in Altadena and La Crescenta–Montrose are covered by the Foothills CSA and are serviced by American Reclamation, Inc., while commercial customers in the remaining six communities fall under the San Gabriel Valley West CSA and are serviced by Valley Vista Services, Inc.

⁷ Los Angeles County Department of Public Works Solid Waste Information Management System - Residents Portal: <https://dpw.lacounty.gov/epd/swims/Residents/who-picks-up-my-trash-esri.aspx>. (DPW 2024)

G. UTILITIES

Natural gas and electric utilities provide energy resources necessary to power homes and businesses. These utilities support a wide range of activities, from residential heating and cooling to powering businesses and public infrastructure.

Electricity in the Planning Area is provided by Southern California Edison and natural gas services are provided by Southern California Gas Company. The California Public Utilities Commission provides regulatory oversight these utility providers to support renewable energy initiatives and promote safety and conservation awareness (Southern California Regional Energy Network (SoCalREN), 2024).

H. WATER: SUPPLY AND CONSERVATION

The WSGV is provided a continuous supply of clean water for everyday uses through a comprehensive water management system, which consists of numerous water providers, water control boards, and other agencies. Water is imported into Los Angeles County from three sources: the Colorado River; the San Francisco Bay/Sacramento–San Joaquin Delta in Northern California via the State Water Project; and the Owens Valley via the Los Angeles Aqueduct. Water services are provided by a network of water districts, water wholesalers, and private companies.

5.3 Issues and Opportunities

The issues and opportunities are summarized below by resource topic area and are broadly applicable across communities unless otherwise noted.

A. PUBLIC SERVICES

The WSGV Planning Area encompasses 23.2 square miles and is home to 74,680 residents and one County field office. Unincorporated communities within the Planning Area have fragmented services due to many sharing boundaries with surrounding cities. Enhancing the presence and capacity of County field offices and utilizing digital and mobile services increases accessibility for residents to effectively engage with their elected representatives, voice their concerns, and advocate for their needs at the Countywide and community level.

Health Care Facilities

Inconsistent distribution of health care facilities poses challenges for some WSGV communities. For households without a personal vehicle, transportation can pose a barrier to accessing health care services.

The placement of new health care facilities in areas without existing resources can help bridge the gap in access for communities located farther from existing facilities. The County provides a public-transportation shuttle for individuals with disabilities. Addressing transportation barriers and strategically locating new health care facilities can improve accessibility for residents, especially those without a personal vehicle.

B. PARKS AND COMMUNITY FACILITIES

Despite all the parkland available within the WSGV Planning Area, limited space and conflicting needs pose challenges for park development and expansion in the WSGV. Innovative land-use solutions and multi-functional spaces can optimize existing resources. Ensuring safe and inclusive facilities and climate resilience strategies are essential to enhancing community well-being.

C. LIBRARY FACILITIES AND SERVICES

Fragmentation of library facilities within the unincorporated communities of the WSGV Planning Area poses a challenge in providing library services to residents. While many residents utilize library resources as a critical component to their well-being, there are still many community members that are unaware of all that County libraries have to offer. Improving physical resources and exploring alternative library services can increase accessibility for communities without direct library access. An objective of the County Library Strategic Plan emphasizes the use of physical spaces to enhance community services and engagement. Collocating facilities with other public resources and expanding outreach programs enhances community engagement and addresses the digital divide while simultaneously providing services. Facility collocation, mobile library services, and promotion of programs support the County Library Strategic Plan's priorities of community engagement, partnership

advancement, streamlining of processes, and promoting awareness to bridge gaps in services.⁸

D. SCHOOLS AND EARLY CHILDHOOD EDUCATION

Uneven distribution of early childhood care centers in the WSGV demonstrates the need for expansion of facilities across the Planning Area. Alternative early childhood education environments, including outdoor or nature-based preschools, offer opportunities to support children of all capabilities. Opportunities to improve access to education centers include improved transportation services, technology, and outreach services.

. Limited access to recreational and educational amenities and programs can pose challenges for community residents. Joint use of school facilities offers benefits to communities by allowing community members access to school amenities such as playgrounds, sports fields, and gymnasiums during non-school hours. School facilities can also serve as a venue for community engagement events, after-school and adult educational programs, multilingual educational programs, and voting centers.

E. SANITARY SEWER AND STORMWATER FACILITIES

Impervious surfaces, surface runoff, and aging infrastructure pose challenges for stormwater management. These issues contribute to polluted runoff, poor groundwater recharge, and inefficient stormwater management. The unique geographic features of many WSGV communities, especially those located near the foothills of the San Gabriel Mountains and Puente Hills, present opportunities for the efficient capture of stormwater runoff. Rain-capture gardening techniques and bioswales for stormwater capture can absorb runoff and help recharge groundwater. Increasing awareness of sewer management responsibilities and investing in infrastructure modernization can improve climate conditions and urban livability in the Planning Area.

⁸ LA County Library Strategic Plan 2024-2028: Where Community Happens
https://lacountylibrary.org/wp-content/uploads/2024/03/LACountyLibrary_Strategic_Plan_2024-28.pdf.

F. SOLID WASTE FACILITIES

The complexity of the County's sanitation system, with separate waste management contracts for different types of residences and businesses, may be confusing for the community to navigate. This is compounded by the fact that each Planning Area is serviced by a variety of different companies, leading to potential inconsistencies in service quality and access to information. Developing a unified online platform or information hub that consolidates all waste management information relevant to the Planning Area could simplify this for residents.

G. UTILITY INFRASTRUCTURE

Investment is needed to maintain service levels, accommodate growth, and improve resilience against storms and other climate-related hazardous events in the WSGV Planning Area. Investment in new and existing infrastructure is necessary to maintain service levels, accommodate growth, and improve. Oversight, community engagement, and centralized information portals are needed to balance utility needs with community concerns and provide access to utilities related resources and support.

H. WATER SUPPLY AND CONSERVATION

The diversified nature of water service delivery in the Planning Area results in a variety of conservation approaches and pricing structures. This diversity can make it challenging for residents to understand their service providers and responsibilities, as neighboring residents may be serviced by completely different water providers. This stratification may complicate the process of accessing support for water-related questions or concerns and make it difficult for residents to understand where they can access conservation resources and support. Developing a centralized information portal could help residents navigate the complex water delivery system with water suppliers and provide resources for water conservation.

Xeriscaping is a landscaping method developed especially for arid and semi-arid climates that utilizes water-conserving techniques. It involves the use of drought-tolerant plants, efficient irrigation systems, and various soil amendments to reduce or eliminate the need for supplemental water from irrigation. This approach not only conserves water but also typically requires less maintenance than traditional landscaping.

SOURCE: U.S. EPA 2021

Xeriscaping

5.4 Goals and Policies

The General Plan 2035 sets the policy direction for all unincorporated communities in Los Angeles County. In addition to General Plan goals, policies, and implementation programs, the following goals and policies are applicable to the public services and facilities in the area. Where this Area Plan is silent on policy matters, the General Plan policies still apply. In some cases, for policies that are of high concern for the Planning Area.

VS 1 – Harmonious and Coordinated Growth

Goal PSF-1: Public and private services and facilities are accessible and effectively meet the diverse needs of residents.

Policy PSF-1.1: Partner for the joint use of public facilities.

Enhance community access to recreational and educational amenities through partnerships with local schools for the joint use of facilities, prioritizing neighborhoods with high park needs.

Policy PSF-1.2: Support opportunities for collocated facilities.

Prioritize the collocation of County services, parks, and libraries and integrate County information centers into libraries to coordinate services.

Policy PSF-1.3: Support the development of library-park joint programming and partnerships. Support the County libraries in creating joint programming between libraries and parks by providing resources for collaboration.

Policy PSF-1.4: Locate new health care facilities near public transportation. Support the siting of new health care facilities near major transit stops in the Planning Area to minimize transportation barriers and improve access to health care.

Policy PSF-1.5: Health care services support older adults and adults with disabilities. Promote health care services and programs to meet the needs of residents and enhance the quality of life for older adults aging in place.

Policy PSF-1.6: Enhance and adapt utility service capacity.

Enhance infrastructure and service capacity to support development in growth areas to align with the demands of new and existing developments.

VS 3 – Connected and Walkable Communities

Goal PSF-2: Safe, comfortable, and connected pedestrian pathways that encourage active transportation.

Policy PSF-2.1: Enhance pedestrian facilities. Establish a buffer between pedestrian pathways and roadways using landscaping, street furniture, bike lanes, or parking lanes to enhance pedestrian safety and experience.

VS 4 – Strong Social and Cultural Cohesion

Goal PSF-3: Accessible, safe, and inclusive community parks and facilities.

Policy PSF-3.1: Encourage multipurpose infrastructure. In WSGV areas with the highest parks need, support multipurpose infrastructure such as pavilions and stages to accommodate a wide range of cultural and community events like concerts, theatrical performances, and outdoor movie nights.

Policy PSF-3.2: Maintain existing community gardens. Support the maintenance of existing community gardens by providing resources for waste and water management and regular upkeep of interior features.

Policy PSF-3.3: Promote new community gardens. Support the creation of community gardens through innovative site selection such as collocation of community gardens in underutilized areas including parkways, utility corridors, and parking lots.

VS 5 – Resilient and Sustainable Built and Natural Environment

Goal PSF-4: Public facilities and services are cost-effective, sustainable, and resilient.

Policy PSF-4.1: Increase green spaces and tree canopy cover in underserved communities. Increase green spaces in underserved areas through tree canopy, rooftop green spaces, community gardens, and/or vertical gardens, and native vegetation.

Policy PSF-4.2: Incorporate green stormwater infrastructure. Integrate green infrastructure into parks and open space designs for effective stormwater management, such as rain gardens, bioswales, permeable pavements, and other groundwater retention features.

VS 6 – Equitable Decision-Making

Goal PSF-5: An equitable, informed and engaged community empowered to participate in local government and decision making.

Policy PSF-5.1: Increase access to County services and field offices. Expand the service integration and coordination of County services to reach residents in underserved parts of the Planning Area.

Policy PSF-5.2: Promote equitable access to health care facilities. Facilitate equitable access to a broad spectrum of health care facilities that support the mental, emotional, and physical health of all WSGV residents throughout the Planning Area.

Policy PSF-5.3: Prioritize equitable distribution of utility services. Site new utility infrastructure with consideration of optimal service delivery and minimal disruption to communities and prioritize the equitable distribution of utility services across the Planning Area.

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CHAPTER 6 Mobility Element

6.1 Introduction

The Mobility Element provides guidance on the development of a safe and multimodal transportation network, including automobile, pedestrian, bike, transit, and equestrian facilities, that addresses challenges to mobility and meets the needs of all users in WSGV communities.

The Mobility Element provides background information on mobility issues and identifies issues and opportunities that inform the element's goals and policies. The Mobility Element works alongside the Land Use Element as well as other elements to provide safe, efficient connections to various land uses to align the transportation needs with the comprehensive land use vision for the WSGV.

6.2 Existing Conditions

A. EXISTING CONDITIONS SUMMARY

An analysis of existing transportation conditions for the Planning Area and each unincorporated community, including the street system, injury collision histories, the public transit system, bicycle facilities, pedestrian facilities, travel patterns, and mode share, combined with extensive community input, provides a foundation to identify the common areawide challenges and opportunities in mobility described below in Section 2.2, *Issues and Opportunities*.

Street System

The Plan Area is served by six freeways. Foothill Freeway (I-210), San Bernadino Freeway (I-10), and Pomona Freeway (SR-60) run east–west through the area. San Gabriel River Freeway (I-605) runs northeast-southwest along the east boundary of the area. Part of Arroyo Seco Parkway (SR-110) and Long Beach Freeway (I-710) also serve the area near the west boundary.

The County Highway Plan, maintained by Los Angeles County Public Works, designates roadways in Los Angeles County by their planned capacity. The WSGV Area is served by major highways, secondary highways, and parkways. According to the highway plan roadway classifications in the General Plan 2035 Mobility Element (Mobility Element), major highways are designated to have countywide significance and are the most highly traveled routes.

Secondary highways include urban and rural routes that serve or are planned to serve an areawide or countywide function but are less heavily traveled than major highways. Secondary highways also frequently act as oversized collector roads that feed the countywide system, connecting residential areas with local community destinations and arterial streets.

Parkways include urban and rural routes that have park-like features either within or adjacent to the roadway. There are several major highways and secondary highways running in the West SGV Area, but the roadway patterns and classification distributions varies among different communities. There are two parkways running through the

WSGV, Huntington Drive and Sierra Madre Boulevard, directly serving Kinneloa Mesa, San Pasqual, and East Pasadena-East San Gabriel.

Vehicular Safety

In August 2020, the Los Angeles County Board of Supervisor's adopted the County's Vision Zero Action Plan to eliminate fatal collisions on County-maintained roadways in the unincorporated communities. The Action Plan identified 200 Collision Concentration Corridors, or road segments where three or more fatal or severe injury collisions occurred within a half-mile between 2013 and 2017. Seven Collision Concentration Corridors are located in the West SGV unincorporated communities, Rosemead Boulevard from South El Monte city boundary to Pomona Freeway was identified as one of the top 20 Collision Concentration Corridors across all the unincorporated communities.

Public Transit System

The Plan Area is served by Metro A Line, which connects communities to Downtown Los Angeles. Residents and commuters in East Pasadena-East San Gabriel and South Monrovia Islands enjoy this light rail service with the Sierra Madre Villa Station and Monrovia Station located on the north side of the communities, respectively. Local services provided by other transit operators provide connections to Metro A Line stations, Downtown Los Angeles, and other key destinations within and outside the area.

In the northern portion of the Plan Area, some communities are not within a half-mile of existing transit stops. not covered by half-mile buffer of existing transit stops. In addition to transit service with fixed routes and schedule, Altadena and Kinneloa Mesa are also served by Metro Micro, A pilot program that provides on-demand rideshare service for short local trips and uses small vehicles (seating up to 10 passengers).

Though several cities and agencies provide transit service connective to the Plan Area's unincorporated areas, gaps in the transit system still remain. For instance, Downtown Los Angeles is one of the major job clusters for West SGV residents, but there is no direct transit route connecting residents in Altadena or South San Gabriel to this job center. These gaps indicate the need for regional transit improvements that better connect residents to their job locations.

Bicycle Facilities

Existing bicycle facilities in the Plan Area are not equally distributed. Most bikeways are in the City of Pasadena, City of Monrovia, City of Temple City, and City of South El Monte, while very limited bikeways exist in unincorporated communities in the area. Gaps in the bikeway network exist along jurisdictional boundaries between these cities and unincorporated communities, such as the south border of Altadena, the southeast border of East Pasadena-East San Gabriel, as well as the north and west borders of South Monrovia Islands. There are three Class I bike paths running through the area: the Duarte Bike Path, Rio Hondo Bike Path, and San Gabriel River Bike Path. The Duarte Bike Path and Rio Hondo Bike Path run along the boundaries of South Monrovia Islands. The Rio Hondo Bike Path then connects to the San Gabriel River Bike Path in Whittier Narrows.

Pedestrian Facilities

Communities in the Plan Area contain safe, navigable routes along major commercial arterials but gaps in pedestrian pathway create difficulties for pedestrians navigating between residential neighborhoods, commercial main streets, and public facilities.

The presence of shade from trees planted along a sidewalk right-of-way greatly enhances the experience of walking or rolling to local destinations throughout a community. Shade from trees provides relief during sunny, warm days and creates a more pleasing setting for pedestrians and bicyclists. Additionally, street trees can provide a natural barrier between sidewalk users and automobiles, improving comfort and safety.

The current tree canopy varies across the eight unincorporated communities across the Plan Area. Northern portions of the region have a high percentage of shade coverage. Altadena, Kinneloa-Mesa, and La Crescenta-Montrose have greater than one-third of the land area in their communities covered by tree canopy. Conversely, areas in the southern and eastern portions of the Plan Area, such as South San Gabriel and South Monrovia Islands, have less than 20% of their area covered by tree canopy. The average for Los Angeles County (including cities and unincorporated communities) is 18% tree canopy coverage, and thus while many of the communities in the West SGV area meet or exceed this average, additional coverage is needed to improve pedestrian comfort.

Travel Patterns and Mode Share

Travel Patterns in the Plan Area are varied. According to the LEHD Origin Destination Employment Statistics (LODES), On average, only 4% of residents with jobs work in the community where they live. This is relatively low compared to the rest of California (37%) and East San Gabriel Valley (15%). More than half of the workers in the area travel more than 10 miles one-way to where they work.

In 2022, according to the American Community Survey, the majority of commuters of employment age (16 years and older) traveled by vehicles, with 84% driving alone and 9% carpooling. Only 2% of trips to work were taken by transit and 4% taken by walk, bike, and other modes. This overall mode share pattern is similar to findings from Los Angeles County (including cities and unincorporated communities), but West SGV residents had higher vehicle uses than the County.

6.3 Issues and Opportunities

A. TRAFFIC CALMING

In WSGV, high traffic volumes on major and secondary highways increase the potential for injury collisions. Traffic calming strategies are essential to enhance the overall safety and well-being of community members, particularly for vulnerable groups including youth and older adults.

Safety enhancements and traffic calming measures needs to be prioritized on the six Collision Concentration Corridors in the WSGV communities identified in the *Vision Zero Los Angeles County* (Los Angeles County 2019) as follows:

- Altadena
 - Altadena Drive, between Marengo Avenue and Lake Avenue.
 - El Molino Avenue, between Mendocino Street and Woodbury Road.
 - Lake Avenue, between Calaveras Street and Woodbury Road.
- South Monrovia Islands
 - Live Oak Avenue, between 9th Avenue and Peck Road / Myrtle Avenue.

- South San Gabriel
 - San Gabriel Boulevard, between Potrero Grande Avenue to Hill Drive/ Paramount Boulevard.
- Whittier Narrows
 - Rosemead Boulevard, between South El Monte City Boundary to Pomona Freeway (SR-60).
 - Rosemead Boulevard, between 1100 feet south of San Gabriel Boulevard/Durfee Avenue to 3750 feet south of San Gabriel Boulevard/Durfee Avenue.

B. ACCESSIBLE TRANSIT SERVICE

Geographically, over half of the WSGV communities are currently served by existing transit services. However, the transit mode share for commute trips remains below three percent across the entire area as of 2022, according to the American Community Survey 5-Year Estimates. This can be attributed to factors such as low bus frequency, transit services not aligning with commuter travel patterns, and limited access to transit in specific neighborhoods—particularly notable in the northern regions of Altadena and La Crescenta-Montrose, as well as the western part of South San Gabriel. Moreover, the communities face challenges related to limited First Last Mile (FLM) connectivity, impeding commuters from adopting transit as their primary mode of transportation.⁹ A cross-jurisdictional coordination to improve FLM connectivity and

establishing circulatory microtransit systems that aim to expand transit accessibility to retail districts and commercial corridors in the community and nearby incorporated areas would help increase mobility and access to transit.

Despite the abundant natural resources and conservation areas within the Planning Area, gaps in transit options limit access to these recreational areas and community facilities. Additionally, microtransit options in hillside neighborhoods would help address the difficulty of walking or biking on streets with steep grades.

⁹ First Last Mile Area identified in the 2023 Active Transportation Plan are available on the FLM Dashboard: <https://chenryan.maps.arcgis.com/apps/webappviewer/index.html?id=07c8d96e03c74ad2aa3af0e94c9d5e94>.

C. COMPREHENSIVE BICYCLE NETWORK

The existing bicycle network exhibits gaps within the majority of WSGV communities and along jurisdictional boundaries. Notably, South San Gabriel lacks any bicycle facilities, and Kinneloa Mesa and South Monrovia Islands have only one segment with bikeways. Despite the presence of some bicycle facilities in Altadena and East Pasadena-East San Gabriel, connectivity among these partial networks to other recreational areas (regional parks, trails, and local parks) needs improvement to make biking more pleasant and comfortable along these streets.

Furthermore, the bicycling experience varies across different bikeway classifications. Most existing bicycle facilities in the WSGV communities are Class II bike lanes or Class III bike routes/sharrows. There is a Class IV cycle track along Rosemead Boulevard located at the border of East Pasadena-East San Gabriel, and several Class I bike paths in South Monrovia Islands and Whittier Narrows. Separated or protected bicycle lanes (Class I or IV) are generally associated with a higher level of comfort and safety compared to bike routes/sharrows (Class III). Prioritizing the selection and implementation of such facilities in the WSGV will promote safety and biking.

D. SAFE AND CONNECTED PEDESTRIAN NETWORK

A shared concern across all eight communities is the need for a safe and connected walking environment. Residents in Altadena, Kinneloa Mesa, La Crescenta-Montrose, South Monrovia Islands, and South San Gabriel have expressed a strong desire to enhance pedestrian safety in their respective communities. The pedestrians in these areas face higher levels of traffic stress while walking, attributed to factors such as high travel speeds, narrow sidewalks, sidewalk gaps, unsafe crossings, and a lack of pedestrian amenities along the primary main roads.

Furthermore, the shortage of shade compounds the challenges. The distribution of tree canopy is uneven across the WSGV communities. The average for Los Angeles County (including cities and unincorporated communities) is 18% tree canopy coverage. While many of the communities in the WSGV area meet or exceed this average, there is room for improvement. The northern communities of the Planning Area, including Altadena, Kinneloa Mesa, and La Crescenta-Montrose, have a higher percentage of tree coverage than

the southern communities, with over one-third of their communities shaded. In contrast, communities to the south of Planning Area, such as South San Gabriel and South Monrovia Islands, have less than 20% of their area covered by tree canopy.

E. ALTERNATIVE MODES FOR COMMUTERS

Data from the 2022 American Community Survey 5-Year Estimates reveals that over 90% of WSGV commuters used automobiles for their daily commute, either by driving alone or participating in carpools, indicating a higher reliance on auto transportation compared to the average in the broader Los Angeles County Unincorporated area. This high automobile dependence is due to the absence of direct transit services to major job centers, such as Downtown Los Angeles. To foster a shift toward sustainable transportation choices, it is essential to establish transit services with improved peak period frequency that align with the travel patterns of commuters and the frequencies of other connecting transit services. This proactive approach would encourage residents to explore alternative, car-free modes of transportation for their daily commutes.

6.4 Goals and Policies

The General Plan sets the policy direction for all unincorporated communities in Los Angeles County. In addition to the General Plan's goals, policies, and implementation programs, the following goals, policies, and programs are applicable to the natural resources in the WSGV Planning Area. Where this Area Plan is silent on policy matters, the General Plan policies still apply.

VS 3 – Connected and Walkable Communities

Goal M-1: The mobility system consists of a robust network complete streets designed to incorporate the needs of users of all ages and abilities.

Policy M-1.1: Ensure roadway safety. Ensure that corridors connecting residential areas, employment areas, recreation, and public facilities are safe, accessible, and defensible for all users, including vulnerable populations such as youth, older adults, and people with disabilities.

Policy M-1.2: Multijurisdictional complete streets. Support multimodal infrastructure projects that promote complete streets and coordinate efforts with neighboring jurisdictions where the County shares authority of traffic control and maintenance of roadways to facilitate access to public transit stops, commercial services, community amenities, and job centers across jurisdictional boundaries.

Policy M-1.3: Prioritize environmental justice in mobility. Address inequities created by a history of car-centric design by prioritizing the mobility and safety needs of priority populations such as youth, older adults, zero-car households, and disproportionately affected communities.

Policy M-1.4: Evaluate evacuation capacity. Coordinate with the Office of Emergency Management (OEM) to evaluate evacuation capacity and consider additional emergency planning efforts to address risks exacerbated by climate change and the WSGV communities' topography such as increased flooding and wildfires.

Policy M-1.5: Use public spaces as connectivity hubs. Support the design of public spaces that incorporate the needs of transit users, pedestrians, and people on bikes, by providing amenities such as bike racks, repair stations, and real-time transit information.

Goal M-2: Provide improved access to regional and local transit service for all residents and people working in WSGV area.

Policy M-2.1: Enhance local transit services. Enhance local transit services by coordinating across multiple systems to comprehensively address transit service gaps, reduce automobile dependence, and improve local circulation by connecting residential areas, shopping streets, community facilities, open spaces, and other community destinations.

Policy M-2.2: Enhance regional transit service through partnerships. Coordinate with LA Metro and other transit agencies to advocate and encourage convenient and safe transit, pedestrian, and bicycle linkages to/from and mobility hubs to facilitate first last-mile connectivity.

Policy M-2.3: Support bus stop improvements. Partner with regional and local transit operators to support bus stops with attractive amenities, unique community branding, sustainable elements, and public art to serve as gateways to the community and promote cohesive community corridors.

Policy M-2.4: Promote accessible transit vehicles. Support the use of transit vehicles with enhanced accessibility to accommodate a wide range of mobility-aide devices and childcare instruments like car-seats and strollers.

Policy M-2.5: Community transit promotion. Partner with community members and stakeholders to assess, promote, and market transit options available in local communities.

Goal M-3: A safe, convenient, and comfortable active transportation network that fosters pedestrian and bicycle travel as healthy and sustainable modes.

Policy M-3.1: Evaluate bike network gaps. Support people on bikes by evaluating bike network gaps along jurisdictional boundaries and implementing infrastructure to close those gaps.

Policy M-3.2: Prioritize safe and connected pedestrian networks. Provide safe and connected pedestrian networks that are mindful of users, roadways, surrounding land uses, environmental conditions, and community characteristics.

Policy M-3.3: Promote neighborhood greenways. Support the planning and construction of greenways that prioritize pedestrians and cyclist safety to encourage foot traffic, reduce parking demand, and support local businesses.

Policy M-3.4: Leverage waterways as a recreational resource. Support the use of water channel rights-of-way to provide off-street multi-use paths and trails that can serve as a recreational resource and means of commuting to local job centers.

Policy M-3.5: Expand tree canopy cover. Promote the planting of locally native trees in the public right-of-way, including street trees and park trees, to provide shaded pathways, neighborhood cooling, and other benefits.

Policy MU-3.6: Enhance signage and wayfinding. Create distinctive wayfinding and signage throughout communities to facilitate active transportation connectivity and guide residents and visitors to local services and amenities.

Goal M-4: Promote other transportation demand management (TDM) strategies.

Policy M-4.1: Support TDM strategies for schools. Support and collaborate with schools, parents, and students to develop, implement, and frequently reevaluate innovative TDM strategies and programs, such as safe-routes-to-schools, that encourage active and transit modes of travel to reduce traffic congestion.

Policy M-4.2: Local TDM strategies. Coordinate with residents, employees, local businesses, transit agencies, and community-based organizations to manage congestion by developing, promoting, and marketing TDM strategies for commuting that meet the needs of WSGV residents and employees.

Goal M-5: Parking is managed to maximize land for community benefits and spaces.

Policy M-5.1: Regulate parking supply. Support and manage parking supply through implementation of time limits, pay parking, or permits, in order to improve the flow of residents, visitors, and customers.

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- 7.1 Introduction
 - 7.2 Cultural Resources
 - 7.3 Goals and Policies
-

Sections Included

CHAPTER 7 Historic Preservation Element

7.1 Introduction

Nestled in the diverse historical tapestry of Southern California, the West San Gabriel Valley (WSGV) Planning Area comprises nine unincorporated communities with rich and varied pasts. Spanning from the pre-contact era of the indigenous Tongva people to contemporary times, this land has witnessed an intricate interplay of cultural and historical forces. The Historic Preservation Element is dedicated to guiding the identification, preservation, and celebration of the WSGV's historic and cultural resources. Emphasizing a vision of shared history and stewardship, this element underscores the significance of local historic, archaeological, and cultural districts; sites; buildings; landscapes; and landmarks. This element draws from the detailed historical insights provided in Appendix B, *Historic Context Statement (HCS)* and the Community Cultural Assets Brief (ESA 2023). This integration aims to bolster the economic vitality of the WSGV Planning Area but and enrich the cultural fabric and enhance the overall quality of life for its residents and visitors, fostering a deepened sense of community identity and continuity.

A. ORGANIZATION

This section summarizes the types of resources addressed in this element, and a more comprehensive description of each resource is available in the Community Cultural Assets Brief (ESA 2023) and the HCS for the WSGV Planning Area (see Appendix B). This section then delineates the primary issues and opportunities for preserving cultural resources, guiding the establishment of goals and policies in Section 7.3 of this element.

B. A BRIEF HISTORY OF THE WEST SAN GABRIEL VALLEY

The following information has been extracted and extensively condensed from the HCS. See Appendix B for a more detailed historical overview of the West San Gabriel Valley as well as histories of each of the nine unincorporated communities and historical themes found in the WSGV Planning Area.

The Pre-Contact Period (before 1542)

The WSGV Planning Area is located in a region traditionally occupied by the Gabrielino Indians. The term “Gabrielino” is a general term that refers to those Native Americans who were sent by the Spanish to the Mission San Gabriel Arcángel. Gabrielino villages are reported by early explorers to have been most abundant near watercourses. Gabrielino villages known to have been located within the San Gabriel Valley, either within the WSGV plan area or located nearby as mapped by the ECCA LA Area Native Village Project unless otherwise noted, and they include:

- *Akuuronga*, located near La Presa Avenue and Huntington Drive in San Marino;
- *Sonaanga*, located on the present-day grounds of San Marino High School;
- *Shevaanga I* (Kizh/Tongva) located in present-day Whittier Narrows, at the confluence of the Rio Hondo and San Gabriel Rivers, baptism records from the San Gabriel Mission indicate that there were 222 baptisms from this village between 1774 and 1802;
- *Topisabit* (Serrano) Located near present day Altadena/La Canada Flintridge area or possibly the Sheldon Reservoir in Pasadena. San

Fernando Mission records indicate one baptism from this village in 1801 and records from the San Gabriel Mission indicate 41 baptisms between 1774 and 1805;

- *Guayibit* (Tongva) located in western Monrovia, Baptism records from the San Gabriel Mission indicate that there were 28 baptisms from this village between 1777 and 1825.

Coming ashore on Santa Catalina Island in October 1542, Juan Rodriguez Cabrillo was the first recorded European to make contact with the Gabrielino; the 1769 expedition of Portolá also passed through Gabrielino territory.²⁸ Native Americans suffered severe depopulation and enslavement and their traditional culture was radically altered after Spanish contact. Nonetheless, Gabrielino descendants continue to reside in the greater Los Angeles and Orange County areas including the WSGV and vicinity and maintain an active interest in their heritage and preserving it for future generations.

The Spanish Period (1542-1821)

Although Spanish explorers made brief visits to the region in 1542 and 1602, sustained contact with Europeans did not commence until the onset of the Spanish Period in the late 18th to early 19th-centuries. Europeans first traversed the San Gabriel Valley as a part of the Portola expedition, which brought the Spanish army, Catholic priests, and enslaved indigenous people to the area in 1769. The expedition's goal was to expand Spanish control of the land along the coast.

Mission San Gabriel Arcangel was founded on September 8, 1771, the fourth in a series of twenty-one missions that spread from present-day San Diego to San Francisco. The original location was near the present-day Whittier Narrows Recreation Area, ostensibly to utilize the narrowing of the valley and riverfront there. After severe floods, The Mission was relocated three miles away in 1775 to utilize the land more efficiently for agriculture and cattle grazing.

The goal for all missions were to be self-sufficient, and for that, the Spanish needed labor. Thousands of Gabrielino people were forcibly enslaved by the Spanish in a system that prohibited the practice of indigenous culture and religious tradition. By the early 1870s, most of the surviving Gabrielino people had been forced to be baptized and to enter the mission system as enslaved labor.

During this time, the Tongva and Kizh became known as Gabrielino, after missionization. They were enslaved by the missionaries and forced to construct the buildings of the mission and the infrastructure surrounding it. Mission life drastically replaced the hunting and gathering culture of the Gabrielino with a localized agriculturally based one. As was common in post-contact societies, the introduction of European diseases proved deadly to the population which had no immunity to new illnesses. Those that lived were often forced into labor and coerced into conversion to Catholicism and then referred to as “neophytes”, or new convert. However, many Gabrielino rebelled against the missions; Mission San Gabriel was the site of two notable rebellions: a 1771 attack in retribution of an alleged rape of a native woman and the 1785 revolt led by Tongva leader Toypurina, a Shaman, medicine woman, and freedom-fighter, who cited the Spanish colonization, Spanish mistreatment of indigenous women and the banning of traditional practices as her motivation. The revolt failed due to a Spanish ambush, and Toypurina was imprisoned for a year and a half. The Mission residents suffered greatly at the hands of soldiers and the Native Americans were the primary workforce of California during the Mission and later Secularization periods. The missions would loan out workers to private landowners and the mission would be paid not the laborers.

The Mexican Period (1821-1848)

Mexico gained its independence from Spain in 1821 with wide-ranging impacts on the San Gabriel Valley. Eager to utilize the largely ignored Alta California, Mexico promoted the settlement of California with the issuance of land grants. In 1883, Mexico began the process of secularization of the missions, which involved reclaiming the land and distributing it to local landowners. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands were to be returned to Native populations; in reality, this was a rare occurrence. The lands, livestock and equipment were supposed to be divided among the neophytes but most of these holdings fell into non-native hands and the mission buildings were abandoned and fell into decay. As difficult as mission life was for Native Americans, the process of secularization was worse. The Native Americans had been dependent on the missions for two generations and now were disenfranchised with no land or way to make a living. Most ended up working on ranchos as servants or moving to the Pueblo and conducting day labor for little to no pay.

These ranchos, as they came to be known, were often given to families who had already gained influence throughout the area. The population of the San Gabriel Valley consisted of residents who called themselves *Californios*, Spanish-speaking, predominately Catholic persons of Latin American descent who were born in the region between 1769 and 1848. The largest ranchos were around the Los Angeles Pueblo and included names that still live on in contemporary Los Angeles County such as San Rafael, San Pasqual, and Santa Anita. The Californio owners of these ranchos maintained their wealth and influence throughout the Mexican period.

American Period (1848-present)

Mexico ceded California to the United States as part of the Treaty of Guadalupe Hidalgo in 1848. While the treaty recognized the right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, claimants were required to prove their right to the land before a patent was given. The process was lengthy and difficult, and generally resulted in the claimant losing at least a portion of their land to attorney’s fees and other costs associated with proving ownership.

California joined the Union as the 31st state in 1850. The County of Los Angeles was established the same year as one of the original 27 counties of California. While there were small amounts of gold found in the mountains outside the San Gabriel Valley, then known as the Sierra Madre, homesteaders who purchased land in this area found a different commodity that would transform the valley—a hub for agriculture. Building on the previously established water infrastructure of the ranchos and embracing the temperate climate, the San Gabriel Valley became the epicenter of agriculture in Southern California.

Benjamin Davis Wilson, known as Don Benito, developed agriculture on Rancho de Cuato, Rancho San Pedro, and portions of Rancho San Pasqual. Wilson brought a variety of innovations to the San Gabriel Valley, including the development of citrus and the cultivation of walnuts as a cash crop, both of which relied on the irrigation ditches on his ranch. Leonard Rose and William Wolfskill developed innovative and pioneering operations for growing wine grapes, building on Wilson’s citrus cultivation, and Elias Jackson “Lucky” Baldwin became the largest landowner in the region until the 1920s. These agricultural barons would grow even wealthier when Southern California was connected to the transcontinental railroad via San Francisco on

September 6, 1876. The web of railroads sprawling across the United States allowed produce from the San Gabriel Valley to be transported across the country. Two large packing houses were located along rail lines in what is now Duarte and Monrovia, and the greater SGV as well as the “Inland Empire” were considered “citrus belts” in Southern California. By 1948, however, the largest Fruit Exchange in the WSGV, the Duarte- Monrovia Fruit Exchange, was dissolved and the locations of the fruit orchards and packing houses were replaced by suburban development.

Los Angeles County saw over 100 towns platted between 1884 and 1888; 64 of them would never become incorporated cities. It would be half a century until the type of residential development these investors dreamed of would come to fruition in the San Gabriel Valley; the WSGV would remain largely agricultural land until after World War II. The streetcar system of the early twentieth century was also a transformative urban development tool. It shaped not just transit but also land use, encouraging the development of residential areas along its routes. The early 20th-century urban form was primarily based on a grid system which was efficient for both walking and streetcar transit.

These new Angelenos flocked to the San Gabriel Mountains in the late 1800s as a part of the “great hiking era”, where the health benefits of a rural day trip and vigorous exercise were promoted. Mount Wilson, named after Benito Wilson, featured one of the first large telescopes in 1889 and resulted in improvements that facilitated access to these peaks. Adventure tourism developed as a new industry in the WSGV following the turn of the century. In 1906, hikers could take a Pacific Electric Red Car and be delivered to the Mount Wilson trailhead; a road for automobiles followed in 1912. Hiking cabins and elaborate mountain resorts proliferated in the San Gabriel foothills.

Patterns of settlement in the San Gabriel Valley were predicated on control of water, not just to supply consistent irrigation to the agricultural ranches, but to the residential communities that were being plotted. Major floods led to dozens of deaths and irreparable damage to many of the mountain resorts and early housing developments. The result of this was aggressive flood control and concrete channelization of the waterways of the Los Angeles and San Gabriel rivers, primarily completed by the Army Corps of Engineers.

Workers were needed for this concentration of agricultural enterprises, which, by the 1920s, included “oranges, lemons, walnuts, apricots,

strawberries, and tomatoes, as well as dairy farms, horse ranches, and one lion ranch.” By 1913, there was a significant presence of Japanese farmers in the San Gabriel Valley, who formed the Japanese Farmer’s Association of the San Gabriel Valley. Labor camps, most geared towards Mexican migrant workers, sprang up throughout the San Gabriel Valley. The most famous of these, “Hick’s Camp” located along the San Gabriel River, would eventually grow into a thriving barrio community with a strong Mexican identity; portions of this barrio, which spanned 22-acres, were eventually annexed into the Cities of El Monte and South El Monte and portions of Whittier Narrows Recreation Area. The increase in racial and ethnic diversity of worker and residents in the WSGV led to a significant, but short lived, presence of the Ku Klux Klan in El Monte during the 1920s. These white supremacists selected El Monte for its proximity to Los Angeles and the smaller communities of the San Gabriel Valley and Riverside County.

Following the Great Depression, residential development expanded in the San Gabriel Valley, assisted through a new, federally backed loan program. The Home Owners’ Loan Corporation (HOLC) was established as a part of the New Deal to assist first time home owners through federally backed loans. To ensure their loans were given to the least risky investments, the HOLC created color-coded maps of most American cities in order to assess risk; neighborhoods that were “characterized by detrimental influences” were given the lowest grade of D and marked in red. These “redlined” neighborhoods often contained residents that were predominately Black, Mexican, or recent immigrants. The effect of this redlining was that new residential construction, funded through HOLC loans, occurred almost exclusively in White neighborhoods, effectively segregating these cities further. Many of the unincorporated areas of the West San Gabriel Valley were not redlined by the HOLC, allowing Japanese Americans and Mexican Americans to more easily purchase homes in these areas than in incorporated cities, such as Pasadena and Glendale, which were only blocks away. Altadena was notably not redlined, becoming a hub for middle-class African-Americans.

While Black residents of the San Gabriel Valley faced discriminatory actions in the pre-WWII era, a variety of groups experienced racial and ethnic discrimination, segregation, and violence. Mexican residents, who made up large portions of the agricultural work force, were sequestered in barrios without infrastructure such as running water or floors. Japanese Americans, while facing anti-Asian discrimination, often found financial privilege through their status as farm owners,

especially in the flower industry, and had a robust cultural network that cultivated ethnic solidarity. However, following the Attack on Pearl Harbor and Executive Order 9066, Japanese residents of the San Gabriel Valley were forcefully detained at Santa Anita or Pomona Assembly Centers. Many lost their homes, business, and property because of foreclosure during the War.

The passage of the Servicemen's Readjustment Act in 1944 (commonly known as the G.I. Bill), postwar economic prosperity in the US, expansion of the freeway system, and the ability to mass-produce houses led to an explosion in new residential construction. However, restrictive housing covenants meant the first wave of newly built subdivisions in the West San Gabriel Valley were purchased by White families. Racial discrimination in FHA and VA loans would only become federally prohibited in 1962.

The Los Angeles County's Regional Planning Commission adopted the Master Plan of Metropolitan Los Angeles Freeways in 1947. While focused towards the City of Los Angeles, the entire San Gabriel Valley was planned to be woven into the web of freeways with proposed names such as the Concord Parkway, the Eaton Canyon Parkway, the Ramona Freeway, and the San Gabriel River Parkway, which follows nearly an identical path to the modern I-605. Many of work camps-turned-barrios, including Hicks' Camp, were razed in the 1960s and 1970s to make room for new suburban developments or the expansion of the Los Angeles freeway system. The rise in cul-de-sac neighborhoods also coincided with the suburban boom during this time.

White emigration to the West San Gabriel Valley largely ceased between 1960 and 1990. Instead, new residents to the area were largely Asian immigrants, helped significantly by the passage of the Immigration and Nationality Act of 1965. The largest wave of new residents to the San Gabriel Valley at this time were immigrants from Taiwan and Hong Kong who came to America for educational and economic opportunity, especially in the face of political strife in their homeland. Following this demographic shift, multi-generational homeownership among Mexican and Asian families was much higher in the WSGV. The West San Gabriel Valley developed as a center of Chinese settlement, with Monterey Park becoming the first majority-Asian city in the United States in the mid-1980s. Frederick Hsieh, a Chinese-born real estate developer, began to advertise the West San Gabriel Valley, and the city of Monterey Park in particular, to Chinese immigrants from Taiwan and Hong Kong.

Today, the West San Gabriel Valley functions as a large, ethnically diverse suburb of Los Angeles with a variety of smaller business centers in its midst.

7.2 Cultural Resources

Cultural resources encompass a broad range of prehistoric and historic artifacts, buildings, structures, and landscapes. These resources reflect the dynamic cultural evolution within the WSGV. This element addresses four types of cultural resources—archaeological, historic, tribal cultural, and paleontological—each containing its own unique significance.

A. TYPES OF CULTURAL RESOURCES

Historical/Architectural

Historical resources include buildings, structures, districts, landscapes, and objects generally over 45 years old with potential or recognized historical significance on a local, state, or national register of historic resources. These resources serve as tangible links to the WSGV's past through their association with historical individuals; their embodiment of key architectural styles, construction methods, or works of art; or their representation of significant historical events, periods, or patterns of social, cultural, economic, or political history that have contributed to the shaping of the WSGV's identity and landscape.

Archaeological

Archaeological resources include artifacts, structural remains, and human remains that span both the pre-contact and historic eras, revealing the daily lives, practices, and cultures of earlier inhabitants through physical remnants. These resources include pre-contact sites such as villages, temporary camps, lithic scatters,¹⁰ rock art, roasting pits/hearths, milling features,¹¹ rock features, and burials/human remains. They can also include historic resources like refuse heaps, bottle dumps, ceramic scatters,¹² privies,¹³ foundations, and human remains.

¹⁰ Lithic refuse or debris produced during flaked- or ground-stone tool manufacturing or use.

¹¹ Features upon which seeds and other plant and animal products are ground.

¹² Pottery.

¹³ Pit beneath an outhouse.

Tribal Cultural

Tribal cultural resources are integral to understanding the rich and diverse history of the WSGV. These resources encompass sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a Native American Tribe. These may include but are not limited to villages, ceremonial sites, prayer circles, sacred stones, and areas associated with traditional tribal cultural practices like gathering or ritual. The WSGV, traditionally inhabited by the Tongva people, holds numerous locations that are significant for their cultural, historical, and spiritual importance to these indigenous communities. The preservation and the recognition of tribal cultural resources are crucial not only for acknowledging and respecting the deep-rooted heritage of Native American Tribes in the region, but also for protecting and maintaining the continuity of their living cultural traditions and practices.

Paleontological

Paleontological resources, which are fossilized remains older than 5,000 years, offer insights into the ancient ecological and biological history of the WSGV. They include fossilized geological formations, animals, and plants.

B. LEGISLATIVE TOOLS

This section outlines the legislative frameworks at the local, state, and federal levels that provide the foundation for protecting historic and cultural resources in the WSGV Planning Area, as defined by the General Plan.

Local: The Los Angeles County Historical Landmarks and Records Commission reviews and recommends cultural heritage resources in unincorporated areas for inclusion on the County Register. The County's Historic Preservation Ordinance seeks to preserve, conserve, and protect buildings, objects, landscapes, and other artifacts of historical and cultural significance. County Code Section 22.124.070 Criteria for Designation of Landmarks of Historic Districts states that:

- A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;

2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
 4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
 5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
 6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
 7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.
- D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:
1. More than 50 percent of owners in the proposed district consent to the designation;

2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

State: The California Department of Parks and Recreation’s Office of Historic Preservation maintains the State Historic Resources Inventory, which is a compilation of all resources that are formally determined eligible for or listed in the National Register of Historic Places or the California Register of Historical Resources, or are designated as State Historical Landmarks or Points of Historical Interest.

The California Environmental Quality Act (CEQA) provides guidelines for the identification and protection of archaeological sites, artifacts, and paleontological resources. If a project threatens an archaeological or paleontological resource, the project is required to provide mitigation measures to protect the site or enable study and documentation of the site. Assessment of these resources requires a survey prepared by a qualified archaeologist or paleontologist. For discretionary projects on sites containing Tribal Cultural resources, CEQA may also require a monitor.

The State Historical Building Code, which was originally written and adopted in 1979, is a set of regulations that was created to improve the protection and enhancement of historic buildings and structures. The intent of the code is to protect California’s architectural heritage by recognizing the unique construction challenges inherent in historic buildings and offering an alternative code to deal with these problems. This code provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as historic buildings. The code’s regulations are intended to facilitate restoration or accommodate change of occupancy to conserve a historic structure’s original or restored architectural elements and features.

Federal: The Archaeological Resources Protection Act of 1979 protects archaeological resources and provides requirements for permit issuance to excavate or remove archaeological resources.

The Native American Heritage Act of 1992 provides guidelines for the protection of Native American remains and artifacts.

The National Park Service's National Register of Historic Places is the official list of the country's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources.

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

Section 106 of the National Historic Preservation Act protects historic properties from potential harm caused by federal projects. It requires federal agencies to identify historic sites, evaluate potential impacts, and consult with the community to avoid or minimize adverse effects.

C. ISSUES AND OPPORTUNITIES

The Community Cultural Assets Brief (ESA 2023), together with the feedback received through community outreach, identified several issues and opportunities, summarized below, that are critical to the preservation of the WSGV's rich historical and cultural fabric. The General Plan also identified primary threats to historic, cultural, tribal cultural, and paleontological resources that are relevant for the WSGV, including "incompatible land uses and development on or adjacent to resources, a lack of local registry, and the limitations of state and federal programs to protect resources." Several County programs and initiatives offer avenues for the effective preservation of cultural resources in the WSGV Planning Area.

Diverse and Distinct Histories among WSGV Communities

The diverse and distinct histories of the WSGV's nine communities necessitate nuanced preservation strategies that honor each area's unique historical and cultural identity. The nine communities of the WSGV Planning Area exhibit diverse development histories shaped by various historical factors, resulting in distinct and sometimes unique narratives. What may be a historically appropriate narrative for

Altadena would be inappropriate for Whittier Narrows. Similarly, the pre-contact tribal history and archaeology vary among the nine communities because of factors like proximity to water and other resources, and their significance to Tribes based on pre-contact settlements.

Lack of Documentation of Historical Resources

Local, state, and federal regulations that protect historic, archaeological, paleontological, and tribal cultural resources are based on identification, significance evaluation, and designation. Although limited historic surveys with associated contexts on specific themes have been produced, no large-scale architectural surveys of the Planning Area have been completed. Without surveys that provide an in-depth analysis of existing resources, no comprehensive inventories of community assets exist, and by extension, protection is limited.

An inventory of archaeological and historical resources is essential for effective preservation and underscores the need for more extensive research and documentation.

Limited Remaining Early Historical Resources

The early American history of the WSGV Planning Area, from the early 1900s through the 1940s, was dominated by large agricultural institutions and smaller single-family farmsteads. However, the communities of the Planning Area were subject to a dramatic amount of development pressure throughout the 20th century, especially during the rapid suburbanization in the post–World War II era. There are limited historical resources remaining from the first half of the 20th century and very few potential resources that represent the early history of the area, underscoring the importance of preserving what remains.

Lack of Integrity in Existing Resources

To qualify as a historical resource, a building must have both significance and integrity.¹⁴ Although many commercial and residential resources in the WSGV Planning Area are potentially significant, they lack the required architectural or historic integrity required for designation, emphasizing the need for thoughtful preservation strategies.

¹⁴ According to the National Park Service, “integrity is the ability of a property to convey its significance.” The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

Countywide Historic Preservation Ordinance

Adopted by Los Angeles County in 2015, the County’s Historic Preservation Ordinance (Chapter 22.124 of the Los Angeles County Code of Ordinances) “specifies significance criteria and procedures for the designation of landmarks and historic districts” to “enhance and preserve the County’s distinctive historic, architectural, and landscape characteristics.” The ordinance is a critical vehicle for the identification and protection of historic resources in the unincorporated areas of Los Angeles County.

Certified Local Government Program Status

The Certified Local Government Program, established through the 1980 amendments to the National Historic Preservation Act of 1966, is a program that empowers local governments in the local preservation process. It encourages the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties (National Park Service 2021). Additionally, the program promotes the integration of local preservation interests and concerns into local planning and decision-making processes. Los Angeles County, which attained official certification in 2020, is now enabled to engage more directly in federal and statewide historic preservation programs. This status also provides access to matching grant funds, fostering local preservation objectives and facilitating community-based historic preservation initiatives.

Mills Act Program

Adopted by Los Angeles County in 2013, the Mills Act (Chapter 22.168 of the Los Angeles County Code of Ordinances) provides property tax relief for owners of qualified historic properties to preserve, restore, rehabilitate, and maintain the historic character of such properties on an ongoing basis. This statewide program is considered “the most important economic incentive program in California for the restoration and preservation of historic buildings by private property owners” (California Office of Historic Preservation, undated).

Historic Context Statement

The HCS for the WSGV Planning Area (see Appendix B) serves as a foundational document, providing a pre- and post-contact history of the Planning Area, along with detailed narratives of each of the nine unincorporated communities. The general history chapter provides a

section for the Pre-Contact Period (before 1542), the Spanish Period (1542-1821), the Mexican Period (1821-1848), and the American Period (1848-present).

This essential resource offers a structured approach for evaluating potential historical resources within the WSGV. The Significant Themes chapter provides a historical narrative of the following themes in the WSGV Planning Area: Agricultural Development; Industrial Development; Infrastructure and Public Transit; Parks and Recreation; Education; Civil Rights and Social Justice; Public Arts, Music, and Cultural Celebrations; Public and Private Health and Medicine; Civic Development; Commercial Development; Residential Development; Architectural Styles, as applied to residential development; and Religion and Spirituality. For themes which appear to have multiple extant resources, the chapter provides registration requirements for evaluation.

The HCS also identifies recommendations for potentially significant individual resources and potential historic districts and provides recommendations for future historical research and preservation efforts.

Community Historical Knowledge

Fostering a collaborative environment is vital for capturing and interpreting the diverse and rich heritage of the WSGV Planning Area. Community members of the WSGV possess invaluable, often intangible knowledge of their own communities' histories and cultures, which can be critical in identifying, interpreting, and preserving the area's historic, archaeological, and tribal resources. Recognizing and actively engaging with this local expertise can greatly enrich the preservation process.

7.3 Goals and Policies

The following goals, policies, and actions specifically address historic preservation issues and opportunities within the Planning Area, complementing the broader framework established in the Conservation and Natural Resources Element of the General Plan (LA County Planning 2022a). These goals, policies, and actions are designed to work in tandem with the General Plan's goals, policies, and implementation programs, providing a focused approach to historic preservation in the Planning Area.

VS 4 – Strong Social and Cultural Cohesion

Goal CR-1: Unincorporated communities with unique historic and cultural identities that foster a sense of place and community pride.

Policy CR-1.1: Foster community pride. In partnership with educational institutions, local historical societies, community organizations, and other interested groups, establish a sense of local ownership and civic pride for each community in the WSGV through educational programming, celebrations, and other activities.

Policy CR-1.2: Emphasize and celebrate community histories through built-environment enhancements. Accentuate and celebrate the unique historical attributes and narratives of each community, and support initiatives such as public art installations that incorporate local history and tribal narratives in their themes and styles.

Goal CR-2: High priority placed on identifying, evaluating, and preserving historic resources across communities, enhancing the historical and cultural fabric of the WSGV.

Policy CR-2.1: Evaluate historic resources. Support the identification and evaluation of historic properties and districts with potential historic significance, prioritizing those outlined in the WSGVAP Historic Context Statement.

Goal CR-3: Unique historical and cultural roots of each WSGV community are integrated and reflected in the built environment.

Policy CR-3.1: Facilitate adaptive reuse. Promote and foster collaboration between the County, property owners, developers, and community groups for the rehabilitation and adaptive reuse of historic buildings. Encourage mixed-use development with the colocation of housing and historic storefronts.

Goal CR-4: Comprehensive identification and evaluation of historic and cultural resources, archaeological resources and paleontological resources, which enrich the understanding and preservation of the WSGV's prehistoric and ancient past and understanding of its ecological and climatic history.

Policy CR-4.1: Integrate historic and cultural resources and archaeological insights into planning. Incorporate knowledge of each community's unique historical and cultural roots and archaeological resources into planning decisions to respect culturally sensitive areas.

Policy CR-4.2: Assess paleontological resources. Evaluate and monitor potential paleontological resources within the Planning Area for conservation and scientific understanding.

VS 6 – Equitable Decision Making

Goal CR-5: Collaboration among various stakeholders, including local communities, government agencies, and cultural groups, integrating tribal perspectives and knowledge into planning and preservation efforts.

Policy CR-5.1: Foster meaningful tribal consultation. Engage in ongoing, project-specific, and land-specific tribal consultations to ensure that tribal consultation is meaningful, respectful, and tailored to the specifics of each project, land area, and Tribe involved to adequately understand and mitigate impacts to tribal cultural resources.

- 8.1 Introduction
- 8.2 Altadena
- 8.3 East Pasadena–East San Gabriel
- 8.4 Kinneloa Mesa
- 8.5 La Crescenta-Montrose
- 8.6 San Pasqual
- 8.7 South Monrovia Islands
- 8.8 South San Gabriel
- 8.9 Whittier Narrows and South El Monte Island

Sections Included

CHAPTER 8 West San Gabriel Valley Unincorporated Communities

8.1 Introduction

The purpose of this chapter is to implement the West San Gabriel Valley (WSGV) areawide vision statements and goals as presented in previous chapters, at the community scale, as applicable. The WSGV Area Plan (WSGVAP) is comprised of the following nine unincorporated communities within WSGV:

- 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

Each community section includes an introduction, community-specific issues and opportunities, and community-specific policies tailored to

address the distinct character, needs and priorities within each community. The community-specific policies were guided and developed through input shared by residents during community outreach and engagement activities.

8.2 Altadena

A. INTRODUCTION

Altadena is an unincorporated community in Los Angeles County just north of the City of Pasadena in the northwest part of West San Gabriel Valley. The 8.5 square mile community is home to a population of 43,344 people. Altadena is bounded on three sides by open space including the Arroyo Seco, Angeles National Forest, and Eaton Canyon, providing access to parks, trails and recreational amenities. Parts of northern Altadena bordering the Angeles National Forest fall within the Altadena Foothills and Arroyos Significant Ecological Area (SEA).

Prior to the housing boom that followed World War II and brought widespread residential development to Altadena, many notable properties were erected by early residents. Built in the traditional architectural styles of the era, these properties include the McNally House, the Holmes House, and the Zane Grey Estate. Today, the community is largely characterized by single-family homes. Some multi-family residences are located near commercial corridors, including Lake Avenue, Altadena Drive, Fair Oaks Avenue, Lincoln Avenue, and Washington Boulevard. In addition to access to open space, Altadena contains numerous public facilities, including schools, libraries, supermarkets, and a weekly farmers market.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for Altadena.

1. Housing

Aging housing stock and high housing costs. A significant portion of the housing units in Altadena were built before 1979. This aging

housing stock, combined with a low vacancy rate, contributes to high housing costs and a limited supply of affordable housing.

Rent burden. While there is a relatively low number of renters compared to homeowners, nearly half of Altadena’s residents who rent their homes are classified as rent-burdened.

2. Mobility

Topography. Topographic constraints can be a barrier to walking or biking for some residents. Promoting transit for streets in the hillsides is a possible solution to this issue.

Pedestrian safety and connectivity. For walkability and pedestrian safety, continuous and uniform sidewalks should be provided along major corridors and routes to local amenities. Sidewalk gaps exist along Altadena Drive, Fair Oaks Avenue, and Lincoln Avenue. In addition, many neighborhood roads do not have sidewalks, impacting residents ability to walk to amenities, including Loma Alta Park, Hahamongna Watershed Park, Eaton Canyon, and local trails. Residents have expressed a desire for off-road pathways made of non-concrete surfaces to preserve the community’s rural character, which may also double as equestrian trails. Furthermore, the combination of wide roads, large curb radii, and elevated vehicle speeds increase pedestrian exposure and creates uncomfortable crossing environments, particularly at the intersections of Lake Avenue/Altadena Drive, Altadena Drive/Allen Avenue, New York Drive/Allen Avenue, and Fair Oaks Avenue/Mariposa Street.

Bicycle safety and connectivity. Altadena has a bicycle network with approximately seven miles of designated bikeways. However, there are significant network gaps between neighborhoods and community destinations. Certain streets exhibit collision hotspots, posing significant safety concerns for pedestrians, bicyclists, and motorists within the communities. Among these streets are Altadena Drive and Mendocino Street Collision data point to the need to focus safety improvements on Altadena Drive, Lake Avenue, and Woodbury Road and continue to monitor collision data to guide safety improvement priorities.

Obstructions to evacuation routes. Neighborhoods situated north of Loma Alta Drive fall within the Fire Hazard Severity Zones. Residents have reported instances of vehicles parking and obstructing evacuation routes.

Transit. Existing fixed transit services cover the south portion of the community, with limited facilities serving areas north of Altadena Drive and New York Drive. Neighborhoods north of Loma Alta Drive are not served by Metro Micro transit. Moreover, the existing bus frequency falls short of meeting the needs of residents, revealing a gap in transit adequacy. This issue is particularly pronounced in relation to commuter travel to key job centers, like Burbank and downtown Los Angeles. There is also an absence of transit serving key recreational destinations, including the Sam Merrill Trail, Upper Arroyo Seco Trail, Eaton Canyon Trail, and Chaney Trail.

3. Land Use and Community Design

Diversification of land uses. Lake Avenue presents an opportunity to provide a greater mix of land uses, including pedestrian and active transportation connectivity, enhanced community identity, beautification, and economic development.

4. Equitable Altadena

West Altadena. Due to historical disinvestment, West Altadena should be prioritized for investments in local infrastructure for access to recreation, walkability, transit, and traffic calming, with resources to support the development of locally-owned commercial services and goods along Lincoln Avenue.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for Altadena, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Harmonious and Coordinated Growth

Policy AL-1.1: Orderly and sustainable growth. Focus moderate growth along primary roads such as Lake Avenue, Lincoln Avenue, Washington Boulevard, and Allen Avenue where access to services, amenities, existing infrastructure, and transit is higher. Ensure development fits the community character.

See Land Use Policy LU-1.1.

Policy AL-1.1

COMMERCIAL CENTERS AND CORRIDORS

See Land Use Policy LU-6.2.

Policy AL-1.2

Policy AL-1.2: Commercial accessory units. Allow for commercial accessory units on corner lots along east west corridors, including East and West Altadena Drive.

See Land Use Policy LU-3.4.

Policy AL-1.3

Policy AL-1.3: Vibrant commercial corridors. Support Lake and Lincoln Avenues as vibrant, walkable mixed-use commercial districts with public realm improvements, local services, and amenities that serve local residents, with particular attention to the needs of West Altadena residents.

PARKS, OPEN SPACES, AND TRAILS

See Land Use Policy LU-5.7.

Policy AL-1.5

Policy AL-1.4: Complete Altadena Crest Trail connectivity. Support the completion of the Altadena Crest Trail and close gaps to create a continuous trail, avoiding impacts to sensitive resources.

Policy AL-1.5: Additional park resources. Support additional resources for park space and varied amenities in the southern portion of Altadena. Despite Altadena's overall low park need, the community lacks gathering spaces with amenities like group picnic areas and event spaces, as well as support facilities such as concessions and restrooms.

Policy AL-1.6: Support nightly trail gate closures. Support the consistent nightly closure of the Chaney Trail gate and other trail gates to prevent nuisances from improper use, wildfires, and other threats that can cause harm to wildlife and locals.

Policy AL-1.7: Address trail user conflicts. Support increased trail safety and reduced user conflict by designating specific trails as equestrian and hiking only, and prohibit biking on such designated trails, to help prevent conflicts with mountain bikers who proceed at higher speeds, frighten horses, and cause increased trail erosion and alteration.

See Land Use Policy LU-5.7.

Policy AL-1.8

Policy AL-1.8: Improvements for Farnsworth Park. Support additional funding and resources to improve and expand park space at Charles Farnsworth Park, along the North Marengo Avenue side, with amenities that support the recreational needs of the local community.

HOUSING

Policy AL-1.9: Promote mixed use development. Facilitate mixed-use developments along major streets such as Lake Avenue, Altadena Drive, Fair Oaks Avenue, Lincoln Avenue, and East Washington Avenue.

See Land Use Policy LU-3.7.

Policy AL-1.9

Policy AL-1.10: Support multifamily housing. Support the development of multifamily housing along Altadena Drive, Lincoln Avenue, Allen Avenue, and New York Drive by prioritizing infrastructure investments in these areas to allow for increased density.

See Land Use Policy LU-3.1.

Policy AL-1.10

VS 2 – Connected and Walkable Communities

WALKING, BIKING, AND TRANSIT

Policy AL-2.1: Increase sidewalk continuity. Preserve the existing mature tree inventory and canopy while prioritizing capital improvement projects that fill existing sidewalk gaps in Altadena to connect residential areas with commercial corridors and other community destinations. Consider using appropriate alternatives to concrete that complement the community’s character.

See Mobility Policy M-3.2.

Policy AL-2.1

Policy AL-2.2: Improve intersections and crosswalks. Improve high-stress crossings, such as the intersection at Altadena Drive and Lake Avenue, and other widely spaced intersections with improvements including mid-block crossings, protected left turns, pedestrian refuge islands, and similar enhancements.

See Mobility Policy M-3.2.

Policy AL-2.2

Policy AL-2.3: Improve traffic calming for safe walking, biking, and horseback riding. Install traffic calming measures on primary and secondary roads to deter unsafe driving, prioritizing the safety of active transportation users and equestrians over traffic flow.

Policy AL-2.4: Promote a connected bike network. Create a connected network of protected bike lanes ranging from north-south and east-west throughout the community, including connections to open spaces at Hahamongna and Eaton Canyon.

See Mobility Policy M-3.1.

Policy AL-2.4

Policy AL-2.5: Address safety issues of existing bicycle facilities. Provide safety treatments, such as separated and protected bikeways, to minimize the frequency and severity of collisions and enhance safety.

See Land Use Policy LU-5.8.

Policy AL-2.6

Policy AL-2.6: Prioritize shared use paths. Prioritize shared use paths¹⁵ connecting from neighborhoods to open spaces and trails to build a network that provides equitable access to recreational opportunities for all residents.

Policy AL-2.7: Promote hillside transit service. Promote transit service for hillside communities where walking or biking is difficult.

EQUESTRIAN FACILITIES

Policy AL-2.8: Preserve and enhance equestrian culture.

Preserve the equestrian district and enhance equestrian culture, by seeking additional resources to maintain and improve equestrian facilities in the community, seeking to engage local equestrians in the process.

Policy AL-2.9: Support development of an equestrian trail on Loma Alta. Support the design and implementation of an off-road pathway for equestrian and pedestrian use along Loma Alta Drive to directly connect local equestrian facilities, trails, and open spaces.

VS 3 – Strong Social and Cultural Cohesion

See Land Use Policy LU-8.2.

Policy AL-3.1

Policy AL-3.1: Create convenient community gathering spaces. Create community gathering areas along Lake Avenue and Lincoln Avenue and other areas where access to existing amenities and services is high.

VS 4 – A Thriving Business Friendly Region

BUSINESS DEVELOPMENT AND REVITALIZATION

See Land Use Policy LU-6.4.

Policy AL-4.1

Policy AL-4.1: Establish a biosciences hub. Encourage growth of biosciences and sustainable industries along with supportive commercial uses and bike- and pedestrian-friendly infrastructure in the business park area along Woodbury Road to create a vibrant employment and commercial corridor.

¹⁵ Shared use paths offer network connectivity opportunities beyond that of the roadway network. These facilities are often located in parks, along rivers, beaches, and in greenbelts or utility corridors where there are few conflicts with motorized vehicles (FHWA 2016).

VS 6 – Equitable Decision Making

Policy AL-6.1: Invest in West Altadena. Invest in the historically redlined area of West Altadena to support infrastructure improvements, beautification of commercial corridors, growth of local small businesses, and enhanced access to parks and public facilities to promote community wellbeing.

8.3 East Pasadena–East San Gabriel

A. INTRODUCTION

East Pasadena–East San Gabriel consists of two neighboring unincorporated areas: East Pasadena and East San Gabriel. These census-designated places (CDP) cover approximately four square miles, with a total population of 26,807, resulting in a population density of around 6,700 people per square mile. The community borders Pasadena to the north, San Marino to the west, Arcadia to the east, and Temple City, San Gabriel, and Rosemead to the south. The primary land use in this area is dedicated to low-density single-family housing, accompanied by some multi-family housing concentrated near commercial corridors. These residential units typically range from one to three stories in height. The streets in the community exhibit a combination of grid patterns and cul-de-sacs, with occasional road curves around larger properties.

Rosemead Boulevard divides the area from north to south, serving as the primary location for commercial properties. On the northern edge, East Colorado Boulevard is lined with hotels, restaurants, and other businesses. Additionally, Huntington Drive runs from east to west through the community, featuring a few businesses and community amenities. In the southernmost part of East Pasadena–East San Gabriel, industrial land uses are found along Walnut Grove Avenue. Despite proximity to industrial land uses, this community is not classified as disadvantaged communities according to the CalEnviroScreen 4.0 tool, indicating that it does not experience significant environmental burdens. East Pasadena—East San Gabriel residents enjoy convenient access to various amenities, including schools, grocery stores, and parks, either within the community or nearby.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, policies, and programs for East Pasadena–East San Gabriel.

1. Housing

Aging Housing stock and high housing costs. As seen throughout the WSGV, a majority of the housing in East Pasadena–East San Gabriel was built prior to 1979. Aging housing stock, combined with a low vacancy rate and primarily single-family dwellings, can result in high housing costs.

Rent burden. Households who spend 30 percent of their income on rent are considered rent-burdened. 57.2 percent of renters in East Pasadena–East San Gabriel are rent-burdened, which is about 3 percent higher than the county average.

2. Mobility

Rosemead Boulevard safety. Injury collision data reveal the need to address certain areas along Rosemead Boulevard including near its intersection with Colorado Avenue, Del Mar Boulevard, California Boulevard, Huntington Drive, and Duarte Road. Half of the community’s pedestrian-involved collisions occurred along Rosemead Boulevard, which indicates safety treatments along this corridor should be explored further.

Bicycle facilities. There were six bicycle-involved collisions that occurred along Huntington Drive and five along Duarte Road from 2018 through 2022. Though a proposed Class II bike lane along Huntington Drive will close gaps in the active transportation network, new facilities should integrate additional safety infrastructure to protect people on bicycles along major corridors.

Pedestrian facilities. The tree canopy coverage in East San Gabriel is less dense than in East Pasadena, especially in the areas furthest south and east of Rosemead Boulevard. Some residential areas and community resources do not have continuous sidewalks and sufficient

pedestrian amenities, such as wayfinding, striping, crosswalks, etc. contributing to gaps in the active transportation network.

Sierra Madre Villa Station Transit-Oriented District (TOD). The northwestern portion of East Pasadena–East San Gabriel is located within a Transit-Oriented District, providing opportunities for new residential development to be located near transportation and community amenities.

3. Land Use and Community Design

Land use policy. The General Plan designates most of the land in East Pasadena–East San Gabriel as lower-density residential development, primarily characterized by single-family homes. Expanding the opportunity for diverse housing stock can lower housing costs and address the missing middle housing options.

Community Standards Districts (CSDs). The standards established by the East Pasadena–East San Gabriel Community Standards District (CSD) and the Chapman Woods CSD for multifamily housing provide the opportunity for future development to be consistent in scale and architectural style contributing to a cohesive community character.

Community amenities. Community amenities including recreational facilities, social gathering spaces, neighborhood-serving retail, and new green spaces, should be included in places where people already congregate, such as areas nearby existing amenities, such as elementary schools, parks, and grocery stores.

Underutilized sites. Explore possibilities for adaptive reuse of a site that can be transformed into a community-serving amenity to foster social gathering and to enrich the neighborhood with a valuable resource.

4. Community and Population Characteristics

Income and education. High levels of educational attainment and above-average median household income in East Pasadena–East San Gabriel offer a strong foundation for economic stability and incorporating economic development into future planning efforts, but allocating resources to support residents who fall below the income and education averages advances equity and fosters inclusion within the community.

Diversity. A sense of community and shared understanding in East Pasadena–East San Gabriel can be supported through embracing the diversity of the community, including a substantial Asian American population, promoting cultural exchange and inclusivity, and fostering a more vibrant and united environment for all residents.

Community identity. Fostering a collective community identity in East Pasadena–East San Gabriel supports improved community coordination and more civic engagement with surrounding cities and other unincorporated communities in the County.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for East Pasadena-East San Gabriel, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Harmonious and Coordinated Growth

See Land Use Policy LU-3.1.

Policy EPES-1.1

Policy EPES-1.1: Identify opportunities for affordable housing.

Encourage the development of multifamily housing units, particularly along transit corridors and commercial and mixed-use zones such as Rosemead Boulevard, Huntington Drive, and East Colorado Boulevard, to provide a range of housing options for residents.

See Public Services and Facility Policy PSF-2.7.

Policy EPES-1.2

Policy EPES-1.2: Explore sites for joint-use facilities. Explore partnerships with elementary schools in East Pasadena-East San Gabriel, and other underutilized public spaces such as the former Wilson Middle School campus, for joint use of facilities and resources.

Policy EPES-1.3: Reduce light pollution. Promote the use of lighting technology that reduces streetlight glare and light pollution in residential neighborhoods.

Policy EPES-1.4: Encourage cross-jurisdictional partnerships and coordination. Encourage coordination and communication with the cities of Pasadena, Arcadia, San Marino, Temple City, San Gabriel, and Rosemead in the maintenance, infrastructure planning, and enforcement of the public realm, especially along community boundaries.

Policy EPES-1.5: Support the provision of additional park resources. Support the dedication of additional resources for the provision of park space in the southern portion of East Pasadena–East San Gabriel, which has a very-high park need (LACDPR 2022b).

See Land Use Policy LU-5.9.

Policy EPES-1.5

VS 2 – Connected and Walkable Communities

WALKING, BIKING AND TRANSIT

Policy EPES-2.1: Promote transit-oriented design. 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.

Policy EPES-2.2: Improve safety on Rosemead Boulevard. Improve safety for pedestrians and cyclists on Rosemead Boulevard during routine maintenance by adding signs, road markings, and signal improvements.

Policy EPES-2.3: Enhance pedestrian facilities along Rosemead Boulevard. Enhance pedestrian facilities along Rosemead Boulevard, including locally native street trees and vegetation, sidewalks, pedestrian crossings, and street lighting to ensure safety and comfort.

See Mobility Policy M-3.2.

Policy EPES-2.3

Policy EPES-2.4: Improve sidewalk continuity. Improve sidewalk continuity and safety throughout the community to connect residential areas with commercial corridors along Rosemead Boulevard and Huntington Drive and other community destinations by closing existing sidewalk gaps and prioritizing capital improvement projects.

Policy EPES-2.5: Enhance bicycle facilities. Integrate additional safety infrastructure and bicycle facilities along Huntington Drive and Duarte Road.

See Land Use Policy LU-8.2.

Policy EPES-2.6

Policy EPES-2.6: Support social gathering places. Prioritize places for social gathering along Rosemead Boulevard where access to existing services and amenities is high, especially near intersections with Huntington Drive and Duarte Road.

VS 4 – A Thriving Business Friendly Region

Policy EPES-4.1: Focus improvements along Rosemead Boulevard. Focus business revitalization and public realm improvements along Rosemead Boulevard to support the development of locally owned shops and improved pedestrian facilities.

Policy EPES-4.2: Create a vibrant downtown corridor. Provide a vibrant downtown corridor along Rosemead Boulevard with a diverse mix of locally serving businesses within walking distance of neighborhoods.

VS 5 – Sustainable Built and Natural Environment

Policy EPES-5.1: Create walking paths along utility corridors. Support the creation of walking paths along the utility corridor adjacent to Eaton Wash while preserving existing agricultural uses and nurseries.

8.4 Kinneloa Mesa

A. INTRODUCTION

Kinneloa Mesa, situated in the northern part of the WSGV Plan Area, is a census-designated place (CDP) encompassing approximately 1.6 square miles and with a population of 845 residents. The community is bordered by Altadena to the west, the City of Pasadena to the south, and the City of Arcadia to the east, with the expansive Angeles National Forest encompassing its northern border.

Used for agriculture prior to suburban development, the community today predominantly consists of undeveloped open spaces in its northern region and low-density residential neighborhoods to the south, resulting in a dispersed development pattern. The prevalent housing type in Kinneloa Mesa is single-family homes, typically one to three stories in height, strategically positioned to make the most of the area's hilly terrain. The layout of the residential areas features meandering

streets, numerous cul-de-sacs, and a significant number of private driveways. Commercial activities and public services within the community are limited, though some amenities, such as schools and a church, are available. Residents benefit from easy access to hiking trails along the northwestern boundary, adjacent to Altadena.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for Kinneloa Mesa.

1. Housing

Housing diversity. Existing residential development in Kinneloa Mesa is limited to single-family homes. The limited housing diversity can lead to limited alternative housing options for a diverse range of existing and future residents.

2. Mobility

Transit. Kinneloa Mesa is near the Sierra Madre Villa Station, a stop on the Metro A Line, which provides transit access to the broader region. However, given the unique location and topography of Kinneloa Mesa, transportation facilities in the community are limited, with fixed public transit and bicycle facilities exclusively provided along New York Drive and Sierra Madre Boulevard. Residents north of Mesaloe Lane and Fairpoint Street are beyond one half-mile walking distance from an existing transit stop. Although those living south of Kinneloa Canyon Road have access to Metro Microservices, few neighborhoods north of Kinneloa Canyon Road have access to transit. Due to the nature of the community's recreational areas, there are opportunities to extend transit or consider Metro Micro transit to connect local residents to these destinations.

Pedestrian facilities. Most residential neighborhoods in the hillside areas have limited right-of-way widths and are facing the challenge of an absence of continuous sidewalks and other pedestrian amenities.

3. Land Use and Community Design

Access to amenities. Kinneloa Mesa is a relatively isolated residential community with no options for commercial needs and public services close to its boundary.

VHFHZ and limitations to development. Kinneloa Mesa’s location within Very High Fire Hazard Zones and the presence of significant ecological areas in the northern part of the community impose significant limitations on future development. Regulations for ordinary maintenance, repair and alterations of existing buildings, as well as new development are subject to much stricter building code regulations to ensure fire, life, and safety measures are met. These stricter code requirements often result in much higher permitting fees and construction costs and could limit future new development and increased density in this community.

Open space access. Kinneloa Mesa has a large portion of land dedicated to open space and is located right next to the Angeles National Forest. Residents have access to trails for hiking and outdoor recreation.

4. Community and Population Characteristics

Population diversity. Kinneloa Mesa exhibits low levels of population diversity. When certain populations are underrepresented in an area, there may be barriers or trends that have contributed to their exclusion.

Income and education. The high levels of educational attainment and above-average median household income in Kinneloa Mesa offer a strong foundation for future planning efforts geared toward promoting economic stability. Additionally, the County can consider allocating resources to support residents who fall below the income and education averages, thus advancing equity and fostering inclusion within the community.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for Kinneloa Mesa, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 2 – Connected and Walkable Communities

Policy KM-2.1: Promote access to transit service. Promote access to transit service for hillside neighborhoods in Kinneloa Mesa to foster connections to the goods, services, and employment centers.

See Mobility Policy M-2.1.

Policy KM-2.1

Policy KM-2.2: Improve sidewalk connectivity. Work with community members and stakeholders to identify locations for improvements to address existing sidewalk gaps and other pedestrian needs.

See Mobility Policy M-3.2.

Policy KM-2.2

8.5 La Crescenta-Montrose

A. INTRODUCTION

La Crescenta-Montrose is a census-designated place (CDP), located at the northwest corner of the WSGV planning area, that encompasses the historically separate communities of La Crescenta and Montrose. La Crescenta, the larger of the two, is located to the north of the I-210 freeway. Montrose is a planned subdivision dating from the early 1920s and is currently bisected by I-210. The 3.45 square-mile area is surrounded by the city of Glendale to the south and west and the city of La Canada Flintridge to the east. The majority of the area's northern boundary directly abuts the San Gabriel Mountains (National Forest land), with a small portion of the northern boundary abutting Glendale parks and open space. The total population of this community is 19,893, with a population density of 5,766 people per square mile. Most land use is dedicated to residential zoning, primarily single-family homes. Commercial corridors along Foothill Boulevard feature various businesses, including pharmacies, medical offices, and grocery stores. The La Crescenta Library, managed by the County, serves the La Crescenta–Montrose community.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for La Crescenta-Montrose.

1. Housing

Aging housing stock and high housing costs. A significant portion of the housing units in La Crescenta-Montrose were built before 1979, making them at least 44 years old. This aging housing stock, combined with a low vacancy rate, can contribute to high housing costs in the community.

2. Mobility

Access to transportation. The major travel corridors, including highways and public transit, are clustered in the southern part of La Crescenta-Montrose. While the southern portion of La Crescenta-Montrose is better-served by public transit, and even includes a Commuter Express route with service to Downtown Los Angeles, the majority of the residential neighborhoods in the northern portion of the community are not close to public transit or major highways. which could be a reason why fewer people in La Crescenta-Montrose use public and active transit than the county average. Access to fixed transit along Foothill Boulevard from northern neighborhoods is limited due to hilly topography and limited pedestrian infrastructure connecting to transit stops.

Safety. Certain streets and corridors exhibit collision hotspots, posing significant safety concerns for pedestrians, bicyclists, and motorists within the community. Clusters of collisions can be found along the Foothill freeway, with concentrations near the ramps on La Crescenta Avenue and Ocean View Boulevard, as well as along Ramsdell Avenue. More than half of the community's pedestrian-involved collisions occurred along Foothill Boulevard, which indicates safety treatments in this corridor should be explored further.

Transit accessibility. The Glendale Dial-a-Ride program provides curb-to-curb transportation service that includes LA Crescenta-Montrose, but only seniors and people with disability qualify.

Active transportation. The four major north-south corridors that connect residential areas to community resources have a relatively high level of traffic stress, including Ramsdell Avenue, La Crescenta Avenue, Rosemont Avenue, and Briggs Avenue. Residents living along these corridors face sidewalk gaps, steep grades, and limited pedestrian amenities. As the main commercial corridor in La Crescenta-Montrose, Foothill Boulevard does not have sufficient tree

canopy and pedestrian amenities to support the high-quality pedestrian environment of a neighborhood corridor.

Mode share. The mode share (during 2022) of commuters in La Crescenta-Montrose showed the highest vehicle usage (97.4%) among all WSGV communities. This is in part due to limited transit service and a lack of active transportation facilities in the community.

3. Land Use and Community Design

Very High Fire Hazard Severity (VHFHS) Zone. The northern half of La Crescenta-Montrose is located within a VHFHS Zone and is almost completely surrounded by VHFHS zones on all sides. Regulations for ordinary maintenance and repair and alterations of existing buildings, as well as new development are subject to much stricter building code regulations to ensure fire, life, and safety measures are met. These stricter code requirements often result in much higher permitting fees and construction costs and could limit future new development and increased density in those areas.

Community amenities. Though La Crescenta-Montrose is served by a library facility, the community does not contain a dedicated community center. Community amenities, including athletic facilities, teen hang-out spaces, small retail clusters, and separated green spaces, should be included in places where people already congregate, such as in areas nearby existing amenities, such as elementary schools, parks, and grocery stores.

Open space programs. La Crescenta-Montrose is home to the Rosemont Preserve, featuring 7.6 acres of natural open space and protected wilderness land in La Crescenta. The Preserve's customized, free educational field trip programs for schools in Los Angeles County, provides an equitable and accessible educational opportunity for youth of all ages to learn about a variety of topics, including Native American and regional California history, native plants, water conservation, and geology. Collaborative partnerships should ensure that resources like Rosemont Preserve are made even more accessible and connective to larger open space areas of the San Gabriel Mountains.

4. Community and Population Characteristics

Diversity. A sense of community and shared understanding in La Crescenta-Montrose can be supported through embracing the diversity of the community, including a substantial Korean American population

(13 percent), promoting cultural exchange and inclusivity, and fostering a more vibrant and inclusive environment for all residents.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for La Crescenta-Montrose, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Harmonious and Coordinated Growth

LAND USE PLANNING AND DEVELOPMENT FOCUS

See Land Use Policy LU-1.1.

Policy LCM-1.1

Policy LCM-1.1: Focus growth around Foothill Boulevard.

Focus growth along Foothill Boulevard to enhance access to services, amenities, existing infrastructure, and transit. Support development that increases the diversity of existing businesses, increases pedestrian and bicyclist activity and fits the community's scale and character.

See Land Use Policy LU-3.1.

Policy LCM-1.2

Policy LCM-1.2: Promote housing diversity.

Promote the development of missing-middle housing types, such as townhouses, duplexes, and triplexes, proximate to Foothill Boulevard, Montrose Avenue, and Honolulu Avenue, where feasible, to increase the availability of community-scale housing in high-amenity areas while maintaining the surrounding neighborhood characteristics.

See Land Use Policy LU-2.1.

Policy LCM-1.3

Policy LCM-1.3: Discourage development in hazard zones.

Discourage development in hazardous and sensitive areas including Very High Fire Hazard Severity (VHFHS) and environmentally sensitive wildland areas in the northern portion of the community adjacent the San Gabriel Mountains.

See Economic Development Policy ED-2.8.

Policy LCM-1.4

Policy LCM-1.4: Provide community benefits. Support projects that provide community benefits that promote pedestrian vibrancy and activity along Foothill Boulevard, such as community facilities, small business retail and eateries, open space, and infrastructure improvements.

Policy LCM-1.5: Support context-specific design standards.

Support designs that honor the community's foothill characteristics and mountainous backdrop to ensure the retention of the area's identity, by using local materials such as river rock, natural stone, and native plants.

Policy LCM-1.6: Foothill community character. Support residential development that is in scale with existing development and emphasizes the characteristics of a foothill community and views of the San Gabriel Mountains.

PARKS AND GREENSPACES

Policy LCM-1.7: Support additional community park spaces.

Support additional resources for the provision of parks, parklets, and community gathering spaces in La Crescenta-Montrose on underutilized land such as the intersection of Mira Vista Avenue and Orangedale Avenue and the Southern California Edison Sharon Substation Property near the intersection of Foothill Boulevard and Glenwood Avenue.

See Land Use Policies LU-5.7 and LU-8.2.

Policy LCM-1.7

Policy LCM-1.8: Water resources. Enhance stormwater capture capacity of the Goss Canyon Debris Basin and the recharge of local groundwater resources.

See Public Services and Facilities Policy PSF-2.10.

Policy LCM-1.8

Policy LCM-1.9: Rosemont Preserve access. Identify and remove access barriers to Rosemont Preserve, where feasible, to improve pedestrian access to open space, educational opportunities, and natural resources.

VS 2 – Connected and Walkable Communities

WALKING, BIKING AND TRANSIT

Policy LCM-2.1: Mobility and access. Promote neighborhood-scale micro transit service for hillside areas where walking or biking is difficult. Coordinate with surrounding jurisdictions to ensure that service is connective to nearby destinations along Foothill Boulevard and Honolulu Avenue including schools, healthcare services and shopping streets, and is accessible to youth, older adults, and people traveling with young children.

Policy LCM-2.2: Enhance school travel safety. Enhance safety measures and infrastructure to improve safety and traffic circulation near schools during school pick-ups and drop-offs.

See Mobility Policy M-4.1.

Policy LCM-2.2

See Mobility Policy M-3.2.

Policy LCM-2.3

Policy LCM-2.3: Improve walkability along Foothill Boulevard. Improve pedestrian safety and comfort along Foothill Boulevard to enhance the pedestrian experience by providing native street trees, landscaping, wayfinding signs, street furniture, and other pedestrian amenities. Encourage corner properties along Foothill Boulevard to include pedestrian-activated space within the corner cutoff zone to balance sight-lines and improve the pedestrian space.

Policy LCM-2.4: Improve pedestrian pathway continuity. Provide safe and continuous protected pathways along north-south corridors, including Ramsdell Avenue, La Crescenta Avenue, Rosemont Avenue, and Briggs Avenue, that connect residential areas with community destinations including recreation areas, trails, and commercial corridors such as Foothill Boulevard, Honolulu Avenue.

See Mobility Policy M-3.1.

Policy LCM-2.5

Policy LCM-2.5: Create a connected bike network. Create a connected network of protected bikeways throughout the community, connective from Rosemont Preserve in the northern part of the community to destinations along Foothill Boulevard, and to Honolulu Avenue along the southern community boundary.

Policy LCM-2.6: Discourage drive-thru facilities. Discourage the development of new drive-thru establishments along Foothill Boulevard and promote more pedestrian and bicyclist-friendly services. Promote the establishment of walk-up windows, bicycle racks, and short-term parking for take-out.

VS 3 – Strong Social and Cultural Cohesion

Policy LCM-3.1: Establish multifunctional gathering and recreation spaces. Support joint-use partnerships to develop multifunctional gathering and recreation spaces in underutilized buildings and spaces that can be turned into athletic facilities, and integrated green pathways, such as on underutilized lots along Foothill Boulevard and connecting streets. These gathering spaces shall be inclusive, accessible, well maintained, and safe.

VS 4 – A Thriving Business Friendly Region

Policy LCM-4.1: Enhance shading along commercial corridors.

Improve the pedestrian experience, particularly along the west side of the community where the pedestrian environment lacks tree canopy coverage, and encourage businesses to provide native shade trees and shade structures along commercial corridors.

See Mobility Policy M-3.5.

Policy LCM-4.1

Policy LCM-4.2: Support small businesses along central

Foothill Boulevard. Support the establishment of independently-owned, local businesses along Foothill Boulevard by promoting the community’s unique features and leveraging resources to identify barriers and strategies to fill vacancies and build new storefronts.

See Economic Development Policies ED-1.6 and ED-2.3.

Policy LCM-4.2

8.6 San Pasqual

A. INTRODUCTION

San Pasqual, an unincorporated community centrally situated within the WSGV Planning Area, spans 0.26 square miles and is home to approximately 1,919 residents. Its name traces back to the historic land grant, Rancho del Rincon de San Pasqual, from the early 1800s. The community is bordered by Pasadena to the north and San Marino to the south. The community’s main thoroughfare, Sierra Madre Boulevard, serves as its main corridor, providing amenities like a CVS Pharmacy, a deli, and a pediatric medical office. Residential homes dominate San Pasqual’s landscape, with primarily single-family homes, one and two stories in height. Notably, homeownership rates in the community surpass County averages. Despite its appeal, the prospect of future development is limited, with nearly all available land already devoted to single-family residences. Demographically, San Pasqual has a higher concentration of residents aged 55 and above compared to County averages.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for San Pasqual.

1. Housing

Aging housing stock and high housing costs. Similar to other communities in the WSGV, most of the housing in San Pasqual was built before 1979. This aging housing stock, combined with a low vacancy rate and limited housing options, can result in high housing costs in the community.

Rent burden. Households that spend 30 percent of their income on rent are considered rent-burdened. While less than the County average of 54.4 percent, 46.3 percent of renters in San Pasqual are rent-burdened.

2. Mobility

Transportation and commuting. A significant proportion of commuters in San Pasqual drive alone to work and fewer people use alternative modes of transportation (transit, biking, walking, carpooling) compared to the County.

Sierra Madre Boulevard. San Pasqual demonstrates a comparatively lower collision frequency compared to other communities in the WSGV area. Sierra Madre Boulevard is the major commercial corridor with higher employment density and pedestrian activities. Collision data points to the need to focus safety improvements along Sierra Madre Boulevard at the intersection with San Pasqual Street where the greatest collision frequency occurs.

Pedestrian amenities. San Pasqual Street, Altadena Drive, and Sierra Madre Boulevard were found to subject pedestrians to a relatively high level of traffic stress. This provides an opportunity to collaborate with the community to identify locations for pedestrian amenity improvements, such as wayfinding, striping, crosswalks, etc.

3. Community and Population Characteristics

Diversity. A sense of community and shared understanding in San Pasqual can be supported through embracing the diversity of the community, including a substantial Asian American population, a large percentage of people who speak Chinese at home, and a significant population of people over the age of 55. This promotes inclusivity and fosters a more vibrant and united environment for all residents.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for San Pasqual, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, Introduction, of this Area Plan.

VS 1 – Harmonious and Coordinated Growth

Policy SP-1.1: Provide additional park resources. Dedicate additional resources for the provision of park space in San Pasqual, which has been identified as a very low park needs community.

Policy SP-1.2: Expand transit options for aging populations. Support development of on-demand shuttle options to serve residents aging in place community-wide.

See Mobility Policy M-2.4.

Policy SP-1.2

VS 2 – Connected and Walkable Communities

Policy SP-2.1: Implement traffic calming measures. Implement traffic calming measures along Sierra Madre Boulevard near its intersection with Del Mar Avenue and San Pasqual Street to promote pedestrian safety.

Policy SP-2.2: Reduce collisions and traffic stress. Reduce the level of traffic stress and collisions and identify areas of improvement along Sierra Madre Boulevard and San Pasqual Street.

Policy SP-2.3: Improve the pedestrian experience. Improve the pedestrian experience by providing street trees, landscaping, wayfinding signs, street furniture, and other pedestrian amenities to activate space along Sierra Madre Boulevard.

See Mobility Policy M-3.2.

Policy SP-2.3

VS 4 – A Thriving Business Friendly Region

Policy SP-4.1: Focus improvements along Sierra Madre Boulevard. Focus business revitalization and public realm improvements along Sierra Madre Boulevard to support the development of locally owned shops and improved pedestrian facilities.

See Land Use Policy LU-3.4.

Policy SP-4.2

Policy SP-4.2: Create a vibrant downtown corridor. Provide a vibrant downtown corridor along Sierra Madre Boulevard with businesses catering to residents within walking distance, such as retail shops, cafés, and restaurants to enhance the sense of community, diversity, and place in San Pasqual.

8.7 South Monrovia Islands

A. INTRODUCTION

South Monrovia Islands is an unincorporated community composed of neighborhoods including North El Monte, East Arcadia, Mayflower Village, Bradbury, and South Monrovia Island, situated in the southeast area of the West San Gabriel Valley. The City of Monrovia borders South Monrovia Islands to the west and north, Duarte to the east, and Irwindale and El Monte to the south. South Monrovia Islands has a total area of around 1.3 square miles with a total population of 12,385 residents. During the 1950s the area was primarily utilized as orange groves. Today, most of the land in South Monrovia Islands is zoned for single-family residential uses with small pockets of multi-family residential. The area features a grid pattern for major streets with residential neighborhoods situated between corridors with various cul-de-sacs. The community hosts schools, a library, two major parks, and a public daycare center. The absence of public amenities in South Monrovia Islands, particularly in the northern area, has contributed to this area's designation as a disadvantaged community (DAC).

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for South Monrovia Islands.

1. Housing

Housing diversity. There are opportunities to encourage more diverse housing options, including affordable multifamily units and mixed-use developments.

2. Mobility

Pedestrian safety. Pedestrian safety concerns discourage residents from walking around in their community. These include the absence of essential safety features such as “eyes on the street” gang activity. The tree canopy in South Monrovia Islands falls below the County average, particularly around the Peck Road Water Conservation Park.

Additionally, certain residential areas and community resources lack continuous sidewalks and adequate pedestrian amenities, indicating a need for infrastructure enhancements. Proposed improvements include the implementation of secure walking paths, enhanced street lighting, and the creation of a more pleasant walking environment through the addition of a tree canopy and increased greenspace.

Transit accessibility. The community faces challenges in transit accessibility, with a pressing need for faster, safer, and more direct transit options.

Bicycle facilities. Bicycle facilities within South Monrovia Islands are limited, with the Rio Hondo Bike Path being a notable exception. The County has proposed bicycle facilities along several streets, such as California Avenue and Longden Avenue, to close and limit existing gaps (ESA 2023).

3. Land Use and Community Design

Environmental vulnerability. The northern area of the South Monrovia Islands has been designated as a DAC due to environmental factors, including income levels and limited access to public services. The DAC’s percentile rankings for environmental factors, such as pollution exposure, ozone levels, and diesel particulate matter, indicate potential health risks.

Limited public amenities. South Monrovia Islands faces a significant deficit in public amenities within the community, including healthcare facilities, police stations, fire stations, and grocery stores.

Locally owned businesses. Live Oak Avenue is the community’s primary business corridor, offering a variety of establishments such as restaurants, bars, and coffee shops. In a recent community workshop, South Monrovia Island residents indicated a desire for locally owned small businesses in this area, especially restaurants.

4. Community and Population Characteristics

Diverse demographic profile. The community’s diverse population, with significant Hispanic/LatinX and Asian representation, presents opportunities for cultural enrichment and community engagement initiatives.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for South Monrovia Islands organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Harmonious and Coordinated Growth

LAND USE PLANNING AND DEVELOPMENT PRIORITIZATION

See Land Use Policy LU-2.1.

Policy SMI-1.1

Policy SMI-1.1: Provide buffering from hazardous uses.

Provide adequate buffering and implement mitigation measures to minimize potential impacts on residents from nearby heavy industrial facilities, toxic release facilities, and hazardous waste generators.

See Land Use Policy LU-3.4.

Policy SMI-1.2

Policy SMI-1.2: Establish vibrant commercial corridors.

Improve Live Oak Avenue and Tyler Avenue as vibrant, walkable mixed-use commercial districts with pedestrian-oriented features and public realm improvements that support local services and amenities. Activate the corridors with down-cast pedestrian lighting and active storefronts.

See Land Use Policies LU-1.1 and LU-1.2.

Policy SMI-1.3

Policy SMI-1.3: Prioritize diverse land uses near transit

corridors. Prioritize diverse development along major streets and corridors with access to public transportation, offering residents convenient access to amenities and transit.

See Land Use Policy LU-3.7.

Policy SMI-1.4

Policy SMI-1.4: Support mixed-use development along Live

Oak Avenue. Promote the development of projects along Live Oak Avenue that incorporate ground-floor commercial spaces and pedestrian-oriented amenities, fostering a mixed-use environment.

Policy SMI-1.5: Identify vacant land for community uses.

Identify vacant land or underutilized spaces for potential development and joint-use for community amenities, through partnership with local schools such as Maxwell Academy.

See Public Services and Facilities Policy PSF-2.7.

Policy SMI-1.5

VS 2 – Connected and Walkable Communities

Policy SMI-2.1: Improve neighborhood connectivity. Improve connectivity between neighborhoods and Live Oak Avenue through active transportation infrastructure.

Policy SMI-2.2: Promote walkability along Live Oak Avenue.

Enhance the streetscape along Live Oak Avenue with green infrastructure elements such as bioswales and locally native plants. Provide illuminated mid-block crossings, wayfinding signs, street trees, street furniture, down-cast lighting, and other pedestrian amenities. Transform the corridor into a highly accessible destination with mobility options.

See Public Services and Facilities Policy PSF-2.5 and Economic Development Policy ED-2.6.

Policy SMI-2.2

Policy SMI-2.3: Improve pedestrian safety design features.

Implement strategic environmental design principles, such as proper pedestrian-scaled lighting, medians, natural surveillance, and clear visibility, to create defensible spaces that deter criminal behavior around community facilities such as Pamela Park.

See Mobility Policy M-3.2.

Policy SMI-2.3

Policy SMI-2.4: Improve the bicycle and trail network. Enhance existing and support proposed bicycle paths and trails in the community. Close gaps and improve connectivity between neighborhoods and recreational spaces such as Peck Road Water Conservation Park through effective wayfinding and landscape improvements.

See Mobility Policy M-3.1.

Policy SMI-2.4

Policy SMI-2.5: Create first/last mile connections. Create seamless first/last mile connections to improve access to the Metro A Line Monrovia Station.

VS 3 – Strong Social and Cultural Cohesion

Policy SMI-3.1: Support diverse programming at Pamela Park.

Support a diverse range of programming at Pamela Park to cater to the needs and interests of the community's diverse population, including the expansion of adult-oriented programming.

Policy SMI-3.2: Celebrate Pamela Park's history and community revival. Recognize and honor the significant role of the community in the history and revitalization of Pamela Park.

Policy SMI-3.3: Create and renovate safe places for play. Create activated spaces and support funding to renovate existing playgrounds for residents to safely play in their neighborhood.

Policy SMI-3.4: Public facility partnerships. Partner with local schools in South Monrovia Islands for the joint use of facilities, where feasible, outside of school hours in order to improve community access to recreational and educational amenities.

See Public Services and Facilities Policy PSF-2.7.

Policy SMI-3.4

VS 4 – A Thriving Business Friendly Region

Policy SMI-4.1: Support Live Oak Avenue as diverse, vibrant business corridor. Support small businesses within the community and encourage the entry of a wide range of dining, entertainment, retail, and complementary services.

See Mobility Policy M-3.4.

Policy SMI-5.1

VS 5 – Sustainable Built and Natural Environment

Policy SMI-5.1: Enhance the Sawpit Wash. Enhance the Sawpit Wash as a multi-use trail with walking areas buffered from habitat and restoration areas.

See Public Services and Facilities Policy PSF-2.5.

Policy SMI-6.1

VS 6 – Equitable Decision Making

Policy SMI-6.1: Prioritize green infrastructure investment. Prioritize the allocation of funds and resources for green infrastructure projects within the DAC in the northern part of South Monrovia Islands to address environmental justice concerns.

8.8 South San Gabriel

A. INTRODUCTION

South San Gabriel is bordered by Rosemead to the north, Rosemead and Whittier Narrows to the east, Montebello to the south, and Monterrey Park to the west. This census-designated place (CDP) is close to one square mile in size with a total population of 7,615. San Gabriel is located on land that was originally inhabited by Gabrielino-Tongva people.

Most of the land use in South San Gabriel is dedicated to single-family housing; however, there are portions of the community with dispersed multifamily housing. Neighborhoods in the community branch off major roads, including Del Mar Avenue, Hill Drive, Paramount Boulevard, and Potrero Grande Drive, with many roads ending in cul-de-sacs.

The western section of South San Gabriel falls within a census tract classified as a disadvantaged community (DAC) due to the lack of essential public amenities within its boundaries. This deficiency, combined with the community's proximity to hazardous waste generators emphasizes socioeconomic and environmental challenges faced by residents.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for South San Gabriel.

1. Housing

Housing diversity. Housing in South San Gabriel predominantly consists of single-family homes, with 85 percent of units falling into this category. The high percentage of single-family homes in South San Gabriel may limit housing options for different demographics.

2. Mobility

Transit. South San Gabriel has the lowest level of transit use among unincorporated communities in the WSGV. Collaboration and coordination among transit operators is essential to close transit gaps and improve accessibility. New community transit services can close gaps in transit accessibility in neighborhoods west of Del Mar Avenue. Regionally, current transit service does not align with commuter travel patterns for those working in Downtown Los Angeles, a prominent job center of South San Gabriel.

Bicycle facilities. South San Gabriel currently lacks bicycle facilities. Though a proposed Class II bike lane along Del Mar Avenue–Hill Drive–San Gabriel Boulevard will close gaps in the active

transportation system, new facilities should integrate additional safety infrastructure to protect people on bicycles along major corridors.

Pedestrian facilities. The tree canopy coverage in South San Gabriel east of Del Mar Avenue and Potrero Grande Drive is limited relative to the Planning Area. Paramount Boulevard, spanning from Rush Street to Del Mar Avenue, has been identified as a Collision Concentration Corridor in the Los Angeles County Vision Zero Action Plan. This corridor also exhibits a high level of traffic stress. Despite continuous sidewalks on both sides of the street, intersections lack crosswalks, and other areas with street facilities such as power poles or tree wells have limited sidewalk width. Furthermore, community members have expressed a need for cleanliness and maintenance of pedestrian walkways, with specific concerns raised about areas along Del Mar Avenue-Hill Drive, Potrero Grande Drive- San Gabriel Boulevard, Graves Avenue and all streets along the boundary between incorporated and unincorporated areas.

3. Land Use and Community Design

Lack of public facilities. South San Gabriel has limited public facilities within the community boundaries, and community members raise a need for additional facilities, especially community gathering spaces.

Limited healthy food access. The community lacks grocery stores within its boundaries, forcing residents to travel outside their neighborhood for fresh, affordable food options. The absence of grocery stores can lead to food insecurity and health-related issues.

Environmental vulnerability. The disadvantaged community (DAC) within South San Gabriel faces environmental challenges, including pollution burden, toxic releases, and traffic-related pollution. These factors can contribute to health problems.

Proximity to recreational areas. Although South San Gabriel lacks parks within the community boundary, residents can access larger parks and recreational areas nearby, such as Potrero Heights Park and Garvey Ranch Park.

4. Community and Population Characteristics

Diverse cultural makeup. A substantial Asian population characterizes the racial and ethnic makeup of South San Gabriel at 63.1 percent, a contrast to the 14.6 percent average in Los Angeles

County. The unique racial and ethnic makeup should be leveraged to stimulate cultural exchange and celebration within the community.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for South San Gabriel, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Harmonious and Coordinated Growth

Policy SSG-1.1: Improve cross-jurisdictional partnerships and coordination. Improve coordination and communication with surrounding cities in the maintenance and improvements to the public realm, including streets, especially along community boundaries of South San Gabriel.

Policy SSG-1.2: Housing near transit corridors. Promote and encourage mixed-use developments along transit corridors such as San Gabriel Boulevard, as well as major roads like Del Mar Avenue, Paramount Boulevard, and Potrero Grande Drive, to provide a range of housing opportunities.

Policy SSG-1.3: Develop green spaces. Develop green spaces such as pocket parks and protected pathways along major roads including along San Gabriel Boulevard, Potrero Grande Drive, and Del Mar Avenue.

See Mobility Policy M-3.3.

Policy SSG-1.3

VS 2 – Connected and Walkable Communities

WALKING, BIKING AND TRANSIT

Policy SSG-2.1: Enhance bicycle facilities. Provide protected bikeways along Del Mar Avenue–Hill Drive–San Gabriel Boulevard when implementing new bikeway facilities along the corridor.

See Public Services and Facility Policy PSF-2.6.

Policy SSG-2.1

See Mobility Policy M-3.2.

Policy SSG-2.2

Policy SSG-2.2: Improve pedestrian facilities along Paramount Boulevard. Improve pedestrian facilities along Paramount Boulevard, such as enhancing the tree canopy along sidewalks, street landscaping, sidewalk widening, visible pedestrian crossings, and mid-block crossings, to ensure pedestrian safety and comfort along the corridor.

Policy SSG-2.3: Maintain clean and safe community sidewalks. Work with adjacent cities, community members, local businesses, and community organizations to keep sidewalks clean and free of debris through clean streets education and community trash bins.

See Mobility Policy M-2.1.

Policy SSG-2.4

Policy SSG-2.4: Improve local transit service. Evaluate the feasibility of a local community transit route serving neighborhoods west of Del Mar Avenue.

Policy SSG-2.5: Support high-quality regional service. Support coordinated transit service planning with LA Metro, Montebello Bus, and Rosemead Explorer to provide reliable, safe, and connective service to local and regional destinations such as Downtown Los Angeles.

TRAFFIC CALMING

Policy SSG-2.6: Address traffic congestion. Address traffic congestion in areas around the City of Montebello boundary through improved street design that improves traffic management and encourages the use of transit and active transportation.

VS 3 – Strong Social and Cultural Cohesion

See Land Use Policy LU-8.2.

Policy SSG-3.1

Policy SSG-3.1: Support new community gathering spaces. Support existing venues like Potrero Grand Park and Community Center with additional diverse gathering spots throughout the community, such as community gardens, to fulfill the expressed community needs for more inclusive and accessible social spaces.

See Public Services and Facility Policy PSF-2.7.

Policy SSG-3.2

Policy SSG-3.2: Public facility partnerships. Partner with local schools in South San Gabriel for the joint use of facilities, where feasible, outside of school hours in order to improve community access to recreational and educational amenities.

VS 4 – A Thriving Business Friendly Region

Policy SSG-4.1: Create a vibrant business corridor. Provide a vibrant business corridor and expand food access along Del Mar Avenue and Hill Drive, with businesses catering to local residents within walking distance, such as retail shops, cafés, restaurants, and small grocery stores.

See Land Use Policy LU-3.4.

Policy SSG-4.1

VS 6 – Equitable Decision Making

Policy SSG-6.1: Prioritize green infrastructure investment. Prioritize the allocation of funds and resources for green infrastructure projects within the western section of South San Gabriel and its disadvantaged communities to address environmental justice concerns.

See Public Services and Facility Policy PSF-2.5.

Policy SSG-6.1

8.9 Whittier Narrows and South El Monte Island

A. INTRODUCTION

Whittier Narrows is an unincorporated area south of the City of El Monte. Most of the community is comprised of the Whittier Narrows Recreation and Natural Areas located along both sides of the Pomona Freeway (Route 60) at Rosemead Boulevard and Santa Anita Avenue. At 1,492 acres, the park is one of the County’s largest. The recreation area features lakes, bike trails, the American Military Museum, and a nature center with exhibits on the plants and animals of the surrounding environment. The lack of development in this otherwise intensely developed area makes the natural sites at Whittier Narrows a window into the natural environment of Southern California. Most of the land in Whittier Narrows is designated as Parks and Recreation with some surrounding areas classified for light manufacturing along Rooks Road, Pacific Park Drive, and Coast Drive. There are a range of uses in the industrial areas such as a beauty supplies wholesaler, a garbage collection service, an electronics supply store, and a truck parts supplier. Although there are no residential land uses in Whittier Narrows, census data indicates there is a population of 18 living in the community. Given the lack of residential land use designation and lack of residential structures on the parcels in the community, it is likely that these persons may be unhoused.

South El Monte Island is a small unincorporated area with six unincorporated parcels bounded by the cities of El Monte and South El Monte. The community is roughly 0.1 square miles. The parcels that make up South El Monte Island include a strip mall, as well as a mobile home community with 42 units, zoned R-3. There are a total of 137 residents living in South El Monte Island and these residents make up a total of 33 households.

B. ISSUES AND OPPORTUNITIES

This section presents a summary of issues and opportunities learned from community feedback and an analysis of existing conditions in the community. These issues and opportunities inform the preparation of community-specific land use, zoning, and policies for Whittier Narrows and South El Monte Island.

1. Mobility

Safety. Whittier Narrows is a major recreational destination in the WSGV area with naturalized river areas and developed park areas. The Rio Hondo and San Gabriel Rivers run through this community, which is also surrounded and divided by high-volume and high-speed traffic corridors, such as the Pomona Freeway and Rosemead Boulevard. Rosemead Boulevard divides different sections of the Whittier Narrows recreation area without pedestrian or bike crossings. Existing collision analysis reveals hotspots along Rosemead Boulevard, where all the fatal pedestrian-involved collisions within the community have occurred. This underscores an opportunity to prioritize safety interventions and enhance pedestrian facilities along this corridor.

Access to recreation. Whittier Narrows has a bicycle network with approximately 10 miles of designated bikeways that connect adjacent residential neighborhoods to the Whittier Narrows Recreation Area. Class I bike paths in the Recreation Area connect to the Rio Hondo Bike Path and San Gabriel River Bike Path in the south part of the community. The existing Class II bike lane along San Gabriel Boulevard between Lincoln Avenue and Rosemead Boulevard connect the Rio Hondo Bike Path to the San Gabriel River Bike Path. However, the absence of high-visibility crossings and bicycle signal phases makes it challenging or uncomfortable for pedestrians and cyclists to traverse the intersection of San Gabriel Boulevard and Rosemead Boulevard.

Pedestrian infrastructure. The lack of pedestrian pathways or greenways limit residents and visitors from accessing recreational areas without a vehicle, emphasizing the need for improved infrastructure. Additionally, the scarcity of transit stops at certain recreational access points presents an obstacle for transit riders, making it more challenging for them to reach the area efficiently. Addressing these access constraints is vital to fostering a more inclusive and accessible environment for all community members.

2. Land Use and Community Design

Land use. Land uses in the areas surrounding Whittier Narrows and South El Monte Island, including heavily trafficked freeways and industrial sites, contribute to high levels of air and water pollution which can particularly affect wildlife in the Whittier Narrows Recreation Area.

Community amenities. The expansive recreation opportunities in Whittier Narrows Recreation Area offers unique access to nature for local community members.

Lack of accessible services. Residents in South El Monte Island have less access to community services compared to residents of South El Monte.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for Whittier Narrows and South El Monte, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 2 – Connected and Walkable Communities

Policy WNSE-2.1: Incorporate multimodal safety treatments along Rosemead Boulevard. Incorporate multimodal safety treatments into street design along Rosemead Boulevard.

See Mobility Policies M-3.2 and M-3.3.

Policy WNSE-2.2

Policy WNSE-2.2: Enhance pedestrian continuity. Provide safe and continuous pathways that connect adjacent residential areas to the Whittier Narrows Recreation Area and local trails. Prioritize capital improvement projects that close existing sidewalk gaps and enhance pedestrian and cyclist safety.

See Mobility Policy M-3.2.

Policy WNSE-2.3

Policy WNSE-2.3: Improve intersections and street crossings. Enhance the safety and accessibility of Whittier Narrows Recreation Area by addressing high-stress crossings particularly at the intersection of San Gabriel Boulevard and Rosemead Boulevard, providing secure mid-block crossings for individuals to safely reach various sections of the recreational area and local trails.

VS 3 – Strong Social and Cultural Cohesion

Policy WNSE-3.1: Foster meaningful tribal engagement.

Engage in ongoing, project-specific, and land-specific tribal consultations regarding the use and interpretation of Whittier Narrows to integrate tribal perspectives, knowledge, and tribal ethnographic information into planning and preservation efforts.

VS 5 – Sustainable Built and Natural Environment

See Land Use Policy LU-5.12.

Policy WNSE-5.1

Policy WNSE-5.1: Protect waterways. Maintain, protect, and where feasible, restore the San Gabriel River and Rio Hondo to enhance the natural water systems and surrounding habitat areas.

VS 6 – Equitable Decision Making

See Public Services and Facilities Policy PSF-2.5.

Policy WNSE-6.1

Policy WNSE-6.1: Prioritize green infrastructure investment.

Prioritize the allocation of resources for green infrastructure projects to address environmental justice concerns and impacts from adjacent industrial uses in neighboring jurisdictions and transportation infrastructure.

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- 9.1 Introduction
 - 9.2 Implementation Framework
 - 9.3 Implementation Steps
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Sections Included

CHAPTER 9 Implementation Programs and Actions

9.1 Introduction

This chapter introduces area-wide and community-specific actions for implementing the West San Gabriel Valley Area Plan (WSGVAP) goals and policies for sustainable growth patterns and equitable and accessible land use distribution for unincorporated communities.

9.2 Implementation Framework

Table 9-1, West San Gabriel Valley Area Plan Implementation Table, organizes the implementing actions for the WSGVAP. The actions are arranged under the Plan’s vision statements. Refer to Chapter 1, *Introduction*, for a detailed description of each vision statement. The listed actions do not encompass all potential actions and programs for implementing the Plan.

For successful implementation, each action is aligned with a corresponding policy, identifies coordinating agencies or County

departments, and includes estimated costs and timeframes, as outlined below.

- **Coordinating agencies/departments.** Identifies the local and regional agencies and County departments with authority, influence, or knowledge to assist with implementing the associated action.
- **Cost estimate.** Provides a proximate cost estimate for implementing the associated action using dollar signs (\$). One dollar sign (\$) is, based on the assumption that it would require the use of existing staff time. Two dollar signs (\$\$) indicate the action may require additional time and resources outside of current resource allocation. Three dollar signs (\$\$\$) indicate the action may be part of a capital improvement project and/or include construction.
- **Timeframe.** Determines the target timeframe for the implementation of the action, using “Short,” “Mid,” and “Long” timeframes. A “short” timeframe indicates the action may be implemented in the near term, within five years. A “mid” timeframe suggests 5 to 10 years for implementation, and “long” refers to projects that may require more than ten years to implement. Additionally, “Ongoing” is added for actions that require ongoing implementation; for example, as funding becomes available.

9.3 Implementation Steps

The following implementation steps can assist in carrying out each action within its designated timeframe. Additional steps may be required for certain actions to refine details, establish specific action items, determine catalysts for implementation, and evaluate the financial feasibility and implications of taking action versus the risks or costs of inaction:

- **Develop partnerships.** All actions identify agencies and/or County departments to coordinate with for implementation. For many actions, coordination efforts will be critical to successful implementation, especially for coordinating agencies and departments with ongoing initiatives for achieving a common goal.
- **Secure funding.** Some actions may require additional funding from outside sources and existing County resources. These may come through grants, loans, or other financial resources. These

actions will generally take longer to account for identifying and accessing funding.

- **Develop and refine estimates.** The identified actions were developed based on the current knowledge of County departments and responsibilities, staffing, available resources, and capacity. Detailed cost estimates may be necessary for many actions to offer more accurate information and facilitate financially cautious decision-making.
- **Adopt/update ordinances, codes, and regulations.** Some actions may refer to updating or creating new ordinances and regulations. When implementing new ordinances, codes, and regulations, the County may require a more extended timeframe and higher costs to ensure compliance with County and state regulations.
- **Determine monitoring indicators.** Determining appropriate indicators for monitoring, as feasible, can guide funding and implementation for some actions. For example, monitoring trends related to urban greening, energy systems, or employment can assist with accessing funding opportunities and measuring progress from implementation.

TABLE 9-1 West San Gabriel Valley Area Plan Implementation Table

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Areawide						
Vision Statement I – Harmonious and Coordinated Growth						
Action 1.1	Infrastructure Needs Assessment for Disadvantaged Communities	Perform a detailed analysis of disadvantaged communities in WSGV to identify specific infrastructure and facility needs to serve as a foundation for prioritizing capital improvement projects in WSGV, ensuring that resources are equitably allocated.	LU-1.4: Prioritize investments in growth areas and disadvantaged communities	Los Angeles County Department of Regional Planning (DRP) Los Angeles County Department of Public Works (DPW)	\$	Short
Action 1.2	Mixed Use Development Incentive and Streamlining Program	Develop a comprehensive program to incentivize mixed-use developments with quality public open spaces and incorporated sustainable design practices in communities in the WSGV Plan Area. The program should consider the following: <ul style="list-style-type: none"> The research of incentives, standards, and guidelines to streamline the approval process for projects that incorporate pedestrian-friendly designs, open space amenities such as pocket parks, plazas, and outdoor dining, ground-floor commercial uses. Specific guidance on incentives, identification of the impediments to mixed-use construction in WSGV, and research how to address those barriers. Marketing strategies to promote mixed-use standards and available incentives to property owners and local businesses. 	LU-3.7: Encourage mixed-use development ED-2.9: Increase diversity and collocation of land uses LU-3.8: Foster public-private harmony in mixed-use development LU-3.4: Activate commercial corridors	DRP DPW Los Angeles County Department of Consumer Business Affairs (DCBA) Los Angeles County Department of Economic Opportunity (DEO)	\$	Short

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Action 1.3	Community Joint-Use Facilities	Coordinate with local governments and school districts to identify barriers to joint-use agreements. Develop strategies to remove barriers for implementation of joint-use agreements. Formalize agreements with school districts to open school facilities where feasible, such as athletic fields, to the public during non-school hours.	PSF-1.1: Partner for the joint use of public facilities	DRP Department of Parks and Recreation (DPR) Los Angeles County Office of Education (LACOE) Local School Districts	\$\$	Mid/ Ongoing
Action 1.4	Green Infrastructure Collaboration	Partner with environmental non-governmental organizations (NGOs) to implement community-based green infrastructure projects, focusing on the creation and maintenance of neighborhood rain gardens, bioswales and permeable pavements in public spaces with fewer open space and greening amenities	LU-5.10: Implement green infrastructure for water management	DRP DPW	\$\$\$	Mid/ Ongoing
Action 1.5	Community Trust Funds	Explore the feasibility of establishing community-scale trust funds in the West San Gabriel Valley. The trust funds would be jointly administered by the County and community for infrastructure projects.	PSF-1.1 Partner for the joint use of public facilities PSF-3.1: Encourage multipurpose infrastructure	DRP DPW Los Angeles County Development Authority (LACDA)	\$\$	Mid
Action 1.6	Adaptive Reuse Sites	Identify good candidates for the adaptive reuse of historic buildings through engagement and analysis, especially along Lake Avenue and East Colorado Boulevard.	CR-4.1: Facilitate adaptive reuse	DRP DPW	\$	Mid
Action 1.7	Crime Prevention through Environmental Design (CPTED)	Update the Zoning Ordinance, where appropriate, to implement principles of CPTED in site design, including but not limited to setbacks, dedication of right of way to establish emergency access where non-existent, implementing a directional signage program to assist the public, and restricting street parking where appropriate so as to not impede line of sight and emergency access in the WSGV.	LU-2.10: Ensure Crime Prevention through Environmental Design (CPTED)	Los Angeles Sherrif Department (LASD) DPW	\$\$	Mid

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Vision Statement II – A Thriving Business-Friendly Region						
Action 2.1	ACU Overlay	Explore the feasibility of establishing an ACU district or overlay, targeting underserved neighborhoods in the WSGV to enhance local access to goods and services.	LU-6.2: Facilitate accessory commercial units (ACUs)	DRP	\$	Short
Action 2.2	Corridor Activation Program	Develop a program for businesses and community groups to transform vacant lots, storefronts, and commercial corridors into active community spaces and improve the public realm by planting additional native street trees, providing wayfinding signage, installing green infrastructure elements, to encourage pedestrian activity.	LU-3.5: Revitalize underutilized spaces	DRP DPW Los Angeles Department of Economic Opportunity (DEO)	\$\$	Mid/ Ongoing
Action 2.3	Adopt a Lot	Collaborate with community-based organizations (CBOs) to create a catalog of vacant County-owned lots within WSGV, providing residents with information on available locations for opportunities to transform County-owned lots into parks, gardens, or marketplaces.	LU-8.2 Foster gathering spaces	DRP DPR	\$\$	Mid/ Ongoing
Action 2.4	Business Improvement Districts	Study the feasibility of forming a Business Improvement Districts (BID) on key commercial corridors and creating a WSGV Business Council to organize and represent small businesses within the WSGV Area Plan. Corridors that should be considered in BID formation include, but are not limited to: <ul style="list-style-type: none"> • Altadena: Woodbury Road, Lincoln Avenue, Fair Oaks Avenue, Lake Avenue, Washington Boulevard • La Crescenta-Montrose: Foothill Boulevard • East Pasadena – East San Gabriel: Rosemead Boulevard • South Monrovia Islands: East Live Oak Avenue • South San Gabriel: San Gabriel Boulevard/Hill Drive/Del Mar Avenue, Potrero Grande Drive 	ED-2.4: Help businesses through the permitting process	DRP DCBA DEO	\$\$	Mid
Action 2.5	Small Business Incubator	Conduct a feasibility study to identify potential locations for the establishment of a small-business incubator to support new, locally owned, restaurants, cafes, and retail stores in the WSGV.	ED-2.1: Promote small business and entrepreneurship.	DRP DCBA DEO	\$\$	Short

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Vision Statement III – Connected and Walkable Communities						
Action 3.1	Pedestrian Plans	<p>Seek funding for and develop a pedestrian plan for the following communities:</p> <ul style="list-style-type: none"> • Altadena • East Pasadena - East San Gabriel • Kinneloa Mesa • La Crescenta-Montrose • San Pasqual • South Monrovia Islands • South San Gabriel <p>This plan would incorporate community input and follow the Step-by-Step framework developed by the Department of Public Health; the plan would provide recommendations for specific safety- and convenience-related improvements to pedestrian infrastructure as well as a funding schedule to implement these features. The plan should consider the following:</p> <ul style="list-style-type: none"> • Feedback and coordination from community members in identifying locations of concern and prioritization • The feasibility of community-based funding plans to maintain pedestrian pathways in good repair. • Connections to amenities both inside and outside of the community (such as medical facilities and commercial centers) and existing walksheds (such as multi-use pathways along existing storm channels and utility corridors). • Improving the continuity of pedestrian pathways, including sidewalks and off-street trails, where appropriate, through context-sensitive design features. • Strategies to improve pedestrian connections through residential areas, including pathways through cul-de-sacs. 	<p>LU-7.2: Support pedestrian passageways through cul-de-sacs</p> <p>M-3.2: Prioritize safe and connected pedestrian networks</p>	<p>DRP</p> <p>Los Angeles County Department of Public Health (DPH)</p> <p>DPW</p>	\$\$	Medium
Action 3.2	Bicycle and Urban Trail Networks	<p>Coordinate with agencies, institutions, and community stakeholders to implement on-street bikeways and off-street paths proposed in the LA County Bicycle Master Plan (BMP) 2025 Network. Prioritize the following streets:</p> <ul style="list-style-type: none"> • Loma Alta Drive, Lincoln Avenue, Altadena Drive in Altadena. 	<p>LU-3.4: Activate commercial corridors</p> <p>LU-5.8: Expand parks, open spaces, and trails</p>	<p>DRP</p> <p>DPW</p> <p>DPR</p>	\$\$\$	Medium

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
		<ul style="list-style-type: none"> Foothill Boulevard and nearby streets, Rosemont Avenue, La Crescenta Avenue, Ramsdell Avenue, Montrose Avenue, and Ocean View Boulevard in La Crescenta-Montrose. Rosemead Boulevard, San Gabriel Boulevard, Durfee Avenue, Rush Street, and Santa Anita Avenue in Whittier Narrows. <p>Study the feasibility of funding and establishing a protected urban trail network. Consider the following locations in addition to BMP 2025 network and stakeholder inputs, as feasible:</p> <ul style="list-style-type: none"> Eagle Canyon channel as an active transportation corridor from Crescenta Valley Community Regional Park to Two Strike Park. <p>Sawpit Wash converting the into a pedestrian trail and extend it to Live Oak Avenue via Myrtle Avenue.</p>	M-3.1: Evaluate bike network gaps			
Action 3.3	Healthy Streets Initiative	Develop a "Healthy Streets" program for WSGV that establishes criteria for selecting streets and provides the elements for a healthy street design. with the goal of redesigning streets for public use to improving community activity.	LU-7.3: Create streets that foster healthy lifestyles	DRP DPW DPH	\$\$\$	Mid/ Ongoing
Action 3.4	Comprehensive Parking Study	Seek funding to conduct a comprehensive parking study to identify parking demand and supply in business districts and along commercial corridors in the Plan Area where density is expected to increase. The study should consider: <ul style="list-style-type: none"> The utilization of existing on-street and off-street parking areas and strategies to incentivize the efficient use of underutilized and/or overutilized parking areas. Strategies to support and incentivize the development shared off-street parking facilities in key commercial areas to promote economic development and improve the public realm. Design best-practices to improve pedestrian safety and comfort in parking areas, as well as the inclusion of guidelines to include green infrastructure elements, such as bioswales, tree plantings, and native landscaping, in all new and redeveloped parking lots. Strategies to incentivize the converting of underutilized curb parking spaces and parking lots for other uses for the public, such as plazas, parklets, and bike corrals. Prioritize installation in areas with high volume of pedestrians and bicyclists. 	LU-7.6: Enable parking flexibility M-5.1: Regulate parking supply LU-7.4: Repurpose underutilized surface parking	DRP DPW	\$\$	Medium

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Action 3.5	West San Gabriel Valley Mobility Action Plan	<p>Seek funding to develop a West San Gabriel Valley Mobility Action Plan (WSGVMAP). Applicable to all unincorporated communities in the Plan Area. The objectives of the WSGVMAP include:</p> <ul style="list-style-type: none"> • Mobility Network. Create a comprehensive multimodal network of on and off-street pathways. • Mobility Gaps. Identify and close gaps in the mobility system, including active transportation and transit, with consideration for gaps as a result of jurisdictional boundaries and gaps that limit travel to local destinations. • Safety. Incorporate features in mobility infrastructure to improve the safety and comfort of all users, regardless of age or ability. • Partnerships. Partner with institutions like schools, colleges, intergovernmental organizations, transit agencies, as well as surrounding jurisdictions. • Transit. Improve transit connections to retail districts, shopping streets, community facilities, recreational areas, and other destinations. 	<p>M-1.2: Multijurisdictional complete streets</p> <p>M-2.1: Enhance local transit services</p> <p>LU-3.4: Activate commercial corridors</p> <p>M-3.2: Prioritize safe pedestrian networks</p>	<p>DRP</p> <p>DPW</p>	\$\$	Medium
Action 3.6	Wayfinding	Develop a comprehensive wayfinding signage system that promotes designated routes for biking and walking and celebrates the unique identities of unincorporated communities in the West San Gabriel Valley.	<p>MU-3.6: Enhance signage and wayfinding</p> <p>LU-7.2: Support pedestrian passageways through cul-de-sacs</p>	<p>DRP</p> <p>Los Angeles County Department of Arts and Culture (DAC)</p> <p>DPW</p>	\$\$	Mid
Action 3.7	First/Last Mile Plans	Work with LA Metro to develop First/Last Mile plans at two Metro A Line stations in the WSGV area - Sierra Madre Villa Station and Monrovia Station, as well as four bus stop FLM areas within WSGV communities identified in Metro’s 2023 Active Transportation Strategic Plan. These FLM areas include Altadena Drive/Lake Avenue and Woodbury Road/Lincoln Avenue in Altadena, as well as Rosemead Boulevard/Huntington Drive and Rosemead Boulevard/Colorado Boulevard in East Pasadena-East San Gabriel.	M-2.2: Enhance regional transit service through partnerships	<p>DRP</p> <p>DPW</p>	\$	Mid

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Vision Statement IV – Strong Social and Cultural Cohesion						
Action 4.1	Crafting a Brand for WSGVAP Communities	Conduct an area branding study for WSGVAP communities to inform public realm improvements, such as coordinated signage and commercial storefront revitalization. Prioritize the creation of branded, identifiable commercial districts at key corridors and intersections and include an identifiable theme that links businesses and related public space together.	ED-2.5: Strengthen community identity ED-2.7: Targeted development incentives	DPW DAC DRP DEO	\$\$	Mid
Action 4.2	Designated Historic Districts	Conduct focused intensive-level historic resources surveys for the eligibility of the following as historic districts: a. Park Planned Homes, subdivision designed by Gregory Ain b. Chapman Woods neighborhood c. Altadena Commercial Corridor d. Altadena Grand Estates e. San Pasqual Grand Homes (Period Revival estates and Pre-WWII smaller tract)	CR-2.1: Evaluate historic resources	DRP	\$\$	Mid
Action 4.3	Historic Preservation Thematic Studies	Commission historic context statements of various thematic, geographical, or cultural studies that can serve as a framework for multiple -property listings. Potential themes include the following: a. Stone Homes of La Crescenta-Montrose b. Remnants of Montrose, first planned community in WSGV c. Mid-Century Apartment Buildings d. Altadena Grand Estates, potentially organized by architect e. Altadena equestrian culture and trails f. Asian American History in the WSGV	CR-2.1: Evaluate historic resources	DRP	\$\$	Mid

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Vision Statement V – Resilient and Sustainable Built and Natural Environment						
Action 5.1	Biodiversity Assessment and Ecological Preservation	In partnership with non-profits and other entities (e.g., California Native Plant Society, universities, etc.), conduct ecological, genetic, and field studies to assess the biological and ecological health of the WSGV. Use these field studies to identify and map areas with highest biological interest (e.g., presence of special status species, sensitive natural community, known wildlife corridor, etc.) and with sensitive natural communities (e.g., coastal sage scrub, alluvial fans, etc.), to prioritize conservation efforts. Conduct periodic studies to determine changes over time (every five years).	COS-1.1: Strengthen ecosystem preservation for biodiversity	DRP DPR	\$\$	Mid/ Ongoing
Action 5.2	Wildlife Corridors Program	In partnership with conservancies, non-profits, and other stakeholders, seek funding and study opportunities to implement protected wildlife corridors in communities in the Plan Area. Consider the adaptation of existing water channels and infrastructure to support the connectivity of sensitive habitats.	COS-2.4: Facilitate species migration	DRP/DPW	\$\$	Mid
Action 5.3	Significant Ridgelines Mapping	Study ridgelines in the West San Gabriel Valley Planning Area and consider a ridgeline’s prominence, unique character and location, presence of cultural or historical landmarks, and ecological or scenic significance for potential designation as a Significant Ridgeline.	COS-6.3: Protect scenic hillsides and ridgelines	DRP	\$	Short
Action 5.4	Tree Canopy Needs Assessment	Conduct a comprehensive inventory of street trees within the WSGVAP communities. Develop a living map and analyze which segments lack tree canopy. Determine and map the level of need on a street-by-street basis, inclusive of sidewalks and pedestrian pathways, to support shading and carbon sequestration. Work in concert with the Urban Forest Management Plan to implement the planting of additional trees in these areas.	COS-3.3: Increase native vegetation and tree canopy coverage across WSGV	DRP/DPW	\$	Short

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
Vision Statement VI – Equitable Decision Making						
Action 6.1	Bioscience Corridor Development	Identify funding sources and research strategies that promote the development and colocation of uses that support the life and biological sciences industries, prioritizing equitable investment for WSGVAP populations, workers, and businesses. Corridors in the Plan Area that should be considered for these uses include Woodbury Road, Lincoln Avenue, and Fair Oaks Avenue, in Altadena and Rosemead Boulevard in East Pasadena – East San Gabriel.	LU-6.4: Incentivize diverse and innovative industries	DRP DEO	\$\$\$	Long
Altadena						
Vision Statements II – Harmonious and Coordinated Growth and III – Connected and Walkable Communities						
AL 1.1	Pedestrian Safety	Prioritize the implementation of pedestrian safety features along collision concentration corridors and areas along Altadena Drive, Loma Alta Drive, Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, and Woodbury Road.	AL-1.3: Vibrant commercial corridors AL-2.1: Increase sidewalk continuity AL-2.3: Improve traffic calming for safe walking, biking, and horseback riding	DRP DPW DPH	\$\$	Mid
AL 1.2	Pedestrian and Equestrian Trail Network	Coordinate with agencies, institutions, and community stakeholders to study the feasibility of establishing an off-road urban trail network for pedestrians and equestrians that connect to open spaces, trails, equestrian facilities, and parks in the community. Consider the following locations in addition to stakeholder input, as feasible: <ul style="list-style-type: none"> Loma Alta Drive to connect from Sam Merrill Trail to Chaney Trail to Loma Alta Park. Lincoln Avenue between Loma Alta Drive and Altadena Drive. Altadena Drive from Eaton Canyon to Hahamongna Watershed Park and Gabrielino Trail. Add elevated push buttons for roadway-crossings for equestrians along trail network. 	AL-2.9: Support development of an equestrian trail on Loma Alta AL-2.6: Prioritize shared use paths	DRP DPW DPR	\$\$	Mid

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
AL 1.3	Altadena Crest Trail Connectivity	Identify resources and funding to close gaps and create a continuous trail along the historic access of the Altadena Crest Trail. Perform biological assessments to identify sensitive resources and avoid impacts. If necessary, reroute trail sections as needed to avoid impacting sensitive resources.	AL-1.4: Complete Altadena Crest Trail connectivity	DPR	\$\$\$	Mid
AL 1.4	Trail Enforcement	Identify resources and funding for additional ranger presence on trails to enforce against trail use violations, night-time gatherings, illegal fires to improve safety and consistently lock trail gates at nights, particularly the Chainey Trail Gate.	AL-1.6: Support nightly trail gate closures	DPR	\$\$	Short
AL 1.5	Bioscience Industry Attraction	Create a bioscience incentive program that focuses on attracting green industries and biosciences to the Woodbury Road Business District in Altadena. As part of this program, establish a streamlined permitting process for a green and bioscience industries innovation hub where incentives can be offered to attract such industries. Develop an innovation fund to provide seed grants to startups in technology, sustainability, and bioscience sectors, encouraging growth and diversification of the local economy. Partner with academic institutions to offer specialized training in emerging fields like green tech and biosciences, preparing the local workforce for future industry demands.	AL-4.1: Establish a biosciences hub	DCBA DEO DRP	\$\$	Mid

East Pasadena–East San Gabriel

Vision Statement III – Connected and Walkable Communities

EPESG 1.2	Tree Canopy	Increase Tree Canopy Coverage, utilizing native shade trees where feasible, in East Pasadena-East San Gabriel on streets such as Rosemead Boulevard, to improve shading and ensure pedestrian comfort and safety.	EPES-2.3: Enhance pedestrian facilities along Rosemead Boulevard	DRP DPW	\$\$	Mid
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Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
La Crescenta-Montrose						
Vision Statement III – Connected and Walkable Communities						
LCM 1.1	Increase Fixed Transit Service Frequency	Coordinate with transit operators such as Los Angeles Metro, Glendale Beeline, and La Cañada Flintridge (LCF) Shuttle, to study the feasibility of increased fixed service frequency along Foothill Boulevard and Montrose Avenue to better connect residents to employment centers and other shopping streets such as Honolulu Avenue in the City of Glendale and Colorado Boulevard in the City of Pasadena.	LCM- 1.1: Focus growth around Foothill Boulevard	DRP Transit Agencies	\$\$	Mid
LCM 1.2	Protected Bikeways	Prioritize streets such as Foothill Boulevard and nearby streets, Rosemont Avenue, La Crescenta Avenue, Ramsdell Avenue, Montrose Avenue, and Ocean View Boulevard, to create a network of protected bikeways.	LCM-2.5: Create a connected bike network	DRP DPW	\$\$\$	Mid
LCM 1.3	Evacuation Capacity	Coordinate with agencies and stakeholders to study existing emergency evacuation plans in La Crescenta-Montrose for hillside areas and in areas with limited street access. In evaluating evacuation plans, consider the existing capacity to evacuate all residents, including youth, older adults, and people without cars.	LCM 2.4: Improve pedestrian pathway continuity	DRP OEM	\$	Short
LCM 1.4	Foothill Boulevard Pocket Park	Coordinate with Southern California Edison and local stakeholders to explore the feasibility of establishing a pocket park at the Sharon Substation property on Foothill Boulevard near the intersection with Glenwood Avenue.	LCM-1.7: Support additional community park spaces	DRP DPR	\$	Short
LCM 1.5	Foothill Boulevard Landscaped Medians	Consider installing center medians along Foothill Boulevard in La Crescenta-Montrose. The median should be landscaped with native trees and plants that would expand the tree canopy and mitigate stormwater runoff. Consider additional safety treatments to the roadway in conjunction with the medians to reduce collisions and promote safety along the corridor.	LCM-4.1: Enhance shading along commercial corridors	DRP DPW	\$\$	Mid

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
South Monrovia Islands						
Vision Statement II – A Thriving Business-Friendly Region						
SMI 2.1	Small Businesses & Commercial Space	Conduct outreach to existing commercial tenants in South Monrovia Islands to enhance existing commercial space and promote small businesses along Live Oak Avenue using LA County DEO programs including RENOVATE and Catalytic Development Fund.	SMI-4.1 Support Live Oak Avenue as diverse, vibrant business corridor	DRP	\$	Mid
Vision Statement III – Connected and Walkable Communities						
SMI 2.2	Pedestrian Safety	Study the feasibility of improving environmental design, including pedestrian-scale street lighting, especially on Maydee and Flagstone Streets to improve pedestrian safety.	SMI-2.3: Improve pedestrian safety design features	DRP DPW	\$\$	Mid
SMI 2.3	Sawpit Wash Trail	Explore converting the Sawpit Wash into a pedestrian trail and extend it to Live Oak Avenue via Myrtle Avenue.	SMI-2.4: Improve the bicycle and trail network	DRP	\$\$	Mid
SMI 2.4	Walkability along Live Oak Avenue	Improve the frontage road along Live Oak Avenue to make it more attractive to pedestrians and transit users.	SMI-2.2: Promote walkability along Live Oak Avenue	DRP DPW	\$	Mid
Vision Statement IV – Strong Social and Cultural Cohesion						
SMI 3.1	Historical Signage at Pamela Park	Study and develop a plan to promote the historical significance and revival of Pamela Park in the 1980s through installation of markers and/or interpretive signage.	SMI-3.2: Celebrate Pamela Park’s history and community revival	DRP DAC	\$\$	Mid
Vision Statement VI – Equitable Decision Making						
SMI 3.1	Tree Canopy	Increase Tree Canopy Coverage in South Monrovia Islands on streets such as Peck Road, Rio Hondo Parkway, and Hemlock Street, with emphasis on connections to Peck Road Water Conservation Park, to improve shading and ensure pedestrian comfort and safety.	SMI-6.1: Prioritize green infrastructure investment	DRP	\$\$	Mid

Action	Name	Description	Related Policy	Coordinating Agencies/ Departments	Cost Estimate (\$, \$\$, \$\$\$)	Timeframe (short/mid/ long range)
South San Gabriel						
Vision Statement II – Connected and Walkable Communities						
SSG 1.1	Public Realm Maintenance Program	Study the feasibility of establishing a Public Realm Maintenance Program for South San Gabriel to enhance community aesthetics, cleanliness, and health. Identify key areas requiring regular maintenance and cleaning, including streets, sidewalks, and public facilities. The study should consider potential funding sources, best practices, community engagement, opportunities to collaborate with surrounding jurisdictions, and clear performance metrics.	SSG-2.3: Maintain clean and safe community sidewalks	DRP DPW	\$	Short
SSG 1.2	Master Plan of Highways Amendment	Study the feasibility of amending the Los Angeles County Master Plan of Highways to reclassify and/or remove a proposed secondary highway segment starting at the intersection of E Graves Avenue and New Avenue in South San Gabriel and terminating at the intersection of S Orange Avenue and Saturn Street in the City of Monterey Park.	M-1.3: Prioritize environmental justice in mobility	DRP DPW	\$	Short
Whittier Narrows and South El Monte Island						
Vision Statement III – Connected and Walkable Communities						
WNSE 1.1	Whittier Narrows Pedestrian Connectivity	Implement pedestrian and bike safety infrastructure for safe and convenient access to Whittier Narrows Recreation Area and local trails from nearby residential areas and between different sections of the park, nature center, natural areas, and trails. Work with park users and nearby residents to identify locations of concern and prioritization, with attention to Rosemead Blvd, San Gabriel Blvd, Durfee Ave, Rush St., and Santa Anita Ave. Provide relief from high-stress street crossings near the park areas. Improve the continuity of pedestrian pathways, including sidewalks and off-street trails, where appropriate, through context-sensitive design features.	WNSE-2.1: Incorporate multimodal safety treatments along Rosemead Boulevard WNSE-2.2: Enhance pedestrian continuity WNSE-2.3: Improve intersections and street crossings	DRP DPW DPH	\$\$	Mid

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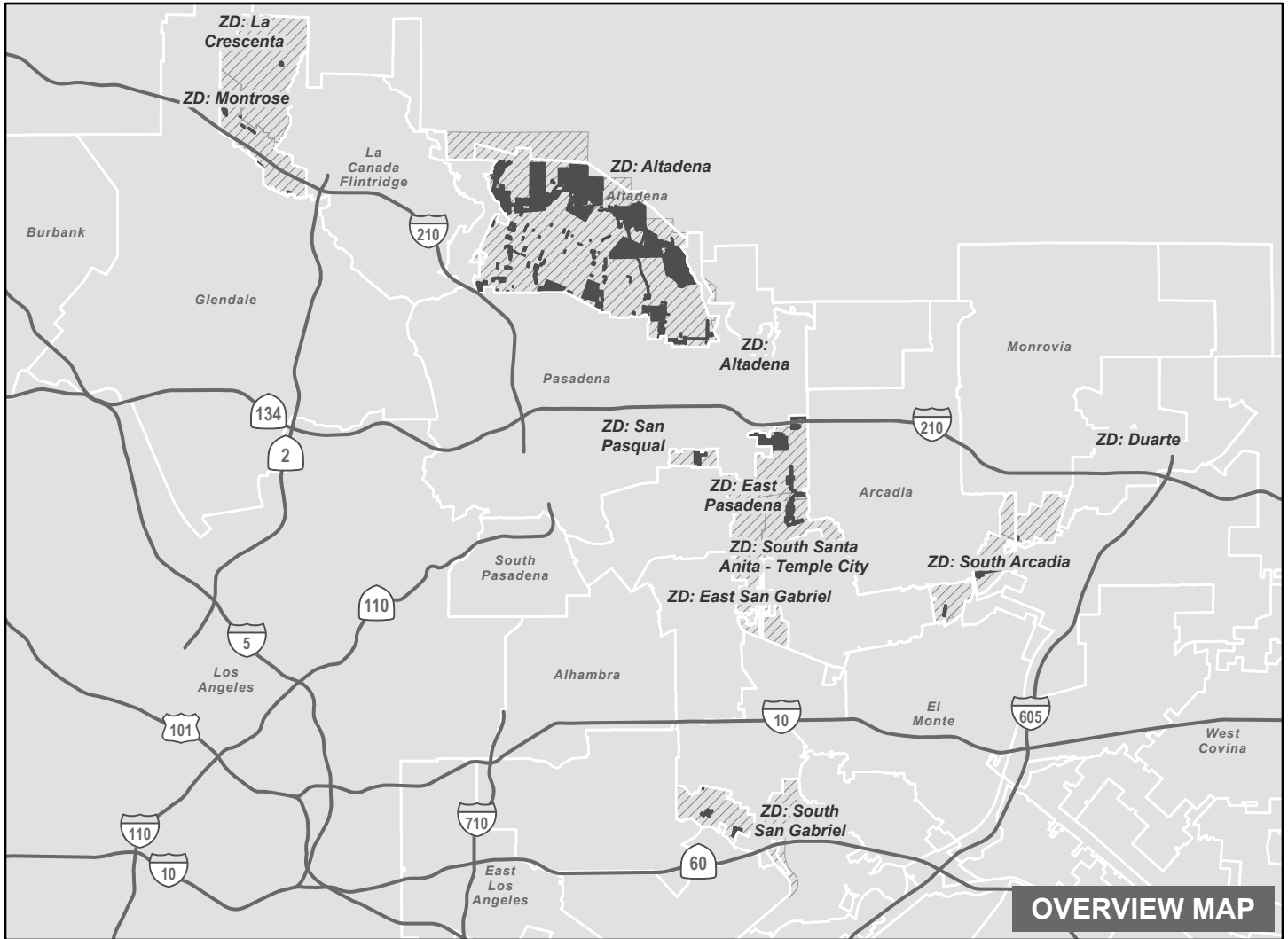
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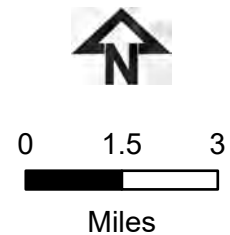
APPENDIX A WSGV Planning Area Communities: Land Use and Zoning Modification Maps

AMENDMENT TO COUNTYWIDE GENERAL PLAN
 WEST SAN GABRIEL VALLEY PLANNING AREA
PLAN AMENDMENT: RPPL2023005882
 ON: _____

MULTIPLE LAND USE POLICY CHANGES



-  Freeway
-  Selected Zoned District (ZD)
-  Land Use Policy Change Area
-  City / Unincorporated Boundary





THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 PAM O'CONNOR, CHAIR
 AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING




West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South San Gabriel

Land Use Policy Change

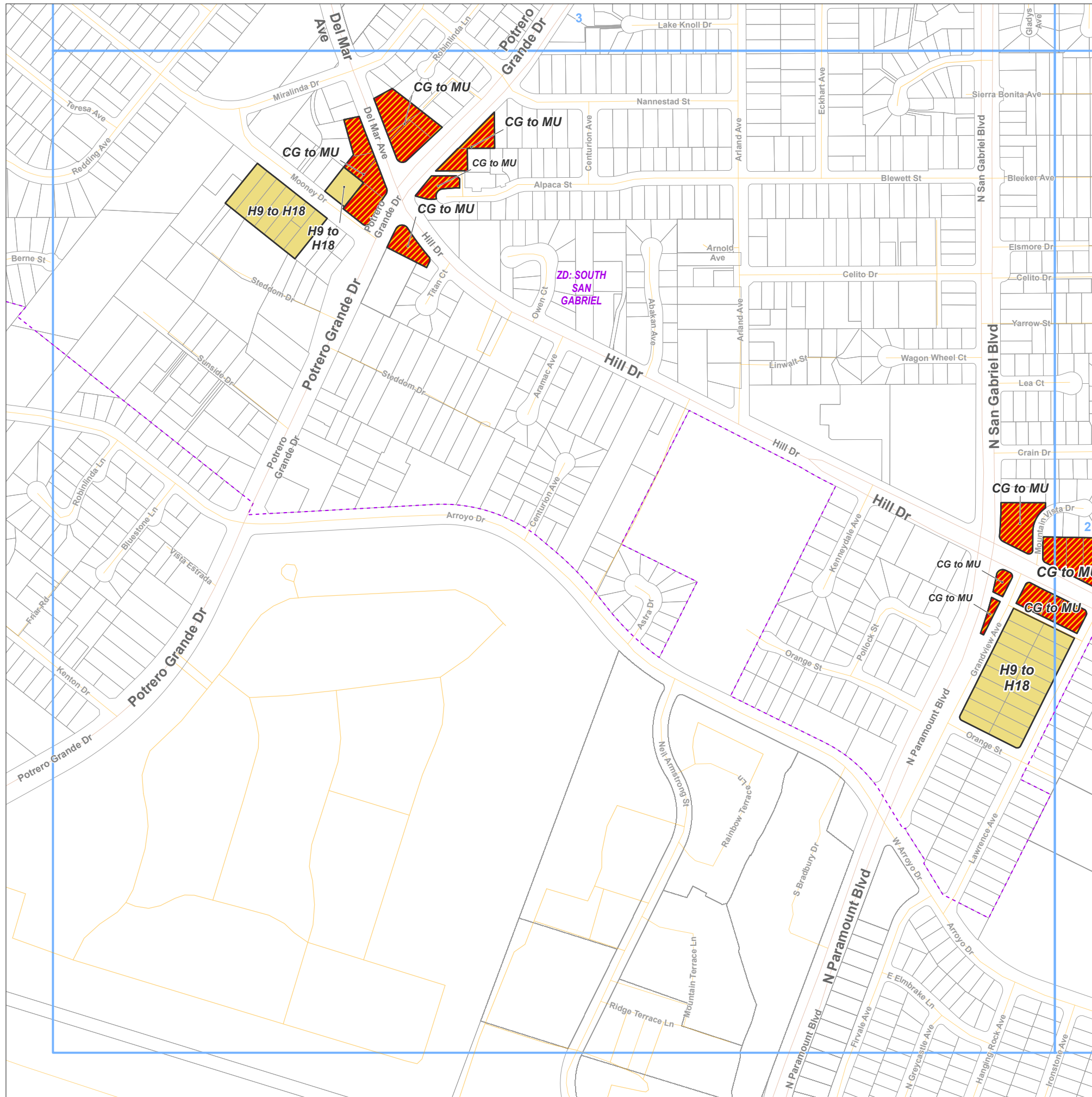
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-  MU - Mixed Use

Base Layers

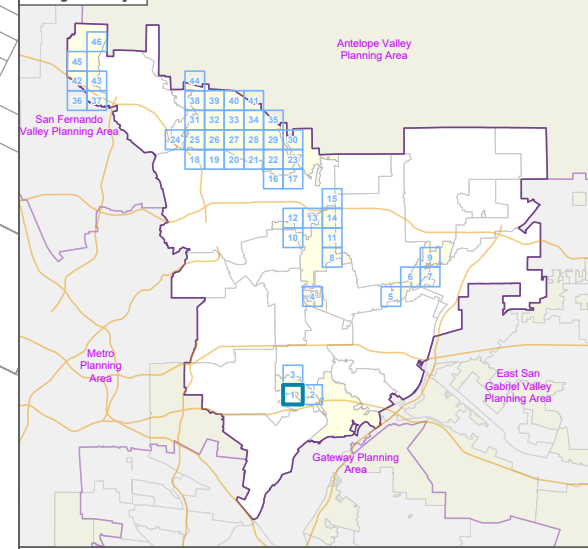
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

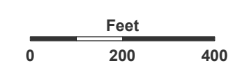
-  Primary
-  Minor
-  Alley



Key Map



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Zoned District(s): South San Gabriel

Land Use Policy Change


 H18 - Residential 18

 MU - Mixed Use

Base Layers

 Zoned District


 Parcels

 Map Series Grid

Street Types

 Freeway

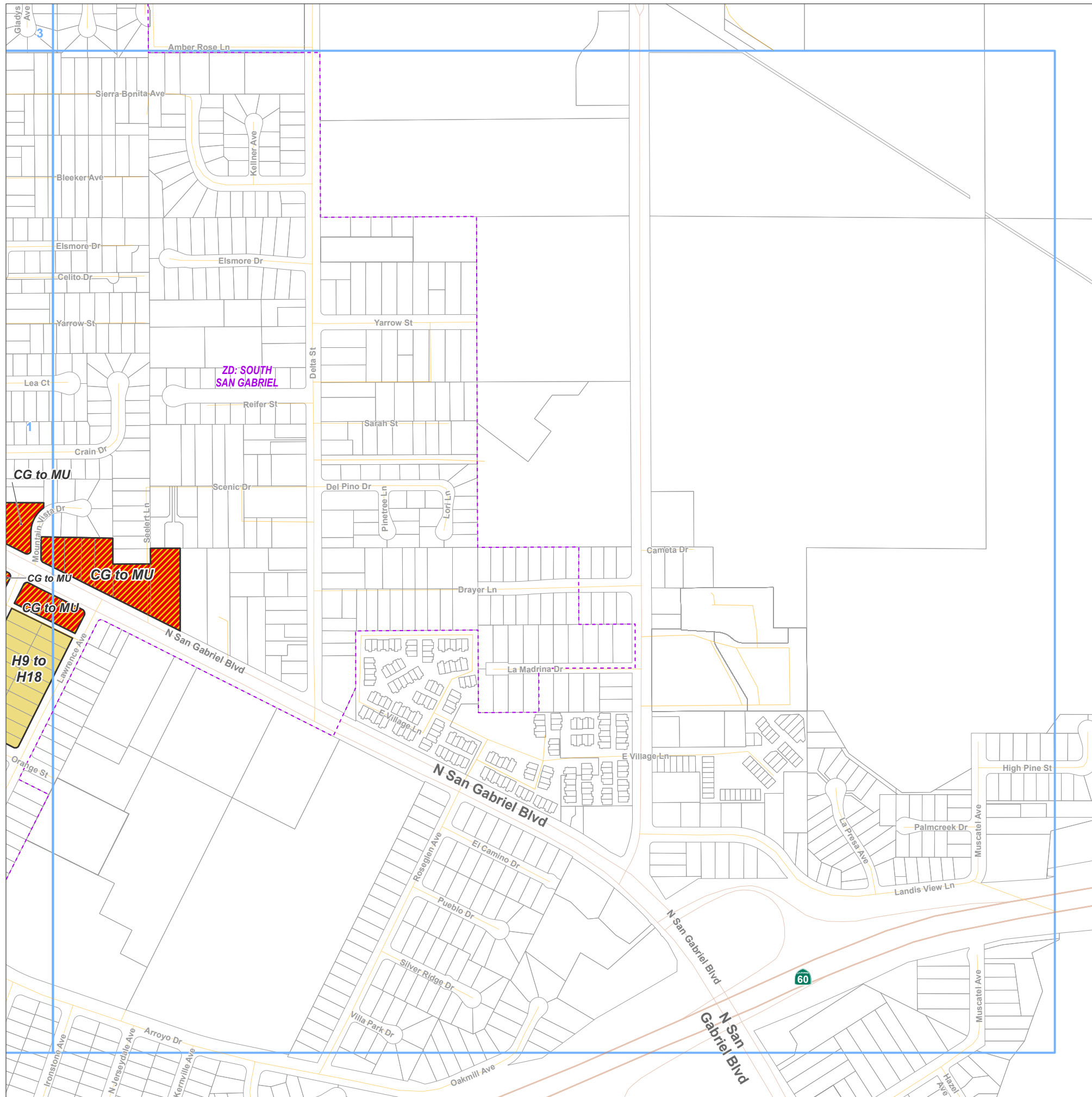
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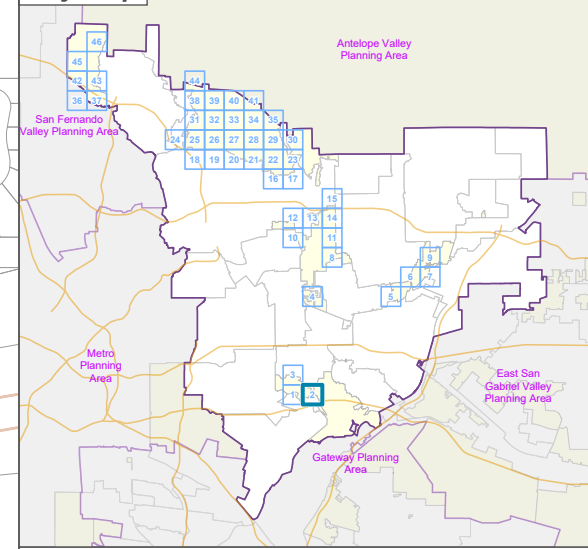
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 Ramp

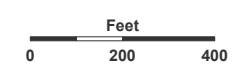
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Zoned District(s): South San Gabriel

Land Use Policy Change


 H18 - Residential 18

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

 Map Series Grid

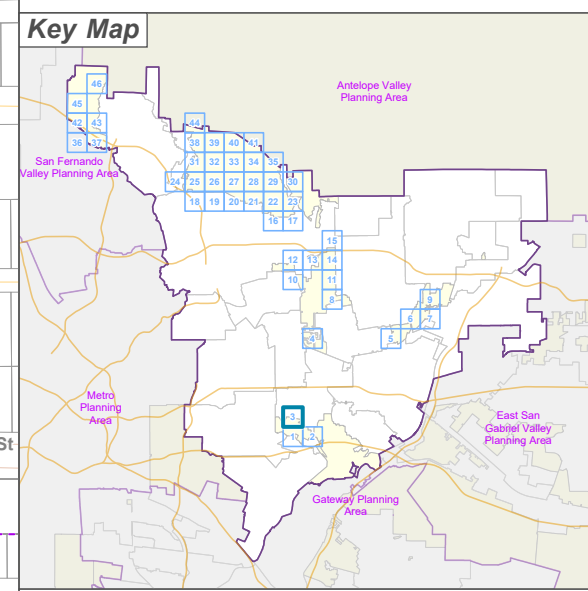
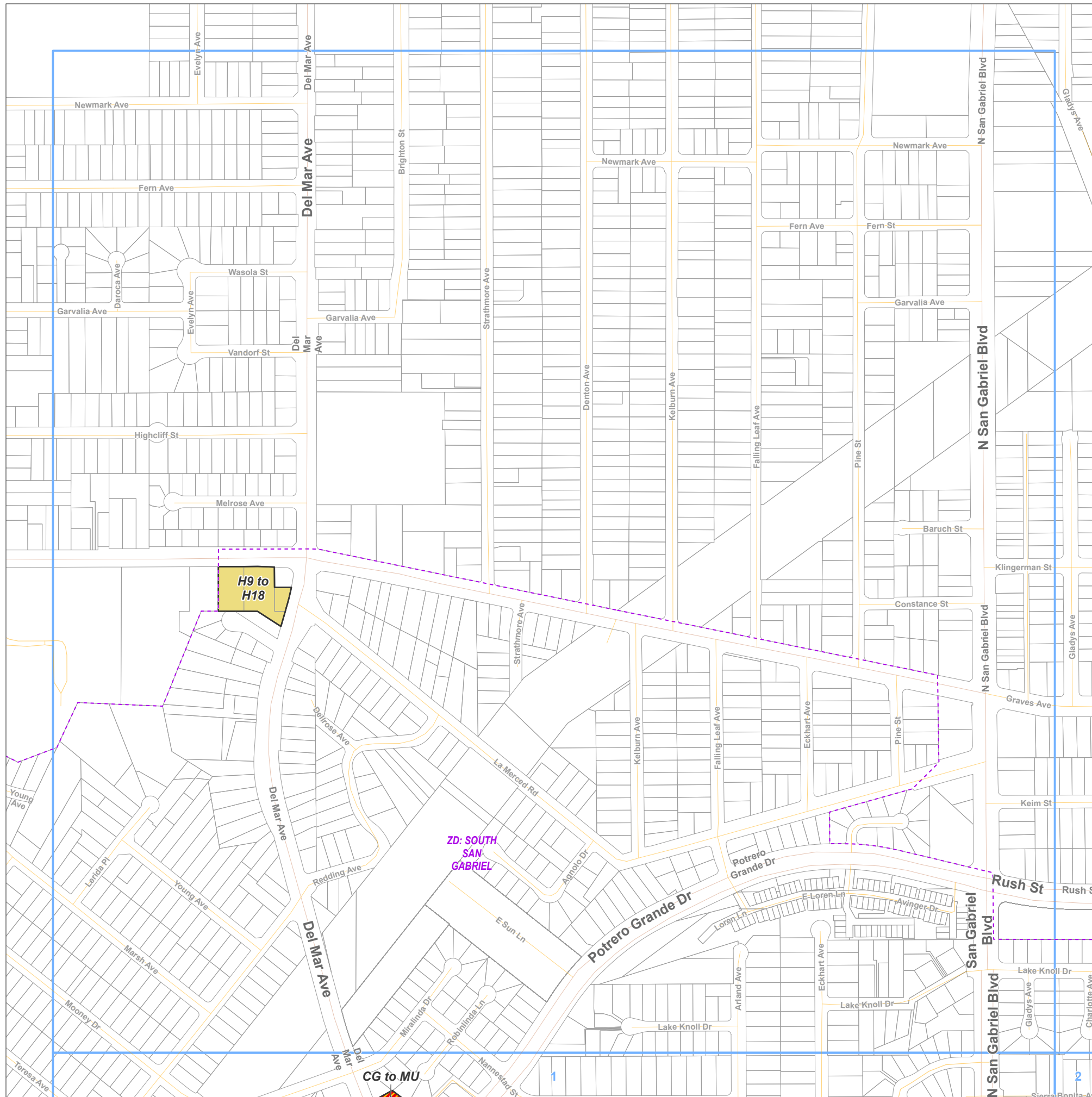
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 Secondary

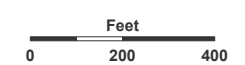
 Minor

 Alley



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Zoned District(s): East San Gabriel


Land Use Policy Change

 H9 - Residential 9

Base Layers


 Zoned District

 Parcels

 Map Series Grid

Street Types

 Primary

 Secondary

 Minor

 Alley

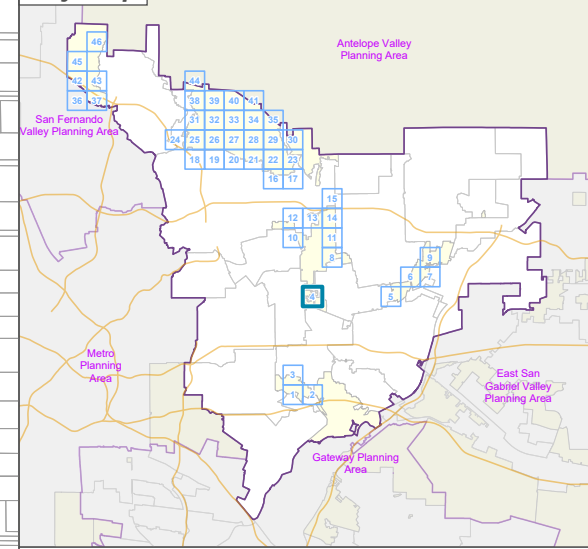
 Railroad



ZD: EAST
SAN GABRIEL

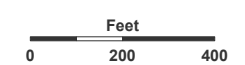
H18
to H9

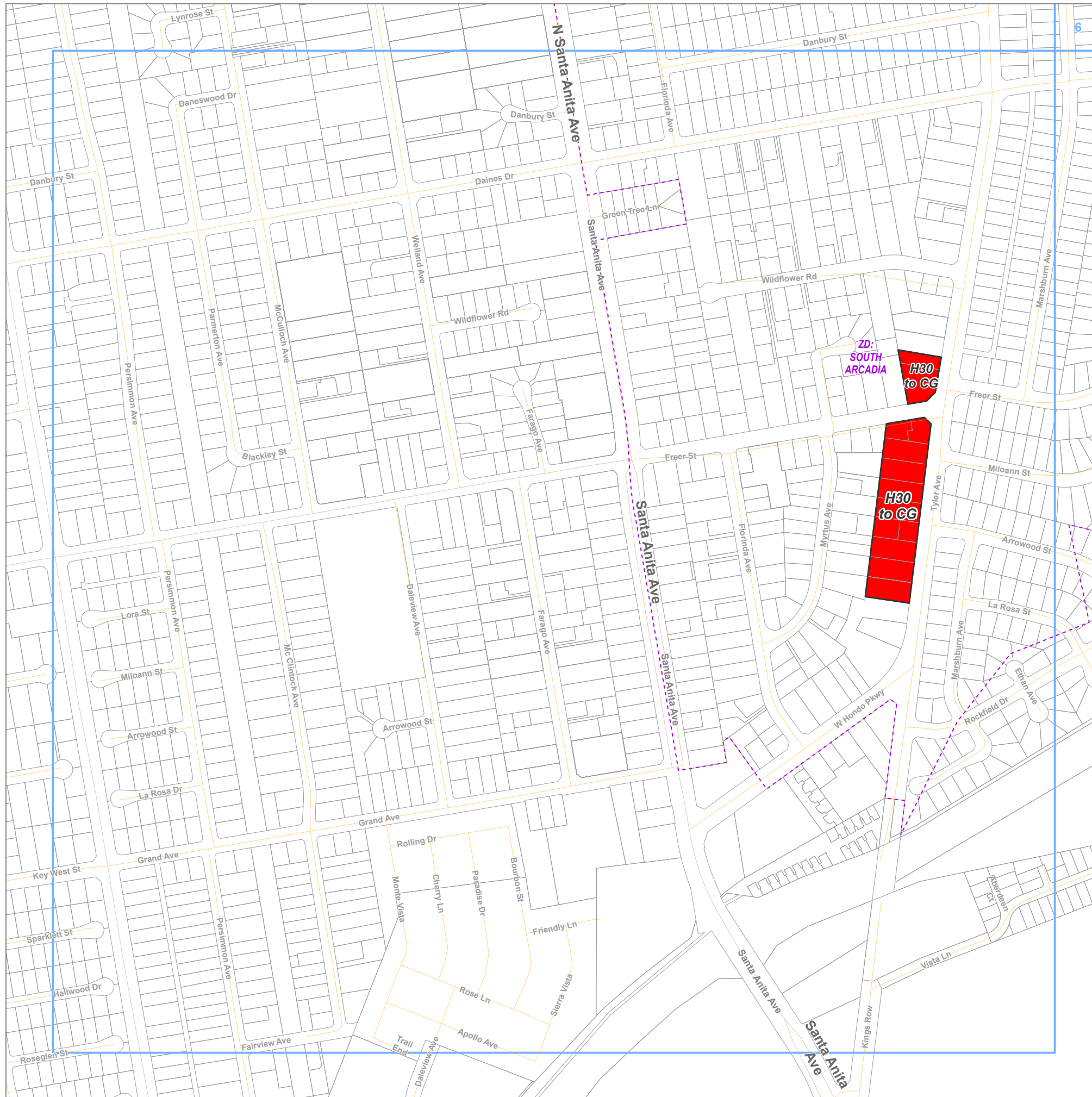
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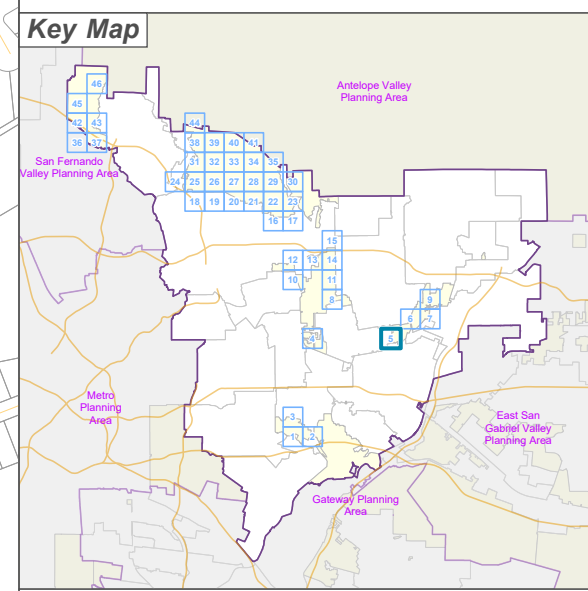

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- Land Use Policy Change**
 CG - General Commercial
- Base Layers**
 Zoned District
 Parcels
 Map Series Grid
- Street Types**
 Primary
 Secondary
 Minor

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0 200 400 Feet




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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South Arcadia

Land Use Policy Change

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

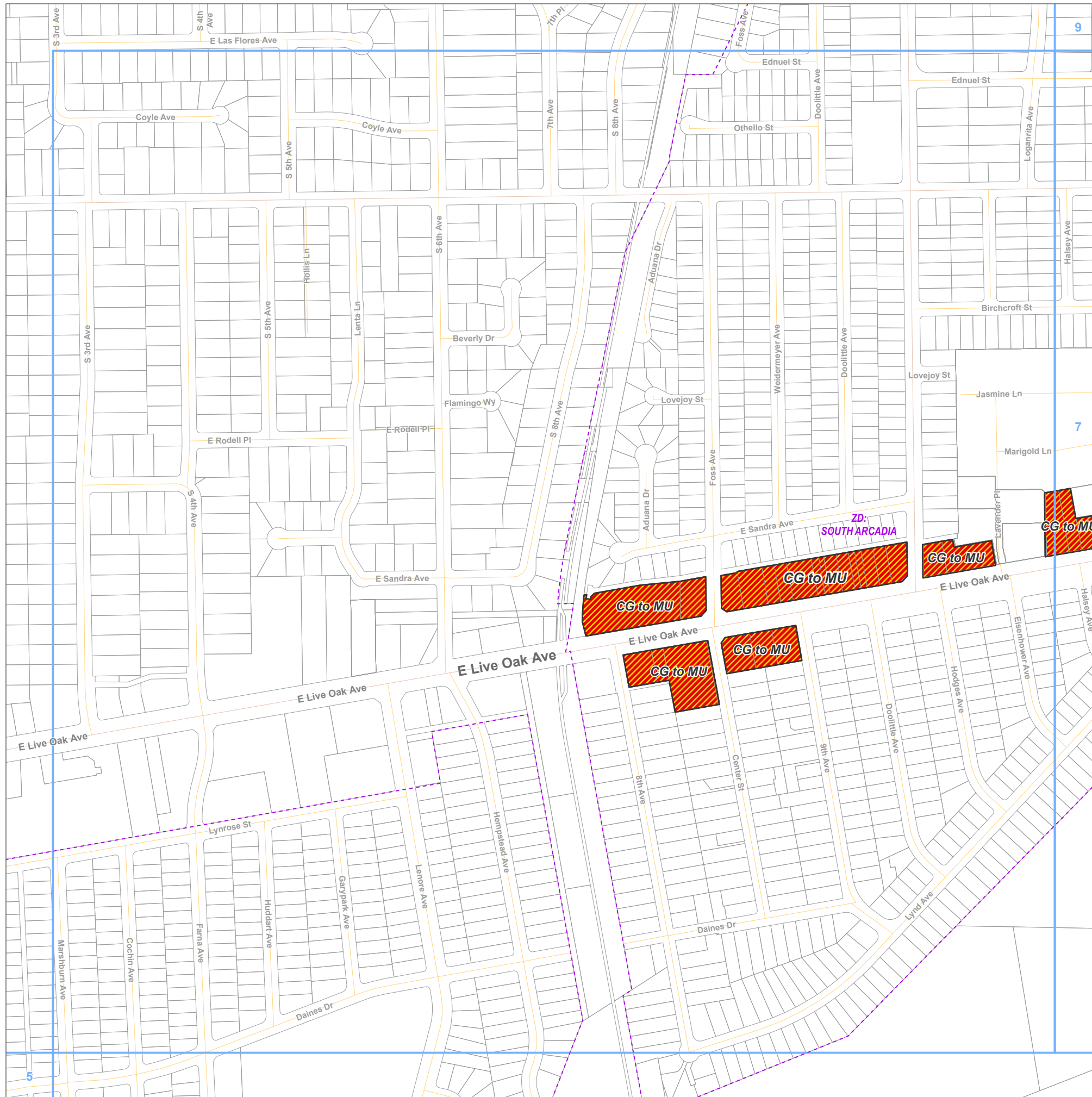
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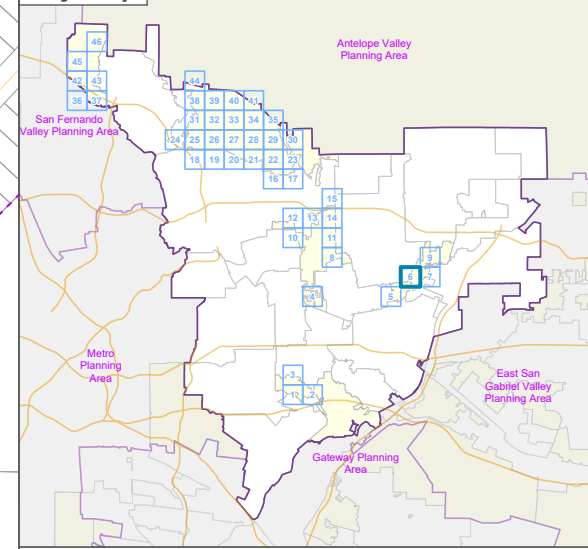
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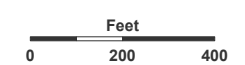


Key Map



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Zoned District(s): South Arcadia


Land Use Policy Change

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

 Map Series Grid

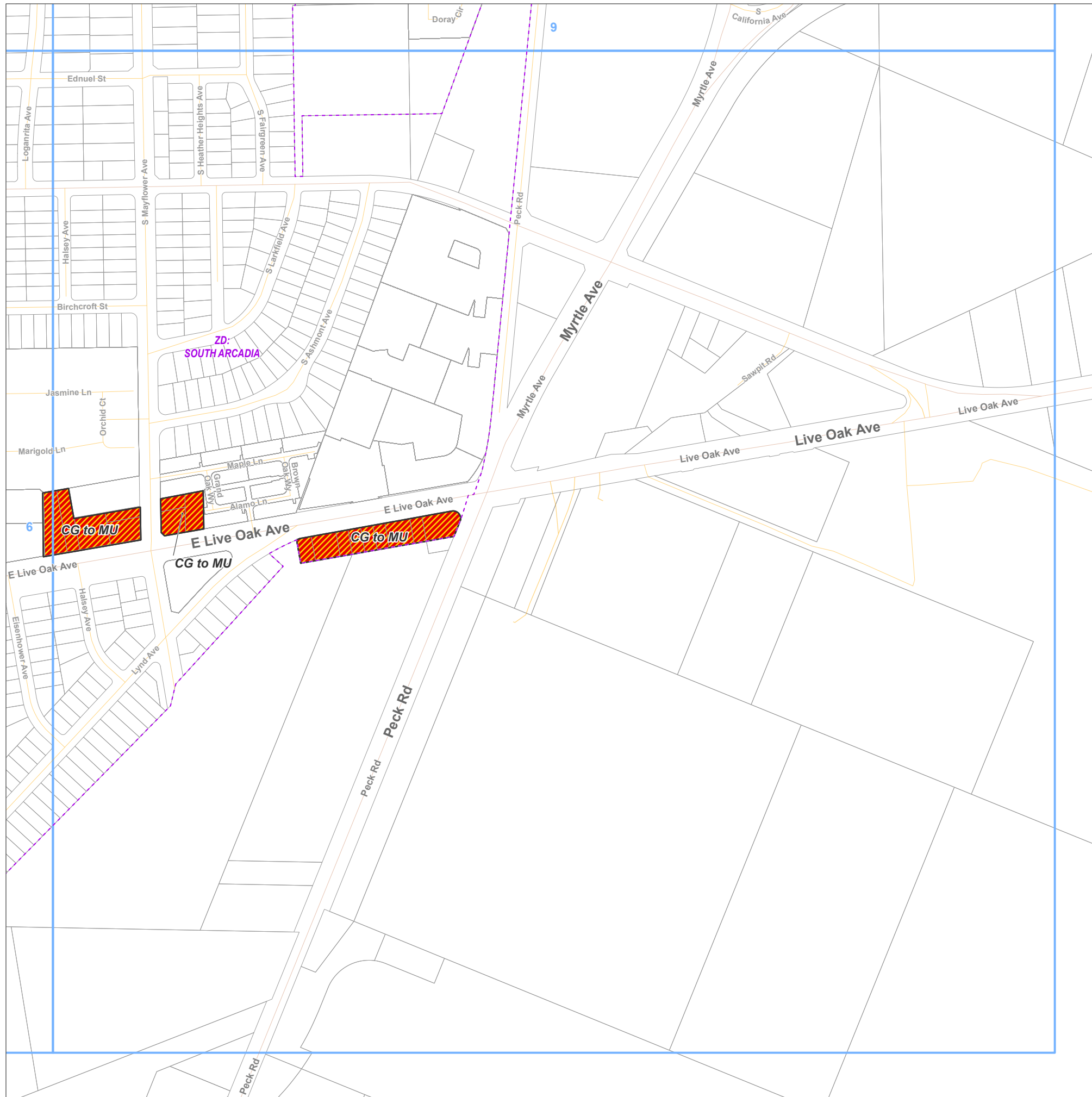
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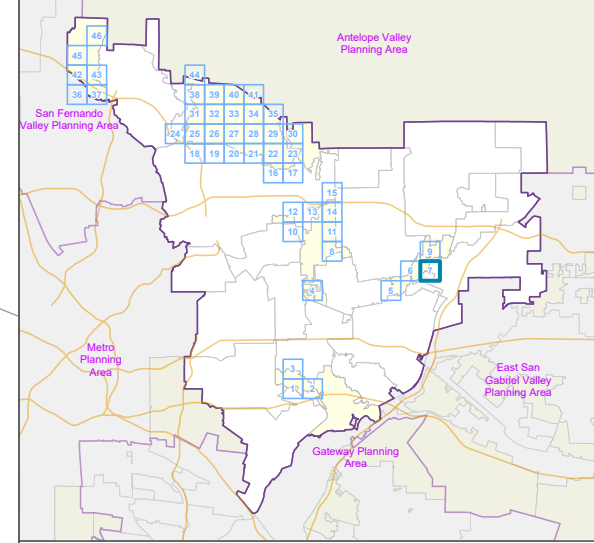
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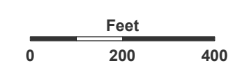


Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South Santa
Anita - Temple City

Land Use Policy Change

 CG - General Commercial

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Highway

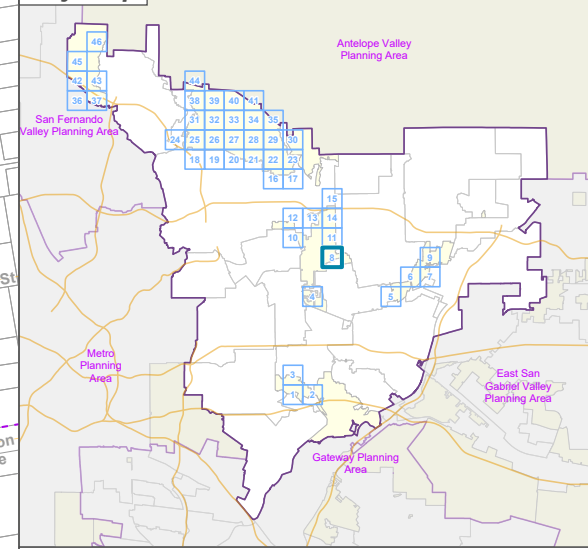
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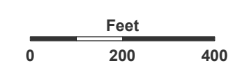
 Alley



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Zoned District(s): Duarte, South Arcadia

Land Use Policy Change

H30 - Residential 30

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Primary

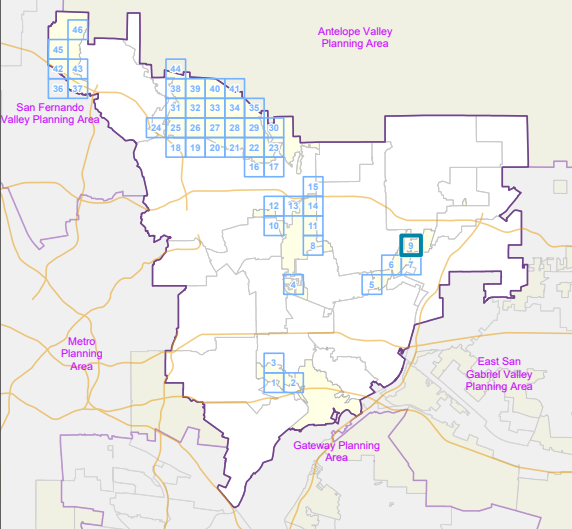
Secondary

Minor

Alley



Key Map



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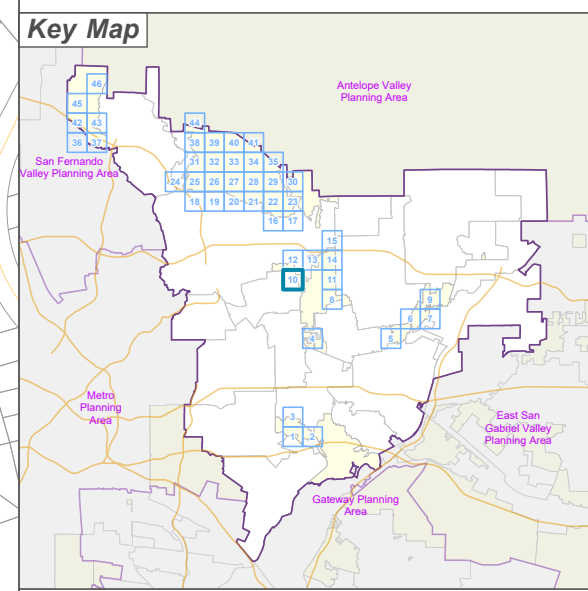
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- Land Use Policy Change**
- H100 - Residential 100
 - MU - Mixed Use
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley



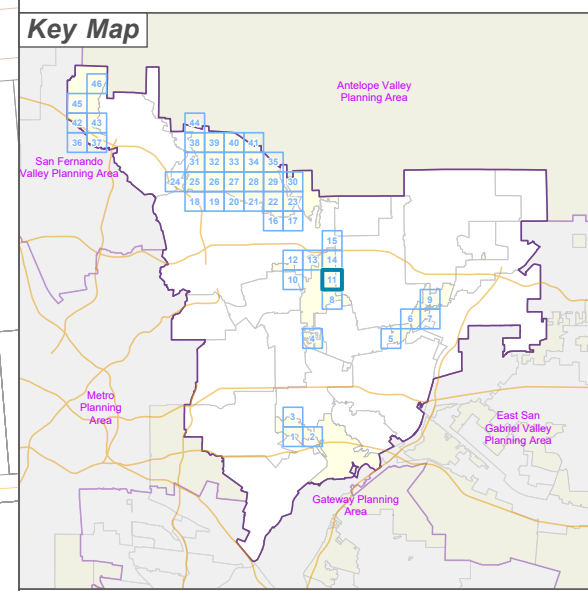
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- Land Use Policy Change**
- CG - General Commercial
 - MU - Mixed Use
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Highway
 - Primary
 - Secondary
 - Minor
 - Alley



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): San Pasqual




Land Use Policy Change

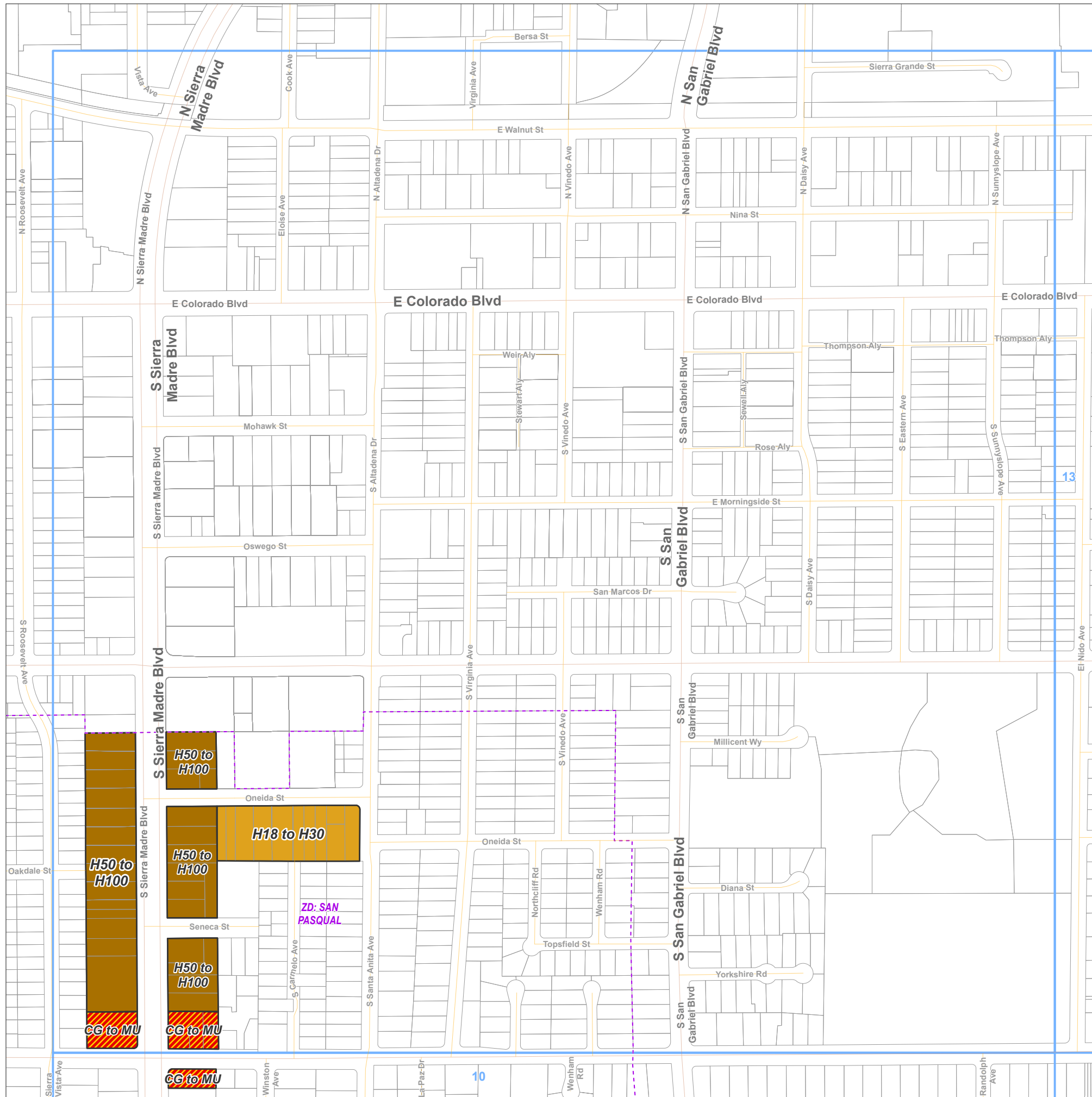
-  H30 - Residential 30
-  H100 - Residential 100
-  MU - Mixed Use

Base Layers

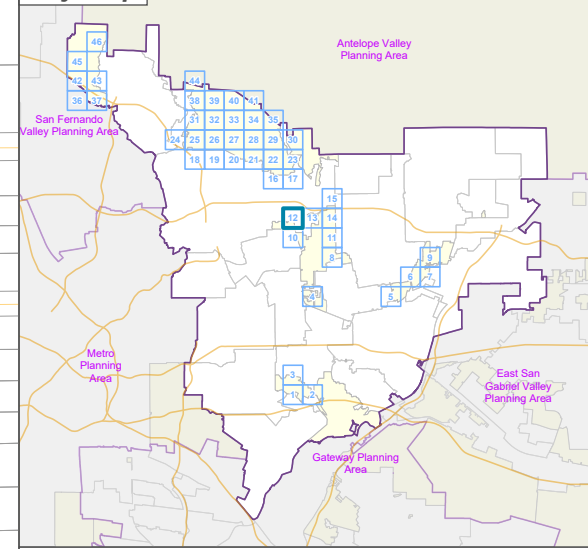
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

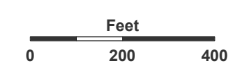
-  Primary
-  Secondary
-  Minor



Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): East Pasadena







Land Use Policy Change

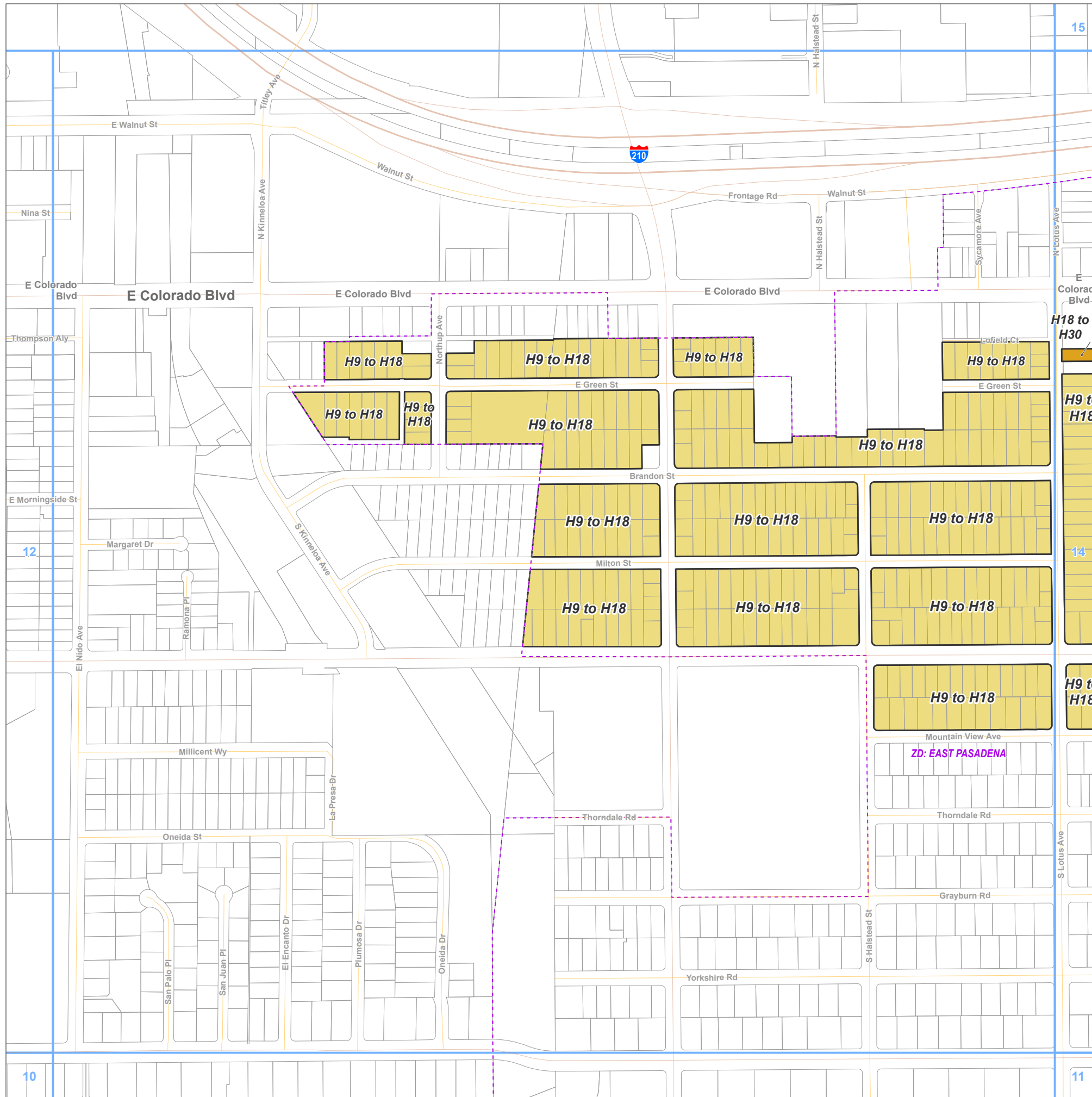
-  H18 - Residential 18
-  H30 - Residential 30

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley



H18 to H30

H9 to H18

H9 to H18

H9 to H18

H9 to H18

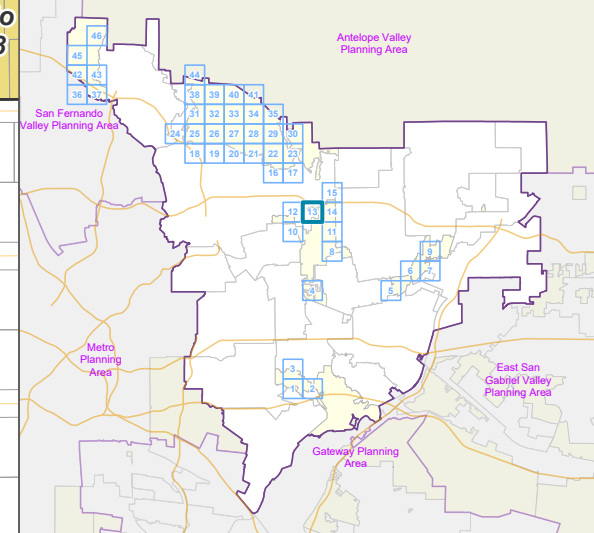
Mountain View Ave
ZD: EAST PASADENA

Thorndale Rd

Grayburn Rd

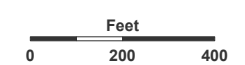
Yorkshire Rd

Key Map



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


West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): East
Pasadena








Land Use Policy Change

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

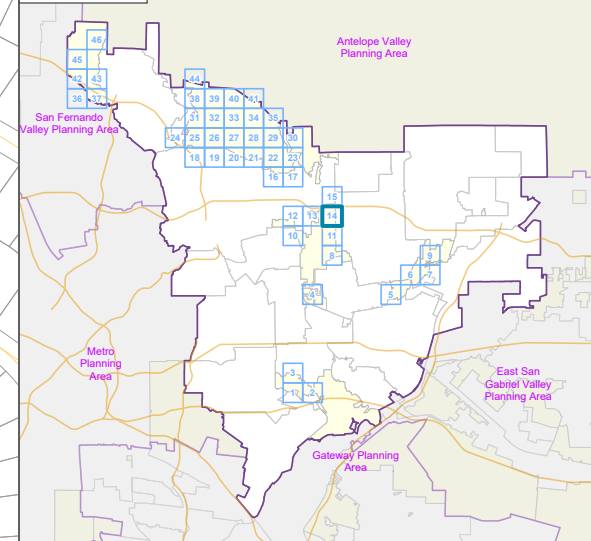
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

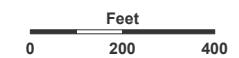
Street Types

-  Freeway
-  Highway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

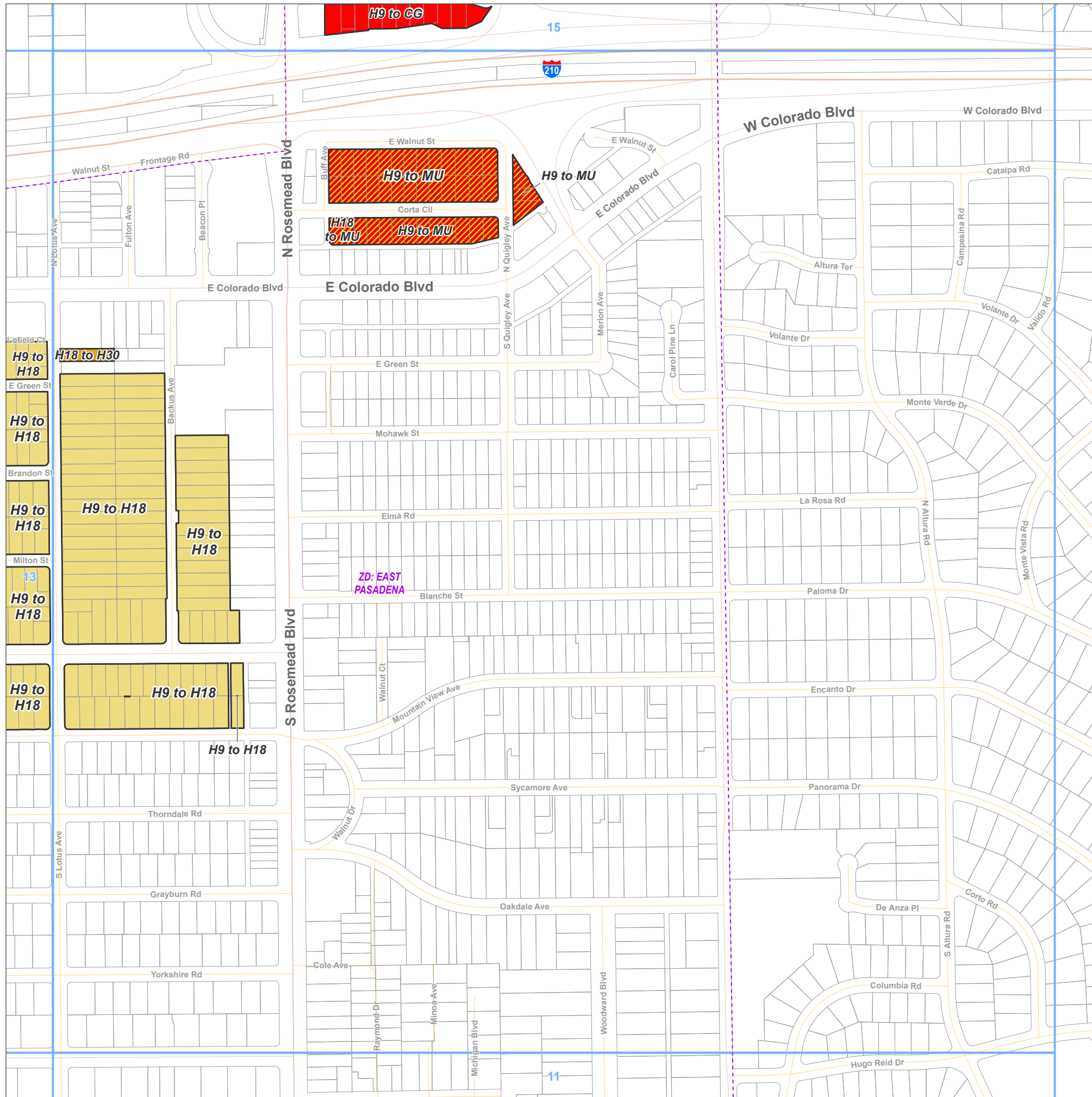
Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): East
Pasadena

Land Use Policy Change

 CG - General Commercial

Base Layers

 Zoned District

 Parcels


 Map Series Grid

Street Types

 Freeway

 Highway

 Primary

 Secondary

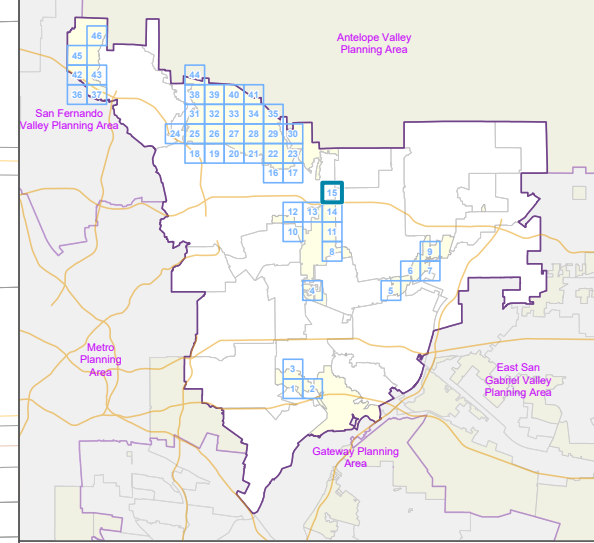
 Minor

 Ramp

 Alley

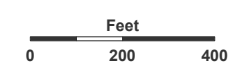


Key Map

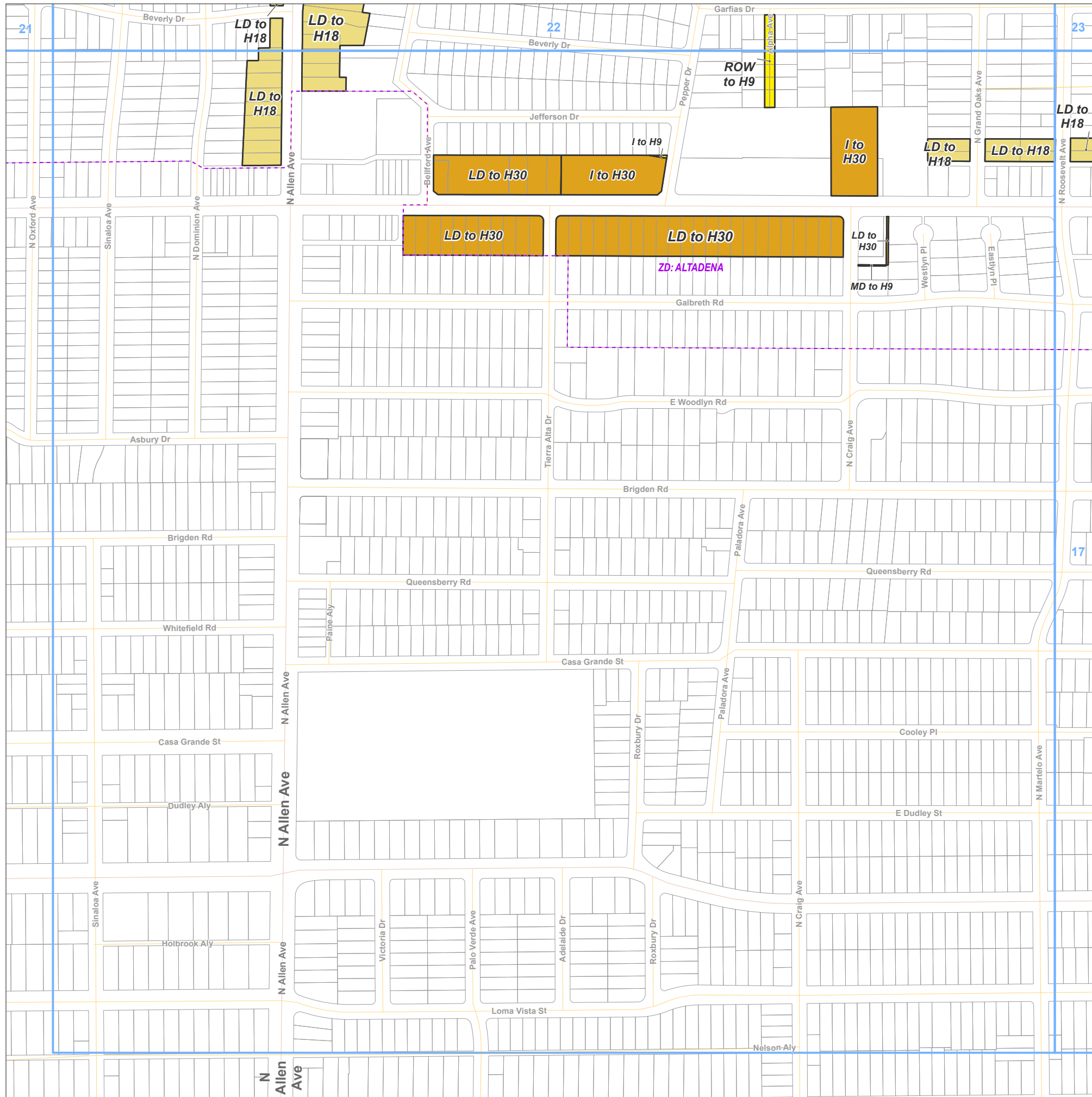


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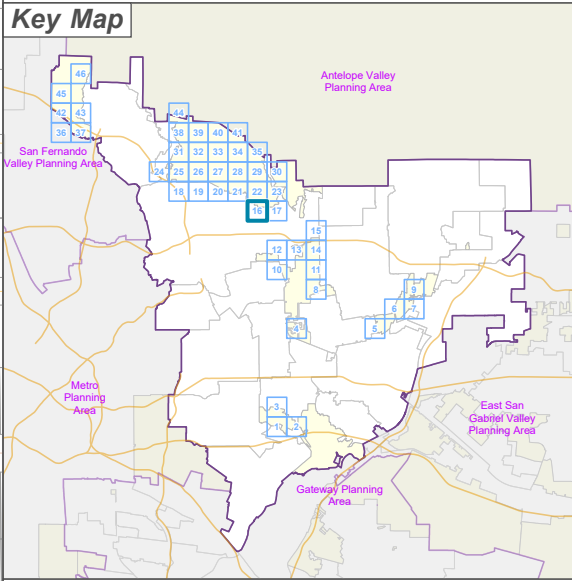



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- Land Use Policy Change**
- H9 - Residential 9
 - H18 - Residential 18
 - H30 - Residential 30
- Altadena Community Plan Category***
- I - Institutions
 - LD - Low Density Residential
 - MD - Medium Density Residential
 - ROW - Right of Way
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
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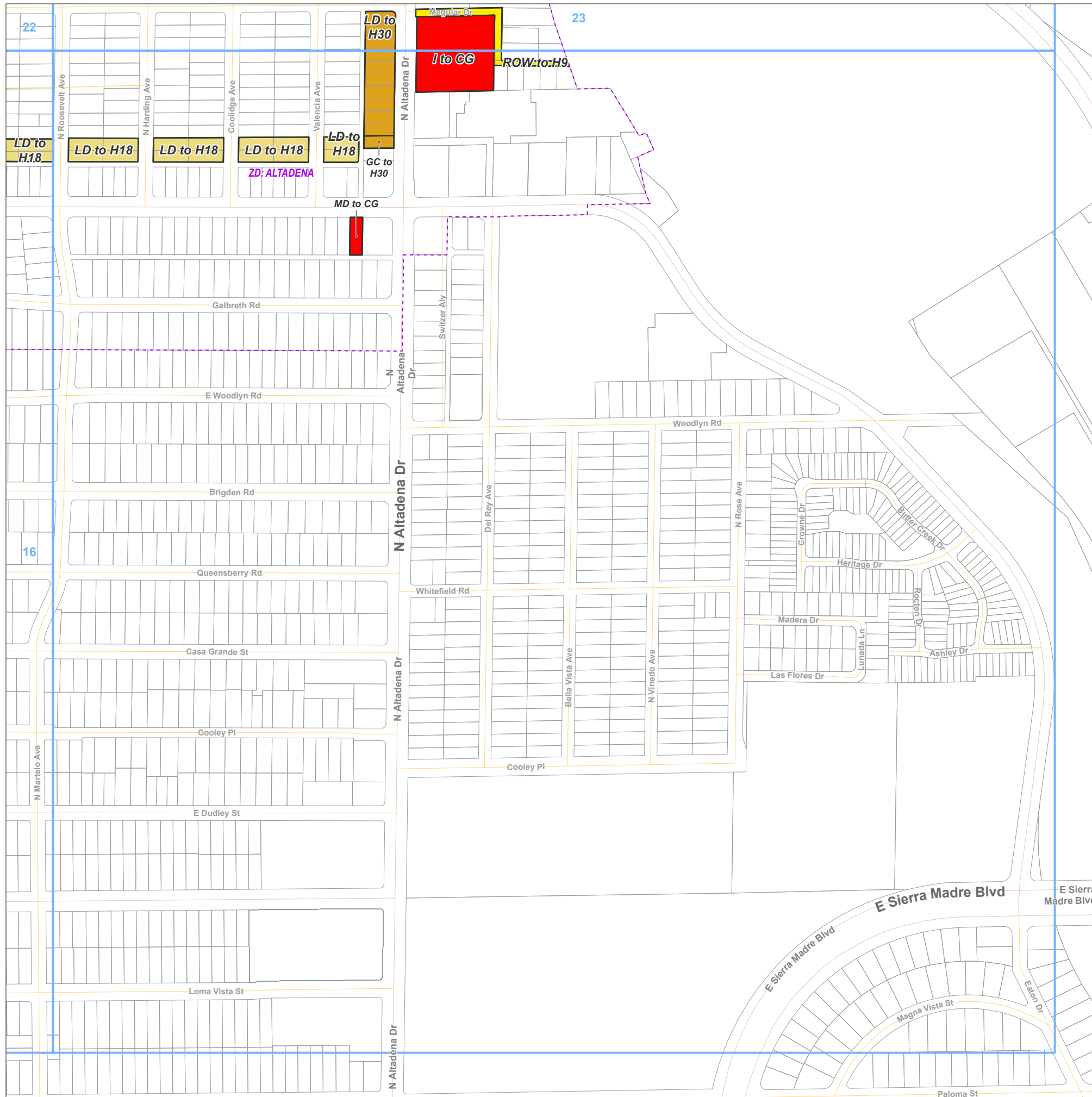
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Feet

0 200 400



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Land Use Policy Change

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

Altadena Community Plan Category*

- GC - General Commercial
- I - Institutions
- LD - Low Density Residential
- MD - Medium Density Residential
- ROW - Right of Way

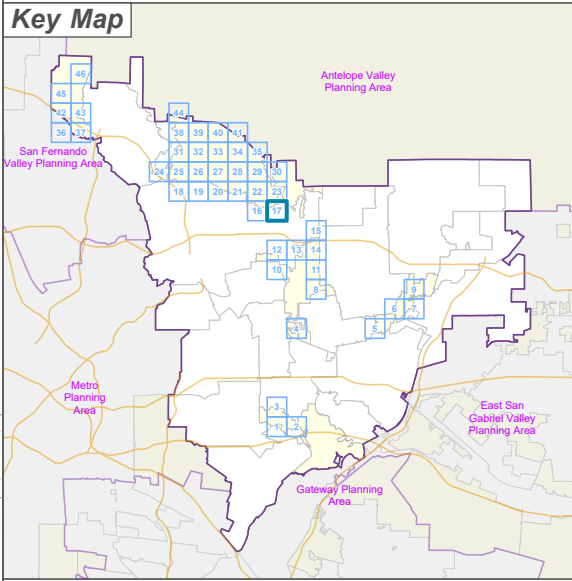
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

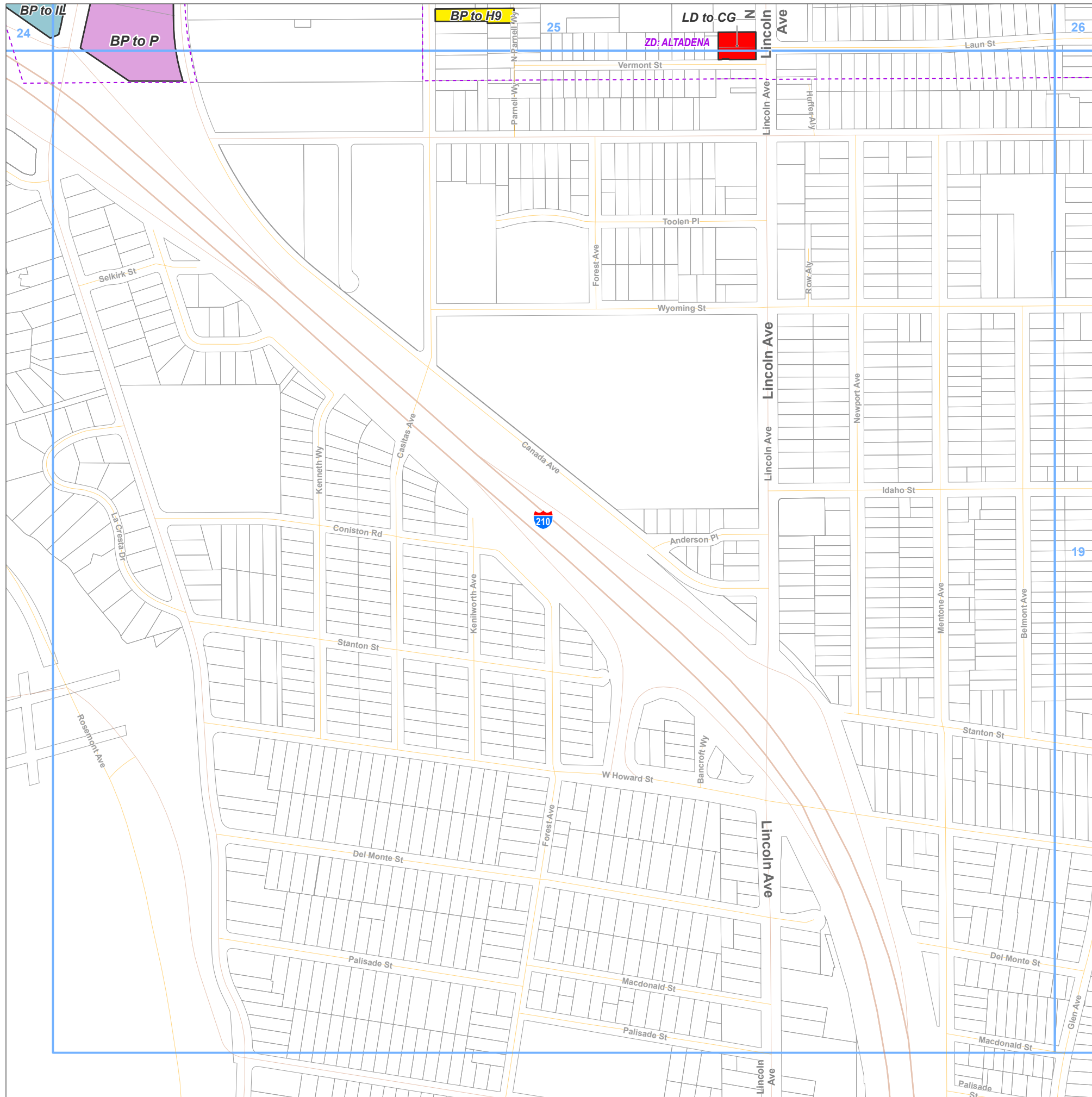
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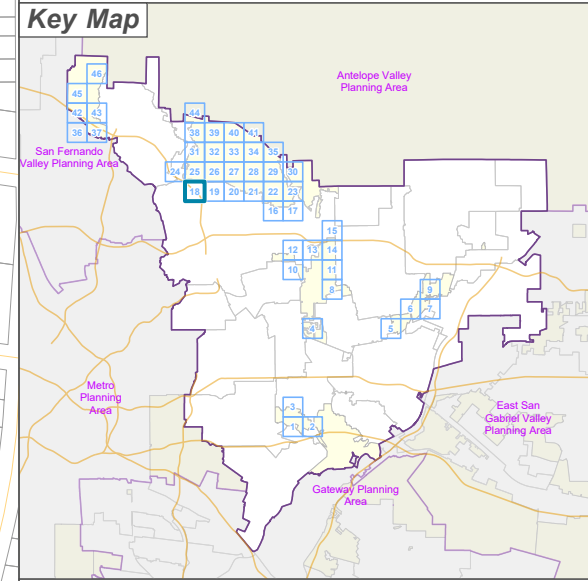
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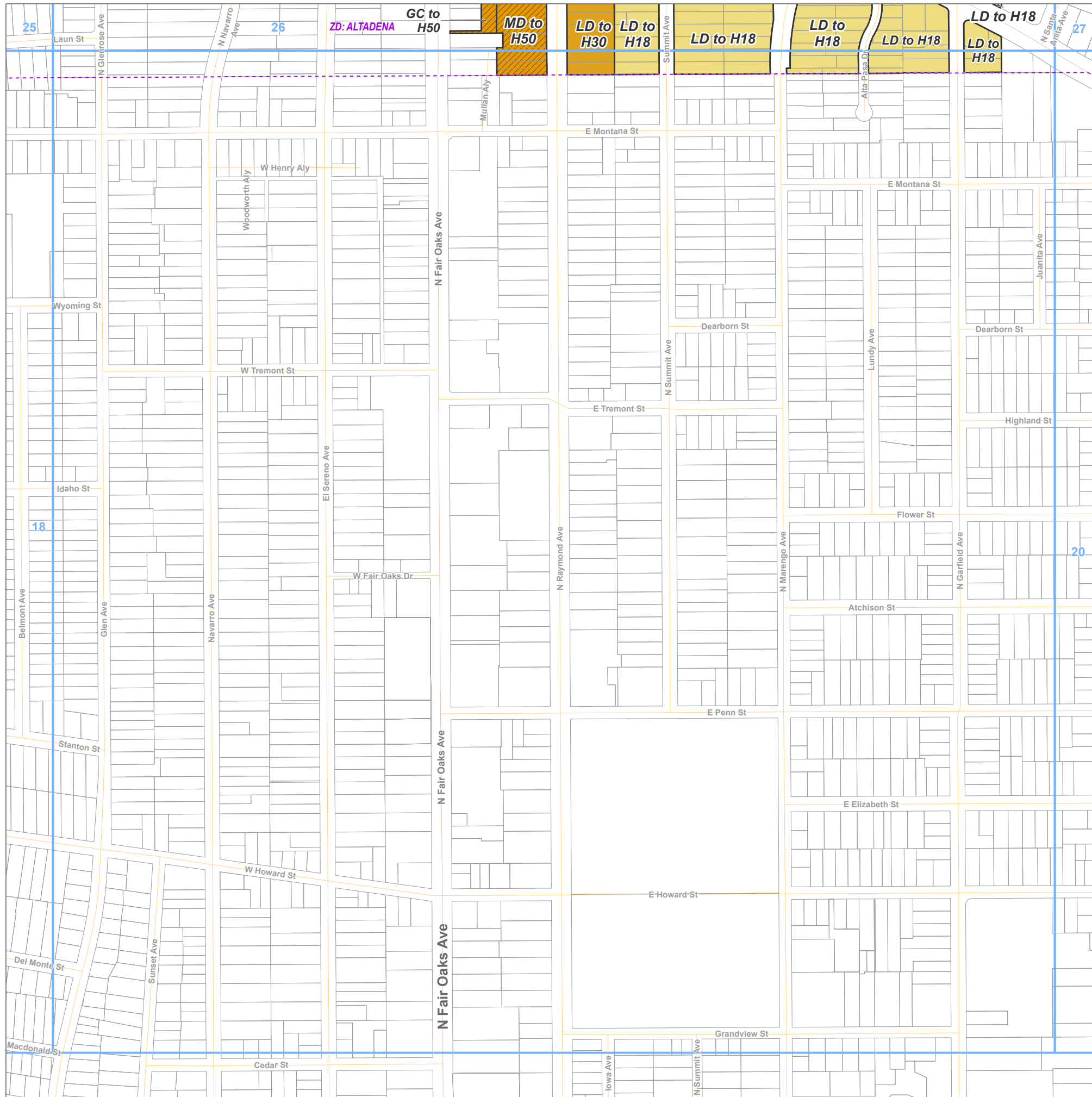
- Land Use Policy Change**
- H9 - Residential 9
 - CG - General Commercial
 - IL - Light Industrial
 - P - Public and Semi-Public
- Altadena Community Plan Category***
- BP - Business Park
 - LD - Low Density Residential
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Freeway
 - Primary
 - Secondary
 - Minor
 - Ramp
- * NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
 Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H19). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.



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Land Use Policy Change

- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50

Altadena Community Plan Category*

- GC - General Commercial
- LD - Low Density Residential
- MD - Medium Density Residential

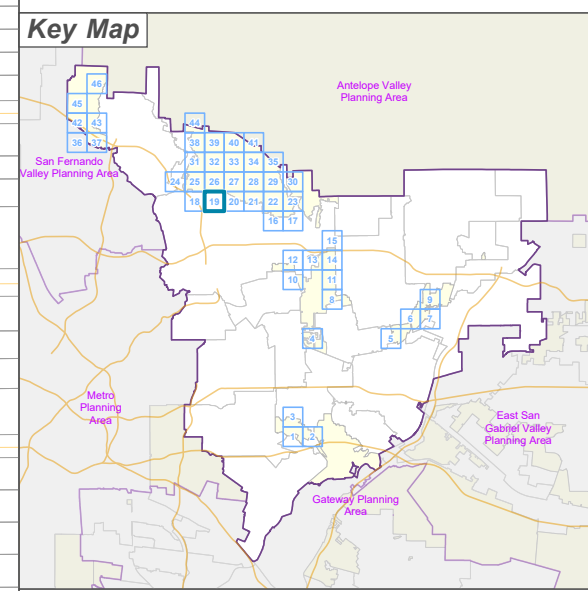
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
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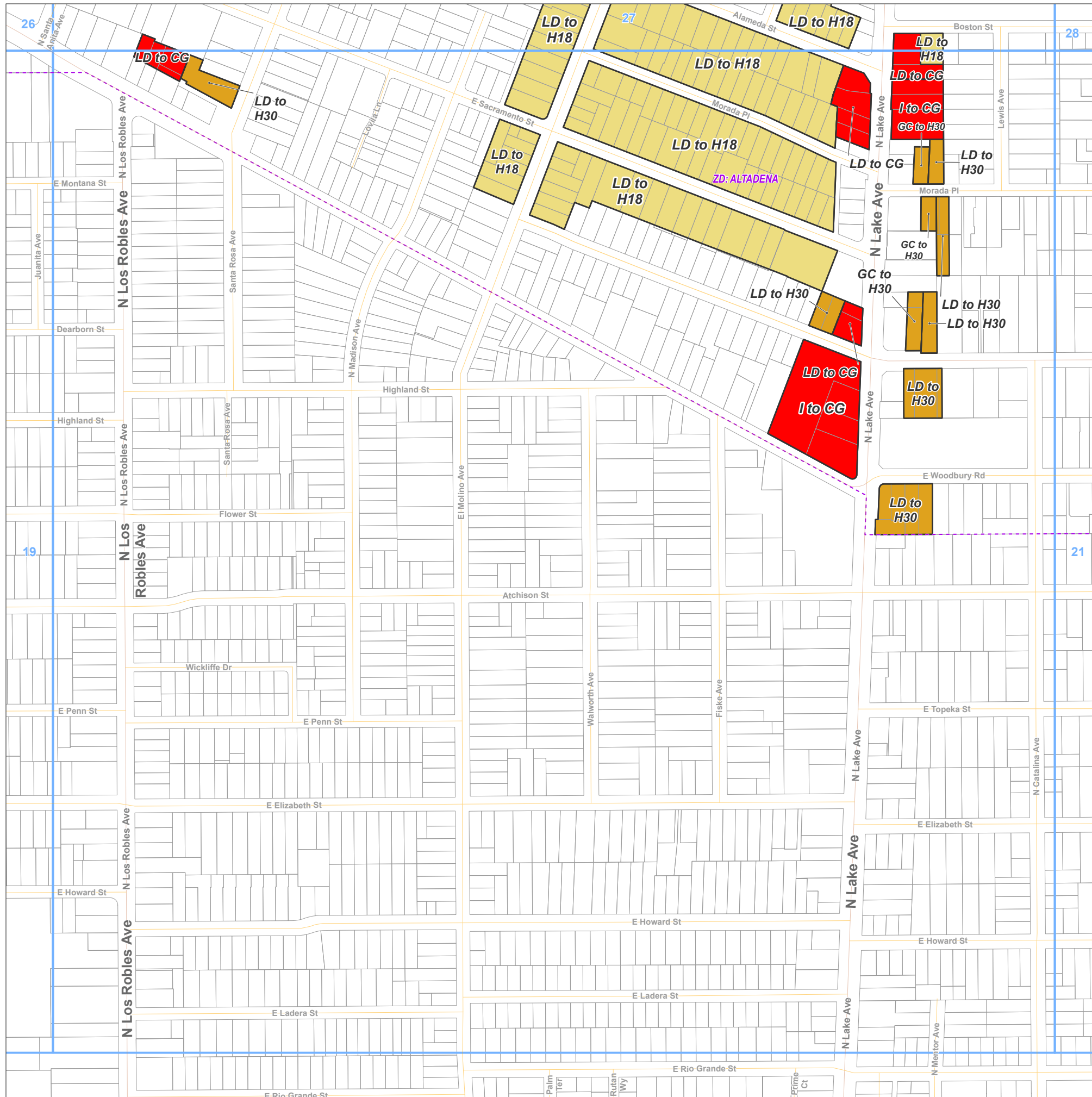
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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena



Land Use Policy Change

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

Altadena Community Plan Category*

- GC - General Commercial
- I - Institutions
- LD - Low Density Residential

Base Layers

- Zoned District
- Parcels
- Map Series Grid

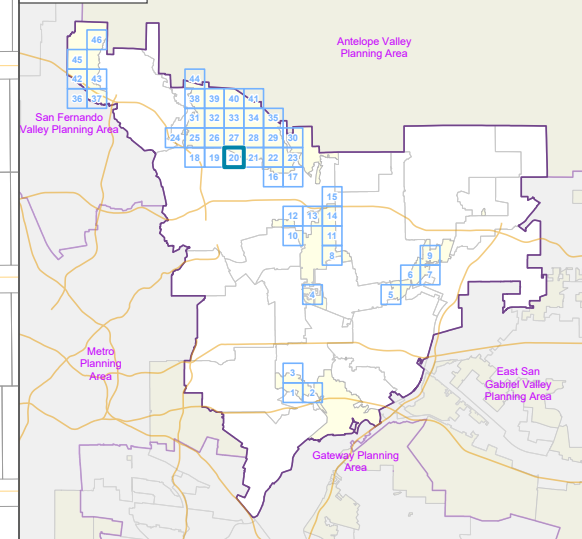
Street Types

- Primary
- Secondary
- Minor
- Alley

* NOTE ABOUT THE ALTADENA COMMUNITY PLAN:

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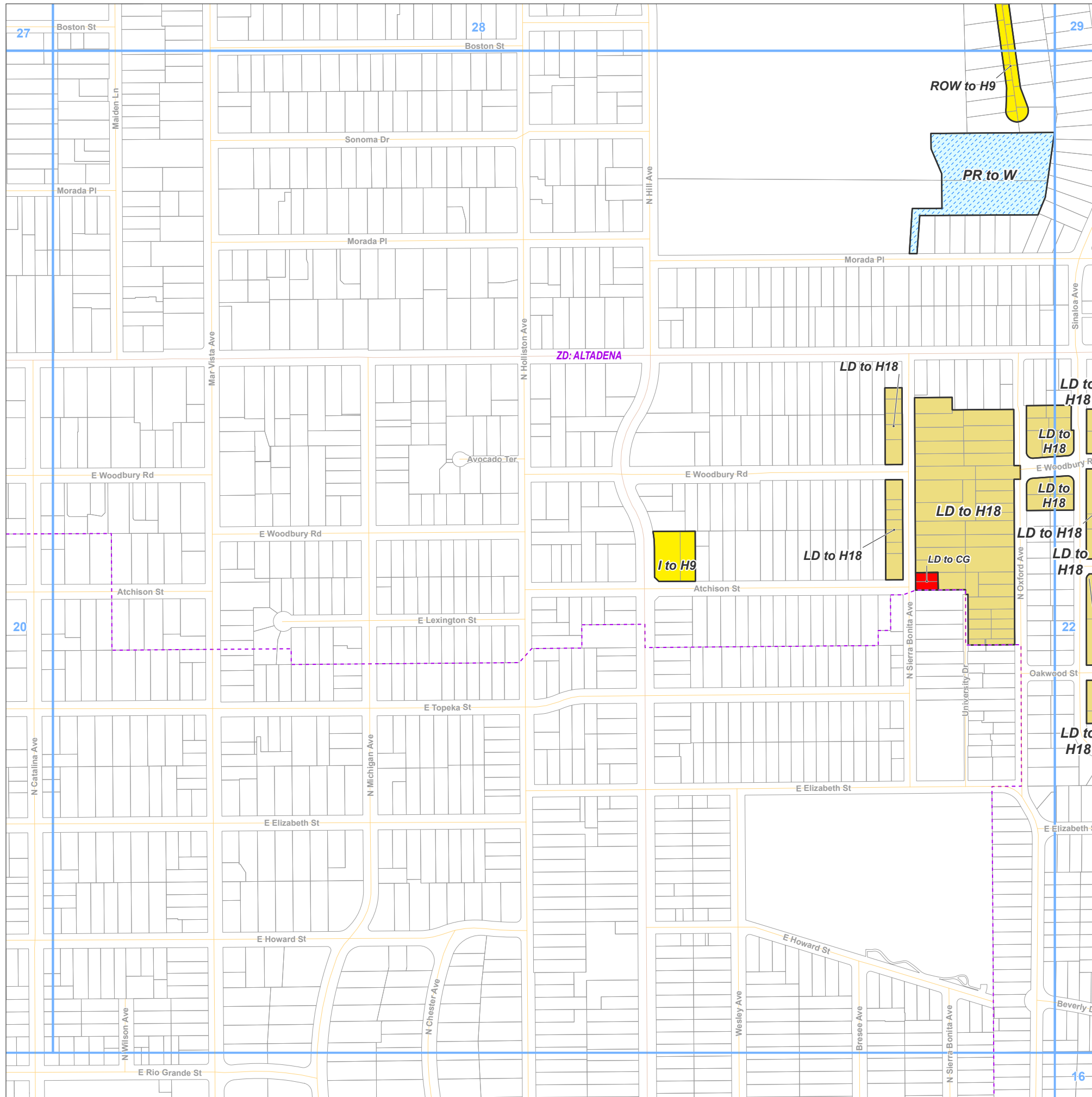
Key Map



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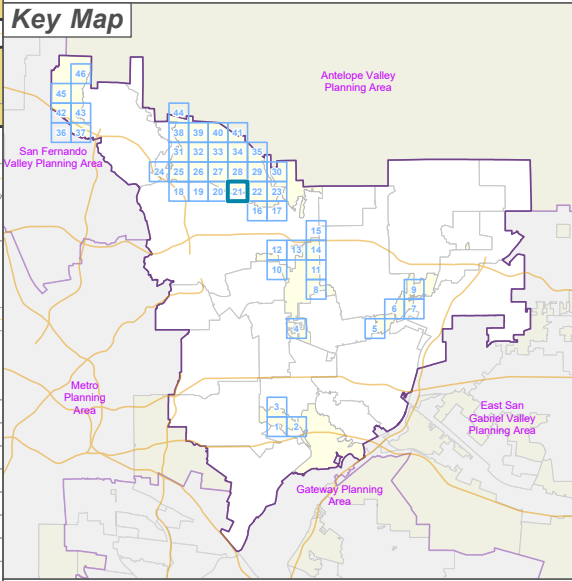



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- Land Use Policy Change**
- H9 - Residential 9
 - H18 - Residential 18
 - CG - General Commercial
 - W - Water
- Altadena Community Plan Category***
- I - Institutions
 - LD - Low Density Residential
 - PR - Public and Private Recreation
 - ROW - Right of Way
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Secondary
 - Minor

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

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

Altadena Community Plan Category*

- GC - General Commercial
- I - Institutions
- LD - Low Density Residential
- PR - Public and Private Recreation
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

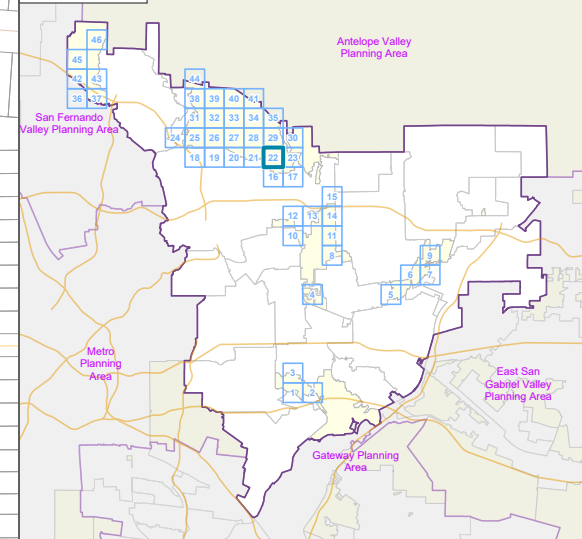
Street Types

- Primary
- Secondary
- Minor
- Alley

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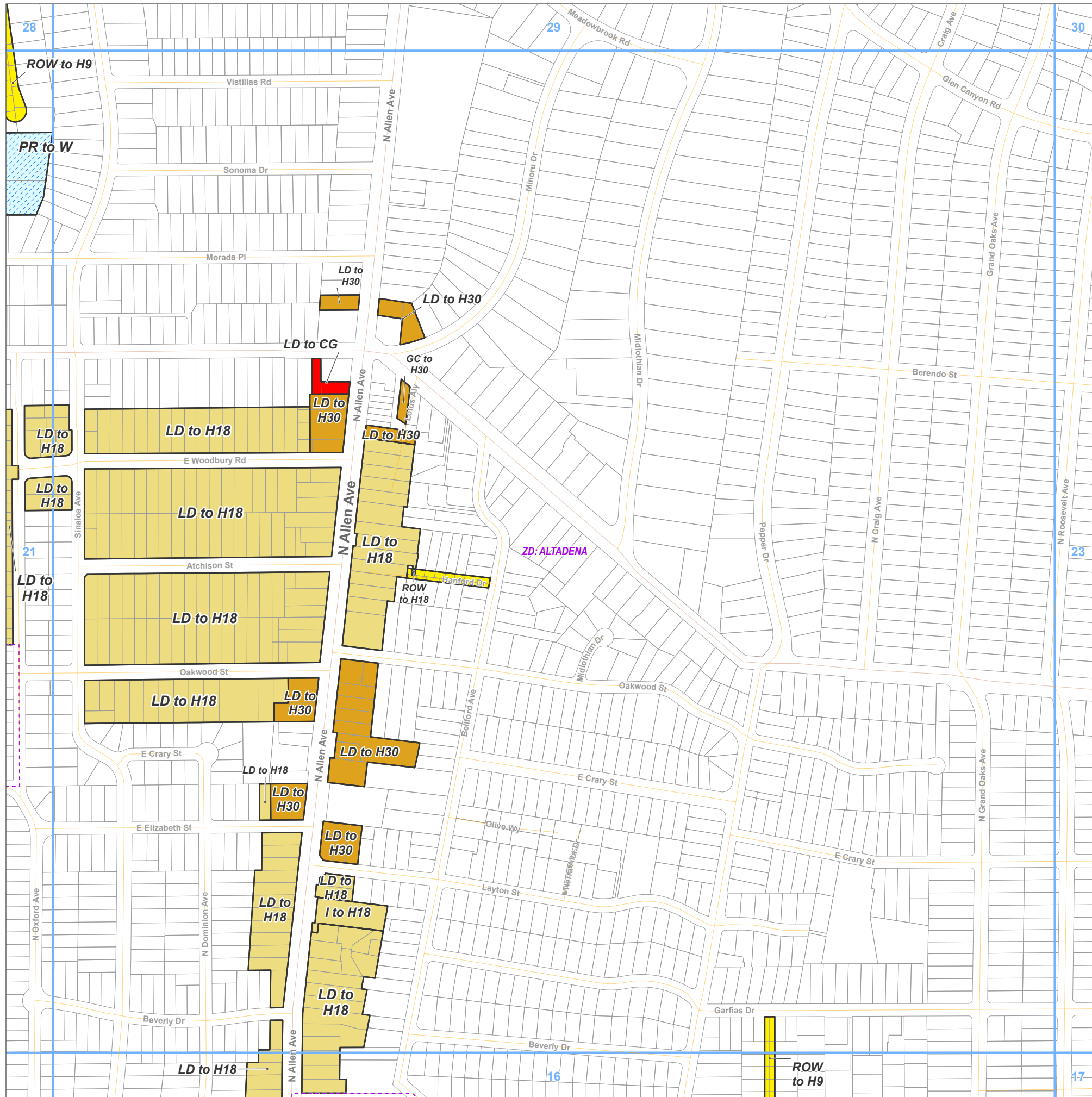
Key Map

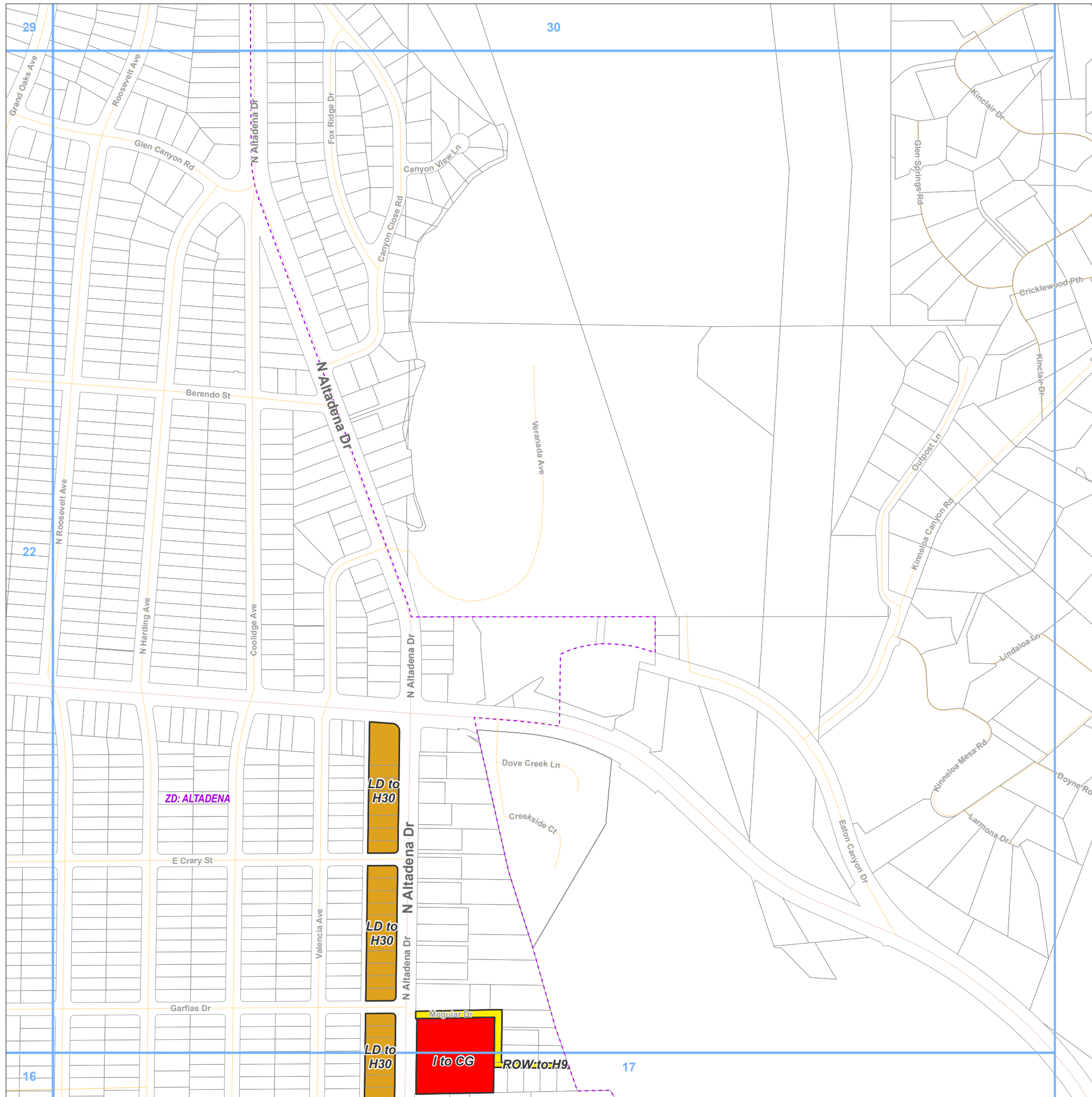


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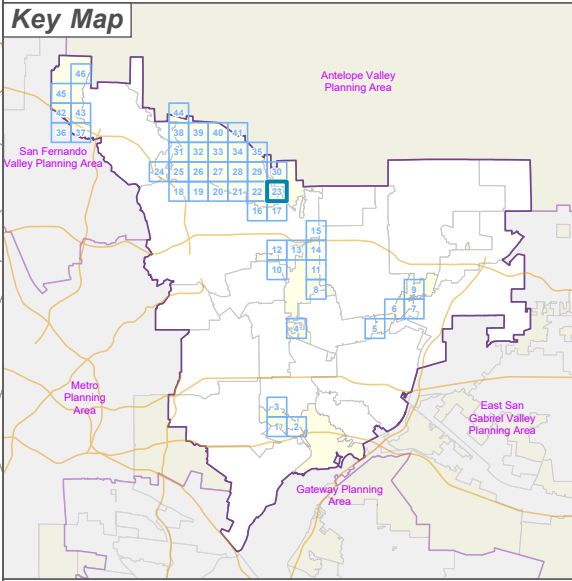
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- Land Use Policy Change**
- H9 - Residential 9
 - H30 - Residential 30
 - CG - General Commercial
- Altadena Community Plan Category***
- I - Institutions
 - LD - Low Density Residential
 - ROW - Right of Way
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
 Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H16). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.






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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

- IL - Light Industrial
- P - Public and Semi-Public

Altadena Community Plan Category*

BP - Business Park

Base Layers

- Zoned District
- Parcels
- Map Series Grid

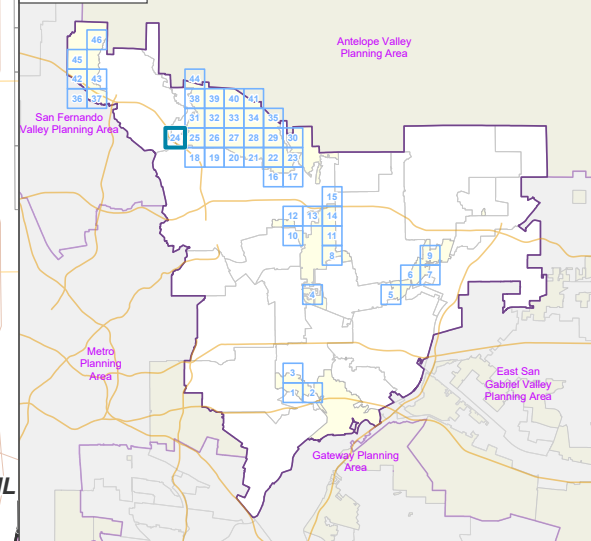
Street Types

- Freeway
- Secondary
- Minor
- Ramp
- Alley

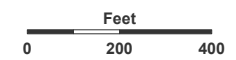
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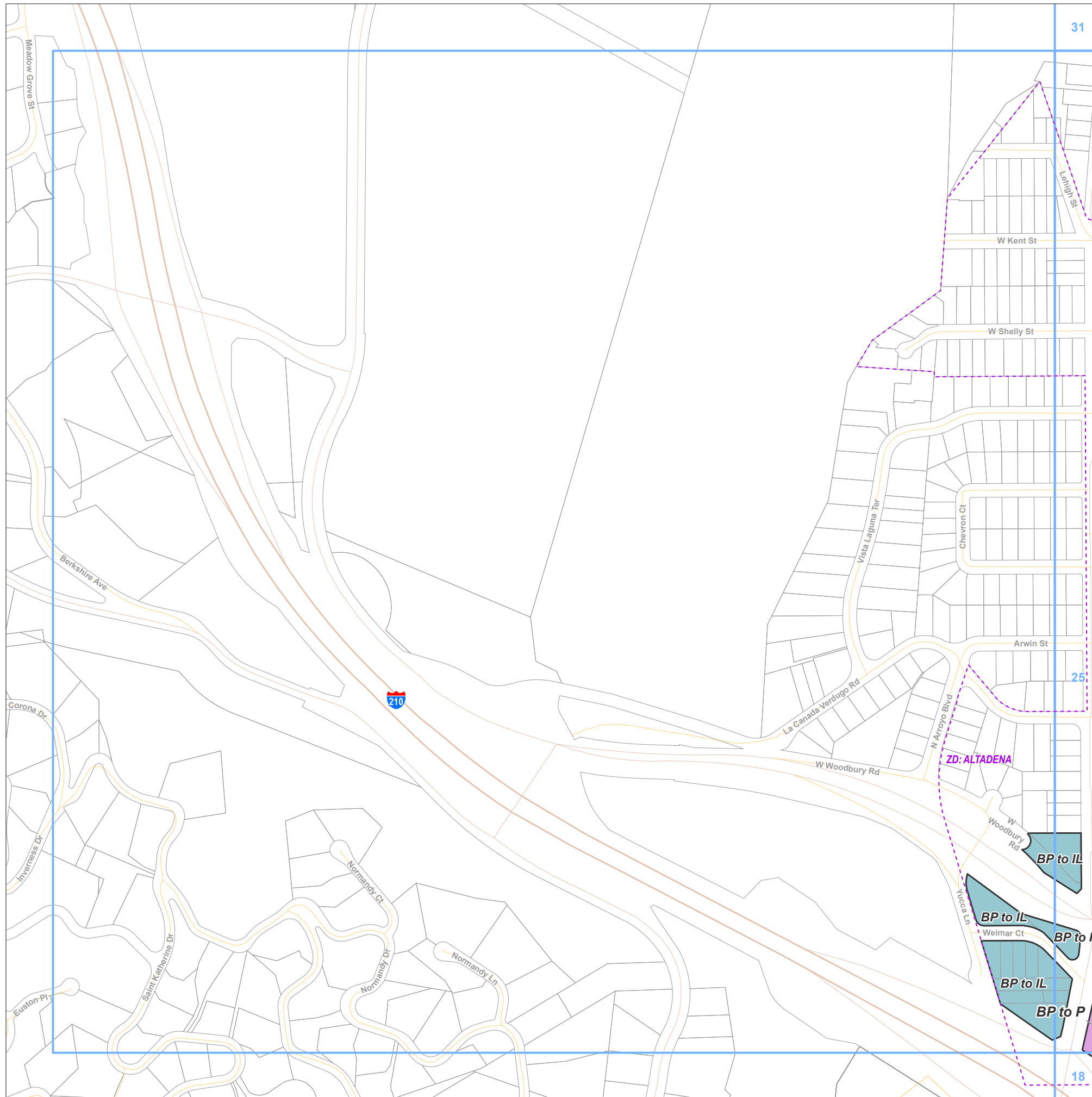
Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public

Altadena Community Plan Category*

- BP - Business Park
- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

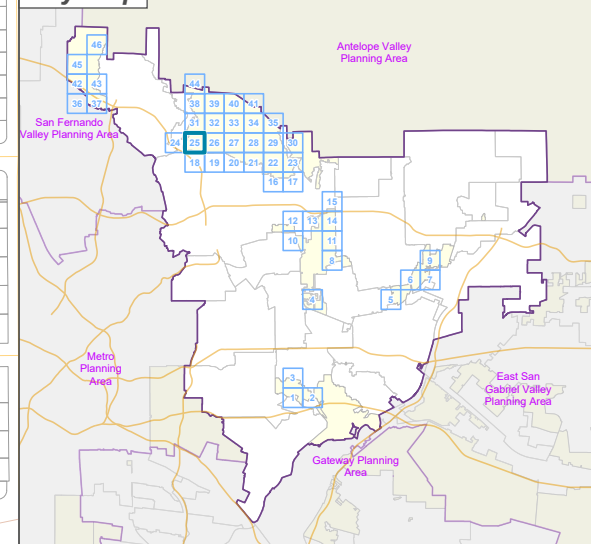
Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp

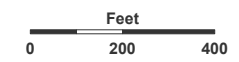
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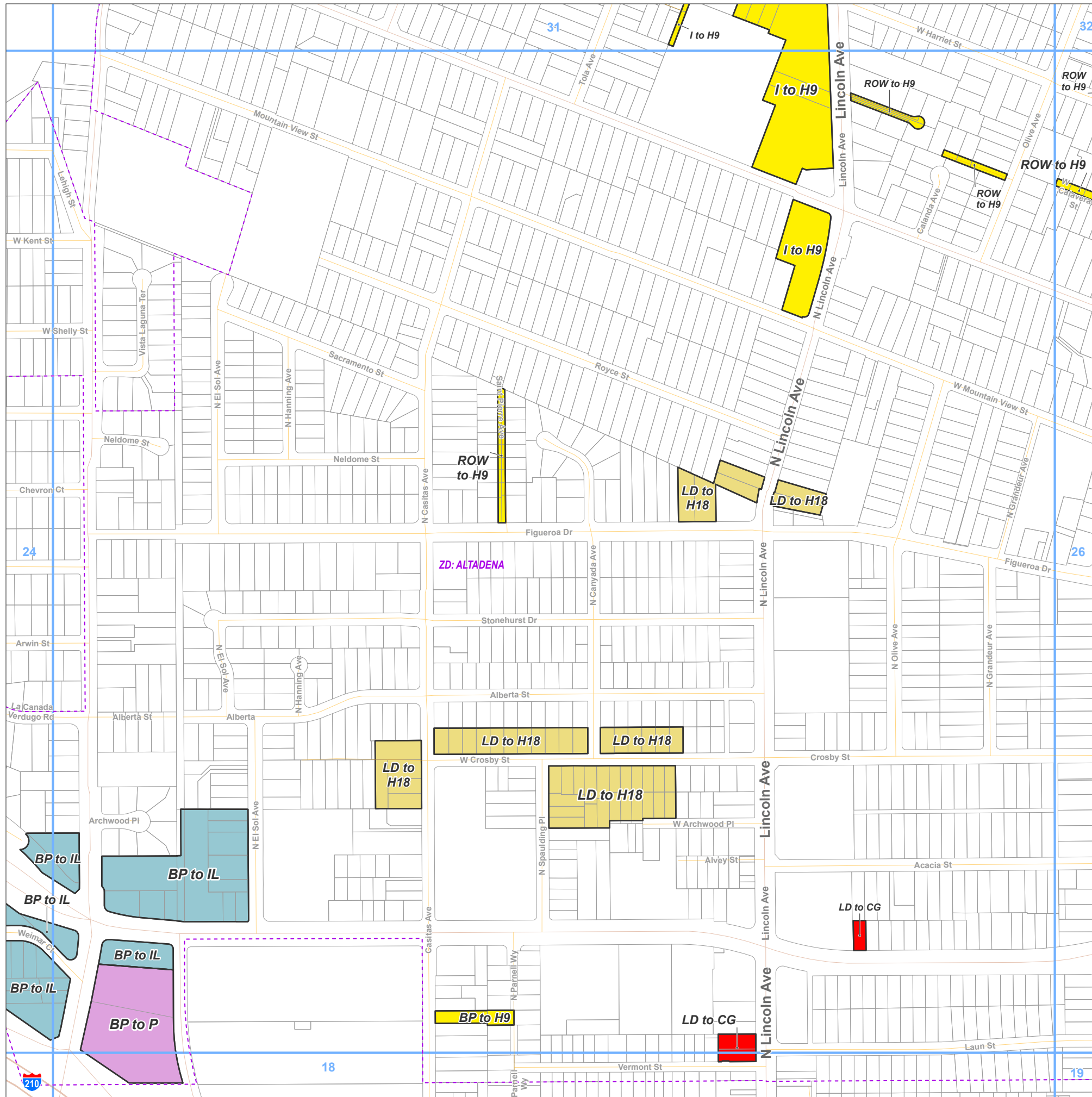
Key Map

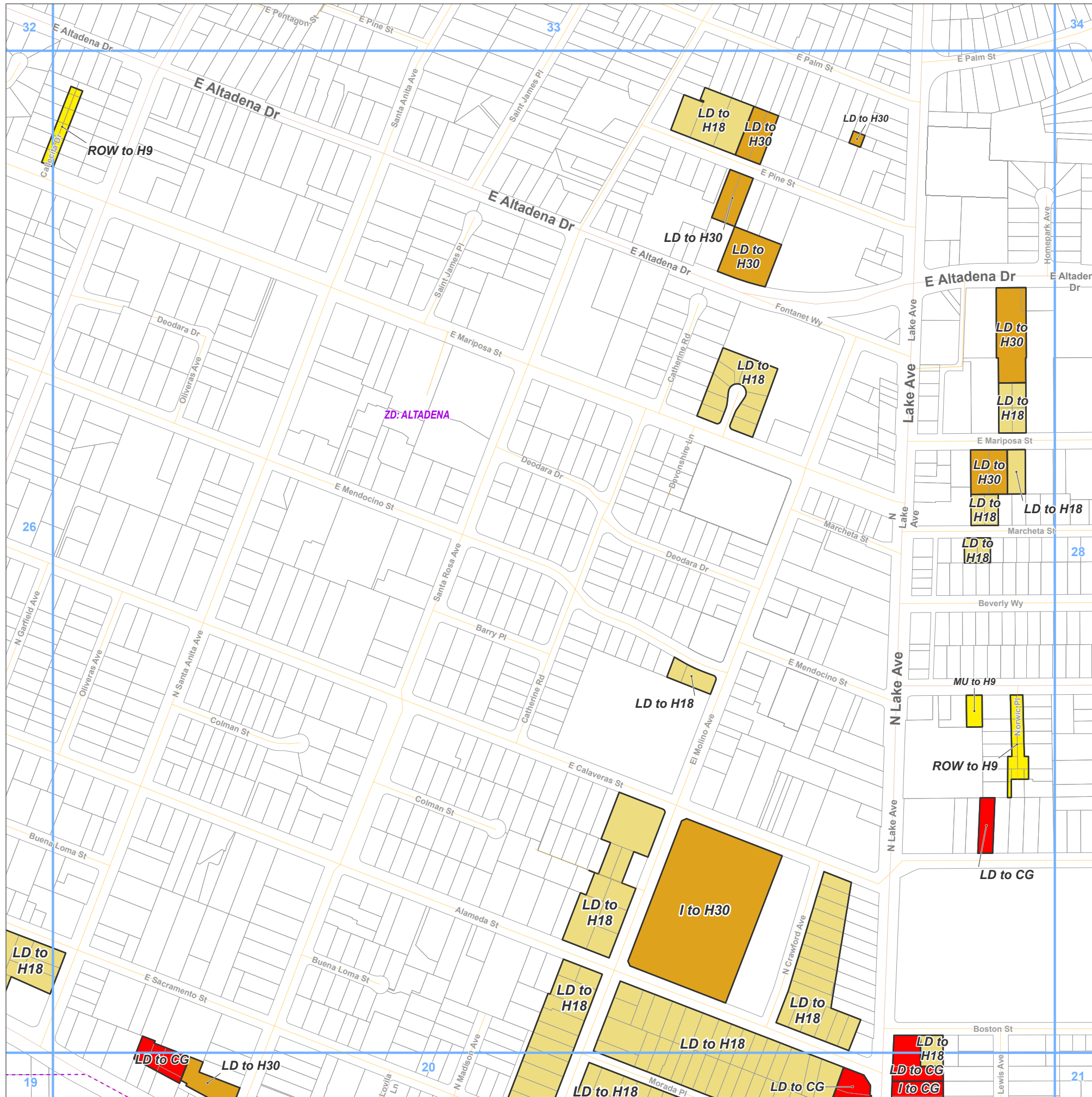


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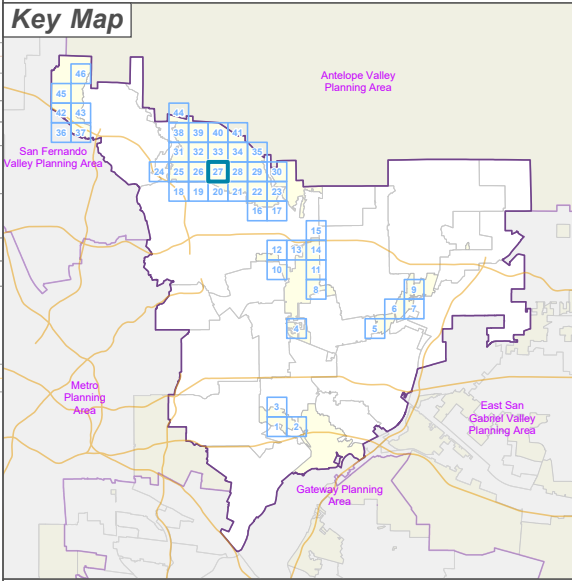
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- Land Use Policy Change**
- H9 - Residential 9
 - H18 - Residential 18
 - H30 - Residential 30
 - CG - General Commercial
- Altadena Community Plan Category***
- I - Institutions
 - LD - Low Density Residential
 - MU - Mixed Use "Center"
 - ROW - Right of Way
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley

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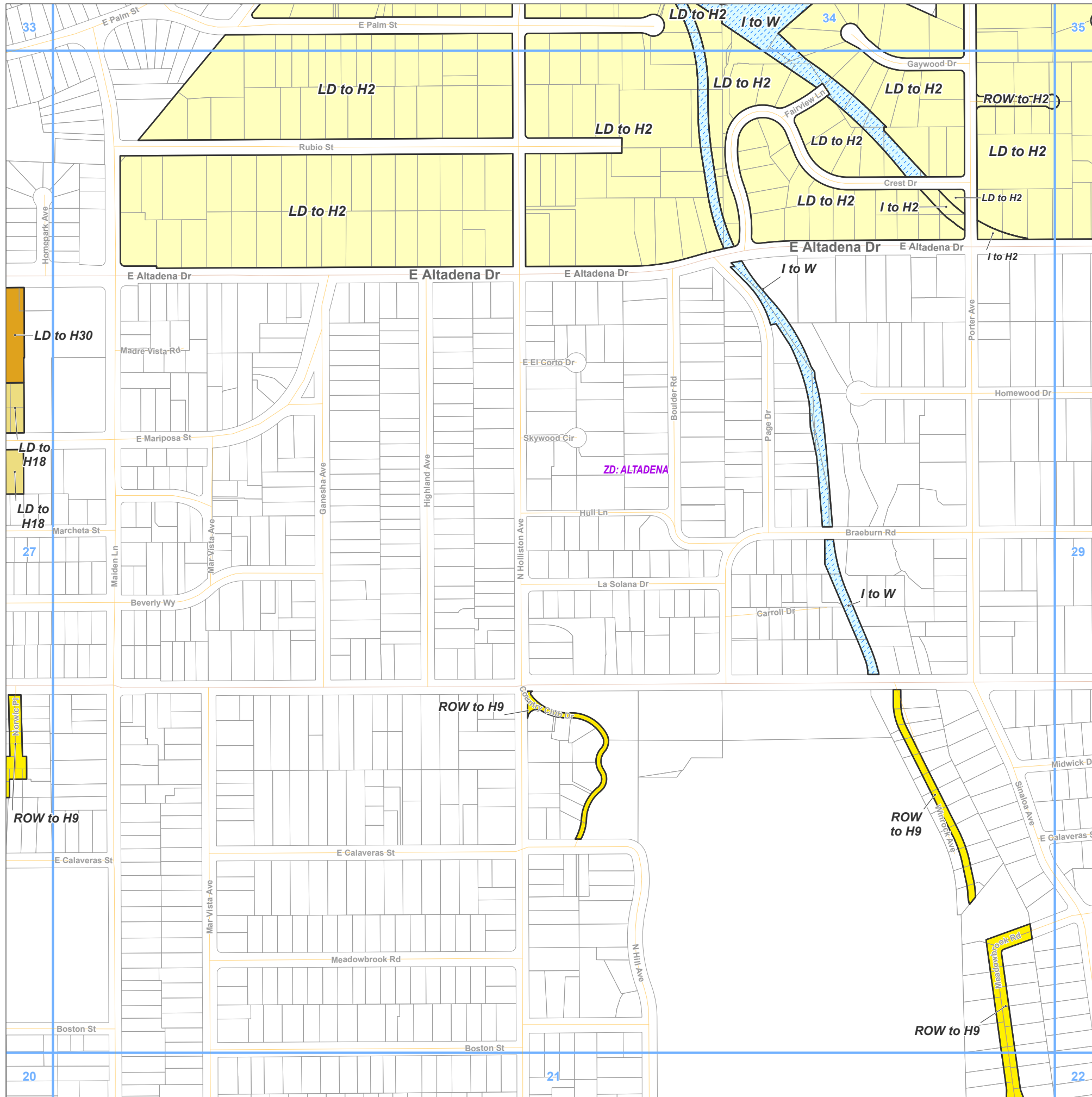
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Feet

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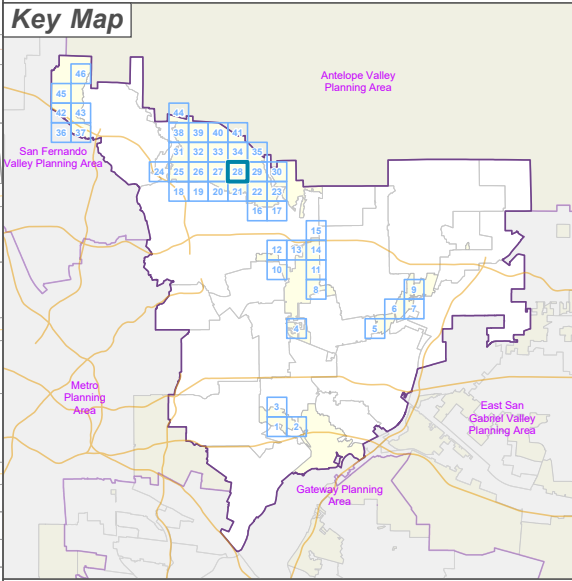


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- Land Use Policy Change**
- H2 - Residential 2
 - H9 - Residential 9
 - H18 - Residential 18
 - H30 - Residential 30
 - W - Water
- Altadena Community Plan Category***
- I - Institutions
 - LD - Low Density Residential
 - ROW - Right of Way
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor

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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

- H2 - Residential 2
- H9 - Residential 9
- W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

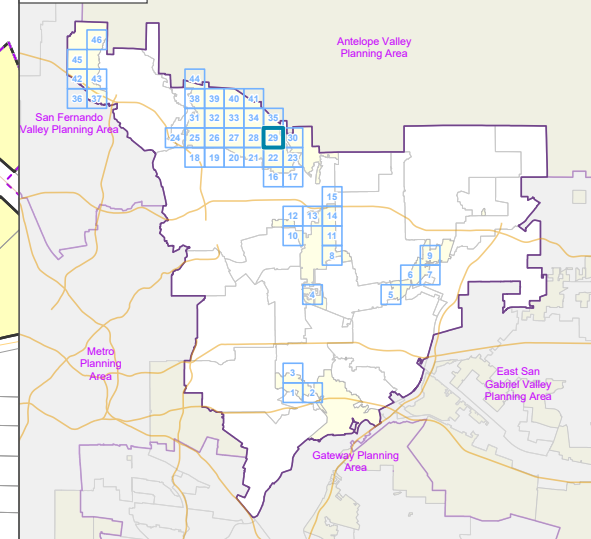
Street Types

- Primary
- Secondary
- Minor

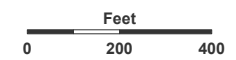
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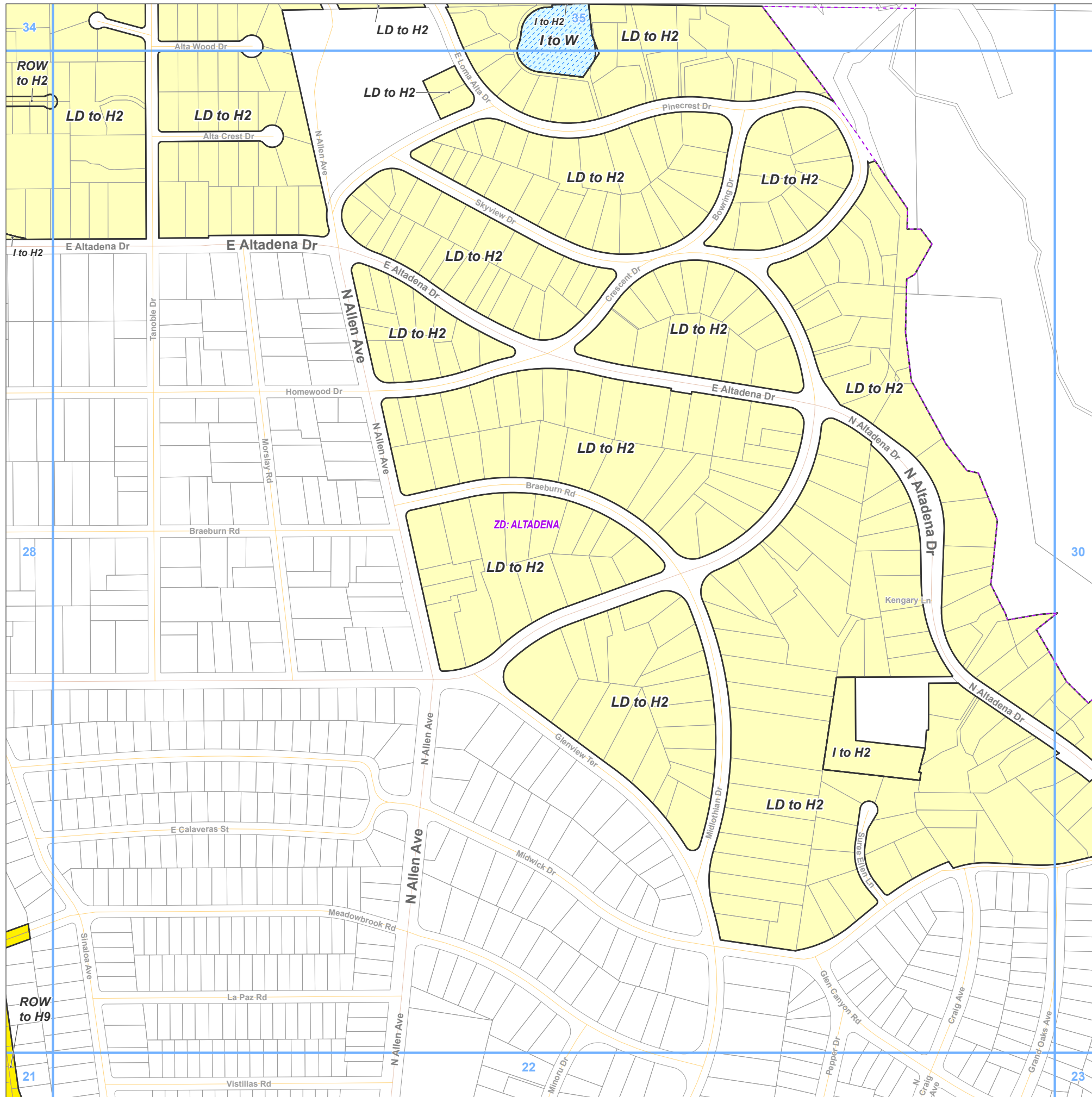
Key Map

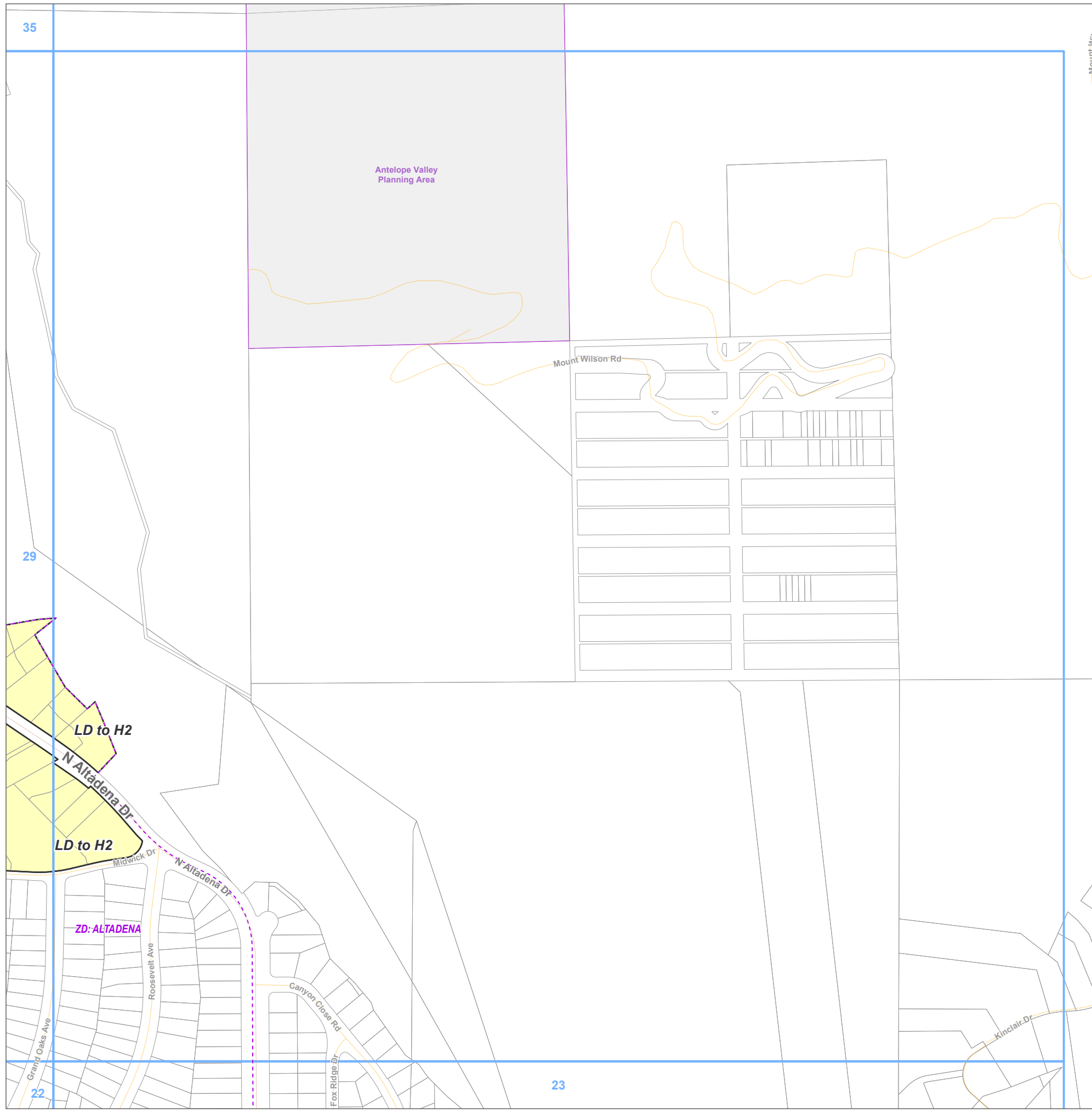


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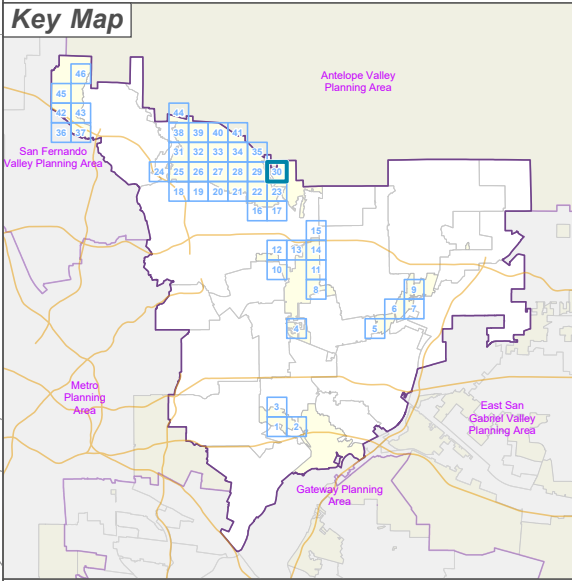
Land Use Policy Change
 H2 - Residential 2

Altadena Community Plan Category*
 LD - Low Density Residential

Base Layers
 Zoned District
 Parcels
 Map Series Grid
 Surrounding Planning Area

Street Types
 Primary
 Minor

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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- OS-PR - Open Space - Parks and Recreation
- W - Water

Altadena Community Plan Category*

- E - Estate/Equestrian
- I - Institutions
- LD - Low Density Residential
- LMD - Low/Medium Density Residential
- PR - Public and Private Recreation
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

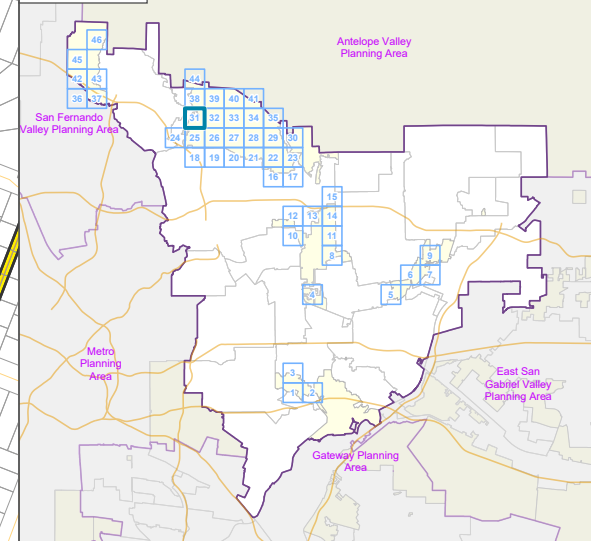
Street Types

- Primary
- Secondary
- Minor

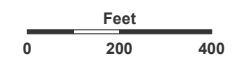
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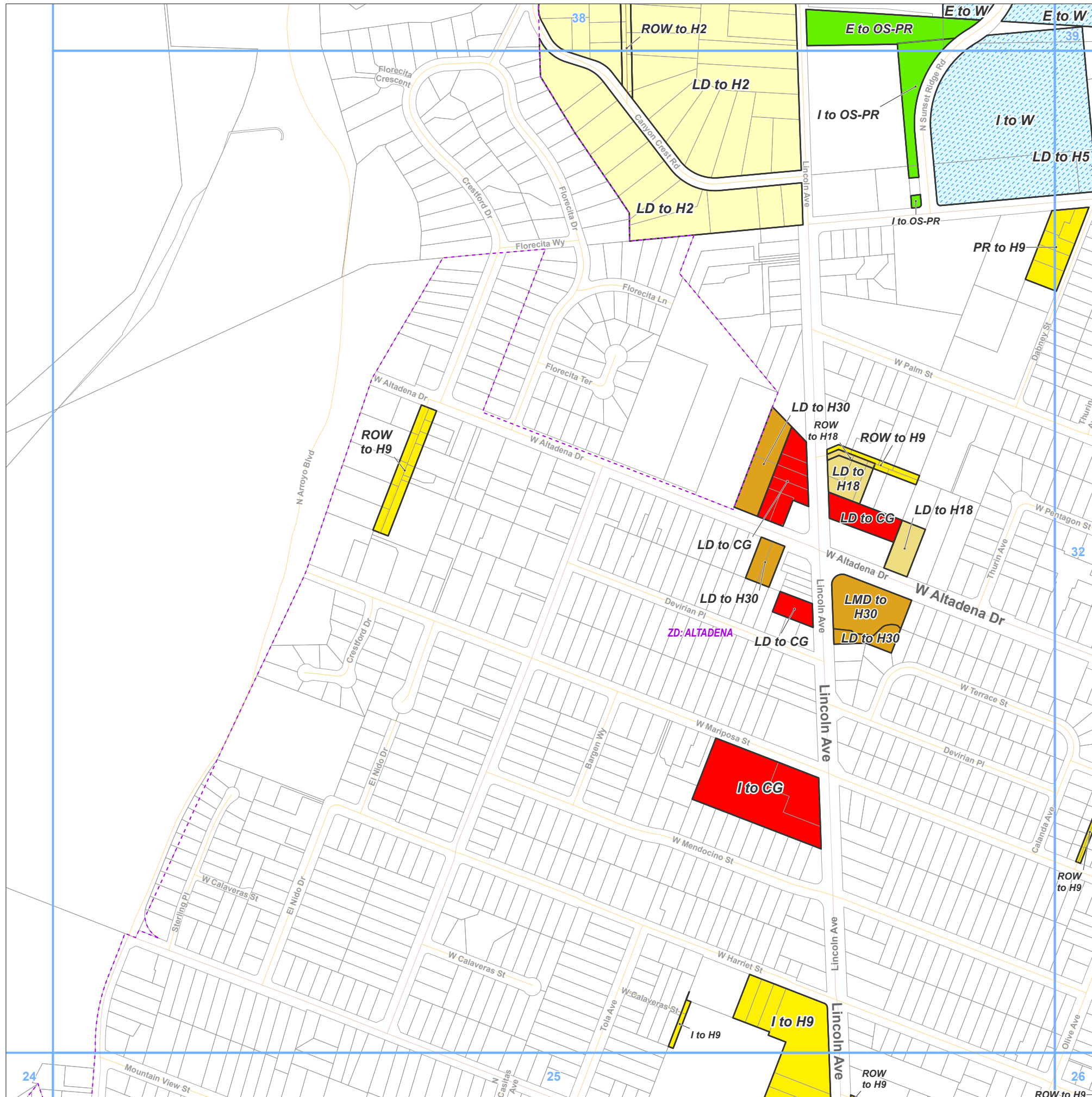
Key Map



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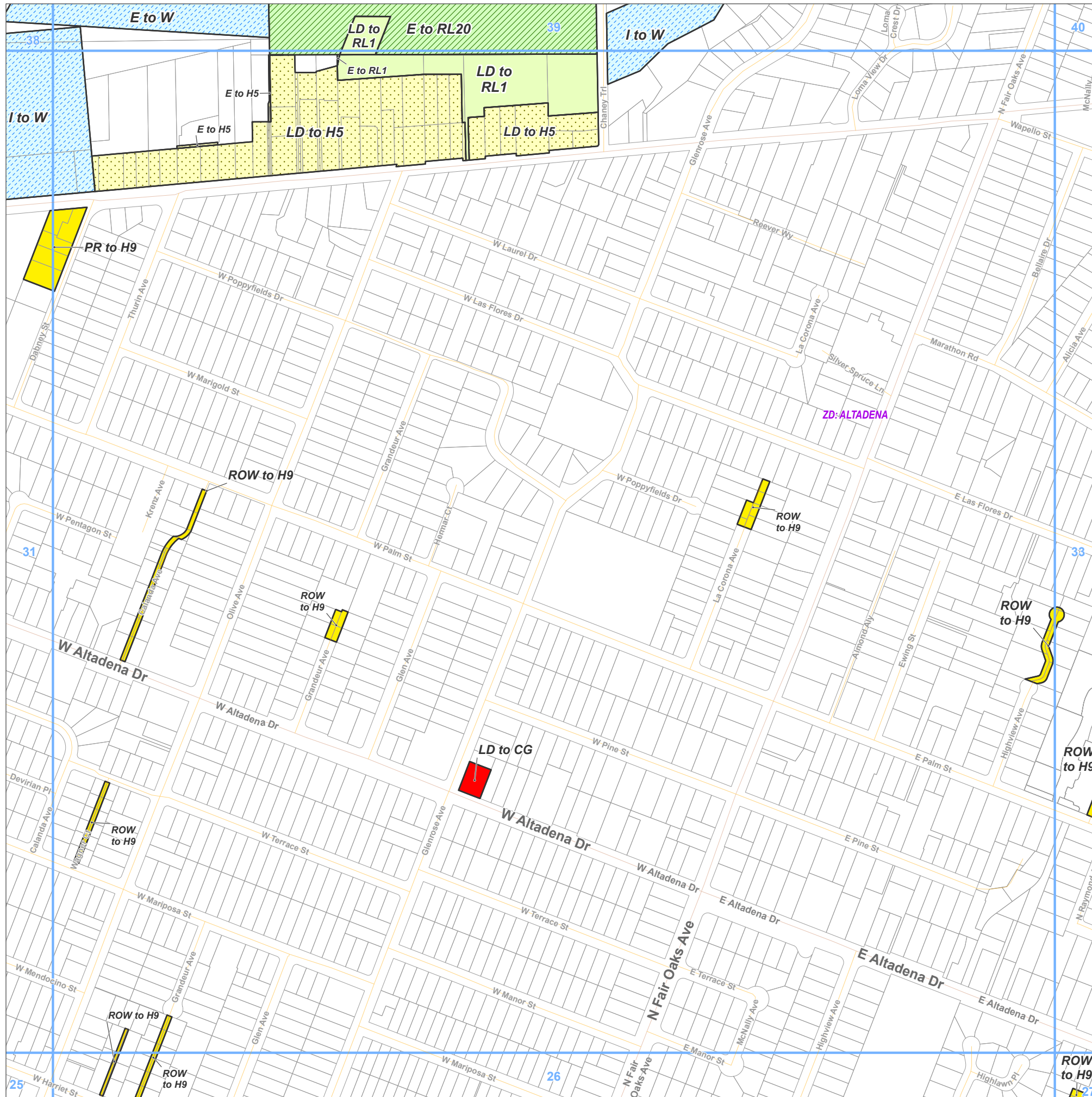


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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena



Land Use Policy Change

- H5 - Residential 5
- H9 - Residential 9
- CG - General Commercial
- RL1 - Rural Land 1
- RL20 - Rural Land 20
- W - Water

Altadena Community Plan Category*

- E - Estate/Equestrian
- I - Institutions
- LD - Low Density Residential
- PR - Public and Private Recreation
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

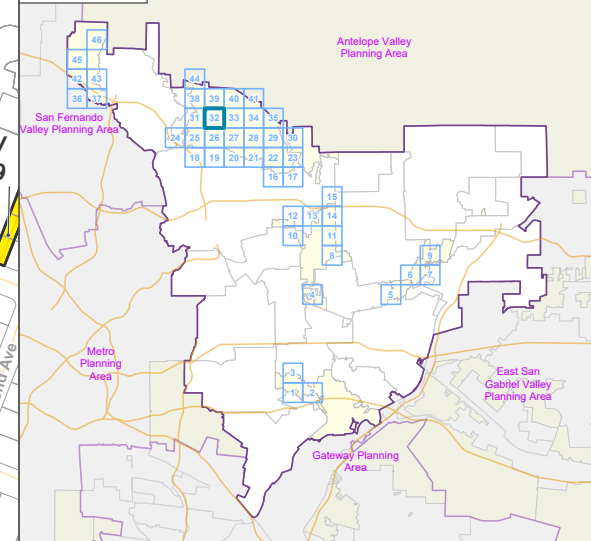
Street Types

- Primary
- Secondary
- Minor

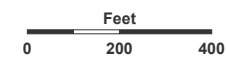
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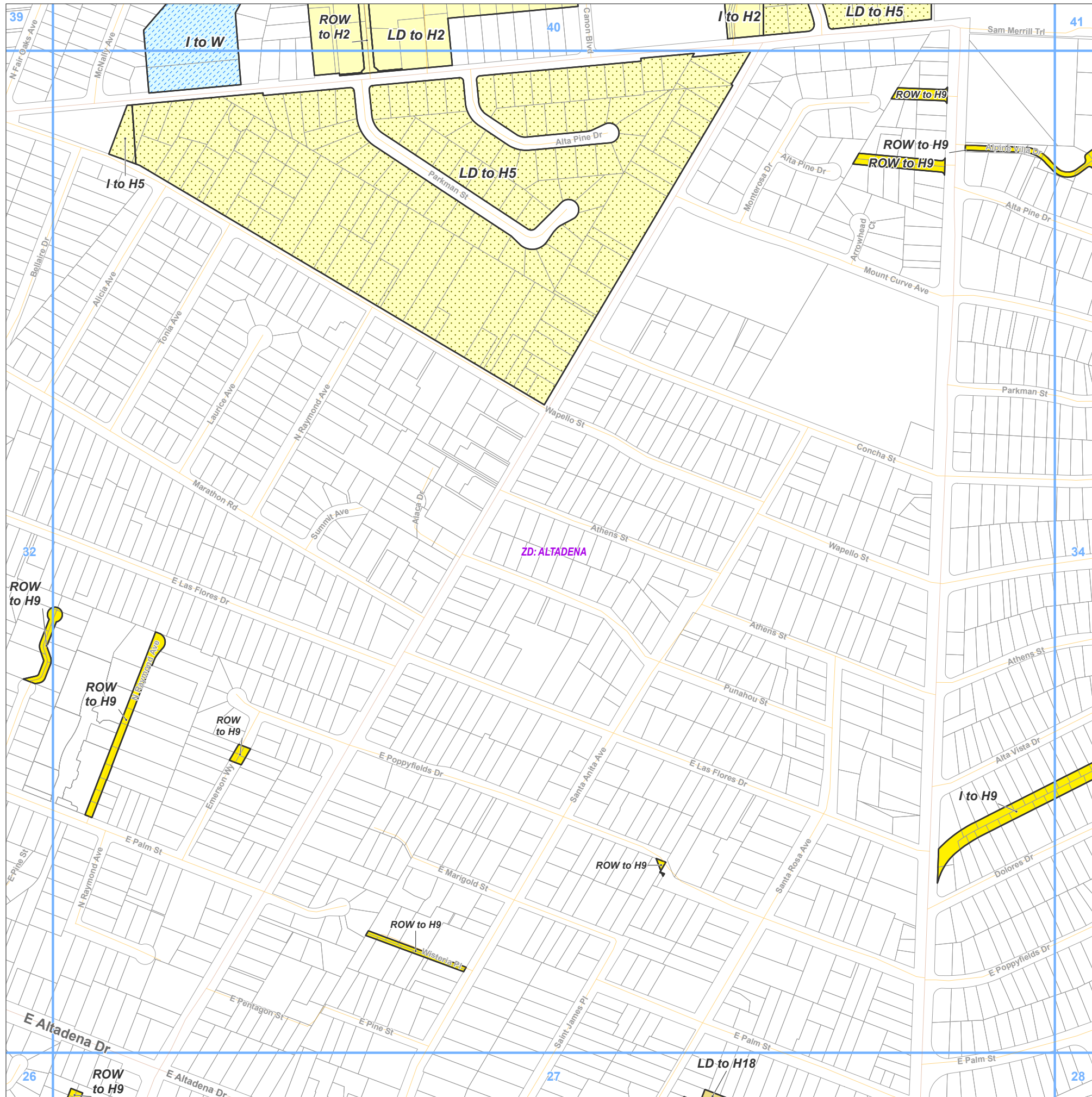
Key Map



LOS ANGELES COUNTY
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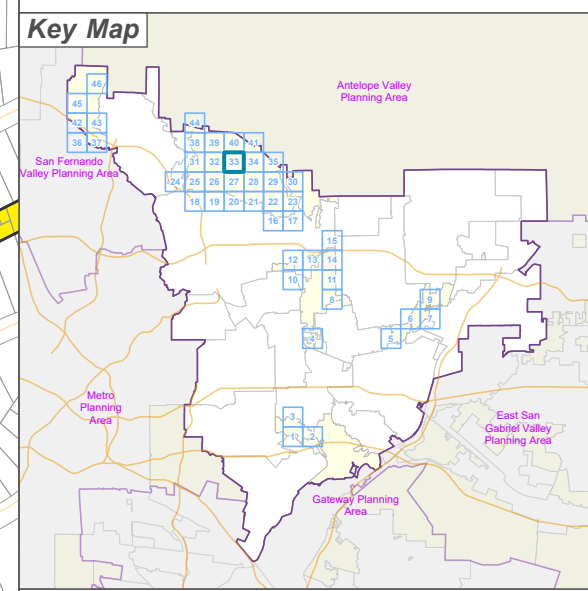
- Land Use Policy Change**
- H2 - Residential 2
 - H5 - Residential 5
 - H9 - Residential 9
 - H18 - Residential 18
 - W - Water


- Altadena Community Plan Category***
- I - Institutions
 - LD - Low Density Residential
 - ROW - Right of Way

- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid

- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley

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**LA COUNTY
PLANNING**

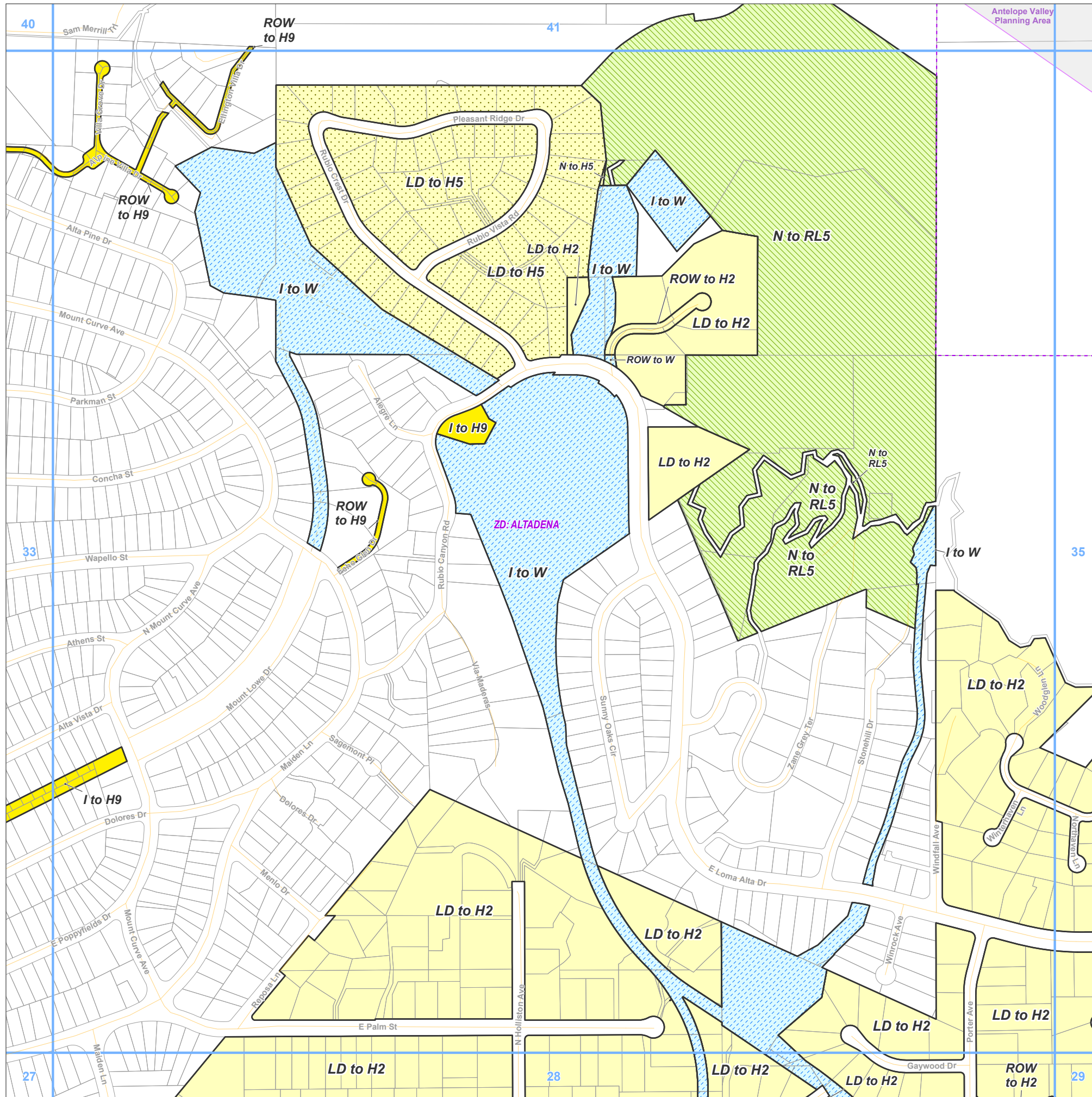
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012

Feet

0 200 400



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Land Use Policy Change

- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- RL5 - Rural Land 5
- W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- N - Non-Urban
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

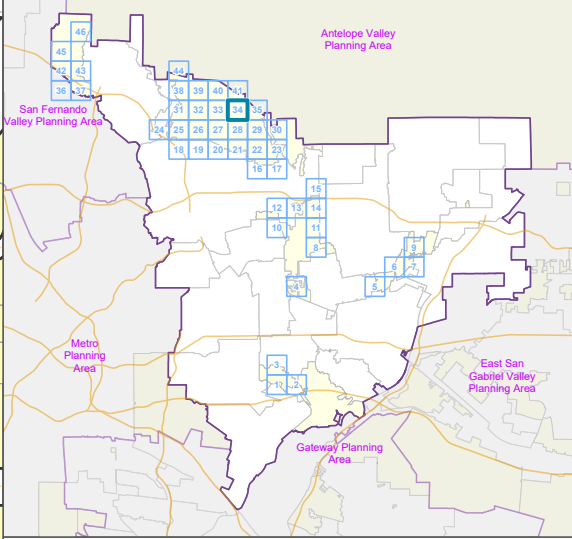
Street Types

- Minor
- Trail

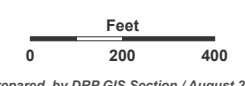
*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**

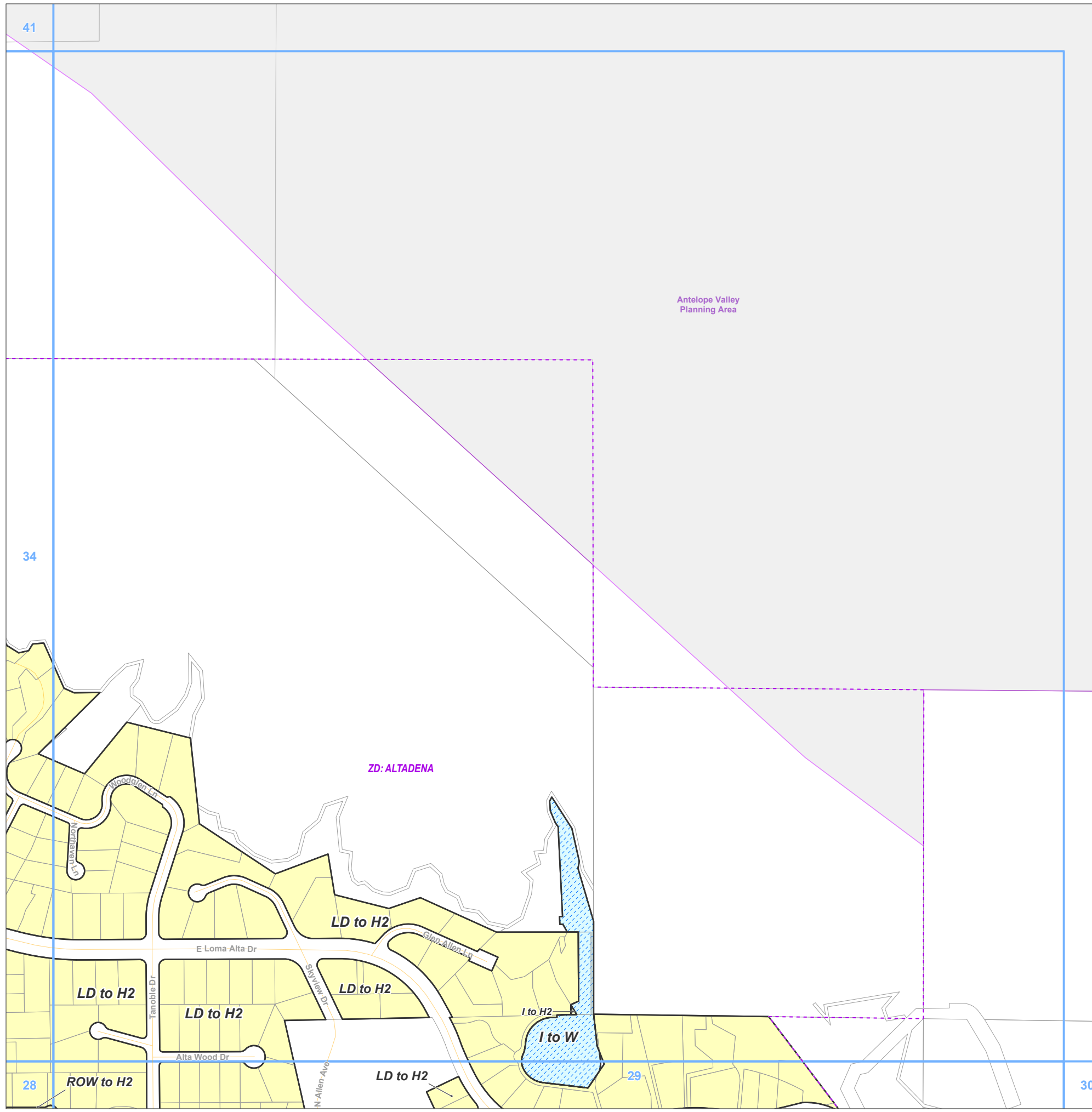
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Key Map



LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple St.
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Land Use Policy Change

- H2 - Residential 2
- W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

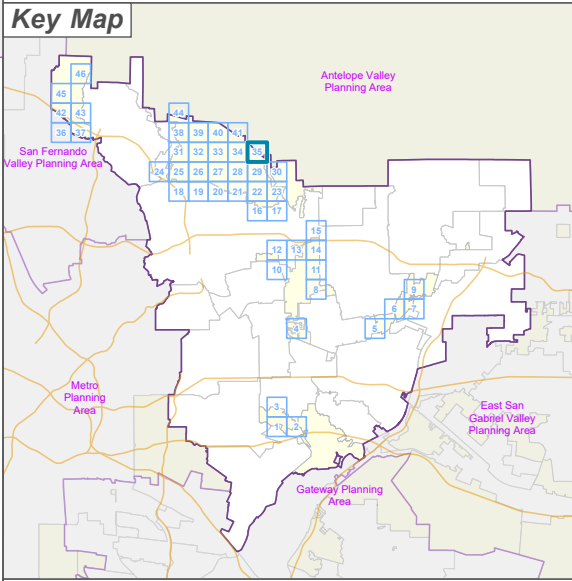

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor


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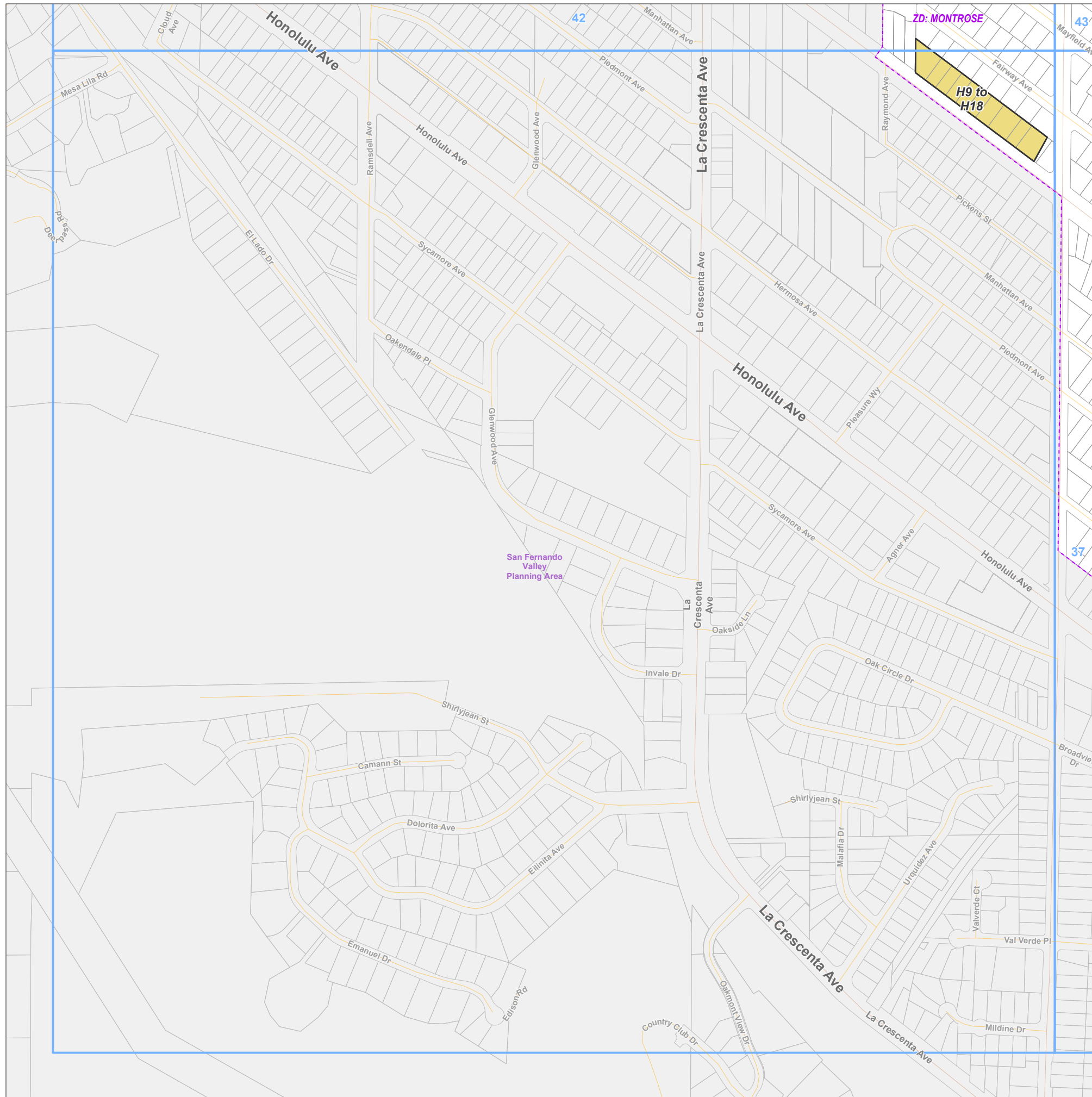
**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
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Feet
0 200 400



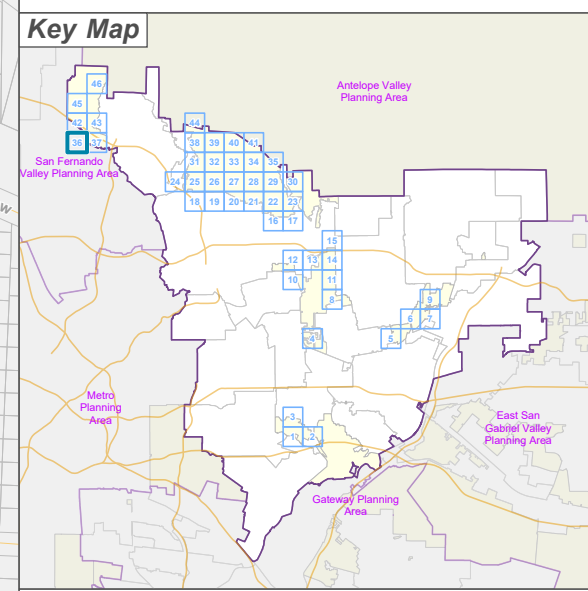

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Land Use Policy Change
 H18 - Residential 18

Base Layers
 Zoned District
 Parcels
 Map Series Grid
 Surrounding Planning Area


Street Types
 Primary
 Secondary
 Minor
 Alley

**LA COUNTY
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0 200 400 Feet






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



West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Montrose







Land Use Policy Change

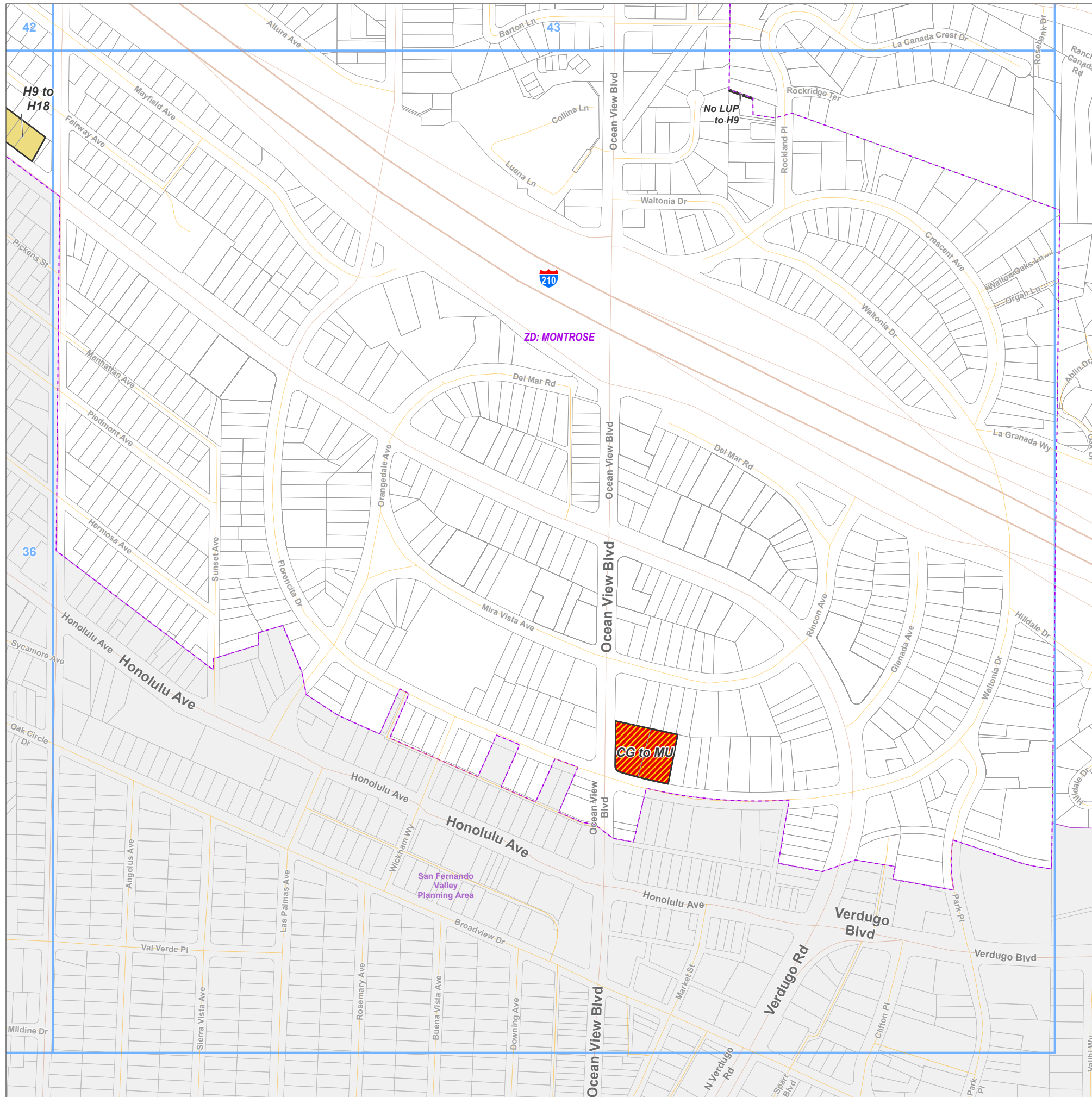
-  H9 - Residential 9
-  H18 - Residential 18
-  MU - Mixed Use

Base Layers

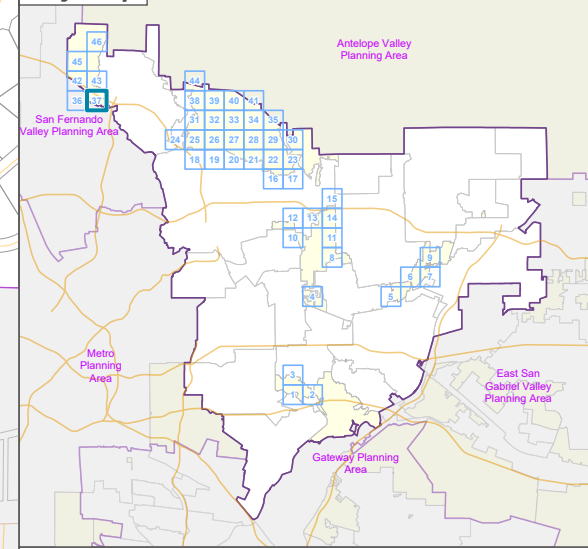
-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

Street Types

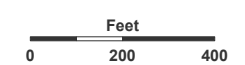
-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley



Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena




Land Use Policy Change

-  H2 - Residential 2
-  H5 - Residential 5
-  H18 - Residential 18
-  OS-PR - Open Space - Parks and Recreation
-  RL2 - Rural Land 2
-  W - Water

Altadena Community Plan Category*

- E* - Estate/Equestrian
- I* - Institutions
- LD* - Low Density Residential
- N* - Non-Urban
- ROW* - Right of Way

Base Layers

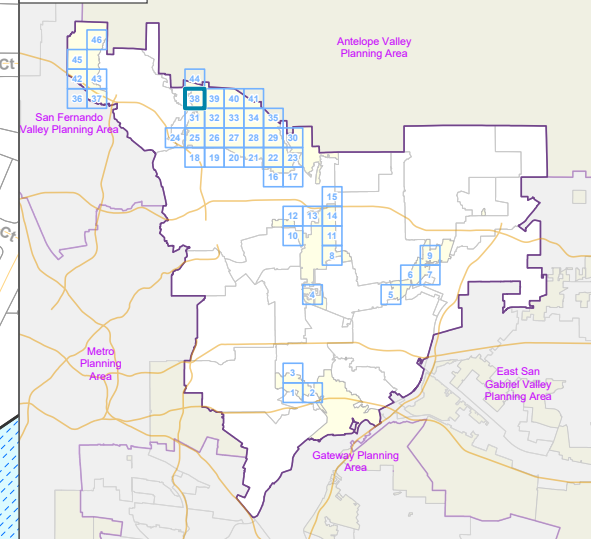
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

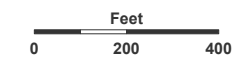
-  Minor
-  Trail

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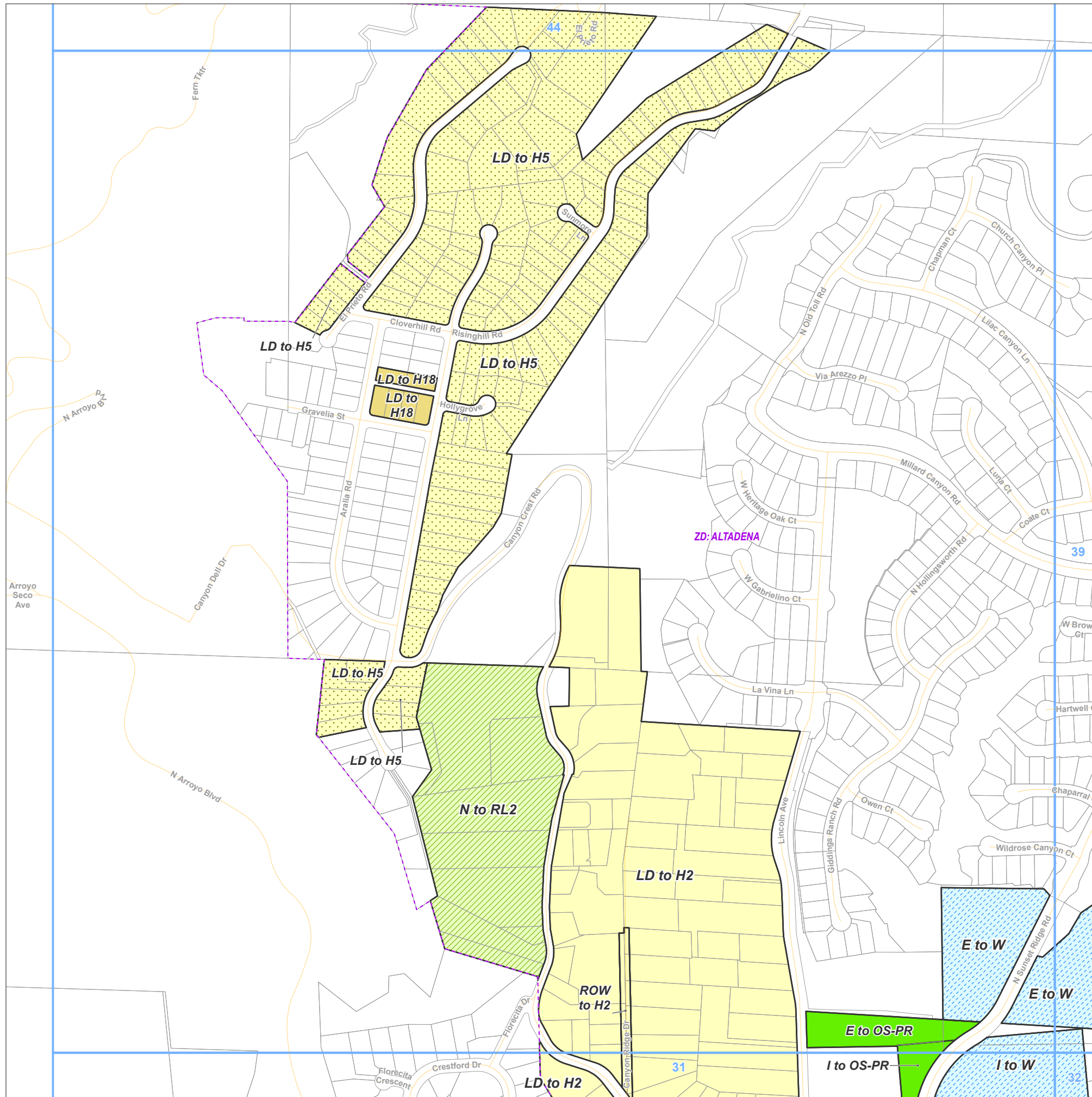
Key Map



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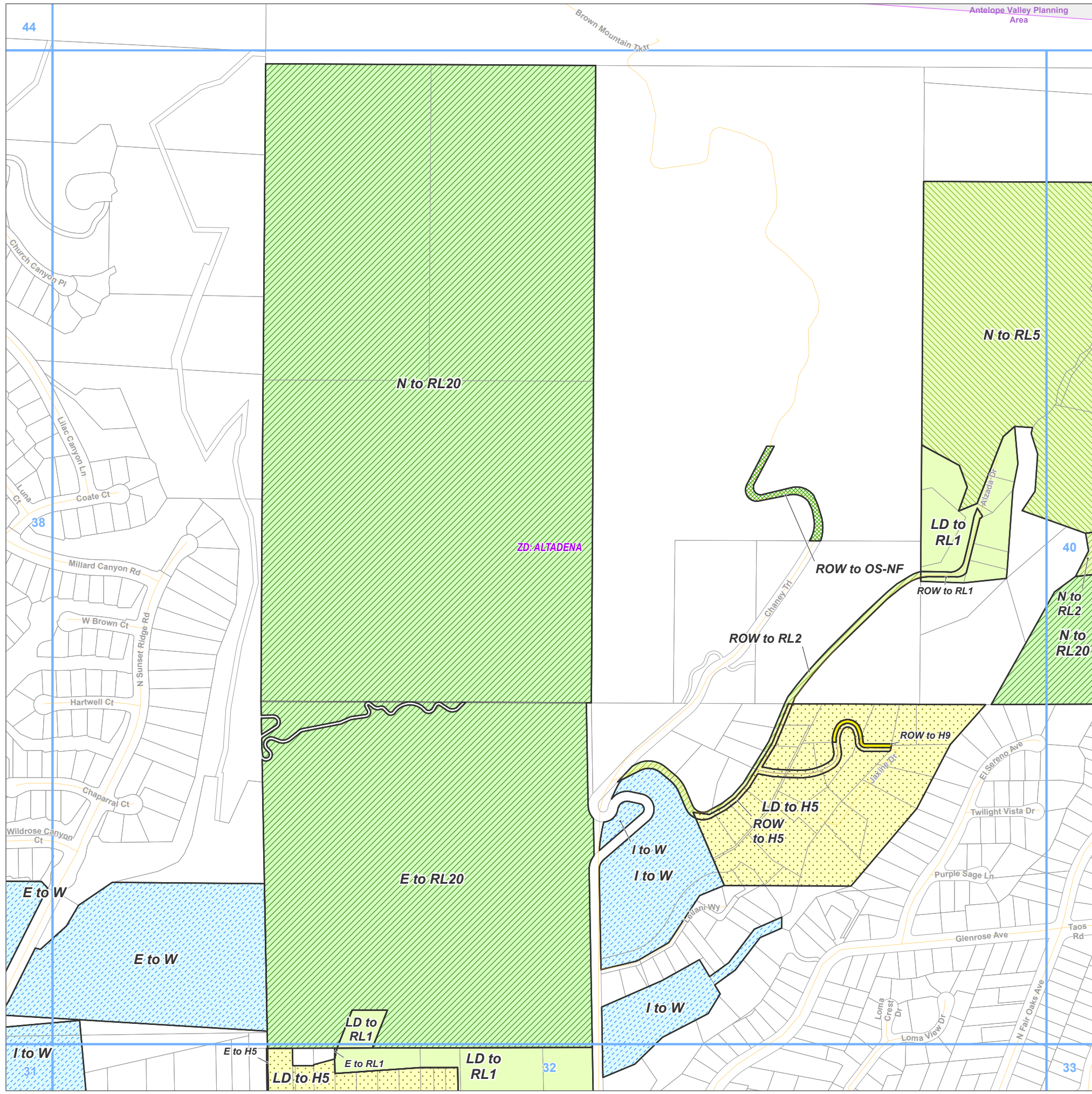


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**West San Gabriel Valley Planning Area
Land Use Policy Changes**

Zoned District(s): Altadena



Land Use Policy Change

- H5 - Residential 5
- H9 - Residential 9
- OS-NF - Open Space - National Forest
- RL1 - Rural Land 1
- RL2 - Rural Land 2
- RL5 - Rural Land 5
- RL20 - Rural Land 20
- W - Water

Altadena Community Plan Category*

- E - Estate/Equestrian*
- I - Institutions*
- LD - Low Density Residential*
- N - Non-Urban*
- ROW - Right of Way*

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

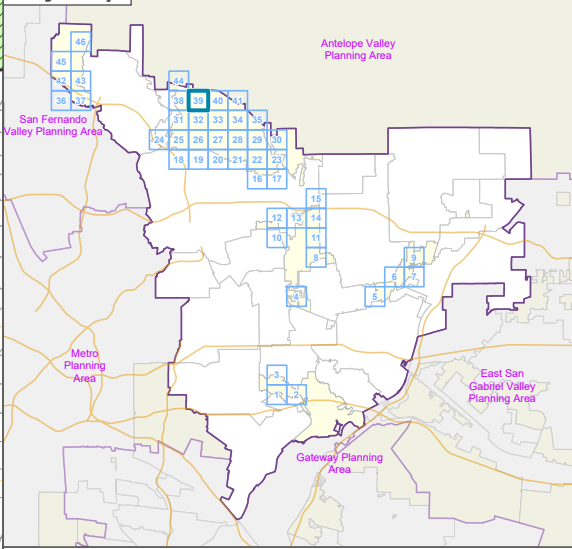
Street Types

- Minor

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Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena





Land Use Policy Change

-  H2 - Residential 2
-  H5 - Residential 5
-  H9 - Residential 9
-  OS-NF - Open Space - National Forest
-  RL1 - Rural Land 1
-  RL2 - Rural Land 2
-  RL5 - Rural Land 5
-  RL20 - Rural Land 20
-  W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- N - Non-Urban
- NF - National Forest and Forest Managed Lands
- ROW - Right of Way

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

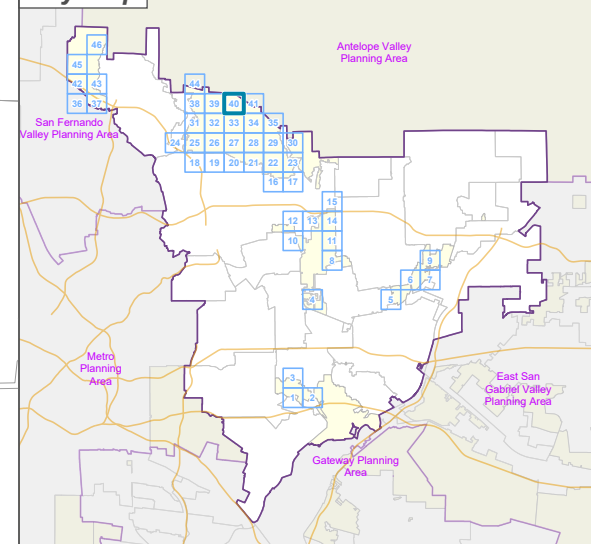
Street Types

-  Secondary
-  Minor
-  Alley

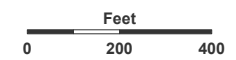
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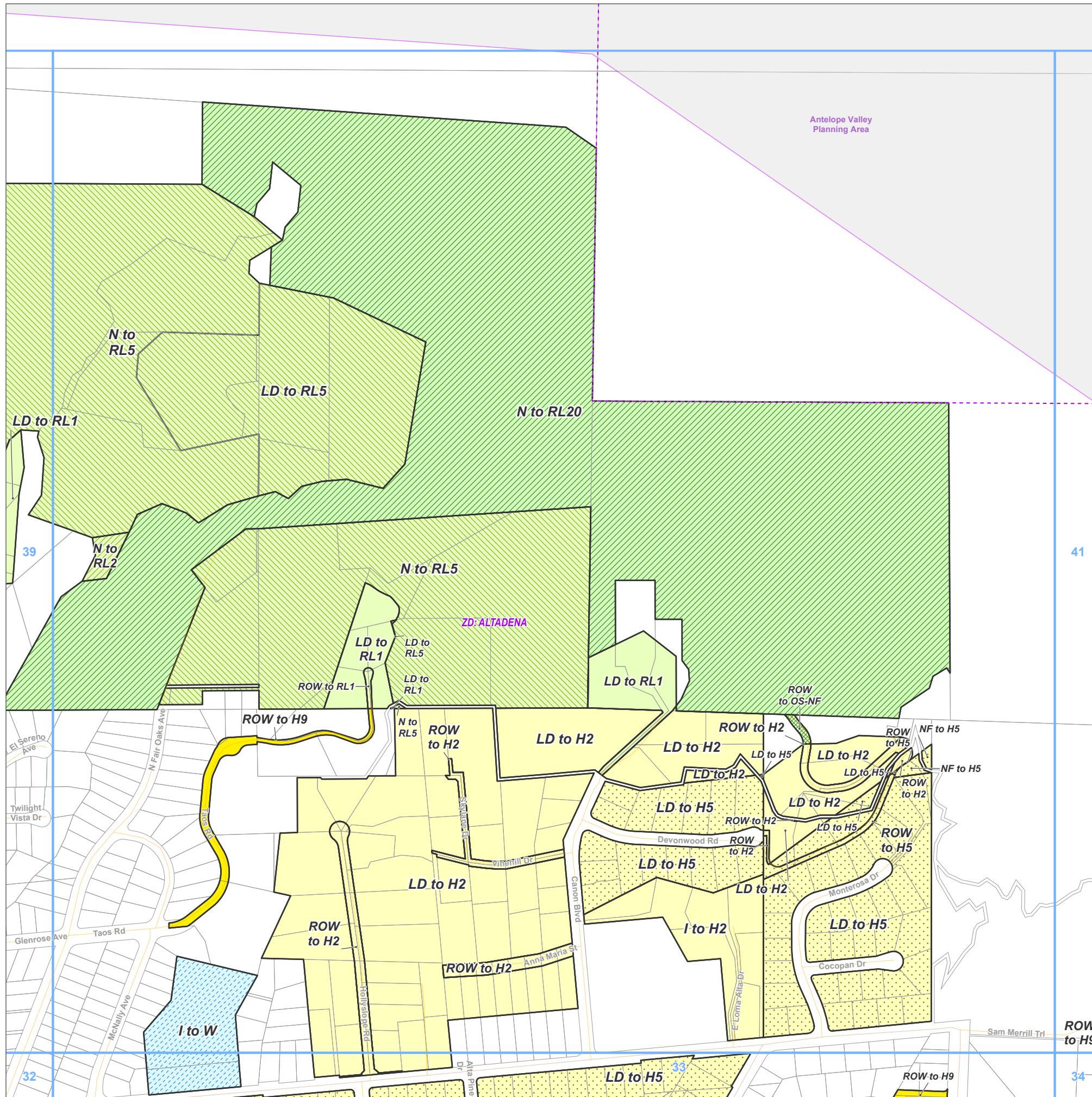
Key Map



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**West San Gabriel Valley Planning Area
Land Use Policy Changes**

Zoned District(s): Altadena

Land Use Policy Change

-  H5 - Residential 5
-  H9 - Residential 9
-  RL5 - Rural Land 5





Altadena Community Plan Category*

LD - Low Density Residential

N - Non-Urban

ROW - Right of Way

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

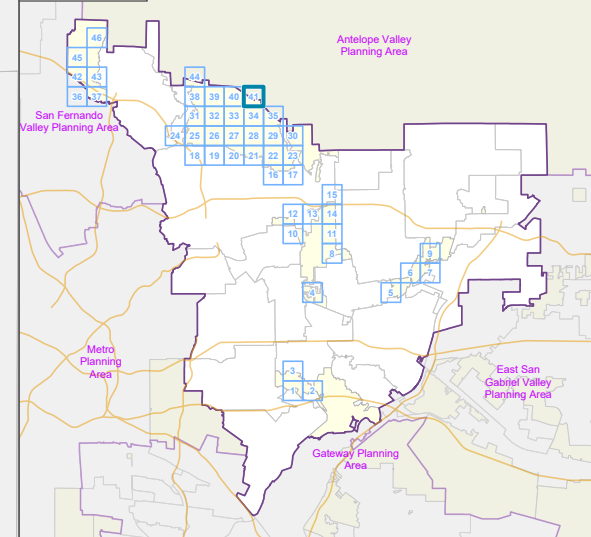
Street Types

-  Minor

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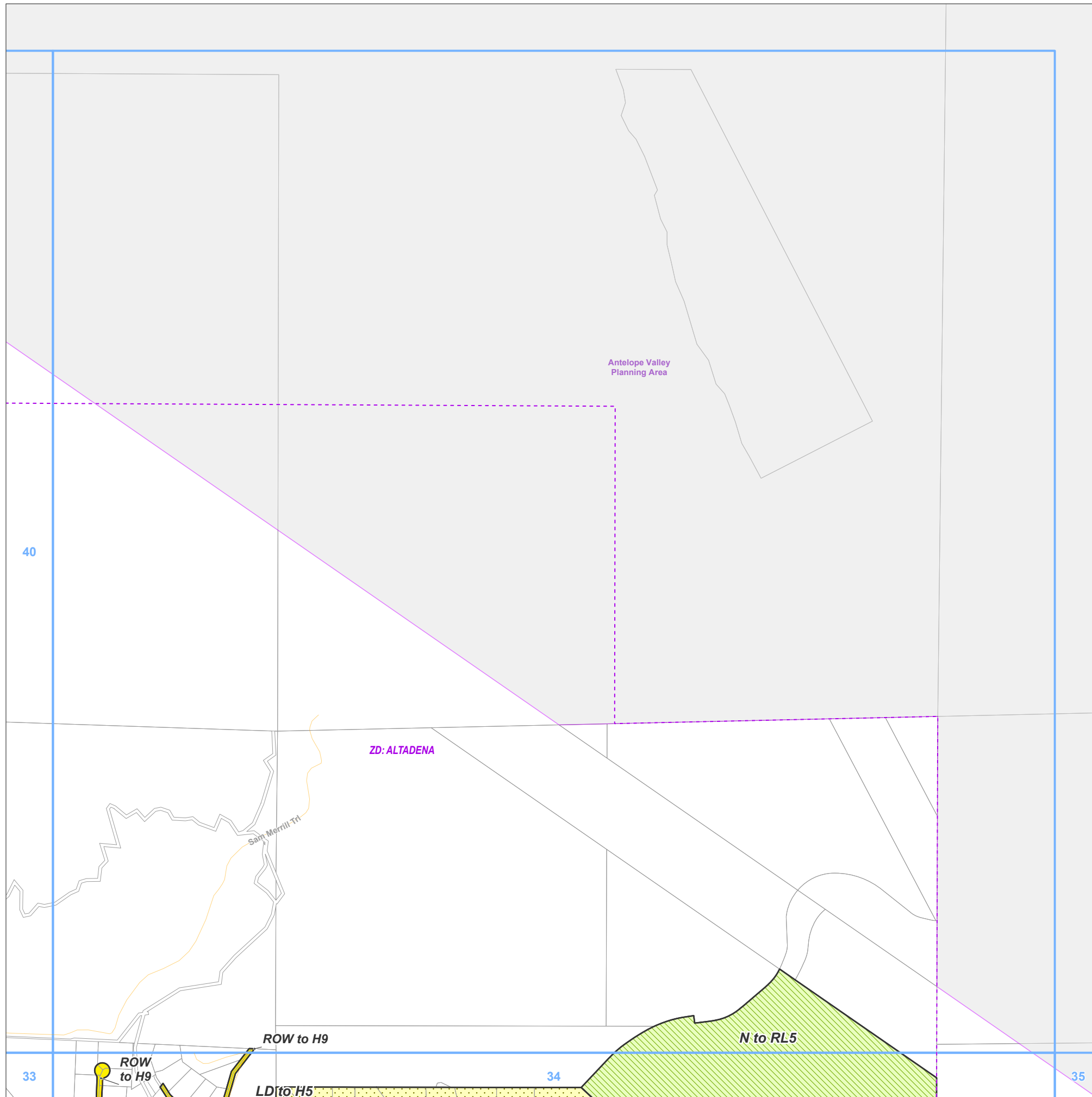
Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): La Crescenta,
Montrose


Land Use Policy Change

 H18 - Residential 18

Base Layers

 Zoned District

 Parcels


 Map Series Grid

 Surrounding Planning Area

Street Types

 Freeway

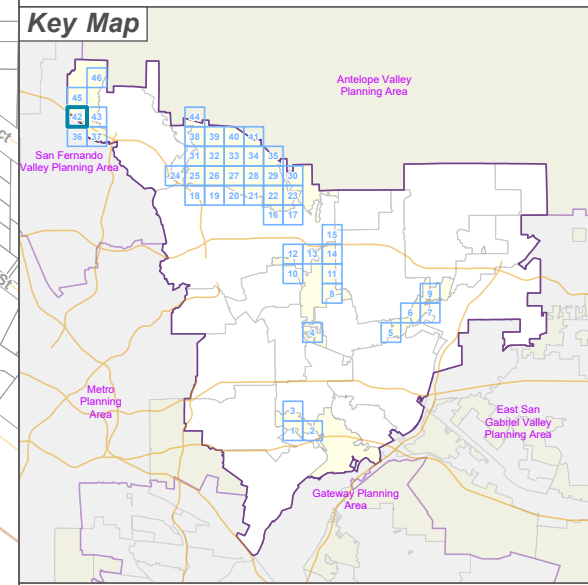
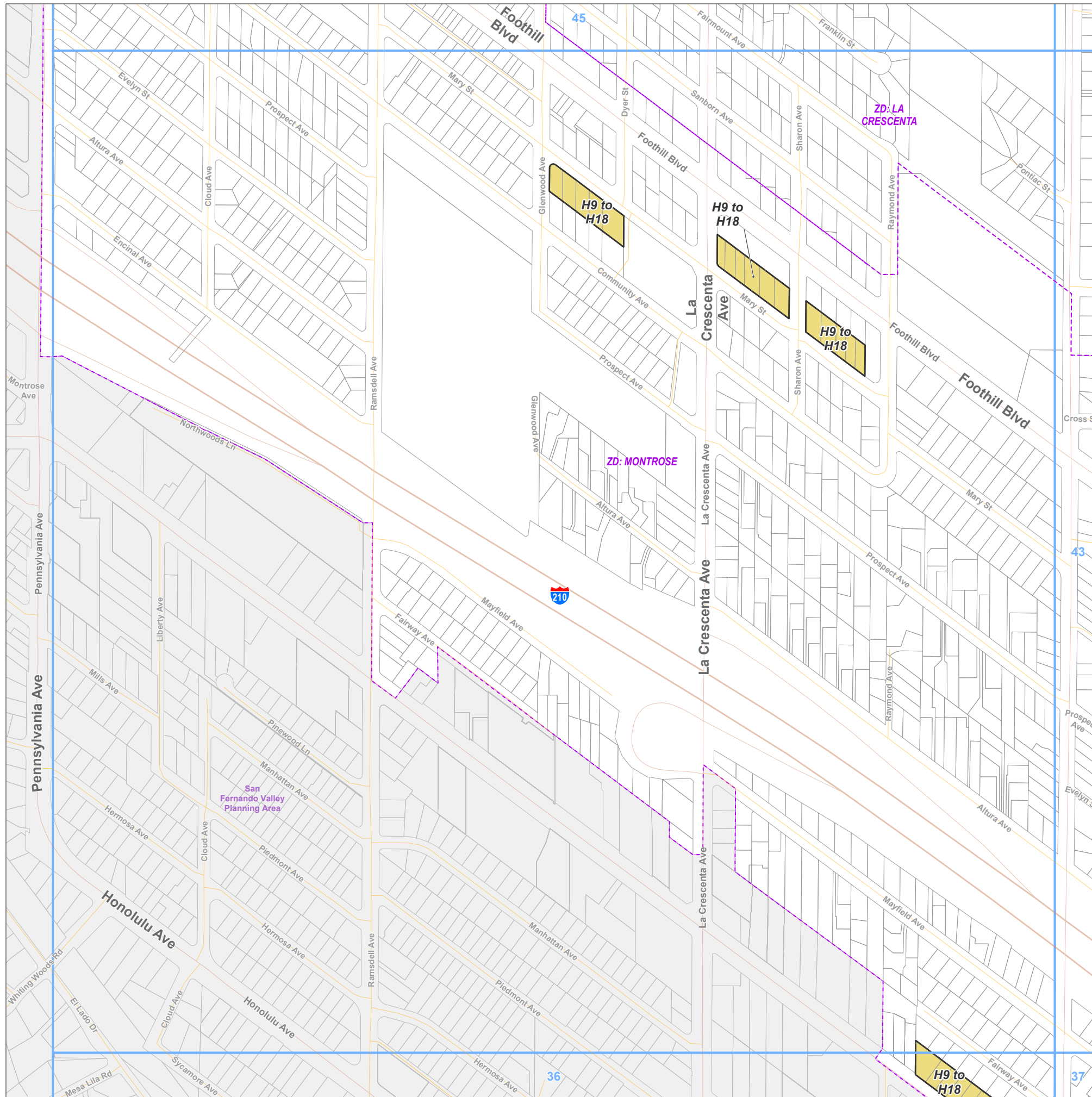
 Primary

 Secondary

 Minor

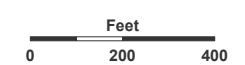
 Ramp

 Alley

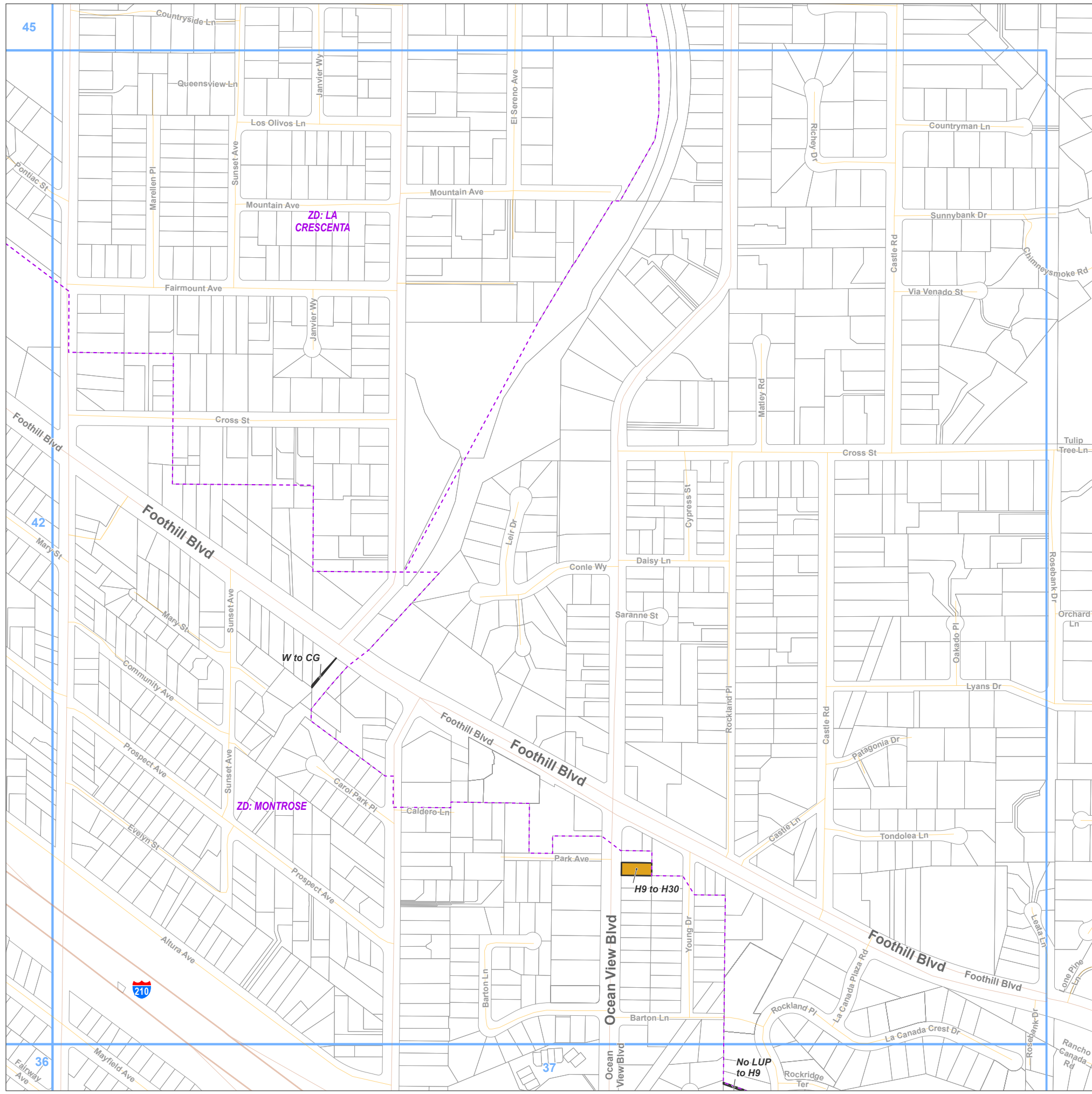


LA COUNTY
PLANNING

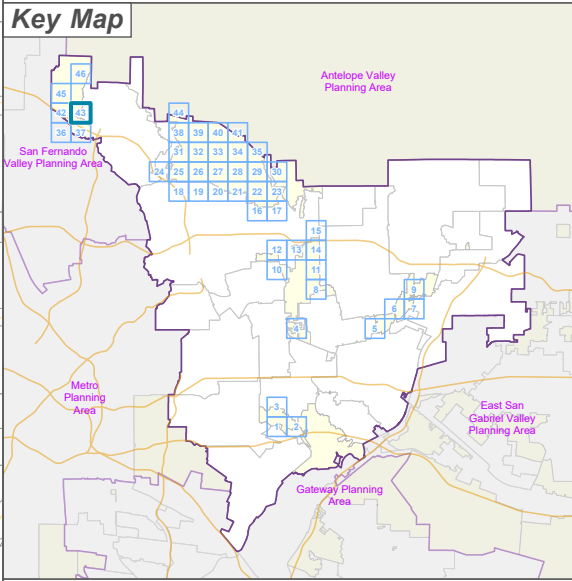
LOS ANGELES COUNTY
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- Land Use Policy Change**
- H9 - Residential 9
 - H30 - Residential 30
 - CG - General Commercial
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Freeway
 - Primary
 - Secondary
 - Minor
 - Ramp
 - Alley



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Feet
 0 200 400

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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena


Land Use Policy Change

 H5 - Residential 5


Altadena Community Plan Category*

LD - Low Density Residential

Base Layers

 Zoned District

 Parcels

 Map Series Grid

 Surrounding Planning Area

Street Types

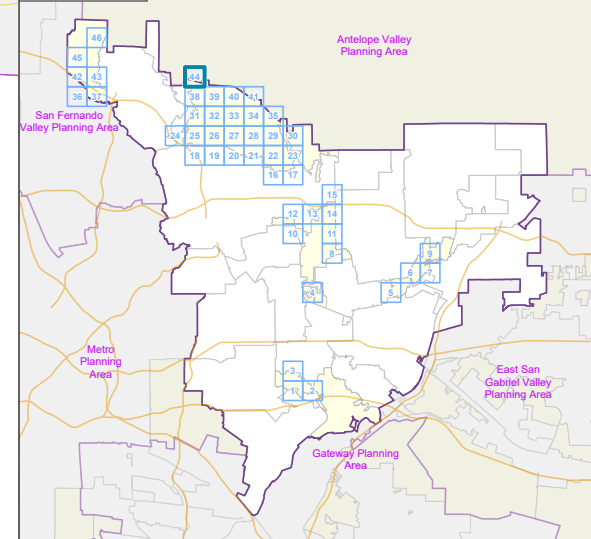
 Minor

 Trail

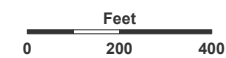
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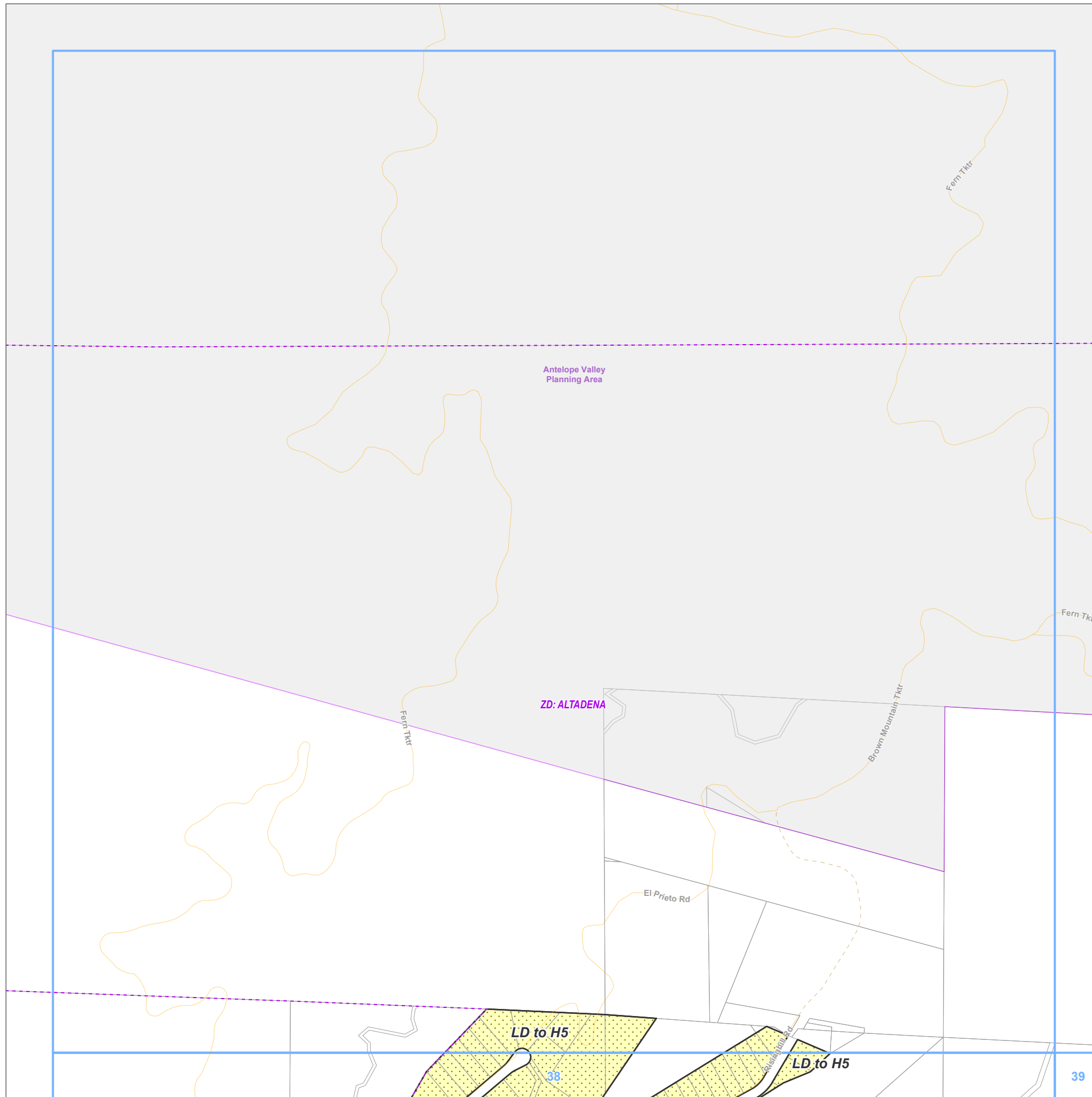
Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): La Crescenta,
Montrose





Land Use Policy Change

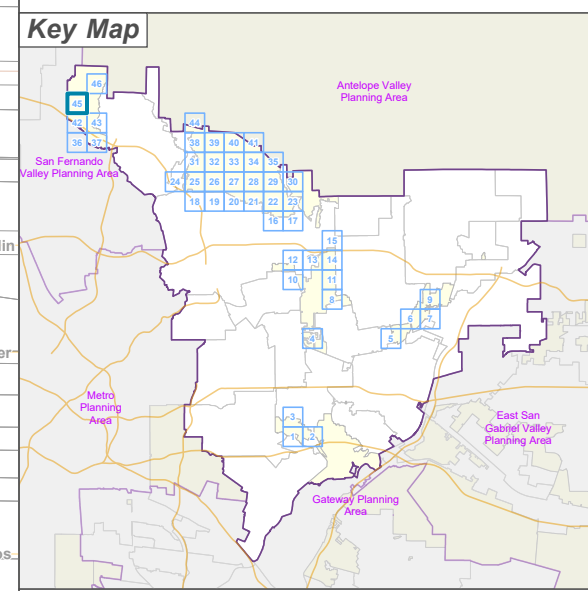
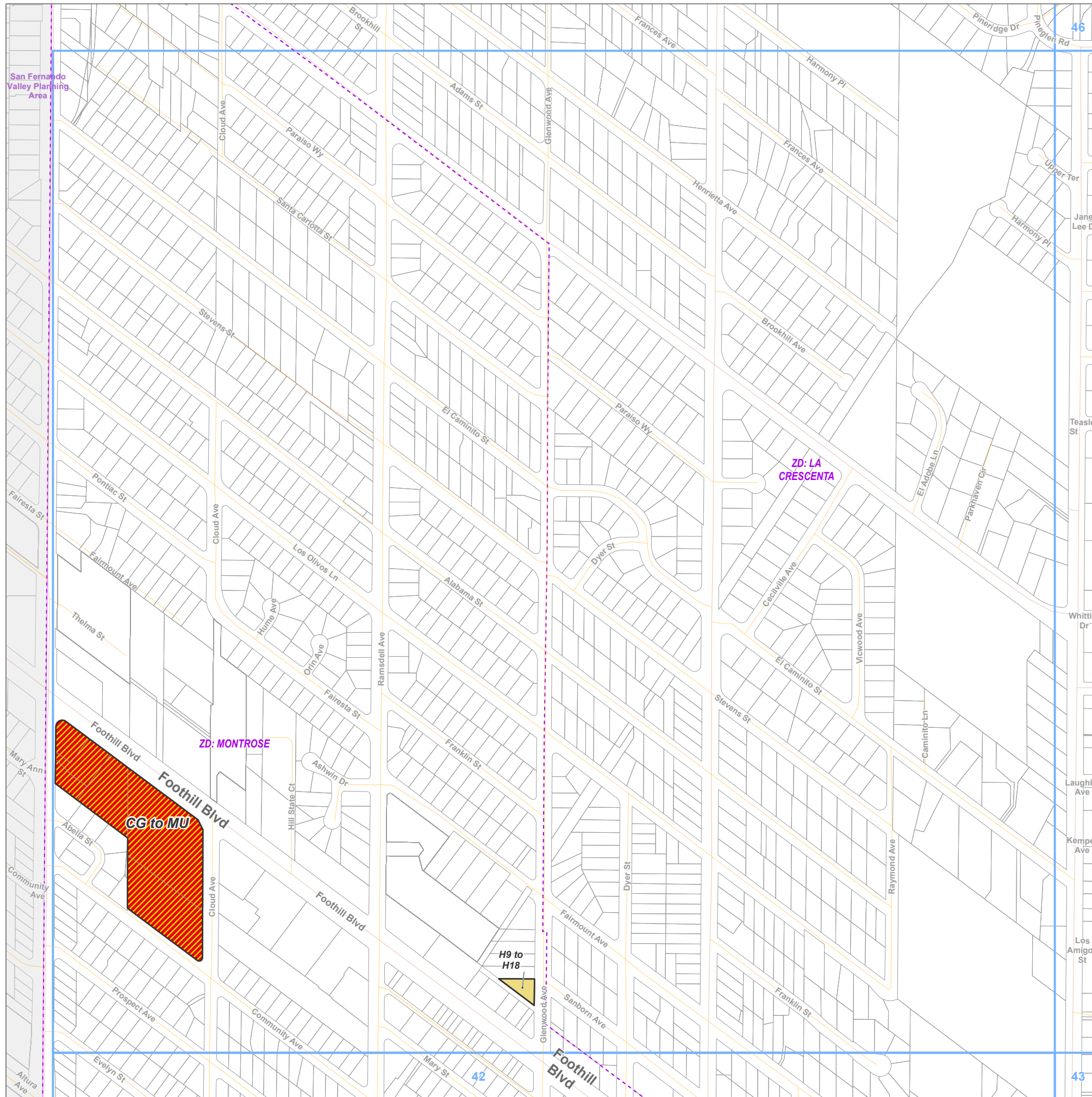
-  H18 - Residential 18
-  MU - Mixed Use

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

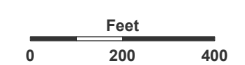
Street Types

-  Primary
-  Secondary
-  Minor
-  Alley



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PLANNING

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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): La Crescenta

Land Use Policy Change

W - Water

Base Layers

Zoned District

Parcels

Map Series Grid

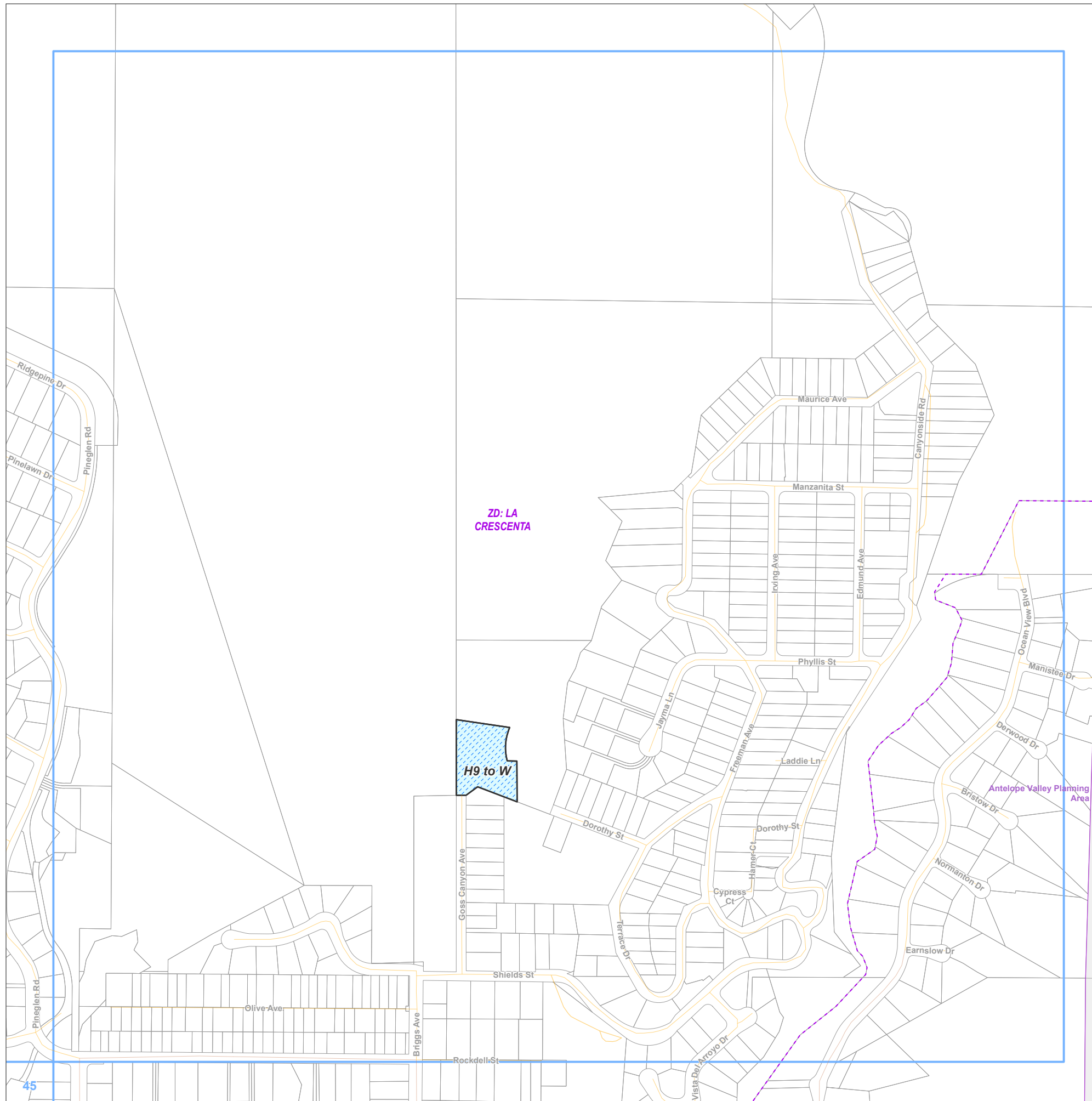
Surrounding Planning Area

Street Types

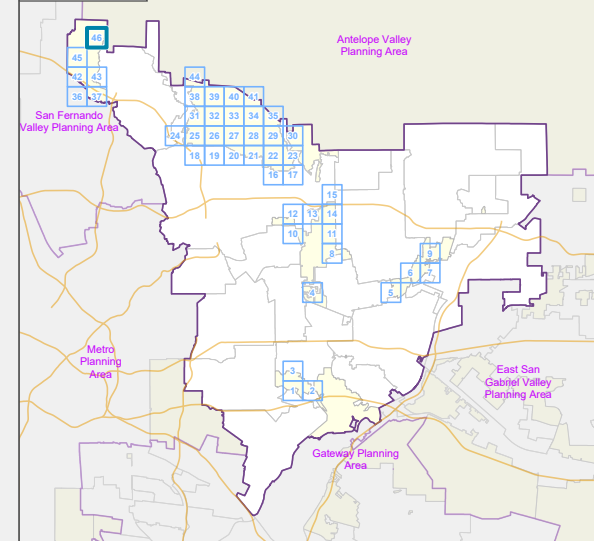
Secondary

Minor

Alley



Key Map



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CHANGE OF PRECISE PLAN

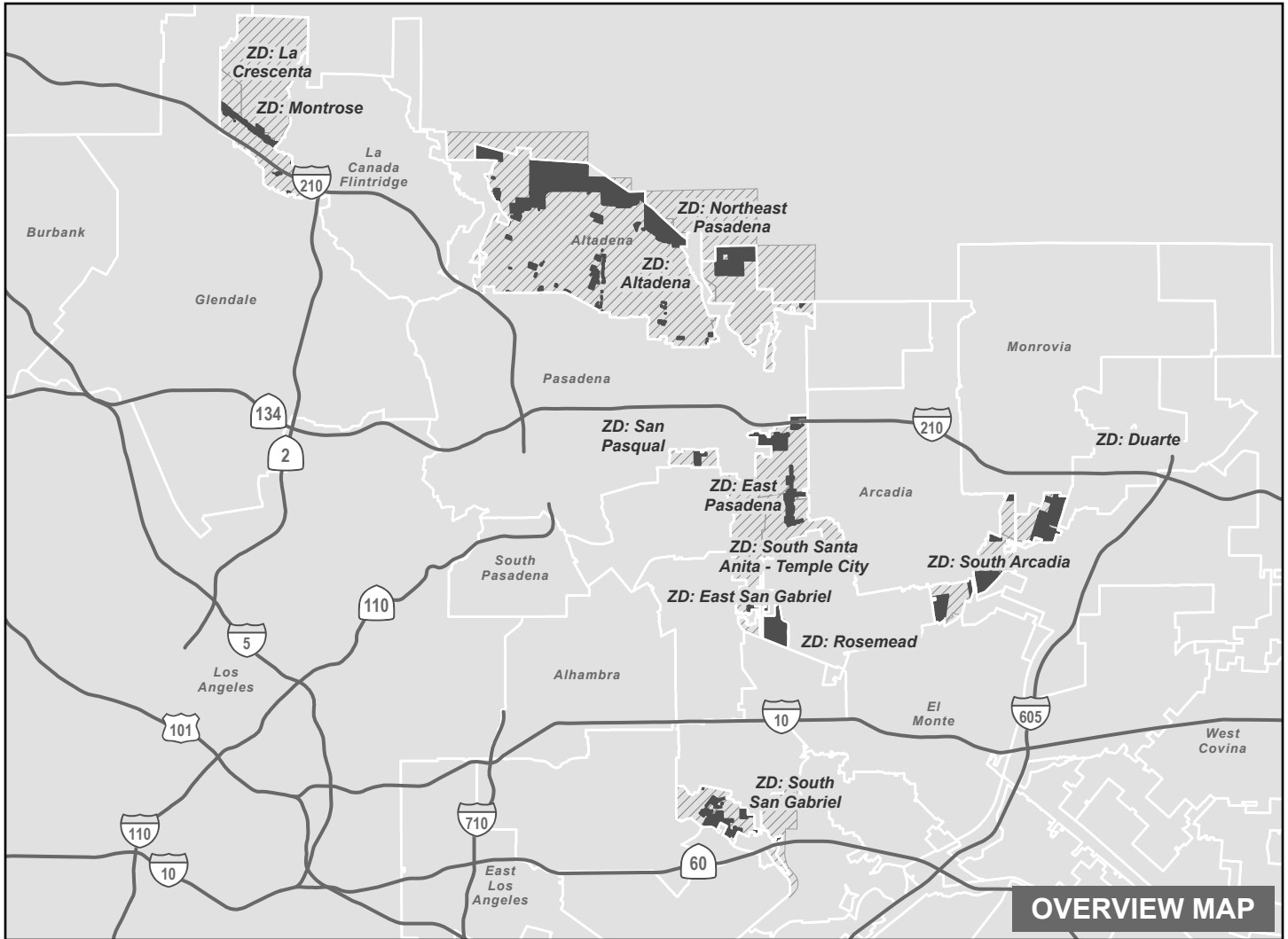
ZONED DISTRICTS: ALTADENA, DUARTE, EAST PASADENA, EAST SAN GABRIEL, LA CRESCENTA, MONTROSE, NORTHEAST PASADENA, ROSEMEAD, SAN PASQUAL, SOUTH ARCADIA, SOUTH SAN GABRIEL, SOUTH SANTA ANITA - TEMPLE CITY

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL2023005883

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



— Freeway



Selected Zoned District (ZD)

■ Zone Change Area



City / Unincorporated Boundary



0 1.5 3



Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING




West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel




Zone 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
-  MXD - Mixed Use Development

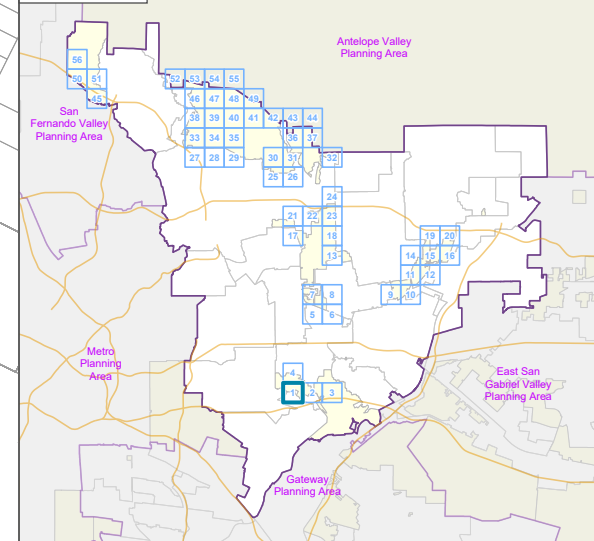
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

-  Primary
-  Minor
-  Alley

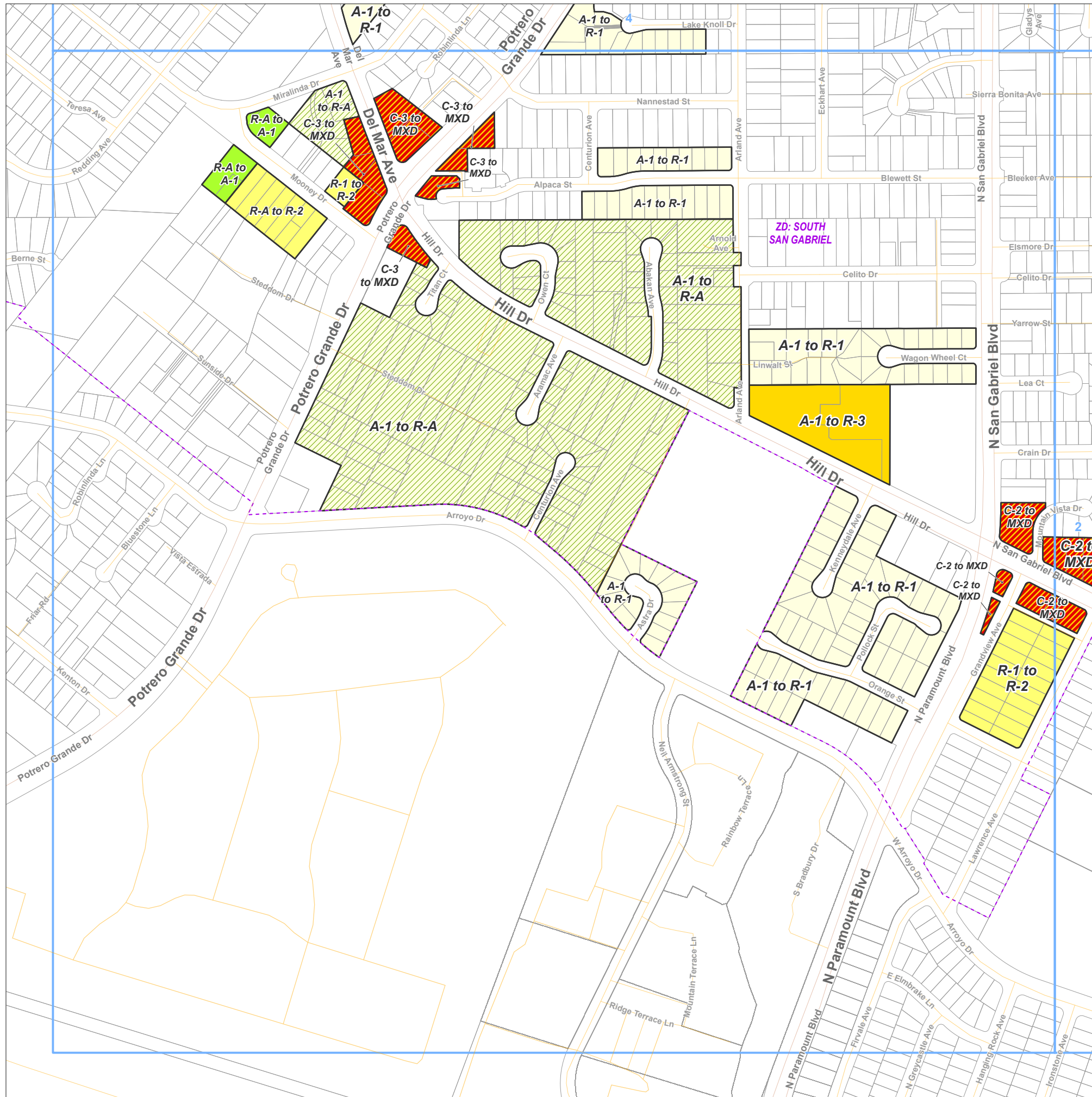
Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel







Zone Change

-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development

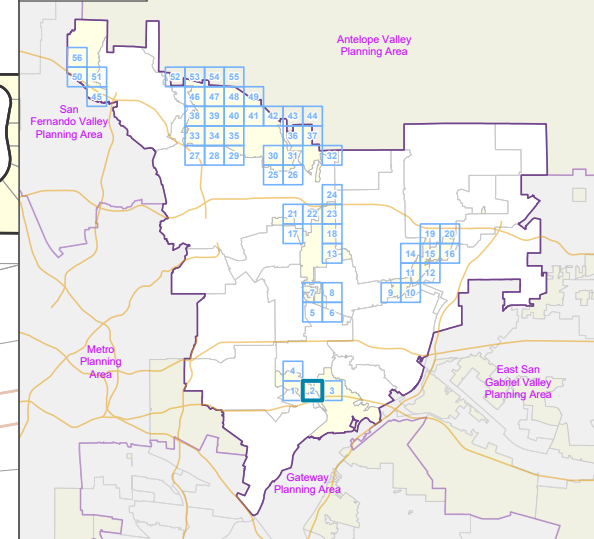
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

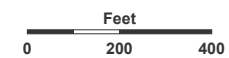
Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

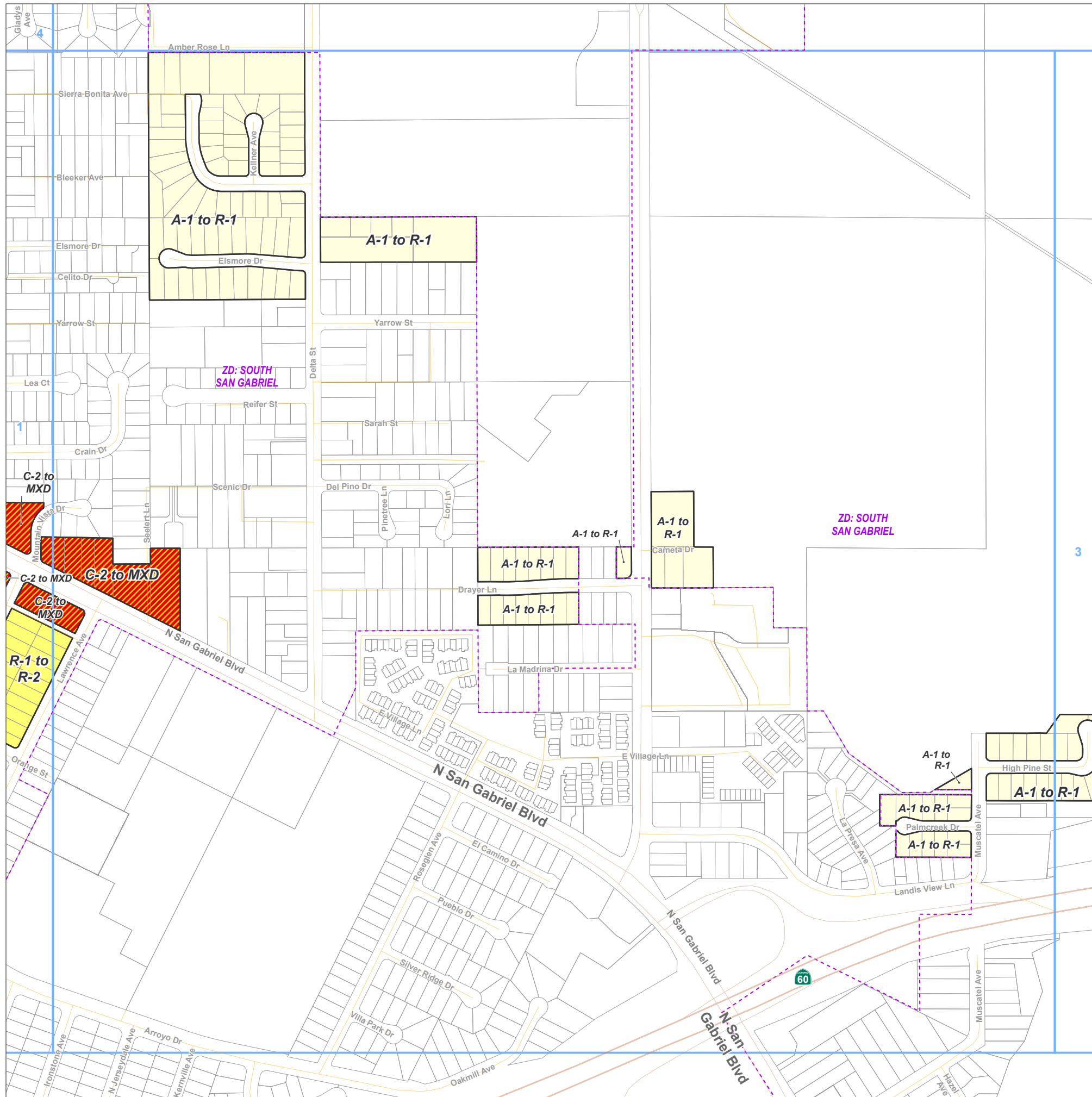
Key Map



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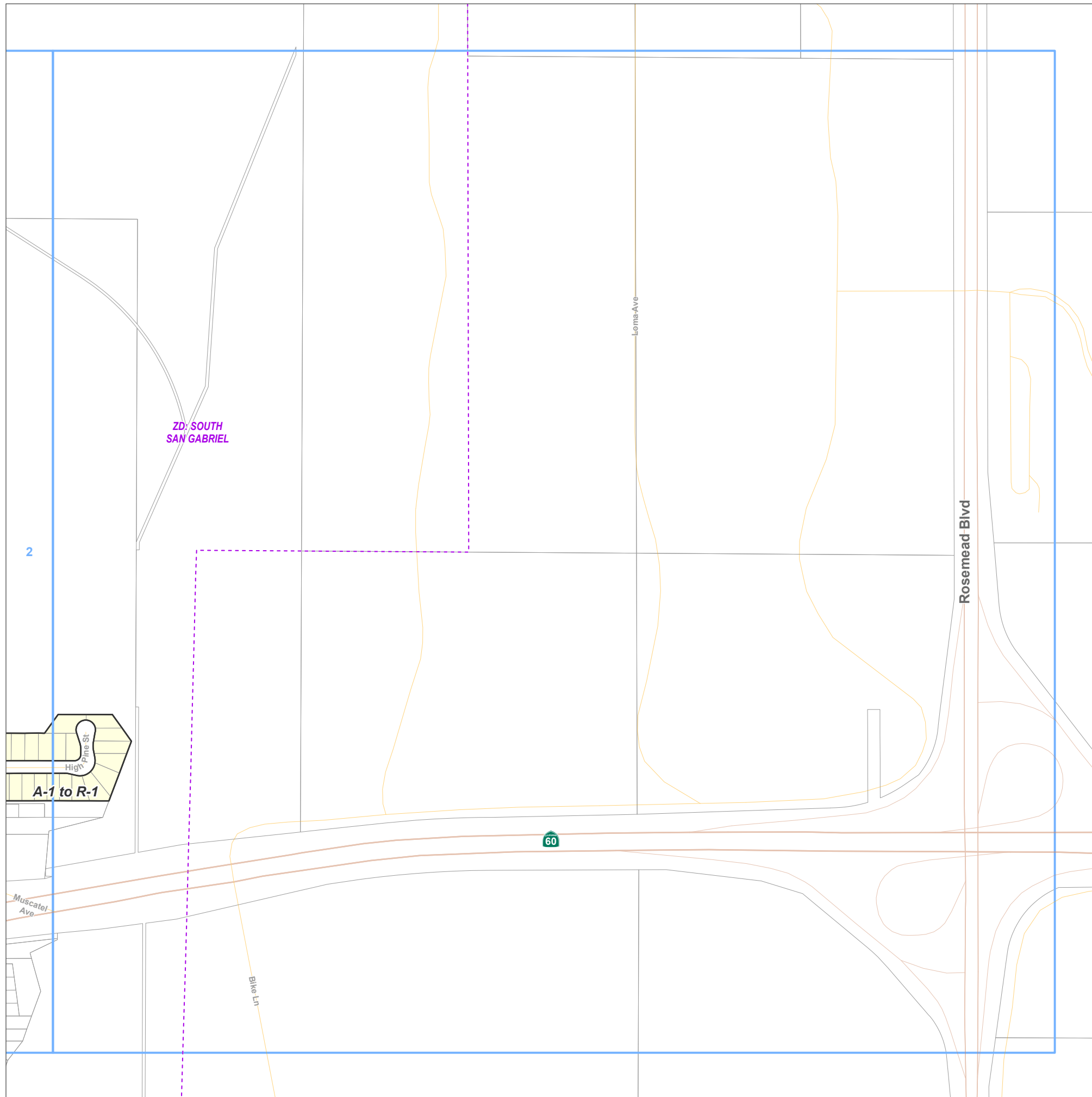


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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel



Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

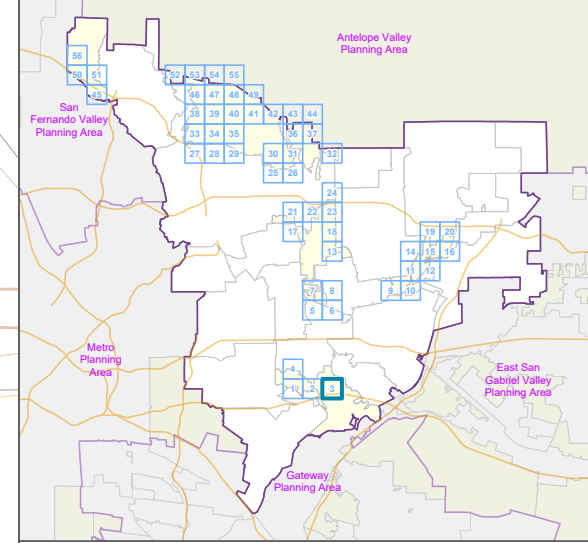
Freeway

Highway

Minor

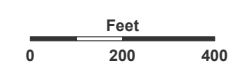
Ramp

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone Change

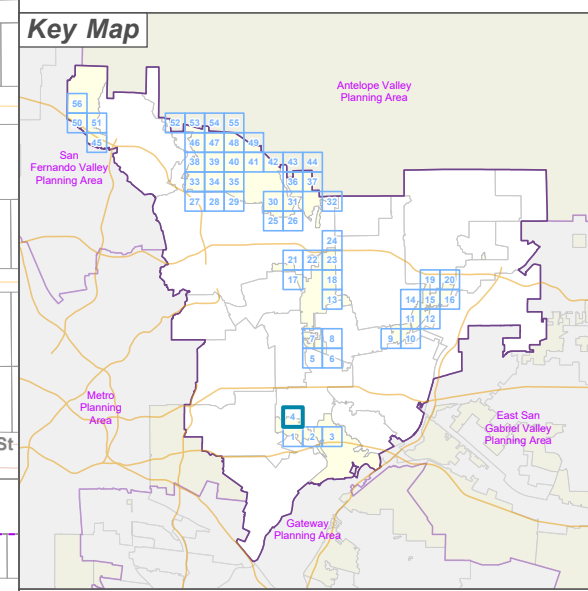
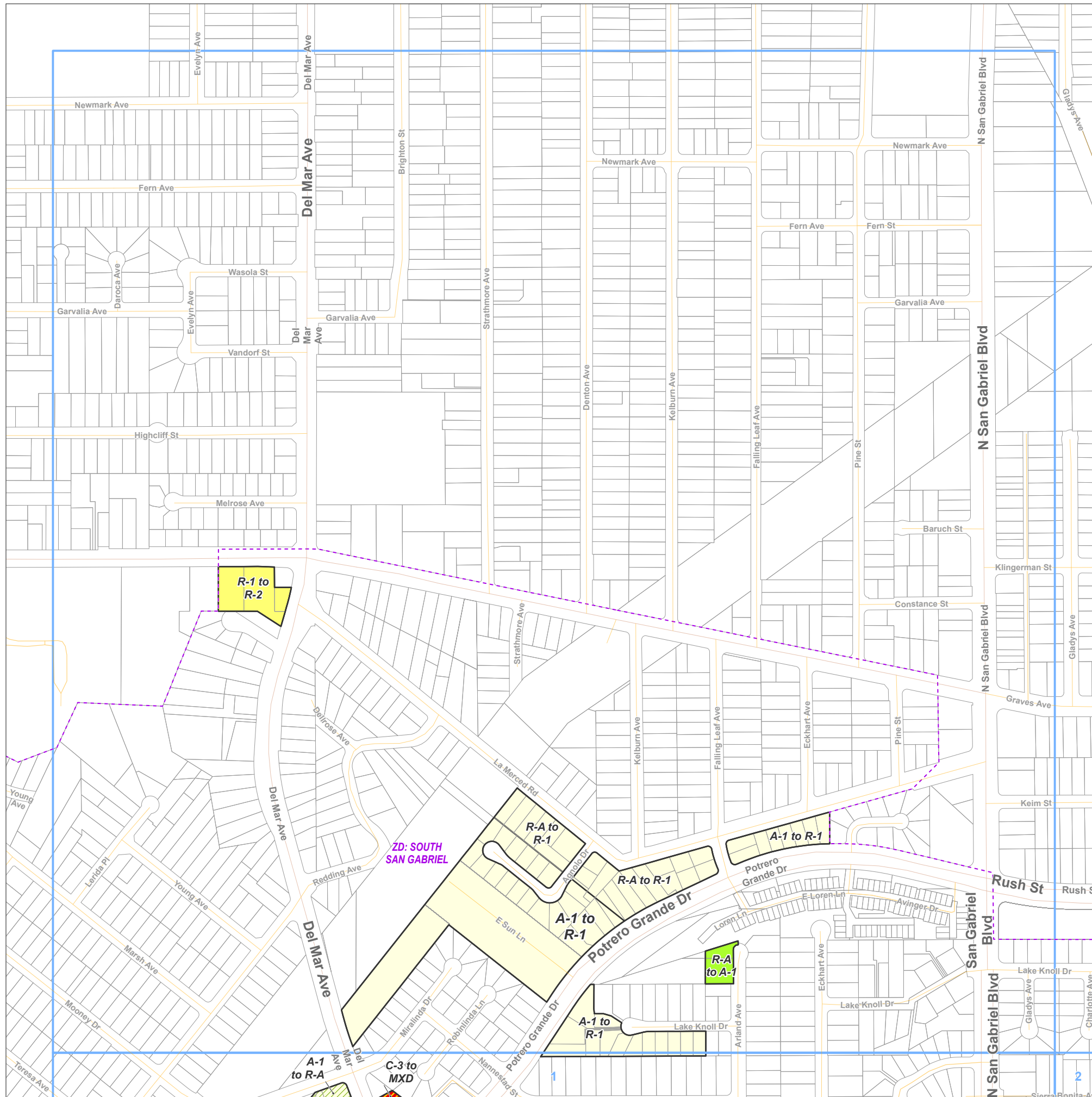
-  A-1 - Light Agriculture
-  R-A - Residential Agricultural
-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development

Base Layers

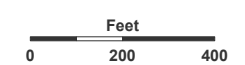
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

-  Primary
-  Secondary
-  Minor
-  Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San
Gabriel, Rosemead

Zone Change

- A-1 - Light Agriculture
- R-1 - Single-Family Residence

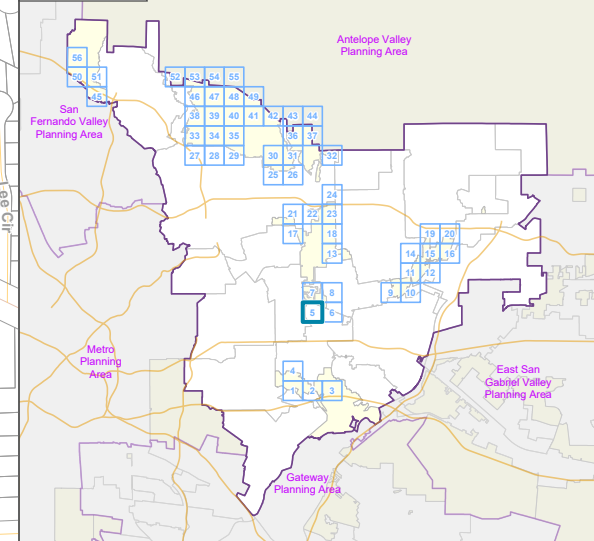
Base Layers

- Zoned District
- Parcels
- Map Series Grid

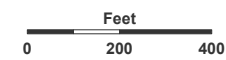
Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad

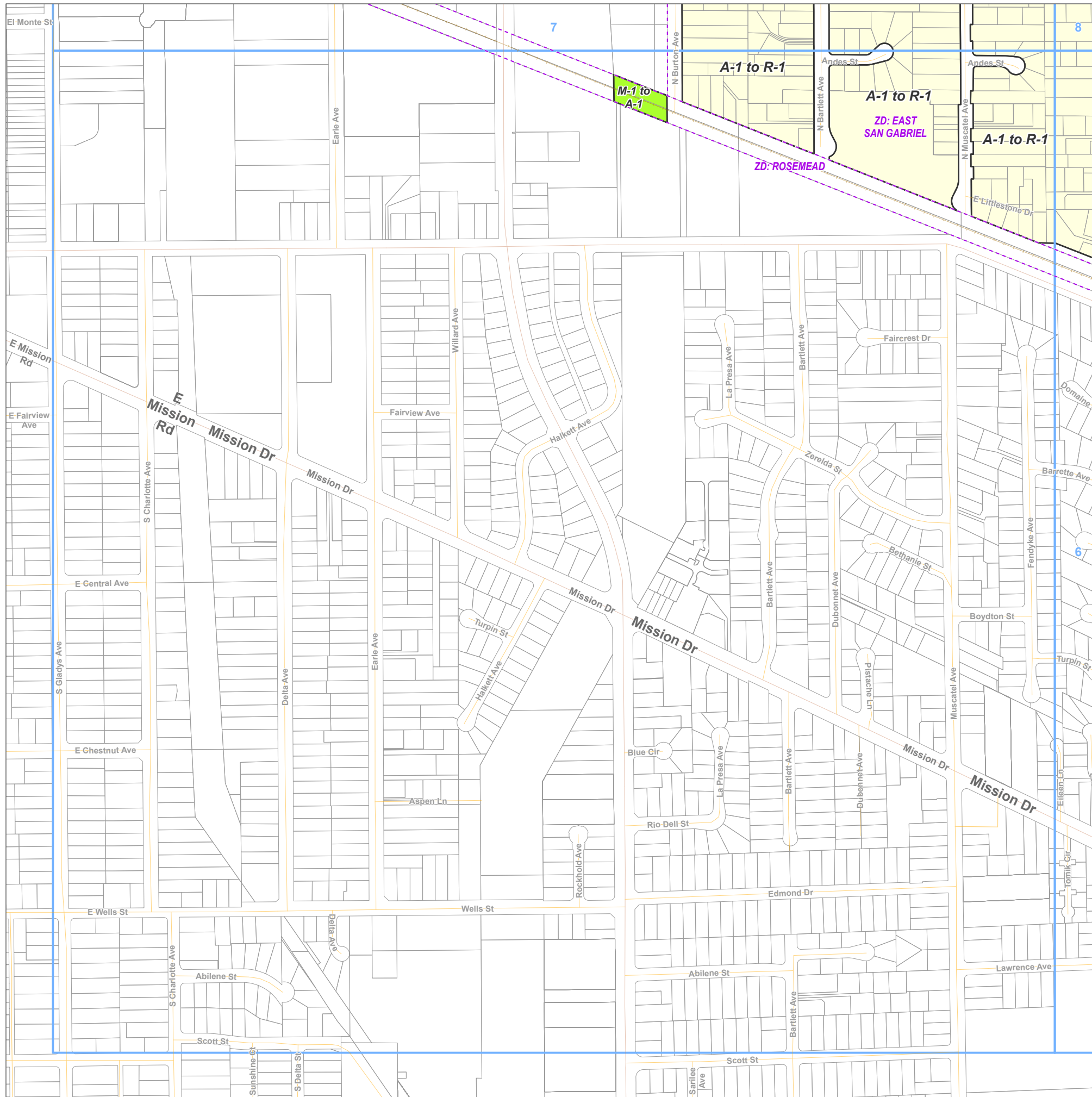
Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San
Gabriel, Rosemead

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Highway

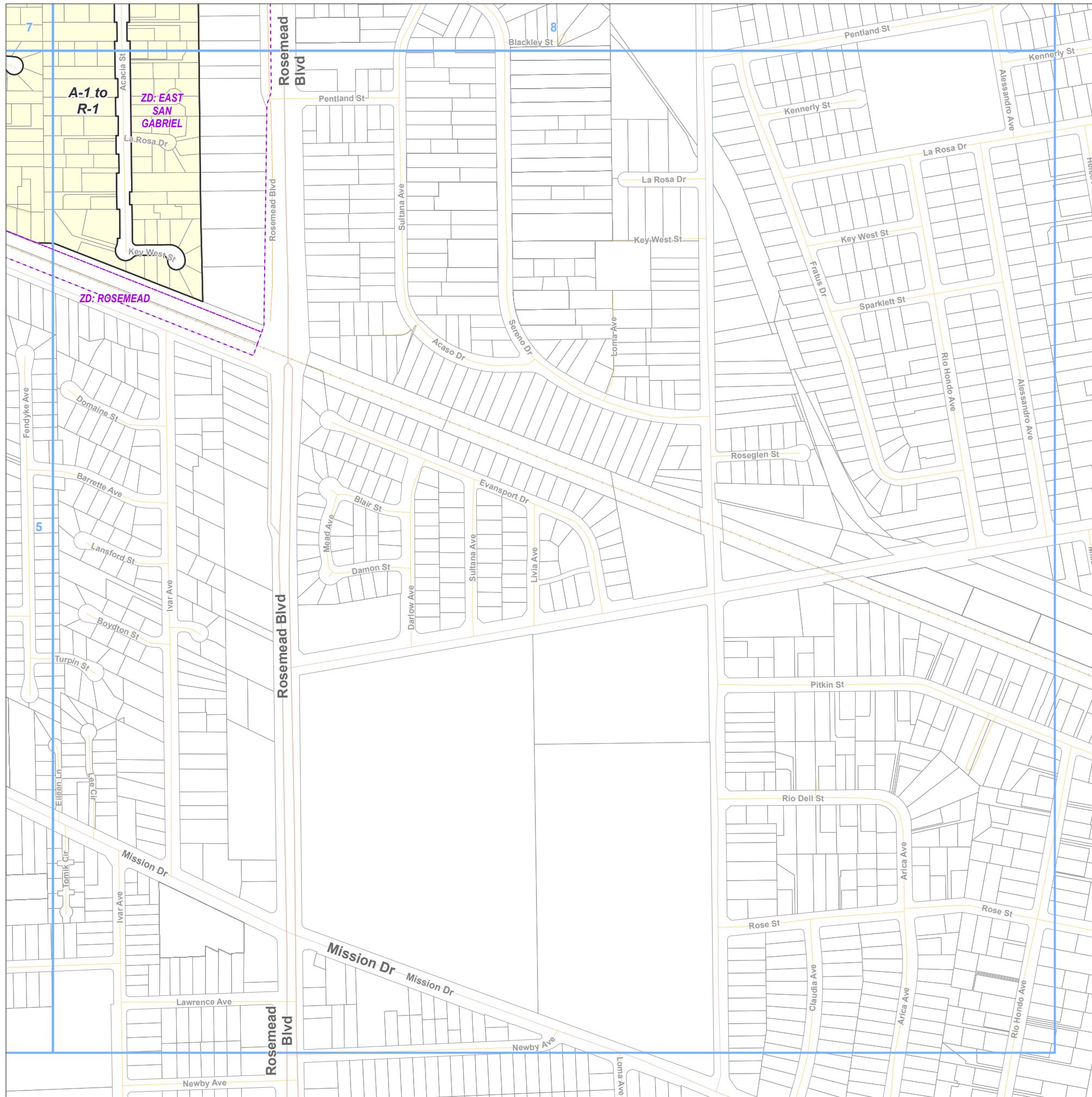
Primary

Secondary

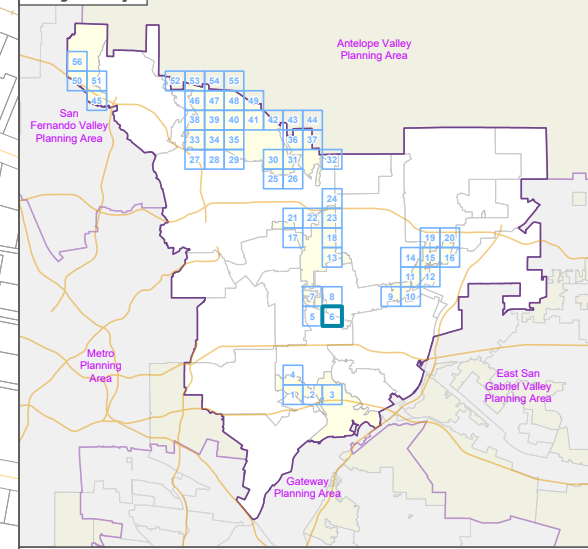
Minor

Alley

Railroad

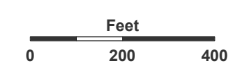


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San
Gabriel, Rosemead

Zone Change

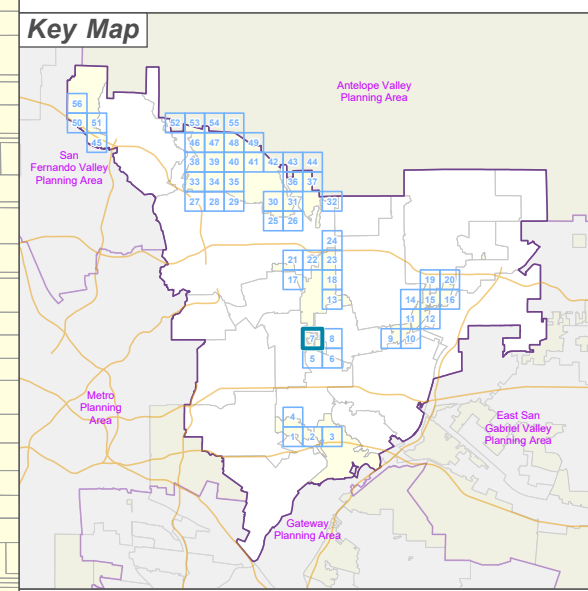
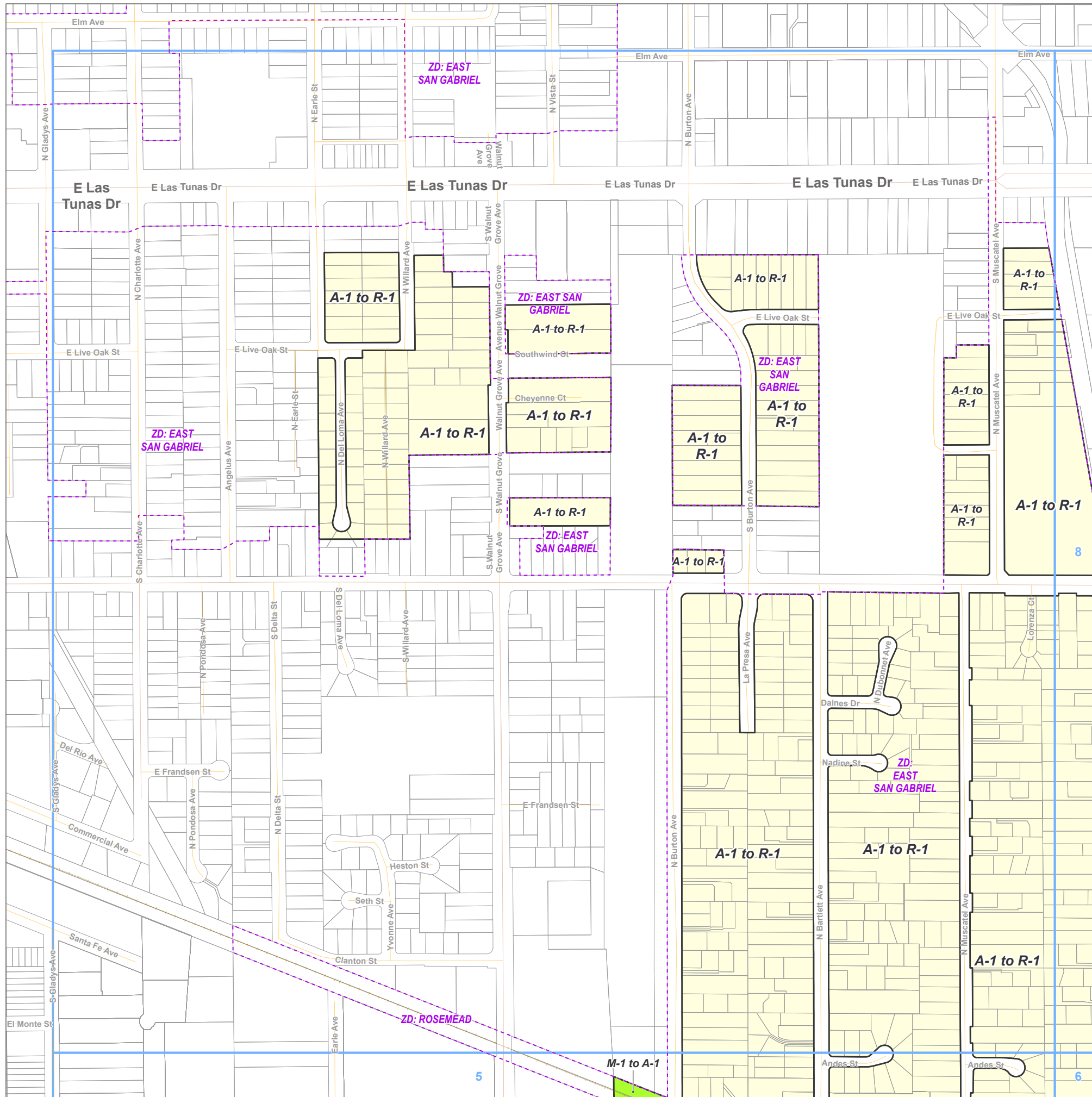
- A-1 - Light Agriculture
- R-1 - Single-Family Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel

Zone Change

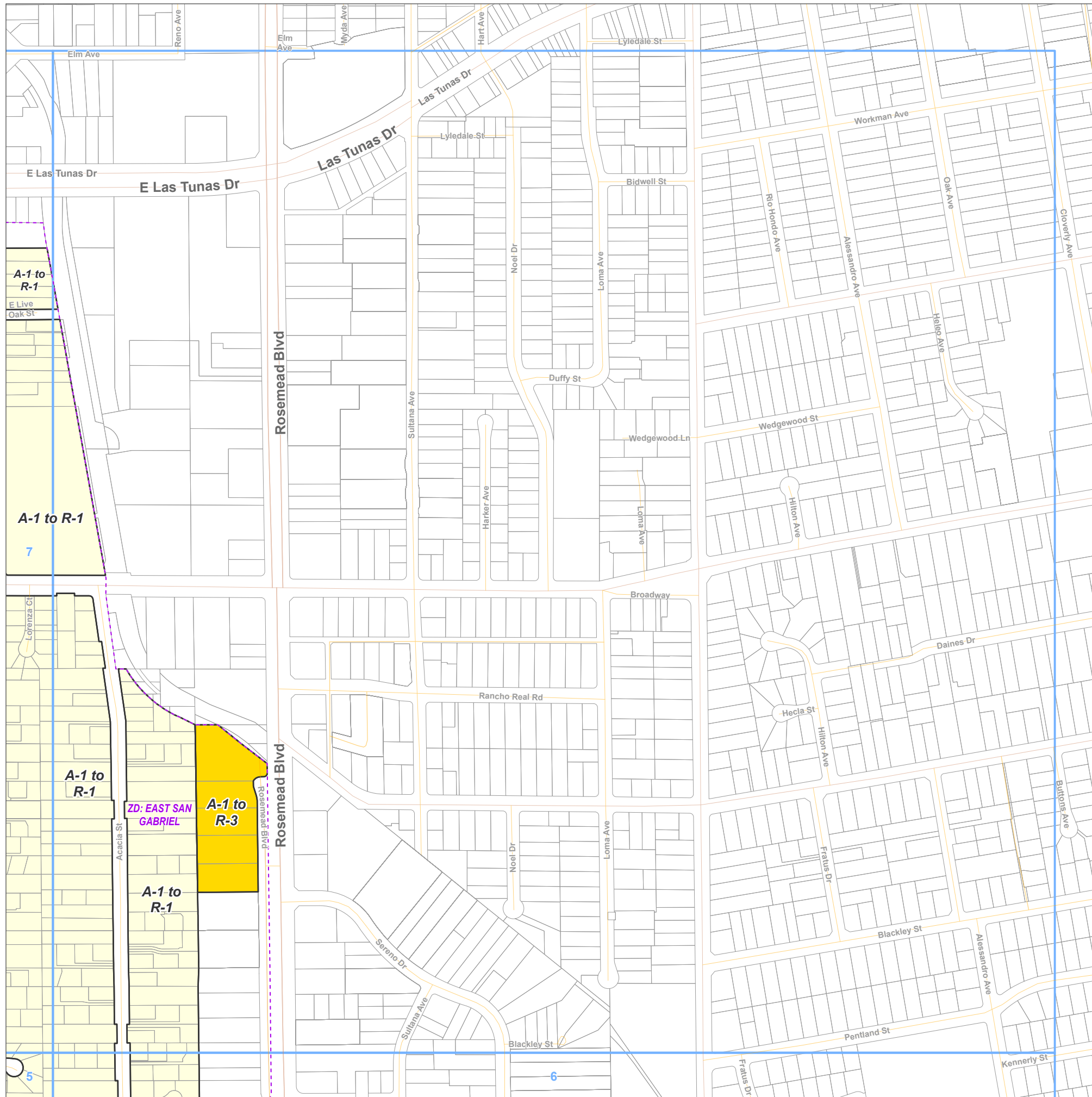
- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

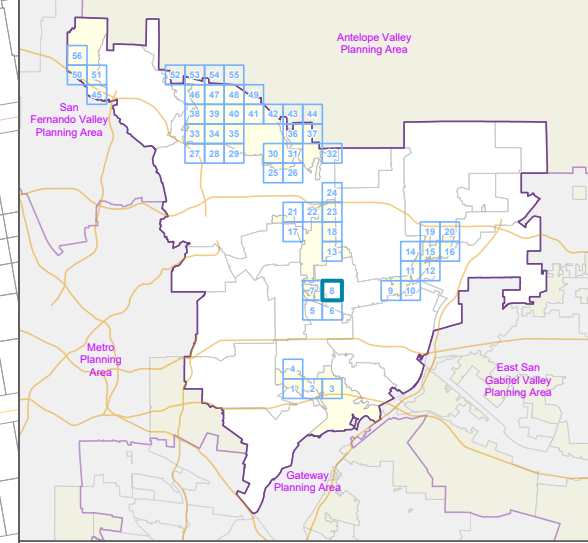
- Zoned District
- Parcels
- Map Series Grid

Street Types

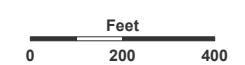
- Highway
- Primary
- Secondary
- Minor
- Alley



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

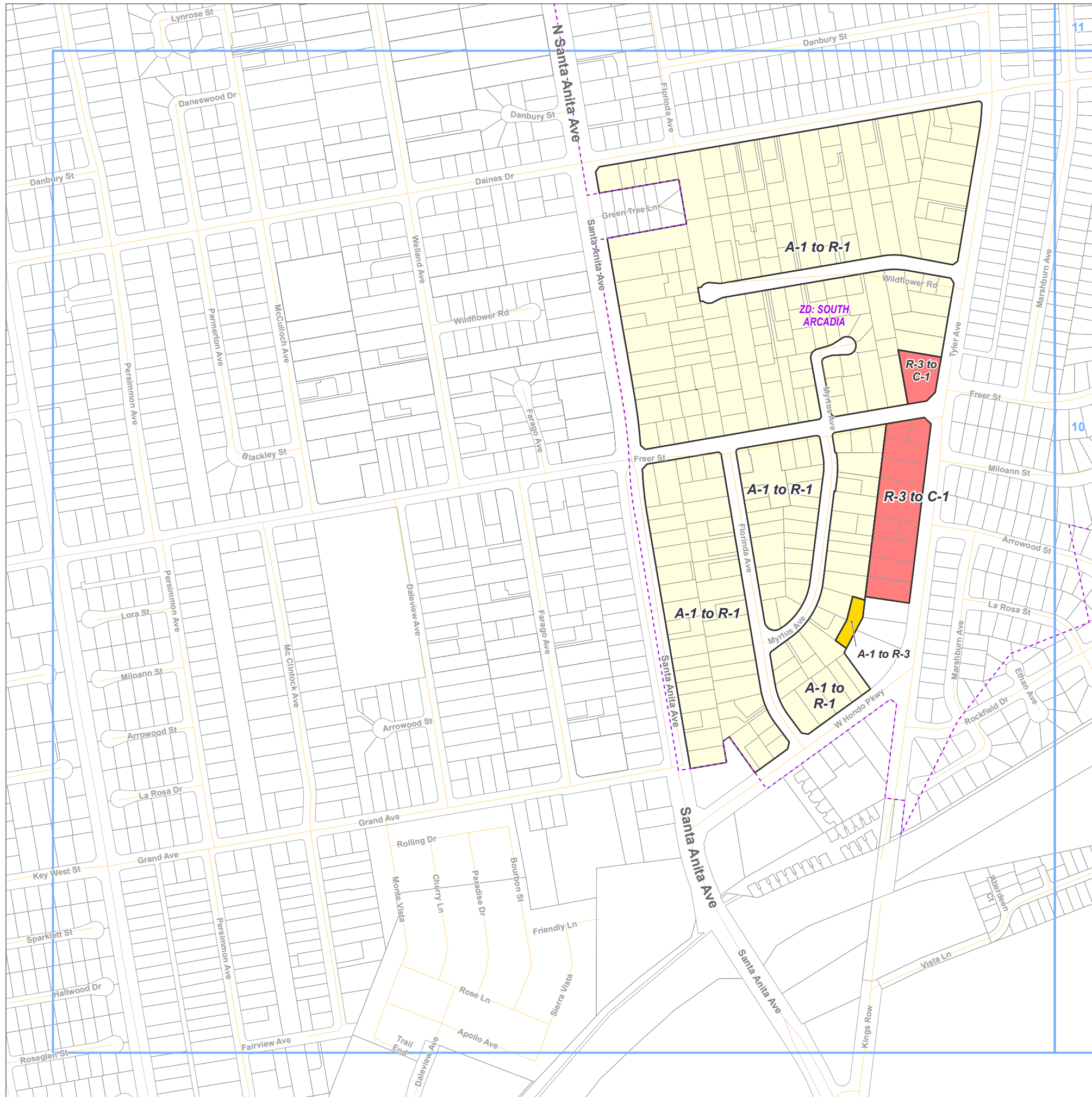
- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business

Base Layers

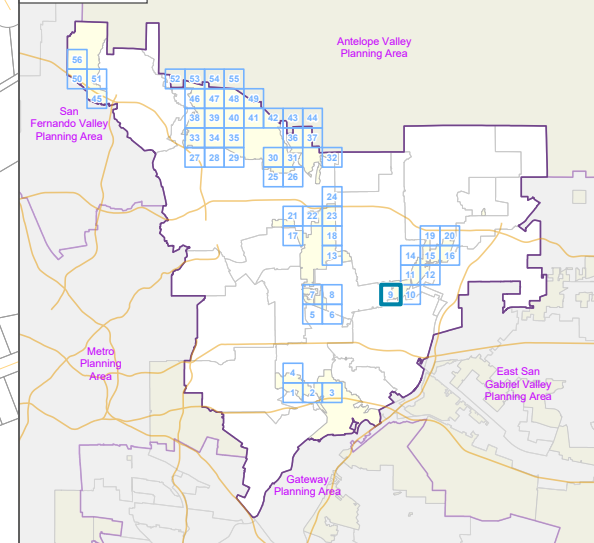
- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor



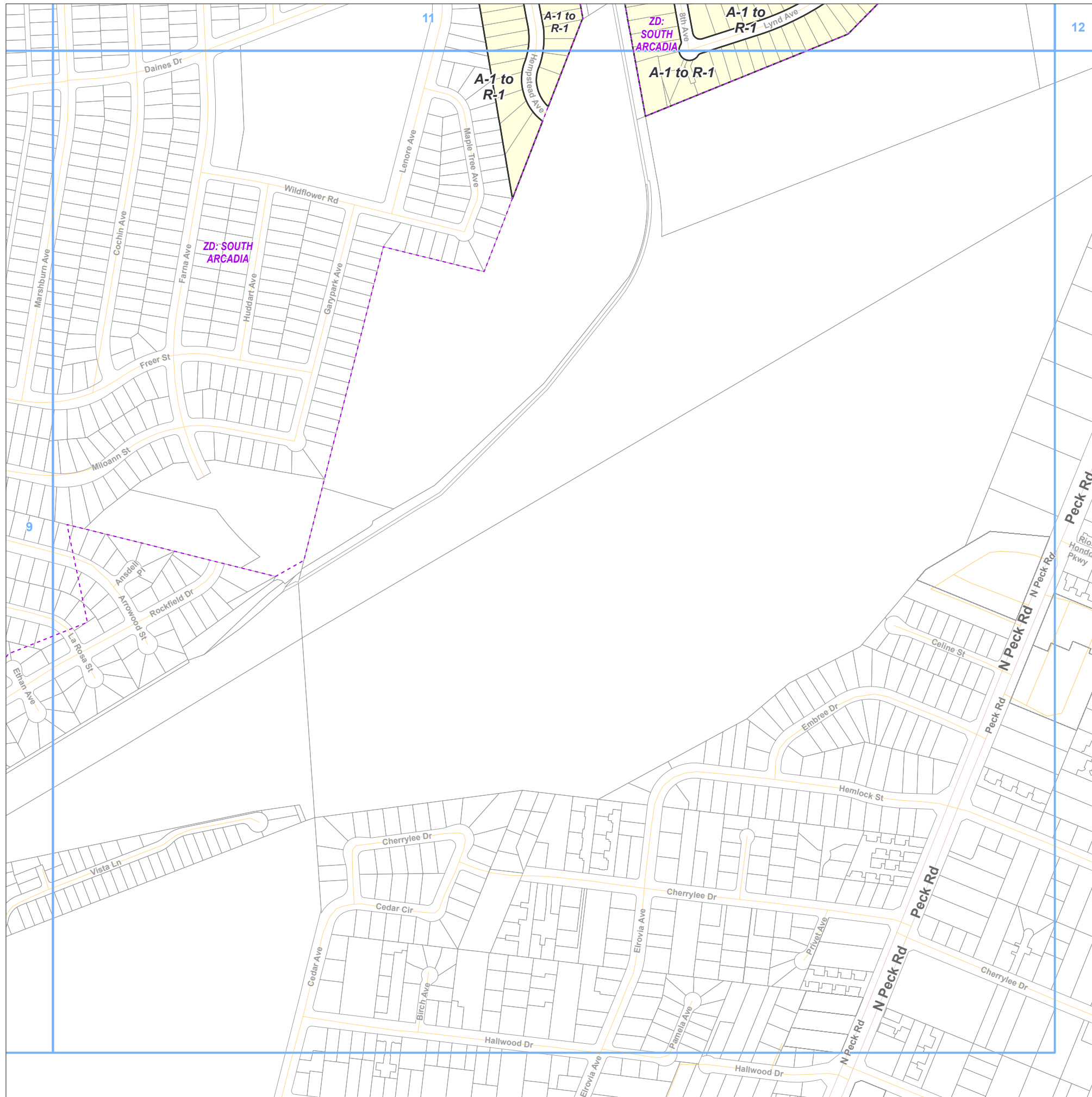
Key Map



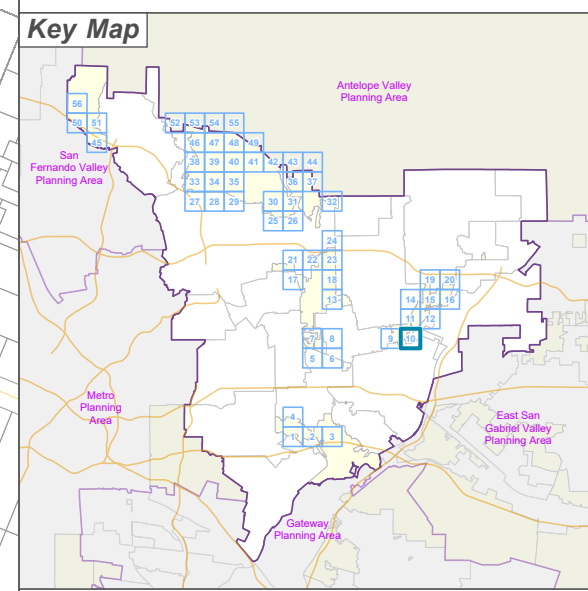
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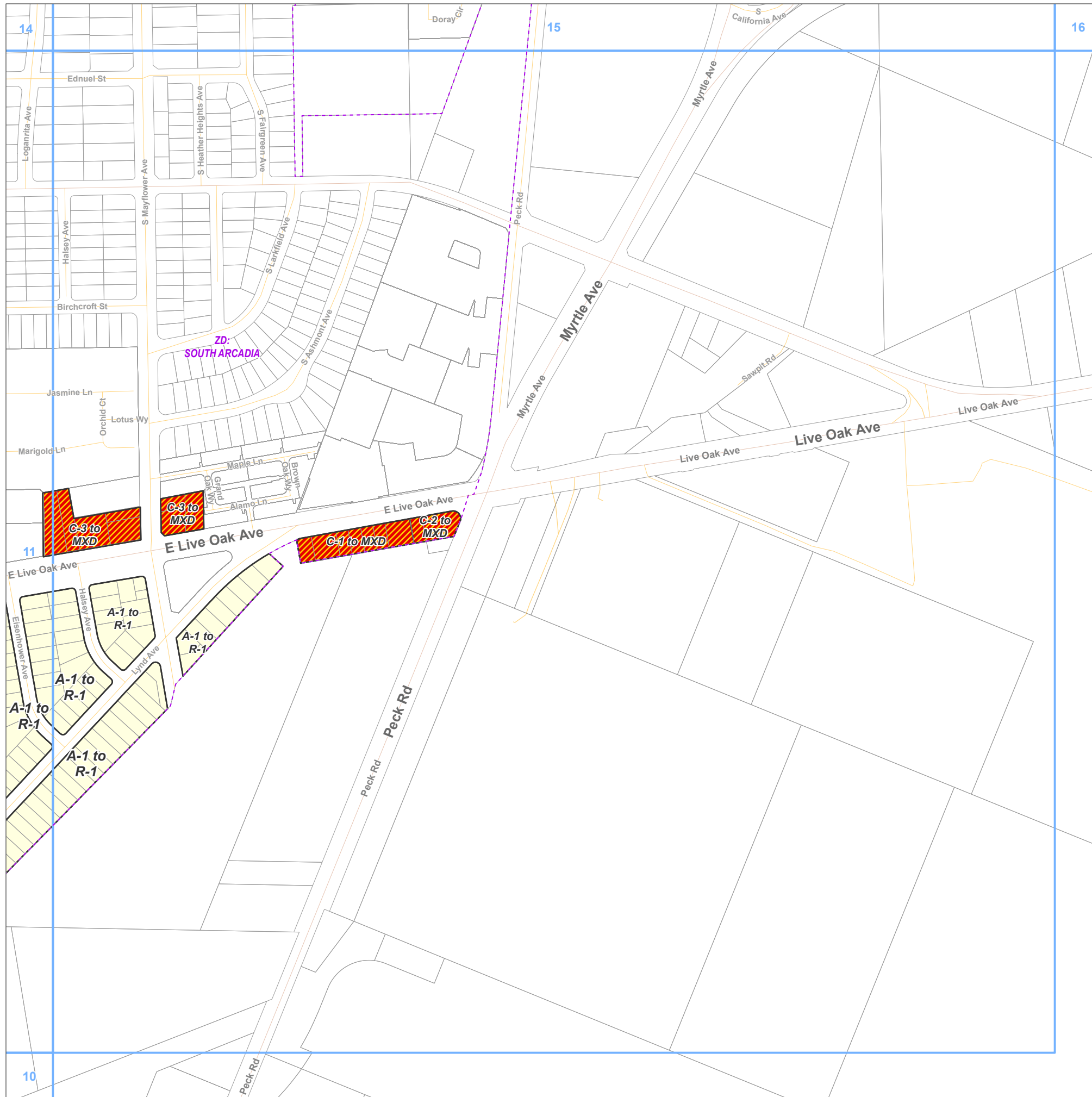
- Zone Change**
- R-1 - Single-Family Residence
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Minor
 - Alley



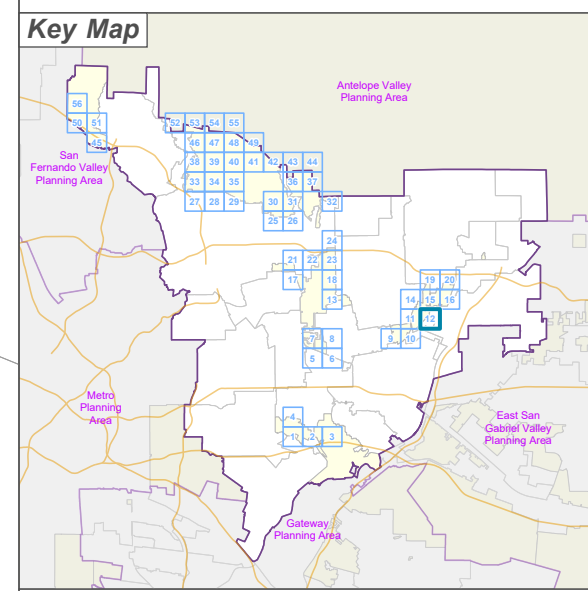
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Feet
 0 200 400

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- Zone Change**
- R-1 - Single-Family Residence
 - MXD - Mixed Use Development
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley



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Feet
 0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Santa
Anita - Temple City

Zone Change

 MXD - Mixed Use Development

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Highway

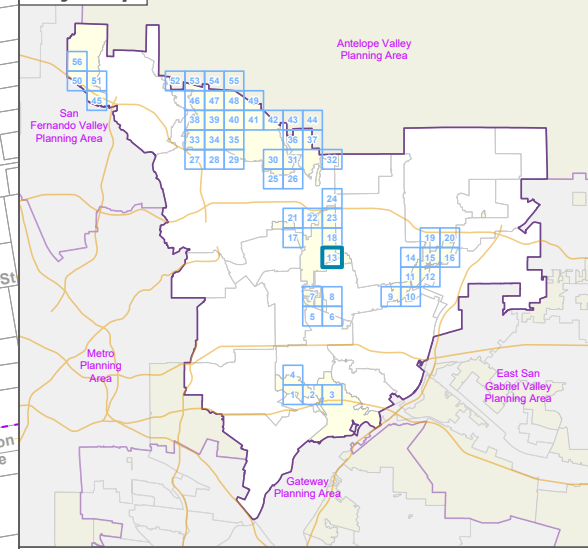
 Primary

 Minor

 Alley

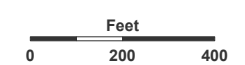


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

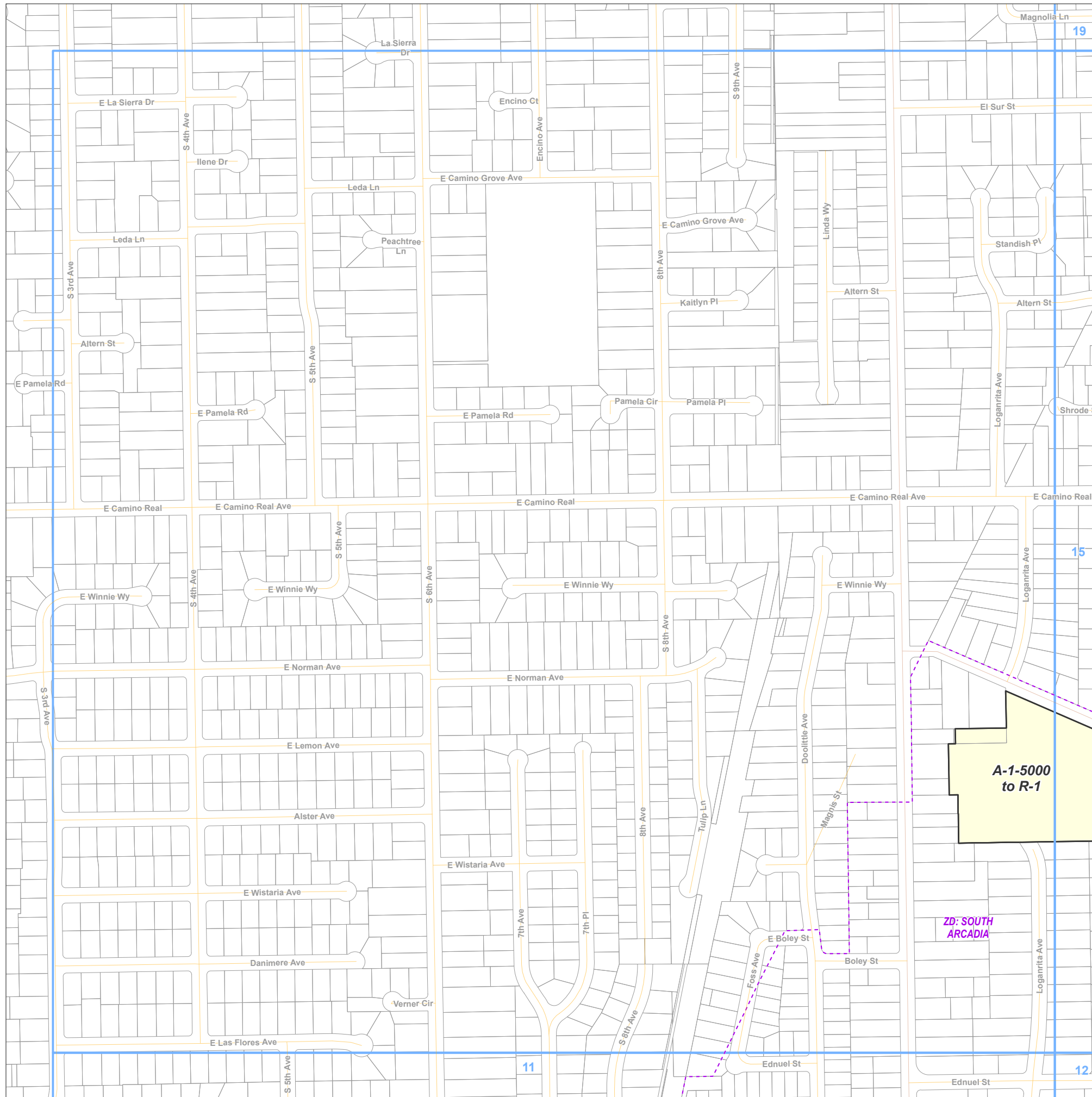
Parcels

Map Series Grid

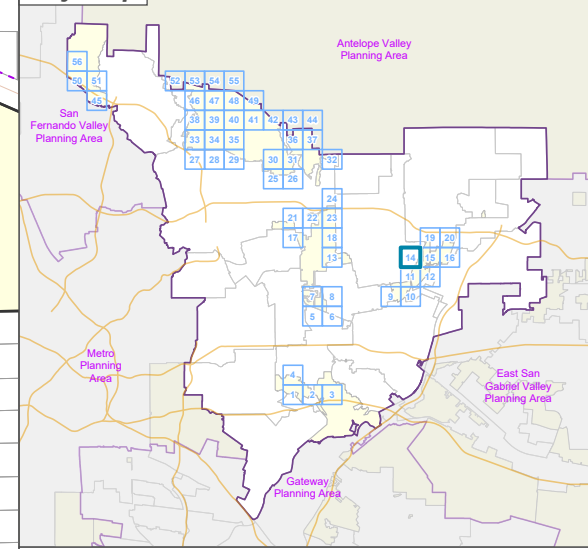
Street Types

Secondary

Minor

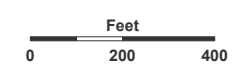


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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

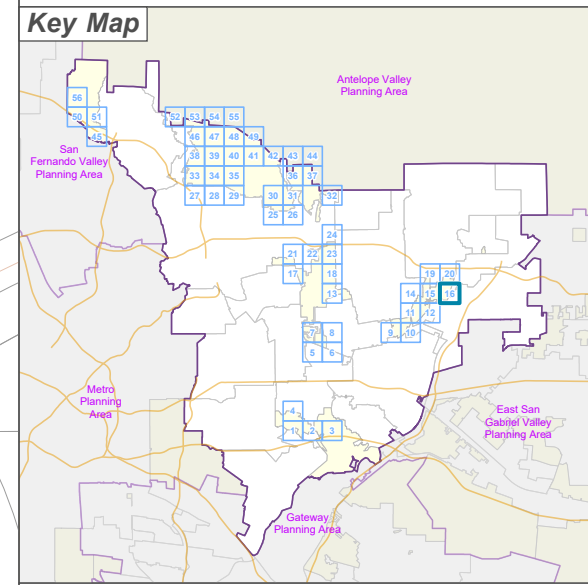
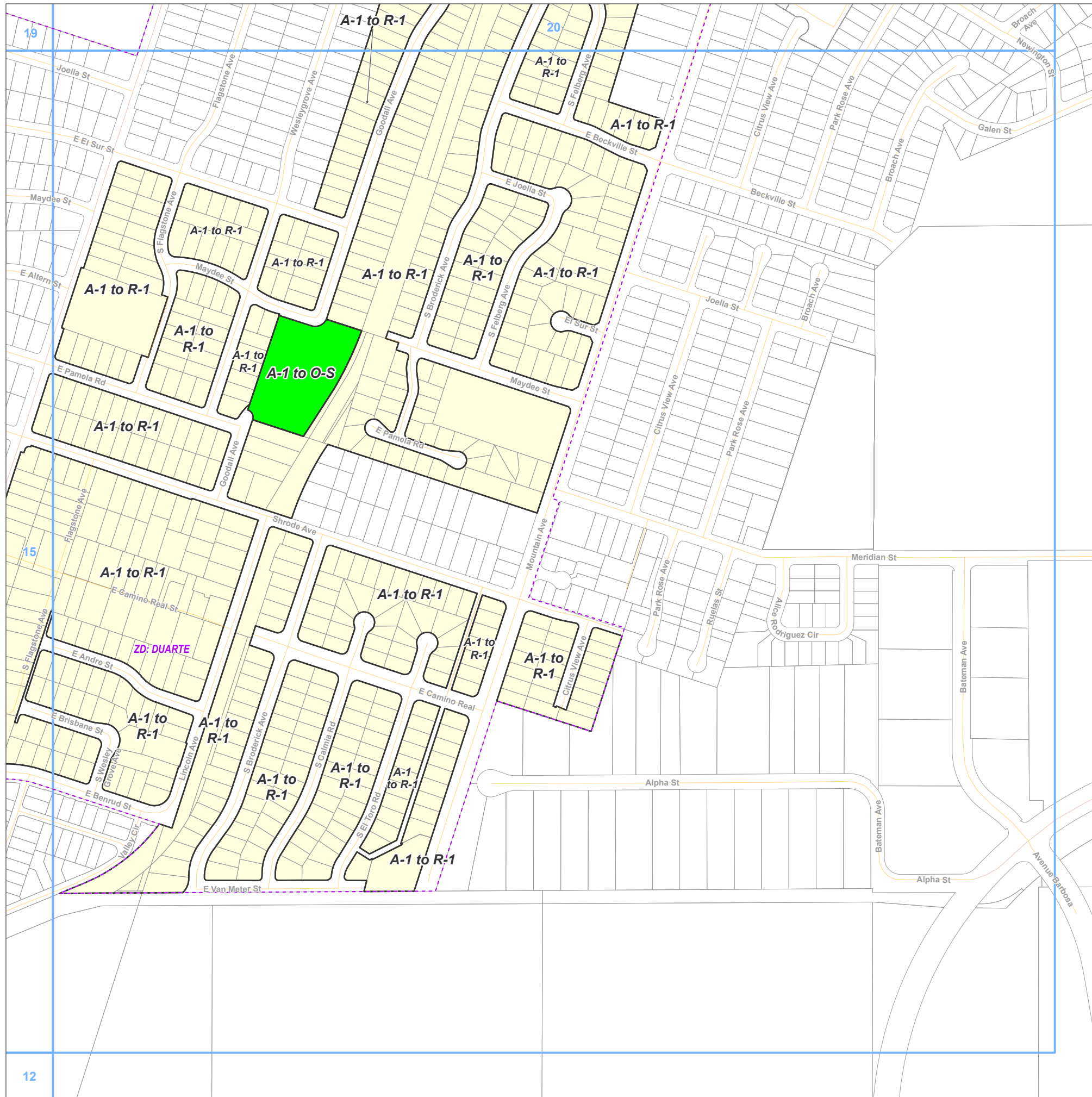
- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Secondary
- Minor
- Alley



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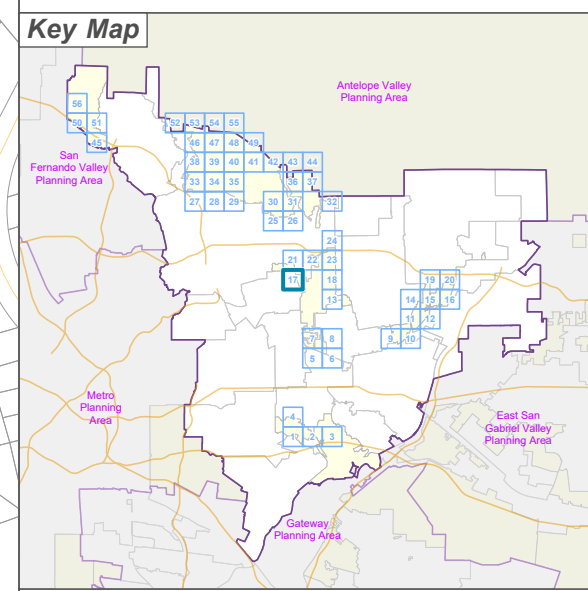
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- Zone Change**
- R-5 - High Density Multiple Residence
 - MXD - Mixed Use Development
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley



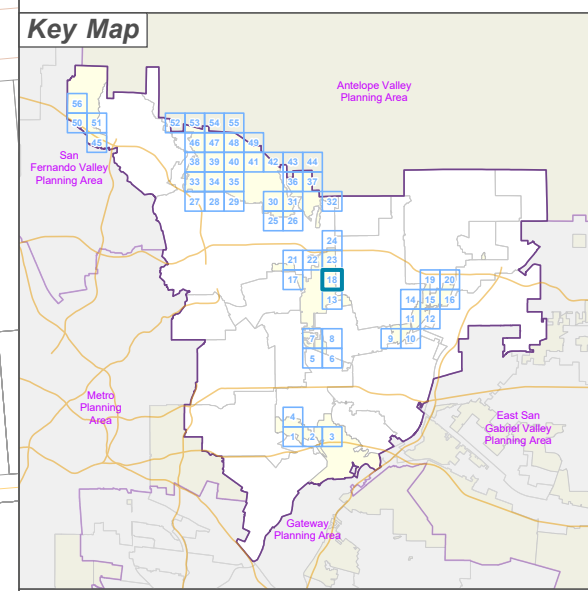
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 0 200 400

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- Zone Change**
 MXD - Mixed Use Development
- Base Layers**
 Zoned District
 Parcels
 Map Series Grid
- Street Types**
 Highway
 Primary
 Secondary
 Minor
 Alley



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 0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

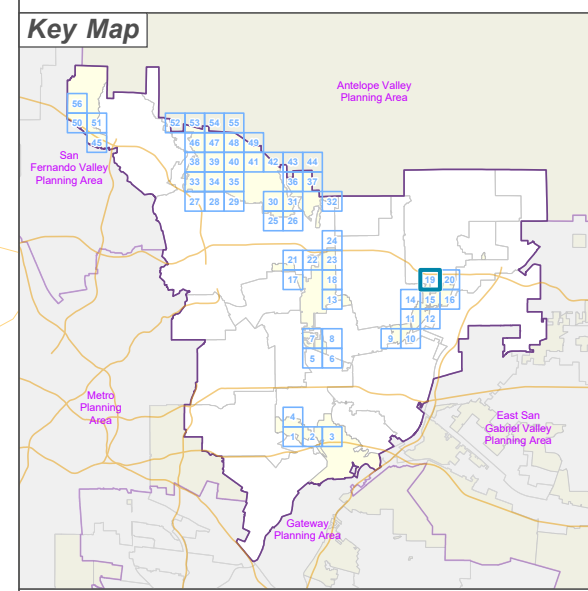
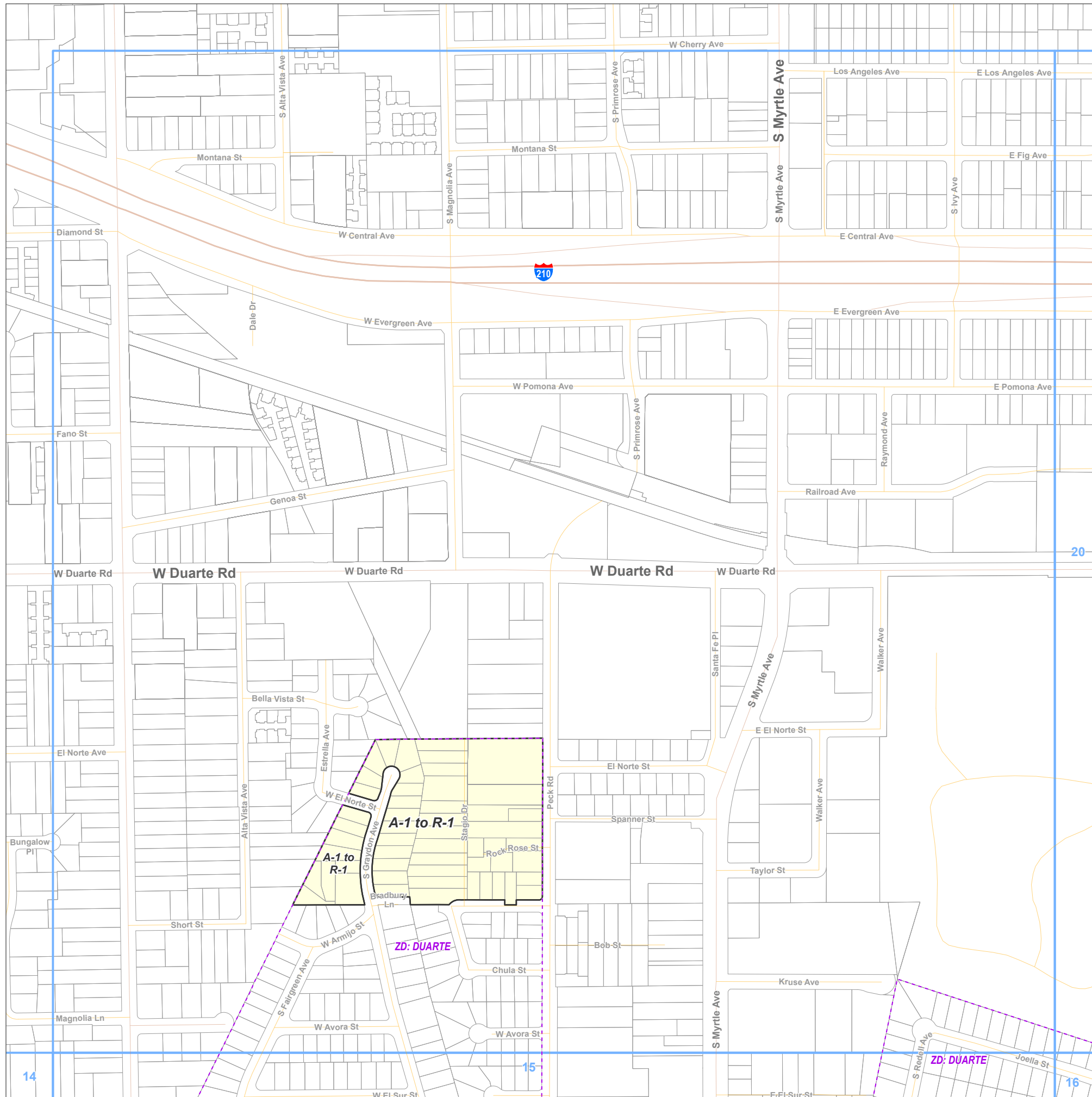
Primary

Secondary

Minor

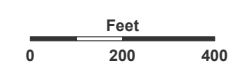
Ramp

Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

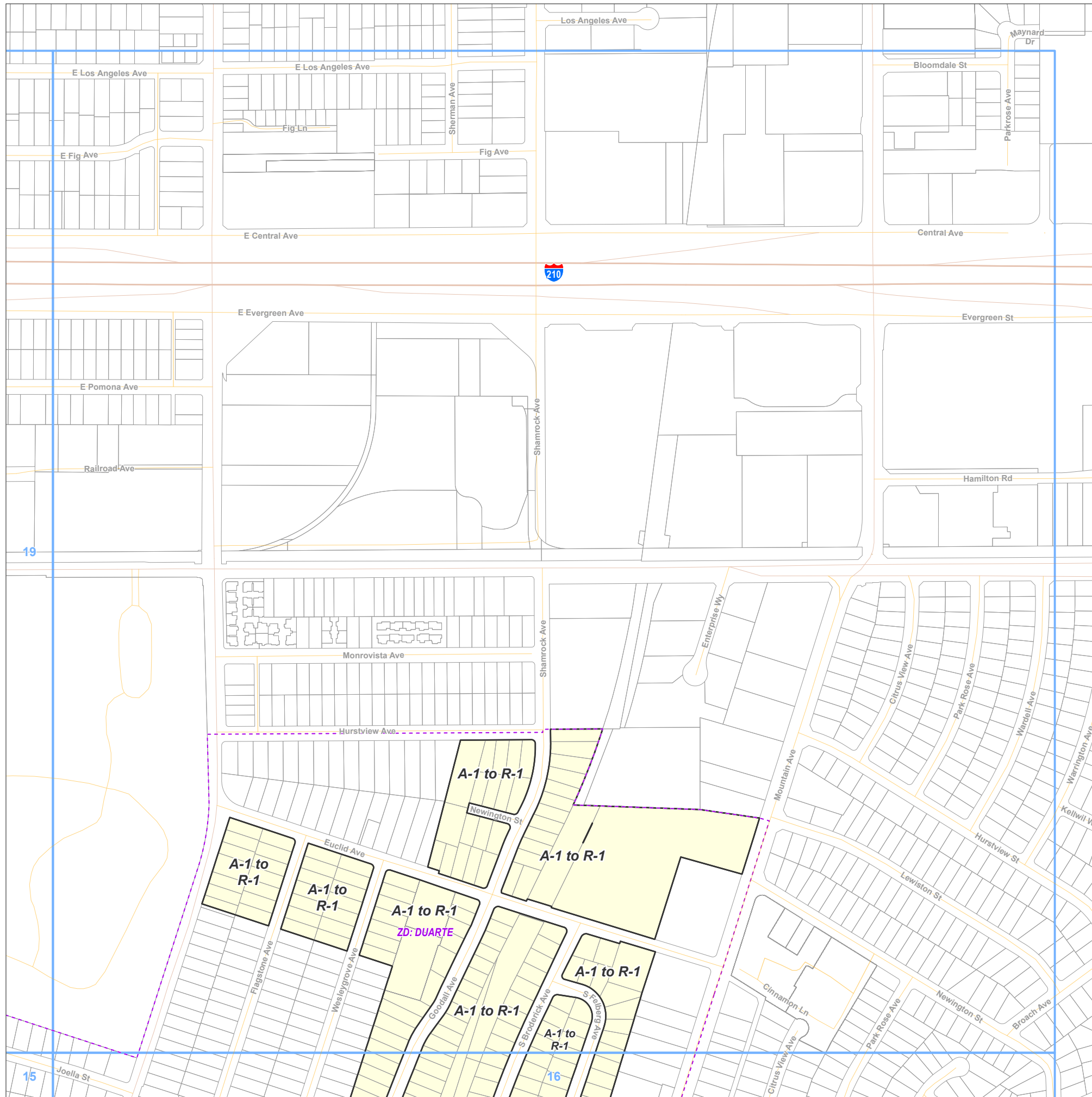
Secondary

Minor

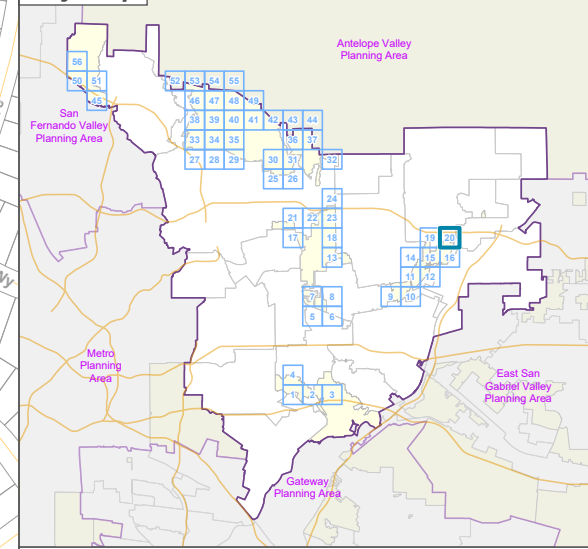
Ramp

Alley

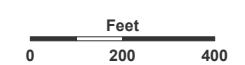
Railroad



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): San Pasqual



Zone Change

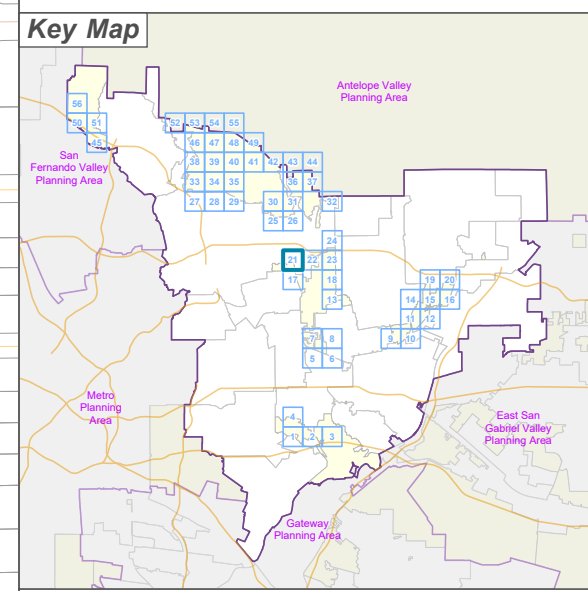
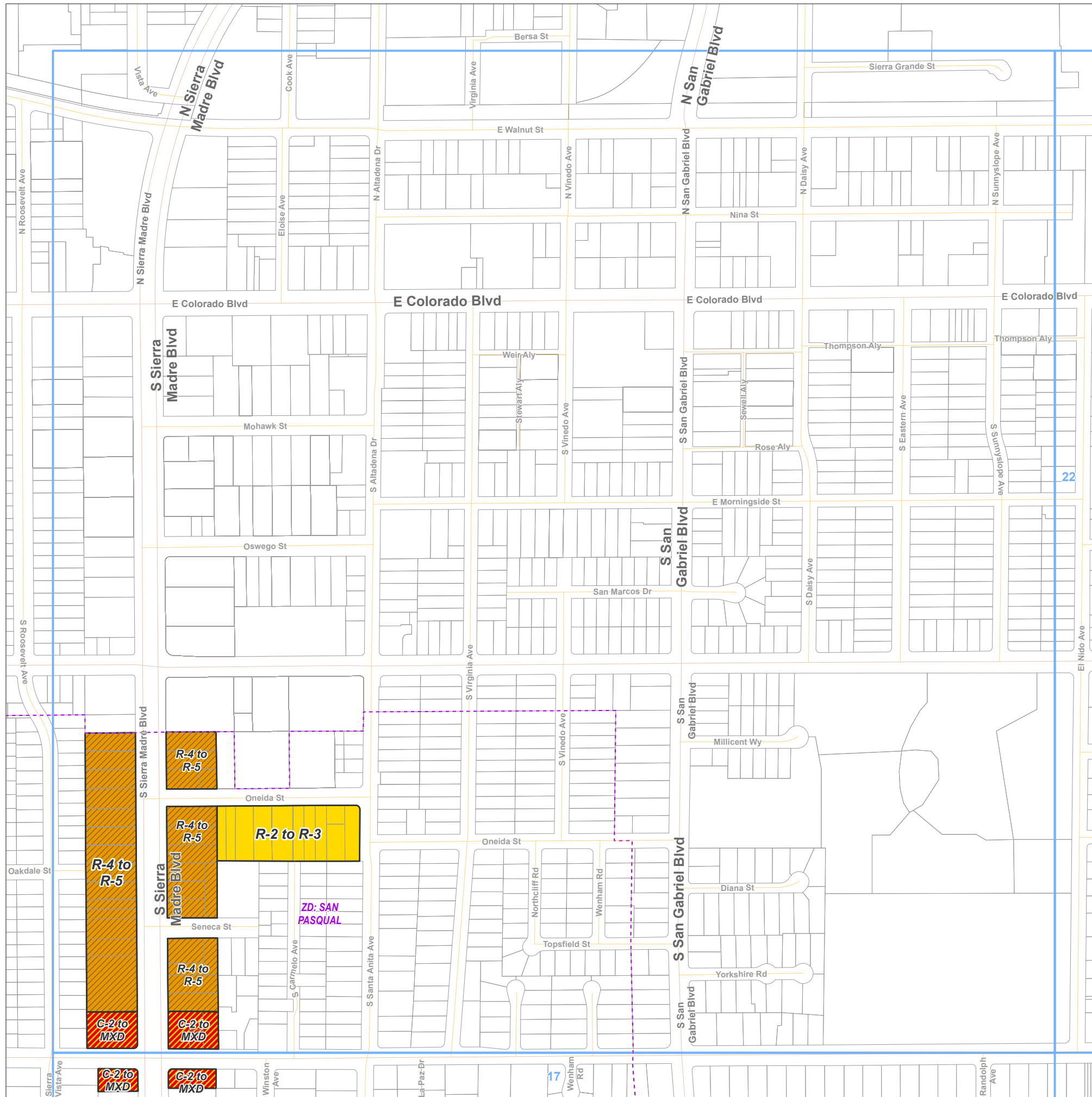
-  R-3 - Limited Density Multiple Residence
-  R-5 - High Density Multiple Residence
-  MXD - Mixed Use Development

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

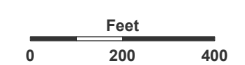
Street Types

-  Primary
-  Secondary
-  Minor



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena


Zone Change

 R-2 - Two-Family Residence

Base Layers

 Zoned District


 Parcels

 Map Series Grid

Street Types

 Freeway

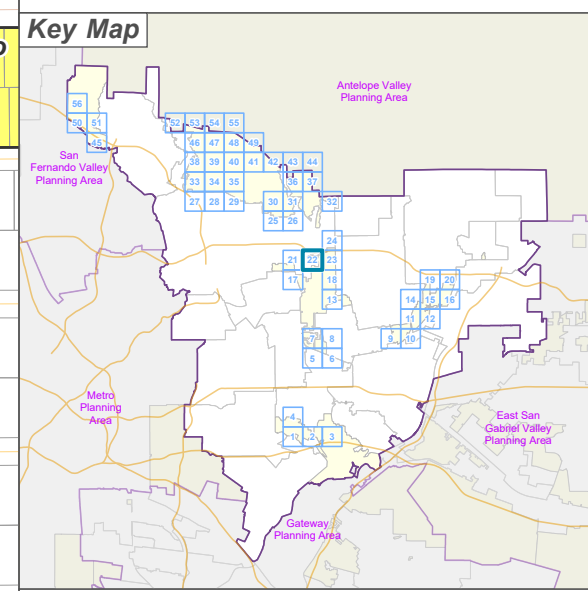
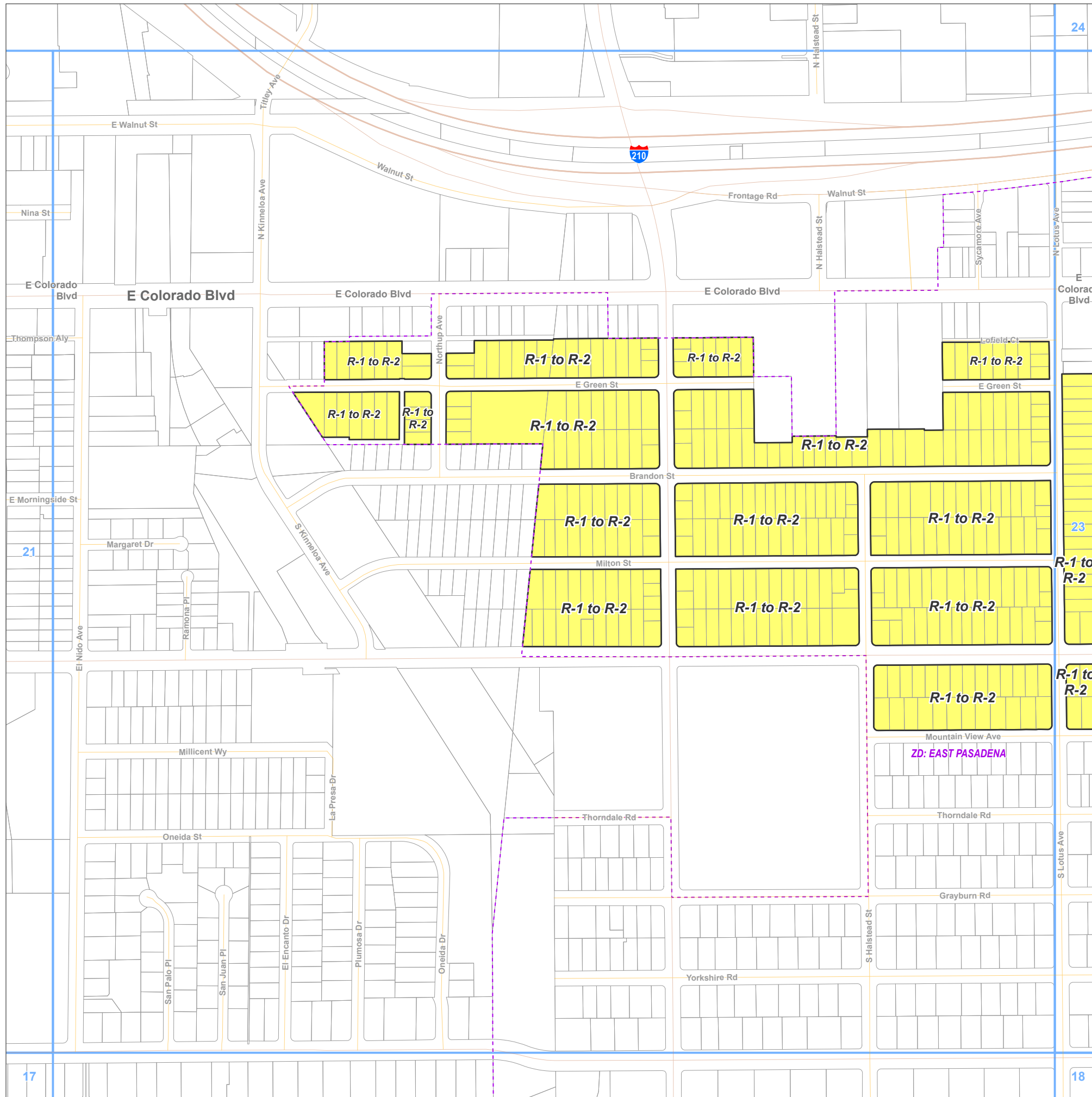
 Primary

 Secondary

 Minor

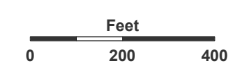
 Ramp

 Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East
Pasadena








Zone Change

-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development

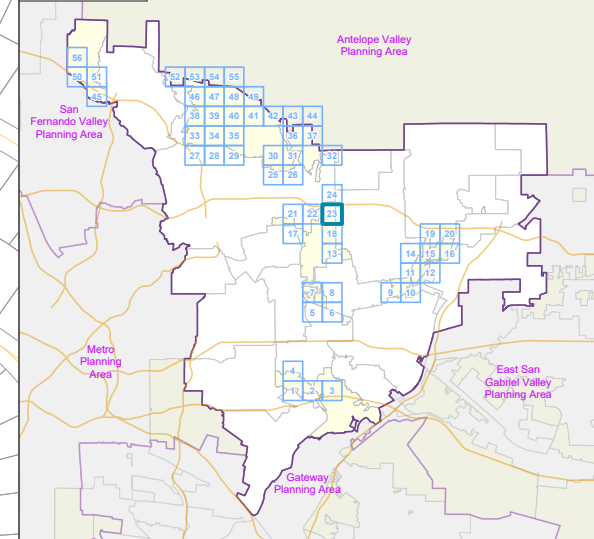
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

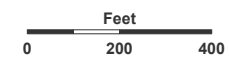
Street Types

-  Freeway
-  Highway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

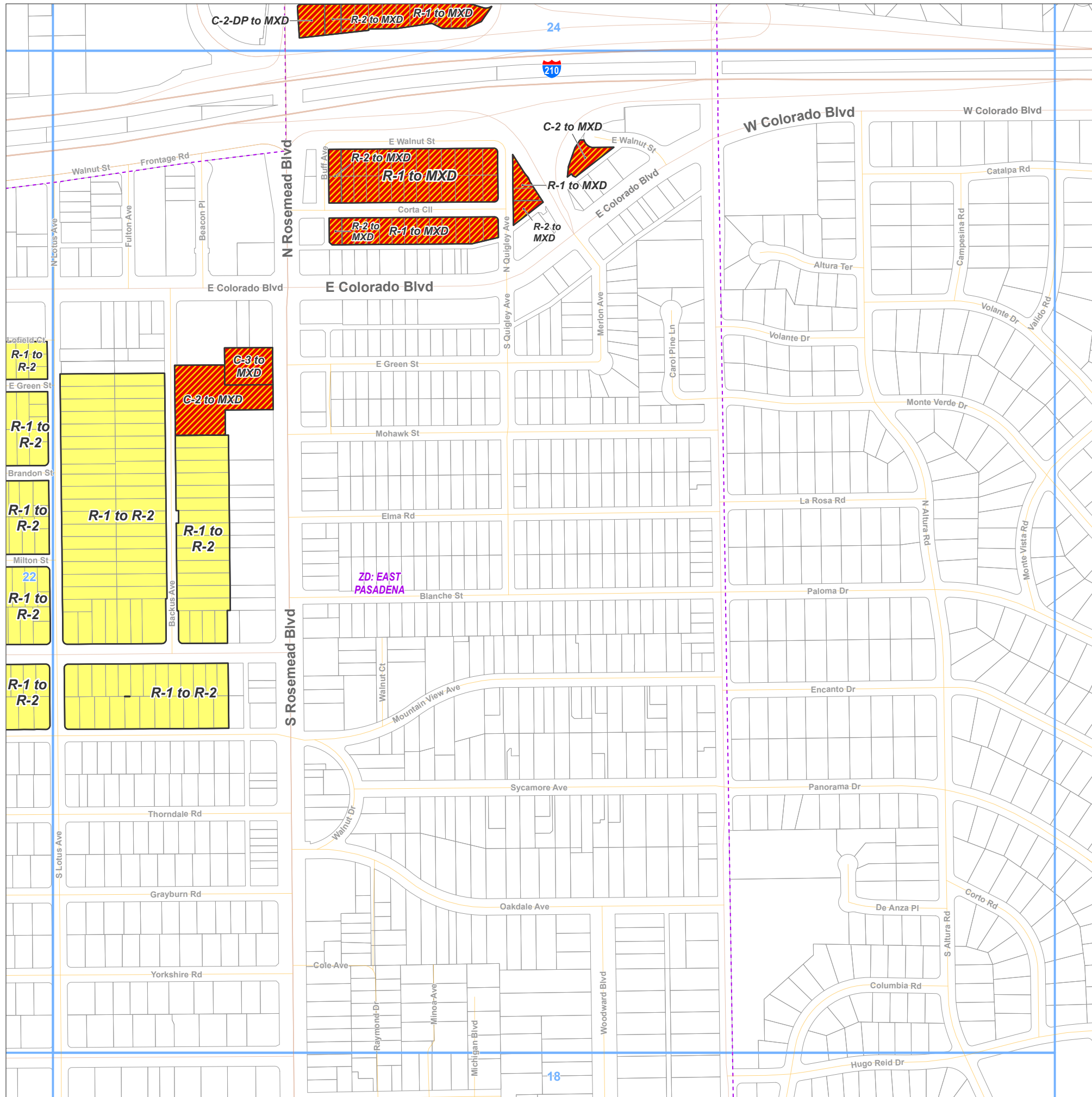
Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena


Zone Change

 MXD - Mixed Use Development

Base Layers

 Zoned District

 Parcels


 Map Series Grid

Street Types

 Freeway

 Highway

 Primary

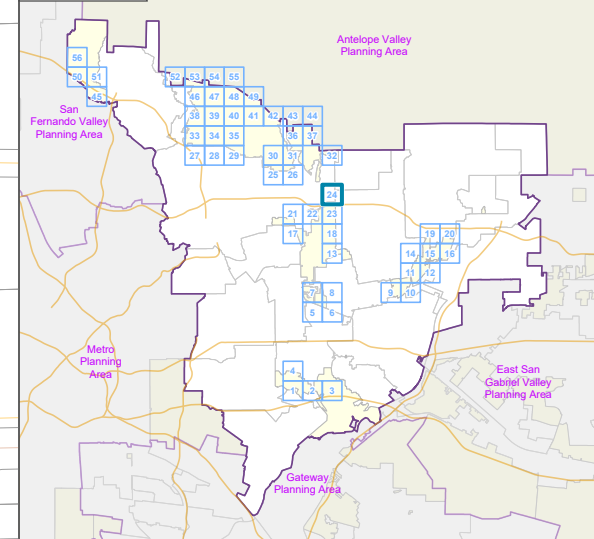
 Secondary

 Minor

 Ramp

 Alley

Key Map



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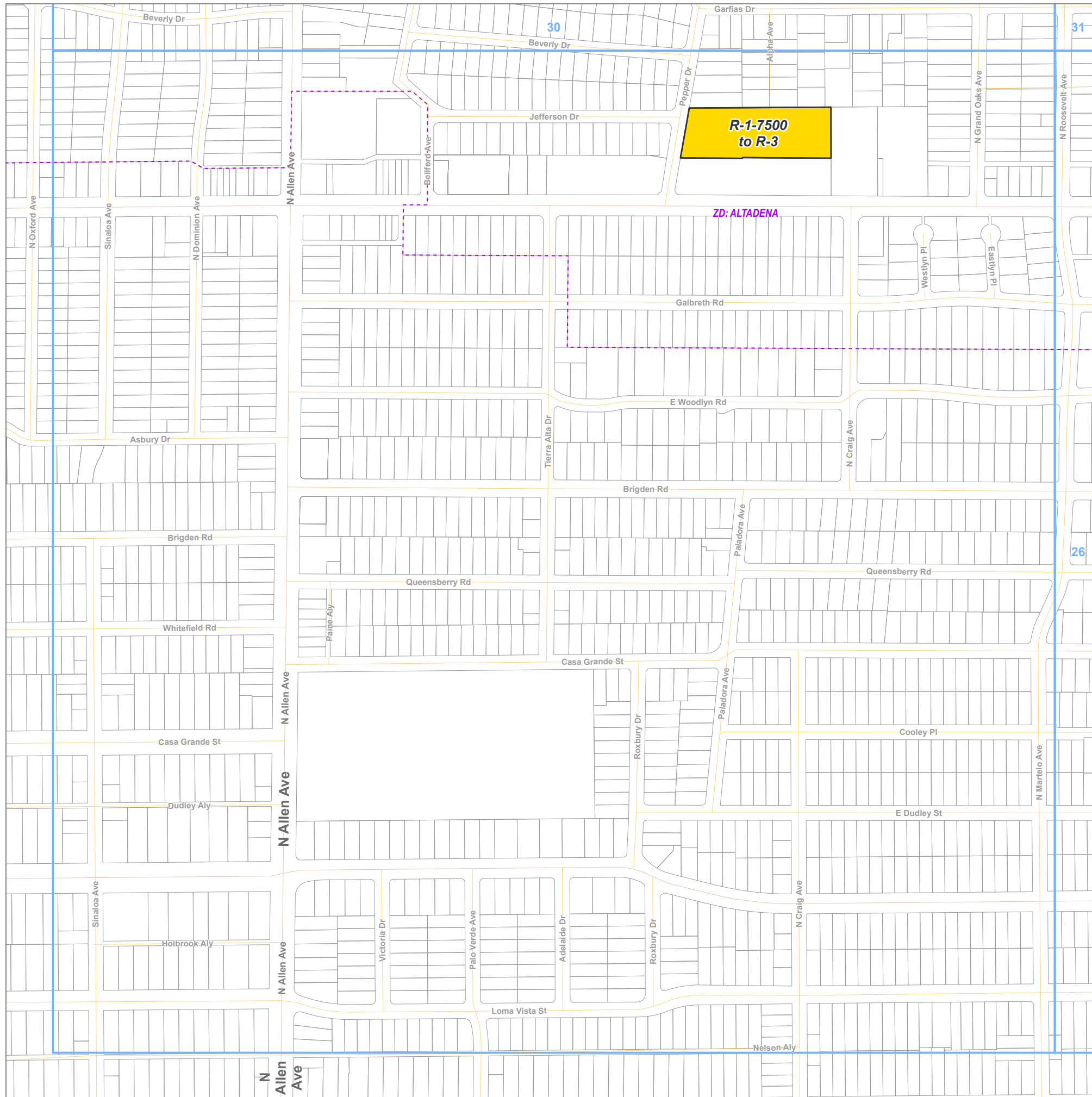


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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena



Zone Change

R-3 - Limited Density Multiple Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

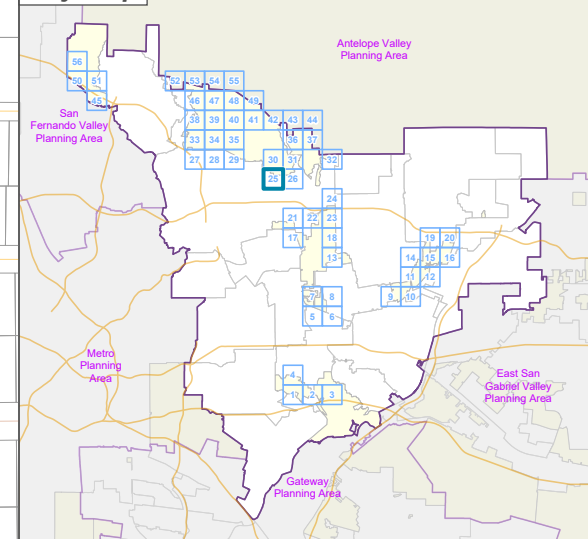
Primary

Secondary

Minor

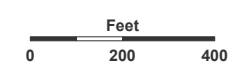
Alley

Key Map

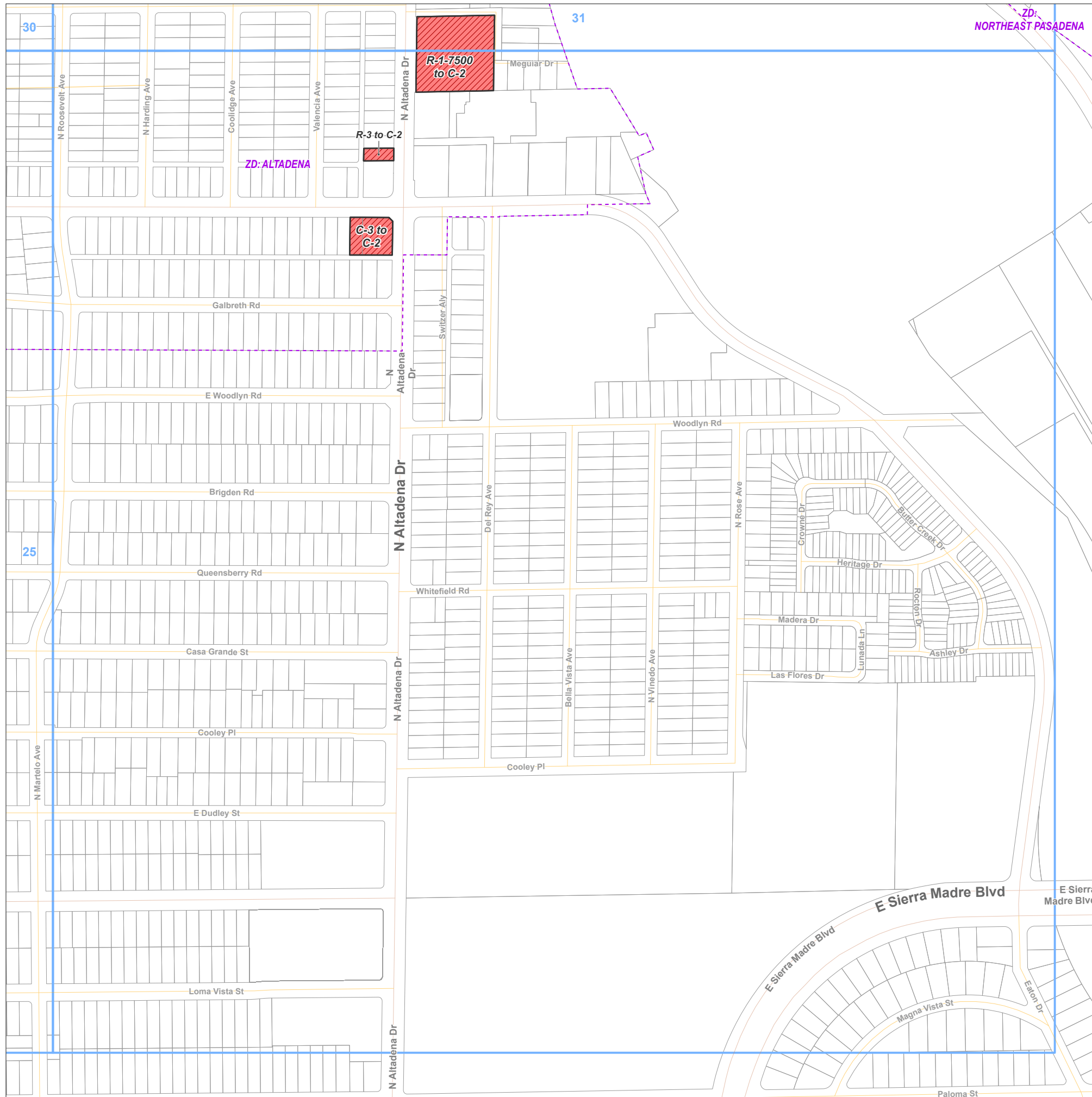


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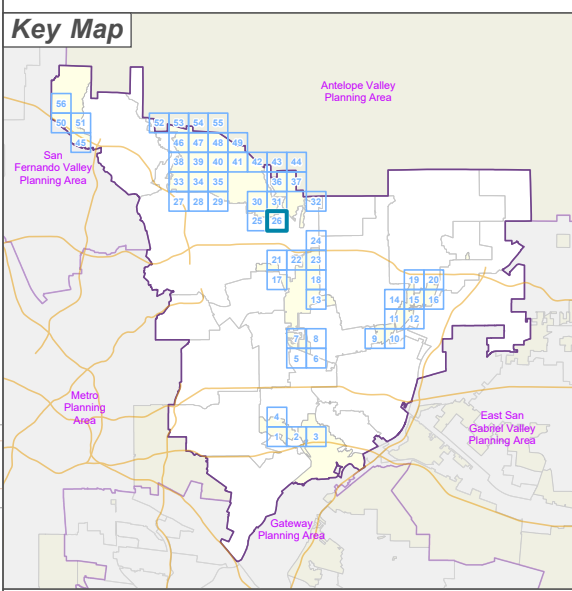

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Zone Change
 C-2 - Neighborhood Business

Base Layers
 Zoned District
 Parcels
 Map Series Grid


Street Types
 Primary
 Secondary
 Minor
 Alley

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0 200 400
 Feet




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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena


Zone Change

 C-M - Commercial Manufacturing

Base Layers

 Zoned District


 Parcels

 Map Series Grid

Street Types

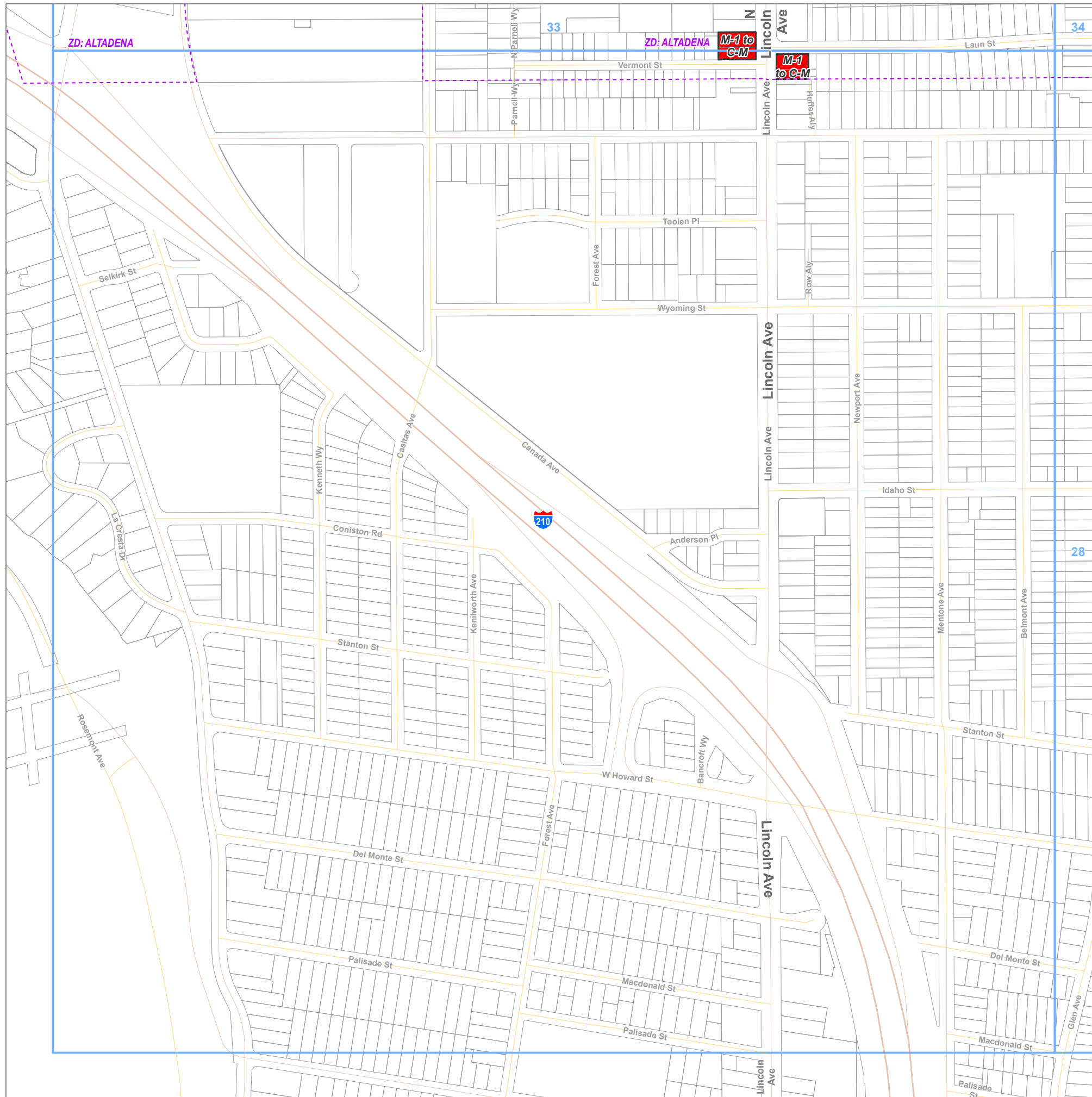
 Freeway

 Primary

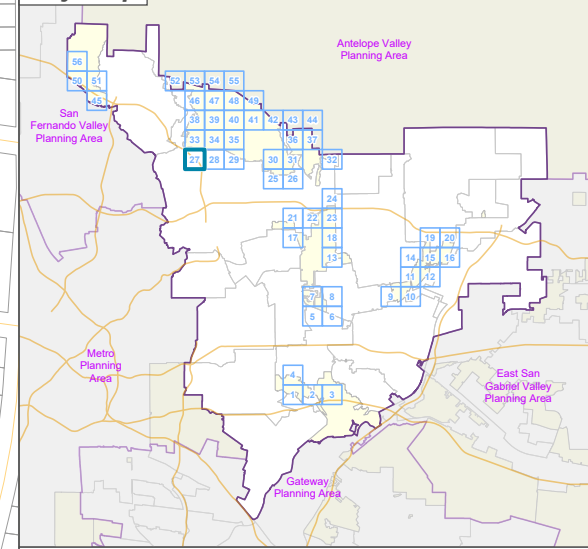
 Secondary

 Minor

 Ramp

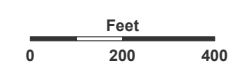


Key Map

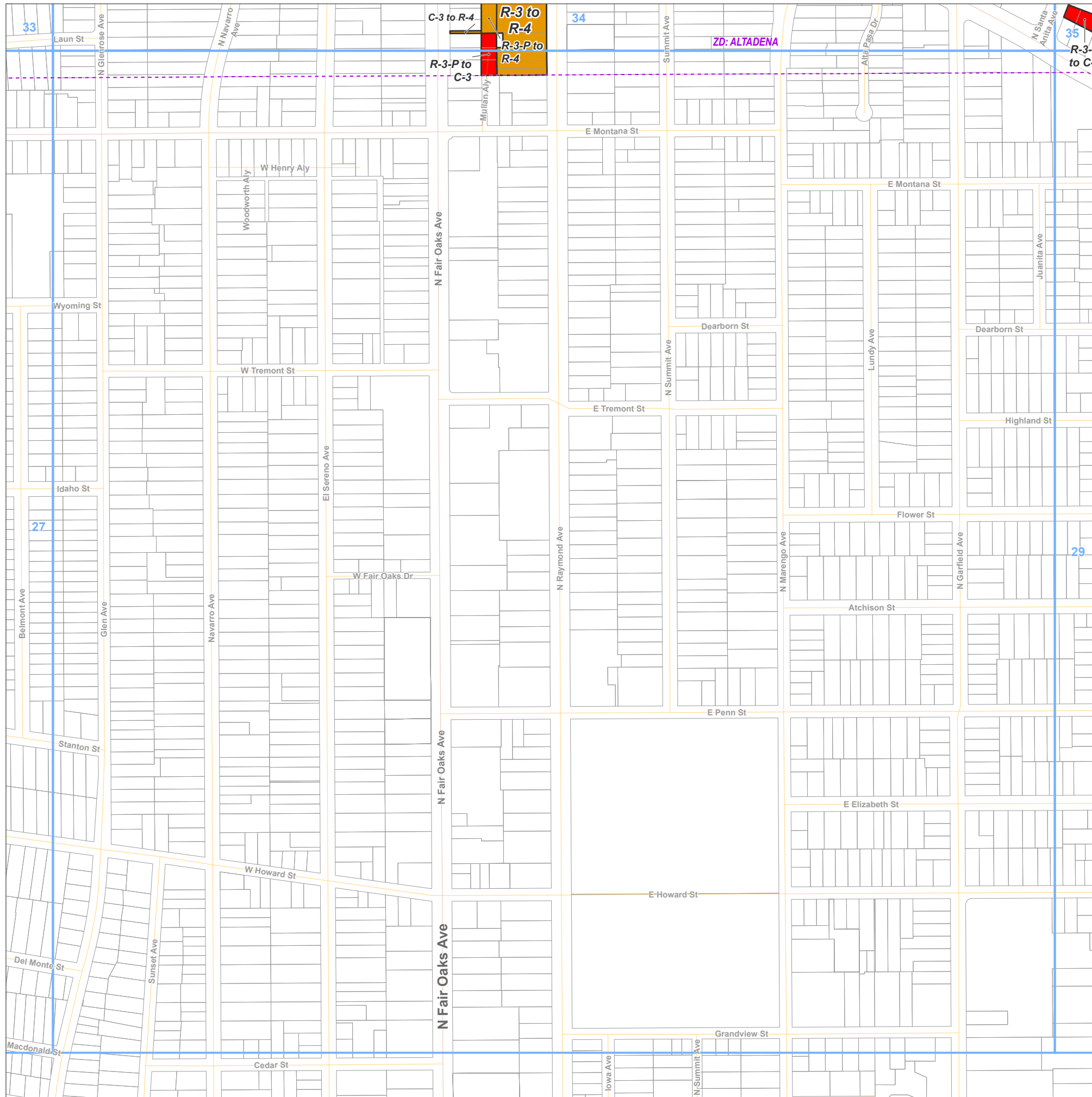


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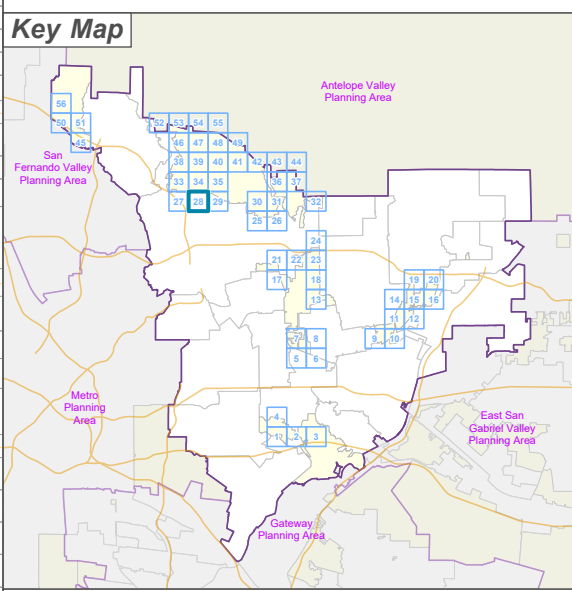
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- Zone Change**
- R-4 - Medium Density Multiple Residence
 - C-3 - General Commercial
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor



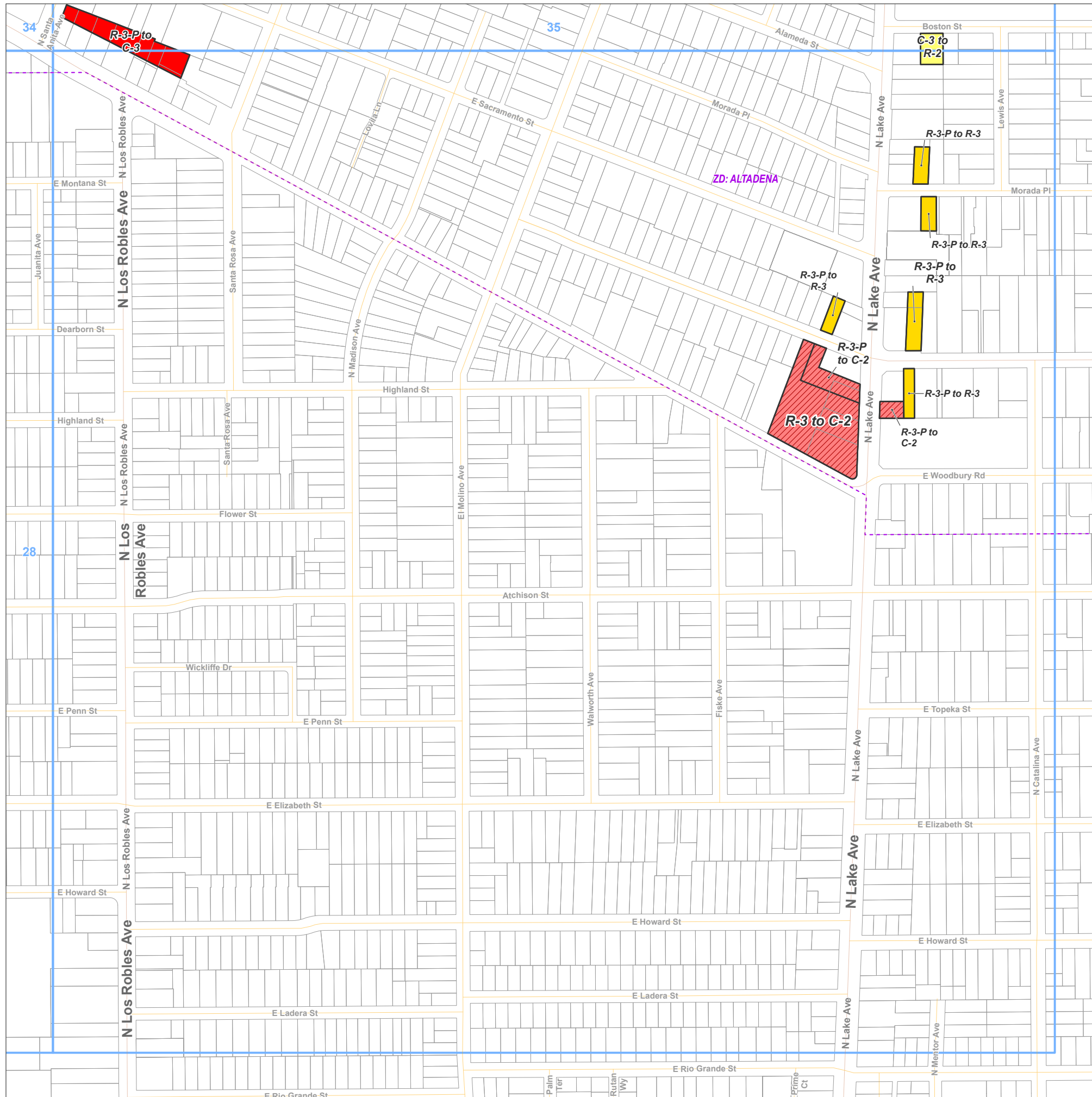
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0 200 400 Feet

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena



Zone Change

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial

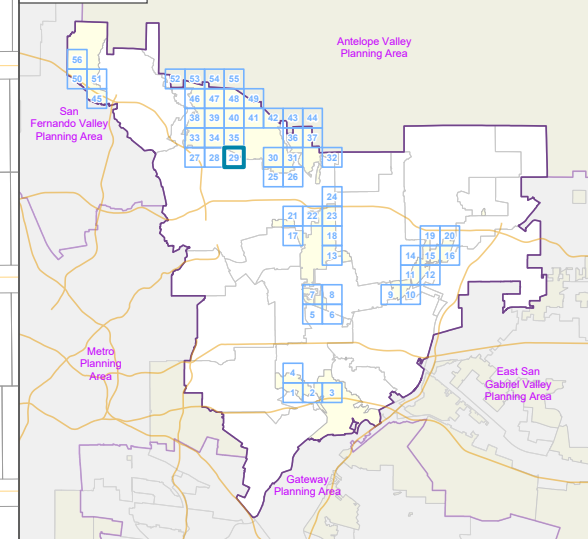
Base Layers

- Zoned District
- Parcels
- Map Series Grid

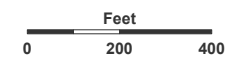
Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



LOS ANGELES COUNTY
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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

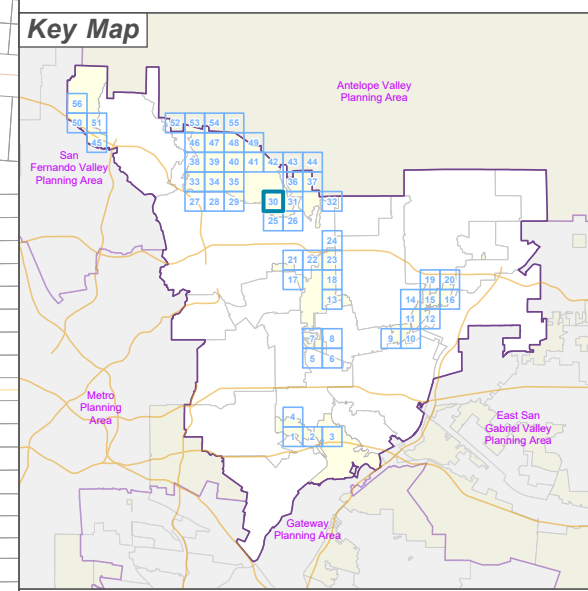
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence


Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley






LA COUNTY
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Feet

0 200 400


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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,
Northeast Pasadena


Zone Change

 C-2 - Neighborhood Business

Base Layers


 Zoned District

 Parcels

 Map Series Grid

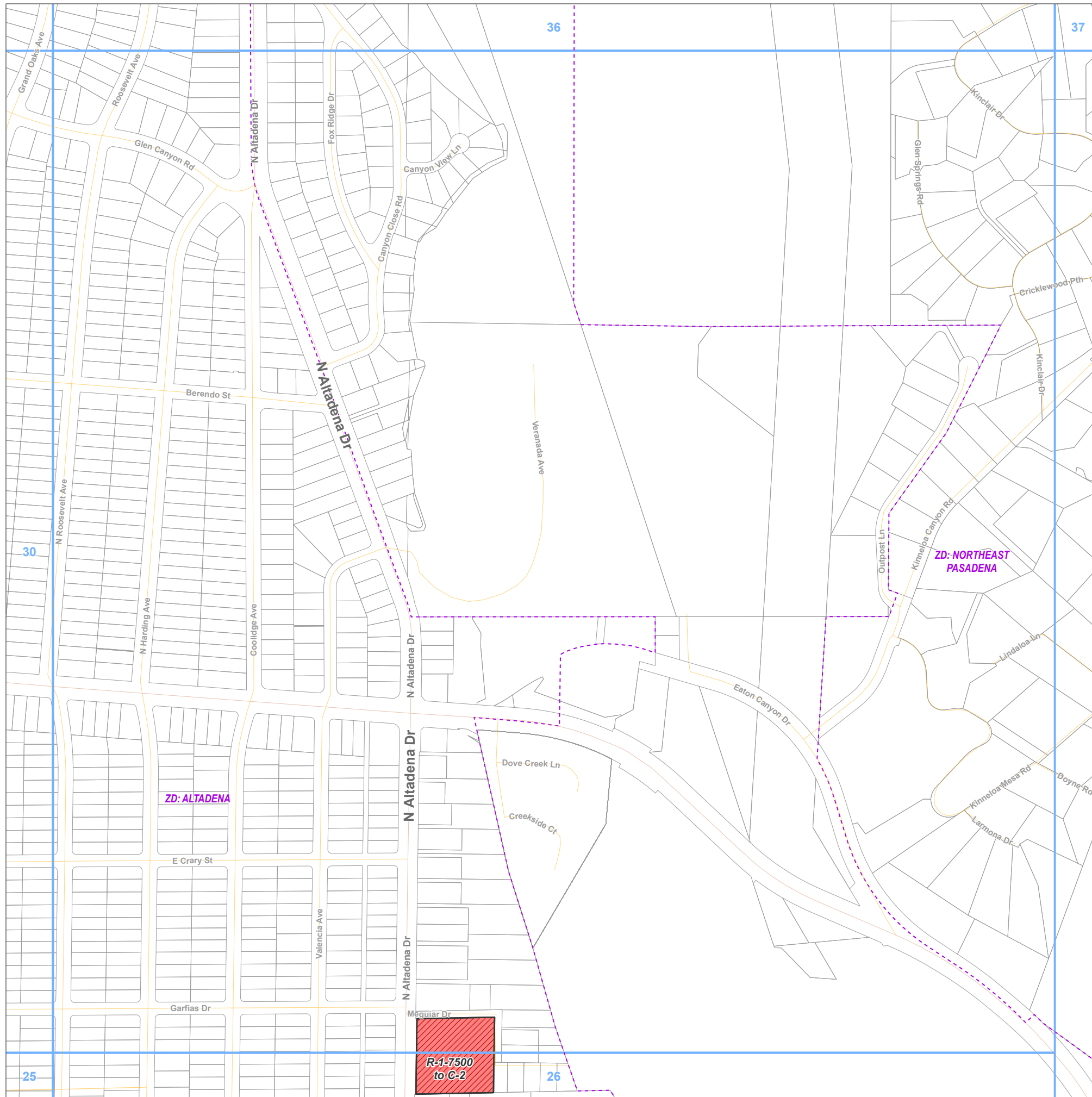
Street Types

 Primary

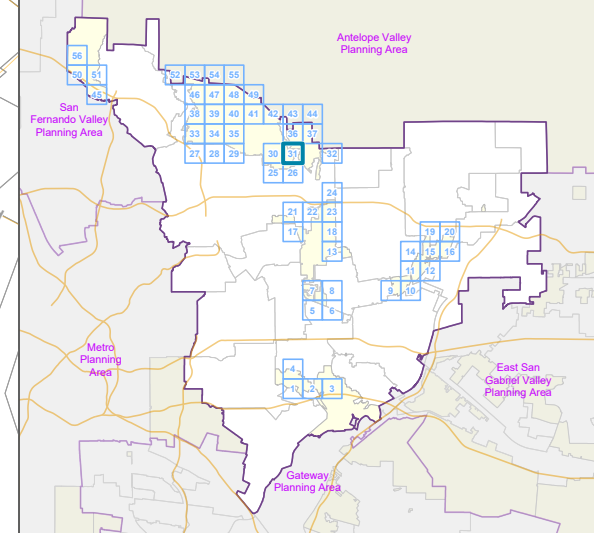
 Secondary

 Minor

 Alley

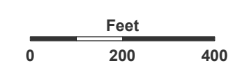


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena


Zone Change

 O-S - Open Space

Base Layers

 Zoned District

 Parcels

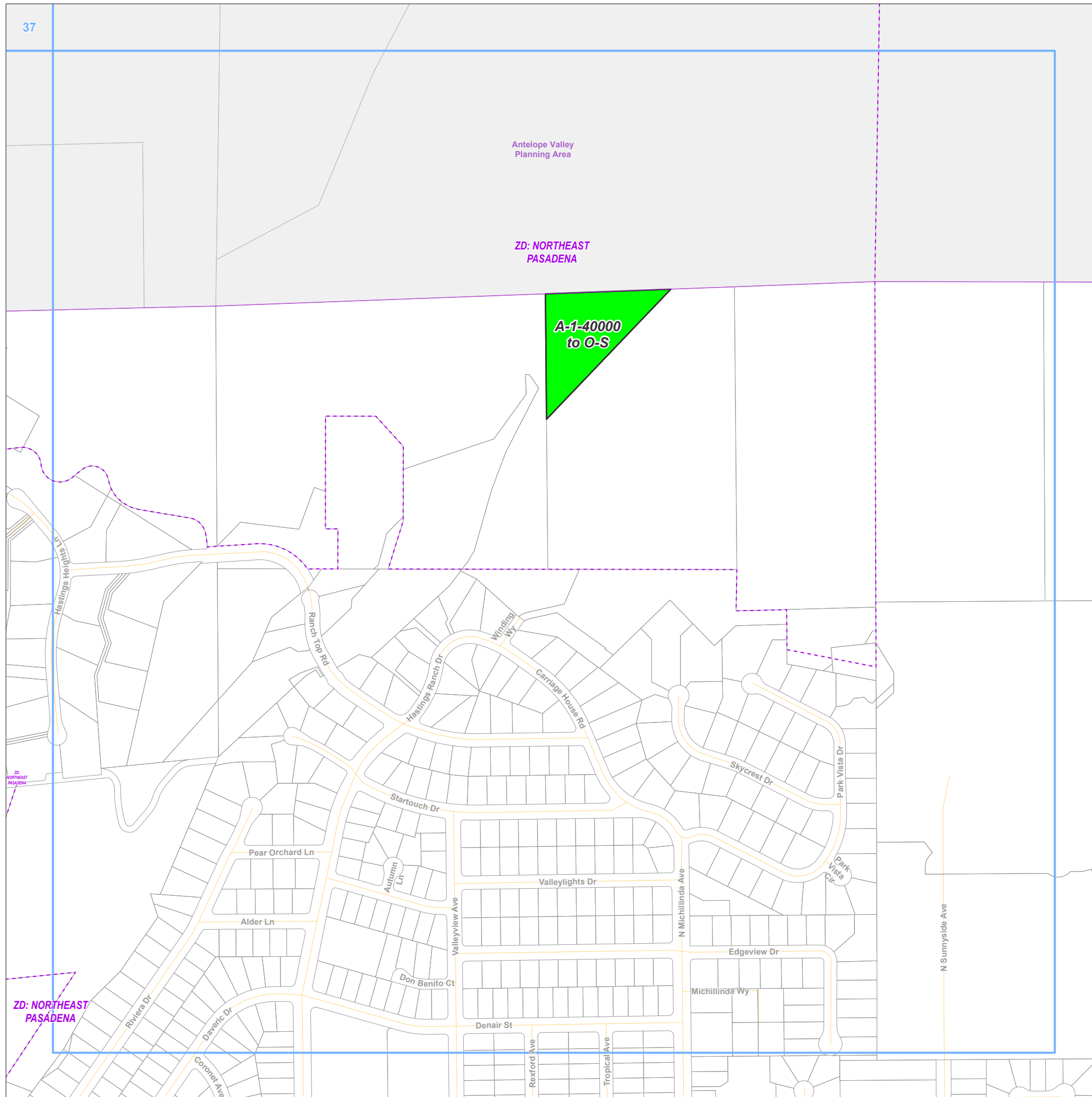
 Map Series Grid

 Surrounding Planning Area

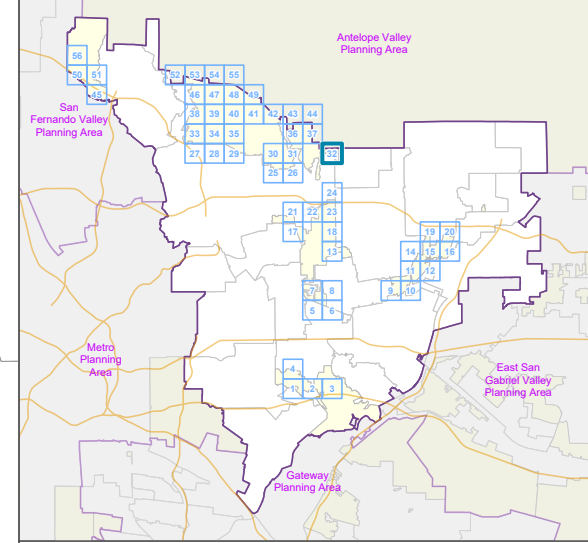
Street Types

 Minor

 Alley

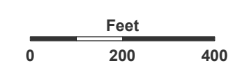


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

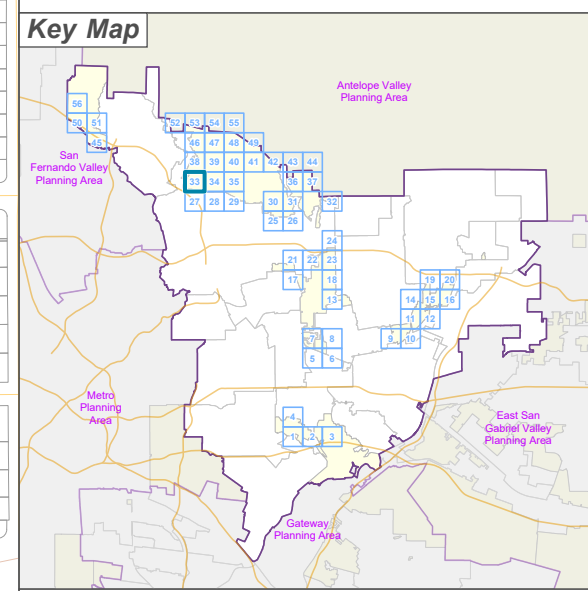
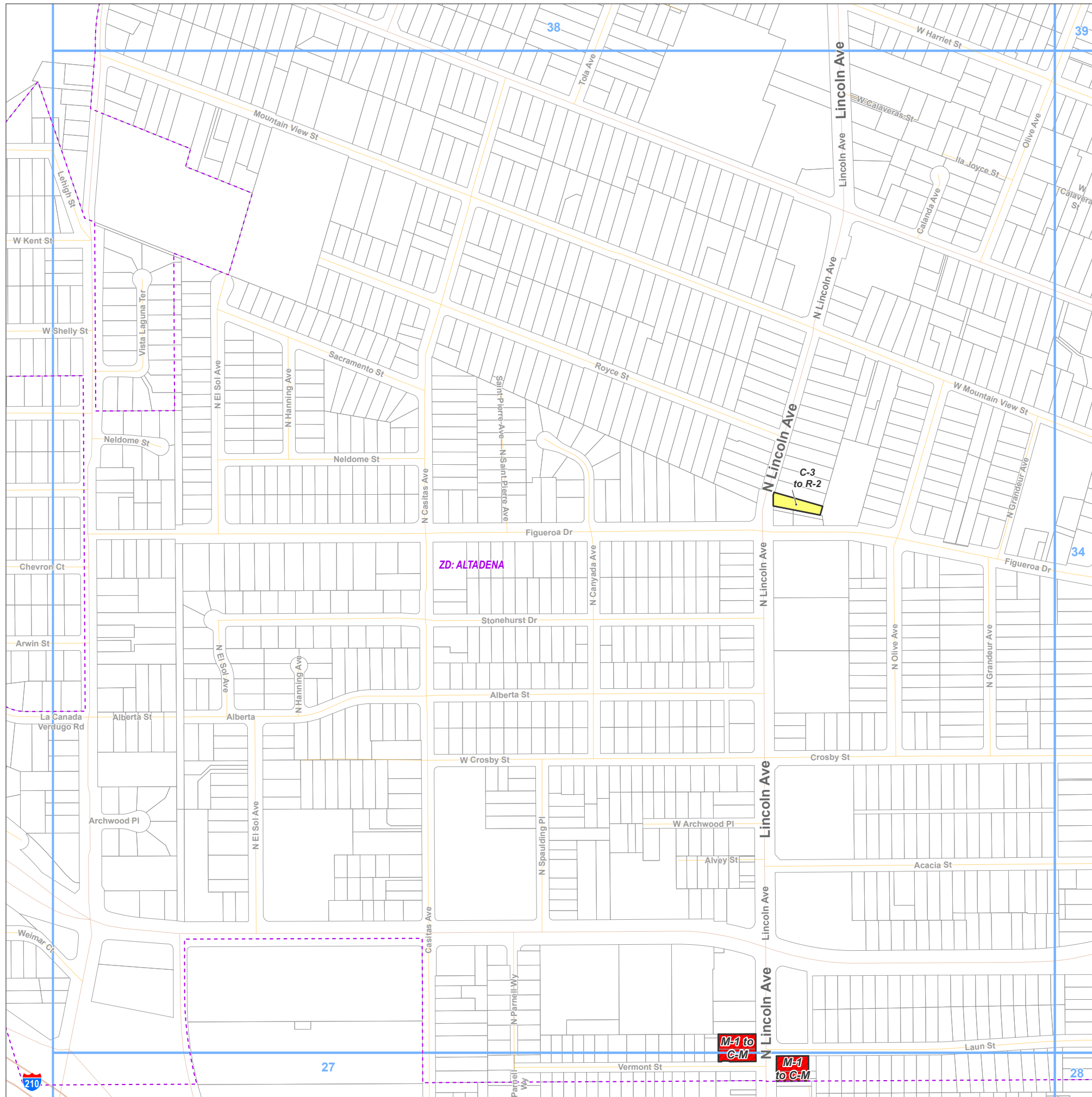
- R-2 - Two-Family Residence
- C-M - Commercial Manufacturing

Base Layers

- Zoned District
- Parcels
- Map Series Grid

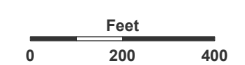
Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Medium Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial
- O-S - Open Space

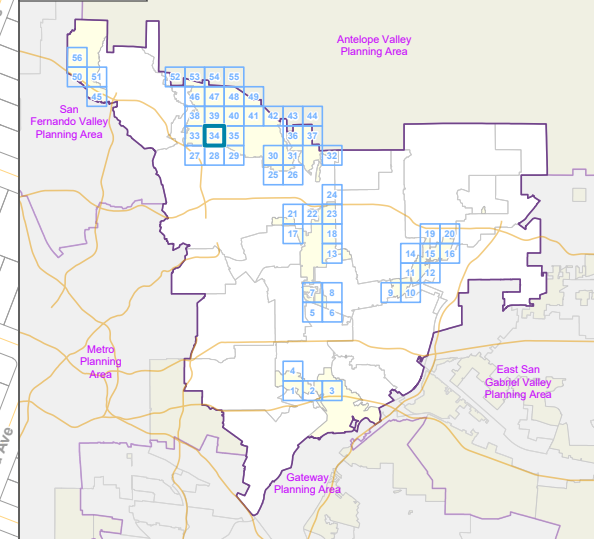
Base Layers

- Zoned District
- Parcels
- Map Series Grid

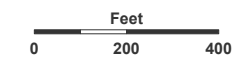
Street Types

- Primary
- Secondary
- Minor

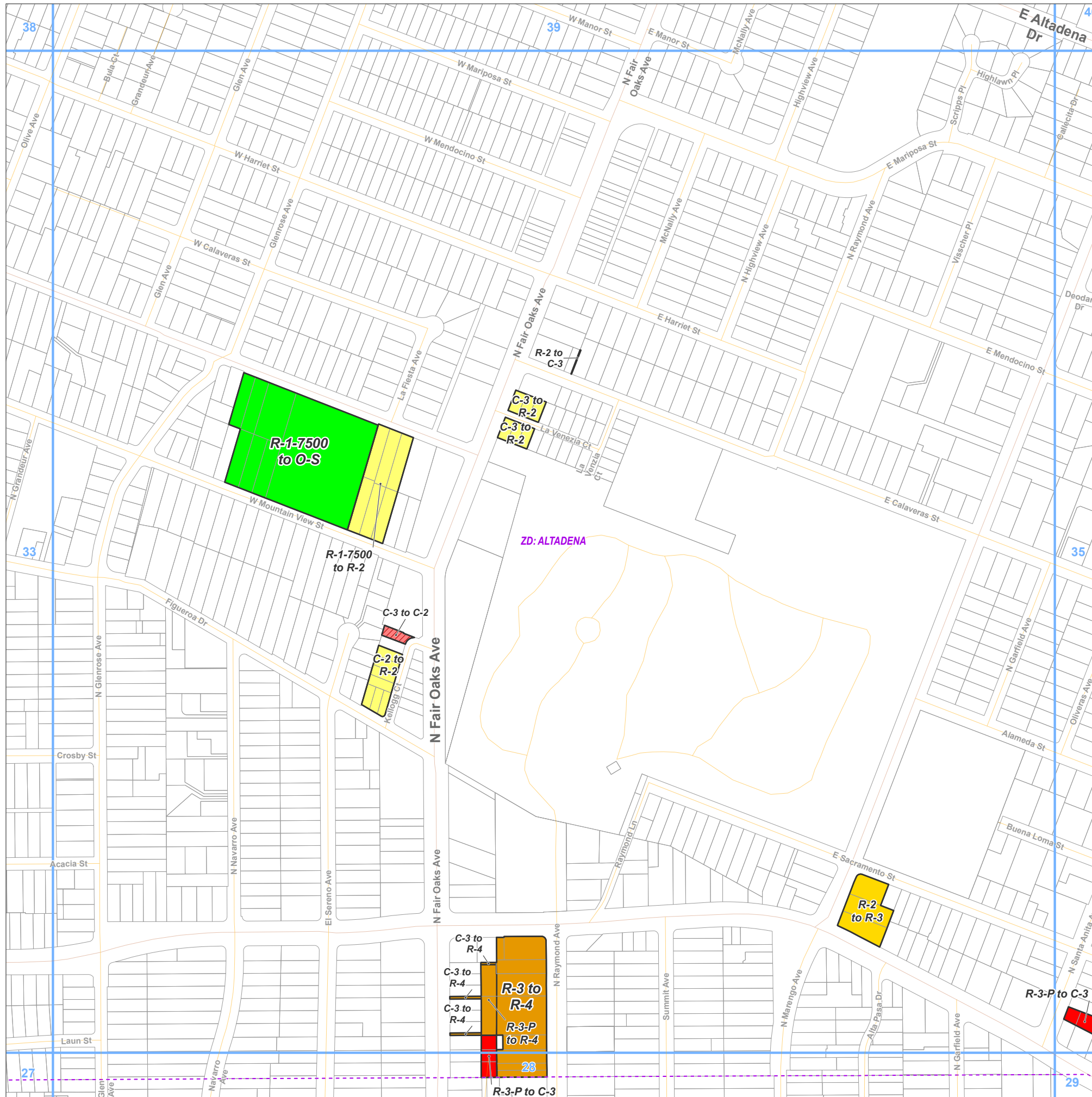
Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone 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

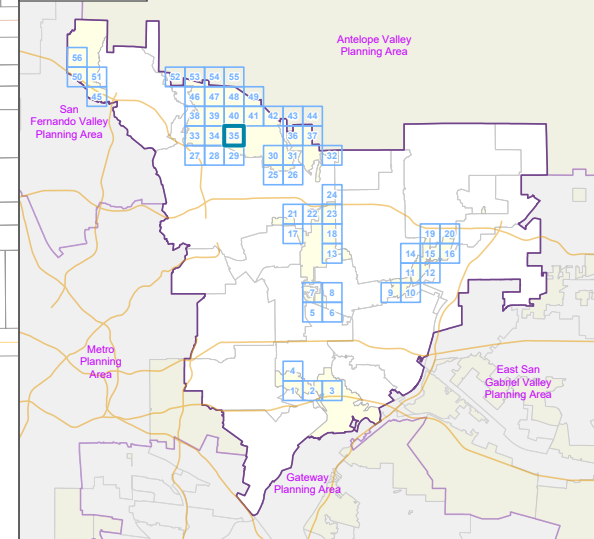
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

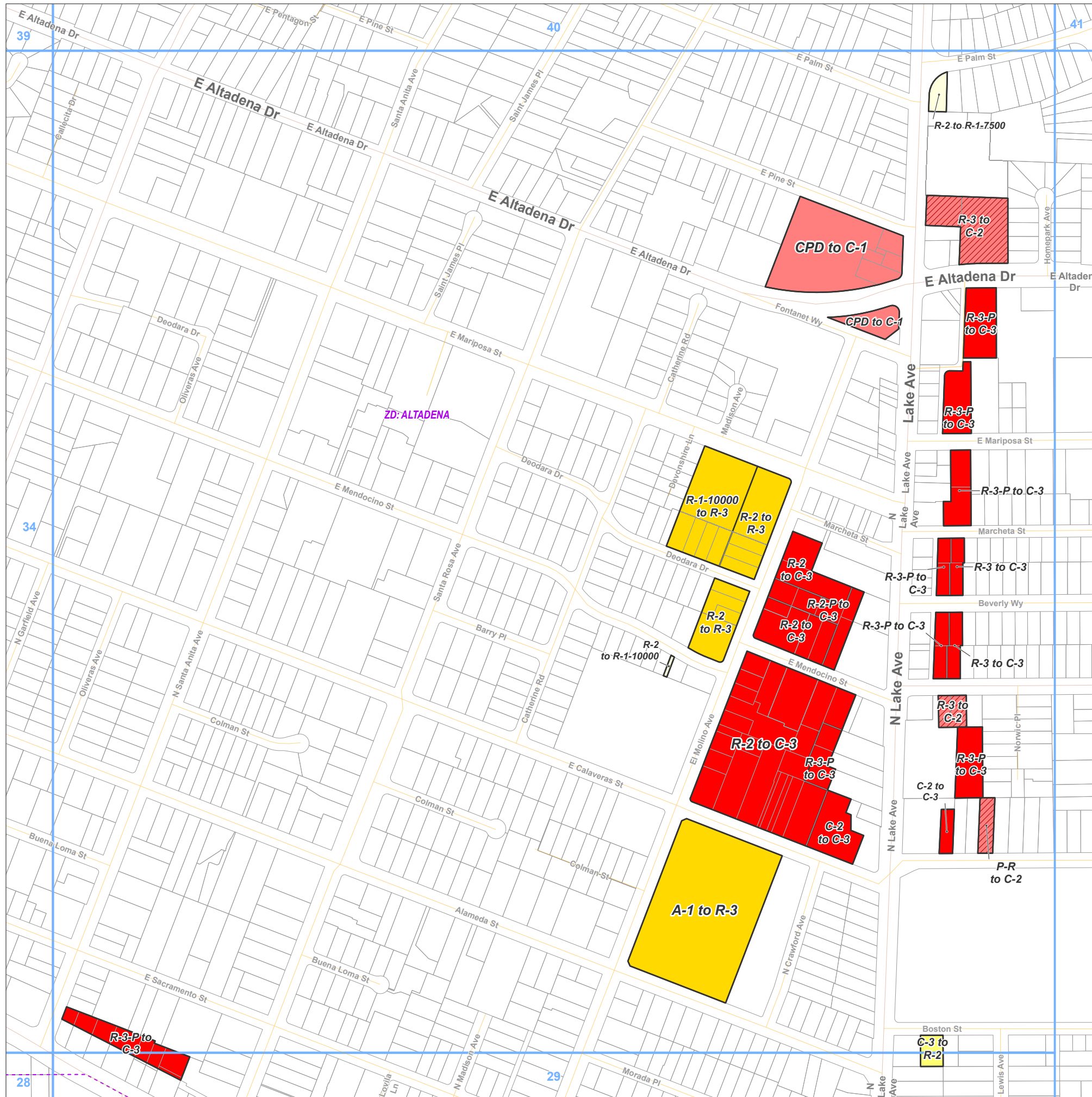
Key Map



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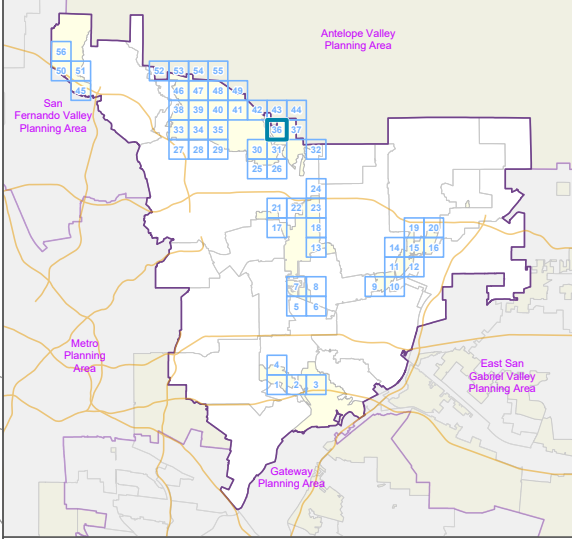
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- Zone Change**
 O-S - Open Space
- Base Layers**
 Zoned District
 Parcels
 Map Series Grid
 Surrounding Planning Area
- Street Types**
 Primary
 Minor

Key Map

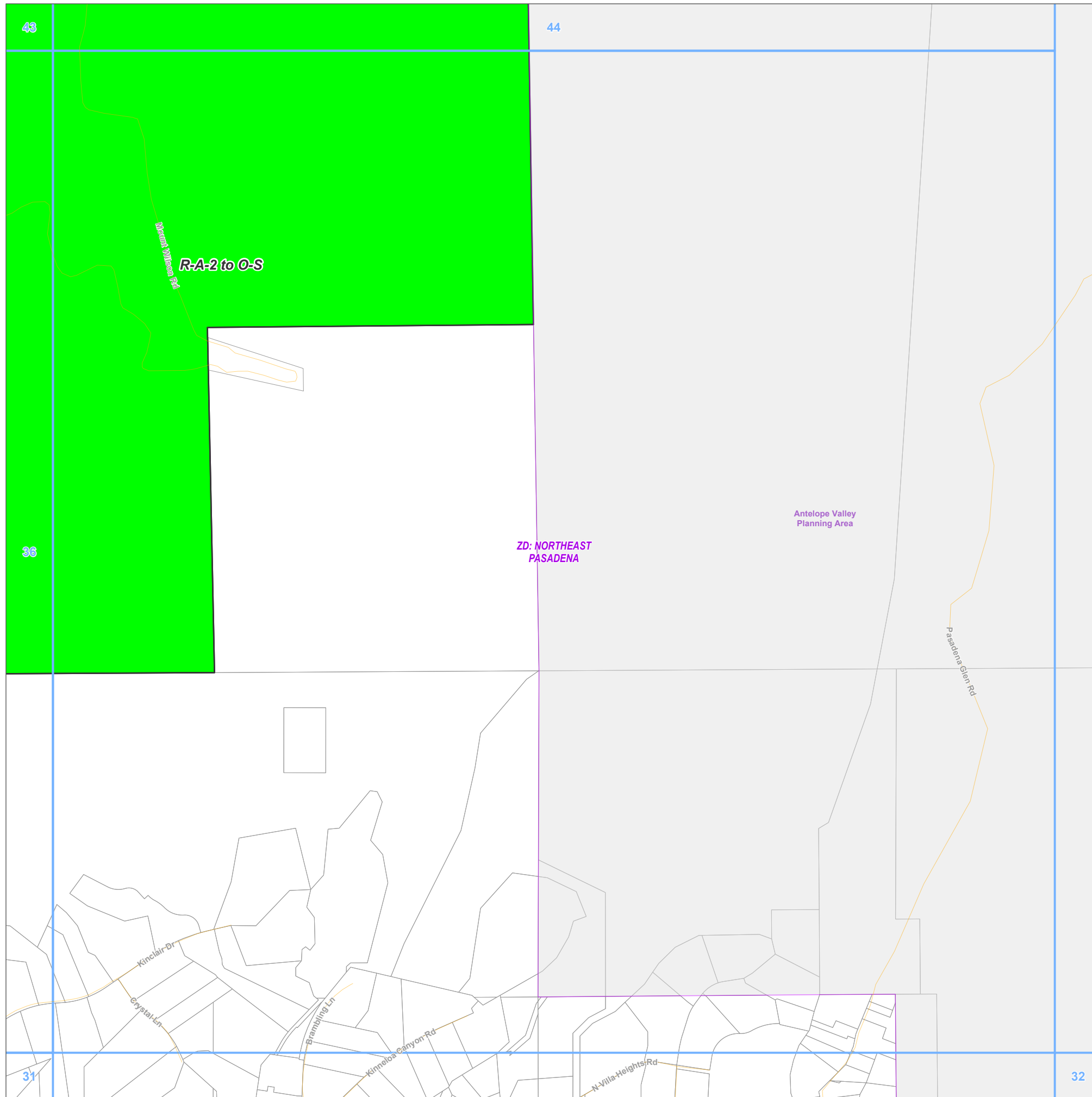


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LA COUNTY
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Feet
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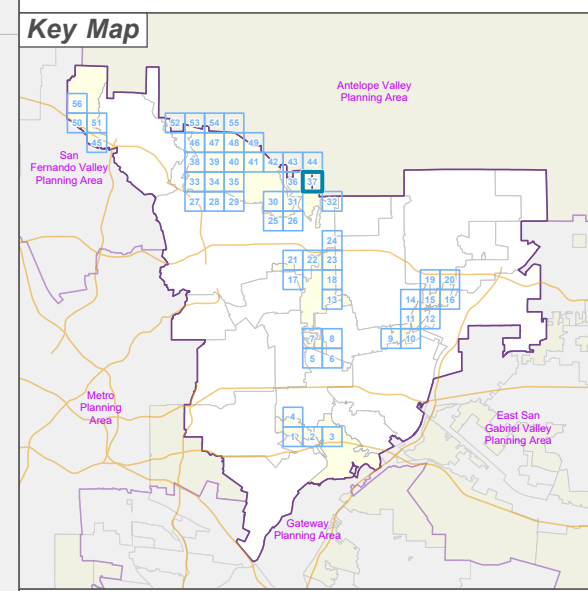
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Zone Change
■ O-S - Open Space

Base Layers
 Zoned District
 Parcels
 Map Series Grid
 Surrounding Planning Area

Street Types
— Minor



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0 200 400 Feet

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

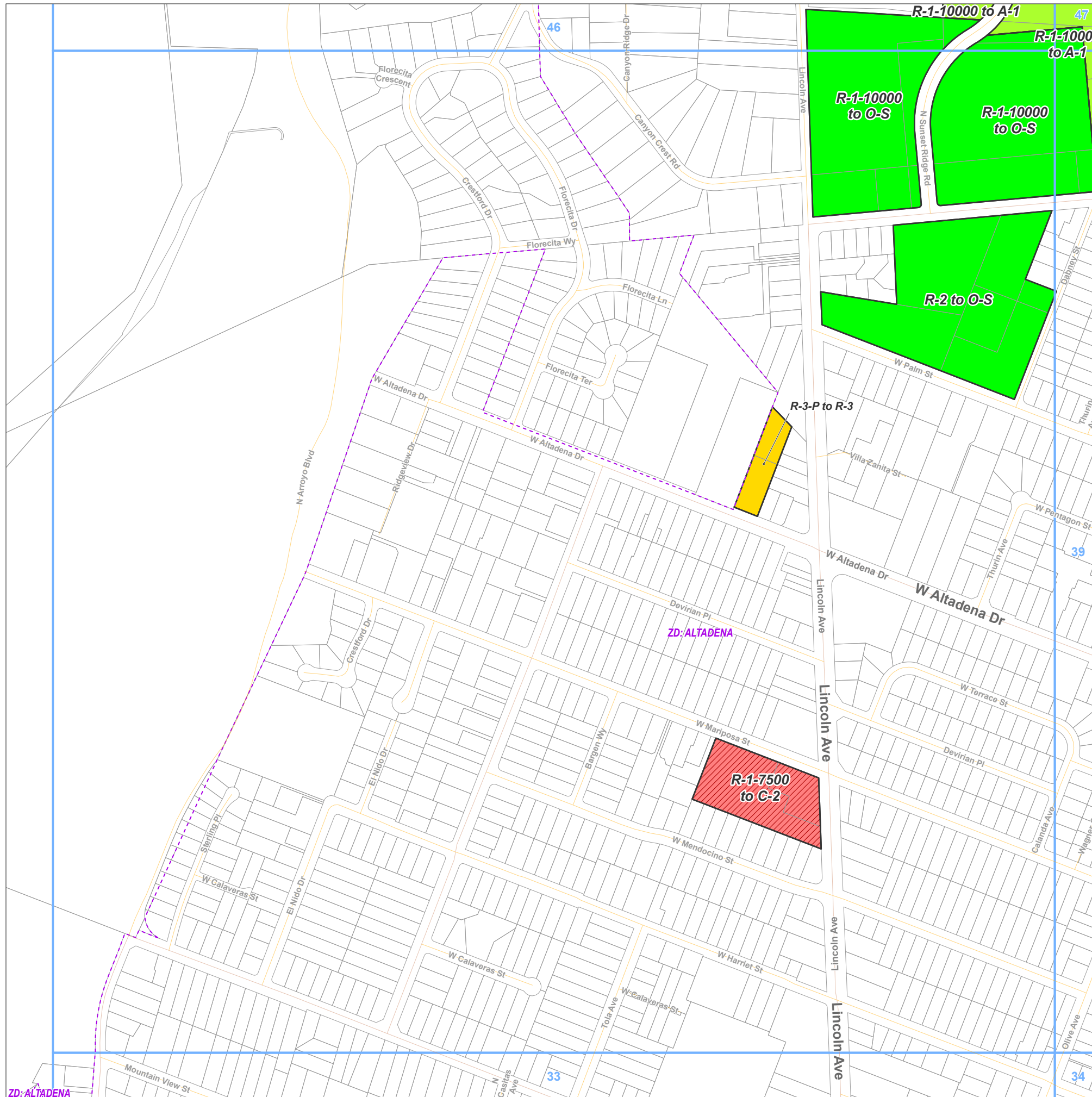
- A-1 - Light Agriculture
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- O-S - Open Space

Base Layers

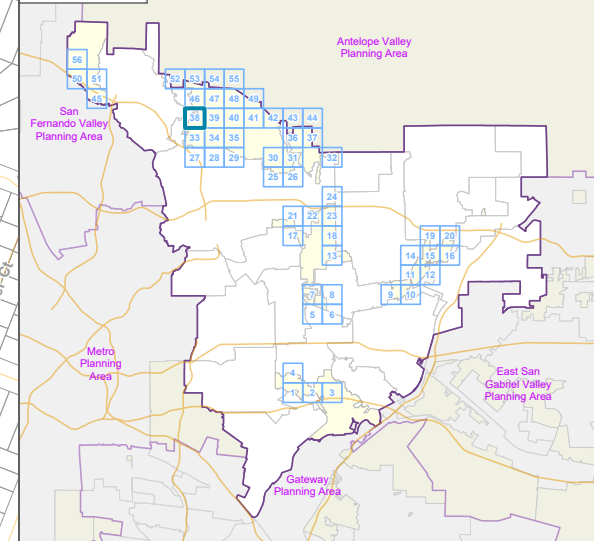
- Zoned District
- Parcels
- Map Series Grid

Street Types

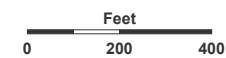
- Primary
- Secondary
- Minor



Key Map

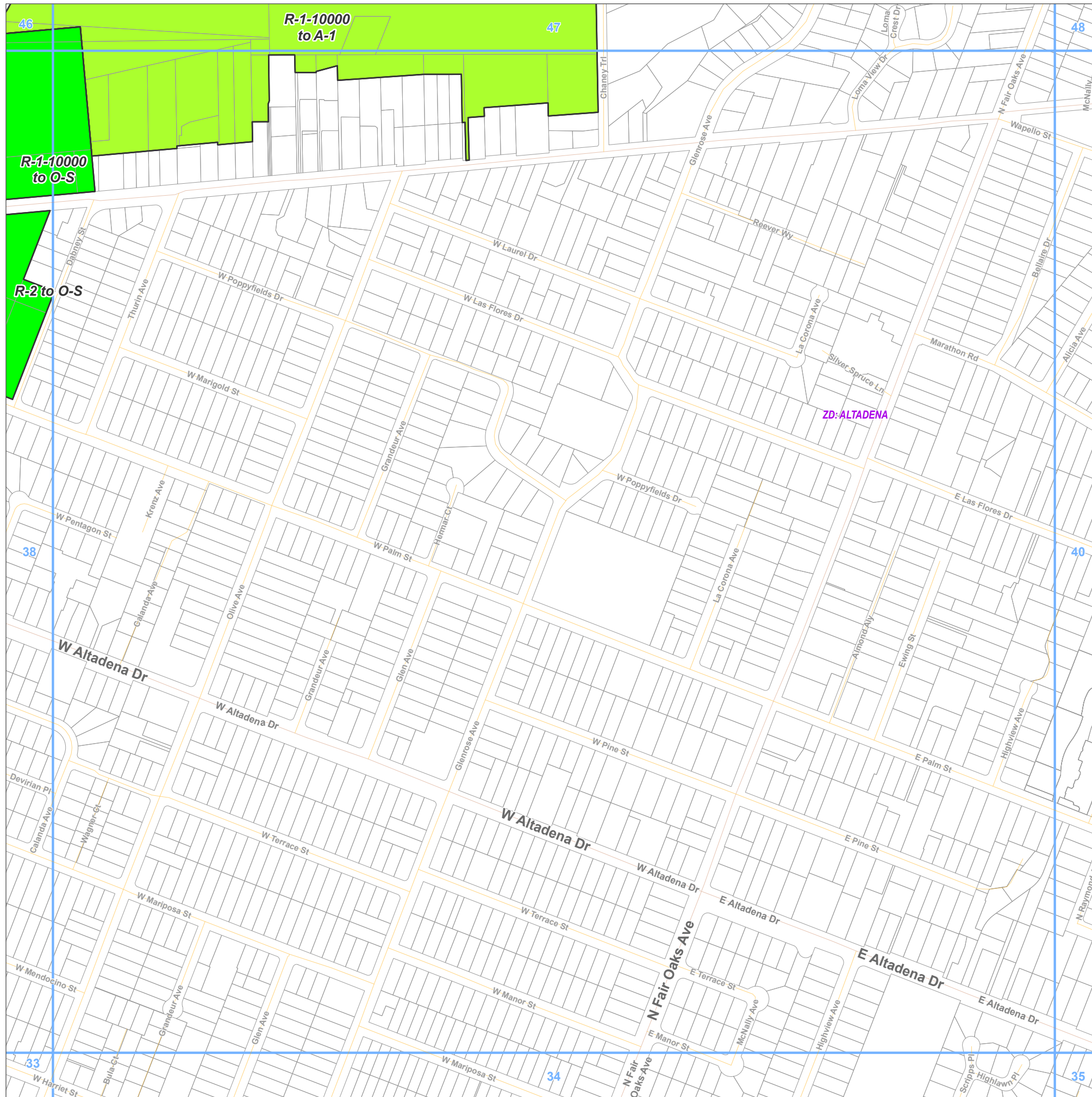


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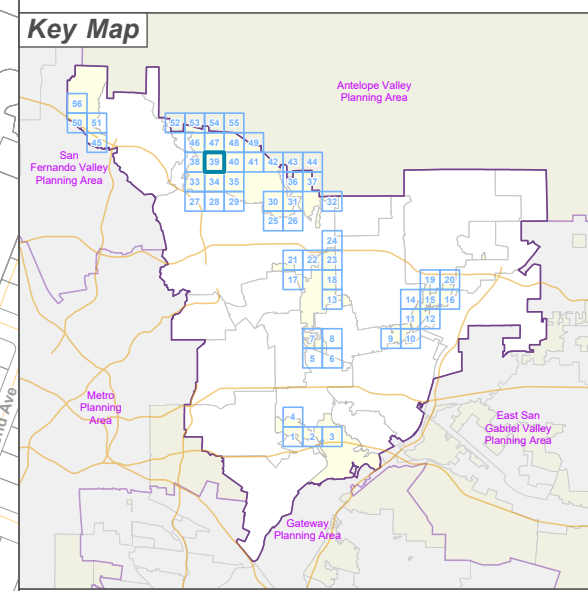



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ZD: ALTADENA



- Zone Change**
- A-1 - Light Agriculture
 - O-S - Open Space
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor






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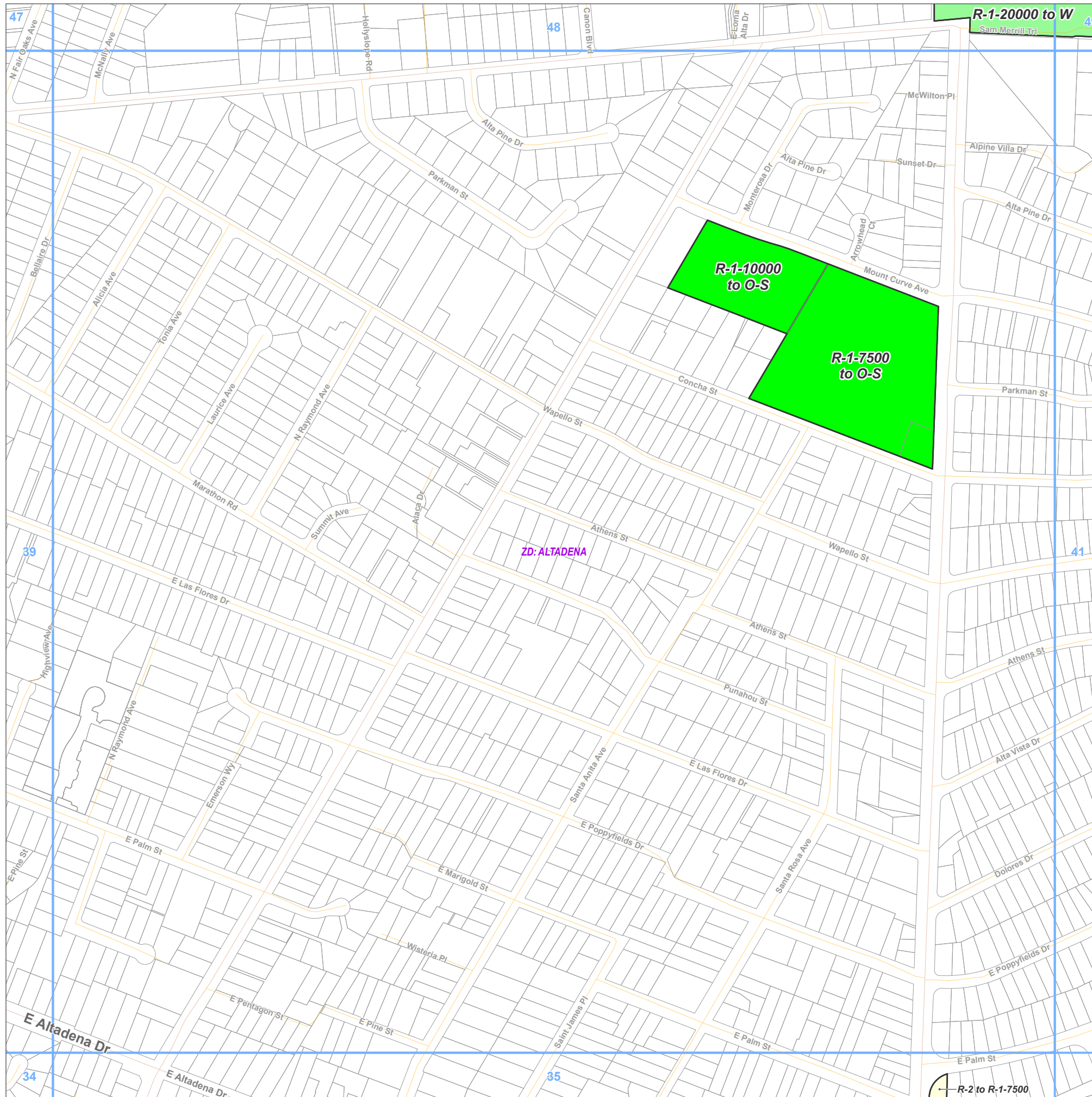
LOS ANGELES COUNTY
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Feet

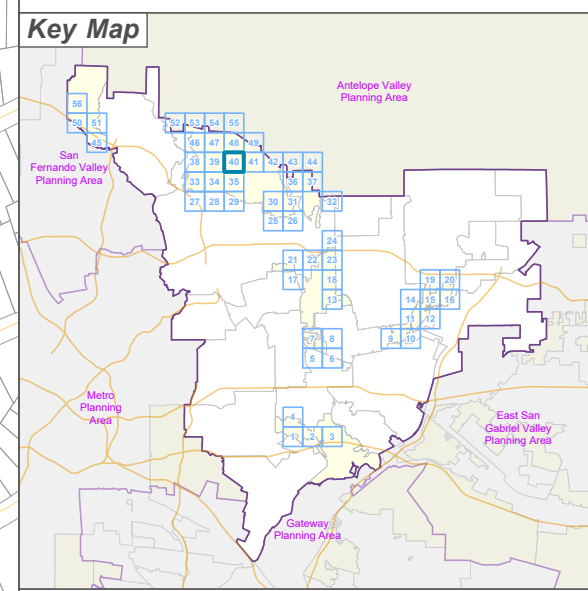
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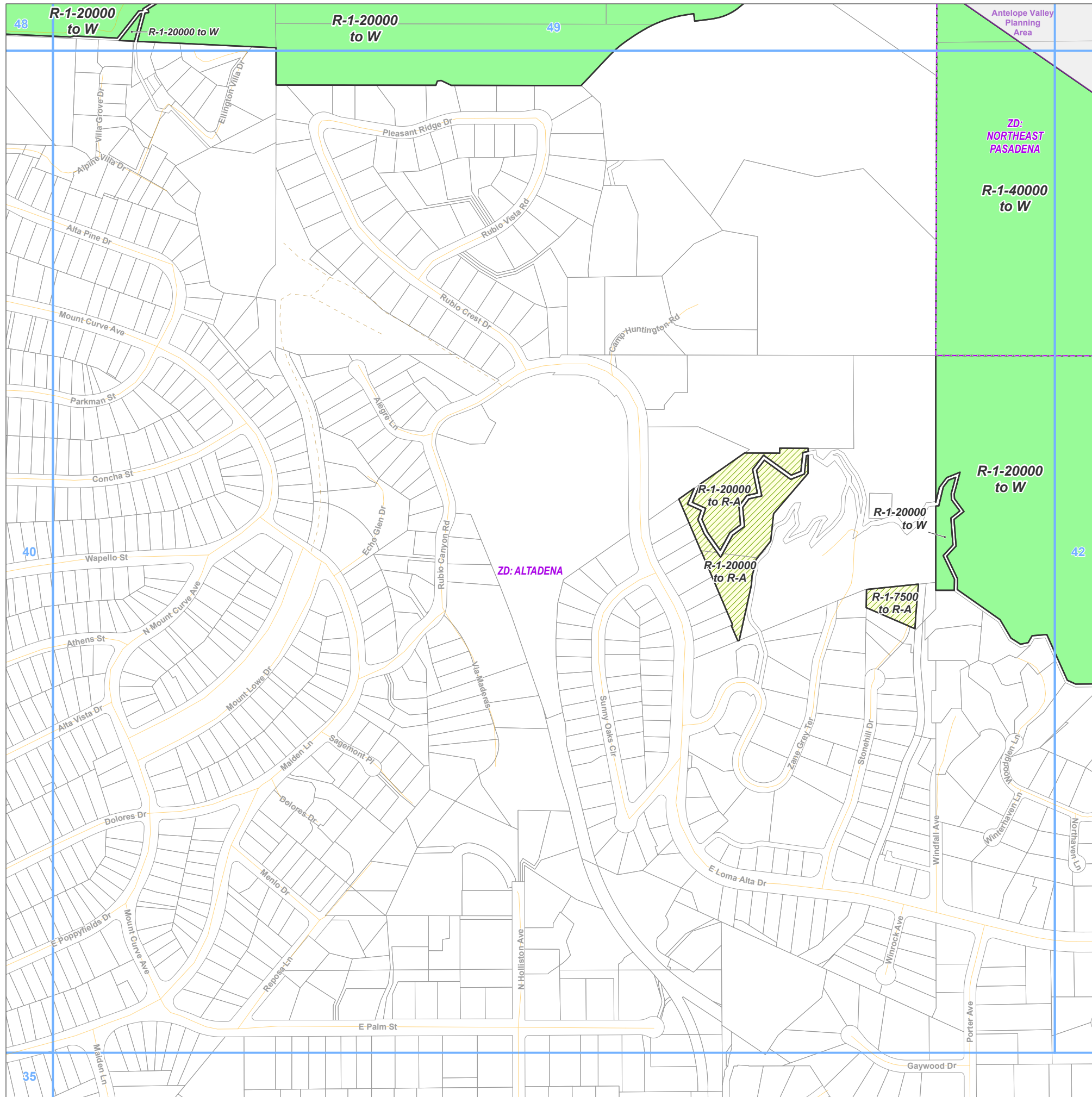
- Zone Change**
- R-1 - Single-Family Residence
 - O-S - Open Space
 - W - Watershed
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley



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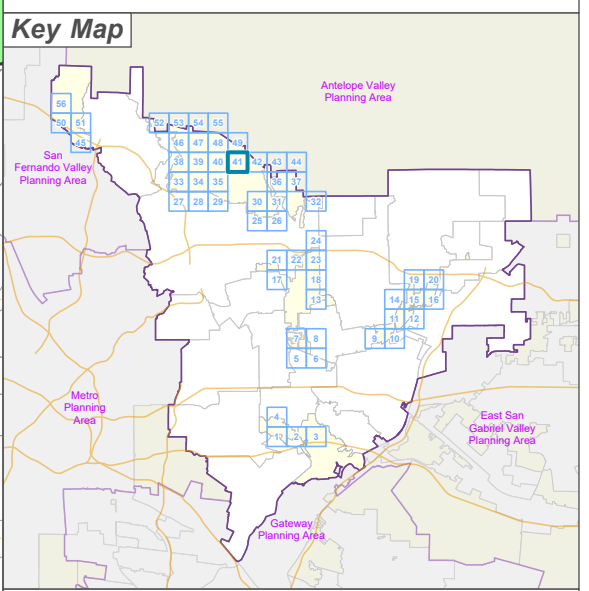
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Los Angeles County
**West San Gabriel Valley Planning Area
 Zone Changes**
 Zoned District(s): Altadena,
 Northeast Pasadena
 Page 41 of 56

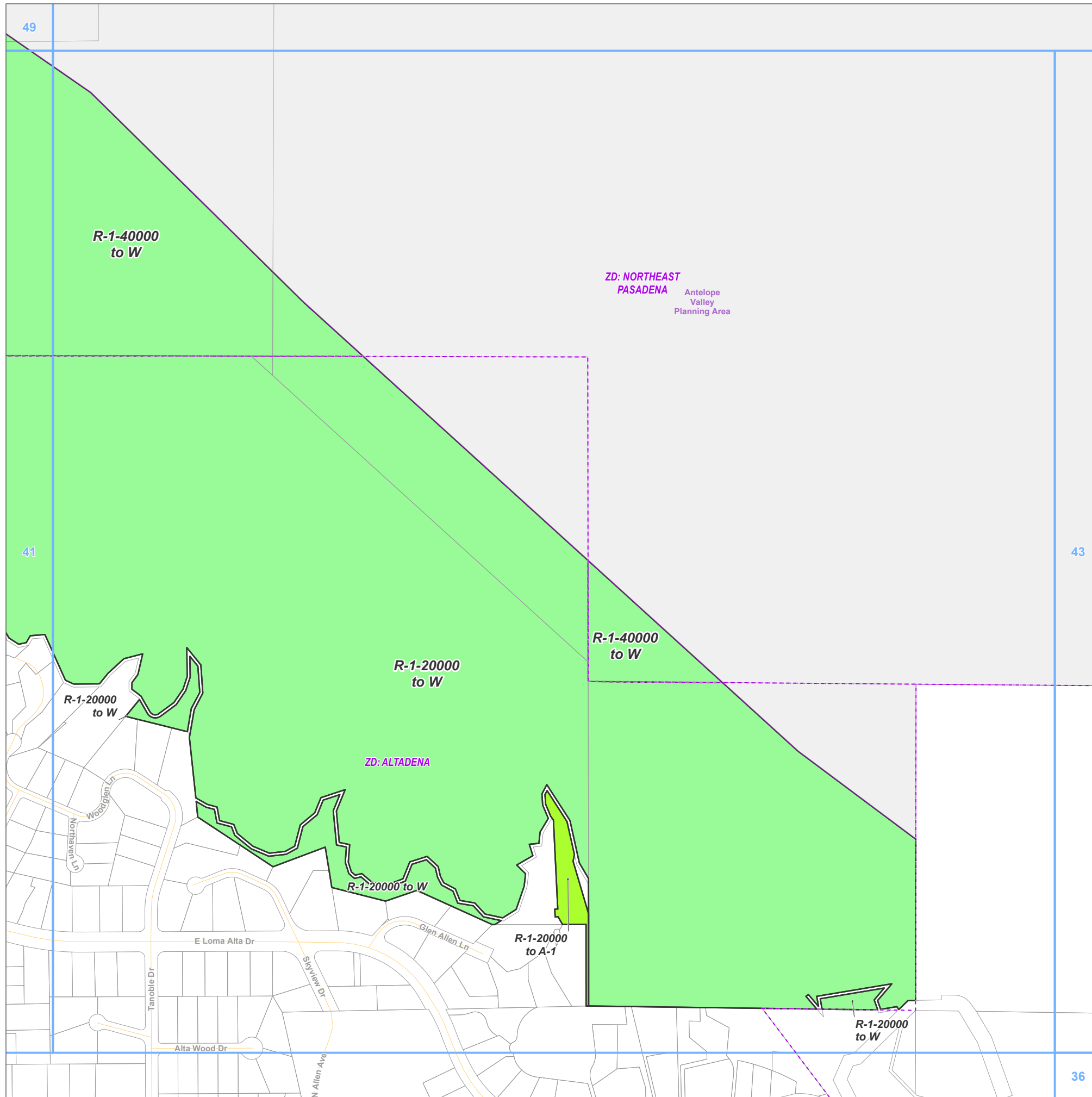
- Zone Change**
- R-A - Residential Agricultural
 - W - Watershed
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
 - Surrounding Planning Area
- Street Types**
- Minor
 - Trail



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Feet
 0 200 400

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Zone Change

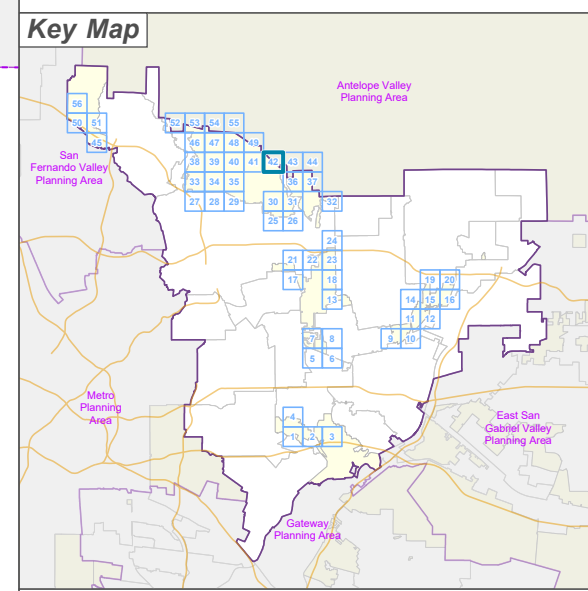

- A-1 - Light Agriculture
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area


Street Types

- Minor

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Feet
 0 200 400




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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena


Zone Change

 O-S - Open Space

Base Layers

 Zoned District

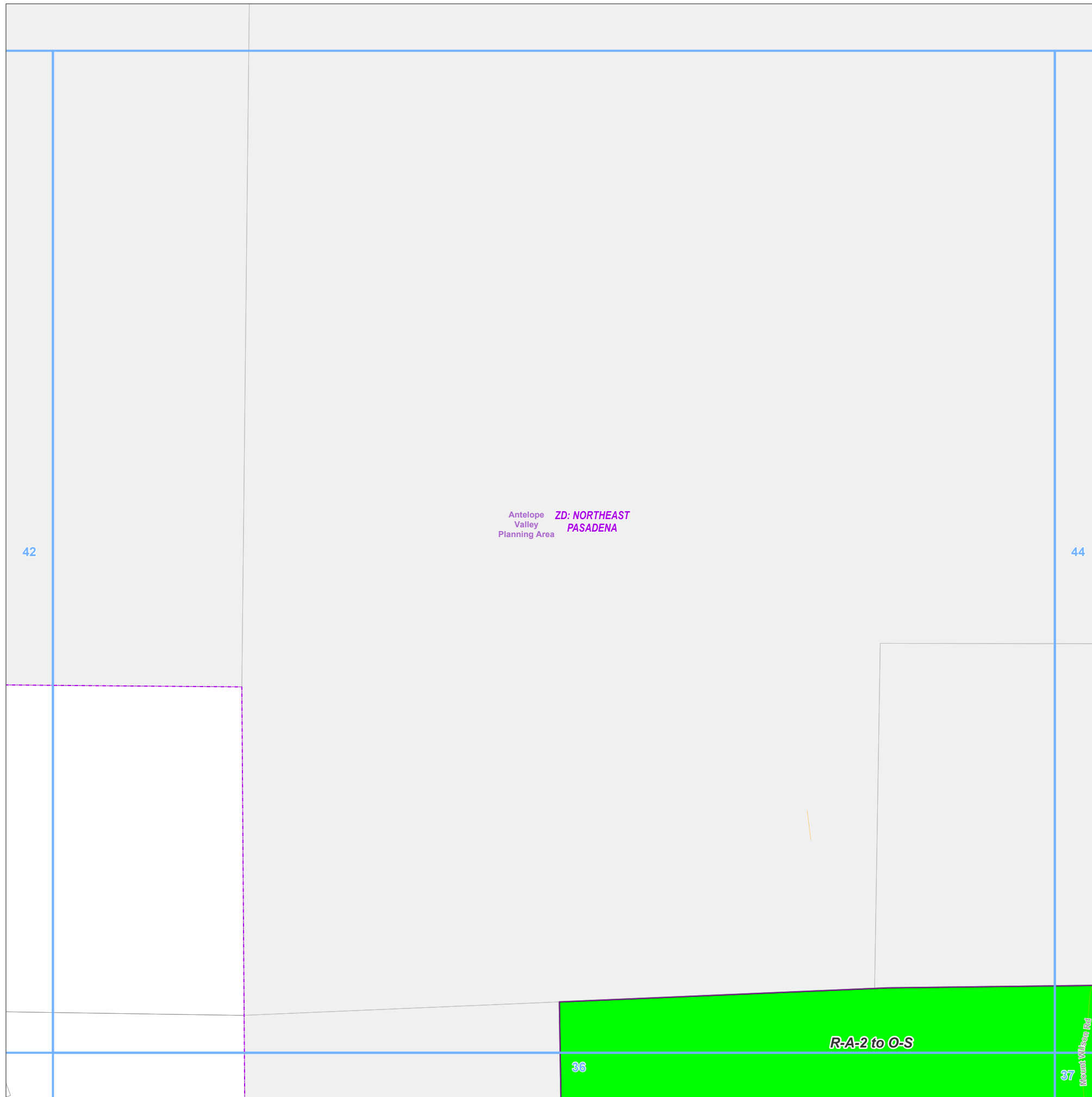
 Parcels

 Map Series Grid

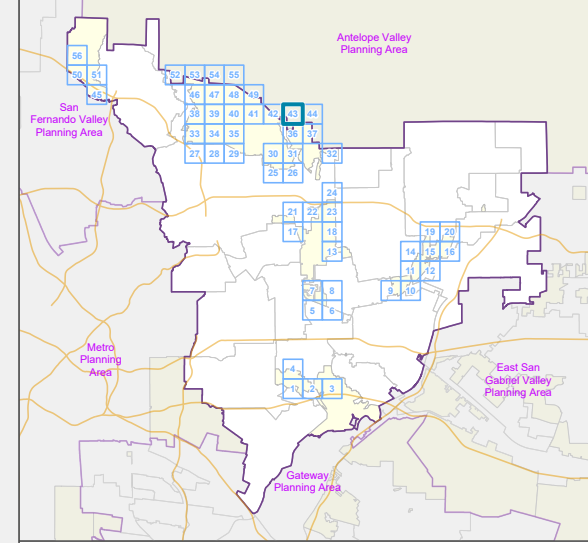
 Surrounding Planning Area

Street Types

 Minor



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena


Zone Change

 O-S - Open Space

Base Layers

 Zoned District

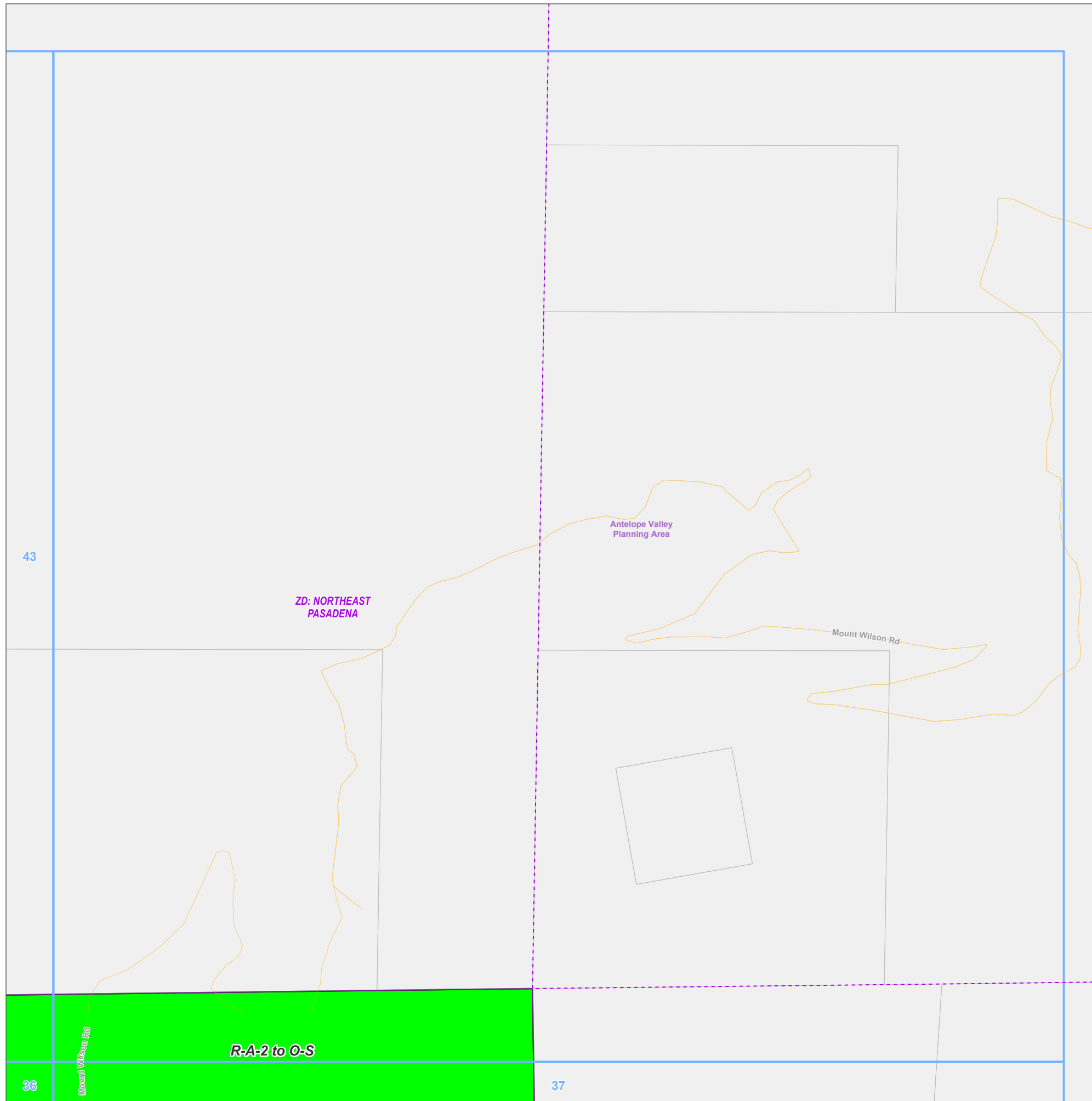
 Parcels

 Map Series Grid

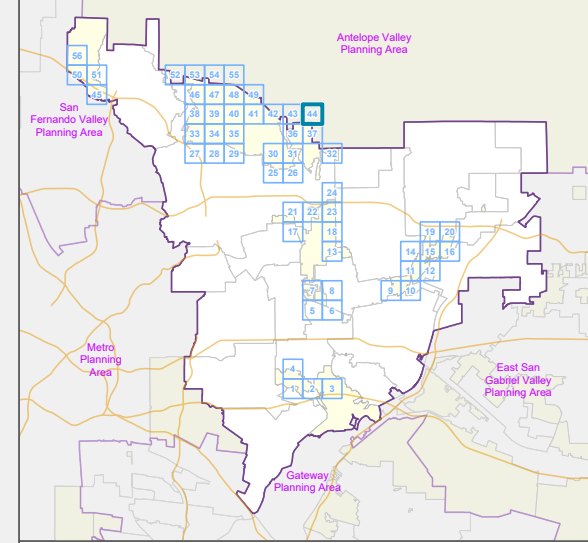
 Surrounding Planning Area

Street Types

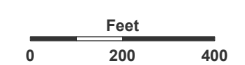
 Minor



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Montrose

Zone Change

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

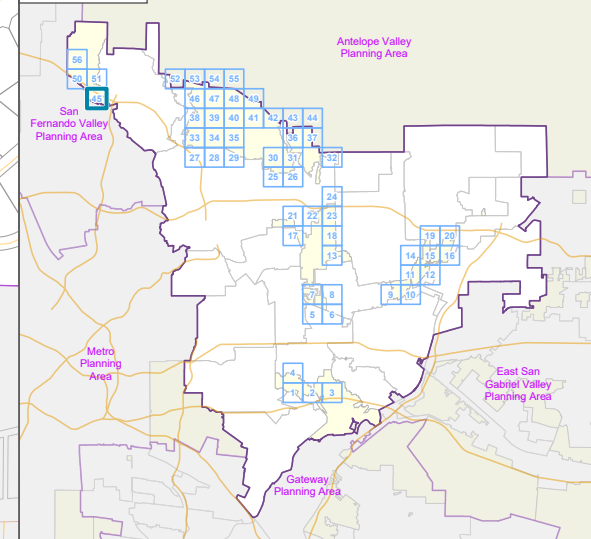
Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

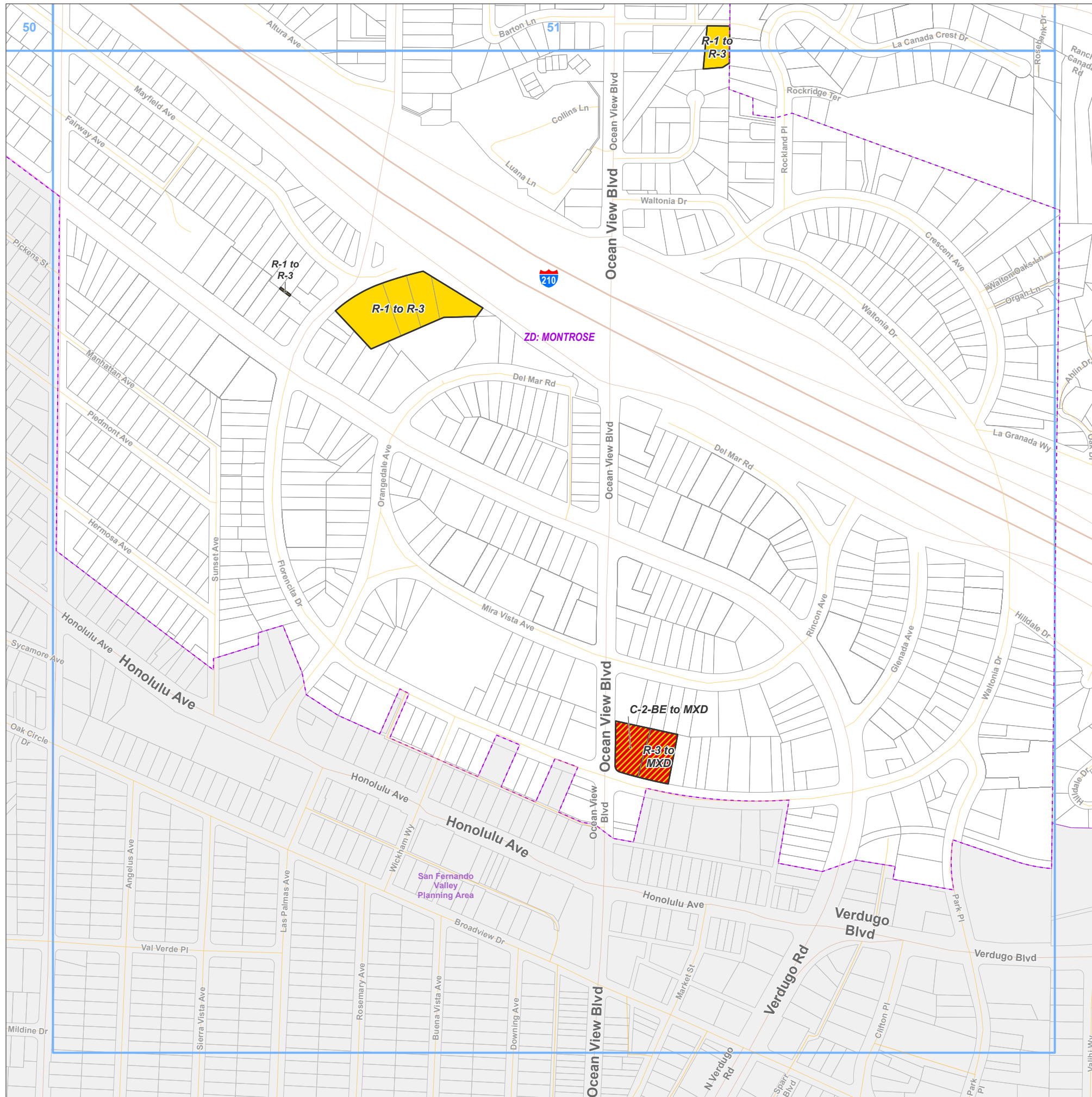
Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

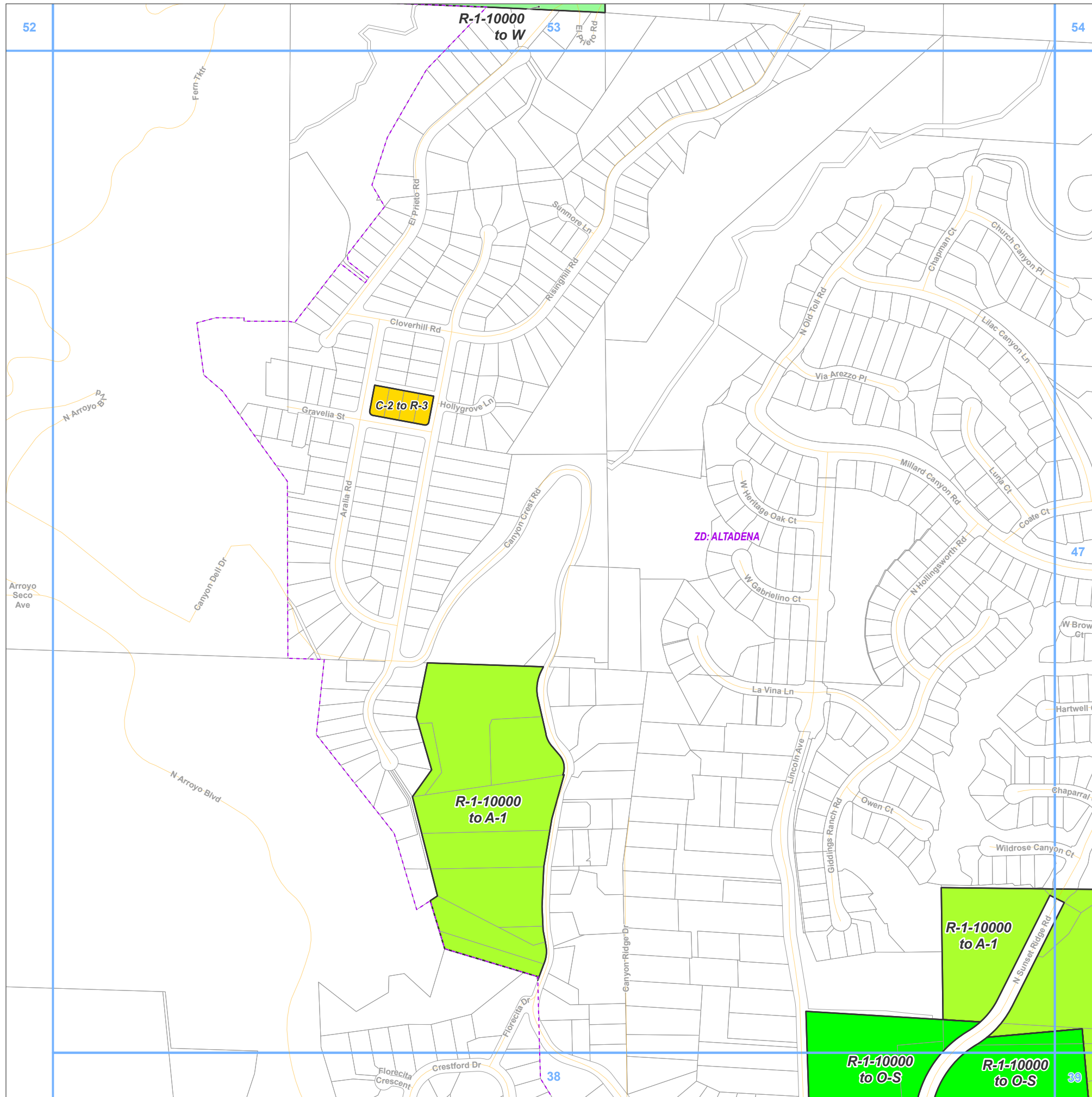
- A-1 - Light Agriculture
- R-3 - Limited Density Multiple Residence
- O-S - Open Space
- W - Watershed

Base Layers

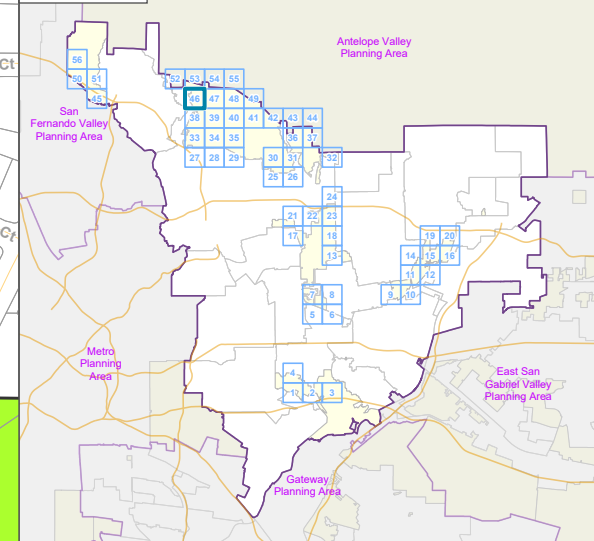
- Zoned District
- Parcels
- Map Series Grid

Street Types

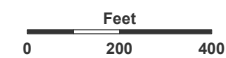
- Minor
- Trail



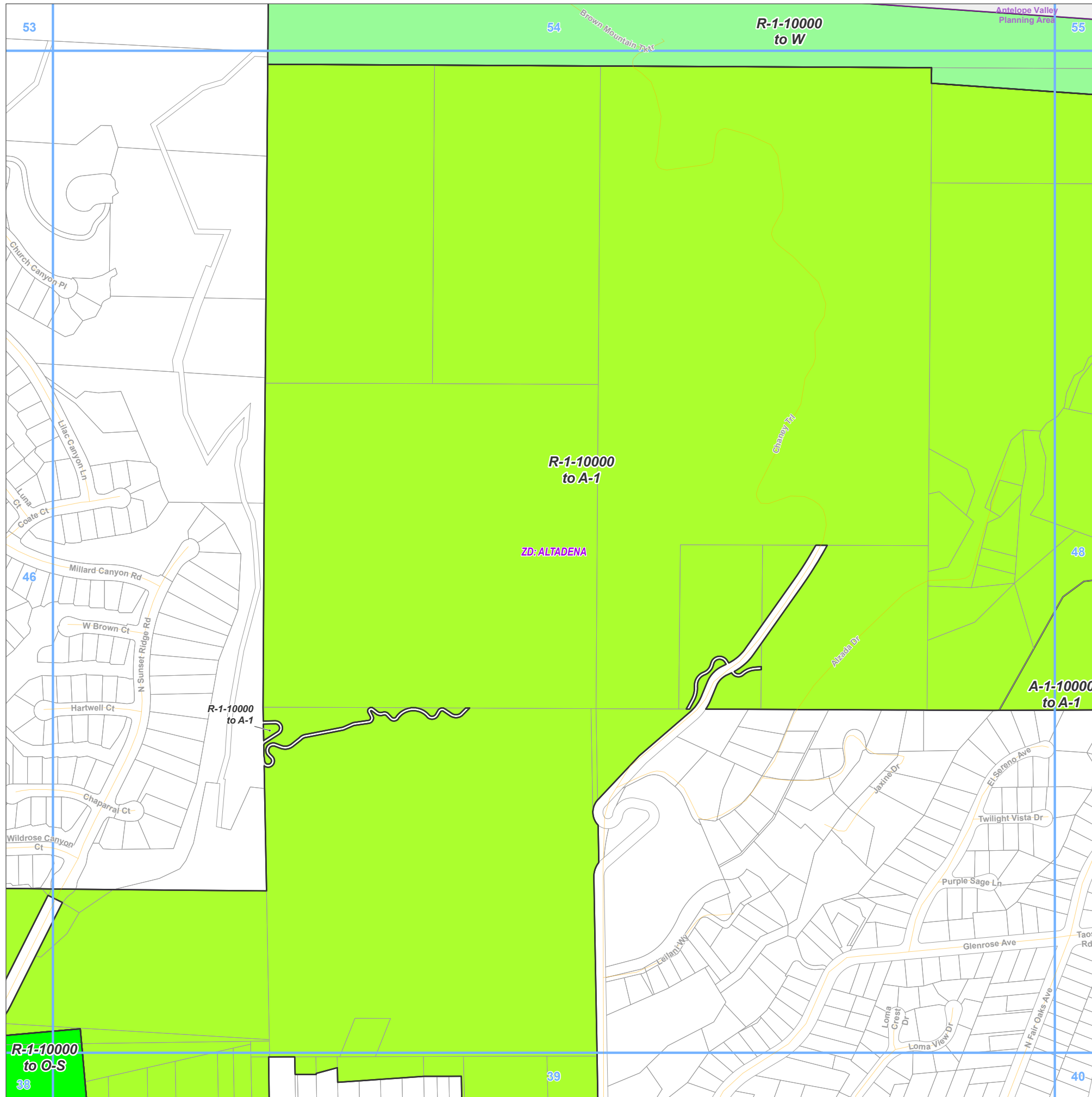
Key Map



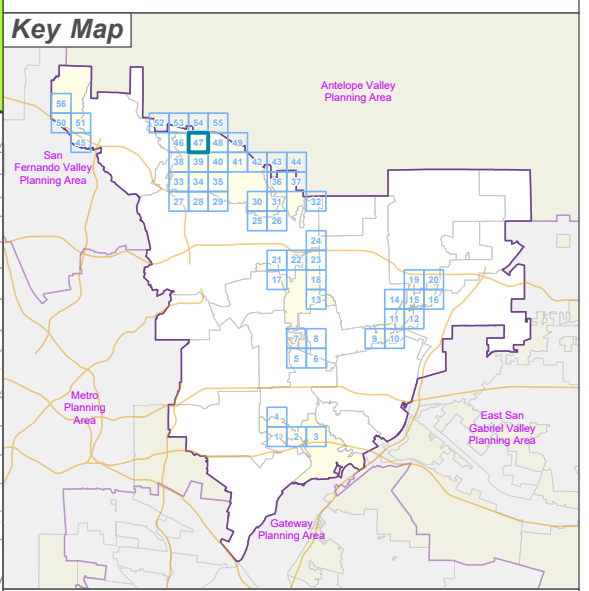
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- Zone Change**
- A-1 - Light Agriculture
 - O-S - Open Space
 - W - Watershed
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
 - Surrounding Planning Area
- Street Types**
- Minor






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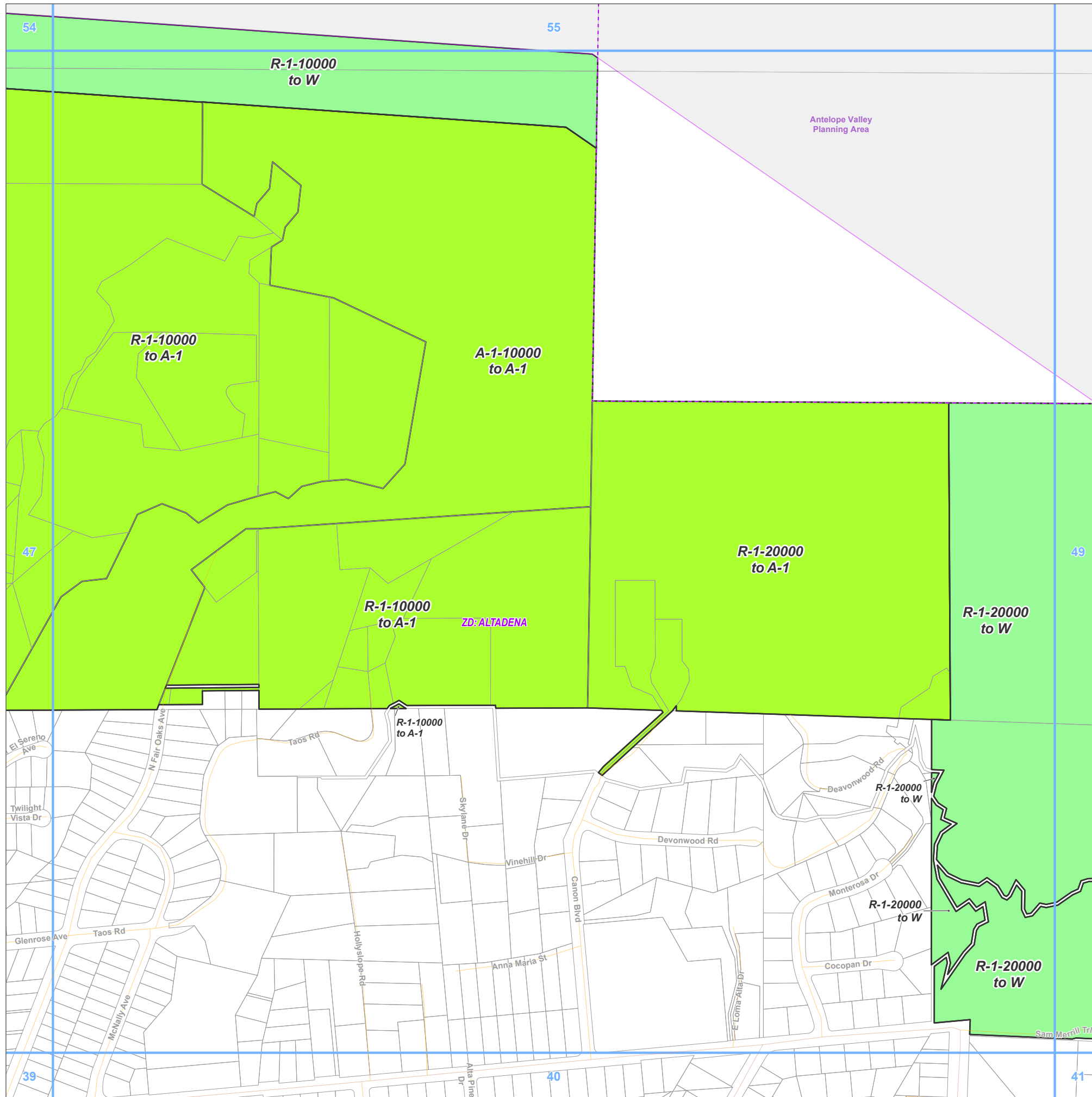
LOS ANGELES COUNTY
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Feet

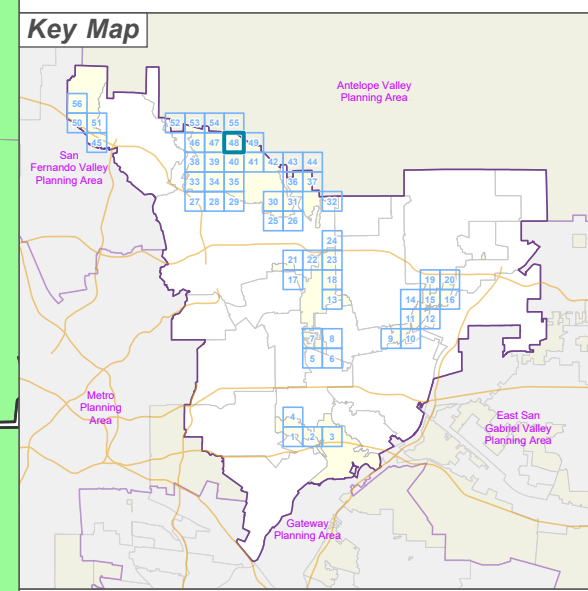
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- Zone Change**
- A-1 - Light Agriculture
 - W - Watershed
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
 - Surrounding Planning Area
- Street Types**
- Secondary
 - Minor
 - Alley



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Feet
 0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,
Northeast Pasadena

Zone Change

W - Watershed

Base Layers

Zoned District

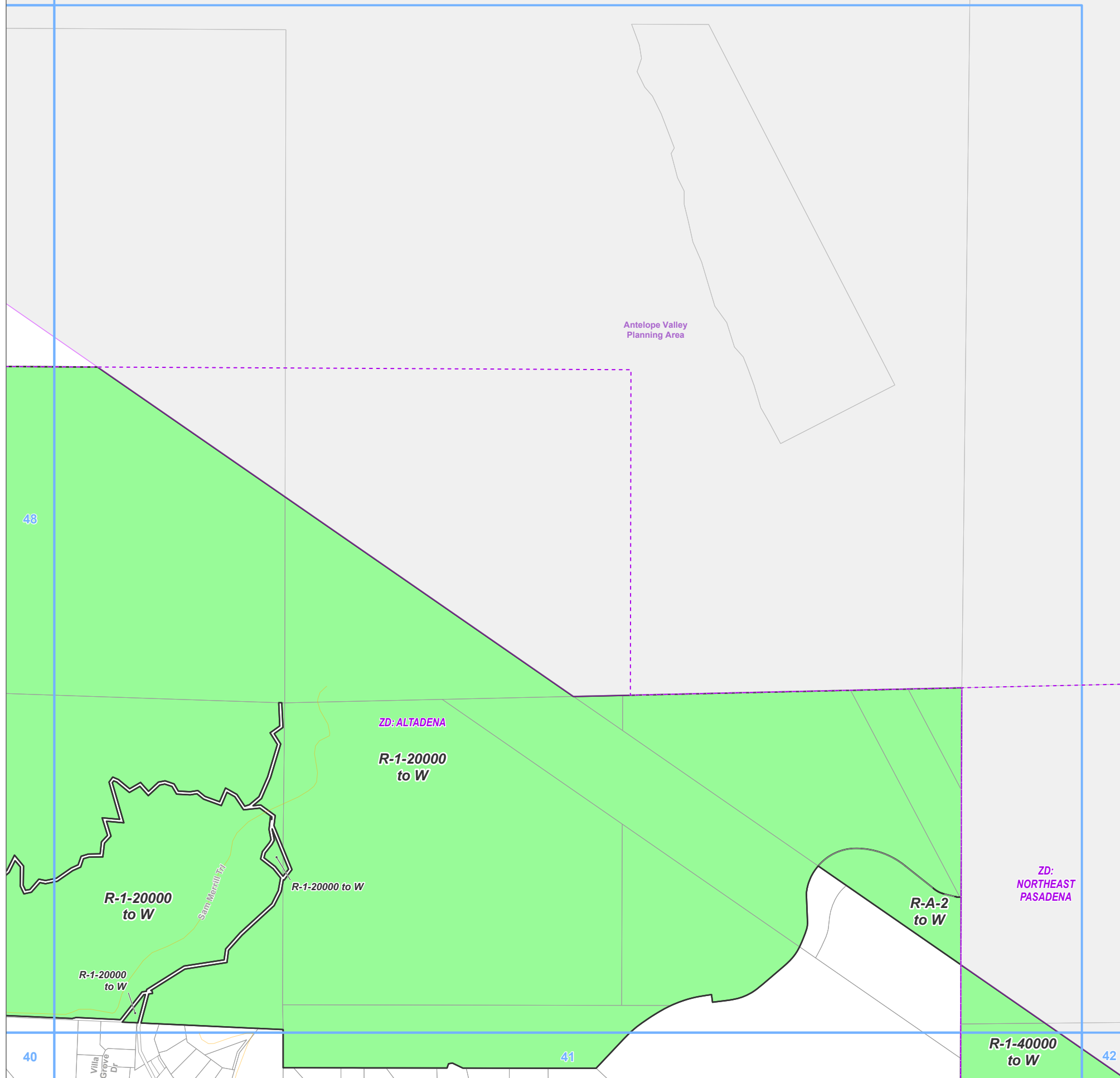
Parcels

Map Series Grid

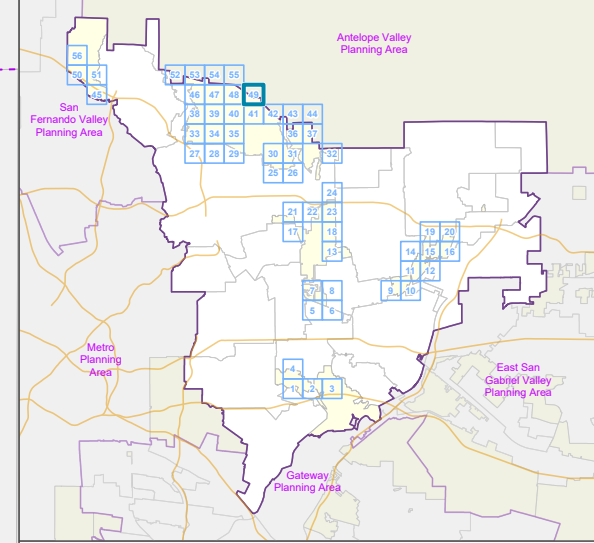
Surrounding Planning Area

Street Types

Minor



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta,
Montrose







Zone Change

-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development

Base Layers

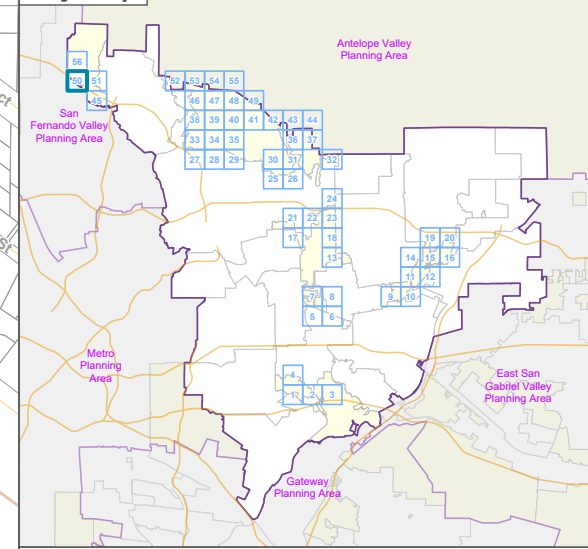
-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

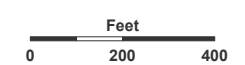


Key Map

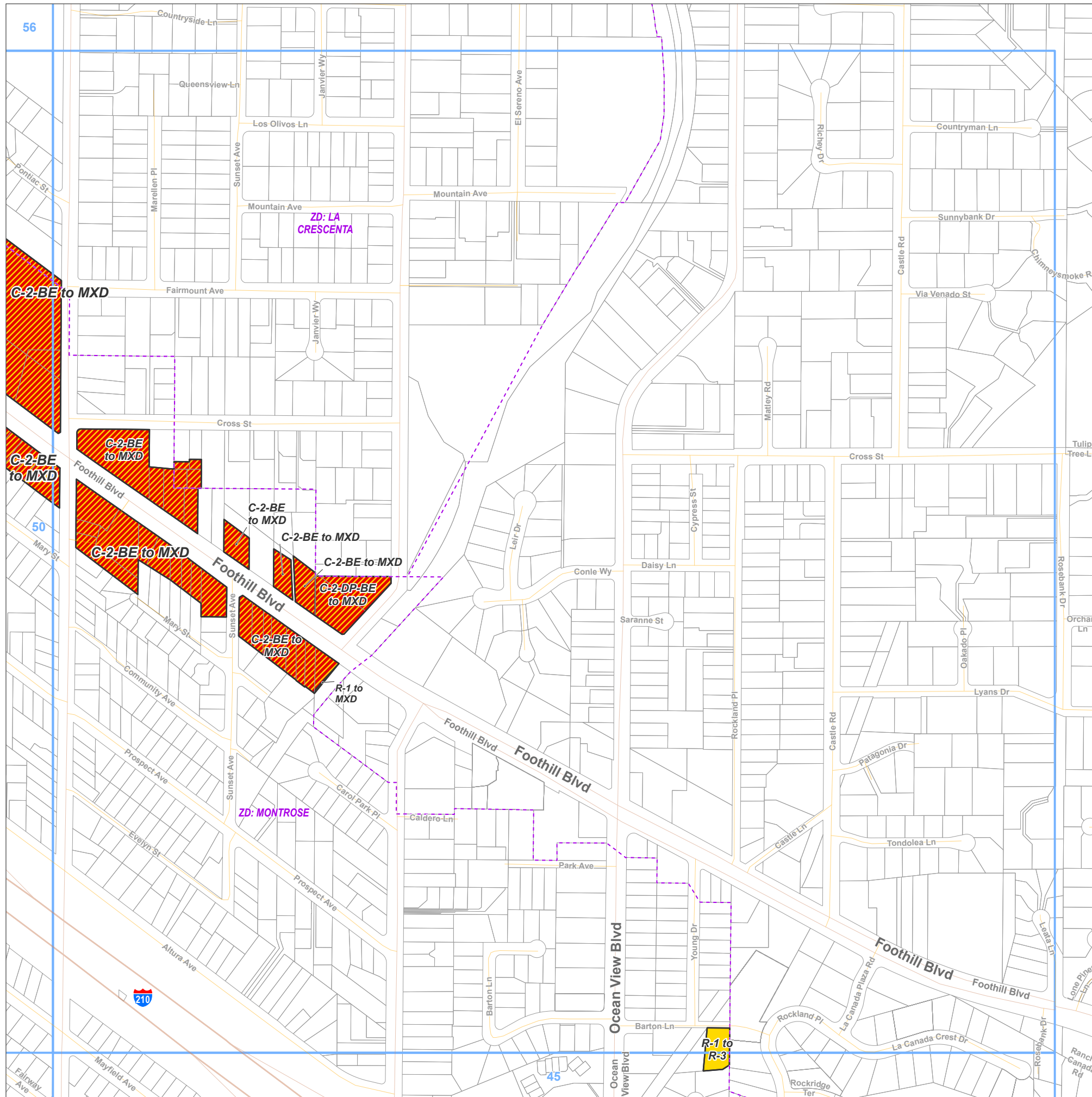


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Zone Change

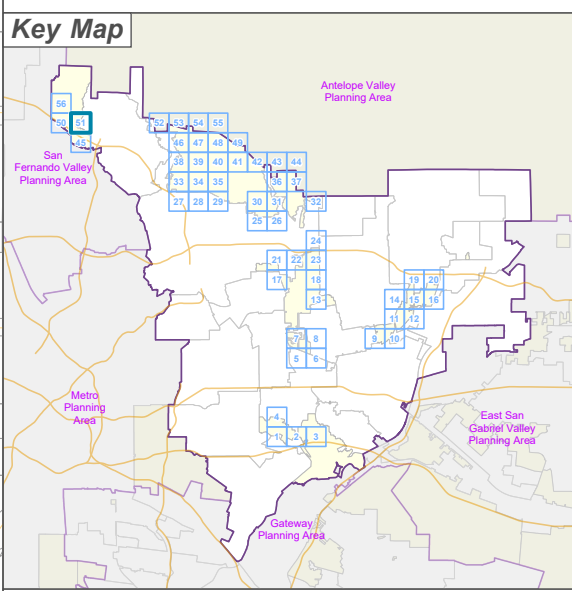
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

W - Watershed

Base Layers

Zoned District

Parcels

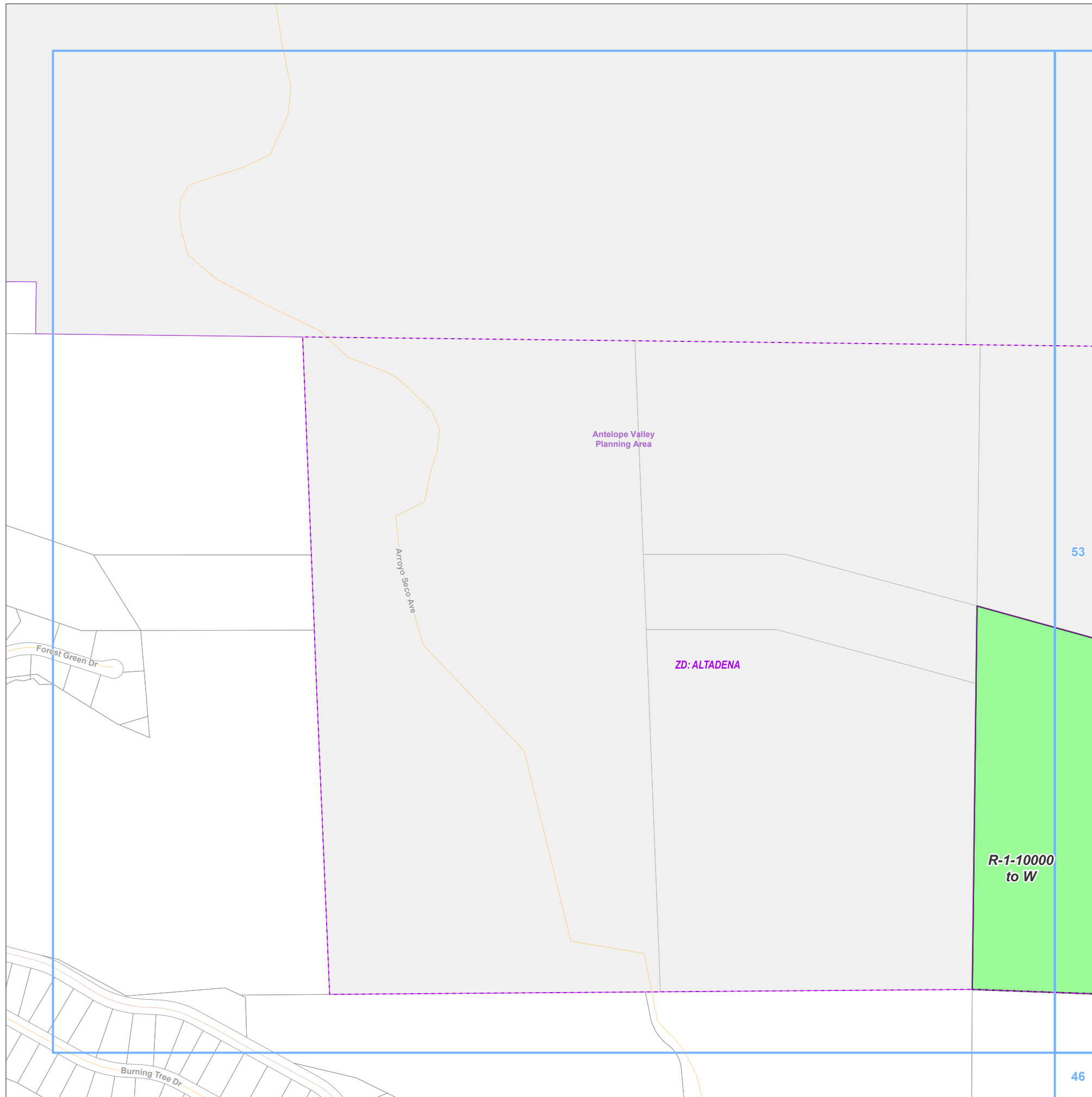
Map Series Grid

Surrounding Planning Area

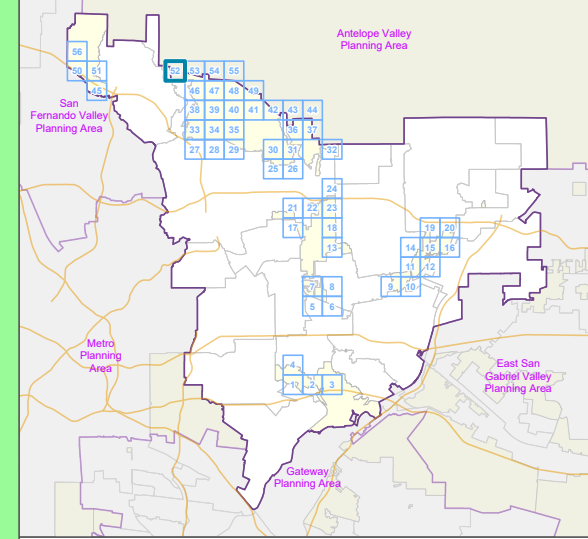
Street Types

Secondary

Minor

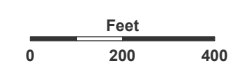


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

W - Watershed

Base Layers

Zoned District

Parcels

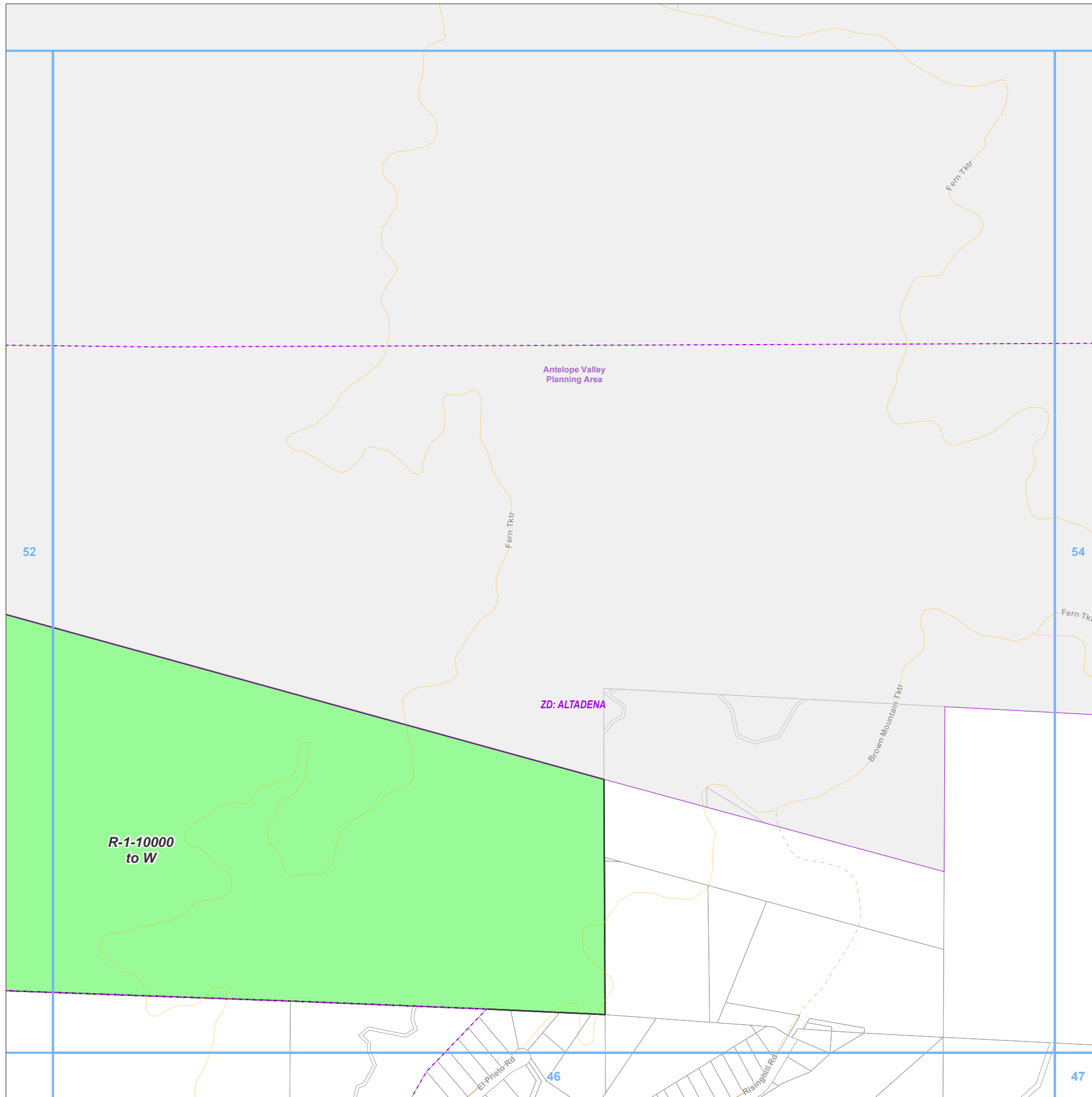
Map Series Grid

Surrounding Planning Area

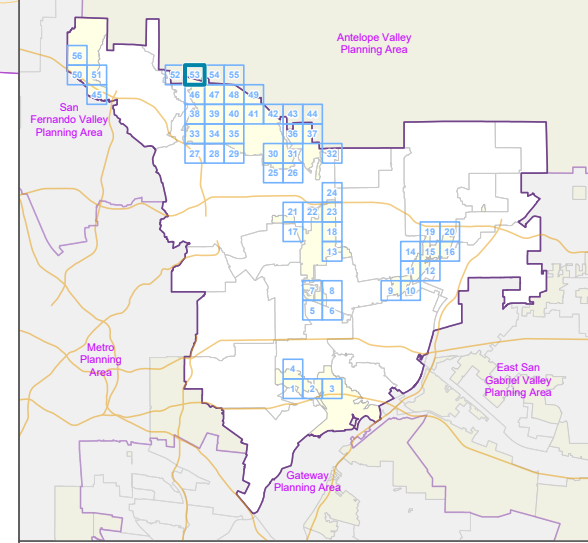
Street Types

Minor

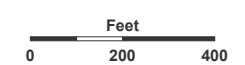
Trail



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

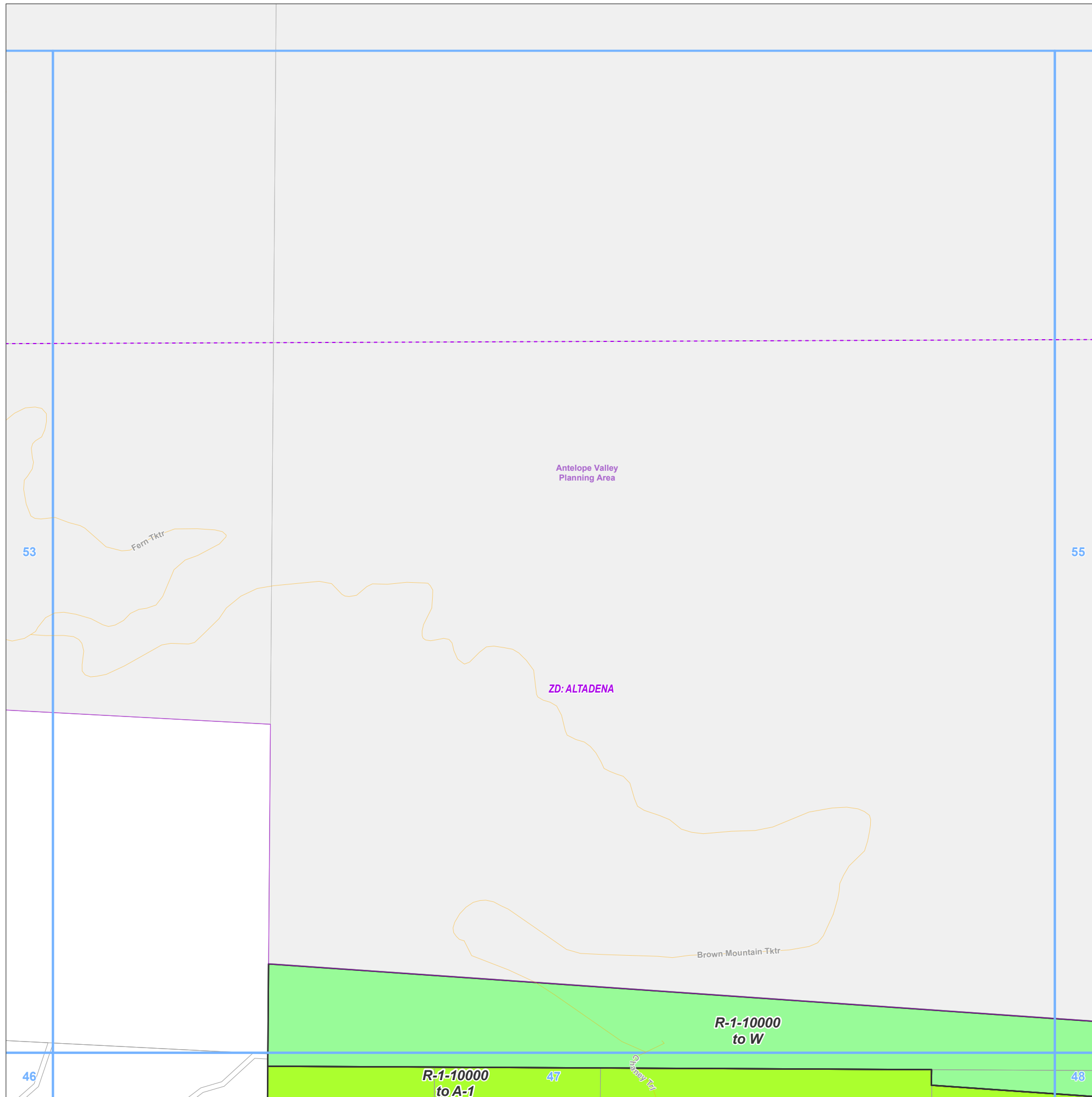
- A-1 - Light Agriculture
- W - Watershed

Base Layers

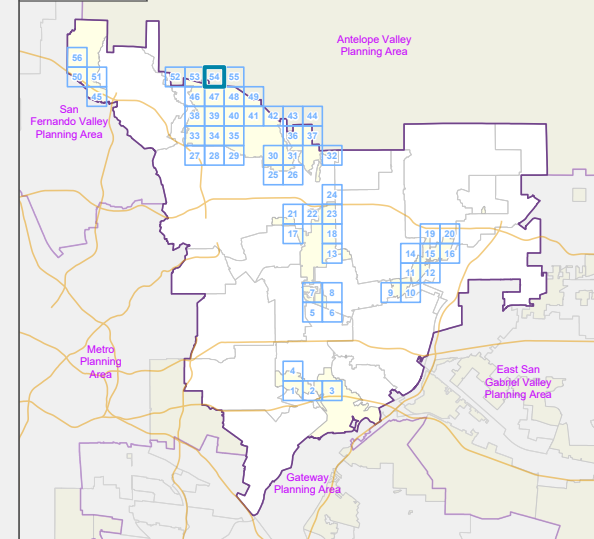
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor



Key Map



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Prepared by DRP GIS Section / August 2024

**West San Gabriel Valley Planning Area
Zone Changes**

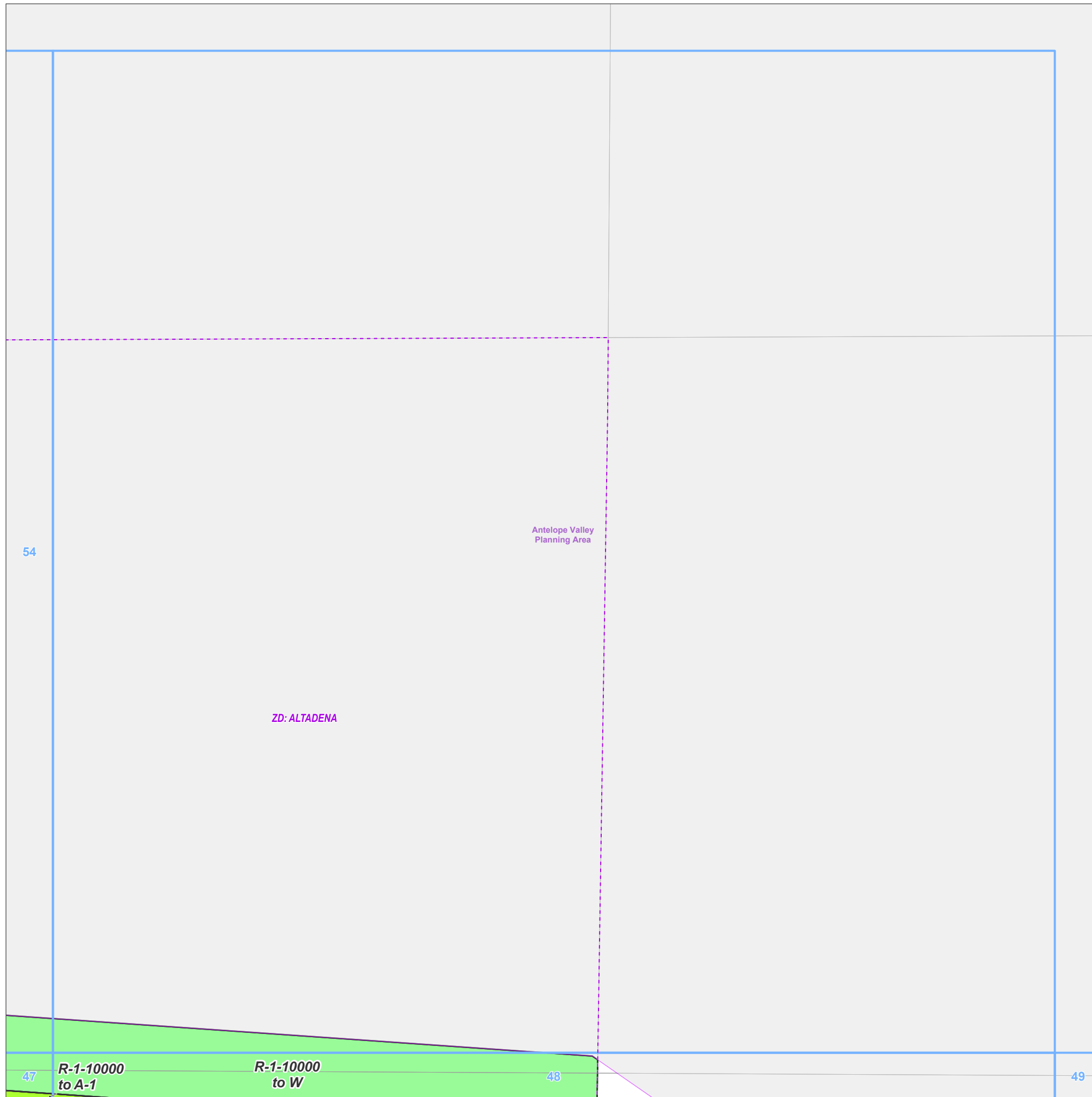
Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area



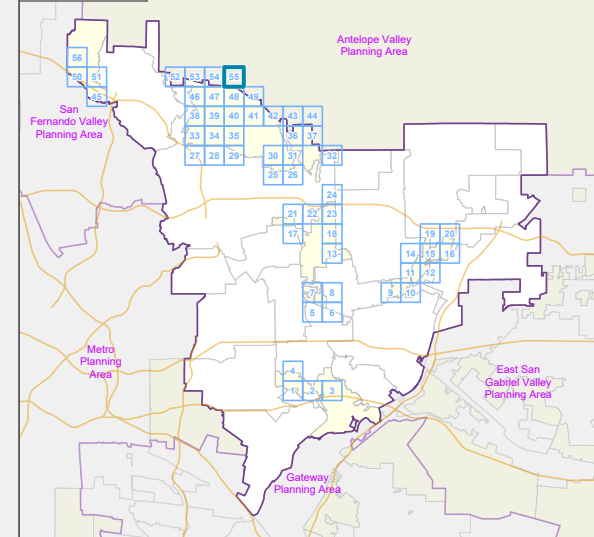
Antelope Valley Planning Area

ZD: ALTADENA

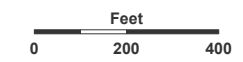
R-1-10000
to A-1

R-1-10000
to W

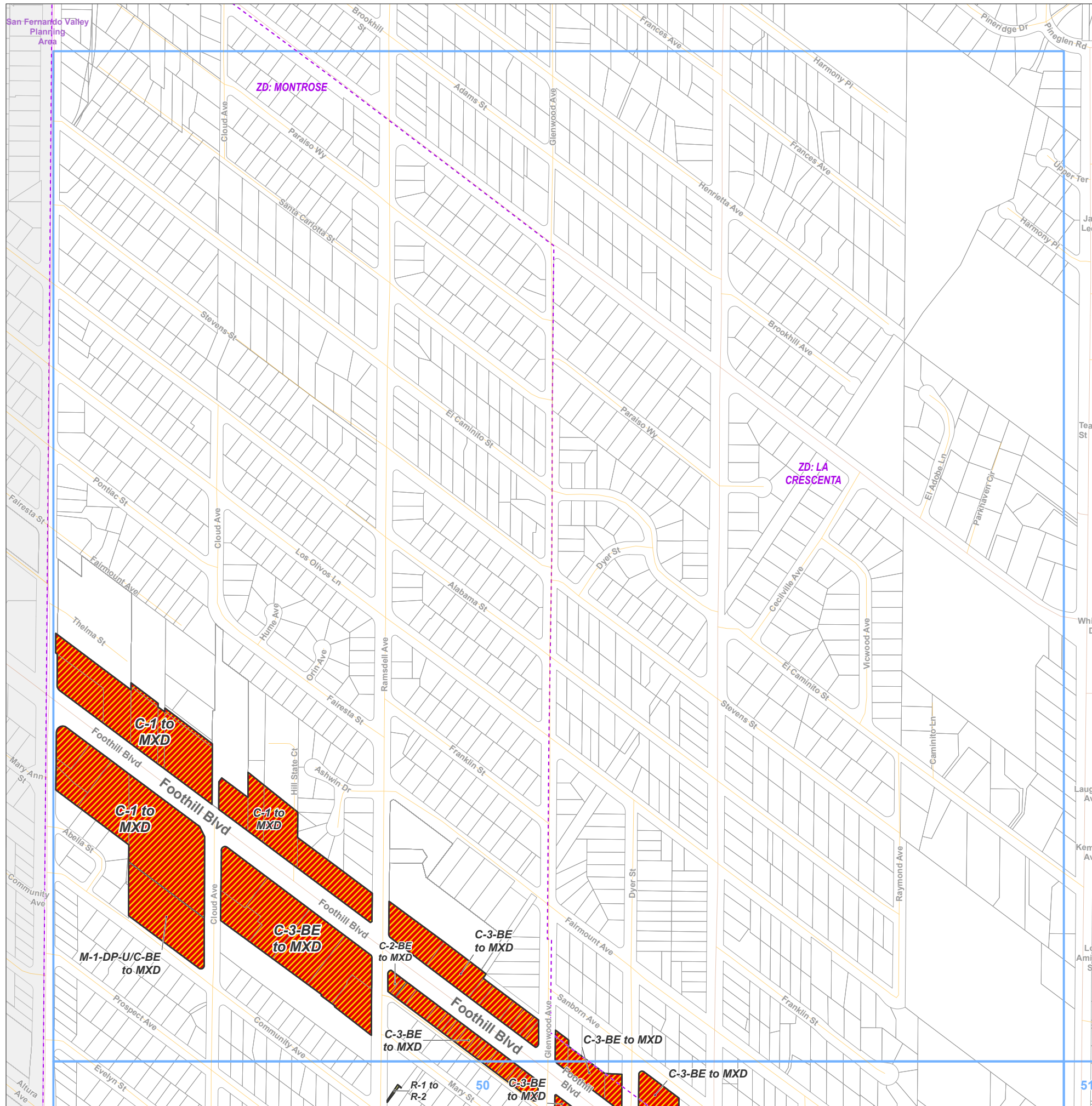
Key Map



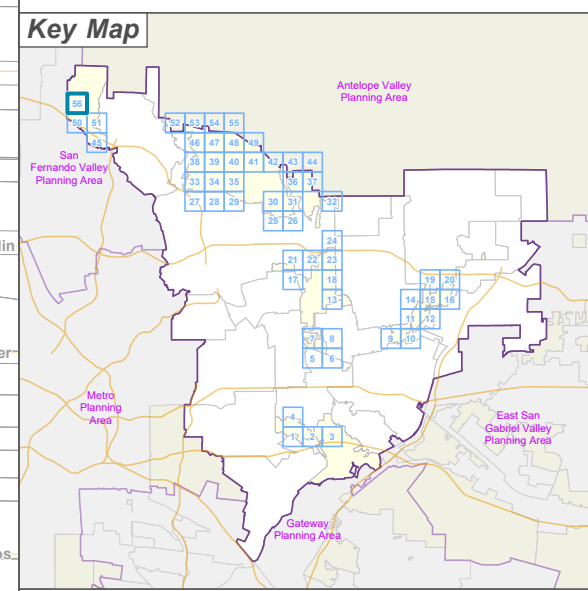
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



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- Zone Change**
- R-2 - Two-Family Residence
 - MXD - Mixed Use Development
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
 - Surrounding Planning Area
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley



LA COUNTY PLANNING

LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012

0 200 400 Feet

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APPENDIX B Historic Context Statement



WEST SAN GABRIEL VALLEY AREA PLAN

HISTORIC

CONTEXT

STATEMENT





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HISTORIC CONTEXT STATEMENT

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Historic Context Statement

Executive Summary

Environmental Science Associates (ESA) was retained by the Los Angeles County Department of Regional Planning (LA County Planning) to prepare a Historic Context Statement (HCS) as a part of the West San Gabriel Valley Area Plan (WSGVAP). The HCS is one component of this larger project, which addresses nine unincorporated communities administered by Los Angeles County: Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, South San Gabriel, South Monrovia Islands, San Pasqual, Whittier Narrows, and South El Monte Island. Collectively, these nine communities comprise the WSGV Planning Area, one of eleven Planning Areas that were established by the Los Angeles County General Plan.

WHAT IS A HISTORIC CONTEXT STATEMENT?

A Historic Context Statement (HCS) is a document which is fundamental to the identification and evaluation of historical resources and provides a framework for understanding historical resources which share a common theme or pattern of development. This provides

guidance for the future protection and on-going preservation of the built environment. This HCS was developed within the preferred format which was developed by the National Park Service (NPS), which administers the National Register of Historic Places (National Register), and the California Office of Historic Preservation (OHP), which administers the California Register of Historic Places (California Register). This HCS is not meant to be a comprehensive history of the area, only an overview of the broad patterns of history that have shaped the development of the communities and their built environment. This document is organized by location and theme, initially separately and later in conjunction with each other. The overall historic context and development is linked with the built environment through “property type,” which is a group of individual properties that share physical or associated characteristics.

ORGANIZATION AND THEMES

ESA acknowledges and understands that the history of the WSGV begins with its indigenous peoples, the Tongva, who have inhabited this land for thousands of years and continue to live throughout the region. As this HCS concentrates on the built environment, the time period focuses on the post-European contact period.

The HCS is organized with a general history of the WSGV development, followed by the historical background information for each community, in order to orient the reader to the unique histories of each community. While the development of the WSGV communities can be looked at independently, the purpose of this project was to look at them holistically to consider trends and patterns that were widespread throughout all of the communities.

These overviews are followed by a discussion of significant themes that are present throughout the WSGV and have impacted the built environment. However, many of these themes unfortunately do not have extant identified resources, even if there is significant history associated with the topic. The following themes were identified as significant throughout the WSGV and are discussed on the following pages: Agricultural Development; Commercial Development; Industrial Development; Infrastructure and Public Transit; Residential Development; Religion and Spirituality; Parks and Recreation; Education; Civil Rights and Social Justice; Civic Development; Health and Medicine; and Public Art; Music and Cultural Celebrations. While all of the themes are addressed within the document, ESA has

concentrated on topics that have significant and potentially eligible extant resources associated with the associated history.

This document also provides registration requirements for the evaluation of historical resources that consider both historical significance and integrity requirements that are specific to the eligibility requirements criteria established by the County. Finally, this document concludes with a discussion of recommendations for future study and actions by the County to facilitate its historic preservation program. For purposes of this draft, the WSGV HCS remains an evolving document based on significant research as well as the input of the community and local stakeholders.

Methodology and Background

COMMUNITY INPUT

As a part of the community outreach for the development of the larger WSGV Area Plan and this report, the LA County Planning conducted multiple opportunities for input from the nine highlighted communities, including public outreach meetings, visioning workshops, a survey form, and an interactive mapper. The interactive mapper was an online interface, developed by LA County Planning, that was utilized at public outreach meetings to allow members of the public to identify what they viewed as historically significant sites. Flyers advertising the project and asking, “What are the historical or cultural landmarks in your community?”, with Chinese and Spanish in-line translations, were placed in grocery stores, libraries, and community meeting places throughout the Planning Area. On October 25, 2023, LA County Planning held an online workshop to introduce the HCS to the public and solicit input on historic resources. On January 24, 2024, LA County Planning posted a draft of the HCS to its contact list and project website along with an accompanying presentation for stakeholder and public review. On March 8, 2024, the HCS was presented to the County’s Historical Landmarks and Records Commission. LA County Planning also ran digital advertisements and sent a variety of emails with links to the website with information on the WSGV Area Plan and associated HCS. The Area Plan fact sheet on the County’s website was available in English, Chinese, Spanish, and Armenian.

SCCIC/BERD

Preparation of this HCS also involved a review of the National Register and its annual updates, the California Register, the California Built Environment Resources Database (BERD) maintained by the State Office of Historic Preservation (OHP), and the list of Los Angeles County Landmark Designated Properties. These sources were utilized to identify previously recorded properties within or near the Subject Property. All applicable portions of the WSGV Planning Area were reviewed.

BACKGROUND RESEARCH

Archival materials were assembled from a variety of repositories at regional, local, and online repositories. Archival materials were assembled from the Los Angeles Public Library, the Huntington Library, Calisphere, Online Archive of California, Los Angeles Public Library Photo Collection, and the historical *Los Angeles Times*, and other published sources. ESA also consulted the Altadena African American Historic Resources Survey, prepared for LA County Planning in 2020 by Sapphos Environmental, Inc, as well as Historic Context Statements for adjacent cities, including Pasadena and San Gabriel. The majority of research was performed prior to the ESA team's windshield survey, in order to develop an initial understanding of significant historical and architectural themes. Following the survey, additional targeted research was undertaken to supplement the information gained from the survey, in addition to fully developing each historic context.

SURVEY

For the purposes of the Historic Context Statement, ESA architectural historians Shannon L. Papin, M.A. and Antonette Hrycyk, M.S., performed windshield surveys for all nine of the communities within the WSGV Planning Area to develop an overall sense of what architectural resources exist within the planning areas, in understanding patterns of development and architectural styles that are found within each individual planning area. During this time, Ms. Papin and Ms. Hrycyk also took photographs from the public right-of-way of a variety of resources within the planning areas to develop evaluation standards for specific architectural styles and property types. This windshield survey was augmented and supported by field maps developed with publicly available parcel data for the Los Angeles County Assessor, primarily date of construction, to understand patterns of developments and to ensure that all properties that met the age threshold for the scope of the study were surveyed. Boundaries of each planning area were also included in the field maps. These interactive maps were able to be accessed by the ESA team during survey work utilizing the ArcGIS Field Maps app and an iPad.

Regulatory Setting

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification of historical resources, and in certain instances, protection. State and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws governing the evaluation and significance of historical resources of national, state, regional, and local importance in the state of California.

FEDERAL ELIGIBILITY CRITERIA AND INTEGRITY ASPECTS

National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”¹ The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource. They include the following:

- **Criterion A.** Associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B.** Associated with the lives of persons significant in our past;
- **Criterion C.** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

¹ 36 CFR Section 60.2.

- **Criterion D.** Yields, or may be likely to yield, information important in prehistory or history.²

Districts, sites, buildings, structures, and objects that are 50 years in age or older must meet one or more of the above criteria *and* retain integrity of location, design, setting, materials, workmanship, feeling, and association to be eligible for listing.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies, as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
- *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just

² “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

where, the property is situated and its relationship to surrounding features and open space.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.³

To retain historic integrity, a property will always possess most of the aspects described above. Depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁴ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁵ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (*National Register Bulletin 15*) explains, "a property that is significant for its historic association is eligible if it retains the essential physical

³ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44–45, accessed July 7, 2013, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.

⁴ The National Register defines a property as an "area of land containing a single historic resource or a group of resources and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms accessed June 1, 2013, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm.

⁵ National Register Bulletin 15, p. 44.

features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁶ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁷

Under the National Register, alterations to a structure do not necessarily disqualify a property from a potential listing. A property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁸

STATE REGISTER AND ELIGIBILITY CRITERIA

California Register of Historic Places

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”⁹ The criteria for eligibility for the California Register are based upon National Register criteria.¹⁰

The California Register consists of resources that are listed automatically and those that must be nominated through an application

⁶ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

⁷ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

⁸ National Register Bulletin 15, p. 19.

⁹ PRC Section 5024.1(a).

¹⁰ PRC Section 5024.1(b).

REGULATORY SETTING

and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;¹¹
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹²

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local County Landmarks, or designated under any local ordinance.¹³

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been

¹¹ PRC Section 5024.1(d).

¹² PRC Section 5024.1(d).

¹³ PRC Section 5024.1(e)

rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must be judged in context to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Also implemented at the state level, the California Environmental Quality Act (CEQA) requires projects to identify any substantial adverse impacts that may affect the significance of identified historical resources.

LOCAL PRESERVATION ORDINANCES

County of Los Angeles Historic Preservation Ordinance

Los Angeles County adopted a Historic Preservation Ordinance (HPO) in September of 2015. The HPO establishes criteria and procedures for the nomination, designation, and review of work on landmarks and property associated with historic districts.

The purpose of the HPO is to:

- Enhance and preserve the County’s distinctive historic, architectural, and landscape characteristics that are part of the County’s cultural, social, economic, political, and architectural history;
- Foster community pride in the beauty and noble accomplishments as represented by the County’s historic resources;
- Stabilize and improve property values in and around the County’s historic resources, and enhance the aesthetic and visual character and environmental amenities of these historic resources;
- Recognize the County’s historic resources as economic assets and encourage and promote the adaptive reuse of these historic resources;
- Further establish the County as a destination for tourists and as a desirable location for business; and
- Specify significance criteria and procedures for the designation of landmarks and historic districts and provide for the ongoing

preservation and maintenance of these landmarks and historic districts.¹⁴

The HPO also established the following criteria for designation of landmarks and historic districts (22.124.070).

Landmarks. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfied one or more of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
- It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
- It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
- It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
- It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
- If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
- If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

¹⁴ LA County, 22.124.020

- The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

- More than 50 percent of owners in the proposed district consent to the designation;
- The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
- The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

Altadena Community Standards District

Los Angeles County Planning Division adopted an ordinance amending Los Angeles County Code Title 22, Planning and Zoning, in November 2010. Section 22.44.127 (Altadena Community Standards District) was amended to preserve the appearance of the natural ridgeline of the San Gabriel Mountains. Criteria for significant ridgelines were established, which includes the following protection for cultural resources:

- **Cultural Landmarks.** Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.¹⁵

While these landmarks are not formally designated, the protection of the viewpoints from these points of interest demonstrates the commitment to historic preservation by the residents of Altadena and the County of Los Angeles.

¹⁵ LA County 22.44.127.

Timeline of Study Area

TABLE 1 Timeline of Study Area

Year	Period/Event
12,000–8,000 B.P	Paleocoastal Period
8,000–3,000 B.P.	Millingstone Period
3,000–1,000 B.P.	Intermediate Period
1,000 B.P.–A.D. 1542	Late Period
1542	The arrival of Cabrillo and first contact between European explorers and the Gabrielino was established
1771	Mission San Gabriel founded by Spanish
1781	The Spanish establish <i>El Pueblo de Nuestra Senor la Reina de los Angeles</i>
1785	Toypurina leads a rebellion against the San Manuel Mission
1834	Secularization of the missions and the beginning of the rancho period
1845	Treaty of Guadalupe Hidalgo; California becomes a US Territory
1850	California becomes a State; Los Angeles is formed as one of the first 27 counties
1852	El Monte City Elementary School District (Temple School) founded as the first district in the WSGV
1876	The Transcontinental Railway is completed
1888	The City of Pasadena becomes the first incorporated City in the WSGV
1893	The original Mount Lowe Railroad is completed
1910	Altadena Town & Country Club established
1917	Oil is discovered in the Montebello Hills
1933–1934	Over 80 people are killed during flooding and mudslides
1934	Creation of the Federal Housing Administration (FHA)
1939	Publication of Home Owner’s Loan Corporation (HOLC) “redlining” map of Los Angeles
1941	United States entry into World War II
1942	Executive Order 9066 begins Japanese Internment
1944	Passage of the Servicemen’s Readjustment Act, commonly known as the “G.I. Bill”
1954	Brown v. Board of Education ends legal school segregation by race
1957	Completion of the Whittier Narrows Dam
1965	Immigration and Nationality Act is signed by LBJ

Events and Long-Term Impacts of Study Area

TABLE 2 Events and Long-Term Impacts of Study Area

Date and Event	Impacts
1761: Portola Expedition	The first recorded European exploration of present-day California by Spanish, this expedition opened <i>Alta California</i> to European settlement, drastically affecting the health, livelihood, and freedom of the indigenous peoples. Tribes in the area were given new names by the missionaries, reflected in the names of the tribes today. The tribes were forcibly removed from their homes and their land and villages were taken from them by the Spanish. The early explorers followed the Indigenous trade routes and used them to expand colonization into the interior.
1771: Mission San Gabriel founded	The fourth in the series of twenty-one religious and economic Missions that would span <i>Alta California</i> , Mission San Gabriel was the first long-term European settlement in the San Gabriel Valley, in addition to its namesake. Originally located on the banks of the San Gabriel River in what is now Whittier Narrows, flooding caused the Mission to be moved closer to the mountains. An associated pueblo with the Mission would develop into the City of Los Angeles. Local indigenous peoples were used in forced labor to construct and operate the Missions. The Mission San Gabriel was one of the wealthiest and successful Missions, a direct result of forced Indigenous labor.
1834: Rancho era	Under both Spanish and Mexican rule, large land grants were given to notable individuals, which increased in size and number following the secularization of the missions. Land usage in the West San Gabriel Valley would follow the rancho pattern even into the American era because of the irrigation systems and the profitability of specific crops, most notably citrus. Indigenous people disenfranchised from the Missions during secularization moved into the pueblo where they continued a life of near slavery or they worked on the ranchos as ranch hands or household labor. Without any land the majority of Gabrielino people settled in the urban landscape. Many early histories of the Los Angeles Basin incorrectly indicated that the Indigenous people of the Los Angeles Basin had been wiped out during the Mission Period.
1850: California statehood	Following the Treaty of Guadalupe Hidalgo in 1848 and the discovery of gold in the Sierra Nevada in 1849, California applied for admission to the and was named the 31st state.
1861: Flooding	Widespread flooding in the San Gabriel Valley resulted in significant affects to landowners who raised cattle. Historians estimate up to 75% of southern California livestock died following these floods, resulting in Los Angeles County, and the West San Gabriel Valley in particular, to shift to an economy dominated by agriculture. The cultivation of citrus, walnuts, and vineyards took advantage of Indigenous and Spanish irrigation and was able to be grown year-round because of the WSGV's temperate climate.
1883: Transcontinental railroad and Los Angeles land boom	This connection allowed both people and goods to be transported much more easily and quickly to Southern California. With the widespread introduction of the refrigerated car, produce was more easily shipped across the United States, most notably Sunkist California oranges. The resulting fare war between railroad companies drove the price of cross-country tickets unprecedently low, which brought thousands of new residents to the greater Los Angeles area. New towns were platted across the WSGV.
1886–1920: Incorporation and Annexation	The first city to incorporate in the WSGV, Pasadena obtained city status primarily in order to ban saloons from its limits (1888). Temperance would be the reason other early cities in the WSGV incorporated, though later annexation and incorporation efforts would stem from control of water rights.
1930–1950s: Continued Flooding and Channelization	Large scale flooding combined with state and federal funds allowed many flood channels and dams to be built by the Army Corps of Engineer throughout the WSGV. Flood channels and other infrastructure to control water throughout the County.

Date and Event	Impacts
1933: HOLC/redlining	A part of FDR’s New Deal efforts to reduce the impact of the Great Depression, the Home Owners’ Loan Corporation (HOLC) was established to provide federally-backed loans for homeowners. By the late 1930s, the HOLC had produced “Residential Security” maps for 239 cities to assess the risk associated with granting mortgages to homeowners in certain neighborhoods. Ranked from A (“Best”) to D (“Hazardous”), the Grade D neighborhoods were given the color red and often characterized that way because of the preponderance of Blacks, Mexicans, or other “ethnic influences” that were associated with a declining neighborhood. The resulting racialized and ethnically segregated neighborhoods received much lower levels of financial investment, new buildings, and were later cited for demolition because of “blight” and urban decline.
1941–1945: World War II 1942: Japanese Internment	Executive Order 90636 was signed by President Franklin Delano Roosevelt just two months following the attack on Pearl Harbor. This act required the forced removal of all Japanese-Americans, regardless of citizenship status, to be incarcerated in a series of camps because of their supposed “threat to national security”. One of the more infamous assembly centers was located at the Santa Anita Racetrack within the WSGV. Japanese Americans had been longtime residents and active participants in the WSGV agricultural industry and, following the war, their internment and subsequent loss of financial and residential status shifted the centers of Japanese residence to more low-income neighborhoods, though most Japanese residents chose not to return to the WSGV
1947: Master Plan of Metropolitan Los Angeles Freeways 1950s: Widespread Suburbanization	The resulting network of freeways not only separated neighborhoods, but also facilitated the residential growth of the Planning Area. Housing developments and apartment buildings were designed around the need for each family to have a car and access to public transportation became less of a priority for urban planners. New housing developments throughout the WSGV took advantage of the manufacturing capabilities that had been refined throughout WWII and the passage of the GI Bill allowed for families of veterans to purchase homes at an unprecedented rate. These developments were comprised of single-family homes on cul-de-sacs and curvilinear streets, which remain the dominant form of improvements in the WSGV Planning Area.
1954: Brown v Board of Education	As residents of the WSGV Planning Area attended a variety of different school districts, the resistance or acceptance of school integration varied across the Planning Area. Notably, Pasadena Unified School District was ordered by the federal government to enact busing. The rise of the suburbs shifted demographic patterns, with more affluent White families leaving the WSGV in favor of the newer suburbs of the San Fernando Valley.
1965: Immigration and Nationality Act	Signed by President Lyndon B. Johnson, this act abolished immigration quotas and restrictions from the 1920s. In the WSGV Planning Area, immigration from Asian countries, especially China, increased and changed the demographics of the WSGV Valley to one of the first majority-Asian areas in the United States. Further international events, such as tensions in Hong Kong and the aftereffects of the Vietnam War, brought more Asian residents to the WSGV.

Date and Event	Impacts
1761: Portola Expedition	The first recorded European exploration of present-day California by Spanish, this expedition opened <i>Alta California</i> to European settlement, drastically affecting the health, livelihood, and freedom of the indigenous peoples. Tribes in the area were given new names by the missionaries, reflected in the names of the tribes today. The tribes were forcibly removed from their homes and their land and villages were taken from them by the Spanish. The early explorers followed the Indigenous trade routes and used them to expand colonization into the interior.
1771: Mission San Gabriel founded	The fourth in the series of twenty-one religious and economic Missions that would span <i>Alta California</i> , Mission San Gabriel was the first long-term European settlement in the San Gabriel Valley, in addition to its namesake. Originally located on the banks of the San Gabriel River in what is now Whittier Narrows, flooding caused the Mission to be moved closer to the mountains. An associated pueblo with the Mission would develop into the City of Los Angeles. Local indigenous peoples were used in forced labor to construct and operate the Missions. The Mission San Gabriel was one of the wealthiest and successful Missions, a direct result of forced Indigenous labor.
1834: Rancho era	Under both Spanish and Mexican rule, large land grants were given to notable individuals, which increased in size and number following the secularization of the missions. Land usage in the West San Gabriel Valley would follow the rancho pattern even into the American era because of the irrigation systems and the profitability of specific crops, most notably citrus. Indigenous people disenfranchised from the Missions during secularization moved into the pueblo where they continued a life of near slavery or they worked on the ranchos as ranch hands or household labor. Without any land the majority of Gabrielino people settled in the urban landscape. Many early histories of the Los Angeles Basin incorrectly indicated that the Indigenous people of the Los Angeles Basin had been wiped out during the Mission Period.
1850: California statehood	Following the Treaty of Guadalupe Hidalgo in 1848 and the discovery of gold in the Sierra Nevada in 1849, California applied for admission to the and was named the 31st state.
1861: Flooding	Widespread flooding in the San Gabriel Valley resulted in significant affects to landowners who raised cattle. Historians estimate up to 75% of southern California livestock died following these floods, resulting in Los Angeles County, and the West San Gabriel Valley in particular, to shift to an economy dominated by agriculture. The cultivation of citrus, walnuts, and vineyards took advantage of Indigenous and Spanish irrigation and was able to be grown year-round because of the WSGV's temperate climate.
1883: Transcontinental railroad and Los Angeles land boom	This connection allowed both people and goods to be transported much more easily and quickly to Southern California. With the widespread introduction of the refrigerated car, produce was more easily shipped across the United States, most notably Sunkist California oranges. The resulting fare war between railroad companies drove the price of cross-country tickets unprecedently low, which brought thousands of new residents to the greater Los Angeles area. New towns were platted across the WSGV.
1886–1920: Incorporation and Annexation	The first city to incorporate in the WSGV, Pasadena obtained city status primarily in order to ban saloons from its limits (1888). Temperance would be the reason other early cities in the WSGV incorporated, though later annexation and incorporation efforts would stem from control of water rights.
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General History of the San Gabriel Valley

Visitors as well as residents, are constantly exclaiming, "This is the Garden of Eden!" "This is Paradise!" They involuntarily use such phrases to describe what they see, and to express the emotions awakened by their surroundings.

—R.W.C. Farnsworth, *A Southern California Paradise*
(in the suburbs of Los Angeles), 1883

The West San Gabriel Valley (WSGV) Planning Area was established in 2015 as part of the Los Angeles County General Plan, which divided the larger San Gabriel Valley into two parts for purposes of administration and long-term planning.

The Los Angeles County Department of Regional Planning has produced two previous plans for the West San Gabriel Valley, one in 1955 and the other in 1967. However, those plans developed by the County included both incorporated and unincorporated areas and were meant to serve as a guide for the cities as well. The 2015 WSGV Planning Area focuses on the nine unincorporated communities which are administered by the County of Los Angeles.

The boundaries of these areas do not necessarily correspond to distinct historic communities or cities, and in many cases, the unincorporated areas are shaped by the same historic development patterns and events as the adjacent cities. Many of these incorporated cities have developed rigorous historical contexts, and these documents have all been consulted for associated history. The WSGV Planning Area contains no parcels that are a part of an incorporated city.

What is provided below is a general context of the historic development of the San Gabriel Valley, and the WSGV in particular, as many of the historic forces that affected the historic pattern of development are shared across the region and are not limited to the community boundaries as defined in 2015.

More in-depth histories of the nine unincorporated communities, along with themes describing more specific patterns of development and architectural styles, are found below.

THE PRE-CONTACT PERIOD (BEFORE 1542)

The WSGV Planning Area is located in a region traditionally occupied by the Gabrielino Indians. Their neighbors included the Chumash and Tataviam to the north, the Juañeno to the south, and the Serrano and Cahuilla to the east. The Gabrielino are reported to have been second only to the Chumash in terms of population size and regional influence.¹⁶

The Gabrielino language is part of the Takic branch of the Uto-Aztecan language family.¹⁷ Gabrielino villages are reported by early explorers to have been most abundant near watercourses. Gabrielino villages known to have been located within the San Gabriel Valley, either within the WSGV plan area or located nearby as mapped by the ECCA LA Area Native Village Project unless otherwise noted, and they include:

- *Akuuronga*, located near La Presa Avenue and Huntington Drive in San Marino.
- *Sonaanga*, located on the present-day grounds of San Marino High School.¹⁸
- *Shevaanga I* (Kizh/Tongva) located in present-day Whittier Narrows, at the confluence of the Rio Hondo and San Gabriel Rivers, baptism records from the San Gabriel Mission indicate that there were 222 baptisms from this village between 1774 and 1802.¹⁹
- *Topisabit* (Serrano) Located near present day Altadena/La Canada Flintridge area or possibly the Sheldon Reservoir in Pasadena. San Fernando Mission records indicate one baptism from this village in 1801 and records from the San Gabriel Mission indicate 41 baptisms between 1774 and 1805.
- *Guayibit* (Tongva) located in western Monrovia, Baptism records from the San Gabriel Mission indicate that there were 28 baptisms from this village between 1777 and 1825.

The main sources of historical information on the Gabrielino (Tongva and Kizh) include Hugo Reid, Zephyrin Engelhardt, Alfred Kroeber,

¹⁶ Lowell John Bean and Charles R. Smith, “Gabrielino,” in *Handbook of North American Indians*, Volume 8, Washington: Smithsonian Institution, 1978, 538–549.

¹⁷ “Gabrielino” was a term the Spanish assigned to the Tongva and Kizh enslaved and subjected to build the Mission San Gabriel Arcángel. This is later described in this chapter.

¹⁸ Ann Scheid, Lund, *Pasadena: An Illustrated History*. (San Antonio: Historical Publishing Network), 1999; William McCawley, *The First Angelenos: The Gabrielino Indians of Los Angeles*, (Banning, California: Malki Museum Press), 1996.

¹⁹ T. Longcore and P.J. Ethington (eds), “Mapping Los Angeles Landscape History: The Indigenous Landscape,” Report to the John Randolph Haynes and Dora Haynes Foundation, Spatial Sciences Institute, University of Southern California, Los Angeles, 2023.

John P. Harrington, Bernice E. Johnston, Thomas C. Blackburn, and C. Hart Merriam.²⁰ The main sources of historical information on the Juaneño (or Acjachemen) include Fray Gerónimo de Boscana, Alfred Kroeber, and John P. Harrington (other accounts describing Luiseño groups may also be applicable).²¹ In 1978, the Smithsonian Institution compiled the *Handbook of North American Indians*—a 20-volume encyclopedia summarizing the work of previous ethnographers and what was known about the prehistory, history, and culture of indigenous North American groups. *Volume 8: California* serves as the primary source material for the information presented in this section. Where possible, this information has been supplemented with information gleaned from other published sources.²² A very recent source, *Mapping Los Angeles Landscape History* includes extensive research into the Landscape History of Pre-European Los Angeles and includes information on the landscape, vegetation, trade routes, and fauna for the village of *Shevaanga* located in present day Whittier Narrows.²³ The following summaries are not intended to provide a comprehensive account of these groups but are instead brief historical overviews based on available information. However, tribes are the authority on their cultural history.

The term “Gabrielino” is a general term that refers to those Native Americans who were sent by the Spanish to the Mission San Gabriel Arcángel. The term first appears, spelled Gabrieleños, in an 1876 report by Oscar Loew.²⁴ Two indigenous terms are commonly used by tribal groups to refer to themselves and are preferred by descendant groups: Tongva and Kizh. The term Tongva was recorded by ethnographer C. Hart Merriam in 1903.²⁵ The term Kizh was first published by ethnologist Horatio Hale in 1846.²⁶ Since there are two terms that are used by different groups to refer to themselves, the term Gabrielino is used in this section to encompass both Tongva and Kizh groups.

²⁰ Robert F. Heizer (ed), “Hugo Reid, 1811–1853, The Indians of Los Angeles County: Hugo Reid’s letters of 1852,” Southwest Museum, Los Angeles, 1968.

²¹ Alfred Robinson, *Life in California: During a Residence of Several Years in that Territory*, (New York: Wiley & Putnam), 1846.

²² McCawley, *The First Angelinos*; Stephen O’Neil and Nancy Evans, “Notes on Historical Juaneño Villages and Geographic Features,” *Journal of California and Great Basin Anthropology* 2(2), 1980, 226–232.

²³ Longcore and Ethington, “Mapping Los Angeles Landscape History,” 2023.

²⁴ Lowell J. Bean and Charles R. Smith, “Gabrielino,” in *California*, Robert F. Heizer, ed., *Handbook of North American Indians, Volume 8*, (Washington, D.C.: Smithsonian Institution), 1978.

²⁵ Heizer, “Hugo Reid Letters.”

²⁶ Heizer, “Hugo Reid Letters.”

At the time of Spanish contact, many Gabrielino practiced a religion that was centered around *Chingichngish* (or *Chinigchinich*), the primary deity of a Native American belief system that spread to multiple Southern California Native American tribes. The belief system based on the teachings of *Chinigchinich* continues to be part of modern tribal spiritual and cultural practices.²⁷ This religion may have been relatively new when the Spanish arrived and was spreading at that time to other neighboring Takic groups. The Gabrielino traditionally practiced both cremation and inhumation of their dead at that time. A wide variety of grave offerings, such as stone tools, baskets, shell beads, projectile points, bone and shell ornaments, and otter skins, were, and are interred with the deceased. Coming ashore on Santa Catalina Island in October 1542, Juan Rodriguez Cabrillo was the first recorded European to make contact with the Gabrielino; the 1769 expedition of Portolá also passed through Gabrielino territory.²⁸ Native Americans suffered severe depopulation and enslavement and their traditional culture was radically altered after Spanish contact. Nonetheless, Gabrielino descendants continue to reside in the greater Los Angeles and Orange County areas including the WSGV and vicinity and maintain an active interest in their heritage and preserving it for future generations. The work of Longcore and Ethington, referenced above, includes a browser-based platform which includes reconstruction of important village areas and context and stories from the Indigenous perspective.

THE SPANISH PERIOD (1542-1821)

Although Spanish explorers made brief visits to the region in 1542 and 1602, sustained contact with Europeans did not commence until the onset of the Spanish Period in the late 18th to early 19th-centuries. Europeans first traversed the San Gabriel Valley as a part of the Portola expedition, which brought the Spanish army, Catholic priests, and enslaved indigenous people to the area in 1769. Led by military officer and “Governor of the Californias” Gaspar de Portola y Rovira and Father Junipero Serra, this expedition’s goal was to expand Spanish control of the land along the coast. After establishing the first Spanish Colony at present-day San Diego in 1769, the group traveled north, eventually establishing a bridge (La Puente) over the San Gabriel River.

²⁷ Bean and Smith, “Gabrielino.”, Altschul, 1994:8–10.

²⁸ Bean and Smith, “Gabrielino.”



Second Mission San Gabriel Arcangel, 1900 (Source: Los Angeles Public Library)

Mission San Gabriel Arcangel was founded on September 8, 1771, the fourth in a series of twenty-one missions that spread from present-day San Diego to San Francisco.²⁹ The original location was near the present-day Whittier Narrows Recreation Area, ostensibly to utilize the narrowing of the valley and riverfront there. After severe floods, The Mission was relocated three miles away in 1775 to utilize the land more efficiently for agriculture and cattle grazing.

The goal for all missions were to be self-sufficient, and for that, the Spanish needed labor.³⁰ Thousands of Gabrielino people were forcibly enslaved by the Spanish in a system that prohibited the practice of indigenous culture and religious tradition. By the early 1870s, most of the surviving Gabrielino people had been forced to be baptized and to enter the mission system as enslaved labor.

During this time, the Tongva and Kizh became known as Gabrielino, after missionization. They were enslaved by the missionaries and forced to construct the buildings of the mission and the infrastructure surrounding it. Mission life drastically replaced the hunting and gathering culture of the Gabrielino with a localized agricultural based one. As was common in post-contact societies, the introduction of European diseases proved deadly to the population which had no immunity to new illnesses. Those that lived were often forced into labor and coerced into conversion to Catholicism³¹ and then referred to as “neophytes”, or new convert. However, many Gabrielino rebelled against the missions; Mission San Gabriel was the site of two notable rebellions: a 1771 attack in retribution of an alleged rape of a native woman and the 1785 revolt led by Tongva leader Toypurina, a Shaman, medicine woman, and freedom-fighter, who cited the Spanish colonization, Spanish mistreatment of indigenous women and the banning of traditional practices as her motivation.³² The revolt failed due to a Spanish ambush, and Toypurina was imprisoned for a year and a half.³³ The Mission residents suffered greatly at the hands of soldiers and the Native Americans were the primary workforce of

²⁹ Christopher Reynolds, “A history of California’s missions,” *Los Angeles Times*, September 6, 2014, <https://timelines.latimes.com/missions-timeline/>.

³⁰ Yvette Saavedra, *Pasadena Before the Roses: Race, Identity, and Land Use in Southern California, 1771–1890*. University of Arizona Press: 2018.

³¹ Chris Clarke, “Untold History: The Survival of California’s Indians,” KCET, September 26, 2016, <https://www.pbssocal.org/shows/tending-the-wild/untold-history-the-survival-of-californias-indians>.

³² Maria John, “Toypurina: A Legend Etched in the Landscape of Los Angeles,” KCET, May 14, 2014, <https://www.kcet.org/history-society/toypurina-a-legend-etched-in-the-landscape-of-los-angeles>.

³³ “Rebel Tongva Warrior,” *Gold Chains: The Hidden History of Slavery in California*, The American Civil Liberties Union, Northern California, 2019, <https://www.aclunc.org/sites/goldchains/explore/toypurina.html>.

California during the Mission and later Secularization periods. The missions would loan out workers to private landowners and the mission would be paid not the laborers.³⁴

In 1781, the Spanish established a *pueblo* (town) associated with Mission San Gabriel, named *El Pueblo de Nuestra Senora la Reina de los Angeles* (The Town of Our Lady the Queen of the Angels)—the beginnings of the modern-day City of Los Angeles. By 1786, the flourishing pueblo attained self-sufficiency, and funding from the Spanish government ceased. With the growth of the livestock and agricultural complex surrounding the Mission, a reliable and consistent source of water was needed. Local enslaved labor was used to construct the first *zanja*, or water ditch, in 1819, north of the Mission site, to bring water to the San Bernadino Valley for agriculture and livestock; similar irrigation ditches would be used throughout the San Gabriel Valley during the mission and, later, rancho era.³⁵

THE MEXICAN PERIOD (1821-1848)

Mexico gained its independence from Spain in 1821 with wide-ranging impacts on the San Gabriel Valley.³⁶ Eager to utilize the largely ignored Alta California, Mexico promoted the settlement of California with the issuance of land grants. In 1883, Mexico began the process of secularization of the missions, which involved reclaiming the land and distributing it to local landowners. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands were to be returned to Native populations; in reality, this was a rare occurrence.³⁷ The lands, livestock and equipment were supposed to be divided among the neophytes but most of these holdings fell into non-native hands and the mission buildings were abandoned and fell into decay.³⁸ As difficult as mission life was for Native Americans, the process of secularization was worse. The Native Americans had been dependent on the missions for two generations and now were disenfranchised with no land or way to make a living.

³⁴ John Dietler, Heather Gibson, and James M. Potter (eds.), *Abundant Harvests: The Archaeology of Industry and Agriculture at the San Gabriel Mission*. SWCA Environmental Consultants: Pasadena, California, 2015.

³⁵ "Mill Creek Zanja," San Bernadino History and Railroad Museum, 2010, <http://www.sbdepotmuseum.com/1800-1849/1819-to-1820-mill-creek-zanja.html>.

³⁶ Blake Gumprecht, *Los Angeles River: It's Life, and Possible Rebirth*, (Baltimore: The Johns Hopkins University Press, 2001).

³⁷ Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz, Archaeological and Historical Consultants, "Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today," Prepared for National Park Service Golden Gate National Recreation Area, San Francisco, California, 20093.

³⁸ Zephyrin, Engelhardt, *San Gabriel Mission and the Beginnings of Los Angles*, Mission San Gabriel, San Gabriel, California, 1927.

Most ended up working on ranchos as servants or moving to the Pueblo and conducting day labor for little to no pay.

These ranchos, as they came to be known, were often given to families who had already gained influence throughout the area. The population of the San Gabriel Valley consisted of residents who called themselves *Californios*, Spanish-speaking, predominately Catholic persons of Latin American descent who were born in the region between 1769 and 1848. The largest ranchos were around the Los Angeles Pueblo and included names that still live on in contemporary Los Angeles County such as San Rafael, San Pasqual, and Santa Anita. The Californio owners of these ranchos maintained their wealth and influence throughout the Mexican period.

AMERICAN PERIOD (1848-PRESENT)



Map of Old Spanish and Mexican Ranchos of Los Angeles County produced by Title Insurance and Trust Company, 1937 (Source: Los Angeles Public Library)

Mexico ceded California to the United States as part of the Treaty of Guadalupe Hidalgo in 1848. While the treaty recognized the right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, claimants were required to prove their right to the land before a patent was given. The process was lengthy and difficult, and generally resulted in the claimant losing at least a portion of their land to attorney’s fees and other costs associated with proving ownership.³⁹

The population of California grew during this time as thousands of new residents flooded into San Francisco and beyond after gold was discovered at Sutter’s Mill in 1848. The “Forty-Niners”, as the new gold seekers were known, rapidly pushed for statehood, and California joined the Union as the 31st state in 1850. The County of Los Angeles was established the same year as one of the original 27 counties of California. While there were small amounts of gold found in the mountains outside the San Gabriel Valley, then known as the Sierra Madre, homesteaders who purchased land in this area found a different commodity that would transform the valley—a hub for agriculture. Building on the previously established water infrastructure of the ranchos and embracing the temperate climate, the San Gabriel Valley became the epicenter of agriculture in Southern California.

Ranchos, like the missions before them, had relied on livestock for their income, however, the American families that purchased these ranchos struggled in the wake of difficult weather conditions. The

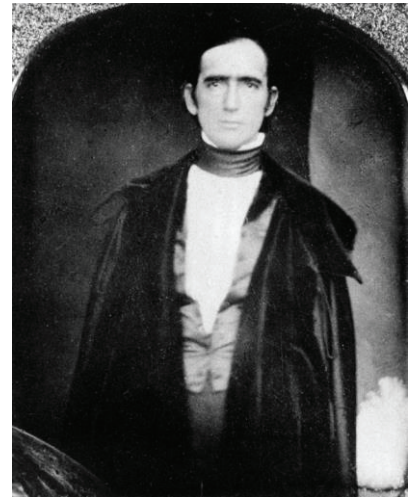
³⁹ Kevin Starr, *California: A History*. (New York: Modern Library, 2005).

inconsistent rainfall and dry land resulted in seasons that would vary between drought and catastrophic flooding. In 1861, floods devastated the San Gabriel Valley, making rearing livestock nearly impossible.⁴⁰ Following this flood, two major droughts in 1862 and 1864 further harmed the cattle industry; over 70 percent of cattle in Los Angeles County perished during this time.⁴¹ These factors, coupled with the loss of money in land ownership disputes, meant that rancho owners were willing to sell their land, often at low prices, to speculators and businessmen from the East. The cessation of the American Civil War in 1865 saw many veterans move to California, further increasing the population.⁴²

Early Settlement of the San Gabriel Valley (1848-1900)

The former ranchos, once purchased from their Californio owners, were commonly subdivided and sold for agriculture and residential settlement. Some landowners, however, acquired massive tracts of land, often combining one or more ranchos. Benjamin Davis Wilson, known as Don Benito, was the rare landowner whose influence on the San Gabriel Valley spanned both the Mexican and early American periods. Originally from Tennessee, Wilson married a Californio woman and gained dual Mexican-American citizenship. Under his ownership, agriculture was developed on Rancho de Cuato, Rancho San Pedro, and portions of Rancho San Pasqual. Wilson brought a variety of innovations to the San Gabriel Valley, including the development of citrus and the cultivation of walnuts as a cash crop, both of which relied on the irrigation ditches on his ranch. From a residential standpoint, Wilson was the first to subdivide land in the San Gabriel Valley, selling plots of land in five or ten acres in the Alhambra Tract. He also later developed the first system of iron pipes to deliver water to these homesteads,⁴³ and cultivated vineyards, as did his son-in-law, James Shorb, who would add more subdivided residential tracts to the family's vast network of land holdings.⁴⁴

Elsewhere in the San Gabriel Valley, on the lands of the former Rancho San Pasqual⁴⁵, Leonard Rose and William Wolfskill developed



Portrait of Benjamin (Don Benito) Wilson, ca. 1841 (Source: Los Angeles Public Library)

⁴⁰ William F. King, *The San Gabriel Valley: Chronicles of An Abundant Land*, (Chatsworth California: Windsor Publications), 1990, 19.

⁴¹ Carey McWilliams, *Southern California: An Island on the Land*, (Layton, Utah: Gibbs Smith), 1946.

⁴² King, *The San Gabriel Valley*, 19–20.

⁴³ King, *The San Gabriel Valley*, 23.

⁴⁴ King, *The San Gabriel Valley*, 25.

⁴⁵ Note: While the present-day community of San Pasqual shares a name, the Rancho San Pasqual was much larger. See the Theme "Agriculture" for locations of WSGV communities during the rancho period.

innovative and pioneering operations for growing wine grapes and built on Wilson's citrus cultivation. The introduction of citrus as a key crop into the San Gabriel Valley would have long-lasting effects for the region. Specifically, the introduction of the navel orange allowed farmers in the San Gabriel Valley to take advantage of California's climate to seize an advantage over Midwest farmers by growing year-round.⁴⁶ The citrus industry was a major factor in the overall development of the area, as the City of Pasadena was developed on land purchased by the San Gabriel Orange Grove Association in 1873.⁴⁷



Portrait of Elias J. (Lucky) Baldwin, ca. 1905 (Source: Arcadia Public Library)

The largest landowner of this time period in the San Gabriel Valley, and, in fact, all of Los Angeles County, was Elias Jackson "Lucky" Baldwin. He arrived in California from Ohio, flush with new wealth from savvy investments in mining operations in 1875, and purchased the former Rancho Santa Anita southeast of Rose's operation and the new city of Pasadena.⁴⁸ Eventually, Baldwin would add Rancho La Cienega and other acreage, becoming the largest landowner in the region until the 1920s.⁴⁹ His land holdings would total over 40,000 acres (62.5 square miles) and covered the vast majority of the San Gabriel Valley.⁵⁰ Baldwin was notable for his employment of an ethnically and racially diverse staff, which included Japanese and Chinese laborers, a large contingent of Black laborers, and Mexican employees who often worked the agricultural properties. However, it appears this was less about racial tolerance and more about cheap labor.⁵¹

These agricultural barons would grow even wealthier when Southern California was connected to the transcontinental railroad via San Francisco on September 6, 1876. The web of railroads sprawling across the United States allowed produce from the San Gabriel Valley to be transported across the country. Following the introduction of refrigerated rail cars and helped by companies such as the Pacific Fruit Express and the Santa Fe Refrigerator Dispatch Express Service, citrus became the most profitable enterprise in Los Angeles County.⁵² In 1893, the Southern California Fruit Exchange was founded as a

⁴⁶ King, *The San Gabriel Valley*, 24.

⁴⁷ Paul R. Spizzeri, "A Palace in the Citrus Empire," Homestead Museum Blog, September 13, 2018, <https://homesteadmuseum.blog/2018/09/13/a-palace-in-the-citrus-empire-a-duarte-monrovia-fruit-exchange-packing-house-1917/>.

⁴⁸ Alvaro Parra, "Elias 'Lucky' Baldwin: Land Baron of Southern California," KCET, September 5, 2013, <https://www.kcet.org/shows/departures/elias-lucky-baldwin-land-baron-of-southern-california>.

⁴⁹ King, *The San Gabriel Valley*, 27.

⁵⁰ Parra, "Lucky Baldwin."

⁵¹ Alvaro Parra, "The Melting Pot of Laborers at Santa Anita Ranch," KCET, August 28, 2013, <https://www.kcet.org/shows/departures/the-melting-pot-of-laborers-at-santa-anita-ranch>.

⁵² "Santa Fe Refrigerator Department," Western Pacific Railroad Museum, 2018, https://www.wplives.org/reeferpages/d_sfrd8199.html.

grower’s co-operative and in 1906, it began an advertising campaign with the Southern Pacific Railway to market the health benefits of California oranges. Needing a memorable name, the brand name “Sunkist” was trademarked in 1908.⁵³ A 1929 advertisement for the California Fruit Growers Exchange lists the Sierra Madre Lamanda Citrus Association and the Pasadena Orange Growers Association, which likely employed residents of the WSGV Planning area.⁵⁴ Two large packing houses were located along rail lines in what is now Duarte and Monrovia, and the greater SGV as well as the “Inland Empire” were considered “citrus belts” in Southern California.⁵⁵ By 1948, however, the largest Fruit Exchange in the WSGV, the Duarte-Monrovia Fruit Exchange, was dissolved and the locations of the fruit orchards and packing houses were replaced by suburban development. The 1880s heralded a population and real estate boom for the San Gabriel Valley, facilitated in part by the increasingly significant infrastructure of the towns and settlements.



James Shorb Orange Orchards, San Marino area, ca. 1900 (Source: California State Library)

Another major factor was an ongoing fare war between the Southern Pacific Railroad and the Atchison, Topeka, and Santa Fe Railroad. In March 1887, the cost of a one-way ticket from the Midwest to Los Angeles dropped as low as one dollar.⁵⁶ The Greater Los Angeles area was promoted heavily by boosters—a collection of newspapermen, railroad representatives, and advertisement agencies who were supported by city leaders and businessmen to sell Americans on the promise of a healthy and rich life in the paradise that was Southern California, Los Angeles in particular. This idealized version of paradise ignored the diverse history of the Tongva, the Mexican era, and the Californios to promote a version of Southern California that would be sold to the new arrivals from the crowded cities of the southern and eastern United States. The San Gabriel Valley was advertised in a similar manner, though the emphasis was on the crops of the valley, oranges and walnuts in particular, and less on lifestyle. The booster narratives sought to replace common conceptions of the west as full of hardscrabble pioneers and dangerous lifestyles with a California that

⁵³ Gordon T. McClelland, “The Sunkist Sunburst Trademark – A Brief History,” Citrus Label Society, 2014, <http://www.citruslabelsociety.com/articles/article-2014-04.html>; while the orange industry and associated properties, including Sunkist packing houses, dominated the WSGV, the final extant packing plant located in Ontario, California, was demolished in 2010.

⁵⁴ Paul R. Spizzeri, “A Palace in the Citrus Empire,” Homestead Museum Blog, September 13, 2018, <https://homesteadmuseum.blog/2018/09/13/a-palace-in-the-citrus-empire-a-duarte-monrovia-fruit-exchange-packing-house-1917/>.

⁵⁵ Paul R. Spizzeri, “A Palace in the Citrus Empire,” Homestead Museum Blog, September 13, 2018, <https://homesteadmuseum.blog/2018/09/13/a-palace-in-the-citrus-empire-a-duarte-monrovia-fruit-exchange-packing-house-1917/>.

⁵⁶ King, *The San Gabriel Valley*, 29.

emphasized comfort, ease, and a retreat from the commotion of eastern cities.⁵⁷

The foothills of the San Gabriel Mountains, on the western edge of the valley, drew settlers who were specifically seeking a healthy lifestyle. The dry air of the mountains combined with the consistent and temperate climate was viewed as a panacea for ailing lungs. This was especially appealing to sufferers of tuberculosis, common in eastern cities because of the close living quarters and unsanitary conditions of tenements, factories, and mines. Wealthy new residents who moved for their health included Andrew McNally and Joseph Medill, both from Chicago and well known in mapmaking and journalism, respectfully. McNally owned a winter residence in Altadena and eventually took up residence in the community full time, encouraging other wealthy families who had settled in Pasadena to move to the higher elevations of Altadena. Medill, the owner of the Chicago Tribune, marketed the San Gabriel Valley to everyone that could purchase a paper with his testimonials.⁵⁸ The vast majority of those who settled in the San Gabriel Valley for their health were wealthy men who could afford a second residence in sunny Southern California and whose fortunes continued to flourish without their day-to-day involvement in the financial markets on the east coast.⁵⁹

As settlement continued, communities began to incorporate into cities with formal governments, spurred on by the desire to have specific, enforceable local codes, specifically around the issues of temperance and vice.⁶⁰ Residents of Pasadena formalized their city charter to ensure that saloons could not operate within the city.⁶¹ With portions of the surrounding area reliant on the alcohol industry, including swaths of vineyards, some residents resisted the drive towards incorporation spurred on by temperance advocates. Monrovia also incorporated in 1887, with the Deputy Marshall of the city telling a local bartender, “we-all have incorporated and we-all don’t want you here.”⁶² The bars and restaurants moved to South Pasadena, which then followed Pasadena

⁵⁷ Emily. K. Abel, *Tuberculosis and the Politics of Exclusion: A History of Public Health and Migration to Los Angeles*. Rutgers University Press, 2007, 5.

⁵⁸ King, *The San Gabriel Valley*.

⁵⁹ Abel, *Tuberculosis*.

⁶⁰ D.J. Waldie, “How We Got This Way (Los Angeles has Always Been Suburban),” KCET, December 12, 2011, <https://www.kcet.org/shows/lost-la/how-we-got-this-way-los-angeles-has-always-been-suburban>.

⁶¹ “Heritage: A Short History of Pasadena,” City of Pasadena, accessed September 25, 2023, <https://www.cityofpasadena.net/about-pasadena/history-of-pasadena>.

⁶² John L. Wiley, *History of Monrovia*, 1927, 65.

in incorporating as a dry town in 1888.⁶³ Incorporation efforts were often tied to exclusion, based on temperance ideals, anti-immigrant rhetoric, and hygiene concerns.⁶⁴ The vast majority of new settlers to the San Gabriel Valley were White, though the labor that provided their relaxed lifestyles was a workforce that was a mixture of Chinese, Mexican, and Black laborers, resulting in racial tensions between the laboring class and the White. The first chapter of the Anti-Chinese League to form in Southern California was organized in Pasadena in 1886.⁶⁵ In the farming town of El Monte, near the eastern border of the WSGV, a group of White vigilantes known as the “El Monte Boys” targeted Native American and Mexican residents of the surrounding area, accusing them of taking jobs meant for White residents.⁶⁶ Huntington Drive, an east–west thoroughfare, began to function as a de-facto race line, “north of which people of color could not live, except as servants.”⁶⁷ Huntington Drive, to this day, is a dividing line between higher and lower income areas of the WSGV, a result of *de facto* segregation being enforced through a variety of social mechanisms such as restrictive government funding, land values, zoning, and block busting (described below). Although this development pattern is more obvious in incorporated areas such as San Marino and Arcadia, Huntington Drive also serves as the demarcation point between the more upscale single-family residences in East Pasadena and the residential development in East San Gabriel, which includes more tract housing, smaller lots, and more multi-family residential.

Riding the wave of land ownership and wealthy residents, surveyors’ maps and plot plans for new towns throughout the San Gabriel Valley were filed at an unprecedented rate. Dreams of early suburbanization resulted in the creation of multiple towns and advertised neighborhoods; hopeful buyers for these plots of land stood in line for days to purchase the first, most desirable parcels.⁶⁸ Real estate agents advertised barbecues and parties to celebrate the first parcel sales. Towns in the Western San Gabriel Valley developed first because of their proximity to Los Angeles, however this boom would be short lived. Supply vastly outstripped demand and many early investors lost their

⁶³ “Founding of South Pasadena,” Anti-Racism Committee of South Pasadena, accessed September 25, 2023, <https://arcsouthpasadena.org/racist-history-of-south-pasadena/racist-history-of-south-pasadena-founding/>.

⁶⁴ Abel, *Tuberculosis*, 2.

⁶⁵ King, *The San Gabriel Valley*.

⁶⁶ Guzman, Romero, Caribbean Fragoza, Alex Sayf Cummings, and Ryan Reft, eds. *East of East: The Making of Greater El Monte*. Rutgers University, 2020, 2.

⁶⁷ Wendy Chang, “A Brief History (and Geography) of the San Gabriel Valley,” KCET, August 4, 2014, <https://pbsocial.org/history-society/a-brief-history-and-geography-of-the-san-gabriel-valley>.

⁶⁸ Glenn Dumke, “The Boom of the 1880s in Southern California”, *The Historical Society of Southern California*, Vol 76, No. 1, 1994, 105.

entire fortunes. Los Angeles County saw over 100 towns platted between 1884 and 1888; 64 of them would never become incorporated cities.⁶⁹ It would be half a century until the type of residential development these investors dreamed of would come to fruition in the San Gabriel Valley; the WSGV would remain largely agricultural land until after World War II.

A Retreat from the City (1900-1942)

The early 20th century saw another wave of change arrive to the San Gabriel Valley. Following the rail lines that connected the San Gabriel Valley to the larger United States, the local Pacific Electric Railway connected the growing communities of the San Gabriel Valley to Los Angeles.⁷⁰ With this commuter transit line straight from downtown Los Angeles to Pasadena, the so-called “streetcar suburbs” came to the San Gabriel Valley, where residents could live in a quiet area, but easily commute to jobs in the bustling city. Travelers to Los Angeles along the famous Route 66 passed through the northern portions of the San Gabriel Valley, which wound through Pasadena, Arcadia, and Monrovia.⁷¹ The streetcar system was also a transformative urban development tool. It shaped not just transit but also land use, encouraging the development of residential areas along its routes. The early 20th-century urban form was primarily based on a grid system which was efficient for both walking and streetcar transit.



A group picking wildflowers near north Lake Avenue, Altadena, ca. 1900
(Source: Los Angeles Public Library)

These new Angelenos flocked to the San Gabriel Mountains in the late 1800s as a part of the “great hiking era”, where the health benefits of a rural day trip and vigorous exercise were promoted.⁷² Mount Wilson, named after Benito Wilson, featured one of the first large telescopes in 1889 and resulted in improvements that facilitated access to these peaks. Adventure tourism developed as a new industry in the WSGV following the turn of the century. In 1906, hikers could take a Pacific Electric Red Car and be delivered to the Mount Wilson trailhead; a road for automobiles followed in 1912.⁷³ Hiking cabins and elaborate mountain resorts proliferated in the San Gabriel foothills. Thaddeus Lowe, along with a local engineer, constructed a scenic railway into the mountains in 1893. Originally planning to take the railway to the

⁶⁹ Dumke, “Boom,” 110.

⁷⁰ Bill Dotson, “The Red Cars and L.A.’s Transportation Past,” USC Digital Library, March 21, 2022, <https://libraries.usc.edu/article/red-cars-and-las-transportation-past>.

⁷¹ “Towns, Communities, and Cities,” California Historic Route 66 Association, accessed August 28, 2023, <https://www.route66ca.org/towns-communities-and-cities/>.

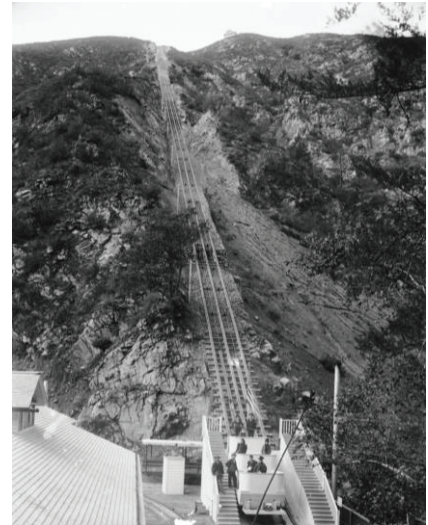
⁷² Nathan Masters, “How California Got Its First National Forest,” *KCET*, December 16, 2012, <https://www.kcet.org/shows/lost-la/how-california-got-its-first-national-forest>. Note: This area is now known as the Angeles National Forest.

⁷³ Medina, “Mountain Frontier.”

summit of Mount Wilson, Lowe settled for a nearby peak known as Mount Oak.⁷⁴ Lowe had ambitious plans for the mountain, including an observatory and hotel, however he lost the property by 1898.⁷⁵

Henry Huntington, the owner of the Pacific Electric Railway Company, developed the nearly abandoned Mt. Lowe railway as a dual-purpose property, one where he could market the novelty of a scenic railway while also using it to access the cottages and health resorts to take advantage of the mountain air of the San Gabriels.⁷⁶ A twisting and perilous mountain railroad, the Mount Lowe railway was once considered the biggest attraction in Southern California, though its presence was fleeting. A large fire broke out in the guestrooms of the Mount Lowe Tavern on September 15, 1936. Guests and staff scrambled to evacuate, taking the Mount Lowe Railway down in the middle of the night. It was the last time that the Mount Lowe Railway would operate.⁷⁷

Health tourism continued to flourish in the region. While the first wave of health seekers largely migrated on their own wealth and built houses or estates, gradually, tuberculosis treatment shifted towards the sanatorium model. Here, patients were confined, monitored almost constantly, and subjected to strict rules and regulations in a group home setting. By 1925, there were 536 tuberculosis sanatoria in the United States, most in mountainous regions.⁷⁸ Famous sanatoria in the WSGV included Rock Haven, which pioneered progressive treatment of female patients, the Pottinger Sanatorium, where patients lived on 40 acres, and the Los Angeles Sanatorium, known as the “City of Hope,” established in 1913 on ten acres in Duarte by the Jewish Consumptive Relief Organization. Even Dr. John Harvey Kellogg purchased 28 acres in Glendale for a hospital and sanatorium. Kellogg had achieved fame by operating a sanatorium in Battle Creek,



Mount Lowe Incline Railway (Source: California Historical Society, University of Southern California Libraries)

⁷⁴ Charles G. Seims, *National Register of Historic Places Nomination: Mount Lowe Railway*, 1991.

⁷⁵ Mount Oak would be renamed Mount Lowe by Altadena resident Andrew McNally; the Mount Lowe Observatory would stay in operation until 1928.

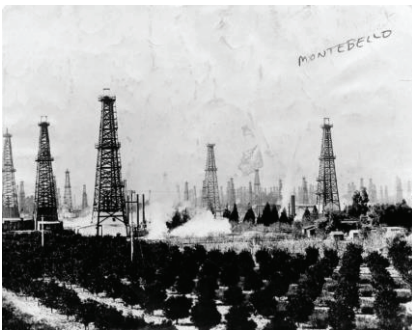
⁷⁶ Melissa Rovner, “They Built This City: How Labor Exploitation Built L.A.’s Attractions,” *KCET*, August 31, 2021. <https://www.kcet.org/shows/lost-la/they-built-this-city-how-labor-exploitation-built-l-a-s-attractions>.

⁷⁷ Daniel Medina, “Hotels in the Sky: Bygone Mountaintop Resorts of L.A.,” *KCET*, January 13, 2014, <https://www.kcet.org/shows/departures/hotels-in-the-sky-bygone-mountaintop-resorts-of-l-a>; Note: the National Register Nomination for the Mount Lowe Railway is for its ruins.

⁷⁸ Abel, *Tuberculosis*, 29, 43, 50.

Michigan, where part of the treatment was to eat a bland diet, such as the corn flakes invented by him.⁷⁹

The growing communities of the West San Gabriel Valley as well as the metropolis of Los Angeles, looked to the San Gabriel River to supply a vast amount of building material. Rock quarries sprung up on both sides of the San Gabriel River and over one billion tons of rock aggregate was mined in the twentieth century. Notable quarry locations in the WSGV from the early 20th century included Devil’s Gate, near Pasadena and Verdugo Canyon, operated by “E.M. Ross of Glendale.”⁸⁰ A large aggregate quarry was opened in Irwindale in 1900, then an unincorporated portion of Los Angeles County.⁸¹ were used for roads, large construction projects like the Los Angeles Memorial Coliseum, and to decorate Craftsman homes which had become popular, especially in Pasadena.⁸²



Oranges in foreground and oil fields in the background, Montebello, 1926 (Source: Los Angeles Public Library)

Residential development flourished as other industries grew in greater Los Angeles County. Oil was discovered in the Montebello Hills in 1917.⁸³ A plethora of derricks soon followed, sprouting up throughout the West San Gabriel Valley, along with neighborhoods to house both the wealthy owners of oil companies and the poorer workers who maintained the derricks. Through the boom years of the 1920s, Los Angeles County produced roughly one-fourth of the world’s oil.⁸⁴ In the years between 1900 and the beginning of World War II, the two largest industries in Southern California—and California, overall—were oil and citrus.⁸⁵

Patterns of settlement in the San Gabriel Valley were predicated on control of water, not just to supply consistent irrigation to the

⁷⁹ Patt Morrison, “Southern California’s curious history as the sanatorium capital of American,” *Los Angeles Times*, August 30, 2022, <https://www.latimes.com/california/story/2022-08-30/explaining-l-a-with-patt-morrison-los-angeles-as-lourdes-by-the-sea>.

⁸⁰ Peggy B. Perazzo, “Los Angeles County – List of Stone Quarries, Etc.” Stone Quarries and Beyond, accessed December 6, 2023, https://quarriesandbeyond.org/states/ca/quarry_photo/ca-los_angeles_photos.html.

⁸¹ Irwindale incorporated in 1957, largely to maintain its own low taxes and to continue benefitting from the profits of the quarries, which are still extant to this day but no longer within Los Angeles County administered land. Robert Petersen, “Irwindale: Mining the Building Blocks of Los Angeles,” KCET, August 2, 2016, <https://www.pbssocal.org/shows/lost-la/irwindale-mining-the-building-blocks-of-los-angeles>.

⁸² Daniel Medina, “The Other River that Defined L.A.: The San Gabriel River in the 20th Century,” KCET, March 20, 2014, <https://www.kcet.org/shows/departures/the-other-river-that-defined-l-a-the-san-gabriel-river-in-the-20th-century>.

⁸³ “Great Oil Fields of Los Angeles County,” *Los Angeles Almanac*, accessed July 31, 2023, <http://www.laalmanac.com/energy/en14.php>.

⁸⁴ Alan Taylor, “The Urban Oil Fields of Los Angeles,” *The Atlantic*, August 26, 2014, <https://www.theatlantic.com/photo/2014/08/the-urban-oil-fields-of-los-angeles/100799/>.

⁸⁵ Sandi Hemmerlein, “Where to Find the Bygone Citrus Groves of Southern California,” KCET, June 20, 2017. <https://www.kcet.org/shows/socal-wanderer/where-to-find-the-bygone-citrus-groves-of-southern-california>.

agricultural ranches, but to the residential communities that were being plotted. A large flood in 1914 caused over \$10,000,000 in damage and resulted in the establishment of the Los Angeles County Flood Control District. The combination of a large forest fire in November 1933 followed by intensive rainstorms in December of the same year resulted in over 600,000 cubic yards of water and silt that rushed through the Crescenta Valley, killing over 60 people and destroying homes throughout La Crescenta and Montrose, with debris reaching all the way to Long Beach.⁸⁶ The County flood control was further supported by the passage of the Flood Control Act at the federal level in 1936.⁸⁷ Further flooding in 1938 encouraged local civic leaders and politicians to embrace flood control in the San Gabriel Valley. While less rain fell than in the large flood in 1861, the increasing development and influx of population meant that the damage from these floods was much more extensive.⁸⁸ Over 80 people died in the San Gabriel Valley alone, and the flooding in the mountains above Altadena and La Crescenta caused irreparable damage to many of the mountain resorts and early housing developments.⁸⁹ The result of this was aggressive flood control and concrete channelization of the waterways of the Los Angeles and San Gabriel rivers, primarily completed by the Army Corps of Engineers.



Homes damaged by flood in La Crescenta, 1934 (Source: California Historical Society, University of Southern California Libraries)

This control of water benefited more than just residential settlement and development. Agriculture continued to be the defining industry of the San Gabriel Valley, with citrus fruit and walnuts taking most of the arable land in the area. Workers were needed for this concentration of agricultural enterprises, which, by the 1920s, included “oranges, lemons, walnuts, apricots, strawberries, and tomatoes, as well as dairy farms, horse ranches, and one lion ranch.”⁹⁰ By 1913, there was a significant presence of Japanese farmers in the San Gabriel Valley, who formed the Japanese Farmer’s Association of the San Gabriel Valley.⁹¹ Japanese Language Schools followed for immigrants and their children, along with active Japanese participation in the San

⁸⁶ Katherine Yamada, “Verdugo Views: Flood in 1930s devastated La Crescenta, Montrose,” *Glendale News-Press*, January 26, 2018, <https://www.latimes.com/socal/glendale-news-press/entertainment/tn-gnp-me-yamada-20180126-story.html>.

⁸⁷ National Park Service, “San Gabriel Watershed and Mountains Special Resource Study and Environmental Resource Assessment,” U.S. Department of the Interior, September 2011.

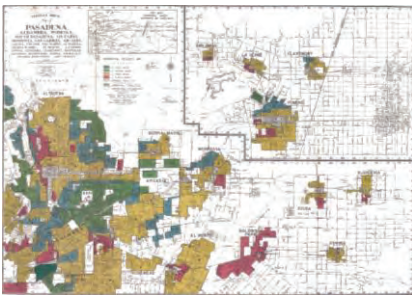
⁸⁸ Nathan Masters, “The Southern California Deluge of 1938,” *KCET*, March 3, 2017, <https://www.kcet.org/shows/lost-la/the-southern-california-deluge-of-1938>.

⁸⁹ Daniel Medina, “When Los Angeles Abandoned its Mountain Frontier,” *KCET*, February 20, 2014, <https://www.kcet.org/shows/departures/when-los-angeles-abandoned-its-mountain-frontier>.

⁹⁰ Daniel Morales, “El Monte’s Hicks Camp: A Mexican Barrio,” *KCET*, June 18, 2014, <https://www.kcet.org/history-society/el-montes-hicks-camp-a-mexican-barrio>.

⁹¹ Andre Kobayashi Deckrow, “A Community Erased: Japanese Americans in El Monte and the San Gabriel Valley,” *KCET*, September 29, 2014, <https://www.kcet.org/history-society/a-community-erased-japanese-americans-in-el-monte-and-the-san-gabriel-valley>.

Gabriel Valley Berry Grower's Co-op.⁹² Labor camps, most geared towards Mexican migrant workers, sprang up throughout the San Gabriel Valley. The most famous of these, "Hick's Camp" located along the San Gabriel River, would eventually grow into a thriving barrio community with a strong Mexican identity; portions of this barrio, which spanned 22-acres, were eventually annexed into the Cities of El Monte and South El Monte and portions of Whittier Narrows Recreation Area.⁹³ The increase in racial and ethnic diversity of worker and residents in the WSGV led to a significant, but short lived, presence of the Ku Klux Klan in El Monte during the 1920s. These white supremacists selected El Monte for its proximity to Los Angeles and the smaller communities of the San Gabriel Valley and Riverside County.⁹⁴



HOLC Map of Pasadena and surrounding communities, 1939
(Source: University of Richmond, Mapping Inequality Project)

Following the Great Depression, residential development expanded in the San Gabriel Valley, assisted through a new, federally backed loan program. The Home Owners' Loan Corporation (HOLC) was established as a part of the New Deal to assist first time home owners through federally backed loans. To ensure their loans were given to the least risky investments, the HOLC created color-coded maps of most American cities in order to assess risk; neighborhoods that were "characterized by detrimental influences" were given the lowest grade of D and marked in red.⁹⁵ These "redlined" neighborhoods often contained residents that were predominately Black, Mexican, or recent immigrants. The effect of this redlining was that new residential construction, funded through HOLC loans, occurred almost exclusively in White neighborhoods, effectively segregating these cities further.⁹⁶ Many of the unincorporated areas of the West San Gabriel Valley were not redlined by the HOLC, allowing Japanese Americans and Mexican Americans to more easily purchase homes in these areas than in incorporated cities, such as Pasadena and Glendale, which were only blocks away. Altadena was notably not redlined, becoming a hub for middle-class African-Americans.⁹⁷

⁹² Kobayashi Deckrow, "A Community Erased."

⁹³ Steve Chiotakis, "LA freeways: The infrastructure of racism," KCRW, June 30, 2020, <https://www.kcrw.com/news/shows/greater-la/robert-fuller-freeways-urbanism-race/la-freeways>.

⁹⁴ Dan Cady, "Rise, Fall, Repeat: El Monte's White Supremacy Movements," In *East of East: the Making of Greater El Monte*, edited by Romeo Guzman, et al, Rutgers University Press, 2020, 59–61.

⁹⁵ "Mapping Inequality: Redlining in New Deal America," University of Richmond, accessed September 25, 2023. <https://dsl.richmond.edu/panorama/redlining>.

⁹⁶ Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America*, New York City: Liveright, 2017.

⁹⁷ For more information, see "Altadena African American Historic Resources Survey" prepared by Sapphos Environmental, Inc. for the LA County Dept. of Regional Planning in 2020.

Little Boxes: WWII and Post-War Suburbanization (1942-1964)

While Black residents of the San Gabriel Valley faced discriminatory actions in the pre-WWII era, a variety of groups experienced racial and ethnic discrimination, segregation, and violence. Mexican residents, who made up large portions of the agricultural work force, were sequestered in barrios without infrastructure such as running water or floors. Japanese Americans, while facing anti-Asian discrimination, often found financial privilege through their status as farm owners, especially in the flower industry, and had a robust cultural network that cultivated ethnic solidarity.⁹⁸ Following the Attack on Pearl Harbor and on Executive Order 9066, Japanese residents of the San Gabriel Valley were relocated to Santa Anita or Pomona Assembly Centers, located at the racetrack and fairgrounds, respectively. This unprecedented Executive Order ensured that first and second-generation Japanese Americans, many of whom were legally American citizens, were detained for the duration of the war with no reason. Internees were only permitted to bring one suitcase with them, and many lost their homes, business, and property because of foreclosure during the War. After their initial relocation to the Assembly Centers, most of the WSGV Japanese internees spent the majority of WWII at Heart Mountain in Wyoming.⁹⁹

During World War II, the West San Gabriel Valley retained its character as a predominately agricultural area with pockets of residential development. As more workers moved into the Los Angeles area to take jobs in the growing industries that supported the military, such as aerospace and automotive manufacturing, not to mention the massive oil fields in Los Angeles County, there was a noticeable lack of housing for families. With the exception of wealthy areas such as Altadena, Pasadena, Montrose, and Monterey Park, the West San Gabriel Valley remained a semirural farming region until after World War II.

The passage of the Servicemen's Readjustment Act in 1944, commonly known as the G.I. Bill, led to an explosion in new residential construction. Veterans, through this bill, could obtain a house with no down payment. Nationally, veterans were responsible for 20% of new home construction in the post-war era; it is likely to have been higher in



Quarters for Japanese Internees at Santa Anita Park Assembly Center, 1942 (Source: University of California Berkeley, Bancroft Library)

⁹⁸ "History," San Gabriel Japanese Community Center, accessed November 13, 2023, <https://sgjcc.org/history>.

⁹⁹ "WWII Japanese American Internment Camps in Arcadia and Pomona," *San Gabriel Valley in Time*, May 31, 2022. <https://sqvintime.com/home/f/wwii-japanese-american-internment-camps-in-arcadia-and-pomona>.

Los Angeles County, which saw massive population growth in the postwar era.¹⁰⁰ This funding, combined with postwar economic prosperity for US industry and the ability to mass-produce houses, led to a boom in construction. This “tract housing” as it would come to be known, would facilitate the transition of the San Gabriel Valley from agricultural land to predominately residential settlement throughout the 1950s. However, the Federal Housing Authority (FHA) and the VA built on the segregation started through redlining. Of the 125,000 houses constructed using FHA/VA funding in Los Angeles from 1950 through 1954, only 3,000 were for non-White families (2.4%)¹⁰¹

In addition to FHA and VA discrimination, large portions of “the San Gabriel Valley and Pasadena was thus closed to Negroes in 1941,” through the actions of local, “home improvement” organizations which worked to keep entire blocks of communities Whites Only.¹⁰² The labor force of the citrus orchards, combined with the effects of discriminatory HOLC policies, created racially mixed neighborhoods in the “redlined” areas of the West San Gabriel Valley throughout the 1940s and 1950s, where Mexican and Asian workers lived together in neighborhoods that were deemed unfit for White residence.¹⁰³ “Proliferating subdivisions attracted World War II veterans looking to buy homes (facilitated by the GI Bill’s home loan guaranty program) and drew Mexican Americans from East Los Angeles, Japanese Americans from the West Side and East Side, and Chinese Americans from Chinatown.”¹⁰⁴ Restrictive housing covenants meant the first wave of newly built subdivisions in the West San Gabriel Valley were purchased by White families.¹⁰⁵ Racial discrimination in FHA and VA loans would only become federally prohibited in 1962.¹⁰⁶

A major factor in the development of the communities of the West San Gabriel Valley in the post-war era was the unprecedented expansion of Los Angeles’ freeway system. First proposed in the 1930s, Los

¹⁰⁰ “75 Years of the GI Bill: How Transformative Its Been,” U.S. Department of Defense, January 9, 2019, <https://www.defense.gov/News/Feature-Stories/Story/Article/1727086/75-years-of-the-gi-bill-how-transformative-its-been>.

¹⁰¹ California Department of Transportation, “Tract Housing in California, 1945–1973: A Context for National Register Evaluation,” 2011, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.

¹⁰² Mike Davis, *City of Quartz*, New York City: Verso Books, 1990, 162.

¹⁰³ Wendy Cheng, *The Changs Next Door to the Diazes: Remapping Race in Suburban California*. University of Minnesota Press, 2013, 24.

¹⁰⁴ Cheng, *The Changs Next Door to the Diazes*, 27.

¹⁰⁵ “How the San Gabriel Valley Became American’s ‘Suburban Chinatown’,” Los Angeles Almanac, accessed September 25, 2023, <http://www.laalmanac.com/history/hi711.php>.

¹⁰⁶ California Department of Transportation, “Tract Housing.”

Angeles County civic leaders and urban planners, under Los Angeles County’s Regional Planning Commission, adopted the Master Plan of Metropolitan Los Angeles Freeways in 1947. While focused towards the City of Los Angeles, the entire San Gabriel Valley was planned to be woven into the web of freeways with proposed names such as the Concord Parkway, the Eaton Canyon Parkway, the Ramona Freeway, and the San Gabriel River Parkway, which follows nearly an identical path to the modern I-605.¹⁰⁷ Many of work camps-turned-barrios, including Hicks’ Camp, were razed in the 1960s and 1970s to make room for new suburban developments or the expansion of the Los Angeles freeway system. The rise in cul-de-sac neighborhoods also coincided with the suburban boom during this time. The increasing popularity of cars made it easier for people to live in less accessible areas, and also eliminated the need for a grid pattern of urban form that facilitated the streetcar system.



Los Angeles County Freeway Plan, Adopted 1947 (Source: CA Highways.org)

Changing Demographics (1965-Present)

White emigration to the West San Gabriel Valley largely ceased between 1960 and 1990. Instead, new residents to the area were largely Asian immigrants, helped significantly by the passage of the Immigration and Nationality Act of 1965.¹⁰⁸ The largest wave of new residents to the San Gabriel Valley at this time were immigrants from Taiwan and Hong Kong who came to America for educational and economic opportunity, especially in the face of political strife in their homeland.¹⁰⁹ The demographic shift in the West San Gabriel Valley was compounded by a second wave of White flight as the children of the initial post-war residents moved or sold their homes. Perhaps because of their struggle to own homes, multi-generational homeownership among Mexican and Asian families was much higher in the WSGV.¹¹⁰ The West San Gabriel Valley developed as a center of Chinese settlement, with Monterey Park becoming the first majority-Asian city in the United States in the mid-1980s. Frederich Hsieh, a Chinese-born real estate developer, began to advertise the West San Gabriel Valley, and the city of Monterey Park in particular, to Chinese immigrants from Taiwan and Hong Kong.¹¹¹

¹⁰⁷ I-605 is the rare freeway within Los Angeles’ freeway system that has not changed its alignment significantly since its opening in 1964.

¹⁰⁸ Cheng, *The Changs Next Door to the Diazes*, 26.

¹⁰⁹ Cheng, *The Changs Next Door to the Diazes*, 41.

¹¹⁰ Cheng, *The Changs Next Door to the Diazes*, 46.

¹¹¹ Myrna Oliver, “Developer Who Saw Monterey Park as ‘Chinese Beverly Hills’ Dies,” *Los Angeles Times*, August 12, 1999, <https://www.latimes.com/archives/la-xpm-1999-aug-12-me-65010-story.html>.

Today, the West San Gabriel Valley functions as a large, ethnically diverse suburb of Los Angeles with a variety of smaller business centers in its midst.

Community-Specific Historical Backgrounds

ALTADENA

Altadena is an unincorporated community in Los Angeles County in the northwest part of West San Gabriel Valley (WSGV), just north of the City of Pasadena. As the largest unincorporated area in the WSGV, Altadena encompasses 8.48 square miles of land that is roughly 14 miles northeast of downtown Los Angeles. The community is bounded on three sides by various wilderness areas including the Arroyo Seco, Angeles National Forest, and Eaton Canyon. Originally inhabited by the Hahamongna-Tongva people, the 8.5 square mile community is now home to a population of 43,344 people. While the community has resisted annexation by the neighboring city of Pasadena for decades, small portions of the community have been incorporated over time.

The population by age follows a bell curve distribution with roughly 20 percent of residents under the age of 18, 20 percent over the age of 65, and the remaining 60 percent between the ages of 18 and 65. The population of Altadena is diverse, with approximately 40 percent White, 30 percent Hispanic/Latinx, 20 percent Black and the remaining 10 percent mixed or of other racial backgrounds.

The community is dominated by single-family housing, including an especially rich collection of Queen Anne homes from the early days of settlement. Other residential property types include single- and multi-family homes in a wide variety of architectural styles. There are a total of 15,334 housing units in Altadena, and 90 percent of all units were built before 1979 and are at least 44 years old, compared to 72 percent of housing in Los Angeles County.

The northern and eastern portions of the census-designated place (CDP) are characterized by access to the to the San Gabriel Mountains via a variety of trailheads and open space, while the southern portion of Altadena is characterized by man-made features, with north-west commercial corridors along Lake Avenue and Fair Oaks Drive, and an east-west commercial corridor along East Altadena Drive. Altadena also has a variety of public parks, including Loma Alta Park, Charles S. Farnsworth Park, and Charles White Park, in addition to the Altadena Town & Country Club and Altadena Golf Course and the Mountain View Mortuary & Cemetery.

Unlike many of the other unincorporated areas of the West San Gabriel Valley, Altadena has exhibited a strong civic pride and identity, in addition to creating both its own Library District and a Chamber of Commerce. Its residents have a long history of resisting incorporation as an independent town or annexation by surrounding cities, namely Pasadena.

General History of Altadena

Portions of Altadena share a significant history with nearby Pasadena, though residents of the area have historically maintained a distinct identity. Altadena was named for its relationship to its southern neighbor Pasadena, as “alta” means “high” or “above” in Spanish. Later, the Altadena Chamber of Commerce would promote the community with the false history that the name came from “alta-eden” in the 1930s to highlight the scenery and bucolic nature of the city.¹¹²

The land that is now part of Altadena was originally part of Rancho San Pascual, given to Juan Mariné in 1835, though he and his heirs did not cultivate the land, nor did José Perez, a relative of Mariné’s widow who claimed the land after Mariné abandoned it. In 1843, a former Mexican military hero named Manuel Garfias was granted the land by his former commander.¹¹³ Upon California statehood, Garfias welcomed the American officials with a grand ball and, in return received a United States patent for 13,693.33 acres of land in 1863. Ownership was transferred to former army surgeon Dr. John S. Griffin and Benjamin “Don Benito” Wilson, a wealthy landowner who would eventually become the second mayor of the City of Los Angeles and a three-term state senator, in 1873.¹¹⁴ Wilson would plant some of the earliest orange trees in the San Gabriel Valley, in addition to developing early irrigation networks.

The modern development of Altadena begins in the mid-to-late 1800s when agricultural landowners began to sell large tracts of land to developers. Much of the early development of Altadena runs parallel to Pasadena. Benjamin S. Eaton, a developer in the area, developed water systems for vineyards and orchards near the present-day Eaton Canyon circa 1860. Once improved, 4,000 acres was sold to Daniel Berry, including the lands for Pasadena and Altadena.

¹¹² Mike Manning, “Altadena, California,” Altadena Town Council, accessed July 28, 2023, <http://altadenatowncouncil.org/history/>.

¹¹³ W.W. Robinson, “The Story of Rancho San Pasqual,” *The Historical Society of Southern California Quarterly*, 37, no.4 (December 1955), 352.

¹¹⁴ King, 22–23.

Pasadena was founded by the San Gabriel Orange Growers Association, also known as the Indiana Colony, on land that was purchased from Eaton in 1873.¹¹⁵¹¹⁶ Pasadena took its name from the Anglicization of an Ojibbwe (Chippewa) word for “valley” and soon developed its own identity as the first true suburb of Los Angeles.¹¹⁷ Shortly after, Bryan O. Clark began a nursery in the foothills of the San Gabriel Mountains, which he named “Altadena” to capitalize on its proximity to Pasadena.

Early residents of the Altadena area included former Union soldiers, abolitionists, and formerly enslaved people, such as Robert Owens. Born in Texas in 1806 and enslaved until 1853, when he was able to purchase his own freedom, Owens traveled to California, which had joined the United States as a non-slavery or “free” state as a part of the Compromise of 1850.¹¹⁸ Owens settled in a canyon above Altadena and while he faced significant discrimination, was able to work enough in the Greater Los Angeles area that he was able to purchase his wife’s freedom in 1854. Owens gained a reputation as a successful businessman and community leader, establishing a lumber road to facilitate a contract with the U.S. Military to supply wood from El Prieto Canyon. Owens and his wife, Winnie, led the first formal religious service for Black people in Los Angeles County and assisted Bidy Mason in successfully suing for her freedom. Later, Owens would purchase property in downtown Los Angeles. His business ventures, in addition to real estate and ranching operations, allowed Owens to eventually become the wealthiest Black man in Los Angeles at the time of his death in 1865.¹¹⁹

Another significant resident of Altadena was abolitionist Owen Brown, a participant in the 1859 raid at Harper’s Ferry Virginia. Undertaken by his father John Brown to encourage a southern rebellion of enslaved people, the elder Brown was arrested and executed, but Owen Brown

¹¹⁵ “History of Altadena,” Los Angeles Walking Tours,” February 5, 2021, <https://www.lawalkingtours.com/history-of-altadena>.

¹¹⁶ “History of Altadena.”

¹¹⁷ City of Pasadena, “About,” Accessed October 16, 2023, <https://www.cityofpasadena.net/about-pasadena/>.

¹¹⁸ “Compromise of 1850,” History.com, <https://www.history.com/topics/slavery/compromise-of-1850>.

¹¹⁹ Daniel Medina, “Mountain Men: Pioneers and Outlaws of the San Gabriels,” PBS SoCal, November 11, 2013, <https://www.pbssocal.org/shows/departures/mountain-men-pioneers-and-outlaws-of-the-san-gabriels>.

escaped and lived as a fugitive for over 20 years before settling in the foothills of Altadena in 1881 before dying eight years later.¹²⁰



Plot map developed by John Woodbury and Pasadena Improvement Company, 1887 (Source: Altadena Town Council)

Developer John Woodbury, along with his brother Frederick, purchased 937 acres from Eaton between 1880 and 1881. Streets were developed, notably Mariposa Street, which became known as Altadena’s Millionaire’s Row, where Woodbury built his own home.¹²¹ The community began to use the name of Clark’s Nursery, and Woodbury officially established the Pasadena Improvement Company in 1887, which developed a plot plan for a residential development of Altadena as a town. The original plan for the city included a train station that would house the Los Angeles Terminal Railway running between Altadena and Pasadena. In addition, an elaborate hotel was planned, the Altadena Hotel, in a similar fashion as the Raymond Hotel in South Pasadena and the Hotel Green in Pasadena.¹²²

The Pasadena area drew a significant number of new residents, many of whom were wealthy industrialists from the large cities of the American East and Midwest. Andrew McNally, the wealthy head of a mapping company purchased fifteen acres in Altadena in 1887. His business partner, William Rand, told a reporter it was a “rather expensive folly.”¹²³ McNally loved Altadena and encouraged other wealthy Midwesterners to settle in the area north of Pasadena. McNally’s daughter, Nannie, would bring her husband, Ed, to Altadena where the air would be better for the breathing difficulties he suffered in the Chicago air. There, they would begin their family, including their second son, Wallace Neff, who would later become one of the most preeminent architects in Southern California.¹²⁴

¹²⁰ Steve Scauzillo, “Grave of Altadena abolitionist to receive historical landmark status after 35-year effort,” *Pasadena Star-News*, March 4, 2024, <https://www.pasadenastarnews.com/2024/03/02/grave-of-altadena-abolitionist-to-receive-historical-landmark-status-after-35-year-effort/>.

In February of 2024, the Los Angeles County Board of Supervisors unanimously approved the nomination of the Owen Brown gravesite as a Los Angeles County Historic Landmark; as of April 2024, the designation is awaiting approval by the Los Angeles County Historical Landmarks and Records Commission.

¹²¹ Judy Triem, Altadena Heritage, *National Register Nomination: Woodbury-Story House*, 1991.

¹²² Both extant and on the National Register.

¹²³ Diane Kanner, “The Lemon Grove Boyhood of Wallace Neff,” *Southern California Quarterly*, Winter 1998. Vol. 80, No 4. 446–447.

¹²⁴ Kanner, “Lemon Grove,” 451.

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Woodbury, McNally, and other early residents imagined Altadena as an enclave for wealthy residents, but the crash of the land boom of the 1880s caused the elaborate plans to crumble. Many parcels remained unsold and grandiose development plans, including the Altadena Hotel and the Los Angeles Terminal Railway were abandoned. The result was that until the 1920s, much of Altadena was developed solely with agriculture, including oranges, olives, walnuts, dates, avocados, and ornamental plants.¹²⁵ The wealthier residents were largely shielded from the effects of the Panic of 1888 and the resulting wealthy residents maintained a strong identity as separate from the incorporated areas of Pasadena, South Pasadena, and Glendale.



Andrew McNally House, ca. 1900
(Source: University of Southern California Libraries)

Residents of Altadena resisted the urge to incorporate into a city, and additionally began a long history of avoiding attempts of annexation by the City of Pasadena. Many of the small farms in Altadena, along with the wealthier residents that owned larger farms, were involved in growing grapes and directly profited from the continued expansion of Los Angeles' wine industry. Pasadena, which had early on established their civic identity as a temperance city, ran counter to those goals.¹²⁶

Even though Altadena was never formally incorporated, the civic life of the early 20th century was quite lively. The Altadena Country Club, now the Altadena Town and Country Club, was founded in 1911 and featured a nearby private airport, operated by Hollywood director Cecil DeMille, from 1919 until 1921. Zane Grey, the famous novelist, relocated from Ohio to Altadena in 1926 along with his wife, who started the Altadena Library in 1926. Residents established an independent fire department in 1924; a permanent fire station was constructed in 1925. Altadena Historical Society, which remains in operation to the present day, was formed in 1935 and has since advocated for the preservation of many historic structures in the local community.



Zane Grey Residence, 1925
(California Historical Society, University of Southern California Libraries)

Altadena, along with neighboring Pasadena, was also home to a small but notable Jewish Community. The earliest known Jewish settler to the area was Moritz Rosenbaum, of German descent, a member of the California Colony of Indiana.¹²⁷ By the 1920s, Jewish residents, most of whom worked in merchant professions like shoemaking, tailoring, or dry goods store ownership, had made sporadic attempts to form lasting

¹²⁵ Michele Zack, "A Very Short History of Altadena," Altadena Heritage, November 3, 2012, <https://altadenaheritage.org/a-short-history-of-altadena/>.

¹²⁶ Zack, "A Very Short History of Altadena."

¹²⁷ Roberta H. Martinez, "History of Jewish Community in Early Pasadena," ColoradoBoulevard.net, October 4, 2016, <https://www.coloradoboulevard.net/jewish-history-in-pasadena/>.

congregations and Jewish day schools. Construction of the first synagogue, Temple B'nai Israel, was completed in 1923, and men's and women's chapters of B'nai B'rith Lodge, an organization to “respond to the needs of Jews who had encountered discrimination” were established in 1924 and 1929, respectively.¹²⁸ Jewish residents of the Altadena planning area likely attended meetings at these organizations or joined aid societies such as the Jewish Consumptive Relief Association or the Hebrew Aid Society.¹²⁹ The synagogue would move to its present-day location in southwest Altadena in 1941, as the vast majority of Jewish residents of the WSGV had settled in Altadena and East Pasadena, however it would retain its ties to Pasadena and was renamed as the Pasadena Jewish Community in 1956.¹³⁰

Altadena, because of its unincorporated status, has had a strong history as a safer community for Black residents of the West San Gabriel Valley, primarily because large portions of the community area were not covered by HOLC redlining maps which would restrict the financing of homes. Altadena Meadows, in particular, became a well-known middle class Black neighborhood. Many domestic servants and employees of wealthy families of Pasadena lived in Altadena, including the mother of science fiction writer Octavia Butler, who would use Altadena as a setting in her novel *Kindred* and would eventually purchase a home there.¹³¹

Following the 1930s, Altadena developed a reputation as a liberal area in the largely conservative San Gabriel Valley. “Artists, writers, and bohemians” flocked to Altadena in the 1940s, which saw its population boom to 46,000 in the post-World War II era.¹³² In 1956, the largest attempted annexation of Altadena by the City of Pasadena occurred, though was ultimately unsuccessful.¹³³ Throughout the 20th century, though, Pasadena would continue to annex significant portions of Altadena.

Like the rest of the WSGV, Altadena saw changing demographics in the latter half of the 20th century. Half of Altadena's White population left throughout the 1960s and 1970s in a pattern of “white flight” seen throughout the greater Los Angeles area, largely moving to the new

¹²⁸ Martinez, “History of Jewish Community.”

¹²⁹ “About PJTC,” Pasadena Jewish Temple & Center, <https://www.pjtc.net/aboutpjtc>.

¹³⁰ “About PJTC.” The present name of the synagogue is the Pasadena Jewish Temple & Center.

¹³¹ Carl Abbott, “Pasadena on Her Mind: Octavia E. Butler Reimagines Her Hometown,” Los Angeles Review of Books, February 2, 2019, <https://lareviewofbooks.org/article/pasadena-on-her-mind-octavia-e-butler-reimagines-her-hometown/>.

¹³² Zack, “A Very Short History of Altadena.”

¹³³ Manning, “Altadena.”

suburbs of the San Fernando Valley. The residents that moved to Altadena in their place were much more racially and ethnically diverse. Children of these families attended Pasadena Unified, which was the first school district outside of the American South to be ordered by the Supreme Court to engage in busing to desegregate schools within the district.

Altadena Development History

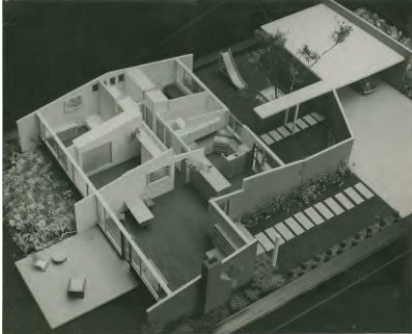
The first Sanborn Fire Insurance Company map produced for Altadena in 1908 consists of two pages and shows large tracts with elaborate, single-family residences along Mariposa Avenue, which was referred to as “Millionaire’s Row”. Dates of construction for assessor parcels show that residential development proceeded outward from Mariposa Street, along Altadena Drive. Large blocks with consistent dates of construction date from the 1920s; these feature smaller parcels and residences when compared to the estates constructed in pre-1910. The early character of Altadena was a community of small farms and large homes, giving the community a much more rural feel, even though architects from Pasadena were likely working in Altadena. Pasadena, by comparison, was a more densely constructed neighborhood with lots and residences that were closer together.

In the 18 years until a second Sanborn map of Altadena was platted in 1926, the community had significantly expanded in geographic reach and improvements. The pages needed to map the entire town expanded from two to 35 pages. Commercial corridors exist along Fair Oaks Avenue and Lincoln Avenue; however, the vast majority of the community’s improvements are single-family homes, and it is common to see many vacant lots between homes on the same block. Some remnants of Altadena’s agricultural industry remain, such as an avocado nursery and a dairy farm, and some of the larger lots feature poultry houses.¹³⁴ Residences, even smaller ones, constructed in the 1920s and 1930s feature larger front yards with extensive landscaping. The rural character and street landscape from this period of residential development is still extant.

Assessor dates of construction show that starting in the 1940s, entire blocks of single-family homes were built in the period of one or two years, likely builder-designed. The last Sanborn map available for Altadena dates from 1949 and shows most residential tracts improved

¹³⁴ Note: These properties were shown on the 1926 Sanborn map, however none are extant in the present day.

with a single-family dwelling. Also notable at this time is the marked difference in lots sizes; the northern and eastern portions of Altadena feature larger parcels with more yard space and garages, while the lots in southern and western Altadena are considerably smaller, which results in a higher density of single-family housing. This pattern continues to exist today. Lincoln Avenue and Fair Oaks Avenue remain commercial corridors, with residential improvements mixed in. Portions of Woodbury Drive feature a commercial section as well.



Model of one of 28 Park Planned Homes, designed by Gregory Ain, ca. 1945 (Source: AD&A Museum, University of California, Santa Barbara)

Cul-de-sacs were introduced in some blocks in the 1930s and 1940s, but these features became more common in blocks where the dominant date of construction is from the 1950s, along the outer edges of Altadena. While these homes were likely constructed in anticipation of residents utilizing FHA funding, larger parcels with elaborate, potentially architect-designed homes are found in the northeast portion, with curvilinear streets. Notably, an early modernist neighborhood known as “Park Planned Homes”, designed by architect Gregory Ain and landscape architect Garrett Eckbo, is located along Highview Avenue, south of Altadena Drive, in northern Altadena.

There are limited small areas of development from the 1960s, on the northern and eastern boundaries of Altadena. The only significant areas of post-1978 development is in the La Vina Development, in the northwest portion of the boundaries on the site of the former La Vina Sanatorium.

EAST PASADENA-EAST SAN GABRIEL

East Pasadena–East San Gabriel is made up of two bordering unincorporated areas; collectively, these CDPs are about four-square miles in size. The total population in this community is 26,807, making the population density about 6,700 people per square mile. East Pasadena–East San Gabriel is bordered by Pasadena to the north, Arcadia to the west, San Marino to the east, and Temple City, San Gabriel, and Rosemead to the south.

East Pasadena–East San Gabriel is predominantly white, yet it contains a significantly higher Asian population and a lower Latinx and Black/African American population compared to the County overall. In East Pasadena–East San Gabriel a notable 32.8 percent of the population speaks Chinese at home compared to the County average of 4 percent. Additionally, fewer people speak Spanish at home in East Pasadena–East San Gabriel (27.1 percent) when compared to the

County average (38.7 percent). This demographic data is confirmed by the average streetscape in these neighborhoods, which includes a plethora of Asian markets and other specialized services and an abundance of signage in Chinese.

The area is divided north to south by Rosemead Boulevard, which serves as the major commercial corridor of the area. Hotels, restaurants, auto repair shops, grocery stores, and other commercial uses line East Colorado Boulevard in the northern edge of the community. Another major road, Huntington Drive, runs east to west through East Pasadena–East San Gabriel and is dotted with businesses and community amenities. Both thoroughfares have a significant number of multi-family properties that were constructed in the mid-century and appear to be nearing the end of their useful life. In the southernmost island of East Pasadena–East San Gabriel, there are industrial land uses fronting Walnut Grove Avenue.

The built environment off the main roads is predominately post-WWII tract housing, comprised of single-family homes in a variety of architectural types and styles, including Spanish Colonial Revival, Craftsman, and American Colonial Revival. The dominant architectural style is Minimal Traditional, with Ranch close behind in a variety of iterations including Gingerbread, Asian-inspired, and Tiki-influenced. East Pasadena-East San Gabriel also features a significant number of thematic apartment buildings, some of which are of the “dingbat” type, that represent eclectic design styles such as Tiki, Swiss Chalet, French Eclectic, and Mid-Century Modern.

General History of East Pasadena-East San Gabriel

EAST PASADENA

Pasadena is widely considered the demographic and cultural center of the San Gabriel Valley. One of the first areas to be subdivided and settled by Anglos and American migrants from the east, Pasadena was the second city to incorporate in Los Angeles County, after Los Angeles itself. East Pasadena, as a community, is strongly influenced by the cultural and developmental history of the City of Pasadena, though outside the city boundaries. Generally, development surrounding the City of Pasadena progressed eastward from the original urban core, which centered around the intersection of East Colorado Boulevard and Fair Oaks Avenue.

The boundaries of East Pasadena are shown to be relatively undeveloped in 1894, according to a USGS Topographic map. The Monrovia Branch of the Pacific Railroad runs through the future community, and lands belonging to Chapman and Sunny Slope Ranches are indicated. A few farmsteads existed, but there is no record of significant residential development.

Similar to much of the San Gabriel Valley, East Pasadena was originally dominated by large farm tracts and citrus orchards. However, by the mid-1920s, East Pasadena was advertised as a growing suburb. News reports referenced the area alongside Lamanda Park, which would be annexed to Pasadena in 1920.¹³⁵ The 1920s saw significant residential development in the northern portion of the unincorporated community, especially between Blanch and Colorado Street. Huntington Drive, which became a significant regional thoroughfare, followed the path of the Pacific Railroad, serving as the boundary line between East Pasadena and East San Gabriel.

Most subdivisions in this building boom were filed by building companies. It is likely they constructed homes on the lots within those subdivisions. A notable subdivision within this community, Chapman Woods, dates from this the interwar period. Named after Alfred B. Chapman. Chapman, like many other owners of large land tracts, came west in 1869 and purchased 1,786 acres of the former Rancho Santa Anita. By the 1920s, two real estate agents, Jim Stewart and Ben Quigley, purchased a large portion of Chapman's estate and began subdividing the land into large lots with curving streets. By the 1930s, the area had become known for its large lot sites and expansive homes, which represent a variety of early to mid-century architectural styles. In 1938, a homeowner's association, The Chapman Woods Association, was in place to maintain the standards of quality that the residents had come to expect.¹³⁶

Much of East Pasadena, while in unincorporated Los Angeles County, was covered in HOLC maps during the 1930s for the City of Pasadena. Chapman Woods, in particular, was given a "low green" grade on HOLC maps. The area was described as such:

*Deed restrictions are said to be ample and enforced.
[...] Churches are nearby [...] Transportation is
inadequate and largely depending upon private*

¹³⁵ "San Gabriel, East Pasadena, and Monterey Park Complete Busy Year of Progress," *Los Angeles Times*, July 13, 1924, 87.

¹³⁶ "History," Chapman Woods Association, accessed September 27, 2023. <http://chapmanwoods.net/history>.

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conveyance, which, in district of this character, is not a great handicap. This section has been largely developed within the past 5 years and while still sparsely built up in parts has made great headway as a whole. [...] Construction, maintenance, and architectural designs are of high character. Population and improvements are homogenous. East of Virginia along California St. and Lombardy Rd. to Sierra Madre and south on Sierra Madre improvements are larger and more imposing than in other parts of the area. [...] There is still considerable unsold land available for homesites and indications are that the area will be desirable for residential purposes for years to come. The area is accorded a "low green" grade.

To the east of Chapman Woods, the Michilinder District, near Arcadia and not to be confused with Pasadena's Michelina Park, was described as such:

Deed restrictions provide against racial hazards, and supervision of improvements, etc. [...] This district was originally developed by citizens from Michigan, Illinois, and Indiana, which accounts for its name. Earlier developments were large size dwellings surrounded by small acreage estates. Later improvements have consisted of well-maintained five and six room bungalows of standard construction and attractive architectural designs. While not a sustenance homestead area, practically all homesites are of sufficient site to permit garden tracts and small orchards. Population is homogenous and evinces a general community pride. [...] Adjacent high grade area to the west is a favorable influence. Indications are that this area will remain desirable for many years to come and it is accorded a "medial blue" grade.

East Pasadena community members struggled with the idea of whether to allow their neighborhoods to be annexed by the City of Pasadena. Throughout the 1940s, editorials and meeting reports from both pro-annexation and anti-annexation groups were found in local papers. 1940 saw *The Greater East Pasadena Association* press for annexation by Pasadena for fire protection and for the financial savings.¹³⁷ Issues sprung up between the City of Arcadia and residents of Michillinda in 1947 about a new subdivision which eventually was sent to the Superior Court.¹³⁸ Community groups collaborated in again

¹³⁷ "Let's Annex," East Pasadena Citizens Urge," *Pasadena Post*, February 7, 1940, 5.

¹³⁸ "Backyards' Case Early Trial Asked," *Metropolitan Pasadena Star-News*, February 5, 1947, 17.

in 1949 to debate annexation; though that attempt was ultimately not successful, the City of Pasadena would continue to annex multiple small portions throughout the 1960s and 1970s.¹³⁹ USGS Historic Maps from 1950 show the street grid to be similar to the present orientation.

EAST SAN GABRIEL

Development in the West San Gabriel Valley in the late 1800s largely proceeded outward from the early city centers, and East San Gabriel's development falls within the sphere of influence of the City of San Gabriel, which incorporated in 1913. An 1894 USGS topographic map indicates an undeveloped "North San Gabriel," and although East San Gabriel is also undeveloped, it shows evidence of an early grid system. The town of San Gabriel itself, developed around the site of the former Mission, had a grid system and significantly more improvements. East San Gabriel was enough of a cohesive community in 1910 that an East San Gabriel Improvement Association was formed, and the mundane debates seen at meetings were characteristic for a newly established community: the name of the Masonic Lodge or house numbering.¹⁴⁰

By 1920, the northern portions of East San Gabriel had been improved with greater numbers of residences. The Pacific Electric Line runs through the southern portions, along Las Tunas Road.

Within the East San Gabriel area, the HOLC defined two areas, both of which were given yellow ratings. Portions of the eastern portion were described as such in the Los Angeles HOLC map produced in 1939:

This area is some 25 to 30 years old, and its development has been graduated, and largely without direction. Numerous acreage tracts scattered throughout are devoted to citrus groves and poultry raising. FHA financing has stimulated building and the past five years have probably been the most active in the area's history. Improvements are heterogenous as to age, type, and construction. Maintenance is generally of good character and indicates pride of occupancy. Although there is a wide spread in income, population is largely homogeneous. The construction is of good quality and architectural designs are attractive. The location of the area south of Huntington Boulevard and its

¹³⁹ "East Pasadena's Will Discuss City's Future Tonight at Meeting," *Pasadena Independent*, September 27, 1949, 6.; "Map of Pasadena Annexations," City of Pasadena Planning Department, accessed December 6, 2023, <https://www.cityofpasadena.net/planning/wp-content/uploads/sites/30/Map-of-Pasadena-Annexations.pdf>.

¹⁴⁰ "Demand Change to East San Gabriel," *South Pasadena Record*, June 20, 1913, 2.

proximity to Santa Anita Park and race track is a favorable influence. [...] All things considered it is felt that the area is entitled to a "high yellow" grade.

In the post-war era, many incorporated cities in the WSGV began to aggressively annex unincorporated areas of Los Angeles County in order to receive the tax revenue from new residences and development, in addition to providing bond debt relief. These annexations were not always successful, as evidenced by the City of San Gabriel’s attempt to annex portions of East San Gabriel in in 1946.¹⁴¹ While the area widely maintained its residential zoning, the Regional Planning Commission approved a shift to commercial zoning along Las Tunas Boulevard to facilitate the creation of a business district on “one of the widest streets in Los Angeles County.”¹⁴² By the 1950s, however, USGS topographic maps show the grid system largely mirrors what exists in the present day, as well as the presence of multiple schools and more development within the portion of the Planning Area southern of Las Tunas Road.

Development Patterns

Using dates of construction on assessor parcels, a pattern of development throughout East Pasadena emerges, which proceeds outwards from areas that are closest to the boundaries of the City of Pasadena. In general, the most historic residences are easily identifiable by the large pine trees and other significant landscaping that is likely original. Many major thoroughfares feature iconic, tall palm trees that line both sides of the street. Long blocks of infill include repetitious designs of single-family homes from the 1920s that dominate the northern portion, then transitions into single family residences of construction from the 1930s and 1940s, with the lot size growing through the years. From an aerial view, Chapman Woods is clearly defined, as the lots are significantly larger with curving, rounded blocks. Dates of construction there are dominated by initial construction from the 1940s and 1950s.

Compared to its northern neighbor of East San Pasadena, East San Gabriel is dominated by long blocks of regular parcels with that were almost entirely constructed after World War II, with limited parcels from the 1930s. Records from the Los Angeles County Assessor’s Office show that most of this area was developed in the 1950s and 1960s into

¹⁴¹ “San Gabriel Group Backs Annexation of East Territory,” *Metropolitan Pasadena Star-News*, March 26, 1946, 13.

¹⁴² “Changes Gets Approval of County Body,” *Metropolitan Pasadena Star-News*, April 4, 1946, 19.

long blocks with small, sometimes subdivided parcels; some residences feature split level homes. Rockwell Square was advertised as giving priority for “veterans of World War II” and emphasized that “if you are being evicted” or “if your health is a factor” that priority was also given.¹⁴³ Many of the tracts filed with the Los Angeles County Assessor’s Office indicate that much of the land was owned by the A.B. Chapman Estate at the time of development. Other advertised builders and subdividers included the George Rockwell Company, L.J. Rose Company Limited, DNAL Developers, Linier Investment Company, Courselle and Company, Land Escrow and Safe Deposit Company, Lincoln Mortgage Company, Michillinda Improvement Company, Santa Anita Land Development Company, and the Los Angeles Trust Company.

KINNELOA MESA

Located in the northern portion of the WSGV Plan Area, Kinneloa Mesa is an unincorporated community spanning approximately 1.6 square miles with a total population is 845. The community is located on a small mesa and the surrounding mountainous slopes above and to the east of Eaton Canyon. The community is surrounded by Altadena to the west, the City of Pasadena to the south, the City of Arcadia to the east, and the Angeles National Forest to the north. Today, the community is split predominantly between two land uses: residential neighborhoods and open space/forestry.

In terms of ethnicity, Kinneloa Mesa’s population is predominantly White, comprising 67.6 percent of the total population, which is significantly higher than the county’s average of 25.5 percent. The community also has a relatively higher proportion of Asian Americans at 19.6 percent, in contrast to the county’s 14.6 percent. Notably, Kinneloa Mesa has nearly 40 percent fewer Hispanic and Latinx residents compared to the County as a whole.

The most prevalent type of residential property in Kinneloa Mesa is single-family housing, ranging between one to three stories in height. Many of these homes are strategically positioned to take advantage of the area’s mountainous terrain and stunning views. The layout of the built environment features curving and winding streets, numerous cul-de-sacs, and a substantial number of private driveways. Various neighborhoods branch off from select roads, including Sierra Madre Villa Avenue, Kinneloa Mesa Road, and Kinneloa Mesa Canyon Road.

¹⁴³ “ADVERTISEMENT: Build Now,” *Metropolitan Pasadena Star-News*, April 8, 1945, 42.

Notably, the Eaton Canyon Golf Course extends across a significant portion of southeastern Kinneloa Mesa. The community includes 457 housing units, all of which are single-family homes. Compared to the County, the housing stock in Kinneloa Mesa is relatively newer, with fewer homes built before 1989 and significantly more built after 1999. Kinneloa Mesa has relatively large lot sizes and higher-end construction. Significant portions of the residential development are on private, gated streets which are not accessible to the public.

The community is entirely residential, with the exception of one private school and one church. The western portion of Kinneloa Mesa, which includes Kinneloa Canyon Road and Kinneloa Mesa Road, is all single-family homes, the vast majority of which were first constructed in the 1950s. The eastern portion, accessed via Sierra Madre Villa Road, contains single-family homes of a variety of dates of construction and architectural styles, from pre-1900s farmhouses that speak to the agricultural history of the community to recreational cabins from the 1910s and 1920s, to sprawling Ranch-style homes constructed in the 1950s. There are also subdivisions around cul-de-sacs constructed in the 1950s and 1960s that show evidence of construction by a single builder. Kinneloa Mesa is not a CDP; rather, the US Census counts this area as a part of “unincorporated Pasadena.”

General History of Kinneloa Mesa

Originally land that was part of the 19,319-acre Rancho Santa Anita, Kinneloa Mesa’s history is intertwined with Los Angeles real estate developer Abbott Kinney. Before becoming known for his Southern California real estate holdings, Kinney had traveled around the world with his family’s tobacco company, in addition to having done work for the United States Geological Survey. On travels out west, in 1880, while stranded in San Francisco, Kinney, like other wealthy men of the era, traveled to the San Gabriel Mountains to find a cure for his insomnia and asthma.¹⁴⁴

Legend has it that upon arriving at the Sierra Madre Villa Hotel without a reservation, Kinney slept on the billiards table. When he awoke, cured of his symptoms, he immediately purchased 537 acres of land on the foothills which had been previously owned by a beekeeper. Having just traveled to Hawai’i Kinney named his estate “Kinneloa”, thought to be a combination of his surname and the Hawai’ian word for

¹⁴⁴ “Abbot Kinney Called Home Early This Morning,” *Evening Vanguard*, November 4, 1920, 3.

mountain.¹⁴⁵ On Kinneloa, he built a large Italianate house (demolished in the 1940s) and cultivated citrus groves and vineyards. Reportedly, Kinney had plans to donate land for a Women’s College in the area with an accompanying extension of the Red Car system to the area.¹⁴⁶

Kinney did not live long at his ranch, however, as his wife enjoyed living in his real estate development by the beach, Venice, much more than the arid summers in the San Gabriel Mountains. In 1912, Kinney’s son Innes took over Kinneloa Ranch with his wife and two sons. Following this ownership, the property was purchased by Lloyd and Arthur Mills Lockhart, brothers who were successful in the oil business.¹⁴⁷ A 1928 USGS Map shows limited amounts of development along the eastern portion of the community, though the western portion is undeveloped.

A parcel of land to the west of Kinney’s estate was home to La Viña Sanatorium, though the residential treatment center was more commonly associated with the community of Altadena. La Viña was started by Dr. Henry Stehman of Chicago and opened in 1911 and featured bungalows and residential halls for patients. Patient housing burned in 1935 and was quickly rebuilt as a 51-bed hospital designed by Myron Hunt.¹⁴⁸ By the 1980s, the facility had transitioned to a research center operated by USC and the residential hospital wasn’t needed; the land was sold to developers.

The Lockharts became notable landowners and developers in Kinneloa Mesa and hired master architect Paul R. Williams to design their mansion. Following a disagreement between the brothers, the mansion was sold and later utilized as a residential school and home for the mentally ill. The house was destroyed in a fire in 1993.¹⁴⁹

There was limited residential development in the pre-war era within Kinneloa Mesa, but Eaton Canyon, which was a part of the estate of Charles James Fox II, was utilized to store over half a million pounds of rocket fuel during World War II. Researchers from California Institute of Technology (Caltech) tested rockets in the canyon, eventually

¹⁴⁵ “The History of Kinneloa Ranch,” Villaloa neighborhood History Society, 1994, accessed via <https://kinneloa.rrigation.specialdistrict.org/files/177679319/History+of+Kinneloa+Ranch.pdf>.

¹⁴⁶ Lauren Beale, “A Pasadena Spanish Colonial suits the lifestyle of the rich in 1928 and today,” *Los Angeles Times*, <https://www.latimes.com/business/real-estate/story/2019-08-28/pasadena-spanish-colonial-paul-williams-home>.

¹⁴⁷ “History of Kinneloa Ranch.”

¹⁴⁸ Val Zavala, “A Short History of La Vina,” Altadena Heritage, <https://altadenaheritage.org/a-short-history-of-la-vina/>.

¹⁴⁹ “History of Kinneloa Ranch.”

assembling over one million rockets utilized by the US Army in both theaters of World War II. Bunkers from the project remained, however the overall project remained a government secret until the bunkers were revealed during the 1993 fires.¹⁵⁰

Following World War II, the vast majority of Kinneloa Mesa was subdivided and advertised widely as a place where residents could experience a rural lifestyle close to Los Angeles. The 1953 USGS Topographic map shows initial residential development, though under the name of “Kinneloa Ranch.” The area, at that time, retained significant agricultural character, with the northern portion denoted as having a variety of orchards, presumably citrus. Equestrian facilities were common, and the area was described as such in 1964:

[S]everal hundred of the finest homes in Pasadena have been built surrounding these choice view lots. They overlook the entire San Gabriel Valley, with a view of Catalina Island in the background. A rural atmosphere has been maintained for the entire area. The Kinneloa Mesa Association has approved all building designs and the total effort is surprisingly different. Many of the home owners have horses and riding trails wind throughout the mountainous area.¹⁵¹

The most recent developments within Kinneloa Mesa were in the La Viña Subdivision, graded and built on the land of the former La Viña Sanatorium in the late 1980s and 1990s.

LA CRESCENTA-MONTROSE

La Crescenta-Montrose is a CDP that encompasses the historically separate communities of La Crescenta and Montrose. La Crescenta, the larger of the two, is located on the north side of I-210 in the foothills of the San Gabriel Mountains. The grid of La Crescenta runs parallel to I-210, which gives the community a diagonal orientation. Montrose is a planned subdivision dating from the early 1920s which is currently bisected by I-210. La Crescenta-Montrose is located at the northwest corner of the WSGV planning area. The 3.45 square-mile area is surrounded by the city of Glendale to the south and west and the city of La Canada Flintridge to the east. The majority of the area’s northern

¹⁵⁰ Renee Tawa, “Secret of the Hills: Bunkers Hold History of WWII Caltech Rocket Fuel Project,” *Los Angeles Times*, March 2, 1995, <https://www.latimes.com/archives/la-xpm-1995-03-02-ga-37849-story.html>.

¹⁵¹ “Kinneloa Mesa Section Lots Placed on Market,” *Independent Star-News*, November 8, 1964, 12.

boundary directly abuts the Angeles National Forest with a small portion of the northern boundary abutting Glendale parks and open space. The total population of this community is 19,893, with a population density of 5,766 people per square mile.

La Crescenta-Montrose is predominantly White, yet it exhibits a significantly higher Asian population and a lower Hispanic/Latinx and Black/African American population compared to the County. In La Crescenta-Montrose the majority of the population speak only English at home. Notably, 13 percent of the population speaks Korean at home, far greater than the County average (1.7 percent) and only 1.3 percent speak Chinese at home, less than the County average (4 percent). Additionally, fewer people speak Spanish at home in La Crescenta-Montrose (11.1 percent) when compared to the County average (38.7 percent). This demographic data shows that there is a considerable community of Korean-speaking Asian Americans living in La Crescenta-Montrose.

The majority of the parcels and connector streets that make up La Crescenta-Montrose are oriented east to west, with the exception of the parcels in the eastern portion of the area. The I-210 (Foothill Freeway) runs east to west through the southern portion of the CDP's boundary. There are two primary commercial corridors adjacent to Foothill Blvd., the only major arterial road, just north of the Foothill Freeway. The La Crescenta portion of the community features significant elevation, with many of the houses built into the hill that comprises the western portion of the community area.

La Crescenta-Montrose has 7,375 housing units, with 76.5 percent of them being single-family homes, which is much higher than the County average of 54.6 percent, and 22.2 percent multi-family, which is much lower than the County average of 43.7 percent. The majority of the housing stock was built before 1979 (83 percent), which is more than the County average of 72.7 percent.

The building stock is predominately residential, consisting mostly of single-family homes in the Spanish Colonial Revival, Craftsman, Minimal Traditional, Tudor, Ranch, and Colonial Revival Styles. There are also low-density, multi-family housing complexes dating from the 1930s and 1940s that resemble bungalow courts of Los Angeles from the 1910s and 1920s. A commercial strip runs along Foothill Boulevard that contains a number of retail and professional amenities in a mixture of mid-century modern and contemporary styles of architecture. There

is one historic motel, the La Crescenta Motel, formerly the May Lane Motel and constructed in 1949, which is used primarily as a filming location for television and movies. La Crescenta-Montrose also has a variety of public parks, including Two Strike Park, Crescenta Valley Park, and Pickens Canyon Park.

General History of La Crescenta-Montrose

Both La Crescenta and Montrose (now known by the joint name of La Crescenta-Montrose) are both unincorporated areas of Los Angeles County that have historically exhibited a strong community identity and civic pride in the neighborhood. Before either area was named, however, they were both part of Rancho San Rafael, a land grant given to Jose Maria Verdugo, whose name lives on in a variety of landmarks in the area.¹⁵² After the Treaty of Guadalupe Hidalgo, two Anglo law partners, Alfred B. Chapman and Andrew Glassel, purchased the land during foreclosure and, in 1871, settled a lawsuit that became known as “The Great Partition”. The former Rancho land was split into 31 sections and given to 28 different owners, many of whom became the so-called “founding Fathers” of much of Los Angeles County.¹⁵³

FOUNDING OF LA CRESCENTA

Benjamin Briggs, a physician from Indiana, purchased a large parcel of land in the northern part of the former Rancho La Canada in order to build a health resort. Benjamin Briggs was one of seven Briggs brothers who were some of the first White settlers in the Verdugo area, who moved to the area because of the climate’s reported health benefits.¹⁵⁴

In addition to providing the city with its present diagonal orientation through the subdivision of lots in the shape of parallelograms, he did give the area its name, reportedly after looking out and seeing three crescents in the hills and valleys. Local legend reports that “La” was added to the beginning of the settlement’s name by the U.S. Postal Service, to distinguish it from Crescent City in the far corner of northern California.¹⁵⁵ Briggs sold 14-acre lots and early development was primarily agricultural outside of the planned city center.¹⁵⁶ One of the

¹⁵² “Rancho San Rafael: A Land in Transition,” KCET, October 4, 2010,

<https://www.kcet.org/shows/departures/rancho-san-rafael-a-land-in-transition>.

¹⁵³ Kelly Simpson, “Legacy of Early L.A. Developers Still Remains,” KCET, March 8, 2012,

<https://www.kcet.org/history-society/legacy-of-early-l-a-developers-still-remains>.

¹⁵⁴ Mike Lawler and Robert Newcombe, *Images of America: La Crescenta*, Arcadia Publishing, 2005, 177.

¹⁵⁵ Lawler and Newcombe, *Images of America: La Crescenta*, 7.

¹⁵⁶ *La Crescenta*, 18.

early residents was the Sparr Fruit Company, a large citrus company based in Riverside owned by William Sparr, who would subdivide his orchard in the 1920s to create a neighborhood known as Sparr Heights.¹⁵⁷ The foothills of La Crescenta were reportedly popular with Hollywood actors such as Clark Gable in the 1930s as an escape from Los Angeles.

FOUNDING OF MONTROSE

Montrose was one of the earliest planned communities within the WSGV Planning Area. The streets were laid out in a circular pattern instead of the traditional grid system by developers J. Frank Walters and Robert Walton. Holding a contest in 1912 to name their new community, the name “Montrose” was chosen, and original plans were for a community of 300 people. Lots were sold beginning on February 22, 1913, at a barbeque hosted by Walters and Walton. Debates rage as to the name’s origin—some reports claim that it’s named after Walton’s hometown in Pennsylvania, while others claim that it reflects the rose-like layout and the subdivision’s location (“Mountain Rose”).

Not all aspects of the original plan worked as intended. Montrose Avenue, which ran north-south and up an incline, was constructed as the main commercial strip, but customers did not want to walk up a hill for their shopping.¹⁵⁸ Instead a commercial district sprung up along Honolulu Avenue south of Montrose, beginning in the 1920s.¹⁵⁹ A limited railroad, known as the Glendale and Montrose Railway, helped serve the community from 1909 until 1931, when most of the tracks were torn up to free the roads for the rise in automobile traffic.¹⁶⁰ Reaching all the way to La Crescenta, the small train cars gave the railroad the nickname “The Dinky”.¹⁶¹

By the end of the 1930s, Montrose was a thriving community with a streetcar line along Montrose Avenue, which was constructed as the widest street in Los Angeles County to accommodate the tracks.¹⁶²

¹⁵⁷ *La Crescenta*, 27. Note: Sparr Heights is presently within the boundaries of the City of Glendale, however it was associated with Montrose in the early days of its development.

¹⁵⁸ Katherine Yamada, “Verdugo Views: Master-planned Montrose opened nearly 100 years ago,” *Glendale News-Press*, January 22, 2013, <https://www.latimes.com/socal/glendale-news-press/opinion/tn-gnp-xpm-2013-01-22-tn-gnp-0122-verdugo-views-masterplanned-montrose-opened-nearly-100-years-ago-story.html>.

¹⁵⁹ Note: Honolulu Avenue was eventually annexed by the City of Glendale and is not included in the WSGV Planning Area.

¹⁶⁰ Montrose-Verdugo City Chamber of Commerce, *Montrose, California*, Modern Type, 1993, 37.

¹⁶¹ *La Crescenta*, 29.

¹⁶² “Montrose History,” ShopMontrose.com, accessed October 3, 2023, <https://shopmontrose.com/montrose-history/>.

Indian Springs, a public pool located at in a former oak canyon, was one of the few integrated pools within Los Angeles County when it opened in 1928. Indian Springs was a community hub, in addition to being a training home for a variety of Olympians from the West San Gabriel Valley.¹⁶³

Community History

On New Year’s Day, 1934, over 12 inches of rain fell within two hours in the foothills above La Crescenta-Montrose. Because of recent forest fires, waves of water were able to stream down into the three canyons, damaging 4,000 homes and killing over 60 residents. Total property damages totaled over \$5 million dollars at the time (roughly \$114 million in 2023), made even worse by the time period of the Great Depression.¹⁶⁴

Like many other communities in the foothills of the San Gabriel, health resorts and sanatoriums sprung up in the early 20th century. At the time, it was fashionable and legally easy to establish a large private home as a sanatorium in what was referred to as “the French home.” Estimates for the number of sanatoriums operating in La Crescenta-Montrose range from 10 to over 20, though the true number may never be known. While medical professionals and patients were first drawn to the area because of the climate’s reported effects on lung conditions such as tuberculosis, facilities to treat mental health conditions became common in the La Crescenta area as well.¹⁶⁵ Notoriously, La Crescenta was the location of the Kimball Sanatorium (demolished), which reportedly treated Bela Lugosi and Frances Farmer for their morphine addictions and schizophrenia, the latter against her consent.¹⁶⁶ Rockhaven, a women’s sanatorium founded in 1923 and closed in the 1960s, differed in its treatment. The campus consisted of small Spanish Colonial Revival cottages where women were treated with by other women. The sanatorium catered to those connected with Hollywood,

¹⁶³ “How this LA canyon filled with oak trees went from an oasis to a parking lot,” ABC7 Los Angeles, April 1, 2012, <https://abc7.com/montrose-indian-springs-pool-history/10456904/>.

¹⁶⁴ *Montrose*, 49.

¹⁶⁵ *La Crescenta*, 38.

¹⁶⁶ Mike Lawler, “A Revised View of the Kimball Sanatorium – Part 3,” *Crescenta Valley Weekly*, October 13, 2022, <https://www.crescentavalleyweekly.com/viewpoints/10/13/2022/treasures-of-the-valley-90/>; Note: Kimball Sanatorium was demolished in the 1960s and is presently the location of Ralph’s Grocery Store.

including Marilyn Monroe’s mother, Clark Gable’s wife, and actress Billie Burke, best known for her role as Glinda the Good Witch.¹⁶⁷

Early residents of La Crescenta-Montrose included many people of German descent who retained emotional connections to their homeland. Local members of the German American League purchased a private park in La Crescenta in 1925 where a variety of German cultural celebrations, including weddings, Oktoberfest, and dances, were held.¹⁶⁸ The park was known as Hindenburg Park after Paul von Hindenburg, a WWI hero and president of Germany in the 1920s. With the rise of anti-German sentiment during the latter half of the 1930s, especially following the *Anschluss* and *Kristallnacht* in 1938, the German-American League renamed the park “La Crescenta Picnic Grounds,” though local newspapers often continued to use its previous name. Controversially, members of the German-American Bund, a group supporting the Nazis, held multiple rallies, including hosting Fritz Kuhn, the national leader of the Bund, and sessions of Camp Sutter, a youth camp that was modeled after the Hitler Youth.¹⁶⁹ The Bund’s influence both nationally and in the WSGV waned following the 1939 arrest of Kuhn for embezzlement.¹⁷⁰ Hindenburg Park was sold to Los Angeles County in 1958 and was absorbed into the neighboring Crescenta Valley Park.

As a part of the New Deal, the Home Owners’ Loan Corporation Act was established in 1933 to provide government-backed mortgages to invigorate residential communities and support first-time home buyers. La Crescenta Montrose was described as such:

The area might be termed a health area. It has considerable elevation and is above fog district, and was first developed some 25 years ago as a resort for those suffering from pulmonary ailments. Recently, under stimulus of FHA financing, many new residences of suburban character have been constructed, but it is still viewed as a “health” section

¹⁶⁷ Robert Garrova, “This Historic Sanatorium For Women Once Hosted Hollywood Stars. A Preservationist Group Fears Its Decay.,” April 27, 2023, <https://laist.com/news/la-history/this-historic-sanatorium-building-once-hosted-hollywood-stars-a-preservationist-group-fears-its-decay>; as of 2023, Rockhaven is owned by The City of Glendale and was placed on both the California and National Register of Historic Places; plans are in place to convert the campus to a museum on mental health.

¹⁶⁸ “Hindenburg Park: Home of the American German Bund,” ReflectSpace Gallery, Glendale Library Arts & Culture, <https://www.reflectspace.org/hindenburgpark>.

¹⁶⁹ Alan Taylor, “American Nazis in the 1930s – The German American Bund,” *The Atlantic*, June 5, 2017, <https://www.theatlantic.com/photo/2017/06/american-nazis-in-the-1930s-the-german-american-bund/529185/>; “In Our Own Backyard: Resisting Nazi Propaganda in Southern California 1933–1945,” CSU Northridge University Library, <https://digital-library.csun.edu/in-our-own-backyard/german-american-bund>.

¹⁷⁰ Taylor, “American Nazis.”

and a number of sanatoriums and small cottages for the treatment of tubercular disease are found in the “hatched” portion. Construction ranges from standard to substandard quality and maintenance averages only “fair”. Population and improvements are extremely heterogenous. This characteristic is even more apparent in the hatched portion of the area where land development averages less than 10% and improvements range from shacks to mansion and estate type structures in the foothills. It is difficult to predict the future desirability of an area of this character; it will probably remain as it is now, a “low yellow” grade.

Residential growth slowed during the Great Depression and continued throughout World War II, however the overall residential growth of the West San Gabriel Valley in the post-war years meant an increasing population in La Crescenta-Montrose. The two communities had formerly utilized a shared water district, obtaining water from the nearby mountains, however that was strained under the new population. Glendale, the neighboring town which obtained water from the Colorado River Aqueduct, offered their share of the Aqueduct water to La Crescenta-Montrose if they would agree to annexation by Glendale.¹⁷¹ Voters in these areas voted strongly against annexation and was able to obtain water through the Metropolitan Water District when the governing board allowed unincorporated areas to access water. Glendale would continue its annexation attempts throughout the 1950s, working on a neighborhood-by-neighborhood basis, including annexing the commercial strip along Honolulu Avenue in 1951, only a week before Montrose had access to its own water.¹⁷² 1951 also saw residents of portions of Montrose and Verdugo City vote to join Glendale. Later, La Canada-Flintridge would incorporate as its own city in 1976 to resist a plan to split the area between Glendale and Pasadena.¹⁷³

Like many of the communities of the West San Gabriel Valley, La Crescenta-Montrose’s connection to Los Angeles was further facilitated by the construction of the 210 Freeway, also known as the Foothill Freeway.¹⁷⁴ Homes within the path of the planned freeway were either

¹⁷¹ “History of Montrose,” Verdugo City Chamber of Commerce, accessed October 3, 2023, <https://www.montrosechamber.org/history-of-montrose/>.

¹⁷² “History of the Crescenta Valley,” Historical Society of the Crescenta Valley, accessed September 21, 2023, <https://www.cvhistory.org/histsites/histsites.htm>.

¹⁷³ Don Mazen, “Story of LCF Cityhood,” December 6, 2001, accessed via <https://cityoflcf.org/city-history/>.

¹⁷⁴ “History of the Crescenta Valley,” Historical Society of the Crescenta Valley.

purchased by the State of California or, eventually, repossessed by eminent domain to make way for the freeway.¹⁷⁵

Architecturally, Montrose exhibits an above average number of stone houses (also known as rock or boulder houses). Early settlers included notable stone masons who set up local building practices, including George Harris. In addition, during the 1930s gathering local stones from the Big Tujunga Wash and the canyons of the Verdugo Hills was more affordable than purchasing lumber. Many of these homes were creative interpretations of the Craftsman style. The former fire station along Foothill Boulevard was built in the stone style, as was St. Luke's of the Mountains Church.¹⁷⁶

Development Patterns

Largely, La Crescenta's pattern of development proceeds west to east and south to north. The oldest parcels are along Foothill Boulevard and mirror Briggs' original plan for the location of the city center. Blocks are long and remaining parcels from the 1920s and 1930s exist to the west of Rosemead Avenue. Small, low density multi-family housing developments that are similar to bungalow courts were constructed in the post-War War II era are seen in La Crescenta, which is nearly two decades after bungalow courts saw their heyday in the City of Los Angeles. Later residential development from the 1950s and 1960s, were constructed at higher elevation, where streets are curvilinear and parcels are larger. No Sanborn maps were produced for the community of La Crescenta, however the major commercial corridor for this community exists along Foothill Boulevard and is characterized by limited commercial improvements from the 1920s with significant amounts of post-1970 commercial improvements.

Montrose, however, shows a development pattern that mirrors its original plat plan, with the exception of I-210 crossing the northern portion. Dates of construction are primarily from 1920 through the 1930s, with significant amount of infill from post-1978. A Sanborn map from 1929 shows scattered residential development, dominated by single-family residences.

Ocean View Boulevard bisects Montrose from north to south and serves as a commercial center; as stated earlier, Honolulu Avenue served as the early commercial corridor of Montrose but has been

¹⁷⁵ *La Crescenta*, 11.

¹⁷⁶ *Montrose*, 52–53.

annexed by the City of Glendale. Montrose Avenue runs diagonally through the original “rose” roughly on a northwest-southeast axis and also features limited commercial properties.

Developers and landowners associated with La Crescenta include the Webster Wiley Company, the Bear Family, Joseph Boisclair, the Bank of Italy, and LJ Rose Company/Sunny Slope. For Montrose, the original owners of the tract include Francis E. Bacon, Alma Wallace, Emma Krug, A.J. Eachus, Robert A. Walton, J. Frank Walters, Mary E. Cole, and Sophia C. Ristini.

SAN PASQUAL

The unincorporated community of San Pasqual is centrally located in the planning area and is in close proximity to East Pasadena-East San Gabriel. Spanning just 0.26 square miles, it is home to a population of 1,919 people. Bordering cities include Pasadena to the north and San Marino to the south. Land uses in San Pasqual are dedicated almost exclusively to housing.

The central thoroughfare, Sierra Madre Boulevard, runs through the community from north to south. Other than a handful of commercial uses including a drug store and a retail food establishment at the south end, the Boulevard is lined with one to three-story apartment buildings and other multi-family housing. San Pasqual Street, the main east/west thoroughfare, is characterized by older, large, and elaborate houses that front on either side, with more modest single-family residences along the side streets in long, consistent blocks. Styles of houses include Spanish Colonial Revival, Monterey Revival, Tudor Revival, Minimal Traditional, Adobe Revival, and French Eclectic Revival. The vast majority of the residential improvements date from the 1920s and 1930s with infill from the 1950s to the present. Near the eastern boundaries of San Pasqual are three subdivisions, one dating from 1941–1942 and the others from the mid-1950s, which represent the only group of uniformly designed houses within the community boundaries. There are no parks, schools, or churches within the community boundaries.

General History of San Pasqual

Originally part of the Ranch San Pasqual, which gives the community area its name, San Pasqual’s proximity to Pasadena resulted in the earlier development of infrastructure relative to other communities in

the Planning Area. Historically, San Pasqual largely mirrors the development patterns of southern portions of Pasadena and City of South Pasadena.

As a part of the New Deal, the HOLC was established in 1933 in order to provide government-backed mortgages to invigorate residential communities and support first-time home buyers. San Pasqual was graded yellow (third grade) in the north, blue (second grade) in the center, and green (first grade) in the south. Descriptions applicable to the Planning Area are as such:

Northern portion: “Population and improvements are heterogenous. There is little harmony in architectural designs [...] This is a highly spotted area and a block-by-block grading on bases of present desirability would have a wide range. From the standpoint of future desirability, however, it could not be accorded higher than a “low yellow” grade.

Central portion: “Deed restrictions are still in force in eastern part of area [...] Construction is of standard or better quality, maintenance is of good character, population is homogenous and architectural designs are harmonious. There are many student boarding houses and multi-family dwellings which are detrimental influences. [...] This is somewhat difficult area of judge by after taking all factors into consideration it is assigned a “medial blue” grade.

Southern portion: “Deed restrictions are said to be ample and encore. [...] Churches are nearby [...] Transportation is inadequate and largely depending upon private conveyance, which, in district of this character, is not a great handicap. This section has been largely developed within the past 5 years and while still sparsely built up in parts has made great headway as a whole. Both Huntington Dr. and Mission Blvd. are arteries to Los Angeles, where many residents are in business. Construction, maintenance, and architectural designs are of high character. Population and improvements are homogenous. [...] The area is accorded a “low green” grade.

The area was originally zoned for only single-family housing, though small debates around pockets of neighborhood business arose in the 1940s.¹⁷⁷ Dates of construction indicate that many of these large houses were constructed in the period from 1910 until 1920. Smaller parcels of likely builder-designed homes date from the late 1910s and

¹⁷⁷ “Favors Zone Change to Business,” *Metropolitan Pasadena Star-News*, January 27, 1945, 9.

1920s west of Sierra Madre Boulevard; these smaller homes mimic the style and design of the larger estates along San Pasqual Street.

The commercial strip of Sierra Madre Boulevard dates from mid-century. The area east of Sierra Madre Boulevard shows some evidence of similar 1920s-era improvements, in addition to early subdivisions and cul-de-sacs representing 1940s and 1950s development patterns. Builders and developers associated with San Pasqual include Oscar Lee, Clarence P. Day, Frederick Edward Chapman, and Martin P. Zielinsky.

SOUTH MONROVIA ISLANDS

The boundaries of South Monrovia Islands include the CDPs of North El Monte, Mayflower Village, and South Monrovia Island. All are located in the northeast portion of the West San Gabriel Valley.

The South Monrovia Islands have an area of around 1.3 square miles or approximately 826.8 acres. The total population in this community is 12,385, making the population density about 9,528 people per square mile.

The age distribution in the South Monrovia Islands showcases a balanced demographic, closely reflecting that of Los Angeles County. The community is made up of mostly Hispanic/Latinx individuals, at 53.2 percent, followed by Asian residents at 24.4 percent. The community speaks a diversity of languages, including Spanish at 39.2 percent, Chinese at 14.8 percent, and a small community of Korean speakers. Only 37.1 percent of the population speaks English only.

Originally agricultural in nature, South Monrovia Islands was subdivided for residential development in the post-World War II period. Most of the land use in the South Monrovia Islands is dedicated to single-family detached homes, making it mainly a residential area. North El Monte is the southeasternmost CDP within the South Monrovia Islands community and is roughly bordered by East Live Oak Avenue to the North, an easement for Los Angeles County flood control to the east, Peck Road Water Conservation Park to the southeast, West Hondo Parkway to the southwest and the commercial thoroughfare of Santa Anita Avenue to the west. The community is almost entirely residential, though two schools fall within its boundaries: the Rio Hondo School (built in 1952 and a part of the El Monte City School District) and the private, religious Rio Hondo

Preparatory School. North El Monte is characterized by uniform residential development of long blocks with identical tract sizes, nearly all single-family homes from 1949 and 1950. The dominant architectural style is Minimal Traditional.

Mayflower Village, the central CDP within the South Monrovia Islands, is an irregular shaped community that is characterized by a similar uniform residential development pattern of long blocks of single-family residences that were constructed between 1946 and 1951. There are a handful of small cul-de-sacs with residences that date to the late 1960s. The single-family homes located in Mayflower Village are primarily Minimal Traditional in style, although many have been altered and no longer retain their original appearance.

South Monrovia Island, the northernmost CDP, is also a residential community that is characterized by uniform development on long blocks that date from the late 1940s and early 1950s. Similar to Mayflower Village, most of the single-family homes were designed in a Minimal Traditional style but have been altered since their original construction. The notable exception is a large, two-acre tract on South California Avenue that is home to a large French Normandy Revival mansion that is now operated as the Hon Los Temple.

General History of South Monrovia Islands

NORTH EL MONTE

The southernmost portion of the South Monrovia Islands, North El Monte, shares a significant amount of development history with the City of El Monte. However, an 1894 USGS Map shows it as being a part of the Rancho San Francisquito, with limited development in the area, mostly farmsteads.

El Monte was one of the earliest cities to incorporate in the San Gabriel Valley in late 1912. El Monte is seen in a 1928 USGS Map, with both the Southern Pacific and the Pacific Electric Railways passing through the town, although there is very limited street development.

North El Monte contained enough of an identity in the interwar period that the local newspaper, the Monrovia News-Post, published a regular column titled “North El Monte News: Items of interest from the rapidly growing section that lies between El Monte and Monrovia.”

In the post-World War II era, North El Monte was referred to as a satellite community of Monrovia, with the Post Office and shopping center in Monrovia forming the commercial hub of other nearby communities including Arcadia, Azusa, and Sierra Madre.¹⁷⁸

As development progressed from a west to east pattern, Los Angeles County ensured that an undeveloped portion of North El Monte would be residential only, though it was initially zoned for manufacturing.¹⁷⁹ North El Monte rapidly grew in the late 1940s, so much that local business leaders and residents began a campaign to choose a new name to give the community a separate identity, in the hope of establishing a post office. 4,000 ballots were cast in 1949 and the name “Norwood Village” was chosen over North El Monte and Rose Glen.¹⁸⁰ However, this name was opposed by the Postmaster and North El Monte was retained.¹⁸¹ New residents of this area emphasized the suburban and residential aesthetic that was planned, though legacies of agriculture remained, including hog farms in the area.¹⁸² By 1951, the area had grown so well populated that an application was submitted to construct a 75-bed hospital, though this never came to fruition.¹⁸³

Records from the Los Angeles Assessor’s Office show that the vast majority of this area was developed in the 1940s long curving blocks with standard sized lots and likely builder-designed homes, though there are some improvements from the late 1930s on the western portion of this area. Uniform cul-de-sac developments exist along Rockfield Drive.

El Monte Airport (San Gabriel Valley Airport)

1936 saw the construction of the El Monte Airport, though reportedly the area had been utilized as an early landing area prior to that.¹⁸⁴ The airport was closed throughout World War II and reopened post war, though local residents argued that the amount of student flights was a



El Monte Airport, 1971
(Source: Los Angeles Public Library)

¹⁷⁸ “Hub of Rapidly Growing Area,” *Monrovia News-Post*, February 9, 1948, 9.
¹⁷⁹ “County Bans Industry East of City,” *Metropolitan Pasadena Star-News*, April 13, 1946, 7.
¹⁸⁰ “Norwood Village Name Chosen,” *Monrovia News-Post*, January 11, 1949, 2.
¹⁸¹ “‘Norwood Village’ Name Opposed,” *Monrovia News-Post*, February 16, 1949, 2.
¹⁸² “North El Monte Residents Busy Changing Names,” *Metropolitan Pasadena Star-News*, April 20, 1949, 24.
¹⁸³ “Hospital Proposed for North El Monte,” *Los Angeles Times*, January 7, 1951, 39.
¹⁸⁴ “Airport History, San Gabriel Valley Airport,” Los Angeles County Public Works, accessed September 20, 2023, <https://dpw.lacounty.gov/avi/airports/SGVHistory.aspx>.

disruption to the neighborhood.¹⁸⁵ Privately owned through its first three decades, the airport's ownership was purchased by Los Angeles County in 1969 and renamed San Gabriel Airport in 2014.¹⁸⁶

MAYFLOWER VILLAGE

A planned development on the site of what was formerly known as Meadows Ranch, Mayflower Village comprises the central portion of the South Monrovia Islands Planning Area. A 1894 USGS Map shows no development on the area, and it is indicated as being a part of the Rancho San Francisquito. By 1928, USGS maps show that there were large blocks and some development in the southern portion. The future community of Mayflower Village was not subdivided or constructed during the period where the HOLC was producing maps of the WSGV, therefore, there were no “redlined” maps produced for the area.

Opening in 1945, Mayflower Village represents one of the earliest post-war housing developments in the WSGV Planning Area. Previously owned by Development Engineers & Construction Engineers of Los Angeles, the 150-acre tract was sold to Harold R. Wilson and Associates with immediate plans to subdivide into 340 lots.¹⁸⁷ The sites for the constructions were advertised as “restricted lots”, meaning that restrictive covenants were included in all deeds, likely to restrict residents to those of the Caucasian race.¹⁸⁸ “No assessments, race restrictions, architectural supervision [...] Selling only to those who want permanent, well planned, beautiful homes at reasonable cost.”¹⁸⁹

However, as cities began to incorporate and annex portions of the San Gabriel Valley throughout the 1950s and 1960s, attempts were made to annex Mayflower Village. This included an attempt by both Monrovia and Arcadia in 1956.¹⁹⁰

The pattern of development in this area primarily progresses from south to north, with the neighborhoods around Live Oak Avenue primarily dating from the late 1930s with some blocks dating from the early 1940s. Aerial photographs indicate that Live Oak Avenue, which

MAYFLOWER VILLAGE
 "FOR HAPPY LIVING"
 Commercial ½ Acres
 80x184
 \$1350 to \$1650

NOW OPEN, first unit of ideal 150 acre homeland village, adjoining Arcadia on the southeast. Garden soil, deep-well water at \$1.50 per mo. flat rate, unsurpassed mountain view, 80 ft. avenues, no assessments, race restrictions, architectural supervision.

15 new homes soon to be built for sale. No temporary houses; poultry limited to 50 hens. Selling only to those who want permanent, well planned, beautiful homes at reasonable cost, with plenty of land for home gardens and recreation. Office located ½ mile so. of Duarte Road at 1330 Mayflower Ave., which is first street east of 10th Ave., Arcadia, and west of Peck Road.

HAROLD R. WILSON, Developer
 Phone, Monrovia 4072

Advertisement for Mayflower Village, 1945 (Source: Pasadena Independent)

¹⁸⁵ “North El Monte Group Opposes Airport,” *Pasadena Star News*, May 4, 1946, 6.

¹⁸⁶ Apolonio Morales, “When They First Took to the Sky: Learning to Fly at the El Monte Airport,” KCET, December 10, 2014, <https://www.kcet.org/shows/departures/when-they-first-took-to-the-sky-learning-to-fly-at-the-el-monte-airport>.

¹⁸⁷ “S. Mayflower Tract Sold,” *Monrovia News-Post*, October 31, 1945, 1.

¹⁸⁸ “ADVERTISEMENT: Mayflower Village,” *Pasadena Independent*, August 24, 1945, 45.

¹⁸⁹ “ADVERTISEMENT: For Happy Living,” *Pasadena Independent*, September 30, 1945, 63.

¹⁹⁰ “County Upholds Annexation,” *Daily News-Post and Monrovia News-Post*, October 17, 1956, 3.

runs east-west through the southern portion of this area, began to serve as a commercial corridor in the mid-1960s.

SOUTH MONROVIA ISLAND

South Monrovia Island, sometimes referred to as unincorporated Duarte, is in the northeast corner of this planning area. A 1894 USGS Historic Topographic Map, there are some trees and improvements, though the larger, more significant development is to the north in Monrovia proper. The Atchison, Topeka, and Santa Fe Railway ran just north of this area. Early reports of improvements of South Monrovia circulated around W.P. Davis' thirty-acre tract in 1906.¹⁹¹ However, the area was still widely populated with orange groves by the 1910s. By 1928, a diagonal street grid has been laid out, though only two major roads are constructed with limited improvement. As is suggested by the name, much of the development history of this area is shared with the City of Monrovia, which was one of the first cities to incorporate in the WSGV in 1887. The area was dominated by agriculture, primarily citrus orchards, until the rise of post-World War II suburbanization. Nearly all of the improvement of South Monrovia Island dates from the post-War World II era and represents the explosion of tract housing and suburbanization in the 1940s and 1950s. Pamela Park, located within the community, was added to the community in the early 1970s, developed with Housing and Urban Development money as a part of its Model Cities Program.¹⁹²

Leo Meeker and the Meeker Land Company were active developers in the region. Meeker became a significant developer after a successful career as the Vice President of the Bank of America. In 1919, Meeker purchased a large ranch in the larger El Monte area which eventually became multiple successful subdivisions.¹⁹³

Royal Oaks

The property located at 1763 Royal Oaks Drive in Duarte is also part of the South Monrovia Island, even though it is surrounded by the City of Bradbury. "Royal Oaks," as it is known, is a senior living community with a variety of cottages and multi-family homes as well as associated amenities including complimentary transportation, common areas, pools and hot tubs, a cafeteria and food delivery, and personal

¹⁹¹ "New townsite prospect," *Los Angeles Times*, December 17, 1906, 20.

¹⁹² "Half- million in federal grants to be sought for two valley parks," *Los Angeles Times*, August 24, 1972, 197.

¹⁹³ "Leo Meeker Services Friday," *Arcadia Tribune*, January 31, 1974, 1.

services such a beauty salon. Its construction dates to the 21st century.

Chateau Bradbury

A notable exception to the dominance of post-War War II tract housing is the Chateau Bradbury, a two-acre estate located at 2232 California Avenue which features a dramatic French Normandy Revival residence. Colonel Lewis Leonard Bradbury purchased 2,750 acres of the former Rancho Azuza de Duarte. There, a small city named after him was founded, and when his daughter married in 1912, the Chateau Bradbury was built for her. It now houses a religious organization known as the Hon Los Temple.

SOUTH SAN GABRIEL

South San Gabriel is an unincorporated community located in the San Gabriel Valley region of Los Angeles County. South San Gabriel is bordered by Rosemead to the north, Monterey Park to the east, Montebello to south, and Whittier Narrows the west. This CDP is close to one square mile in size.

South San Gabriel has a population of around 7,615 residents, displaying distinct age and demographic trends compared to Los Angeles County. For example, 18.5 percent of the population in South San Gabriel is under 18 years old, slightly lower than LA County's 21.7 percent. However, the senior population aged 65 and older is higher in South San Gabriel, accounting for 23.6 percent, compared to LA County's 13.7 percent.

Regarding racial and ethnic composition, Asian residents constitute 63.1 percent in South San Gabriel, considerably higher than LA County's average of 14.6 percent. Conversely, Hispanic/Latinx individuals represent 30 percent in South San Gabriel, compared to 48.7 percent in LA County. Languages spoken at home in South San Gabriel include Chinese (Mandarin and Cantonese) at 33.6 percent, in contrast to 4.0 percent in LA County. Korean is spoken by 2.3 percent in South San Gabriel and 1.7 percent in LA County. Only English is spoken by 28.9 percent in South San Gabriel and 44.2 percent in LA County. Spanish is spoken by 20.1 percent in South San Gabriel and 38.7 percent in LA County. Tagalog, including Filipino, represents 1.2 percent of South San Gabriel and 2.4 percent of LA County.

The majority of land use in South San Gabriel is dedicated to housing, though there are a few churches and limited commercial development along Hill Drive. The housing is primarily post-war single-family tract housing with contemporary infill, with the vast majority of homes constructed in versions of the Ranch style, including International, Mid-Century Modern, Storybook, and a large number of Asian-inspired Ranch homes. The community is bisected on a diagonal by nurseries and orchards that run underneath LADPW power line easements; these orchards are not within the planning area.

General History of South San Gabriel

Previous to the American Period, South San Gabriel was a part of Rancho Portero, and a 1894 USGS Map shows the presence of only one major road in the area and sparse development. South San Gabriel, as the name suggests, is directly south of the City of San Gabriel, which incorporated in 1913, and shares many similar development patterns. The area was primarily agricultural at first, and early advertisements in the 1900s for properties in South San Gabriel were for larger agricultural parcels, specifically strawberries, or for large tracts with the intention of subsequent subdivision. By the latter part of the first decade of the 20th century, enough residential development existed to support a local Masonic Lodge in South San Gabriel.¹⁹⁴ News reports throughout the 1910s and 1920s mentioning South San Gabriel are primarily quaint domestic reports of marriages and weekend society parties. By 1926, maps show major streets running north/south and diagonal grid orientated to Hill Drive is established.

Following World W II, residential development in the area increased, as did the advocacy of the residents who called South San Gabriel home. The South San Gabriel Property Owners' Association was formed in 1948 with the intent of supporting the "improvement of individual property through the medium of general civic improvement;" the organization, ironically, met in the City of Alhambra.¹⁹⁵

Part of the area was formerly known as Garvey, which obtained its name from Richard Garvey Sr., who fell in love with the land, purchased it in 1879, and began to aggressively subdivide his ranch in 1892.¹⁹⁶ His son, who continued his real estate speculation, was unexpectedly killed in 1948 in an automobile accident, leading his

¹⁹⁴ "Daughters of Isis Seek Recognition," *Los Angeles Times*, May 10, 1807, 22.

¹⁹⁵ "South San Gabriel Home Owners Form Association," *Pasadena Independent*, October 17, 1948, 25.

¹⁹⁶ "First Birthday Marked by South San Gabriel," *Los Angeles Times*, February 1, 1953, 47.

estate and a remaining 154 acres to be liquidated by Los Angeles County.¹⁹⁷ Garvey, Wilmar, and Potrero Springs, all small communities within the planning area, “voted to combine communities under the name of South San Gabriel” in January of 1952.¹⁹⁸ Throughout the 1950s, the South San Gabriel Chamber of Commerce was active in civic development, including the recruitment of the National Guard to construct an armory within South San Gabriel.¹⁹⁹

Another group, the South San Gabriel Improvement Association, formed in the early 1960s and began to strongly advocate for annexation of the area by Rosemead, mostly for the benefit that Rosemead had no property tax. The City of Rosemead would have gained about 10,000 residents, but after three attempts in front of the Rosemead City Council, the attempt was aborted.²⁰⁰ The City of Rosemead advocated for a piecemeal annexation, rather than taking the entire area at one time.²⁰¹ Other portions of South San Gabriel were reportedly eyed by the Cities of Montebello and Monterey Park; however, much as in the case of the failed Rosemead annexation, neither city ended up annexing the land.²⁰²

South San Gabriel Development History

South San Gabriel’s residential development mirrors the larger patterns of wealth in the Western San Gabriel Valley, with the northern areas being home to middle- and upper-class White residents and the southern areas housing working-class Asian and Mexican Americans.²⁰³ Residential improvements progressed outwards from the areas in the northwest of the community, closest to the City of San Gabriel, and were primarily constructed in the 1930s and 1940s, though some parcels contain improvements from the late 1920s. HOLC maps were not produced for this community. Southwest of the orchards and power line easement, the construction is almost entirely from the post-World War II era, with multiple cul-de-sac developments constructed in the 1960s along the northeastern and southwestern boundaries, in addition to large amounts of contemporary construction. Developers associated with this area include Sewanee Builders Incorporated, Larkwood Construction Corporation, Harry C Robinson,

¹⁹⁷ “Garvey Ranch Saga Reaches Tragic End,” *Los Angeles Times*, October 18, 1949, 28.

¹⁹⁸ “First Birthday.”

¹⁹⁹ “\$40,000 Site Selected for New Armory,” *Los Angeles Times*, May 31, 1953, 117.

²⁰⁰ “Annexation Pots Bubbling Around South San Gabriel,” *Los Angeles Times*, June 29, 1964, 9.

²⁰¹ Lee Austin, “South San Gabriel Leaders Ask Merger With Rosemead,” *Los Angeles Times*, May 14, 1964, 13.

²⁰² “Annexation Pots.”

²⁰³ Cheng, 150.

Neptune Development Corporation, and Fairhaven Development Corporation.

WHITTIER NARROWS AND SOUTH EL MONTE ISLAND

Whittier Narrows is an unincorporated area south of the City of El Monte. The majority of the community is comprised of the Whittier Narrows Recreation and Natural Areas located along both sides of the Pomona Freeway (Route 60) at Rosemead Boulevard and Santa Anita Avenue. At 1,492 acres, the park is one of the County's largest. Being entirely a park and recreation area with no residential development, there are no demographic statistics.

Whittier Narrows Recreation Area, Whittier Narrows Nature Center, and Whittier Narrows Golf Course are bisected along a north-south axis by the Pomona Freeway (CA State Route 60). It is bordered to the south by the City of Pico Rivera, to the east by the San Gabriel Freeway (I-605), to the north by the City of South El Monte, to the northeast by the City of Rosemead, and to the southwest by the City of Montebello.

Within the park is Legg Lake, a series of three lakes that encompass 28 acres of the park, which are used for fishing and boating. The park also features a variety of recreation activities for residents, including multiple playgrounds, baseball and soccer fields, a BMX track, equestrian trails, tennis and volleyball courts, a disc golf course, the American Military Museum, and multiple community centers and picnic shelters. Also within the Recreation Area is the Whittier Narrows Nature Center which is also owned by the County of Los Angeles.

General History of Whittier Narrows

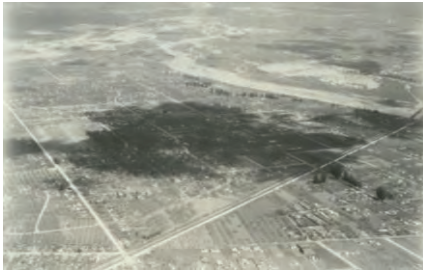
Now the site of one of the largest park properties in Los Angeles County, Whittier Narrows has been a location valued by inhabitants of the area before the written record. The San Gabriel River narrows in this planning area, with the Puente and Montebello Hills on each side, creating the entrance to the Los Angeles Basin, where the San Gabriel River and the Rio Hondo meet.

Previous to European contact, the site was home to the Indigenous village of Shevaanga. Because of the confluence of the two rivers there, key plants such as blue elderberry, various sages, chaparral prickly pear, coastal live oak, and California black walnut trees

flourished. When Spanish *padres* entered the area, they constructed the *Mission Vieja* (Old Mission) at the Narrows. However, the Mission San Gabriel would be moved to its present location in 1776. As the missions secularized and control turned from the Spanish to Mexican to American, the area was divided into land grants and was a part of a variety of different ranchos, including Rancho La Merced. In the 1840s, Rancho La Merced was controlled by the rare female rancho owner, however she eventually lost the land to William Workman who was one of the largest landowners in the area.

Workman joined forces with the Temple family via his daughter's marriage, the first marriage in Los Angeles County with two Anglo surnames. He then opened "The Temple Workman Bank" with his son in Los Angeles; the bank's liberal lending policy led to its failure in 1875.²⁰⁴ The lands, however, retained the names of their Anglo owners, largely because of the success of the agricultural production. The water which flowed through Whittier Narrows supported a robust agricultural community in the surrounding area, notably in the nearby city of El Monte.²⁰⁵

The growing film industry looked to Whittier Narrows as a filming spot that was close to the film studios of Hollywood but could substitute for exotic locales. Many of the non-native species found in Whittier Narrows were introduced by filmmakers, most notably D.W. Griffiths, who filmed much of the 1914 film *Birth of a Nation* in Whittier Narrows.²⁰⁶ Multiple Tarzan movies were filmed there, as well.



Flooding in Whittier Narrows Area, ca. 1931 (Source: California State Library, USC Library)

Oil was discovered in 1917 by Standard Oil on the Temple Workman land and other oil companies rapidly began to populate the area. Wells sprung up on the former Rancho La Merced, especially in the Montebello Hills to the southwest which, by 1920, were producing one-eighth of all oil in California.²⁰⁷ By the time a USGS topographical map was produced for the area in 1926, there is evidence of limited residential development in the planning area compared to the developing towns of El Monte (incorporated in 1912) and San Gabriel (incorporated in 1913).

²⁰⁴ Hadley Meares, "Family Plots: El Campo Santo Cemetery at the Workman-Temple Homestead," KCET, September 27, 2013, <https://www.kcet.org/history-society/whittier-narrows-parks-a-story-of-water-power-and-displacement>.

²⁰⁵ Meares, "Family Plots."

²⁰⁶ Daniel Medina, "Tarzan on the Rio Hondo! When Hollywood Invaded the Whittier Narrows," KCET, May 1, 2014. <https://www.kcet.org/shows/departures/tarzan-on-the-rio-hondo-when-hollywood-invaded-the-whittier-narrows>.

²⁰⁷ "About The City of Montebello," Senate District 30, accessed October 10, 2023, <https://sd30.senate.ca.gov/district/montebello>.

COMMUNITY-SPECIFIC HISTORICAL BACKGROUNDS

These communities were threatened by increasingly common floods that resulted from the expansion of agricultural land in the SGV and above average amounts of rain fall throughout the 1920s and 1930s. Damming the Whittier Narrows was first proposed by the City of Long Beach in the 1920s, in an attempt to avoid reliance on water provided by the City of Los Angeles. While that dam was never built, the passage of the Flood Control Act as a part of FDR's New Deal by the 1930s freed federal funding which would revive the plan for a dam at the Whittier Narrows. In 1936, the Army Corps of Engineers was given oversight of flood control for *all* waterways in the United States.²⁰⁸

The Army Corps released a plan for a dam at the Whittier Narrows in 1938 that included spreading grounds above the dam, which would soak up rainfall and any extra water. While city governments, water companies, and local chambers of commerce celebrated the plan, there was almost immediate outcry from local residents and school districts.²⁰⁹ As was common with large, federally funded civic projects of this era, the Army Corps plan called for the destruction of homes, gardens, and thousands of acres of productive agricultural land. A nature center had been opened by the National Audubon Society in 1939; volunteers with the Audubon Society objected to the Army Corps plan as well.²¹⁰

Local opposition combined underneath the banner of El Monte Citizens Flood Control Committee. Plans for the dam continued to be stalled revised into the 1940s. The Army Corps incorporated changes requested by oil companies, railroads, and other corporate interests, with limited input from the local citizens.

Local Congressional representative Jerry Voorhis was successful in stalling the release of federal funding.²¹¹ Congress then required the Army Corps to provide alternative solutions, one of which was Voorhis' so-called "Plan B", which was eventually accepted in 1948 after support from Voorhis' replacement, Richard Nixon.²¹² The dam was completed in 1957 and resulted in the relocation of 2,000 residents in



Whittier Narrows Dam under Construction, 1950 (Source: Los Angeles Public Library)

²⁰⁸ Sarah Elkind, "Flood Control and Political Exclusion at Whittier Narrows, 1938–1948," In *How Local Political Shape Federal Policy: Business, Power, and the Environment in Twentieth-Century Los Angeles*, University of North Carolina Press, 2001, 86.

²⁰⁹ Elkind, "Flood Control," 94.

²¹⁰ "History," Whittier Narrows Nature Center, accessed October 10, 2023, <https://wnnca.org/history/>.

²¹¹ David Reid, "Whittier Narrows Parks: A Story of Water, Power and Displacement," KCET, July 1, 2015, <https://www.kcet.org/history-society/whittier-narrows-parks-a-story-of-water-power-and-displacement>.

²¹² Elkind, 106–110.

560 homes without compensation.²¹³ However, this was still less disruptive and 400 acres of public land was preserved, which was transferred, along with the Audubon’s Nature Center, now known as the Whittier Narrows Nature Center, to Los Angeles County Department of Parks and Recreation in 1970.

From 1956 to 1959, Whittier Narrows was home to one of 16 Los Angeles-area launch sites for Nike anti-aircraft missiles. The site was decommissioned as Army strategic priorities shifted and is presently used as a storage facility by Parks and Recreation staff.²¹⁴

The first recreation plan for the Whittier Narrows Recreation Area was developed in 1974 with the park opening in 1952. The area has continued to be a recreational center for residents of the West San Gabriel Valley and the Greater Los Angeles Area since comprising one of the largest areas of open land in Los Angeles County. The park also lent its name to the 1987 Whittier Narrows Earthquake, which had an epicenter located roughly two miles north of the park itself.

SOUTH EL MONTE ISLAND

The community referred to within this document as “South El Monte Island” consists of three properties: 9567–9575 Garvey Avenue (AIN 8581037011–8581037013) which is a Crowne Plaza hotel, 9585 Garvey Avenue (AIN 8581038016), and 9551 Garvey Avenue (AIN 8581037023). The latter two constitute a mobile home park that fronts both Garvey Avenue and Cortada Street.

²¹³ Joe Matthews, “A Park for Everyone Offers a ‘Vision of What California Might Be’”, Zocalo, February 2, 2021, <https://www.zocalopublicsquare.org/2021/02/02/whittier-narrows-recreation-area/ideas/connecting-california/>.

²¹⁴ “Nike Sites of the Los Angeles Defense Area,” Fort MacArthur Museum, 2013, <http://www.ftmac.org/lanike3.htm>.

Significant Themes

Twelve significant themes were identified by the County of Los Angeles for evaluation of historical resources in the eight unincorporated communities. These themes capture major patterns and trends in the development history of the West San Gabriel Valley. However, because of the unique history of the WSGV and the limited geography of many of the Planning Areas, not all of the below themes have extant built-environment resources associated with them. In some of these cases, only abbreviated contexts are included and registration requirements have not been developed.

AGRICULTURAL DEVELOPMENT

Situated south of the towering San Gabriel Mountains that provide a consistent water supply, the San Gabriel Valley has utilized by a variety of different groups throughout history as fertile agricultural land.

THE MISSION PERIOD (1771-1833)

In 1771, Franciscan priests Josef Angel Fernández de la Somera and Pedro Benito Cambón founded the Mission San Gabriel Arcángel, the fourth in the chain of California's 21 missions.²¹⁵ Two years earlier, the area had been identified as an ideal site for a mission by the Portolá Expedition, based on its fertile soil and the water supply of the San Gabriel River. It was the first settlement in what would become the Los Angeles metropolitan area, and it quickly became a center of agriculture and the richest of all the missions.²¹⁶ A visiting priest declared in 1775, "This mission has such fine advantages for crops and such good pastures for cattle and horses that nothing better could be desired."²¹⁷ The priests at San Gabriel sent messengers to Mexico to collect seeds and cuttings, and they returned with oranges, lemons, figs, olives, pecans, grapes, pears, and more.²¹⁸ At its height, there were over 2,300 fruit trees and 160,000 grape vines at the Mission, with plants that likely included lilies, roses of Castile, lavender, lemon

²¹⁵ Architectural Resources Group, "City of San Gabriel Citywide Historic Context Statement" Prepared for City of San Gabriel Community Development Division, August 11, 2021, <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>.

²¹⁶ Elizabeth Pomeroy, *Lost and Found: Historic and Natural Landmarks of the San Gabriel Valley*, (Pasadena, CA: Many Moons Press, 2000), 124–125.

²¹⁷ "Pedro Font at San Gabriel (1776)," excerpt from the diary of Pedro Font, translated by Herbert Eugene Bolton, in Francis J. Weber, ed., *The Pride of the Missions: A Documentary History of San Gabriel Mission* (Hong Kong: Libra Press Limited, 1978), 24.

²¹⁸ Pomeroy, *Los and Found*, 124–125.

verbena, carnations, delphiniums, poppies, marigolds, oleander, and pepper trees.²¹⁹ Mission lands extended 35 miles south to San Pedro and 62 miles inland to the to the Muscupaibe Range, for a staggering total of approximately 1.5 million acres.²²⁰ The first farm animals arrived in 1776, and the early irrigation system consisted of zanjias and clay tile pipes to carry water from the San Gabriel River to the fields.²²¹

Like elsewhere in the California mission system, the land was mostly cultivated by local indigenous tribes who were enslaved by the Mission priests. The Tongva/Gabrieleno/Kizh people had numbered approximately 5,000 when the Spanish arrived, and the majority of those that survived the diseases brought by the colonists were forced to relocate to the Mission for survival.²²² In addition to their forced conversion to Catholicism, they were taught farming and animal husbandry to ensure the success of the Mission's agricultural endeavors. After the Mexican Secularization Act of 1833 was passed, the San Gabriel Mission was sold to settlers, although it was returned to the Franciscans in 1843 and became a parish church. The expansive horticultural and agricultural enterprises at San Gabriel were largely left to decay, although they remain the earliest formal garden work done in the San Gabriel Valley.²²³

SPANISH RANCHOS (1834-1849)

During the period of Mexican rule (1821–1848), the former mission lands were secularized and divided, and large tracts of land were granted to individuals to encourage settlement in Alta California. Unique for the time, the vast majority of the *ranchos* in the West San Gabriel Valley were given to men who were friends of the San Gabriel Mission, rather than wealthy men or those who were politically close to the grantor.²²⁴

Rancho San Pascual, also known as Rancho el Rincón, was a 14,403-acre land grant first given to Don Juan Marine by the Mexican Governor in 1834.²²⁵ Marine had arrived in California in 1795, lived at

²¹⁹ Paul R. Spitzzeri, "La La Landscapes: Rancho Santa Anita, late 1870s," The Homestead Museum Blog, February 21, 2017, <https://homesteadmuseum.blog/2017/02/21/la-la-landscapes-rancho-santa-anita-1870s>.

²²⁰ King, *San Gabriel Valley*, 9.

²²¹ King, *San Gabriel Valley*, 9.

²²² King, *San Gabriel Valley*, 8.

²²³ Paul R. Spitzzeri, "La La Landscapes: Rancho Santa Anita, late 1870s," The Homestead Museum Blog, February 21, 2017, <https://homesteadmuseum.blog/2017/02/21/la-la-landscapes-rancho-santa-anita-1870s>.

²²⁴ W.W. Robinson, "The Story of Rancho San Pasqual," *The Historical Society of Southern California Quarterly*, Vol. 37, No. 4, December 1955, 349.

²²⁵ Robert G. Cowan, "Ranchos of California; a list of Spanish concessions, 1775–1822 and Mexican grants, 1822–1846," Fresno, California: Academy Library Guild, 82.

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the San Gabriel Mission and become close friends with Father Sanchez, and served as a lieutenant in the Army until 1821. Marine passed away in 1838 and since both he and his heirs had failed to cultivate the rancho, it was turned over to a cousin of Marine's widow Jose Perez in 1840.²²⁶ Cattleman Manuel Garfias took possession of the rancho with a formal grant in 1843 after the passing of Perez, and the United States land commissioners officially added the rancho to the official survey maps with Garfias as the legal claimant in 1852.²²⁷ After selling off portions of the land to finance the construction of a stately manor, Garfias was forced to sell the land shortly afterward to pay his taxes.²²⁸ The purchaser was Dr. John S. Griffin who soon afterward turned over part of his new property to his business associate, American Benjamin "Don Benito" Wilson, in exchange for money owed.

Rancho El Susa (later known as Rancho Azusa de Dalton) was a 4,431-acre land grant given to Luis Arenas in 1841. Arenas built an adobe house on a hill, farmed and raised stock for three years, but sold the land to Los Angeles merchant Henry Dalton in 1844.²²⁹ Using an irrigation system constructed by Arenas, Los Angeles Dalton planted a vineyard and built a winery, a distillery, a meat smokehouse and a flour mill.²³⁰

La Cañada Atras de Rancho Los Verdugos was a 5,832-acre land grant given to a schoolteacher from Los Angeles, Ignacio Coronel, in 1843.²³¹ Coronel built a small house and farmed the land until 1847, when he abandoned the land during the Mexican-American War. He eventually sold the land to two American lawyers in 1853, who later traded it for part of Ranch San Rafael, owned at the time by Julio and Catalina Verdugo, the son and daughter of Jose Maria Verdugo.²³² This area is now Burbank. The land was later purchased by two Americans from Michigan, Dr. Jacob L. Lanterman, a dentist, and Civil War veteran Colonel Adolphus W. Williams, who subdivided it into 46 plats in 1880.

²²⁶ Cowan, "Ranchos," 83.

²²⁷ W.W. Robinson, "The Story of Rancho San Pasqual," *The Historical Society of Southern California Quarterly*, Vol. 37, No. 4, December 1955, 349.

²²⁸ Dumke, *Boom of the Eighties*, 215.

²²⁹ "Azusa History," City of Azusa, accessed November 13, 2023,

<https://www.azusaca.gov/569/Azusa-History>.

²³⁰ Yosuke Kitazawa, "The Rise and Fall of Henry 'Don Enrique' Dalton, the British Ranchero of the San Gabriel Valley," KCET, November 25, 2013,

<https://www.pbssocal.org/shows/departures/the-rise-and-fall-of-henry-don-enrique-dalton-the-british-ranchero-of-the-san-gabriel-valley>.

²³¹ Mazen, "Story of LCF Cityhood."

²³² Mazen, "Story of LCF Cityhood."

Rancho Santa Anita was a 13,319-acre grant given to Scottish Immigrant Hugo Perfecto Reid in 1845. Reid had settled on the Santa Anita rancho with a Tongva Native American woman, Victoria Bartolomea, but he quickly tired of life as a rancho and sold the land two years later to Henry Dalton.²³³ Dalton had previously purchased Rancho El Susa (Azusa) in 1844 and had been granted Rancho San Francisquito in 1845 by Governor Pio Pico, and within three years of his arrival in Los Angeles, Dalton became one of the biggest landowners in the city.²³⁴ Unfortunately, Dalton lost most of his fortune after supporting the losing side in the Mexican-American War and eventually was forced to sell his land in 1854.²³⁵

Rancho Potrero de Felipe Lugo was granted to Jorge Morillo and Teodoro Romero in 1845.²³⁶ The rancho was named after Felipe Lugo of the nearby rancho San Antonio, whose cattle grazed on what became Rancho Potrero de Felipe Lugo.²³⁷ It was located on the western bank of the San Gabriel River, and to the southwest lay Rancho La Merced, granted by Governor Manuel Micheltorena in 1844 to Casilda Soto de Lobo, who lost it to foreclosure several years later. Both Ranchos eventually ended up in the hands of Francisco P.F. Temple.

A list of the unincorporated communities and the former Ranchos included within their boundaries is shown below.

²³³ Paul R. Spitzzeri, "La La Landscapes: Rancho Santa Anita, late 1870s," The Homestead Museum Blog, February 21, 2017, <https://homesteadmuseum.blog/2017/02/21/la-la-landscapes-rancho-santa-anita-1870s>.

²³⁴ Paul R. Spitzzeri, "Sharing Some History About Henry Dalton of Rancho Azusa, 1804–1884," The Homestead Museum Blog, January 23, 2023, <https://homesteadmuseum.blog/2023/01/24/sharing-some-history-about-henry-dalton-of-rancho-azusa-1804-1884/>.

²³⁵ Paul R. Spitzzeri, "The Early History of Temple City Preview: Rancho San Francisquito and Elias J. 'Lucky' Baldwin, 1875–1909," The Homestead Museum Blog, February 17, 2023, <https://homesteadmuseum.blog/2023/02/17/the-early-history-of-temple-city-preview-rancho-san-francisquito-and-elias-j-lucky-baldwin-1875-1909/>.

²³⁶ Cowan, "Ranchos," 63.

²³⁷ Paul R. Spitzzeri, "Sharing History with the Whittier Narrows Nature Center," October 19, 2019, <https://homesteadmuseum.blog/2019/10/19/sharing-history-with-the-whittier-narrows-nature-center/>.

SIGNIFICANT THEMES

Community	Ranchos
Altadena	San Pascual (1834)
East Pasadena-East San Gabriel	Santa Anita (1845)
Kinneloa Mesa	Santa Anita (1845)
La Crescenta-Montrose	La Cañada (1843)
San Pasqual	San Pascual (1834)
South Monrovia Islands	El Susa (1841) San Francisquito (1845)
South San Gabriel	Santa Anita (1845)
Whittier Narrows	Paso de Bartolo (1835) La Merced (1844) La Puente (1845) Potrero de Felipe Lugo (1845) Portero Grande (1845)

EARLY AGRICULTURE (1850-1879)

Following California admission to the Union, Los Angeles County was the agricultural center of the new state, producing the majority of the state’s crops. Blessed with abundant land and fertile alluvial soil, and benefitting from the irrigation infrastructure that was originally developed by the Mission San Gabriel and improved upon by the ranchos and early landowners, the San Gabriel Valley was primed to become an agricultural powerhouse. In the early decades of statehood, the San Gabriel Valley was “characterized by massive landholdings, an agricultural economy, and the development of large-scale infrastructure such as railroads.”²³⁸ This era marked the transition from large cattle ranches to more traditional and market-based agricultural products, with citrus, grapes and walnuts being the most significant products in the SGV during this time.

One of the earliest farming communities was a small settlement near the San Gabriel River now known as El Monte. Located at the junction of several ranchos and thousands of acres of public land, in 1856 the area supplied “45 percent of the wheat, 40 percent of the corn, and 99 percent of the oats in Los Angeles County,” as well as almost all of the county’s dairy cattle and 20 percent of the county’s hogs.²³⁹ Even the floods of 1861 and the two years of drought that followed were not enough to spoil the possibility of agriculture. Bankrupt rancheros

²³⁸ Cheng, “A Brief History (and Geography) of the San Gabriel Valley.”

²³⁹ King, *San Gabriel Valley*, 17.

replaced cattle with crops, and after the drought, sheep replaced cattle as the dominant livestock. For a decade or so, “raising sheep for wool production was an important industry in the valley.”

Mirroring a pattern that was seen throughout Los Angeles and Orange Counties in the late 19th century, rising prices, inconsistent weather, and a wave of interest investors from Eastern cities caused the former ranchos to be split and sold. Henry Dalton divided Rancho Santa Anita, which was purchased by former fur trapper William Wolfskill and J. Leonard Rose circa 1865.²⁴⁰ Wolfskill had already successfully cultivated a large vineyard in what is now downtown Los Angeles, and shortly afterward “devoted a few acres to cultivating oranges, which made Wolfskill the first commercial grower of citrus in California.”²⁴¹ After purchasing the eastern half of Rancho Santa Anita (now the location of Arcadia) Wolfskill expanded his citrus operations to the San Gabriel Valley, becoming one of the first commercial growers to demonstrate the suitability of citrus products to the valley’s climate and soil.²⁴² “Wolfskill worked diligently to improve the quality and yield of his citrus and to combat insect and disease problems,” and is well-regarded as the father of the California citrus industry.²⁴³

On a western portion of the former Rancho Santa Anita, Leonard Rose founded Sunny Slope Ranch and Vineyard, where he bred horses, cultivated citrus, walnuts and olives, although he became most well-known for his success in viniculture.²⁴⁴ With the establishment of the L.J. Rose Wine Company, Sunny Slope eventually expanded to become one of the largest ranches and vineyards in the San Gabriel Valley, described as:

... the finest place in the region ... with six and seven thousand orange trees ... one hundred and fifty acres in vineyards, wherein grow one hundred and thirty-five thousand vines, from which he made last year one hundred thousand gallons of white wine and three thousand gallons of brandy. A part of the crop that he sent to market last year consisted of two hundred and fifty thousand oranges, fifty thousand lemons, and twenty-five thousand pounds

²⁴⁰ King, *San Gabriel Valley*, 20.

²⁴¹ Paul R. Spitzzeri, “Through the Viewfinder: The Wolfskill Adobe and Orchard, Los Angeles, 1880s,” The Homestead Museum Blog, March 14, 2022, <https://homesteadmuseum.blog/2022/03/14/through-the-viewfinder-the-wolfskill-adobe-and-orchard-los-angeles-1880s/>.

²⁴² King, *San Gabriel Valley*, 21.

²⁴³ Tom Spellman, “California’s Second Great Gold Rush: Our Citrus Heritage,” A Garden Compass Re-Publication by Dave Wilson Nursey, November/December 2002, https://www.davewilson.com/img/content/GardenCompass-citrus_heritage.pdf.

²⁴⁴ King, *San Gabriel Valley*, 21.

*of English walnuts. Besides these tropical fruits, he raises apples, pears, and peaches in considerable quantities, and in addition to all of these, pomegranates, figs, nectarines, apricots, and olives.*²⁴⁵

Rose also sold a substantial number of cuttings from his vines to other growers, supposedly including what is now known as the “The Mother Vine” at the Mission San Gabriel.²⁴⁶ Rose eventually sold his vineyard for “\$1 million clear” to concentrate on horse breeding, before dying by suicide at his home in Los Angeles in 1899 after losing significant amounts of money on a mining investment in Arizona.²⁴⁷ Water rights from the land were sold in 1895, resulting in the creation of the Sunny Slope Water Company, which exists to the present day. Their headquarters are located at 1040 El Campo Drive in Pasadena, near the Sunny Slope Farmhouse, which is still extant at 7023 La Presa Avenue.²⁴⁸ Both are located in the East Pasadena-East San Gabriel Planning Area.

Benjamin Wilson was already the proprietor of “Lake Vineyard” on his homestead in the San Gabriel Valley when he became part owner of the former Rancho San Pascual with Dr. John Griffin. Following the example of his neighbor William Wolfskill, Wilson planted oranges, eventually becoming the largest citrus exporter in the San Gabriel Valley.²⁴⁹ They would keep most of these holdings until 1873, when they were sold to the first settlers of Pasadena, who had organized under the name “The San Gabriel Orange Grove Association.”²⁵⁰

THE GOLDEN AGE OF AGRICULTURE (1880-1940)

In the thirty years after statehood, agriculture in California transitioned from a necessity of frontier life to a celebrated industry that largely dominated the development patterns throughout the state.²⁵¹ By 1879, agriculture had surpassed mining as the dominant sector of the California economy and would remain so well into the 20th century.²⁵² Nowhere was that more evident than in the San Gabriel Valley, where agriculture became the economic base for the region. In addition to the

²⁴⁵ Mary Cone, *Two Years in California*, (Chicago, IL: S.C. Griggs and Company), 1876, 76.

²⁴⁶ Elizabeth Pomeroy, *Lost and Found II: More Historic and Natural Landmarks Under Southern California Skies*, (Pasadena, CA: Many Moons Press, 2002), 48–49.

²⁴⁷ “Leonard J. Rose, Sr.,” Harness Racing Museum & Hall of Fame, accessed January 7, 2024, <https://harnessmuseum.com/content/leonard-j-rose-sr>.

²⁴⁸ “About Us,” Sunny Slope Water Company, accessed January 7, 2024, <https://www.sunnyslopedwatercompany.com/about-us>.

²⁴⁹ J.T. Bueche, “Lifetime of Achievement – Benjamin Davis Wilson,” BenjaminDavisWilson.com, 2020, <https://benjamindaviswilson.com/>.

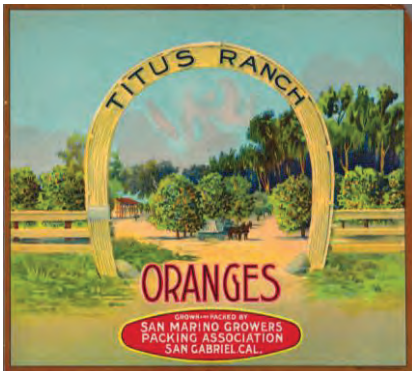
²⁵⁰ King, *San Gabriel Valley*, 23.

²⁵¹ Starr, *California*, 110.

²⁵² Starr, *California*, 110.

vineyards and citrus for which it became known, an early promotional writer boasted that fruits and vegetables in the San Gabriel Valley matured “every month of the year, a claim itemized with 22 different species, including figs, apples, stone fruit, berries, and pomegranates”.²⁵³ But it was the “orange empire” that would become the dominant commercial and cultural force, and a symbol of California prosperity sold worldwide.

In 1873, two experimental citrus trees were sent to the Tibbets family in Riverside, California from the National Arboretum in Washington, D.C. Sweet, seedless, and easy to peel, the “Washington navel orange” was winning awards at agricultural fairs as early as 1879, eventually becoming the foundation of the California citrus industry.²⁵⁴ With the arrival of the Southern Pacific Railroad in Southern California in 1876, the large-scale shipment of citrus and other produce became a viable commercial venture. Joseph Wolfskill, William Wolfskill’s son, arranged for the first carload of California oranges to be shipped to St. Louis. Each fruit had been individually wrapped in paper and packed into wooden boxes, and even though the trip took a month, the fruit arrived in remarkably good shape.²⁵⁵



Orange Label from San Marino Growers Packing Association (Source: The Huntington Library)

With the introduction of the Valencia orange, citrus cultivation seemingly became a year-round enterprise, resulting in an increasing number of commercial growers.²⁵⁶ Although oranges flourished throughout California, “the ribbon of foothills along the base of the San Gabriel and San Bernardino Mountains would become the famed “Orange Belt.”²⁵⁷ Lemons also became a popular product, and the demand for quality citrus products led to better fruit and more efficient methods of cultivation.²⁵⁸ By 1880, there were more than 750,000 trees of different varieties of citrus growing throughout Southern California and a quarter of that number were located in the San Gabriel Valley²⁵⁹. The first growers’ co-op, the Southern California Fruit Exchange, was founded in nearby Claremont in 1893, eventually changing its name and becoming known around the world as “Sunkist.”

²⁵³ Elizabeth Pomeroy, *Pasadena: A Natural History*, (Charleston, South Carolina: Arcadia Publishing, 2007), 15.

²⁵⁴ Benjamin T Jenkins, *California’s Citrus Heritage*, (Charleston, South Carolina: Arcadia Publishing, 2021), 23.

²⁵⁵ David Boulé, *The Orange and the Dream of California*, (Santa Monica, CA: Angel City Press, 2013), 33.

²⁵⁶ Jenkins, *California’s Citrus Heritage*, 23.

²⁵⁷ Boulé, *The Orange and the Dream*, 35.

²⁵⁸ King, 29.

²⁵⁹ King, 29.

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Prior to 1900, most citrus processing was done entirely by hand, and early packing houses were little more than sheds.²⁶⁰ Most packing houses were located adjacent to the railroad, including multiple significant operations near the Planning Areas of the West San Gabriel Valley, although none within. The Duarte-Monrovia Fruit Exchange owned one packinghouse along the Atchison, Topeka and Santa Fe Railway in West Duarte (now Monrovia), while a second was constructed along the Southern Pacific line in Duarte.²⁶¹ The fruits were washed, dried, and packed in wooden crates, decorated on the exterior with colorful labels depicting bucolic scenes of California. Local brands included “Native Love” (Monrovia), Foothill Oranges (San Marino), and San Gabriel Mission Bells.

In addition to citrus, vineyards were essential to the commercial agricultural economy of the San Gabriel Valley in the early years. Far before Napa County took the title, Los Angeles County was the largest wine-producing county in the United States. Benjamin Wilson sold wine and brandies from his Lake Vineyard under the B.D. Wilson Co. label; the property supposedly had heritage grapevines before he moved in permanently in 1856.²⁶² Eventually, Lake Vineyards produced a large variety of grapes, including Zinfandel, Grenache, Mataro, Trousseau, Burger, Carignane and Folle Blanche, and at one time it consisted of approximately 1800 acres of land with over 230,000 grapevines.²⁶³ Wilson enjoyed experimenting with new and unusual varieties, including the first sparkling wine in California, although it was a “severely limited success.”²⁶⁴ Following Wilson’s death in 1878, vineyard operations were taken over by his son-in-law, James Shorb, who withdrew the wine company from the public marketplace.²⁶⁵ Soon afterward though, in 1882, Shorb launched the San Gabriel Wine Company, capitalized at \$500,000, and financed, in large part, by English investors.²⁶⁶ “The winery was designed for a capacity of over a million gallons and was intended to put California wines into the world market as European production collapsed through the ravages of the



San Gabriel Wine Company Letterhead. (Source: The Huntington Library)

²⁶⁰ Jenkins, 54.

²⁶¹ “Photo Record: Interior of Duarte-Monrovia Packing House,” Monrovia Historical Society, accessed January 7, 2024, <https://cityofmonrovia.pastperfectonline.com/photo/7892D587-0989-4A3B-B773-265992478692>.

²⁶² Thomas Pinney, *A History of Wine in America, Volume 1: From the Beginnings to Prohibition*, (Berkeley, University of California Press, 2007), 295–310.

²⁶³ “The Story of the Southern California grape – in a glass, that is!” Breathe Lighter, February 18, 2013, <https://breathelighter.wordpress.com/tag/san-gabriel-old-grapevine/>.

²⁶⁴ Pinney, *A History of Wine*, 295–310.

²⁶⁵ “Shorb Cal. & The San Garbriel [sic] Wine Co. 1882–1899,” Western Whiskey Gazette, April 7, 2013, <http://www.westernwhiskeytooltopgazette.com/2013/04/shorb-cal-san-garbriel-wine-co-1882-1899.html>.

²⁶⁶ Pinney, *A History of Wine*, 295–310.

phylloxera.”²⁶⁷ Following Shorb’s death in 1896, the company continued to grow, often advertising itself as the “largest wine company in the world.”²⁶⁸ However, the San Gabriel Wine Company, and the larger Los Angeles wine industry, suffered from a variety of factors that caused its decline in the early 20th century, including outbreaks of Pierce’s disease which affected grapevines, the rise of citrus as the dominant crop in the West San Gabriel Valley and increasing pressure from temperance advocates.²⁶⁹ Henry Huntington bought the Lake Vineyard in 1903, and the property became what is now Lacy Park and the Huntington Library Art Museum and Botanical Gardens. Although the San Gabriel Wine Company was headquartered in Alhambra, and the Lake Vineyard was located in what is now San Marino, it appears likely based on research that both properties extended into multiple Planning Areas of the West San Gabriel Valley.

END OF AN EMPIRE (1940 TO TODAY)

Even as industrialization and increasing residential development drastically changed the built environment of Los Angeles County in the first half of the 20th century, the county retained an agricultural character. From 1900 until 1950, Los Angeles County was still one of the top producing agricultural centers in the United States, primarily on the basis of citrus crop and the opening of the California aqueduct in 1913.²⁷⁰ The citrus industry performed unexpectedly well during the Great Depression, but the explosive growth of post-war residential development, combined with the comprehensive network of newly constructed highways ended its reign in the San Gabriel Valley. Citrus groves and packing operations moved east to the Inland Empire and north to the Central Valley, where land was more plentiful and less valuable. Although nurseries and other small agricultural endeavors remained, hundreds of acres in the West San Gabriel Valley that once had been dotted with rows of trees, was now covered in tract housing, although nearly all of the houses had a lemon or orange tree in their backyard.

²⁶⁷ Norman Griswold, *Beauties of California*, (H.S. Crocker & Company), 1883.

²⁶⁸ Paul R. Spitzer, “The Glory of the California Soil and the Climate is Concentrated in the Grape,” The Homestead Museum Blog, November 4, 2021, <https://homesteadmuseum.blog/2021/11/04/the-glory-of-the-california-soil-and-climate-is-concentrated-in-the-grape-the-san-gabriel-wine-company-winery-in-harpers-weekly-4-november-1899/>.

²⁶⁹ Patriceia Escarcega, “Wine Was a Tool of Conquest’: California’s Hidden Multiethnic History of Wine Making,” KCET, March 23, 2022, <https://www.pbssocal.org/shows/lost-la/wine-was-a-tool-of-conquest-californias-hidden-multi-ethnic-history-of-winemaking>.

²⁷⁰ “Once America’s Most Productive Agricultural County,” Los Angeles Almanac, accessed November 13, 2023, <https://www.laalmanac.com/agriculture/ag721.php>.

SIGNIFICANT THEMES

Research and survey revealed only one extant, previously undesignated property with the potential associated significance to represent agriculture in the WSGV Planning Area, the original farmhouse from Leonard Rose’s Sunny Slope Farm. No associated agricultural resources remain however, so the Farmhouse should be evaluated under registration requirements in the residential section. While property types, including outbuildings for citrus crops, orchards and groves, farmhouses, barns, stables, dairies, wine-making facilities, and other food processing plants likely existed within the boundaries of the planning area at one point in time, no properties remain extant and, therefore, registration requirements were not developed for this theme.

Sub-Type: Nurseries

One notable exception to the lack of agricultural resources in the WSGV is the continued presence of small, family-owned nurseries throughout the Planning Area. Historically, in the WSGV and Los Angeles County, and more generally, nurseries are agricultural-type properties associated with the growing of decorative trees, plants, and especially flowers. Within the WSGV and the Los Angeles metropolitan area, nurseries were historically associated with the presence of Japanese immigrants and Japanese Americans in the area.

Because of the forced relocation of Japanese Americans to Internment camps during World War II, many of these families lost the ownership of their land and the business. Rare examples exist where internees were able to work in concert with neighbors and allies to maintain their ownership and were able to reclaim their land when they returned to the WSGV.

The Monrovia Nursery was the largest nursery in Los Angeles County for much of the 20th century and likely employed many residents of the WSGV Planning Areas. However, after an initial relocation to Azusa, the nursery relocated all facilities, including growing fields, outside of Los Angeles County. Likewise, the San Gabriel Nursery & Florist was one of the largest Japanese-owned nurseries in the WSGV for many years. However, the only location remaining is located outside of the WSGV Planning Area. As the Los Angeles metropolitan area expanded throughout the 20th century, and land values rose in the demand for more residential development, most nurseries were pushed further outward from the WSGV towards the “inland empire” and north to Ventura County. Most of the nurseries that remain in the urban and suburban areas of Los Angeles County are located on land owned by power companies or on land with easements for electrical



Postcard for Monrovia Nursery
(Source: Monrovia Historical Society)

infrastructure. The only remaining historic nursery in the Planning Area is Norman’s Nursery, founded in 1946, which falls within Altadena community boundaries. As this is one of the only examples of this sub-type, eligibility standards and character-defining features were not developed.

INDUSTRIAL DEVELOPMENT

Overview

As previously described, the general pattern of development in the WSGV Planning Area is a transition from largely agricultural land use to residential development in the early 20th century which rapidly accelerated with post-WWII suburbanization. Many new residents of the WSGV and the Greater Los Angeles Area settled in Los Angeles because of the widespread availability of jobs in the booming industries of aerospace, oil, automotive, aviation, and other types of manufacturing.²⁷¹

It is estimated that Los Angeles County produced over 300,000 airplanes during WWII alone, and the military-industrial complex continued to grow during the Cold War; nearly one-third of all aerospace engineers lived in Southern California by the 1980s.²⁷² Entire cities were changed with the arrival of manufacturing plants and corporate headquarters: Burbank and Lockheed, Santa Monica and Long Beach and Douglas Aircraft, Inglewood and Northrop.²⁷³ Until WWII, only Detroit manufactured more cars than the Los Angeles region. The Ford Motor Company operated plants in Long Beach, Pico Rivera, and Long Beach, while General Motors operated a plant in Van Nuys.²⁷⁴

In the San Gabriel Valley, industrial development was largely relegated to two incorporated areas outside the Planning Areas of the WSGV: the aptly named City of Industry and Baldwin Park. Before its incorporation in 1957, the City of Industry was largely occupied by sand and gravel businesses. A 1964 publication entitled “Grow, Grow,

²⁷¹ City of Los Angeles Department of City Planning, “Los Angeles Citywide Historic Context Statement: Industrial Development, 1850–1980,” February 2018, 4–5.

²⁷² Ashleen Knutsen, “The History and Revival of Southern California’s Aerospace Industry,” KCET, July 9, 2019, <https://www.pbsocal.org/shows/blue-sky-metropolis/the-history-and-revival-of-southern-californias-aerospace-industry>.

²⁷³ Hadley Meares, “How the aviation industry shaped Los Angeles,” Curbed Los Angeles, July 8, 2019, <https://la.curbed.com/2019/7/8/20684245/aerospace-southern-california-history-documentary-blue-sky>.

²⁷⁴ “Los Angeles’ Auto Manufacturing Past,” Los Angeles Almanac, accessed November 13, 2023, <https://www.laalmanac.com/transport/tr04.php>.

Grow with the City of Industry’ published by a group calling itself the City of Industry League, states that the City was designed to function as an “industrial entity within a rapidly growing residential area,” the City has dedicated its “civic services and community planning entirely to industrial development.”²⁷⁵ A 1971 General Plan stated that the “City of Industry government and civil leadership is dedicated to a primary goal of creating and maintaining an ideal setting for manufacturing, distribution and industrial facilities”.²⁷⁶

Although Baldwin Park contains a variety of land uses, including residential, commercial, public facilities and parks, many “soft” industries are located within its boundaries. Incorporated in 1956, it was originally known as the home of In-N-Out Burgers, the McMullan Dairy, and the Vias Turkey Ranch. Today, a number of companies in a variety of industries are headquartered in Baldwin Park or maintain factories there including housing products (Select Fence Company, Highland Roofing), food production (Miyako Oriental Foods, Inc., Mamma Bella Foods, California Custom Fruits and Flavors) fashion and clothing (Columbia Sportswear, Amazon Style, Jax and Bone), and beauty (Le Mieux, Bielle, Physicians Formula).

It is likely that many of the residents of the WSGV participated in the industrial economy of the Greater Los Angeles Area and continue to do so today. However, the industrial properties themselves are not located within the WSGV Planning Area. As stated in the 1967 WSGVAP Background Planning Document, “for many years, a common objective of many communities in the area was to create a predominately residential environment” which resulted in the WSGV having, in 1967, the highest proportion of residential usage of land of all the areas Los Angeles County Department of Regional Planning studied in the 1960s.²⁷⁷

Research and survey revealed no extant, previously undesignated properties with the potential associated significance to represent industrial development in the WSGV Planning Area. While property types, such as various types of factories and mass-produced housing for workers, may have existed within the boundaries of the planning

²⁷⁵ Paul R. Spitzzeri, “Time Capsule Tuesday: ‘Grow, Grow, Grow With and In the City of Industry,’ ca. 1964, Part 1,” The Homestead Museum Blog, August 22, 2017, <https://homesteadmuseum.blog/2017/08/22/time-capsule-tuesday-grow-grow-grow-with-and-in-the-city-of-industry-ca-1964-part-1/>.

²⁷⁶ Paul R. Spitzzeri, “The City of Industry General Plan, 1971,” The Homestead Blog, October 24, 2017, <https://homesteadmuseum.blog/2017/10/03/time-capsule-tuesday-the-city-of-industry-general-plan-1971-part-one/>.

²⁷⁷ Los Angeles County Department of Planning, “West San Gabriel Valley Area Plan,” 1967, 31–32.

area at one point in time, no properties remain extant, and therefore, registration requirements were not developed for this theme.

INFRASTRUCTURE AND PUBLIC TRANSIT

Overview



Pasadena Line of the Pacific Electric Railway (Source: Los Angeles Public Library)

In 1895, the Pasadena & Los Angeles Railway and the Los Angeles Pacific Railway merged to create the Pasadena & Pacific Railway. This was the first electric interurban line, connecting Los Angeles with Pasadena²⁷⁸. Utility and real estate mogul Henry Huntington expanded on this by forming the Pacific Electric Railway Company with support from banker Isaias W. Hellman in 1901. They purchased rights-of-way and began constructing lines to surrounding areas, with the first being service to Long Beach in 1902.²⁷⁹ In 1911, a series of mergers allowed PE to control virtually all electric rail passenger service in the Los Angeles area, with the notable exception being the smaller Los Angeles Railway operating mainly in downtown Los Angeles. Following the merger, PE was the largest operator of interurban railway passenger surface in the world.²⁸⁰

However, the Red Cars, as they were known, after their iconic colored trains, were not to last. As post-war suburbanization took hold across Los Angeles County, the sprawling freeways that would come to characterize Los Angeles replaced new Red Car lines. Many of the lines that had previously been serviced by Red Cars were replaced with bus lines. The final Red Car line shut down in 1961.²⁸¹

The replacement of the Red Car system with the increasingly complex network of freeways was not accepted by all residents, especially those in the San Gabriel Valley who took public transportation, which had dwindled to an increasingly crowded bus service. While Los Angeles County Supervisor Kenneth Hahn's original 1980 plan called for rapid transit to the West San Gabriel Valley in the form of lines to Glendale, Pasadena, and El Monte, the planned lines were never built.²⁸² It would not be until 2003 when the Gold Line (now known as

²⁷⁸ Southern California Railway Museum, accessed October 18, 2017, <http://www.oerm.org/red-cars-pacific-electric/>.

²⁷⁹ Southern California Railway Museum.

²⁸⁰ Southern California Railway Museum.

²⁸¹ Scott Harrison, "Tracking the slow decline of the Pacific Electric Railway Red Cars," *Los Angeles Times*, January 2, 2016, <https://www.latimes.com/local/california/la-me-california-retrospective-red-car-20160103-story.html>.

²⁸² Ethan Elkin, "From Rail to Roads and Back Again: The Rebirth of L.A.'s Public Transit," *KCET*, March 16, 2022, <https://www.kcet.org/shows/lost-la/from-rail-to-roads-and-back-again-the-rebirth-of-l-a-s-public-transit>.

the A Line) opened to Pasadena and the West San Gabriel Valley had access to a regional network of rapid public transit.

LOS ANGELES FREEWAY SYSTEM

The legal framework for the infamous Los Angeles freeway system was laid in 1938, when California law was changed to authorize non-stop roadways.²⁸³ This is followed by the 1940 opening of six miles of what would be known as the Arroyo Seco Parkway, the first freeway west of the Mississippi. Post-war government funding, including a statewide fuel tax to support highway construction and Eisenhower's Federal Aid Highway Act, greatly expanded the Los Angeles Freeway System.²⁸⁴ Major access to the WSGV is via I-210, originally known as The Foothills Freeway, and I-605, known as the San Gabriel Freeway. I-210 was largely constructed between 1958 and 1971 and the I-605 was constructed between 1963 and 1971.



Construction of Pasadena Freeway, 1962 (Source: UCLA Libraries)

The only significant extant property in the WSGV Planning Area associated with infrastructure and public transit is the Pacific Electric Substation No. 8, constructed in 1905 and located at 2245 North Lake Avenue in Altadena. It was listed on the National Register of Historic Places in 1977 (NR# 77000295).

Research and survey revealed no extant, previously undesignated properties with the potential associated significance to represent infrastructure and public transit in the WSGV Planning Area. While property types, such as remaining public transit stops, significant highway bridges, or train stations, may have existed within the boundaries of the planning area at one point in time, no properties remain extant and, therefore, registration requirements were not developed for this theme.

PARKS AND RECREATION

Overview

West San Gabriel Valley's proximity to the San Gabriel Mountains allowed for early residents to enjoy local recreation in the adjacent Angeles National Forest, however many of the recreation opportunities owned by private developers, such as the Mount Lowe Railway and

²⁸³ "Los Angeles County, 1930 to 1945," Los Angeles Almanac, accessed November 13, 2023., <http://www.laalmanac.com/history/hi01g.php>.

²⁸⁴ Loren Kantor, "Los Angeles Freeway," InTrans, Institute for Transportation, March 4, 2016, <https://intrans.iastate.edu/news/los-angeles-freeway/>.

Switzer Camp, which catered towards wealthy tourists.²⁸⁵ Other significant mountain recreation sites associated with the Planning Areas but located outside their boundaries include Deukmajian Wilderness Park located in Glendale,

Significant historic recreation sites no longer extant include Crystal Springs Retreat and the “Alpine Division” of the Mount Lowe Railway in Altadena, and Indian Springs Resort and Recreation Center and “Tuna Camp”, both in La Crescenta, Tuna Camp is now the site of Verdugo Hills Golf Course.

Urban public parks were popularized in Eastern American cities in the mid-1800s and seen as a way to counteract the crowding and grittiness of the industrial city with open space. Notably, New York City’s Central Park, established in 1857 and designed by landscape architect Frederick Law Olmstead, pioneered a new model of what city parks would look like in America. The City of Los Angeles began to dedicate parks in the late 1800s, often on areas of land that were considered worthless for residential or commercial development.²⁸⁶ In the West San Gabriel Valley, the earliest parks date to the turn of the century, when the City of Pasadena created two parks in 1902: Central Park and Library Park (later renamed Memorial Park).²⁸⁷

Los Angeles County established the Board of Forestry in 1911, which was primarily concerned with planting shade trees for roadways and ensuring the highways in the county were landscaped in an attractive fashion. In 1917, the responsibility for “the improvement and maintenance of County parks” was assigned to the Board of Forestry, which later became the Office of the County Forester.

Management of County Parks was complicated throughout the 1920s, 1930s, and the first half of the 1940s, with the Department of Forestry, the Fire Warden, and the Department of Recreation, Camps, and Playgrounds all managing different recreation spaces within Los Angeles County.²⁸⁸ County Recreation and Playground Superintendent James K. Reid and County Forester Spence D. Turner engaged in a

²⁸⁵ Nathan Masters, “Summer Skiing and Southern California’s Switzerland,” KCET, May 5, 2011, <https://pbsocal.org/shows/lost-la/summer-skiing-and-southern-californias-switzer-land>.

²⁸⁶ Nathan Masters, “When L.A.’s Oldest Parks Were Young,” KCET, May 9, 2013, <https://www.pbsocal.org/shows/lost-la/when-l-a-s-oldest-parks-were-young>.

²⁸⁷ “Central Park – Pasadena,” The Cultural Landscapes Foundation, accessed January 9, 2023, <https://www.tclf.org/landscapes/central-park-pasadena>.

²⁸⁸ Klaus Radtke, “Wildland Plantings & Urban Forestry,” County of Los Angeles Department of Forester and Fire Warden, 1977, <https://firesafetyus.com/wp-content/uploads/2019/09/Wildland-Plantings-Urban-Forestry.pdf>.

public battle over interpretation of the County Charter in 1937, with a ruling by County Counsel falling in favor of Reid.²⁸⁹

Finally, in 1944, the Los Angeles County Department of Parks and Recreation was created, merging the previously separate Parks Division, which fell under the Office of the Forester and Fire Warden, and the Department of Recreation, Camps, and Playgrounds, which had been created in 1929.²⁹⁰ This merger put the physical and programmatic aspects of the parks under one unified organization.²⁹¹ At the time of the merger, the new department oversaw 45 parks and recreation areas and nine beaches. Presently, the Los Angeles County Department of Parks and Recreation operates 182 parks, 20 golf courses, trails, and botanic gardens, in addition to performance venues such as the Hollywood Bowl.

For the first half of the 20th century, the development and planning of parks and recreation facilities throughout Los Angeles County was performed at the neighborhood level. For example, Charles S. Farnsworth Park in Altadena was developed on land that was purchased by the County of Los Angeles for nurseries. Retired army general and Altadena resident Charles S. Farnsworth advocated for the land to be used for a new Altadena Park, which was renamed for him in 1939.²⁹² Planned subdivisions, such as Michilinda Subdivision, incorporated small park spaces into their original design. Community advocacy continued into the 1950s, with the creation of Two Strike Park in La Crescenta-Montrose, however, in 1959, the Los Angeles Board of Supervisors developed the first Regional Recreation Area Plan, alongside a master plan for parks and recreation facilities.

There are many parks near the WSGV Planning Area, however most fall under the jurisdiction of various incorporated cities throughout the WSGV, i.e., Pasadena City Parks, etc. In general, the WSGV and the Planning area feature neighborhood parks in a variety of sizes, which often feature a small number of services, such as basketball courts, baseball courts, picnic areas and small playgrounds. These neighborhood parks are representative of typical post-World War II suburban development and were often designed to be easily accessible by foot for residents. Pamela Park, in South Monrovia Islands, was added to the community in the early 1970s, developed

²⁸⁹ "Clarify Authority for Santa Anita Park," *Monrovia News-Post*, March 11, 1937, 9.

²⁹⁰ "Consolidate Two County Offices," *North Hollywood Valley Times*, May 22, 1944, 3.

²⁹¹ "History," Los Angeles County of Parks and Recreation, accessed January 9, 2023, <https://parks.lacounty.gov/history/>.

²⁹² "Charles S. Farnsworth Park," Los Angeles County of Parks and Recreation, accessed January 9, 2023, <https://parks.lacounty.gov/charles-s-farnsworth-park>.

with Housing and Urban Development money as a part of its Model Cities Program, although significant additions and alterations since likely render it ineligible for the National Register.²⁹³

There are no parks within Kinneloa Mesa, San Pasqual, South Monrovia Islands or South San Gabriel. However, within the Whittier Narrows Planning Area there are two recreation areas, described below, with unique features and histories described below.

There is one National Register-listed Park within the WSGV Planning Area, Charles S. Farnsworth Park (NR # 97000027). It is located in the Altadena Planning Area and was constructed in 1921.

POTENTIALLY ELIGIBLE PROPERTIES

MOUNTAIN VIEW CEMETERY, ALTADENA (1882)

Discussed under the Religious Theme.

MICHILLINDA PARK, EAST PASADENA (1910)

Michillinda Park was developed as a part of the creation of the Michillinda Subdivision in 1910, which featured 167 rectangular-shaped residential lots. The subdivision was created in 1912 on land donated by the heirs of Catherine L. Chapman, as well as additional land from the A.B. Chapman tract. The name Michillinda originated as a combination of Michigan/Illinois/Indiana, and in addition to the Park, the subdivision included a system of privately-owned roads & alleyways. While Michillinda Park was found ineligible for individual listing due to its lack of sufficient integrity to convey an association with the City Beautiful Movement, it may be eligible as a contributing resource in an associated residential district.²⁹⁴

²⁹³ "Half a million in federal grants to be sought for two valley parks," *Los Angeles Times*, August 24, 1972

²⁹⁴ Applied EarthWorks, Inc., "Final Historic Resource Inventory and Evaluation for the Michillinda Park Restroom Building and General Improvements Project, East Pasadena, Los Angeles County, California" Prepared for Los Angeles County Department of Public Works, December 2015.

ALTADENA GOLF COURSE, ALTADENA (1911)

Originally associated with the Altadena Town & Country Club (California Point of Historical Interest #750), which was established in 1910, the course was sold to Los Angeles County in 1946. Its association with the Country Club mostly ends at that point, making a district nomination unlikely. The golf course has been subdivided and relandscaped multiple times, putting its integrity in question.

MIRA VISTA PARK, LA CRESCENTA-MONTROSE (1928)

Mira Vista Park is a small pocket park that features a plaque commemorating a boy scout who passed away in 1928 at the age of 16. Research did not uncover any additional information on its founding or evolution.

TWO STRIKE PARK, LA CRESCENTA-MONTROSE (1949)

The creation of this park was spearheaded by Dennis Morgan, a popular film star of the 1940s and 1950s who was considered the “honorary mayor” of La Crescenta. The name comes from his belief that “any child who had to play in the street had two strikes against him and the third strike could be getting hit by a car.”²⁹⁵ The park was dedicated in July of 1949 and originally consisted of five square acres donated by Wilson, before three and half acres were added by Los Angeles County. The park has historically been a popular sledding site for local children. A veteran’s memorial was added in 1959. In 2019, the park’s landscape design and features were found eligible as a landscape district. They represent rare surviving Mid-Century Modern landscaping within the Los Angeles County Department of Parks and Recreation system.²⁹⁶

RIO HONDO AND MARRANO BEACH, WHITTIER NARROWS

Technically a tributary of the Los Angeles River, the Rio Hondo (Spanish for “deep river”) runs parallel to the San Gabriel River just north of the Whittier Narrows. The original San Gabriel Mission is believed to have been located along the Rio Hondo in 1771, however it moved to its present location after flooding and fires in 1775.²⁹⁷



Architectural Drawing of Altadena Golf Course, 1963 (Source: LA County Library)

²⁹⁵ “Two Strike County Park,” Los Angeles County Parks & Recreation, <https://parks.lacounty.gov/two-strike-county-park>.

²⁹⁶ Sapphos Environmental, Inc., “Historical Resource Evaluation for Two Strike Park” Prepared for Los Angeles County Department of Parks and Recreation, August 2019.

²⁹⁷ “Bosque del Rio Hondo,” Los Angeles County Parks and Recreation, accessed July 26, 2023, <https://parks.lacounty.gov/bosque-del-rio-hondo/>.

In the 1920s and 1930s, Mexican residents from the San Gabriel Valley used this as a recreation area, primarily geared towards families and children. The beaches and public pools of both the City and County of Los Angeles were “Whites Only” by the 1920s and families searched for relief during summer days. A stretch of riverfront beach that was formally known as *El Rancho de Don Daniel* served as the public recreation space for many Mexican families of the San Gabriel Valley.²⁹⁸ Commonly known as “Marrano Beach” (*Marrano* is Spanish for “pig” or “hog”), the origins of the common name are unknown. By the 1960s, the increased industry and pollution from the newly built freeways caused the usage of the beach by the local community to decline.²⁹⁹ The area surrounding Marrano Beach was purchased by Los Angeles County Parks and Recreation in 1994 and opened in 1997 as Bosque del Rio Hondo Natural Area.³⁰⁰

LEGG LAKE PLAYGROUND

When the Whittier Narrows Park began to be constructed, Los Angeles County Supervisor Frank G. Bonelli wanted to create a play area to bring children and families to the new park, in addition to bringing together the diverse communities that often argued against the proposed park.³⁰¹ After having heard of a sculptural playground in Las Vegas, Bonelli commissioned Mexican-born sculptor Benjamin Dominguez to create a playground in his distinctive concrete sculptural style. His play structures were in the shape of monsters and sea creatures and encouraged children to play on the structures while utilizing their imaginations.

Dominguez would complete three playgrounds in Southern California—at Legg Lake and in San Gabriel and Garden Grove. The structures at Whittier Narrows/Legg Lake “are the only remaining examples of Dominguez’s earlier, more geometric design work” and were added to the California Register of Historic Places in 2009.³⁰²

²⁹⁸ Matea Gold, “Riverbank’s Transformation Into Park Triggers Flood of Memories,” *Los Angeles Times*, August 29, 1997. <https://www.latimes.com/archives/la-xpm-1997-aug-29-me-26978-story.html>.

²⁹⁹ Daniel Medina, “Life at Marrano Beach, the Lost Barrio Beach of the San Gabriel Valley,” KCET, April 17, 2014, <https://www.kcet.org/shows/departures/life-at-marrano-beach-the-lost-barrio-beach-of-the-san-gabriel-valley>.

³⁰⁰ Gold, “Riverbank’s Transformation.”

³⁰¹ Eloy Zarate, “The Creatures of Legg Lake: Concrete Structures of Benjamin Dominguez,” KCET, June 4, 2015, <https://www.kcet.org/shows/departures/the-creatures-of-legg-lake-concrete-sculptures-of-benjamin-dominguez>.

³⁰² Zarate, “The Creatures of Legg Lake.”

Registration Requirements

Theme

- Parks and Recreation.

Period of Significance

- 1902–1950.

Associated Property Types

- Parks, playgrounds, recreation centers, sports fields, golf courses.

Eligibility Standards

- Originally constructed in conjunction with early development of a neighborhood or community or adjacent residential development.
- Must be constructed within the period of significance.
- Must retain the essential aspects of integrity.
- Must retain enough of its essential physical features to sufficiently convey its association with the historic context.

Character-Defining Features

- Contains greenspace or landscaping of some sort.
- Historically and currently accessible to the public.
- Can contain playgrounds, sports fields, and other amenities.
- Located immediately adjacent to residential development and was originally intended for local, rather than regional use.
- Can contain memorials for local residents.

Considerations

Most of the parks listed above are likely eligible for their association with the local community or an adjacent residential development. However, they are County-owned parks, and it is impossible to assess their broader significance without a context on the history and development of the Los Angeles County Parks and Recreation Department. The registration requirements above are for their association with their immediate neighborhood or community only, not for their association with the County of Los Angeles. If and when a county-wide context is written, they should additionally be evaluated for their significance within the broader Los Angeles County parks system in its entirety.

EDUCATION

Overview

The initial founding of schools and school districts in the WSGV dates to “land boom” of the late 1800s, which saw large waves of immigration to Southern California and the original subdivision of many towns. The two earliest districts that exist within the Planning area are El Monte and Pasadena, although neither has extant structures from this time period. The earliest extant schools within the Planning Areas date to the 1920s, when California experienced its second large wave of immigration. Los Angeles County experienced a 133.2% population increase in comparison to the previous decade, and grammar schools, in particular, had become overly crowded.³⁰³ Despite the “frontier” nature of many settlements in California at this time, the style, size and massing of these early schools is impressive. Most are large two-story structures, constructed of brick or concrete with an institutional appearance, in Period Revival styles of the time, especially Spanish Colonial Revival. For many residents, the construction of these schools was equally important as a symbol of civic pride and an expression of economic success and stature of their community as it was about educating their students. Especially in communities like Altadena, where many of the residents moved between East Coast society and California, it was important that schools be equally grand in their new community as they had previously been exposed to on the East Coast. Additionally, many of these schools were designed to serve a wide radius of students from a geographical perspective; newer or smaller settlements would send their students to a neighboring community until they were established enough to build their own.

One issue that early schools in the WSGV faced was the fallout from the Long Beach earthquake of March 1933. Hundreds of school buildings in the Los Angeles metropolitan area were destroyed or suffered significant damage, as most were constructed of unreinforced masonry. Few students were killed, owing to the late hour of the earthquake (5:55 PM), but had it occurred hours earlier, the number of schoolchildren killed would have been devastating. School districts throughout Southern California reevaluated the safety of their buildings, and most were found lacking. With the passing of the Field Act by the California Legislature 30 days after the earthquake, many

³⁰³ Sapphos Environmental, Inc., Los Angeles Unified School District: Historic Context Statement, 1870 to 1969, March 2014, 29–35.

new schools were built or renovated to new standards after this, including the Jackson School, the Webster School, and the (now named) Odyssey Charter School, all located in Pasadena. The Great Depression also spurred the construction or renovation of many schools in the United States, as some of Roosevelt's New Deal programs were tasked with constructing or updating many schools in their scope of work.

The second wave of school district creation and school construction dates to the 1950s, where the increasing residential suburbanization brought many families with young children to the WSGV. The explosive population growth of this era brought overcrowding and strained budgets. For example, although Monrovia-Arcadia-Duarte School District existed as one system from the early 20th century, they divided into three separate districts at this time to meet the needs of the growing suburban area.³⁰⁴ The individual, architect-designed schools of the pre-war gave way to a period of school design that reflected school district-level planning control and a nationwide trend toward standardization.³⁰⁵ Many schools from this time period were designed in the International Style, which dispensed with the traditional two-story model and instead featured a more sprawling and informal layout that emphasized light and circulation and embraced the balmy weather of Southern California for open hallways and exterior courtyards.

The 1950s also brought racial tensions to the SGV, especially in the school system. Many schools in the WSGV were segregated, with separate schools for White students, Mexican students, and Japanese students.³⁰⁶ In 1970, US district court judge Manuel Real found that the Pasadena Board of Education had "knowingly assigned" blacks and whites to separate high schools, and it became the first non-southern city ordered by the Supreme Court to enact mandated busing to support racial integration.³⁰⁷

Fallout from the 1970s desegregation scandal remains evident today. The "white flight" of the post-segregation era remains glaringly evident in the PUSD. A high disparity in quality and performance still exists between the school districts, and educational opportunities throughout

³⁰⁴ "History," Duarte Unified School District, accessed September 25, 2023, https://www.duarteusd.org/apps/pages/index.jsp?uREC_ID=3818536&type=d&pREC_ID=2470119.

³⁰⁵ Sapphos Environmental, Inc., Los Angeles Unified School District: Historic Context Statement, 1870 to 1969, March 2014, 29–35.

³⁰⁶ Medina, "El Monte's Hicks Camp."

³⁰⁷ Laura Verlaque, "The Founding of Pasadena's Schools," Pasadena Museum of History, August 9, 2017, <https://pasadenahistory.org/collections/school/>.

the WSGV are not necessarily equal. Despite Pasadena’s diverse population from a racial and socio-economic perspective, 83% of students who attend the PUSD are nonwhite, with 63% eligible for free or reduced lunches, as many families in higher socio-economic categories choose to send their children to private schools.³⁰⁸

The Planning Areas of the WSGV include schools associated with ten different school districts, all based in nearby incorporated cities.

PRIVATE SCHOOLS

The WSGV Planning Area features a handful private schools, the vast majority of which are associated with churches in the area or operate independent from the State-funded public school system. Parochial schools are addressed under religion; while private schools exist within the planning area, none appear to be significant for architecture or any associated history. The Pasadena Waldorf School is located in Altadena, in a National Register-listed residence (NR# 9900893).

EL MONTE CITY ELEMENTARY (1852)

El Monte City School District’s history begins with the oldest recorded school in Southern California, an elementary school that was opened in 1852.³⁰⁹ El Monte also had one of the earliest high schools, and often hosted students from other districts that didn’t have a high school of their own.³¹⁰ Portions of the South Monrovia Islands Planning Area fall under the jurisdiction of the El Monte City School District, although there are no potential resources located within the planning areas.

PASADENA UNIFIED SCHOOL DISTRICT (1874)³¹¹

Pasadena Unified School District (PUSD), which is one of the oldest in the WSGV, began in 1874 with a group of students meeting in a private home. By 1890, it had one of the few accredited high schools in the state, as well as six elementary schools. PUSD was so well-respected that graduates could attend Stanford University or the University of California without taking entrance examinations.³¹² Pasadena’s

³⁰⁸ Liz Jackman, “Education in San Gabriel Valley Schools,” ColoradoBoulevard.net, February 28, 2019, <https://www.coloradoboulevard.net/education-in-san-gabriel-valley-schools/>.

³⁰⁹ “About EMCS D,” El Monte City School District, accessed November 13, 2023, https://www.emcsd.org/apps/pages/index.jsp?uREC_ID=1557647&type=d&pREC_ID=1683233.

³¹⁰ King, *San Gabriel Valley*, 47.

³¹¹ In California, the title “unified” school district means that the school district encompasses both elementary and high schools (K–12).

³¹² King, *San Gabriel Valley*, 39.

SIGNIFICANT THEMES

enrollment increased from 4,000 to 10,000 in the first two decades of the 20th century, and by the 1920s, a “6-4-4” plan was adopted to develop schools into elementary, middle, and high schools.³¹³ That plan was phased out as new schools and portions of the surrounding area were annexed by the City of Pasadena.

Resources that have previously been surveyed and recommended eligible for the National Register or California Register or listed in the National Register or California Register include Andrew Jackson Elementary School, located at 593 W. Woodbury Road in Altadena (Status Code 2S2).

Kinneloa Mesa, San Pasqual and East Pasadena/East San Gabriel all fall within the Pasadena Unified School District, although there are no potentially eligible resources associated with PUSD within these planning areas. All of the potentially eligible public schools associated with the Pasadena Unified School District discussed below are located within the Altadena planning area.

SAN GABRIEL UNIFIED (1868)

Though a small district, the San Gabriel Unified School District is one of the oldest in the WSGV, having been founded in 1868.³¹⁴ Alhambra Schools were originally part of the San Gabriel system but broke before 1900 to start their own district. Portions of the district fall within the East Pasadena/East San Gabriel Planning Area.

GLENDALE UNIFIED (1901)

The district was created in 1901 as the Glendale Union High School District with the first students occupying a purpose-built high school in 1902. It was reorganized as Glendale Unified School District in 1936. Following the growth of the Armenian community in Glendale, the district became the first in the United States to have a day off in memory of the Armenian Genocide.

MONTEBELLO UNIFIED (1909)

The Montebello Unified School District was created with the opening of a high school in 1909. Portions of the South San Gabriel Planning Area

³¹³ King *San Gabriel Valley*, 57.

³¹⁴ “San Gabriel Unified School District History,” San Gabriel Unified School District, accessed November 13, 2023, https://www.squsd.k12.ca.us/apps/pages/index.jsp?uREC_ID=412541&type=d&pREC_ID=903356.

fall under the jurisdiction of the Montebello Unified School District, although there are no schools located therein.

SAN MARINO UNIFIED (1951)

There are records of schools within the City of San Marino dating from 1917 and students originally attended South Pasadena High School. However, tensions over construction bonds caused the City of San Marino to withdraw from the South Pasadena School District and form their own, graduating their first class from San Marino High School in 1956.³¹⁵ Portions of the East Pasadena/East San Gabriel Planning Area fall under the jurisdiction of San Marino Unified, although there are no associated schools.

DUARTE UNIFIED (1954)

This district was created in 1954, after the Monrovia-Arcadia-Duarte School District (formed in 1906) split to accommodate the increase in residents caused by post-WWII suburbanization.³¹⁶ Portions of the South Monrovia Islands Planning Area fall under the jurisdiction of the Duarte Unified School District, and although the one school located within the planning area, Maxwell Academy at 733 Euclid Avenue in Duarte was constructed in 1952, the school underwent a major renovation in 2018 and has recently added six classrooms and four restrooms.³¹⁷ These alterations make the school ineligible for lack of integrity.

MONROVIA UNIFIED (1954)

The founder of Monrovia, William Monroe, funded the creation of the first public schools from 1887 to 1888, when the elementary school was established. A High School followed in 1893, and a school district was founded the same year. Neighboring towns Arcadia and Duarte joined the district in 1920 and it was renamed the Monrovia-Arcadia-Duarte District. However, following widespread post-WWII suburbanization, those two communities created their own independent school districts in 1954.³¹⁸

³¹⁵ "History of San Marino," City of San Marino, California, accessed November 13, 2023, https://www.cityofsanmarino.org/government/history_of_san_marino/index.php.

³¹⁶ "History," Duarte Unified School District, accessed November 13, 2023, https://www.duarteusd.org/apps/pages/index.jsp?uREC_ID=3818536&type=d&pREC_ID=2470119.

³¹⁷ "School Accountability Report Card: Maxwell Academy (PK-8)," California Department of Education, 2022, <https://sarconline.org/public/print/19644696012934/2021-2022>.

³¹⁸ Steve Baker, "A History of Monrovia High School from 1893 to 2021," January 21, 2021, <https://www.monrovia-now.com/2021/01/a-history-of-monrovia-high-school-from.html>.

TEMPLE CITY UNIFIED (1954)

Created in 1954, the Temple City Unified School District encompasses a small area of only four-square miles, including portions of the East Pasadena/East San Gabriel planning area.³¹⁹ There is one resource within the planning area, Emperor Elementary School, located at 6415 Muscatel Avenue in San Gabriel, and it is less than 45 years old.

ALHAMBRA UNIFIED (2004)

This school district was created in 2004 via the combination of the Alhambra School District (K-8) and the Alhambra Union High School District (9-12). The elementary district was formed in 1886 after residents of Alhambra formed their own elementary school, separate from San Gabriel. In 1898, the first Alhambra High School opened, starting the High School District, which would eventually encompass three schools.³²⁰ Portions of the South San Gabriel Planning Area fall under the jurisdiction of the Alhambra Unified School District, although there are no schools located therein.

Temple School, Whittier Narrows (c. 1850, updated in 1921)

Though not located within the boundaries of the Whittier Narrows Planning Area as defined by the County of Los Angeles, in the southwestern quadrant of the planning area, is the former Temple School Campus, which has been occupied by the Army Corps of Engineers since 1949. Known as the “Baseyard” by the ACOE, it was the Temple K-8 School, which was a portion of the El Monte Union High School District. Originally known as the Temple Grammar School, it was founded in the early 1850s, making it one of the oldest elementary schools in Southern California. The building was enlarged in 1921 following the influx of tax revenue after the discovery of oil in the nearby Montebello Hills. At the time, it was considered one of the most cutting-edge school campuses in the country.³²¹

Following World War II, the Army Corps of Engineers claimed the land the school was on via eminent domain and began to use the former school buildings as its headquarters for the ambitious flood control plan centered on Whittier Narrows. In 2020, the campus at 645 Durfee

³¹⁹ “About Us,” Temple City Unified School District, accessed November 13, 2023.

³²⁰ “School History,” Alhambra High School, accessed November 13, 2023, https://www.ahsmoors.org/apps/pages/index.jsp?uREC_ID=292165&type=d&pREC_ID=714254.

³²¹ Mike Tharp, “Corps History 101: District stays after school for controversial dam project,” *The Newscastle*, U.S. Army Corps of Engineers Los Angeles District, February/March 2004, 5–8, https://media-cdn.dvidshub.net/pubs/pdf_6149.pdf.

Street was given the California Historic Status code of 2D2, which indicates the district has been determined eligible for the National Register by consensus through the Section 106 process; it is currently listed on the California Register.

POTENTIALLY ELIGIBLE PROPERTIES

Altadena Arts Magnet, 743 East Calaveras Street, Altadena (1915)



Altadena Arts Magnet School, located at 743 East Calaveras Street is a visual and performing arts elementary school, located in the top 3% in the nation of elementary schools at which students receive instruction in all four art forms: Dance, Music, Theatre and Visual/Graphic. It is located on the site of the original Altadena Elementary, which was founded in 1903. The original building was constructed in the northwest corner of East Calaveras Street and El Molino Avenue. The Mount Lowe tram reportedly ran past the front door of the school. A 1908 Sanborn shows a single building labeled “Public School” with “no lights, heat from the stove” added. The first building was constructed in 1915 with a second added in 1935. However, it has been completely renovated and modernized with a new entry building added. The historic library, administration, and classroom buildings remain but have been renovated with structural upgrades and necessary utility improvements.

Mary W. Jackson STEAM Multilingual Magnet Academy - 593 West Woodbury Road, Pasadena (1922)



The school was originally opened in 1909 as the Andrew Jackson Elementary School and consisted of a small one-story Craftsman-style structure. The first teacher, Elston Glenn, had a class of about 25 students, although the school was renovated shortly after opening to add additional classrooms when enrollment increased.³²² Two adjoining lots were acquired for a playground in 1911, and by 1915, the school had four teachers.³²³ The current building was constructed in 1922 and suffered major damage in the 1933 Long Beach Earthquake. Like 26 other schools in the Pasadena Unified School District, it was rebuilt in 1935 by the Works Progress Administration.³²⁴ A caretaker's cottage and the old cafeteria were remodeled after World War II to accommodate the population boom in the SGV. The school was significantly expanded in in the 2000s with the addition of 8,800 square feet of classrooms, in addition to the modernization of 40,323 square feet of the historical building.³²⁵ In 2023, the school was renamed after Mary W. Jackson, the first Black woman to work for NASA, after members of the community expressed their discomfort with a school

³²² King, *San Gabriel Valley* 81.

³²³ King, *San Gabriel Valley*, 81.

³²⁴ "Andrew Jackson Elementary School," Living New Deal, accessed December 29, 2023, <https://livingnewdeal.org/sites/andrew-jackson-elementary-school-altadena-c>.

³²⁵ "Andrew Jackson Elementary School," Morillo Construction Company, 2020, <https://morilloconstruction.com/jackson-elementary-school/>.

named after Jackson, who was a known slave owner and who enacted genocidal policies against Native Americans.³²⁶

Odyssey Charter South - 119 West Palm Street, Pasadena (1926)



Constructed in 1926 as Edison Elementary, the school was damaged during the 1933 Long Beach Earthquake and rebuilt by the Works Progress Administration.³²⁷ Edison and three other schools were closed by Pasadena Unified School District in 2006, which triggered a passionate but ultimately unsuccessful movement for Altadena Schools to secede from Pasadena Unified and form their own school district. However, this was denied by the Los Angeles County Office of Education in 2011.³²⁸ Since its closure by PUSD, the building has been occupied by a variety of charter schools.

³²⁶ “Supporters of Jackson Elementary in Altadena Proposes Name Change To Honor First Black Woman to Work for NASA,” *Pasadena Now*, January 5, 2023, <https://www.pasadenanow.com/main/supporters-of-jackson-elementary-in-altadena-proposes-name-change-to-honor-first-black-woman-to-work-for-nasa>.

³²⁷ “Odyssey South Charter School – Altadena, CA,” Living New Deal, accessed December 29, 2023, <https://livingnewdeal.org/sites/odyssey-south-charter-school-altadena-ca/>.

³²⁸ Brian Chales, “Altadena secession effort reaches PUSD school board,” *Daily Bulletin*, October 12, 2010, <https://www.dailybulletin.com/2010/10/12/altadena-secession-effort-reaches-pusd-school-board/>.

Brian Charles, “Altadena school secession movement gathers steam,” *Los Angeles Daily News*, June 8, 2011, <https://www.dailynews.com/2011/06/08/altadena-school-secession-movement-gathers-steam/>.

Daniel Webster Elementary School - 2101 East Washington Boulevard, Pasadena (1927)



Founded as Marshall Elementary School in 1926, which met in two bungalows on the campus of Marshall Junior High School, the student body moved into the new building at the present location in 1927 with an enrollment of 475 students. Unlike many schools, Webster received minor damage from the 1933 Long Beach Earthquake, and reinforcement work was completed in 1935. The campus underwent significant changes, as four classrooms were added in 1948–49 and more land was added on the northern side in 1950–1951. Later, in 2001, funding from Measure Y allowed the demolition of several bungalows and the construction of a new building housing the library and classrooms.³²⁹

Wilson Elementary School - 8317 Sheffield Road, San Gabriel (1929)

Wilson Elementary School was originally constructed in 1929, and the San Gabriel City Schools obtained state funds to expand the number of classrooms in 1949, likely for new families settling in the WSGV.³³⁰ In the 1950s, the school was home to a unique classroom for “grade school children from San Gabriel, Arcadia, and San Marino, or who mentally retarded, emotionally disturbed or physically handicapped”.³³¹ A large fire affected one wing of the school in 1988 and the San Gabriel Unified School District indicates that Wilson Elementary is

³²⁹ “History of Daniel Webster,” Daniel Webster Elementary School, accessed December 29, 2023, <https://www.pusd.us/Page/3716>.

³³⁰ “S.G. Will Get School Funds,” *Pasadena Independent*, January 6, 1949, 2.

³³¹ Bob Graf, “Exceptional Children Like School,” *Pasadena Independent*, May 12, 1955, 43.

“scheduled for modernization in Fall of 2024.”³³² News reports over the previous century indicate a strong history of an active Parent-Teacher Association.

Eliot Arts Magnet, 2184 North Lake Avenue, Altadena (1931)



Originally opened in 1931 as Charles W. Eliot Middle School, it was planned to function as both a junior high school and a community center with the ability to host over 600 students. The building was designed by the firm of Marston and Maybury, of Pasadena, in a “streamline moderne architectural style, blended with Spanish elements” and received an Honor Award from the American Institute of Architects two years after its opening.³³³ A notable design feature is the tower for the school which, according to oral histories, was voted on by the student body over a swimming pool.

As the needs of the school community expanded, so did the school campus. Additional classrooms were added in 1949, followed by a gymnasium in 1950 and a band room in 1953. The entire campus was retrofitted in 1953. Presently, it is known as Eliot Arts Magnet, a public magnet school for students in grades 6–8 in the Pasadena Unified School System.

³³² “School History,” Wilson Elementary School, accessed December 27, 2023, https://wilson.squsd.k12.ca.us/apps/pages/index.jsp?uREC_ID=413150&type=d&pREC_ID=905562.

³³³ “Architecture in Altadena: Charles W. Eliot Middle School,” *The Echo*, Altadena Historical Society, Fall/Winter 2014, 9–12.

Crescenta Valley High School - 2900 Community Avenue, La Crescenta-Montrose (1933/1961)



The first school on this site was the La Crescenta Junior High School, constructed in 1933 following the Long Beach Earthquake.³³⁴ That school was renamed Reverend Andrew W. Clark Junior High School in 1938 but was renamed Crescenta Valley High School in 1961 after a renovation and expansion that was begun in 1955.³³⁵ The school underwent a large remodeling project in 2002 which attempted to restore the look of the 1933 construction.

La Crescenta Elementary School - 4343 La Crescenta Avenue, La Crescenta-Montrose (1947)

While the original La Crescenta Elementary School was constructed in 1886, the school moved to its present location in 1890. That original structure was rebuilt in 1915 and received significant damage in the 1933 Long Beach Earthquake. However, a new building was not constructed until 1947.³³⁶ Aerial photographs indicate the 1947 building was augmented by “portables” in the 1950s, along with additions in the 1970s and 1980s. A new building was constructed in 2018 to replace the portable classrooms.³³⁷

³³⁴ “History of the Crescenta Valley,” Historical Society of the Crescenta Valley, accessed December 27, 2023, <https://www.cvhistorical.org/histsites/histsites.htm>.

³³⁵ Lawler, “A Brief History of CV’s Schools.”

³³⁶ Mike Lawler, “A Brief History of CV’s Schools,” *Crescenta Valley Weekly*, February 11, 2021, <https://www.crescentavalleweekly.com/viewpoints/02/11/2021/brief-history-cvs-schools/>.

³³⁷ Mary O’Keefe, “La Crescenta Elementary Celebrates End of Construction,” *Crescenta Valley Weekly*, November 22, 2018, <https://www.crescentavalleweekly.com/local-youth/11/22/2018/la-crescenta-elementary-celebrates-end-construction/>.

Notably, this campus does contain “The Old School Bell,” which was originally a part of the original elementary school built in 1890. Reportedly in storage from 1948 until 1976, the bell is now located outside of La Crescenta Elementary.³³⁸

Monte Vista Elementary School - 2620 Orange Avenue, La Crescenta-Montrose (1948)



One of the earliest schools built in response to the influx of new families to the West San Gabriel Valley following World War II, Monte Vista Elementary School opened in 1948.³³⁹ Aerial photographs show a large addition constructed circa 1964 with the addition of “portables” throughout the 2000s.

Emperor Elementary School - 6415 Muscatel Avenue, San Gabriel (1950)

Emperor Elementary School was constructed in 1950.³⁴⁰ A large addition, costing \$200,000, was added in 1967, this was followed by a library in 1968.³⁴¹ Also in 1968, the school received a large federal grant to pilot an experimental model of teacher staffing, known as “differentiated staffing.”³⁴²

³³⁸ “History of the Crescenta Valley,” Historical Society of the Crescenta Valley, accessed December 27, 2023, <https://www.cvhistorical.org/histsites/histsites.htm>.

³³⁹ Lawler, “A Brief History of CV’s Schools.”

³⁴⁰ “School Accountability Report Card: Emperor Elementary,” California Department of Education, 2022, <https://resources.finalsite.net/images/v1675289024/tcusdnet/hhiczystp8qvycog5wg/2022SARCEmperor.pdf>.

³⁴¹ “School Planning”, *Los Angeles Times*, December 13, 1967, 143.

³⁴² “Pact Awarded for Pilot School Project,” *Los Angeles Times*, July 15, 1968, 24.

Rosemont Middle School - 4725 Rosemont Avenue, La Crescenta-Montrose (1961)



Built as Rosemont Junior High School in 1961, the building was nearly identical to Clark Junior High School, constructed the same year, just two miles away.³⁴³ A sprawling building with blocky massing constructed of brick, the design is typical of mid-century school campuses. Aerial photographs indicate that the footprint of the building is relatively unchanged since its initial construction.

Cloud Preschool - 4444 Cloud Avenue, La Crescenta-Montrose (ca. 1964-1972)

A publicly funded preschool operated by Glendale School District, aerial photographs indicate that Cloud Preschool was constructed between 1964 and 1972 and has maintained the same footprint since 1972.

³⁴³ "Then & Now: Rosemont Middle School," *Crescenta Valley Weekly*, November 19, 2009, <https://www.crescentavalleyweekly.com/leisure/11/19/2009/then-now-rosemont-middle-school/>.

Note: Clark Junior High School was closed in the 1980s and used for film and television shoots before being reopened as a magnet school. It is not within the WSGV Planning Area.

Mountain Avenue Elementary - 2307 Mountain Avenue, La Crescenta-Montrose (1967)



Constructed on the former site of the 12-acre Bishop Estate, the land for Mountain Avenue Elementary was purchased with money from a Glendale Unified School District bond passed in 1964. This bond was passed in response to overcrowding of the existing school and the influx of new families to La Crescenta and the surrounding area.³⁴⁴ The Bishop family, who had owned the property, refused the initial offers and GUSD eventually turned to the County Commission on Regional Planning in order to take the property via eminent domain. Over the course of a year and a half, the Bishop family fought bitterly, but the resulting jury trial awarded the land to the school district for a total of \$184,500 to the Bishop family.³⁴⁵ Mountain Avenue Elementary opened in 1967 with 606 students and presently serves around 550 students; aerial photographs indicate the footprint of the building has remained unchanged since its construction in 1967.³⁴⁶

³⁴⁴ Mary O'Keefe, "Mountain Avenue Elementary Celebrates 40 Years," *Glendale News-Press*, April 13, 2007, https://www.latimes.com/socal/glendale-news-press/news/tn-gnp-xpm-2007-04-13-lacressentaonline_cnws-mtave40years0413-story.html.

³⁴⁵ Mike Lawler, "Mountain Avenue Elementary Had Controversial Beginnings," *Crescenta Valley Weekly*, December 24, 2020, <https://www.crescentvalleyweekly.com/viewpoints/12/24/2020/treasures-valley-%E2%89%A4%E2%89%A4-mike-lawler/>.

³⁴⁶ "History and Traditions", Mountain Avenue Elementary School, accessed December 27, 2023, https://mountainavenue.gusd.net/26726_2.

Registration Requirements

Theme

- Education.

Period of Significance

- 1874–1961.

Associated Property Types

- School building/campus.

Eligibility Standards

- Originally constructed as a school by a public school district, although the school may have changed districts or district may have reorganized and as such, resources could potentially be eligible for its association with more than one district.
- Must be constructed within the period of significance.
- Must retain the essential aspects of integrity.
- Must retain enough of its essential physical features to sufficiently convey its association with the historic context.

Character-Defining Features

- Contains greenspace or landscaping of some sort.
- Historically and currently accessible to the public.
- Can contain playgrounds, sports fields, and other amenities.
- Located immediately adjacent to residential development and was originally intended for local, rather than regional use.
- Can contain memorials for local residents.

Considerations

Most of the parks listed above are likely eligible for their association with the local community or an adjacent residential development. However, they are County-owned parks, and it is impossible to assess their broader significance without a context on the history and development of the Los Angeles County Parks and Recreation Department. The registration requirements above are for their association with their immediate neighborhood or community only, not for their association with the County of Los Angeles. If and when a county-wide context is written, they should additionally be evaluated for their significance within the broader Los Angeles County parks system in its entirety.

CIVIL RIGHTS AND SOCIAL JUSTICE

Overview

As the WSGV Planning area is majority residential with few civic or public resources, there are no strongly evident resources under the theme of Civil Rights and Social Justice. Nevertheless, it has been the site of community organizing efforts and/or the home of individuals involved in the fights for civil rights and social justice.

The earliest known fight for social justice within the WSGV Planning Area is the work of Toypurina, a Kizh medicine woman who led a revolt against the Spanish Missionaries at the San Gabriel Mission in 1785. She was responsible for recruiting six of the eight villages that participated in the attack, and she was convicted by Spanish officials for her role in organizing the attack and sentenced to six years of hard labor.

The earliest post-contact civic efforts within the WSGV centered around issues of temperance. The Southern California chapter of the Women’s Christian Temperance Union (WCTU) was established as a separate unit from a statewide chapter in 1883.³⁴⁷ Many women who joined the WCTU were early feminists and active in the fight for women’s suffrage, though their tolerance often did not extend to racial justice. A large retirement home for elderly WCTU members was constructed in 1927 in Eagle Rock, a neighborhood in northeast Los Angeles.³⁴⁸ Considering its proximity to the Altadena, La Crescenta-Montrose, and East Pasadena-East San Gabriel planning areas, it is likely that residents from these areas may have attended meetings at this location.

As referenced in the agricultural theme, the dominant agricultural crop in the WSGV was citrus and by the 1920s, the labor force of this industry was comprised mostly of Mexicans and Mexican Americans, however “Native Americans, Chinese, Sikhs, Japanese, and whites” were all part of this labor force³⁴⁹. Often, these workers lived in substandard, grower-provided housing, often segregated by race and ethnicity, and were subject to patronizing “Americanization” lessons

³⁴⁷ “Making History in Southern California: The Women of the WCTU,” Frances Willard House Museum and Archives, October 21, 2021, <https://franceswillardhouse.org/making-history-in-southern-california-the-women-of-the-wctu/>.

³⁴⁸ Hadley Meares, “A Haven for Early Feminists: Eagle Rock’s Home of Woman’s Christian Temperance Union,” KCET, March 31, 2023.

³⁴⁹ Matt Garcia, *A World of Its Own: Race, Labor, and Citrus in the Making of Greater Los Angeles, 1900–1970*, (University of North Carolina Press, 2001), 48.

from charity groups and government representatives.³⁵⁰ According to historian Matt Garcia, “Mexican residents [...] resisted growers’ attempts to control their social and physical space by establishing independent citrus but *colonias* (communities) on their own terms where Mexican cultural practices flourished.”³⁵¹ Some *colonias* featured churches, mutual aid organizations, and stores owned by community members. However, because of the ephemeral nature of these settlements, no physical trace remains of them remains.

El Monte, with its strong agricultural history, was the site of a variety of labor organizing and demonstrations, including one of the largest collective actions by farmworkers, the 1933 El Monte Berry Strike. The strike notably included a variety of racial and ethnic groups that often were placed at odds by their employers such as Mexican, Filipino, Japanese, and White farmworkers.³⁵² Though the strike would be eclipsed by others, such as the 1933 San Joaquin Strike and the Delano Grape Strike of the 1960s, the El Monte farmworkers set a strong precedence for California labor activism. While there are no resources within the Planning Area that represent actions such as this, it is likely that residents of the WSGV Planning Area participated in the El Monte Berry Strike and later civil rights and social justice fights. Following World War II, labor unions were able to help workers in other agricultural hubs in California, such as the Imperial Valley and the Central Valley, however the grower organizations in the San Gabriel Valley were able to stymie significant labor movements amongst the workers in the WSGV.

Many of the residents of the WSGV Planning Areas were of Japanese descent in the pre-World War II era, and owned or were involved in a variety of agricultural endeavors. After Executive Order 9066, Japanese and Japanese American residents of the WSGV were initially detained at a Temporary Assembly Center located at the Santa Anita Racetrack before being transferred to long-term War Relocation Camps throughout the American West. Many residences previously occupied by Japanese residents were then occupied by White residents; some Japanese residents of the WSGV Planning area returned to their homes or businesses, although the numbers were

³⁵⁰ Garcia, *A World of Its Own*, 52.

³⁵¹ Garcia, *A World of Its Own*, 69.

³⁵² Charles Wollenberg, “Race and Class in Rural California: The El Monte Berry Strike of 1933,” *California Historical Quarterly*, Vol 51:2, 1972, 155–164.

limited and the early cultural history of Japanese Americans in the SGV has largely been diminished.³⁵³

Up until the mid-to-late 20th-century, the racial demographic of the WSGV was largely White, the result of discriminatory lending practices encouraged by the FHA and likely through the actions of local residents. The Altadena African American Historic Context provides an excellent summary of the actions of the Black community in Altadena and their involvement in local businesses and civil rights actions. The passage of two federal policies—the Immigration and Nationality Act of 1965, also known as the Hart-Celler Act, and the Fair Housing Act of 1968—facilitated increasing racial and ethnic diversity within the WSGV as immigrants from Latin America and Asia were able to purchase homes within the area.³⁵⁴

The only extant, previously undesignated property that is older than 45 years and has the potential associated significance to represent this theme within the planning area of the West San Gabriel Valley is the Owen Brown Gravesite in Altadena. It is likely that there are resources that represent the more recent history of Civil Rights and Social Justice, circa 1980 or later, which could potentially rise to the level of historically significant in the future.

OWEN BROWN GRAVESITE

Owen Brown was the third son of famed abolitionist John Brown and a member of the small band of men who famously raided the federal arsenal at Harpers Ferry, Virginia, in 1859 in a failed attempt to launch a slave revolt in the South. He was among seven individuals captured and tried for conspiring with slaves to create an insurrection, and sentenced to death by hanging for treason. Brown escaped from captivity and was on the run for over two decades before settling in Pasadena where his brother Jason and sister Ruth resided. A temperance advocate, he was attracted by the anti-saloon movement in Pasadena. When he died of pneumonia in January 1889, more than 2,000 people attended his funeral. He is buried in the foothills of the San Gabriel Mountains, near “Brown Mountain,” which was named after him.

³⁵³ Garcia, *A World of Its Own*, 122.

³⁵⁴ Becky M. Nicolaidis, “Introduction: Asian American Suburban History,” *Journal of American Ethnic History*, Vol 34 (2), Winter 2015, 5-17.

PUBLIC ARTS, MUSIC, AND CULTURAL CELEBRATIONS

Overview

One of the earliest public art event that would have included residents from the Planning Areas was the 1912 performance of John Steven McGroaty’s Mission Play, which presented a dramatic and romanticized history of the California Missions that ignored the enslavement of Native Americans and painted the *padres* as heroic figures.³⁵⁵ This play continued to be performed from 1912 until 1932, with a playhouse in the City of San Gabriel constructed especially for the production. It is estimated that over 2.5 million people saw a performance of McGroaty’s play, which likely included residents of the planning areas.³⁵⁶

In Altadena, 0.7 miles of Santa Rosa Avenue has been listed on the U.S. National Register of Historic Places (NR# 90001444) since 1990 as “Christmas Tree Lane”, significant for “the oldest large-scale outdoor Christmas display in the world.” The trees were originally planted in 1885 by early developers Frederick J. and John P. Woodbury, though the Kiwanis Club first lit the trees as Christmas trees in 1920.³⁵⁷

It is probable that residents of the WSGV, especially the communities of La Crescenta-Montrose and Altadena, participated in the Tournament of Roses Parade or attended the annual Rose Bowl Football game held in nearby Pasadena. Originally developed as a parade in 1890 to promote tourism around the New Year, an annual football game was added in 1902, and the Rose Bowl Stadium was constructed in 1922.³⁵⁸ However, all built environment resources associated with the Rose Bowl and Tournament of Roses are located within the City of Pasadena, including a “Rose Bowl Hotel” that once existed in Altadena.

The communities of La Crescenta-Montrose hosted a rodeo that was a strong community celebration at Onodarka Ranch. Catering to the



Christmas Tree Lane, 1928 (Los Angeles Public Library)

³⁵⁵ Architectural Resources Group, “City of San Gabriel Citywide Historic Context Statement,” 75–76.

³⁵⁶ “San Gabriel Mission Playhouse,” California State University, Northridge Digital Libraries, accessed January 8, 2024, <https://digital-library.csun.edu/san-gabriel-mission-playhouse>. Note: The San Gabriel Mission Playhouse is listed on the National Register of Historic Places but is not located within the WSGV Planning Area.

³⁵⁷ Judy Triem, Altadena Heritage, “National Register Nomination Form: Christmas Tree Lane,” 1990.

³⁵⁸ City of Pasadena, “Architectural/Historical Development of the City of Pasadena,” January 1993, 19–20.

equestrian community of the Verdugo Mountains, Onodarka Ranch was a community stable that hosted the Montrose Rode from 1945 until 1950, when the ranch was sold to developer Hyman Minkoff, who constructed the Oakmont Woods development.³⁵⁹ This area was annexed by Glendale in 1950 and is not located within the La Crescenta-Montrose Planning Area.³⁶⁰ Dennis Morgan, star of MGM musicals, began a Christmas parade down Honolulu Avenue in the 1950s which was revived in 1976 by Frank Roberts, a local store owner and continues to the present day.³⁶¹ However, as the parade runs along Honolulu Avenue, the parade route is located within the boundaries of the City of Glendale and is not within the La Crescenta-Montrose Planning Area.

Detailed investigations of these histories are beyond the scope of this context and should be pursued in the future. As the demographics of the WSGV shifted throughout the 1970s and 1980s, many new ethnic groups brought cultural traditional and formed groups to celebrate ethnic and cultural traditions with the larger community. Again, this is an area of more recent history which would benefit from further research and investigation in a future, more focused context. Events such as the Lunar New Year and Mid-Autum Festival are important to a variety of Asian ethnic groups and community with a strong presence in the WSGV Planning Area.

Resources representing public arts, music, and cultural celebrations, such as gallery spaces, clubs which supported artistic and cultural celebrations, parade routes, and festival locations. Because the WSGV Planning Area is predominately residential, it appears there are no extant resources associated with this theme within the planning area.

PUBLIC AND PRIVATE HEALTH AND MEDICINE

Overview

The Los Angeles County hospital system was built under changing and often conflicting social policies governing both public health and welfare of the poor. The county's health care system began in 1856,

³⁵⁹ Mike Lawler, "Onodarka's Golden Years – Horses and Rodeos," *Crescental Valley Weekly*, June 9, 2016, <https://www.crescentvalleyweekly.com/viewpoints/06/09/2016/treasures-valley-mike-lawler-130/>.

³⁶⁰ "Specialty Maps: Annexations," City of Glendale, California, accessed January 8, 2024, <https://www.glendaleca.gov/home/showpublisheddocument/18126/635464860811970000>.

³⁶¹ "History," Montrose Christmas Parade, accessed January 8, 2024, <https://montrosecristmasparade.com/history/>.

SIGNIFICANT THEMES

when six members of Daughters of Charity of St. Vincent DePaul traveled to Los Angeles from Emmitsburg, Maryland, to open an eight-bed hospital.³⁶² The first hospital in the WSGV opened in Pasadena in January of 1895 and was privately owned by Dr. Jacob Hodge. It was common practice at this time for doctors to receive patients at their homes, so it was noteworthy for Hodge to lease five rooms in the Masonic Temple on the corner of Raymond Avenue and Colorado Street. and open what he called a “Receiving Hospital and Surgical Institute.”³⁶³ Later that same year, he moved into a new building that had been expressly designed for his purposes, although he sold it a few years later and the facility was out of business by 1899. The “Pasadena Hospital Association” opened a facility in November of the same year, with a total of 17 affiliated physicians, and moved into the space that Hodge has previously used. Although there are multiple versions of the associated history of this institution, many claim it eventually evolved into the Huntington Hospital still open in Pasadena today.³⁶⁴

The County of Los Angeles began to take an active role as a national leader in providing medical care through dispersed facilities for its citizens, under the direction of J.L. Pomeroy, M.D. In 1929, in an article published in the Journal, Pomeroy, a County Health Officer, advocated for the need to create a dispersed network of county-run clinics that would be able to meet the needs of the growing population of Los Angeles County. A facility similar to what he described opened in nearby Alhambra in 1930 at 612 West Shorb Street, and included various clinics, laboratories, an emergency hospital, and a women’s ward on the first floor, administrative offices, a nursing section and district sanitation offices on the second floor. It was constructed by the Alhambra District of the Los Angeles County Health Department to serve the ever-increasing population of the San Gabriel Valley, including communities such as Alhambra, San Gabriel, Wilmar, El Monte, Monterey Park, Baldwin Park, Puente, Lamanda Park, Altadena, and West Azusa. At the time, it was deemed to be “one of the most modern and best equipped health establishments in Southern California with an emergency hospital, a dental laboratory, X-ray laboratory and clinics”.³⁶⁵

³⁶² Cecilia Rasmussen, “A Hospital that made History and Preserved It,” *Los Angeles Times*, October 1, 2000, B3.

³⁶³ Henry Markham Page, *Pasadena: Its Early Years*, (Los Angeles, CA: Lorrin L. Morrison, Printing and Publishing, 1964), 209.

³⁶⁴ Page, *Pasadena: Its Early Years*, 210.

³⁶⁵ “Alhambra Gets New Health Center Plan”, *Los Angeles Times*, January 17, 1929

Later, in 1935, Pomeroy spoke of the local health center as a key component of successful health stories throughout Los Angeles County. Los Angeles County also opened and operated separate clinics for White and Mexican and Filipino residents. The County health department, at this time, was concerned with the spread of communicable diseases, such as syphilis and tuberculosis, and often tied the spread of these diseases to general sanitation and hygiene concerns.³⁶⁶

Other medical facilities constructed during this period in the WSGV Planning Area include a maternity hospital at 203 Mission Rd in the City of San Gabriel in 1929. It was founded by the San Gabriel Welfare Association “for the welfare of babies” and its construction was financed by private donations.³⁶⁷ The “Altadena Hospital,” a ten-bed unit, was built by Dr. John Brereton in 1927, and located at 2052 North Lake Avenue. Constructed with \$32,000 of his own funds, patients were admitted for “the treatment of disease, organic malfunctions, surgery and obstetric care.”³⁶⁸ The largest and most significant medical facility from this period is St. Luke’s Hospital, founded in 1933 as a non-profit, Catholic hospital by the Sisters of St. Joseph of Orange, a congregation of nuns whose mission of helping the poor and sick dates back to the 17th century in France.³⁶⁹ Originally constructed in the Moderne style by Canadian-born architect Gener Verge, Sr. the facility was intended to serve the communities of Pasadena, Altadena, and Sierra Madre. St. Luke evolved into a campus of buildings with multiple wings, totaling 74,000 square feet.³⁷⁰ Sadly, the seven-story facility closed in 2002 and remains empty to this day. It is located at 2632 East Washington Boulevard in Pasadena, on the edge of the Altadena Planning Area.

SANITARIUMS

In the 1880s, Dr. Benjamin Briggs established the first known sanitarium in the Crescenta Valley to treat tuberculosis. In the subsequent decades, the area’s clean air and high elevation brought other sanitariums, mostly for lung diseases including asthma, emphysema, tuberculosis, bronchitis, but several for mental disorders

³⁶⁶ Emily K. Abel, “Only the Best Class of Immigration’ Public Health Policy Toward Mexicans and Filipinos in Los Angeles, 1910–1940,” *American Journal of Public Health*, October 10, 2011, <https://ajph.aphapublications.org/doi/full/10.2105/AJPH.94.6.932>.

³⁶⁷ Richard A. Santillán, et al., *Mexican American Baseball in the San Gabriel Valley* (Arcadia Publishing, 2018), 17.

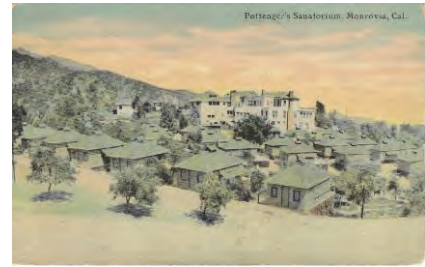
³⁶⁸ Robert H. Peterson *Altadena’s Golden Years*. (Alhambra, CA: Sinclair Printing & Litho, Inc., 1976). 85.

³⁶⁹ “Photo Essay: Pasadena’s Vacant Hospital of St. Luke, Patron Saint of Physicians, Doctors, and Butchers,” *AvoidingRegret.com*, September 26, 2020, <https://www.avoidingregret.com/2020/09/photo-essay-pasadenas-vacant-hospital.html>.

³⁷⁰ “Pasadena’s Vacant Hospital.”

SIGNIFICANT THEMES

as well. By the early 20th century, the WSGV Valley was a regional center for “health care tourism,” and notable sanatoriums could be found in Monrovia (Pottenger Sanatorium), Glendale (Rockhaven), and Pasadena (La Viña). Pottenger, which opened in 1903, was composed of a complex of three-story buildings, tents, and hipped-roof bungalows in the hills above Monrovia. The facility closed in 1955 and was leased to the Carmelite Order as a convent. Also in Monrovia was the Canyon Tuberculosis Preventorium, a facility for sickly children who were not yet infected but needed to adjust their diet and limit their exposure to ill relatives. Pasadena also housed a preventorium, though the most well-known location in the San Gabriel Valley was in Whittier and managed by the Los Angeles Tuberculosis Association.³⁷¹



Postcard of Pottenger's Sanatorium
(Source: Monrovia Historical Society)

In Duarte, northeast of the South Monrovia Islands Planning Area, the Los Angeles Sanatorium was established in 1913 by the Jewish Consumptive Relief Association. Originally comprised of two tents on ten acres, the structure grew and expanded throughout the early 20th century.³⁷² As a result of the adoption of penicillin and other antibiotics for tuberculosis following World War II, in 1946, the Los Angeles Sanatorium began its transformation to a full, comprehensive medical center. Adopting its longtime nickname, the new hospital partnered with UCLA Medical School to open the City of Hope National Medical Center in 1949.³⁷³

The vast majority of these sanatoriums, whether they were housed in single-family residences or in larger campuses, are no longer extant. The Pottenger Sanatorium closed when its namesake and founding physician retired in 1955. It became a convent and retreat center until the 1970s, when it was demolished for the Canyon Crest housing development.³⁷⁴ The La Viña Sanatorium was absorbed into USC and Pasadena's Huntington Hospital; the land was sold to a developer to create a gated home community in the 1990s.³⁷⁵ Rockhaven, while still extant, was purchased by the City of Glendale in 2008 and added to



La Viña Sanatorium, ca. 1911–1935
(Source: UCLA Libraries)

³⁷¹ Harold A. Parker, photographer. “[Pasadena Preventorium activities, 794 West Mariposa, Pasadena. 1936.]” Photograph. Pasadena, 1936. From Calisphere, *Huntington Library Photographs*, accessed July 31, 2023, <https://calisphere.org/item/a9d258d1eae58cad9777c5eb6f1ab1c4/>.

³⁷² “The City of Hope Story,” City of Hope, <https://www.cityofhope.org/about-city-of-hope/who-we-are/our-history>.

³⁷³ Caroline Luce, “The City of Hope – A Jewish National Medical Center, 1949,” from *The White Plaque in the City of Angels* (online exhibit), March 14, 2014, <https://scalar.usc.edu/hc/tuberculosis-exhibit/the-city-of-hope-a-jewish-national-medical-center-1949>.

³⁷⁴ The Monrovia Historic Preservation Group, “Pottenger’s Sanatorium,” *The Preservation Conversation*, July 2020, https://www.mohpg.org/uploads/3/0/4/2/30423062/july_2020.pdf.

³⁷⁵ Val Zavala, “A Short History of La Viña,” Altadena Heritage, accessed July 31, 2023, <https://altadenaheritage.org/a-short-history-of-la-vina/>.

the National Register of Historic Places in 2016. It is currently being renovated as a museum space.³⁷⁶

The only extant and potentially eligible medical facility in the WSGV Planning Area is the Green Acres Lodge, located at 8101 Hill Drive in Rosemead. It is currently in use as a residential healthcare center, although a 1965 newspaper article refers to it as a “sanatorium” that has specific programs for Catholic residents.³⁷⁷ Although other medical and health facilities existed within the boundaries of the planning area at one point in time, no other properties remain extant.

Registration Requirements

Theme

- Public and Private Health and Medicine.

Period of Significance

- 1880–1965.

Associated Property Types

- Hospitals, sanitariums, nursing homes, doctor’s offices and other locations where healthcare and medical services were provided to the residents of the WSGV.

Eligibility Standards

- Originally constructed in conjunction with the early development of a neighborhood or community or adjacent residential development.
- Must be constructed within the period of significance.
- Must retain the essential aspects of integrity.
- Must be the original location or the long-term location of a health or medical facility or organization.
- Must retain enough of its essential physical features to sufficiently convey its association with its use as a health or medical facility.

Considerations

- Could also potentially include aid and other non-profit organizations with specific and concrete ties to development of healthcare and medical services and facilities within the WSGV.
- Does not necessarily need to be accessible to the public historically or currently; private or church-associated facilities may be eligible.

³⁷⁶ “Senator Anthony Portantino Secures \$8 Million for Rockhaven Sanatorium,” June 29, 2021, <https://sd25.senate.ca.gov/news/2021-06-29/senator-anthony-portantino-secures-8-million-rockhaven-sanatorium>.

³⁷⁷ “90 Oldsters Tour San Gabriel Mission,” *The Tidings*, May 7, 1965, 22.

- Located adjacent to residential development in the WSGV and was originally intended for local, rather than regional use. Does not need to be exclusively used by a Planning Area of the WSGV, historically or currently.

CIVIC DEVELOPMENT

Overview

There is a limited historical record of civic development and the respective institutions within the WSGV planning areas as they are unincorporated areas and have functioned as fringe portions of incorporated cities, therefore there are no improvements of the traditional civic sense, such as a town hall or courthouse. The notable exception to this are Altadena and La Crescenta-Montrose which, although never incorporated, functioned as small towns for most of its history. The Altadena Library was founded by notable resident Lina Elise Roth, the wife of novelist Zane Grey.

Montrose Chamber of Commerce was incorporated on November 10, 1922, and was very active in promoting settlement of the area in the early years. La Crescenta-Montrose historically has a very active Kiwanis club that was responsible for erecting a building for Boy Scouts, which later became the property of the Glendale Unified School District. An early group named the Crescenta Club was incorporated as the Crescenta Women's Club in 1924 and has been responsible for a long line of philanthropic projects, including aid during the Great Flood of 1934. Although their original clubhouse, constructed in 1925, burnt down in a 1966 fire, it was rebuilt almost immediately and has been renovated since. It lies outside of the La Crescenta-Montrose Planning Area. It is likely, with the high number of veterans who settled in the WSGV following World War II, that American Legions held a key place in the community.

Both Kinneloa Mesa and East Pasadena are largely associated with the civic activities of Pasadena and East San Gabriel and South San Gabriel are similar attached to the civic activities of the City of San Gabriel.

The only extant, previously undesignated property that is older than 45 years and has the potential associated significance to represent Civic Development within the planning area of the West San Gabriel Valley is the Fraternal Order of Eagles Building, located at 455 East Woodbury Road in Altadena. As discussed above, other property types

existed within the boundaries of the planning area at one point in time, but no other properties remain extant and therefore, registration requirements were not developed for this theme. It is also possible that structures that currently exist (libraries, for example) may acquire significance at some point in the future.



455 East Woodbury Road, Altadena
Date of Construction 1940

COMMERCIAL DEVELOPMENT

Overview

Historically, the West San Gabriel Valley represents a unique pattern of annexation which results in a limited number of extant commercial properties within the WSGV Planning Area. Throughout the 20th century, incorporated cities targeted areas with higher tax revenue for incorporation, i.e., commercial rather than residential areas. Therefore, there are limited remaining examples of historic commercial development in most of the WSGV Planning Areas, and even fewer that retain integrity or the cohesiveness required for a historic district. In general, Altadena is the exception to this pattern with additional scattered resources in East Pasadena-East San Gabriel and La Crescenta-Montrose. Some older portions of South Monrovia Islands and South San Gabriel, in addition to East Pasadena-East San Gabriel, show remnants of what were likely neighborhood markets that were integrated into residential neighborhoods. However, the vast majority of these resources no longer retain integrity or have been demolished. Within the present boundaries of Kinneloa Mesa and San Pasqual, the built environment is purely residential and there are no

commercial resources. Whittier Narrows has a handful of structures, none of which are presently or historically in nature.

Additionally, some of the areas have development periods that date to the post-World War II era, when automobiles were generally in use and there was less of a need for a neighborhood market, with South San Gabriel being the best example of this pattern. Commercial resources from this period are usually grouped together in strips along major thoroughfares or at major intersections, usually built with cheaper construction methods than earlier commercial development. While many of these drive-in shopping centers remain extant, nearly all have been expanded or altered in some manner to better serve tenants and customers, and very few retain original configurations or materials. Additionally, the cheaper construction methods utilized in post-WW II America shortened the productive life of a building, and infill and new development is endemic in many of these areas.

Sub-Theme: Commercial Core of Altadena (1880-1955)

The earliest and most cohesive commercial development within the WSGV planning area is located in Altadena, and portions of it remain extant to the present day. Nearly all the commercial development from this early period can be considered “neighborhood” development, where commercial resources were located near residential neighborhoods and/or railway/streetcar lines for ease of access. Walking and public transportation were the main methods of travel during this period and residents were unlikely to travel outside their immediate neighborhood for shopping. All of the resources that remain extant today from this period are located in Altadena, most along what were the original three railway lines. One followed what is now Lincoln Avenue and a second railway ran along Fair Oaks/Raymond Avenue up to Mountain View Cemetery. Significant portions of the southern and central areas of these two strips have been annexed into Pasadena, and the northern end that remains in Altadena has largely been redeveloped into residential properties and/or later commercial buildings. While commercial strips still exist along North Fair Oaks Avenue and North Lincoln Avenue, they contain significant infill and altered historic buildings, and only one early commercial property in these areas, 2591 North Fair Oaks, retains the required integrity. However, Lake Avenue, the route of the Highland Railroad, retains a significant and extent commercial core. The area around Lake Avenue and Mariposa was called “the heart of Altadena’s business district,” and it is the only critical mass of buildings that could form a commercial

district or even be evaluated under Criterion A/1 with an associated theme of Neighborhood Commercial Development.³⁷⁸ 835 and 865 East Mariposa form a commercial strip that runs the length of one block, with an alleyway dividing the two buildings. They both appear on a 1926 Sanborn map, with a variety of retail and commercial businesses listed. A second commercial strip is located less than two blocks away, on the southeast corner of East Altadena Drive and North Lake Avenue, although it retains a lower level of integrity. Nearly all of the potentially significant commercial resources from this early time period are immediately adjacent to Mariposa along Lake Avenue or north two blocks along East Altadena Drive, located within a quarter of a mile of each other, in an area that is historically and currently surrounded by a variety of residential development, mostly single-family homes. Even as automobiles became standard transportation, this area remained the commercial core of the community with new or infill buildings constructed up until 1955. While other commercial developments are scattered throughout Altadena, this core area remains the heart of the community and in use for commercial purposes to the present day.



865 E Mariposa Street, Altadena
AIN: 5845017010
Date of Construction 1923



835 Mariposa Street, Altadena
AIN: 5845017014
Date of Construction 1924

³⁷⁸ Michele Zack, "A Brief History of Altadena Land Use," *Altadena Heritage*, <https://homesteadmuseum.blog/2018/09/13/a-palace-in-the-citrus-empire-a-duarte-monrovia-fruit-exchange-packing-house-1917/>.

SIGNIFICANT THEMES



868 E Mariposa Ave, Altadena
AIN: 5845018009
Date of Construction 1924



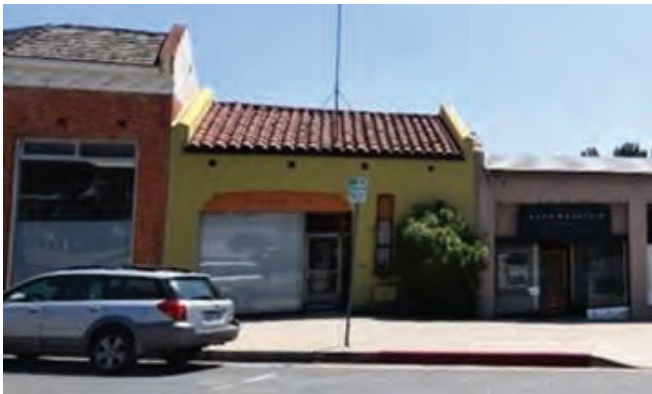
900 E. Altadena Drive, Altadena
AIN: 5845002016
Date of Construction 1926



906 E. Altadena Drive, Altadena
AIN: 5845002016
Date of Construction 1926



908, 910–912 E Altadena Drive
AIN: 5845002016
Date of Construction 1926



916–918 E. Altadena Drive, Altadena
AIN: 5845002012
Date of Construction 1926



924 E. Altadena Drive, Altadena
AIN: 5845002001
Date of Construction 1926



2472-2476 Lake Avenue, Altadena
 AIN: 5845003001
 Date of Construction 1927



2548 Lake Avenue, Altadena
 AIN: 5845003005
 Date of Construction 1928



2460 Lake Avenue, Altadena
 AIN: 5845003034
 Date of Construction 1928



2477 Lake Avenue, Altadena
 AIN: 5845017008
 Date of Construction 1928



2591 Fair Oaks Ave, Altadena
 AIN: 5835011002
 Date of Construction 1930



842 E. Mariposa, Altadena
 AIN: 5845018002
 Date of Construction 1930

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836 E. Mariposa, Altadena
AIN: 5845018001
Date of Construction 1930



2012 Lake Avenue, Altadena
AIN: 5845010023
Date of Construction 1940



2464 Lake Avenue, Altadena
AIN: 5845003002
Date of Construction 1946



2473 Lake Avenue, Altadena
AIN: 5845017009
Date of Construction 1950



2271 Lake Avenue, Altadena
AIN: 5845020016
Date of Construction 1955

REGISTRATION REQUIREMENTS

Theme

- Commercial Development.

Sub-Theme

- Commercial Core of Altadena.

Period of Significance

- 1880–1955.

Associated Property Types

- One-story or two-story building.
- One-Story Commercial Strip/Storefront Block.

Eligibility Standards

- Was originally constructed and utilized for commercial or retail purposes.
- Located within easy walking distance from a streetcar route or residential neighborhood, along major thoroughfares.
- Originally designed without consideration for automobiles (parking, etc.).
- Oriented towards pedestrian access, with sidewalks immediately adjacent.

Character-Defining Features

- Accommodates one or more tenants for commercial purposes.
- Typically no more than two stories in height.
- Often located on main thoroughfares or at intersections.
- Mostly brick construction, with stucco applied later.
- Signage varies but generally understated in comparison to neon and/or modern large, attention-catching signage.
- Likely has a storefront or large picture windows that were not part of the original construction but were added at a later time within the historic period.
- Historically associated with meeting commercial needs of local WSGV residents who lived in immediately adjacent area.
- Lack of dedicated parking lot or parking portion.
- Storefronts open directly onto sidewalk, fronting along the street.

Sub-Theme: Route 66 (1926-1974)

A handful of commercial resources reflect the history of Historic Route 66, which was one of the first cross-country scenic highways to be popularized throughout the United States. Route 66 follows the path of Colorado Boulevard through Pasadena and into the WSGV Planning Area of East Pasadena before crossing into Arcadia. Two similar

SIGNIFICANT THEMES

resources, 3474 E Colorado Boulevard (Hi-Way Host Motel) and 3625 Colorado Boulevard (Pasada Motel) were both constructed in 1959, following a wave of federal investment in highway infrastructure, most notably the Federal Aid Highway Act of 1944.³⁷⁹ These both reflect the development of the connected motel complex as an important development in temporary residential stays along Route 66.³⁸⁰ It is likely these motels also served both families relocating to Southern California, and the Planning Area in particular, alongside tourists visiting the Greater Los Angeles area. The Hi-Way Host Motel has been altered and likely does not retain the required integrity, but the Pasada Motel likely qualifies under Criterion A for its association with the general history of U.S. Highway 66 in California.³⁸¹ Other potential resources include a commercial building at 3324 East Colorado Boulevard.

REGISTRATION REQUIREMENTS

Theme

- Commercial Development.

Sub-Theme

- Route 66.

Period of Significance

- 1926–1974.

Associated Property Types

- Hotels and motels
- Auto-related buildings and structures such as gas stations and service stations, car washes, and garages
- Other commercial buildings such as restaurants, drive-in markets
- Tourist courts and auto camps
- Commercial signage

Eligibility Standards

- Was originally constructed and utilized for commercial or retail purposes.
- Located within easy walking distance from a streetcar route or residential neighborhood, along major thoroughfares.

³⁷⁹ Roland et al, "U.S. Highway 66 in California", *National Register of Historic Places Multiple Property Documentation Form*, 2011. 15.

³⁸⁰ Roland et al, "U.S. Highway 66 in California", 63.

³⁸¹ Roland et al, "U.S. Highway 66 in California", 85.

Character-Defining Features

- Character-defining features for each associated property type can be found in the *National Register of Historic Places Multiple Property Documentation Form* (2011) for “U.S. Highway 66 in California.”

Sub-Theme: Mid-Century Modern Bank and Institutional Buildings (1955-1970)

The growing postwar population of the WSGV meant that buildings for a variety of community and civil support organizations were constructed in addition to the significant amount of residential development, including private banks, United States Postal Service Post Offices, and other similar service organizations. While there is some thematic overlap in terms of use, these buildings are stylistically related and are most likely eligible as significant examples of their architectural style. All of these buildings were constructed in the Mid-Century Modern Style, which emerged as the dominant idiom for commercial architecture, and in America, and California especially, was widely used for construction in post-World War II Los Angeles County and throughout California. The style is extremely versatile and has been applied to many building typologies, including single-family dwellings, housing tracts, commercial buildings, shopping centers, and institutional and industrial buildings and campuses.³⁸² While there is the potential for the buildings in the table below to be eligible under other themes or criterion, they are organized here by their stylistic similarities and eligibility under criterion 3/C as classic examples of the mid-century modern style as applied to commercial and institutional buildings.

For more information on Post Offices, see the USPS Nationwide Historic Context: Postal Facilities Constructed or Occupied Between 1940 and 1971, prepared for the U.S. Postal Service in September 2012.

³⁸² Architectural Resources Group and ICF International, “Los Angeles Citywide Historic Context Statement: LA Modernism, 1919–1980,” prepared for the City of Los Angeles Department of City Planning, August 2021, 134, https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf.

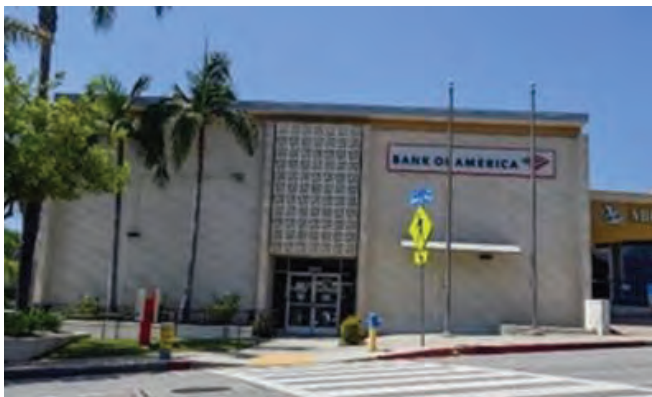
SIGNIFICANT THEMES



2271 Lake Avenue, Altadena
AIN: 5845020016
Date of Construction: 1955



2100 Montrose Avenue, Montrose
AIN: 5807008028
Date of Construction: 1956



2345 Lake Avenue, Altadena
AIN: 5845019019
Date of Construction: 1962



3141 Foothill Blvd, La Crescenta-Montrose
AIN: 5802010002
Date of Construction: 1962



2112 Montrose Avenue, La Crescenta-Montrose
AIN: 5807008031
Date of Construction: 1964



2963 Foothill Blvd, La Crescenta-Montrose
AIN: 5802029009
Date of Construction: 1967

REGISTRATION REQUIREMENTS

Theme

- Commercial Development.

Sub-Theme

- Mid-Century Modern Bank and Institutional Buildings.

Period of Significance

- 1955–1970.

Associated Property Types

- One to two-story commercial or institutional building including banks, post offices, organizational headquarters.

Eligibility Standards

- Was originally constructed and utilized for a service-oriented purpose (bank, post-office, insurance agency, etc.).
- Often designed on major streets or prominent street corners.
- Retains most character-defining features from its period of significance.

Character-Defining Features

- Accommodates tenants for a specific purpose.
- Often has exterior components for the business inside (post-office box, overnight deposit slot, etc.).
- Retains common Mid-Century Modern design characteristics (see style description).

Individual Resources

The buildings discussed below are individual resources that are early or unique commercial developments within WSGVAP communities that do not fit thematically or geographically into the two patterns discussed above. Most of them are potentially individually eligible, although likely only at a local level of significance.

SIGNIFICANT THEMES



3324 E. Colorado Blvd, East Pasadena
 AIN: 575401022
 Date of Construction 1925



25 Backus Avenue, East Pasadena
 AIN: 5755004010
 Date of Construction 1926



3300-3302 E. Colorado Blvd, East Pasadena
 AIN: 5754015018
 Date of Construction 1946



140 S. Rosemead Blvd, East Pasadena
 AIN: 5755024018
 Date of Construction 1949



2413 Foothill Blvd, La Crescenta-Montrose
 AIN: 5804002018
 Date of Construction 1949



7247 Rosemead Blvd, East San Gabriel
 AIN: 5379006038
 Date of Construction 1965



2815 N. Lincoln Avenue, Altadena
 AIN: 5827011026
 Date of Construction 1972

RESIDENTIAL DEVELOPMENT

Overview

The residential development of the West San Gabriel Valley, described in detail for each of the planning area communities above, generally progresses from large estate-style homes on large land holdings in “rural” settings in the late 1800s to smaller residences in “suburban” tracts built in the 1920s and 1930s. However, the largest boom in residential construction in the WSGV was in the post-World War II era and is representative of the growth of tract housing in California.³⁸³ All planning areas have residential property resources with the exception of Whittier Narrows, which is largely recreational open park space.

Property Type: Single-Family Residences (1880–1980)

The WSGV Planning area, like much of the suburban area of the City of Los Angeles, is dominated by single-family homes. These range in size from grand estates designed by significant architects and constructed on large parcels of land to small, two-bedroom tract homes that were built using mass production methods perfected through the military-industrial complex that flourished in Los Angeles during and after World War II. Residences constructed in the 1950s and 1960s may show evidence of the “split-level” design which was an economical way to provide a house with more space and an “open plan” that was increasingly popular with modern architects.³⁸⁴ Compared to the dense

³⁸³ For more information on this trend across the state, please see Caltrans’ 2011 Historic Context “Tract housing in California, 1945–1973.”

³⁸⁴ Mary Beth Breckenridge, “Split-Level Houses Gain Stature,” *The Washington Post*, February 15, 2003, <https://www.washingtonpost.com/archive/realstate/2003/02/15/split-level-houses-gain-stature/03c1abac-bc11-4c69-9d39-4a4ecebff1ca/>.

cities of the Midwest and Northeast, Los Angeles County was often promoted by boosters as a place where a family could own their own home, especially in the post-World War II era.³⁸⁵ In 1967, 70% of the residential dwelling units in the West San Gabriel Valley were single-family residences; it remains the dominant building style in the WSGV Planning Area to this day.³⁸⁶

SUB-THEME: EARLY SETTLEMENT OF THE WSGV PLANNING AREA (1848-1900)

The earliest residential development within the Planning Area occurred in Altadena, where white settlers from the East and Midwest began purchasing large tracts of lands that formerly had been part of Rancho San Pascual. The arrival of the Southern Pacific Railroad in Southern California in 1876 increased western immigration significantly, and the resulting land boom of the 1880s fostered suburban growth as well. The opening of the Los Angeles and San Gabriel Valley railroad in 1886 brought a rail line from downtown Los Angeles into Pasadena, legitimizing the San Gabriel Valley as “the ideal country life” where one could enjoy a beautiful rural home while still commuting to work downtown.³⁸⁷ Nestled in the foothills immediately north of Pasadena, early developers of Altadena saw the residential potential for the gentleman farmer with “its rolling ground and picturesque canyons providing attractive sites for expensive homes.”³⁸⁸ During this period, Altadena became what some now refer to as an “agriburb,” an area consisting of the “perfect mix of rural and urban, promising a superior lifestyle” that joined the pleasures and virtue of the agrarian life with the amenities of the city.³⁸⁹ In 1887, two brothers from Iowa, Captain Frederick J. Woodbury, and John Woodbury, formed the Altadena Improvement Company and acquired more than 900 acres of land that they subdivided shortly afterward. The Woodbury Subdivision extended from Lake Avenue to the Arroyo Seco, and although their initial grand plans for a hotel, train station, and a cable car line to Pasadena never came to fruition, the growth of Altadena remained steady from this point.³⁹⁰



Planned subdivision of Altadena, 1887
(Source: The Huntington Library)

³⁸⁵ Robert M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850–1930*, University of California Press: 1993, 144.

³⁸⁶ Los Angeles County Department of Planning, “West San Gabriel Valley Background Research”, 1967, 12.

³⁸⁷ Garcia, *A World of Its Own*, 25.

³⁸⁸ Dumke, Glenn S. *The Boom of the Eighties in Southern California*. San Marino, CA: Huntington Library, 1991, 92.

³⁸⁹ Sandul, Paul J.P. “The Agriburb: Recalling the Suburban Side of Ontario, California’s Agricultural Colonization,” in *Agricultural History* Vol. 84, No. 2 (Spring 2010) 195.

³⁹⁰ Dumke, 92.

Mariposa Street, which, where Woodbury built his own home, became known as Altadena’s Millionaire’s Row. His 1882 Italianate-style residence remains extant at 2606 North Madison Avenue and is listed on the National Register of Historic Places (NR #93001463). The Woodbury Brothers are also responsible for planting the rows of deodar cedar trees that became “Christmas Tree Drive.” Other significant extant resources from this period include the Carriage House from Colonel George Green’s House at the corner of Mariposa and Santa Rosa Avenue (1889), and the Victorian style Andrew McNally House at 654 East Mariposa, designed by Frederick Roehrig. Both are located in Altadena.

REGISTRATION REQUIREMENTS

Theme

- Residential Development.

Sub-Theme

- Early Settlement of the WSGV Planning Area

Period of Significance

- 1848–1900.

Associated Property Types

- Single-family residences.

Eligibility Standards

- Originally constructed during the period of significance.
- Originally constructed as a single-family residence.
- Original lots may have been subdivided at some point for additional single-family residential construction.
- Reflects residential development patterns during the early settlement period of the WSGV (1848–1900)
- Simply being a residential resource constructed during the period of significance is not enough for a property to be considered a historic resource. It must be significant in the history of the Planning Area under local, state or national criteria. For example:
 - Resources that are related to early development of the WSGV Planning Area. (A/1/1)
 - Meeting places of early community, civic, or religious organizations within the WSGV Planning Area.(A/1/1)
 - Residences of individuals who were important to the early development of the WSGV Planning Area. Note that for a building to be significant for its association with a historic person, it must be associated with the productive period in the person’s life. (B/2/2).

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- For more information, see the United States National Park Service National Register 15, “How to Apply the National Register Criteria for Evaluation.”
- A residence may also be significant as an excellent example of a specific architectural style. (C/3/3) For more information on architectural styles within the WSGV Planning Area, see the section below titled “Architectural Styles, As Applied to Residential Development.”
- Early residential tracts of multiple properties may also be eligible as historic districts under local, state or national criteria.

Character-Defining Features - Individual Residences

- Often part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods.
- Almost exclusively located on individual lots, although the size of tracts can vary greatly.
- May or may not have associated garages or outbuildings.
- Likely has designated parking of some sort so street parking is not utilized by residents

Character-Defining Features - Historic Districts

- Defined tract of single-family residences constructed within a distinct period of time.
- May have been constructed by the same builder.
- May have been designed by the same architect or builder.
- Residences will reflect the popular architectural styles of the period of significance.
- May represent early subdivisions featuring uniform setbacks and lot plan, small blocks.
- May feature uniform decorative landscaping or street plantings.
- May feature sidewalks or the deliberate lack of sidewalks.
- Must feature a majority of contributing resources (i.e., more contributing resources than non-contributing resources).
Contributing resources must date from the period of significance and retain sufficient integrity.

SUB-THEME: STREETCAR SUBURBANIZATION AND GARDEN SUBURBS (1901-1942)

The second significant wave of residential development in the WSGV occurred in the early decades of the 20th century, as the expanding transportation infrastructure of Los Angeles redefined the relationship with its surrounding communities. The last horsecar of the Pasadena city lines was retired in 1898, and “electric streetcar technology was a revolutionary breakthrough, democratizing access to the suburban

outskirts with its clean, fast, and inexpensive service.”³⁹¹ It was during this period that the suburban villages that surrounded Los Angeles, including the Planning Areas of the WSGV, began to take on the unique characteristics that came to define their communities.

Altadena still retained a reputation as a high-end “garden suburb,” filled with stately estates with significant architectural pedigrees. Mariposa Street was now lined with mansions, owned by well-known names of the day including Scripps, Zane Grey, and Kellogg. Smaller medium-sized bungalows were beginning to dot the landscape as well,³⁹² and Altadena’s first residential subdivision called Homewood Heights, was developed by Lafayette Porter in 1911.³⁹³ Trolley cars were operating on Lake and Fair Oaks Avenues, with crosstown lines on Mariposa and Mendocino Streets.

Montrose and La Crescenta became part of the suburban landscape of the WSGV during this time period. Electricity had first arrived in La Crescenta in 1912 and expanded to Montrose shortly afterwards.³⁹⁴ In 1910 real estate agent Robert A. Walton and J. Frank Walters bought 250 acres from the Briggs’s family, which they subdivided in 1913 to create the town of Montrose.³⁹⁵ It was promoted as “the most beautiful, healthful suburb adjacent to Los Angeles” with a “beautifully planned residential district,” with other touted amenities including plenty of water, a Walton also brought an electric trolley line up from Glendale, and renamed it the Glendale and Montrose Railway, which contributed to an explosive pattern of growth for the entire valley through the 1920s. The G & M trolley line played a large part in the continuing residential development of the Crescenta Valley, although it would go out of business during the Depression. Montrose was also one of the first segregated suburbs before redlining became common practice, with ads from as early as 1913 referencing a “business section, carefully restricted, and a carefully planned residence district, also carefully restricted.”³⁹⁶

Residential settlement in Pasadena had stretched east with the founding of Lamanda Park in the northwest corner of Leonard Rose’s Sunny Slope Ranch in 1885, an area that further developed when the Pacific Electric streetcar line was extended in 1905. San Pasqual was

³⁹¹ Nicolaidis, Becky M. *The New Suburbia: How Diversity Remade Suburban Life in Los Angeles after 1945*. New York, NY: Oxford University Press, 2024. 33.

³⁹² Nicolaidis, *The New Suburbia*, 42.

³⁹³ King, 58.

³⁹⁴ Lawler and Newcombe, 27.

³⁹⁵ Montrose Chamber of Commerce, “History of Montrose.”

³⁹⁶ *Montrose, CA: The First 80 Years*, 16.

SIGNIFICANT THEMES

also initially developed during this time period, promoted as “Pasadena’s most delightful home district,” with a variety of Period revival homes.

Tract housing developments are part of a long history of single-family residential development in the United States. Early suburban single-family residential communities with detached houses on large, unfenced lots first emerged in America in the 19th century, which were often designed to form a park-like setting showcasing a range of popular architectural styles. Later, streetcar residential developments from the late 19th and 20th centuries were constructed on or near streetcar lines following a gridiron street layout. Before World War II, new single-family housing tracts were often created by subdividers rather than builders. These subdividers would acquire land, lay out streets and house lots, and construct infrastructure such as curbs and sewer connections. They would not, however, build residences on these lots and would instead sell individual lots to be built up by individual builders or architects.

Residential development in Los Angeles County was accelerated by the efforts of the Home Owners’ Loan Corporation (HOLC), created in 1933, and the Federal Housing Administration (FHA), created in 1934, which worked to expand American homeownership during the Great Depression. Federal mortgage guarantees were awarded based on the perceived risk of investment, represented by the color-coded maps produced by the HOLC that resulted in the discriminatory practice of redlining.³⁹⁷

These types of single-family residential communities were the predecessors to the more abundant and often less picturesque tract housing communities that dominated single-family residential development in California from 1945 until the mid-1970s.

³⁹⁷ The impacts and legacy of redlining are discussed at length in the General History of the San Gabriel Valley and within each Community Specific Historic Backgrounds.

REGISTRATION REQUIREMENTS

Theme

- Residential Development

Sub-Theme

- Streetcar Suburbanization and Garden Suburbs

Period of Significance

- 1901–1942

Associated Property Types

- Single-family residences.

Eligibility Standards

- Originally constructed during the period of significance.
- Originally constructed as a single-family residence.
- Original lots may have been subdivided at some point for additional single-family residential construction.
- Reflects residential development patterns during the development period of streetcar suburbanization and garden suburbs within the WSGV Planning Area (1901–1942)
- Simply being a residential resource constructed during the period of significance is not enough for a property to be considered a historic resource. It must be significant in the history of the Planning Area under local, state or national criteria. For example:
 - Resources that are related to early suburbanization of the WSGV Planning Area. (A/1/1)
 - Meeting places of early community, civic, or religious organizations within the WSGV Planning Area. (A/1/1)
 - May be significant for its association with the fight against unfair planning and discriminatory housing practices or its association with Civil Rights and Social Justice Themes. (A/1/1)
 - Residences of individuals who were important to the early development of the WSGV Planning Area. Note that for a building to be significant for its association with a historic person, it must be associated with the productive period in the person’s life. (B/2/2).
 - For more information, see the United States National Park Service National Register 15, “How to Apply the National Register Criteria for Evaluation.”
- A residence may also be significant as an excellent example of a specific architectural style. (C/3/3) For more information on architectural styles within the WSGV Planning Area, see the section below titled “Architectural Styles, As Applied to Residential Development.”
- Early residential tracts of multiple properties may also be eligible as historic districts under local, state or national criteria.

Character-Defining Features - Individual Residences

- Homes are usually located on secondary roads rather than main thoroughfares.
- Often part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods.
- Almost exclusively located on individual lots, although the size of tracts can vary greatly.
- May or may not have associated garages or outbuildings.
- Likely has designated parking of some sort so street parking is not utilized by residents.

Character-Defining Features - Historic Districts

- Defined tract of single-family residences constructed within a distinct period of time.
- May have been constructed by the same builder.
- May have been designed by the same architect or builder.
- May represent the work of an important developer.
- Residences will reflect the popular architectural styles of the period of significance.
- May represent early subdivisions featuring uniform setbacks and lot plan, small blocks.
- May feature uniform decorative landscaping or street plantings.
- May feature sidewalks or the deliberate lack of sidewalks.
- Must feature a majority of contributing resources (i.e., more contributing resources than non-contributing resources). Contributing resources must date from the period of significance and retain sufficient integrity.

SUB-THEME: WWII AND POST-WAR SUBURBANIZATION (1943-1954)

The Los Angeles suburbs were desirable locations for new contemporary development, utilizing the construction of extensive regional freeways throughout Southern California. The freeway system connected suburban communities to the area’s major employment hubs, allowing for residential development to span a wider distance following the war.³⁹⁸ Newspaper articles and advertisements from the post-War period reflect the rapid influx of construction in the West San Gabriel Valley in an effort to support the need for immediate additional single-family housing. In the early 1950s, tract home developments such as the Coronet Homes located in the City of Pasadena included 3-bedroom 1¾-bath residences, which boasted “Superb setting” and “distinctive design.”³⁹⁹ By 1953, a large 227-home development in Gladstone Park near Azusa included eight different exterior options to

³⁹⁸ Architectural Resources Group, “City of San Gabriel: Citywide Historic Context Statement,” Prepared for the City of San Gabriel, 2021, 134.

³⁹⁹ “Advertisement: Before You Buy- See Coronet Homes,” The Los Angeles Times, November 11, 1951.

which floor plans could be selected, with minimal traditional detailing to unify the neighborhood.⁴⁰⁰ Property improvements as part of the planned community included concrete curbs and paved streets. That same year in Elliot Park, a newspaper advertisement announced the grand opening of the Sunshine Homes development with 2- and 3-bedroom models available for purchase.⁴⁰¹ Additional housing developments by Sunset Homes in Baldwin Park, East Pasadena and Pasadena included three different models ranging in size and accommodation across each of these communities.⁴⁰²

In contrast to residential tract development in the pre-World War II years, in which individual lots would be built up over time by different individuals or companies, post-war tract housing communities were usually bought and built by developers who constructed all of the houses in the tract at once. Most tract housing communities consist of homes with identical or similar floor plans, allowing for inexpensive and expedient construction. These houses were often built with identical mass-produced and prefabricated elements that were installed onsite, which reduced labor and material costs. In turn, the houses could be at prices that were more accessible to a larger percentage of the population.⁴⁰³

Tract housing became particularly common in California in the post-World War II 1940s. This type of residential development has played a sizeable role in California's expanding postwar environs. The rise of tract housing emerged concurrently with a boom in the population of the state, which prompted a skyrocketing demand for affordable housing in the state. This rise in demand, coupled with the increased ubiquity of car ownership in the postwar period, spurred rapid development of these tract housing communities on previously undeveloped land located far from city centers. As cars became increasingly common, the need to live near public transportation lines became less and less important. Consequently, residential development proliferated in previously undeveloped or minimally developed suburbs that were primarily accessible via the automobile.

Postwar tracts could range in size—some communities were made up of fewer than 20 houses, while others could have thousands of housing

⁴⁰⁰ "227-Home Development Being Shown Near Azusa," *The Los Angeles Times*, October 18, 1953.

⁴⁰¹ "Sunshine Homes Opens Tomorrow in Elliot Park," *Los Angeles Mirror*, May 21, 1954.

⁴⁰² "San Gabriel Valley Short of Homes!," *Pasadena Independent*, June 6, 1954.

⁴⁰³ Custer, Jack. "Customizing Your Tract Home." *Orange Coast Magazine*. Emmis Communications: August 1988. 160.

units.⁴⁰⁴ While most postwar tract housing developments were located on undeveloped land in the suburbs, some were also built as infill either in or adjacent to existing neighborhoods. While older residential neighborhoods in city centers were often laid out to follow a rigid geometric street grid, postwar tract development was often laid out on curving streets, loop streets, and cul-de-sacs.⁴⁰⁵ Long blocks are common in these subdivisions, sometime shaving more than 20 houses between intersecting streets.⁴⁰⁶ In the area surrounding the Project Site, the most common style was the Postwar Minimal Home. The Postwar Minimal Tract House was the most common type of tract housing constructed in the immediate post-World War II years, from approximately 1945 until approximately 1953. The primary characteristic of these homes was their small size and simple appearance; many of these homes were smaller than the bungalows of the 1910s and 1920s.⁴⁰⁷ These Postwar Minimal Tract Houses were built in huge numbers at the end of the war, largely to accommodate the housing needs of young professionals and families who had correspondingly small budgets. Builders met this demand for affordable, small single-family residences by utilizing one or a handful of floor plans and by achieving economies of scale by developing enormous swathes of land with these homes.

FHA loans, still based on HOLC “redlining” maps, combined with the benefits afforded to mostly White World War II Veterans under the GI Bill helped individual families afford these new homes, often resulting in segregated residential development. However, with the passage of California’s Rumford Fair Housing Act in 1963, it became “unlawful to discriminate in the rentals, sale, financing, or leasing or housing because of race, color, religion, national origin, or ancestry.”⁴⁰⁸

Suburban tract housing characterized post-World War II residential development in the San Gabriel Valley, including developments within Altadena, Azusa, Pasadena, San Gabriel, and East Pasadena. Similar to the larger nationwide development boom that occurred following the

⁴⁰⁴ The California Department of Transportation, “Tract Housing in California, 1945–1973: A Context for National Register Evaluation,” 2011, 44.

⁴⁰⁵ The California Department of Transportation, “Tract Housing in California, 1945–1973: A Context for National Register Evaluation,” 2011, 46.

⁴⁰⁶ The California Department of Transportation, “Tract Housing in California, 1945–1973: A Context for National Register Evaluation,” 2011, 46.

⁴⁰⁷ The California Department of Transportation, “Tract Housing in California, 1945–1973: A Context for National Register Evaluation,” 2011, 67.

⁴⁰⁸ “Rumford Fair Housing Act,” Historical research Center at CSU Bakersfield, <https://hrc.csub.edu/housing-history/rumford-fair-housing-act/>.

prosperity at the war's end, San Gabriel Valley experienced substantial single-family residential growth across its communities.

REGISTRATION REQUIREMENTS

Theme

- Residential Development

Sub-Theme

- WWII and Post-War Suburbanization.

Period of Significance

- 1943–1954

Associated Property Types

- Single-family residences.

Eligibility Standards

- Originally constructed during the period of significance.
- Originally constructed as a single-family residence.
- Original lots may have been subdivided at some point for additional single-family residential construction.
- Reflects residential development patterns during the post-war suburbanization of WSGV Planning Area.
- Simply being a residential resource constructed during the period of significance is not enough for a property to be considered a historic resource. It must be significant in the history of the Planning Area under local, state or national criteria. For example:
 - Resources that are related to significant milestones in the post-World War II suburbanization of the WSGV Planning Area. (A/1/1)
 - Meeting places of early community, civic, or religious organizations within the WSGV Planning Area. (A/1/1)
 - May be significant for its association with the fight against unfair planning and discriminatory housing practices or its association with Civil Rights and Social Justice Themes. (A/1/1)
 - Residences of individuals who were important to the early development of the WSGV Planning Area. Note that for a building to be significant for its association with a historic person, it must be associated with the productive period in the person's life. (B/2/2).
 - For more information, see the United States National Park Service National Register 15, "How to Apply the National Register Criteria for Evaluation."
- A residence may also be significant as an excellent example of a specific architectural style. (C/3/3) For more information on architectural styles within the WSGV Planning Area, see the

section below titled “Architectural Styles, As Applied to Residential Development.”

- Residential tracts of multiple properties may also be eligible as historic districts under local, state or national criteria.

Character-Defining Features - Individual Residences

- Homes are usually located on secondary roads rather than main thoroughfares.
- Often part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods.
- Almost exclusively located on individual lots, although the size of tracts can vary greatly.
- May or may not have associated garages, carports, or outbuildings.
- Likely has designated parking of some sort so street parking is not utilized by residents.

Character-Defining Features - Historic Districts

- Defined tract of single-family residences constructed within a distinct period of time.
- May have been constructed by the same builder.
- May have been designed by the same architect or builder.
- May represent the work of an important developer.
- Residences will reflect the popular architectural styles of the period of significance.
- Often part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods.
- Almost exclusively located on individual lots, although the size of tracts can vary greatly.
- May feature uniform decorative landscaping or street plantings.
- May feature sidewalks or the deliberate lack of sidewalks.
- Must feature a majority of contributing resources (i.e., more contributing resources than non-contributing resources).
Contributing resources must date from the period of significance and retain sufficient integrity.

SUB-THEME: CONTINUED SUBURBANIZATION (1955-1980)

As the population of Los Angeles County and the WSGV Planning Areas continued to grow throughout the second half of the 20th century, tract housing continued to dominate the residential built environment. Shifting tastes in residential architecture combined with the “baby boom” of the 1950s meant that families of this generation looked for larger homes with more open space that facilitated a relaxed lifestyle of the suburban ideal. Single-story Ranch-style homes were cheaper to build than multi-floor homes, which suited the larger lot

sizes that became the norm in this time.⁴⁰⁹ These single-story homes were the most prevalent in the WSGV Planning area from the mid-1950s to the 1970s. Multi-level houses, including 1.5-story, split-level, and two-story subtypes, become more common from the early 1960s and 1970s.⁴¹⁰

REGISTRATION REQUIREMENTS

Theme

- Residential Development

Sub-Theme

- Continued Suburbanization

Period of Significance

- 1955–1980

Associated Property Types

- Single-family homes.
 - Single-story houses.
 - Multi-level houses, including split-level houses.

Eligibility Standards

- Originally constructed during the period of significance.
- Originally constructed as a single-family residence.
- Original lots may have been subdivided at some point for additional single-family residential construction.
- Reflects continued residential suburbanization of the WSGV Planning Area.
- Simply being a residential resource constructed during the period of significance is not enough for a property to be considered a historic resource. It must be significant in the history of the Planning Area under local, state or national criteria. For example:
 - Resources that are related to significant milestones in the continued suburbanization of the WSGV Planning Area. (A/1/1)
 - Meeting places of early community, civic, or religious organizations within the WSGV Planning Area. (A/1/1)
 - Residences of individuals who were important to the early development of the WSGV Planning Area. Note that for a building to be significant for its association with a historic person, it must be associated with the productive period in the person's life. (B/2/2).

⁴⁰⁹ Steven John, "Ranch-Style House: Everything You Need To Know," *Architectural Digest*, December 18, 2023, <https://www.architecturaldigest.com/story/ranch-style-house-everything-you-need-to-know>.

⁴¹⁰ The California Department of Transportation, "Tract Housing in California, 1945–1973: A Context for National Register Evaluation," 2011, 67.

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- For more information, see the United States National Park Service National Register 15, “How to Apply the National Register Criteria for Evaluation.”
- A residence may also be significant as an excellent example of a specific architectural style. (C/3/3) For more information on architectural styles within the WSGV Planning Area, see the section below titled “Architectural Styles, As Applied to Residential Development.”
- Residential tracts of multiple properties may also be eligible as historic districts under local, state or national criteria.

Character-Defining Features - Individual Residences

- Homes are usually located on secondary roads rather than main thoroughfares.
- Often part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods.
- Almost exclusively located on individual lots, although the size of tracts can vary greatly.
- May or may not have associated garages, carports, or outbuildings.
- Likely has designated parking of some sort so street parking is not utilized by residents.

Character-Defining Features - Historic Districts

- Defined tract of single-family residences constructed within a distinct period of time.
- May have been constructed by the same builder.
- May have been designed by the same architect or builder.
- May represent the work of an important developer.
- Residences will reflect the popular architectural styles of the period of significance.
- Often part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods.
- Almost exclusively located on individual lots, although the size of tracts can vary greatly.
- May feature uniform decorative landscaping or street plantings.
- May feature sidewalks or the deliberate lack of sidewalks.
- Must feature a majority of contributing resources (i.e., more contributing resources than non-contributing resources).
Contributing resources must date from the period of significance and retain sufficient integrity.

Multifamily Residences (1900-1980)

Multifamily property types seen in the WSGV Planning Area represent a response to the need for more housing with the influx of residents throughout the latter half of the 20th century, therefore, examples of multifamily residences from pre-World War II are rare within the WSGV

Planning area. The vast majority of apartment buildings were constructed in the 1950s and 1960s. According to the Los Angeles County Office of Planning, from 1940 until 1955, apartment buildings comprised 9-10% of residential units in the WSGV. By 1967, 22% of the dwelling units in the WSGV were considered multi-family residential.⁴¹¹

REGISTRATION REQUIREMENTS

Theme

- Residential Development

Sub-Theme

- n/a

Period of Significance

- 1900–1980

Associated Property Types

- Multifamily Residence (duplex, triplex, fourplex residences)
- Apartment House
- Apartment Buildings

Eligibility Standards

- Originally constructed during the period of significance.
- Originally constructed to house multiple families within one building.
- Reflects multifamily residential development in the WSGV Planning Area from 1900 to 19480.
- Remaining examples of multifamily development from before World War II are rare, therefore a greater number of alterations or limited number of character-defining features may be acceptable.

Character-Defining Features

- Retains features and decorations from period of significance.
- Generally rectangular and often features a courtyard with pool or other feature.
- Single common entry or multiple, individual entrances.
- Small size with compact plans.
- A limited number of floor plans within a single tract community.
- Almost always has an associated garage and/or driveway.
- Minimal decoration or ornamentation.
- Property Subtype: Duplex/Triplex/Fourplex; typically occupies a single residential lot.

⁴¹¹ Los Angeles County Department of Planning, "West San Gabriel Valley Background Research", 1967, 12–13.

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- Property Subtype: Apartment Building; designed to maximize the use of a lot, limited landscaping.

PROPERTY SUB-TYPE: BUNGALOW COURT (1910-1960)

Originating in Pasadena in the early 20th century, Bungalow Courts were one of the most popular examples of multi-family housing in the pre-World War II era in Los Angeles County.⁴¹² Consisting of small houses that framed a courtyard, these courts were built in a variety of architectural styles representative of the popular styles of the time. This style of residence was especially popular in Los Angeles and the surrounding area, where most were either Craftsman or Spanish Colonial Revival in style. The rise of car-oriented residential development and associated parking requirements for housing led to the decline of bungalow courts.⁴¹³ The West San Gabriel Valley has an interesting number of Bungalow Courts that were constructed later than is seen in many parts of Los Angeles County.

Theme

- Residential Development

Sub-Theme

- Multi-Family Residential Development: Bungalow Court

Period of Significance

- 1910–1960

Associated Property Types

- Bungalow Court

Eligibility Standards

- Constructed during the period of significance.
- Orientation and plan of the court has not changed since original construction.
- Reflects the development of the bungalow court within WSGV Planning Area.
- Remaining examples of early bungalow courts in this area are rare, therefore a greater number of alterations or limited number of character-defining features may be acceptable.

⁴¹² “Bungalow Courts in Pasadena,” City of Pasadena, <https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/projects-studies/bungalow-courts-in-pasadena/>.

⁴¹³ Todd Gish, “Bungalow Court Housing in Los Angeles, 1900–1930,” *Southern California Quarterly*, Vol. 91 (4); Winter 2009–2010, 365–387.

Character-Defining Features

- Comprised of multiple detached bungalows or a series of semi-detached buildings that surround a central courtyard.
- Access to all bungalows is via the central courtyard or a central walkway; usually consisting of low-scale, manicured landscaping.
- All buildings are of the same architectural style as well as similar size and massing. Many of the small residences were identical.
- May also be significant under 3/A as a representative of a notable architect or builder or as an excellent example of an architectural style.
- Associated architectural styles include Spanish Colonial Revival, Craftsman, American Colonial Revival, Minimal Traditional.
- Bungalow courts are of particular significance in the WSGV Planning Areas near Pasadena (i.e., Altadena and La Crescenta-Montrose), where the property type originated.

PROPERTY SUB-TYPE: THEMATIC MULTI-FAMILY/DINGBAT/STUCCO BOX (1942-1979)

“Dingbat” apartment buildings are a type of multifamily housing that is almost synonymous with the Greater Los Angeles Area. Reyner Banham, in his seminal text *Los Angeles: The Architecture of Four Ecologies*, describes them as thus: “a two-story walk-up apartment-block developed back over the full depth of the site, built of wood and stuccoed over.”⁴¹⁴ The dingbat was the result of a need for more housing density. Single family homes were often torn down so architectures could utilize the maximum lot square footage for apartments, resulting in boxy massing. Attempts to make these utilitarian structures unique flourished in the Los Angeles area, with thematic decorations, such as space age, tiki, or even European revival styles, being common decorations. Quirky names in elaborate script of the same theme as decorations were common. The dingbat often included parking underneath the residential area, and it was this feature that led to their decline, as it did not fit updating seismic requirements.⁴¹⁵

⁴¹⁴ Reyner Banham, *Los Angeles: The Architecture of Four Ecologies*, (University of California Press), 2009, 175.

⁴¹⁵ Laura Bliss, “The Iconic Affordable Homes for L.A. Dreamers,” Bloomberg, September 24, 2021, <https://www.bloomberg.com/news/features/2021-09-24/a-design-history-of-l-a-s-dingbat-apartment-buildings>.

REGISTRATION REQUIREMENTS

Theme

- Residential Development.

Sub-Theme

- Multi-Family Residential Development: Thematic Multi-Family/Dingbat/Stucco Box.

Period of Significance

- 1942–1979.

Associated Property Type

- Thematic Multi-Family/Dingbat/Stucco Box.

Eligibility Standards

- Occupies one single lot.
- Was constructed during the period of significance.

Character-Defining Features

- Designed to cover the vast majority of one residential lot.
- Square, boxy, or rectangular massing.
- Incorporates period-specific design styles (i.e., Googie and Exotic Revival).
- Minimal to no landscaping.

ARCHITECTURAL STYLES, AS APPLIED TO RESIDENTIAL DEVELOPMENT

The following section presents an overview of the major architectural styles for residential property types as identified during the windshield survey of the WSGV Planning Areas. The information is laid out in chronological order and reflects architectural styles within the WSGV Planning areas that can be grouped by name, date, and character defining features, which are common features that reoccur and communicate a distinctive style of architecture. According to the National Park Service:

To be eligible, a property must clearly contain enough of those characteristics of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can

*be specific, referring to precise ways of combining particular kinds of materials.*⁴¹⁶

Merely representing a specific architectural style is not enough for a property to be considered significant, a property must also possess high artistic value and be an excellent or rare example of the architectural style within the WSGV Planning Area. Residences designed by a significant or master architect that express “a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft” may also be architecturally significant.⁴¹⁷

For more information, see *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, published by the U.S. National Park Service.

Registration Requirements

Theme

- Residential Development.

Period of Significance

- See Period of Significance under pertinent Architectural Style below.

Associated Property Types

- Single-family homes.
- Multi-family homes.

Eligibility Standards

- Originally constructed during the period of significance.
- Originally constructed as a residence
- Is a rare or unique example of a style or type
- Is an excellent example of a style or type
- Is significant for its association with the early development of the community or significant individuals in the community or specific events that may have occurred
- Can apply to tracts of homes if it was important to the overall residential development of the community, i.e., associated with a

⁴¹⁶ National Park Service, “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” 1990; revised 1991, 1995, 1997, 17.

⁴¹⁷ National Park Service, “National Register Bulletin 15,” 20.

specific commercial endeavor in the community, significant developer or architect, “first” of a kind

Character-Defining Features

- Retains most of the essential character-defining features from the period of significance
- Limited window and door replacement is acceptable if they are on secondary elevations or they have been replaced at least partially in-kind (i.e., a wood 6/1 sash window could conceivably be replaced with a 1/1 wood sash)

Integrity Considerations

- Should retain integrity of location, design, materials, workmanship, association and feeling
- May be located in an area or on a lot that was later subdivided or built out so the immediate setting may have changed

Queen Anne (1885-1905)

Originally a brick and stone style in England that embraced imbalance and asymmetry, the Queen Anne style was created in wood when the style was imported to the United States in the late 19th century.⁴¹⁸ Home Queen Anne was the dominant style of residential architecture in the United States, and California especially, from the 1880s until the early years of the 20th century.⁴¹⁹ Elaborate and detailed, the style became popular with homeowners after pattern books popularized the style and mail-order home kits allowed it to be easily built. Wealthy and middle-class homeworkers embraced the style for its ability to be customized designed and for their house to represent the individual who lived within.

Elaborate exterior decoration characterizes the Queen Anne style, which was one of the first residential styles to benefit from the now-standard timber balloon frame.⁴²⁰ Other technological innovations, such as jigsaws, machine lathes, and mass-production, allowed intricate detailing and ornate decoration to be embraced by architects and builders. A subtype, known as Eastlake, was the most elaborate incarnation of this style and was based on the philosophy of interior designer, Charles Eastlake.⁴²¹

⁴¹⁸ David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, Gibbs Smith: 2018, 359.

⁴¹⁹ McAlester, 350.

⁴²⁰ Leon Whiteson, “Queen Anne: Eclectic, Ornate,” *Los Angeles Times*, June 4, 1989, <https://www.latimes.com/archives/la-xpm-1989-06-04-re-2423-story.html>.

⁴²¹ Gebhart and Winter, 359.

Character-Defining Features⁴²²

- Asymmetrical façade and irregular plan
- Wood frame construction/balloon frame
- Dramatic roofline
- Patterned wood siding
- Partial, full, or wraparound porch
- Multiple gables, turrets, towers
- Dormers of varying heights
- Tall, narrow windows and/or bay windows
- Elaborate exterior decoration including wood spindlework and jigsaw woodwork



2509 Highland Ave, Altadena
AIN: 5846007017



3079 Highview Ave, Altadena
AIN: 5833017015



583 Figuero Dr, Altadena
AIN: 5846007017



8346 Duarte Rd, San Gabriel
AIN: 5833017015

Italianate (1840-1910)

Drawing influence from the English Picturesque movement, which also birthed Gothic Revival style, the Italianate style seen in the WSG Valley and the greater Los Angeles area, is actually the second revival

⁴²² SurveyLA, "Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850–1980, Arts and Crafts Movement," June 2016, 29, https://planning.lacity.org/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf.

SIGNIFICANT THEMES

of the style. Andrew Jackson Downing’s pattern books and texts such as Samuel Sloan’s *The Model Architect* popularized detailing such as cupolas and angular details which define the style.⁴²³ The first incarnation of the Italianate style dates from the 1840s and 1850s and is primarily restricted to the Eastern United States and a second time period, often known as High Victorian Italianate, that spread to the West Coast. While associated with the development of San Francisco, early homes in the Los Angeles Area and WSGV can be found in the High Italianate style.⁴²⁴

*Character-Defining Features*⁴²⁵

- Emphasis on verticality
- Usually two stories in height
- Brick or shiplap exteriors with quoined corners
- Low pitched hipped roofs, sometimes with towers
- Projecting eaves supported by elaborate, three dimensional brackets
- Frequent use of angular bays
- Narrow front porches and second story balconies with thin columns and spindled balustrades
- Heavy articulation of headers over windows and doors



1918 Waltonia Dr, Montrose
AIN: 580700712

Period Revival (1900-1945)

Economic growth in the early twentieth century led to an increase in population in Southern California in the 1920s and 30s. This, in turn, resulted in a high demand for housing. By the 1920s, some of the new architecture in Southern California area was derived from European

⁴²³ McAlester, 302.

⁴²⁴ David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, Gibbs Smith: 2018, 538.

⁴²⁵ SurveyLA, *Citywide Historic Context Statement Context: Architecture and Engineering; Theme: Architecture After Statehood, 1850–1884*, City of Los Angeles Department of City Planning, February 2016, 22.

precedents. However, architects and designers also borrowed heavily from non-European and “exotic” sources that captured the public imagination. An architecture of fantasy then emerged from eclectic sources, and Southern California proved to be a fertile testing ground for these experiments. Period Revival styles were popular during the first forty years of the twentieth century and patterned after buildings of various earlier periods. Styles included Spanish Colonial Revival, American Colonial Revival, French/Norman Revival, English/Tudor Revival, and Pueblo Revival.

COLONIAL REVIVAL (1900-1950)

The American Colonial Revival rose to prominence in the early twentieth century. The Philadelphia Centennial in 1876 sparked an intense interest in the architectural heritage of colonial America, specifically the English and Dutch houses along the East Coast. The primary inspiration for American Colonial Revival comes from the Georgian and Federal styles. Early on, American Colonial Revival buildings were inspired by, rather than recreations of, Colonial architecture. However, American Colonial Revival design shifted to more closely approximate true Colonial architecture as more information became widely available about the look and proportion of historic Colonial architecture. The style was wildly popular in the early 20th century and dominated domestic building in the United States for many years. Between 1910 and 1930 approximately 40% of houses in the United States were built in the American Colonial Revival style and it was consistently the most popular “revival” style of residential architecture throughout the first half of the 20th century.⁴²⁶

Character-Defining Features⁴²⁷

- Classical proportion and symmetry
- Front entry usually defined by a pediment with pilasters flanking the door or a front entry porch supported by columns
- Fanlights and sidelights often surround exterior doors
- Fenestration on the front façade is typically organized symmetrically, with a centered door and a balanced arrangement of windows

⁴²⁶ McAlester, 494.

⁴²⁷ Architectural Resources Group and ICF International, “Los Angeles Citywide Historic Context Statement: LA Modernism, 1919–1980,” prepared for the City of Los Angeles Department of City Planning, August 2021, 134, https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf.

SIGNIFICANT THEMES

- Windows are typically double-hung sash, with multi-pane glazing, and are often grouped in pairs.⁴²⁸



2068 San Pasqual Street, Pasadena
AIN: 5329010007



1094 E Mariposa St, Altadena
AIN: 5833017015



520 Winston Ave, Pasadena
AIN: 5331001025



1667 Homewood Drive, Altadena
AIN: 5846004021

⁴²⁸ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 414, 432.

SPANISH COLONIAL REVIVAL (1915-1942)

The beginnings of Spanish Colonial Revival style architecture date to 1915, when it was introduced at the Panama-California Exposition in San Diego. The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier historic periods. The most common style in the Southwest was the Spanish Colonial Revival. Inspired by the Panama-California Exposition, many architects found Southern California the ideal setting for this architectural style. Numerous publications argued in favor of this period revival style for the “Mediterranean environment” of California, including W. Sexton’s *Spanish Influence on American Architecture and Decoration* (1926) and Rexford Newcomb’s *The Spanish House for America Its Design, Furnishing, and Garden* (1927).

Architect Bertram Grosvenor Goodhue’s comprehensive set of Spanish Colonial Revival structures for the Panama-California Exposition catalyzed a region-wide building trend whose Spanish and Moorish influences incorporated and even supplanted the previously popular Mission Revival style. The many Spanish Colonial Revival and Mediterranean Revival commercial, civic and residential structures became a key component in the forging of regional identity and quest for legitimacy, since the style helped perpetuate powerful myths about California’s origins tied to New Spain. Decorative elements that were appropriated from indigenous American cultures (Native American, Mayan, Aztec) were sometimes incorporated into these eclectic designs to infuse exoticism, along with a certain brand of perceived cultural authenticity. The Spanish Colonial Revival style and its variants were widely used throughout southern California for both commercial and residential properties.

*Character-Defining Features*⁴²⁹

- Ornate low-relief carvings highlighting arches
- Columns
- Window surrounds
- Cornices, and parapets
- Stucco exterior walls
- Low-pitched, multi-level clay tile roofs
- Arched shaped window and door openings
- Iron railings and window grilles
- Curvilinear and decorated parapets

⁴²⁹ David Gebhard, “The Myth and Power of Place,” in Canizaro, Vincent. ed., *Architectural Regionalism: Collected Writings on Place, Identity, Modernity, and Tradition* (Princeton, NJ: Princeton Architectural Press, 2007).

SIGNIFICANT THEMES



2069 Midlothian Drive, Altadena
AIN: 5854018006



2001 Mendocino Lane, Altadena
AIN: 5857032013



3791 Blanche Street, Pasadena
AIN: 5755021031



907 EL Camp Drive, Pasadena
AIN: 5377037015

PUEBLO REVIVAL (1915-1945)

Drawing inspiration of the Indigenous architecture of the American Southwest, Pueblo Revival homes evolved out of the Spanish Colonial Revival style of architecture and featured adobe as a primarily material of construction. Though the origin of the style is in California, it is much more commonly found in the desert-dominated landscapes of Arizona and New Mexico.⁴³⁰

Character-Defining Features⁴³¹

- Cubic massing in a picturesque arrangement
- Parapeted flat roofs
- Stucco exterior simulating adobe construction
- Unornamented surfaces and few openings
- Projecting rows of vigas
- Desert-inspired landscaping

⁴³⁰ McAlester, 543.

⁴³¹ SurveyLA, "Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850–1980, Mediterranean and Indigenous Revival Architecture, 1893–1948," November 2018, 61, https://planning.lacity.org/odocument/097f6db5-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf.



5451 N Charlotte Ave, San Gabriel
AIN: 5373021007



2167 Crescent Drive, Altadena
AIN: 5857008013

MEDITERRANEAN REVIVAL (1918-1942)

Mediterranean Revival architecture (sometimes called Italian Renaissance) is a style that was used in early 20th century residential architect across the United States, especially after World War I. The style emerged in the late 19th century when it was primarily used for high-style residences designed by professional architects for wealthy clients. The well-known architecture firm of McKim, Mead & White is credited with sparking the revival with the Villard Houses in New York. As opposed to its predecessor, the Italianate style, the Mediterranean Revival or Italian Renaissance style more closely evoked examples of Italian domestic architecture. This was primarily due to the fact that increased mobility between America and Europe had allowed many architects and their clients to visit Italy, giving them firsthand knowledge of the country's architecture. Additionally, advances in masonry veneering in the early 20th century allowed for better imitation of the stone and stucco that typically clad the original Italian buildings that inspired the American designs. These new techniques also helped the style to spread to more vernacular uses as the style came within the financial means of the middle-class in the 1920s. The style began to decline in the 1930s and had virtually disappeared from use by World War II.⁴³²

⁴³² Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 496–508.

SIGNIFICANT THEMES

*Character-Defining Features*⁴³³

- Low-pitched hipped roof
- Wide overhanging eaves with decorative brackets
- Ceramic tile roof
- Smaller and less elaborate upper story windows
- Round arches above doors or first story windows
- Entrance accented by classical columns or pilasters
- A symmetrical façade
- Exterior walls are typically clad in stone, stucco, or brick
- Common decorative details include quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt courses



1700 Allen Avenue, Pasadena
AIN: 5852002058



2025 Midlothian Drive, Altadena
AIN: 5854018012



2266 N Holliston Avenue, Altadena
AIN: 8547021017



3244 E Green Street, Pasadena
AIN: 5754016033

⁴³³ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 496–508.

FRENCH REVIVAL (1919-1940)

Often reflecting an interpretation of a French country home, the French Revival style grew in popularity after veteran’s exposure to the French countryside during World War I. Articles were published by designers such as Frank Josph Forster and Walter Davis.⁴³⁴ Davis, famously, designed an apartment court in Hollywood known as the “The French Village” in 1920.⁴³⁵ Architects and builders who had previously worked primarily in the Tudor style had shifted to French eclectic by the 1930s.

*Character-Defining Features*⁴³⁶

- Classical proportion and symmetry
- Balconies and second-story overhangs
- Dormers
- Half-timbering
- Horizontal massing
- Massing and fenestration irregular
- Roofs with long pitches, may be steeply pitched, hipped, clipped
- Stucco, brick, and stone exteriors
- Village feel
- White or lightly colored walls
- Windows are typically double-hung sash, with multi-pane glazing, and are often grouped in pairs



2232 California Avenue, Monrovia
AIN: 8521004056



2160 San Pasqual Street, Pasadena
AIN: 5329010023

⁴³⁴ McAlester, 494.

⁴³⁵ The French Village was demolished in 1951 to make way for the 101 Freeway. “The French Village (1921–1951),” Before the 101, September 2, 2022, <https://www.beforethe101.com/post/french-village-hollywood>.

⁴³⁶ SurveyLA, “Los Angeles Citywide Historic Context Statement: Architecture and Engineering, 1919–1950,” prepared for the City of Los Angeles Department of City Planning, January 2016, 11, https://planning.lacity.org/odocument/5997064e-8a5b-4bd4-a26d-c6009582e847/PeriodRevival_1919-1950.pdf.



6813 N Lotus Drive, San Gabriel
AIN: 5381002018



1947 San Pasqual Street, Pasadena
AIN: 5330019006

TUDOR REVIVAL (1920-1950)

Tudor revival architecture was loosely based upon the architecture of Medieval English architecture. The style originated in Britain during the mid-19th century, making its way to the United States by century's end. Early Tudor Revival buildings in America tended to actually reflect English designs from the Tudor period and were typically monumental buildings designed by architects. In the 20th century, the grandeur of the early Tudor Revival gave way to stylistic choices that more closely reflected medieval cottages. During the 1920s and 1930s Tudor Revival increased significantly in popularity. The heightened popularity was due in part to the emergence of masonry veneering techniques. The character of these later Tudor Revival homes can vary dramatically depending on availability of materials and the builder or architect's approach to Tudor Revival. Tudor Revival homes do not have a set floor plan and do not require symmetry, allowing designers and builders a greater degree of freedom.

*Character-Defining Features*⁴³⁷

- Steeply pitched (usually side-gable) roof
- One or more prominent front-gables on primary elevation
- Round or Tudor arch front door or entry porch
- Decorative half-timbering
- Tall, narrow windows with multi-pane glazing
- Massive chimneys

⁴³⁷ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 448–466.



664 Alameda Street, Altadena
AIN: 5839011002



731 Madre Street, East Pasadena
AIN: 5377020012



319 Bonita Avenue, Pasadena
AIN: 5330010004



529 Winstone Avenue, Pasadena
AIN: 5331001018

MONTEREY STYLE (1929-1942)

Evolving from Greek Revival styles that were popular along the East Coast, Monterey style draws its name from the location in which it was most popular, that of Monterey, California. Monterey Style shares many defining features with Spanish Colonial Revival, as it draws inspiration from the colonial houses of Northern California from the Spanish era. Thomas Oliver Larkin, an owner and designer of a large house in Monterey, is widely considered a pioneer of the style.⁴³⁸ Notably, Monterey Style homes feature full-length balconies, often on the second story.

⁴³⁸ McAlester, 537.

*Character-Defining Features*⁴³⁹

- Rectangular or L-shaped plans
- Typically two-stories
- On the second floor of the primary façade, there is often a wide, shaded balcony with square or turned wooden posts
- Exterior cladding is generally brick, wood, or stucco.
- Frequently, different materials are used for first and second floor cladding (e.g., wood siding over brick).
- Roofs have a low pitch and are covered with clay tile or wood shingles
- Rafters and brackets are often exposed in the eaves
- Short chimneys are usually placed at one or both sides of the gable ends.⁴⁴⁰
- Windows are typically multi-paned and either casement or double-hung sash, and doors are single or paired.
- Windows and doors are generally of wood, with American Colonial surrounds.
- Windows are often paired and flanked by decorative wood shutters.⁴⁴¹



2098 N Roosevelt Avenue, Altadena
AIN: 58570222071



528 Alameda Street, Altadena
AIN: 5839015010

⁴³⁹ SurveyLA, “Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850–1980, Monterey Revival, 1929–1942,” January 1, 2014, 105–106.

⁴⁴⁰ Virginia and Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf, Inc., 19854), 431.

⁴⁴¹ *Ibid.*, 431.



1956 San Pasqual Street, Pasadena
AIN: 5329008013



2037 San Pasqual Street, Pasadena
AIN: 5330016005

Craftsman (American and English) (1905-1930)

Craftsman, as an architectural style, was derived from the Arts and Crafts Movement which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. The Arts and Crafts Movement called for a return to honesty and utility in design, handcrafted construction, and the use of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The Craftsman style was adaptable across socioeconomic categories and included both large finely crafted homes for the affluent class, and small modestly built cottages or bungalows for the working class. In contrast to earlier styles, the bungalow was intended for the servant-less household and could be built by either an unskilled builder using plans from books or with kits fully cut and shipped from mail-order houses. The Craftsman style was publicized extensively in lifestyle magazines of the period, which led to a flourishing of pattern books, some of which offered prefabricated “kit” components for on-site assembly such as products by Sears Roebuck and Company and Pacific Ready-Cut Homes. In other examples, architects and master builders used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.⁴⁴²

The Craftsman style has a generally recognized national period of significance of 1905 to 1930 during the time when this style was most

⁴⁴² “Santa Monica Historical Resources Inventory,” 1985–86 Final Report.

common.⁴⁴³ Craftsman single-family residences dating from 1905 to 1930 are associated with the architectural styles and culture of early 20th century residential architecture. They illustrate the broad influence of the Arts and Crafts Movement on the local architects, designers, and builders working in Los Angeles during the first few decades of the 20th century. Furthermore, they represent the identity and values of the occupants, who found in this style and method of construction a means by which to satisfactorily accommodate themselves and their families economically, and to express their individuality by selecting from and combining a wide variety of plans, window treatments, door treatments, porches, and architectural features then available.

English-style Craftsman Homes more closely resemble Arts and Crafts style residences with more curvilinear angles and the emphasis on organic materials and hand workmanship.

Character-Defining Features

- Square or rectangular shaped cottages
- One to one-and-one half stories
- Wood frame structures typically clad with shingle or clapboard siding
- Use of natural materials such as stone
- Emphasis on handcraftsmanship
- Integration into the landscape and incorporation of the local climate
- Broad horizontality with multilevel deep projecting eaves
- Low-pitched hipped or gabled roofs
- Exposed roof beams and rafter tails, decorative brackets, or knee braces
- Prominent entry porches and sleeping porches
- Full or partial-width porches with battered or square porch posts and/or masonry piers
- Rectangular windows, usually sash over sash; simple wood-frame surrounds
- Bungalow type dwellings may also contain elements of the Spanish, Stick, Tudor, Colonial Revival, or Japanese styles

⁴⁴³ David Gebhard, "The Myth and Power of Place," in Canizaro, Vincent. ed., *Architectural Regionalism: Collected Writings on Place, Identity, Modernity, and Tradition* (Princeton, NJ: Princeton Architectural Press, 2007).



2139 Mountain Avenue, Duarte
AIN: 8521009026



6549 N Vista Street, San Gabriel
AIN: 5375008012



1494 Pepper Drive, Pasadena
AIN: 5853014016



1627 Homewood Drive, Altadena
AIN: 5846004023

Prairie (1905-1915)

An evolution of the Craftsman style, Prairie style is most commonly associated with the work of Frank Lloyd Wright and other midwestern architects. Though inspired by the same Arts and Crafts ideas as Craftsman style, many of the architects associated with Prairie style embraced the goal of creating a truly American style of architecture. While there are some commercial and civic examples, the Prairie style saw its most popular expression in residential architecture. It was notably a short-lived style, rising and falling in popularity between 1905 and 1915.⁴⁴⁴

Character-Defining Features⁴⁴⁵

- Two-story boxes clad in stucco with one-story wings
- Emphasis on horizontal planes

⁴⁴⁴ McAlester, 552.

⁴⁴⁵ SurveyLA, "Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850–1980, Arts and Crafts Movement," June 2016, 29, https://planning.lacity.org/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf.

SIGNIFICANT THEMES

- Low-pitched hipped or flat roofs
- Broad, overhanging, boxed eaves sometimes supported by decorative brackets
- Deeply recessed or projecting front entry porches
- Bands of windows with shared projecting sills
- Tripartite windows or casement windows grouped together
- Double-hung windows sometimes found on vernacular examples



1325 E Altadena Drive, Altadena
AIN: 5844016019



764 Michigan Blvd, Pasadena
AIN: 5378021020

FHA Home/Minimal Traditional/American Small House (1930-1955)

This house style is referred to as the FHA House or sometimes the American Small House. This house type often contains little to no style, unlike the Period Revival houses of the earlier decade.⁴⁴⁶ Decorative detailing and complex rooflines were eliminated, and house plans were compact to achieve a cost-efficient option for homeowners and builders. In addition to the houses with no style, some of the small houses of this period contained some historic detailing and are therefore referred to as Minimal Traditional.⁴⁴⁷

In 1931, Herbert Hoover held a house building and homeownership conference for committees to make recommendations for the design, construction, landscaping and financing of single-family houses.⁴⁴⁸ Efforts to this effect had already begun in the 1920s as part of the Small House Movement, led by architect bureaus, and the

⁴⁴⁶ This name was given by the Georgia Department of Historic Preservation after a survey revealed there was no appropriate name for these houses that fill many neighborhoods.

⁴⁴⁷ McAlester.

⁴⁴⁸ "The American Small House," Georgia Department of Natural Resources, Historic Preservation Division, accessed November 13, 2023,

<https://www.dca.ga.gov/sites/default/files/americansmallhouse.pdf>.

government-run Better Homes in America program.⁴⁴⁹ This continuation of the 1920s movement involved house plan books where homeowners or builders could construct architect-designed houses from blueprints received in the mail. By 1934, the National Housing Act was passed by Franklin D. Roosevelt which furthered recommendations for national home standards.⁴⁵⁰ The Federal Housing Administration (FHA) was formed which standardized house designs with the goal of quality construction techniques. As was true of the 1920s Small House Movement, architects became involved with the design for the compact houses beginning around 1935, as shown in *Architectural Forum's* special journal issue, *Book of Small Houses*, in 1936 and 1938. The FHA also released *Principles of Planning Small Houses* in 1936 along with other official house plan books that provided plans and tips for homebuilders. Mortgages were generated for homeowners who followed the standards outlined by the FHA which in turn allowed for smaller down payments for consumers.⁴⁵¹ In the 1950s, the FHA/Minimal Traditional house was replaced with the Ranch type.

Character-Defining Features

- Small, single-family house (approximately 900 sq feet)
- Simple, compact plans and massing
- Typically square in plan but sometimes rectangular
- One story
- Wood frame construction with standardized building materials (dimensioned lumber, windows, doors, etc.)
- Minimum of three rooms (living room, kitchen, and bedroom) and maximum of five rooms
- Hallways were often eliminated
- Front door usually centered
- Gable roof, low or intermediate pitch. Roof eaves with little to no overhang.
- Composition (asphalt) shingle roofs
- Secondary material in gable such as scalloped detail that may be painted the same color (as recommended by the FHA)
- Wood siding and asbestos siding in the form of shingles. Some may have brick veneer but this is more rare. Some have stucco walls.
- Small entry porch and platform steps
- Windows traditional in form and placement. Double-hung, multi-pane 1/1, paired double-hung towards the corners of the house and bay windows

⁴⁴⁹ David L. Ames, Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," U.S. Department of the Interior, National Park Service, September 2002, 59.

⁴⁵⁰ "The American Small House."

⁴⁵¹ "The American Small House."

SIGNIFICANT THEMES

- May contain some historical detailing such as a porch entrance or Colonial-style shutters or may contain no identifiable style or historical detailing
- Decorative porch rail



6842 N Muscatel Avenue, San Gabriel
AIN: 5379016014



11140 Daneswood Drive, Arcadia
AIN: 8573027015



11248 Lynrose Street, Arcadia
AIN: 8573025005



11119 Lynrose Street, Arcadia
AIN: 8573023013

Postwar Minimal (1945-1960)

The postwar minimal house type is a continuation of the small houses of the 1920s through mid-1940s yet the number of houses built after World War II far exceeds the construction of houses before World War II. This typology is smaller than bungalows and cottages of earlier periods with some being only 750 square feet. These houses were also referred to as G.I. Houses since their massive construction helped fill a housing need for returning veterans, and families with young children also created a large demand for these affordable houses. Builders met the demand by constructing tracts of postwar minimal houses, often using a single floor plan throughout the entire tract. Often the only

variation was the alternation of hip and gable roofs, slightly different fenestration, and paint colors. The ½ story Cape Cod form was popular around the country but in California the single-story postwar minimal dominated tract developments.⁴⁵² The postwar minimal contains many of the features of the prewar minimal, yet the distinguishing feature is the multipane picture window.

Character-Defining Features⁴⁵³

- Compact averaging 750-1,020 square feet
- Simple, compact plans
- Typically single-story
- Stucco and wood siding for cladding often combined on one house
- Lapped and board-and-batten siding also common or wood shingle
- Concrete block construction rather than wood framing
- Minimal roof overhangs
- Composition roof shingles
- Variety achieved by alternating hip and gable designs
- Porches reduced to a small, covered area at the entrance
- Attached garages that are wood one-piece tilt -up. Geometric wood trim on the garage doors
- Double-hung sash in 2/2, 4/4 and 4/1 configurations and sash divided into two panes by a horizontal muntin.
- Steel casement sash windows divided by horizontal muntins.
- Multipane floor to ceiling height picture windows. Glazing included 9 or 12 panes of equal size with all the panes fixed or a few panes along the sides or bottom operable such as casement or awning sashes.
- Picture windows typically floor to ceiling in height and the dominant feature within the minimal façade



261 Andre Street, Monrovia
AIN: 5834014011



3204 Orlando Road, Pasadena
AIN: 5377025018

⁴⁵² "Tract Housing in California," 69–70.

⁴⁵³ "Tract Housing in California," 69–70.



2881 Ashmont Avenue, Arcadia
AIN: 8511023064



333 E Camino Real Street, Monrovia
AIN: 8534013033

MODERNISM (1930-1975)

Mid-Century Modern style architecture is a regional derivative of the International Style and was widely constructed in Post-World War II Los Angeles and its environs. It was used for both residential and commercial buildings. High or International Style modernism conforms to specific character-defining features as discussed by Henry-Russell Hitchcock and Phillip Johnson in their seminal 1932 publication, *The International Style*, and state that buildings must have a rectilinear form, open floor plan articulated through materials, and lack of ornamentation. The International Style tenants diffused in local culture. In 1945, John Entenza initiated the Case Study program in Los Angeles through his magazine, *Arts & Architecture*, in an effort to bring High Style modernist design to the masses through affordable and functional housing. In addition, modernist architectural design was suitable to the Southern California climate through its use of glass to emulate an ideal of indoor/outdoor living. Local and vernacular interpretations of the International Style allowed for less formality through the use of materials, forms, and spatial arrangements. Mid-Century Modern architecture is more modest than the International Style and emphasis is often placed on stylized architectural focal points and features.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements.

Character-Defining Features⁴⁵⁴

- Simple geometric forms
- Post-and-beam construction
- Sleek, simplified geometry
- Asymmetrical, intersecting angular planes of masonry volumes
- Flat or low-pitched gabled roofs often with overhanging eaves
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Glass curtain walls
- Experimentation with the newest technologies of the period and materials such as concrete, aluminum and glass



2151 Sinaloa Avenue, Altadena
AIN: 5847025002



3235 Barhite Street, Pasadena
AIN: 5860019024



3244 E Green Street, Pasadena
AIN: 5754016033



1601 Crest Drive, Altadena
AIN: 5844026016

⁴⁵⁴ Architectural Resources Group and ICF International, “Los Angeles Citywide Historic Context Statement: LA Modernism, 1919–1980,” prepared for the City of Los Angeles Department of City Planning, August 2021, 134, https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf.

INDIVIDUAL RESOURCES

The following Mid-Century Modern Homes are all potentially significant as individual resources under Criterion 3/C for their association with notable architects or builders, or as a significant example of the Mid-Century Modern Style.

1981 Meadowbrook Road, Altadena (1934)

William Beard House, designed by Richard Neutra. This house is particularly notable for its all-steel construction, developed because of the risk of forest fires in the San Gabriel mountains. The house also features “early examples of sliding glass and steel doors”, later hallmarks of Neutra’s residential designs.⁴⁵⁵



596 East Punahou Street, Altadena

Pauline K. Lowe House, designed by Harwell Hamilton Harris, reflected an early Ranch house design with Japanese elements. Architectural writer David Gebhart refers to this house as “an impressive classic of the 1930s” but also notes that it has been altered.⁴⁵⁶

The following three houses were constructed as a part of the Case Study House Program, which was announced by Arts and Architecture

⁴⁵⁵ “William and Melba Beard House,” Neutra Institute for Survival Through Design, accessed January 8, 2024, <https://neutra.org/project/william-and-melba-beard-house/>.

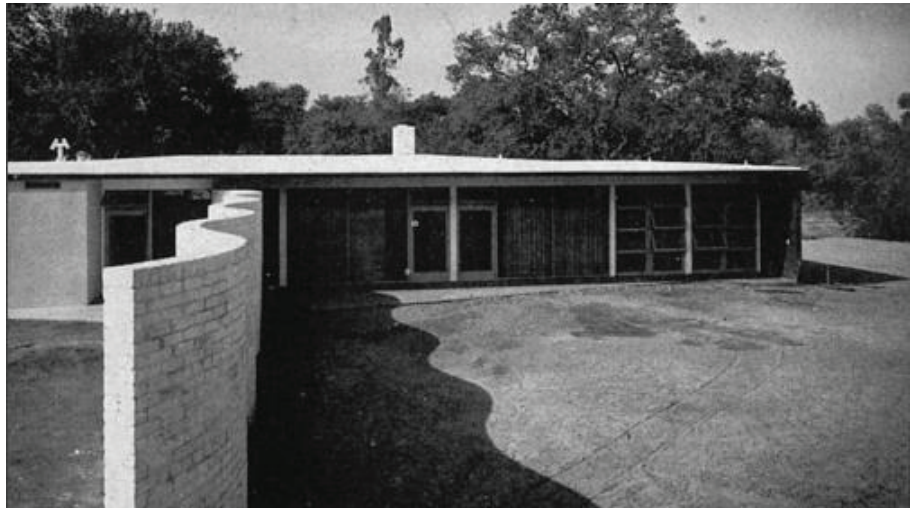
⁴⁵⁶ “An Architectural Guidebook to Los Angeles,” 388.

Magazine in 1945 in order to rethink what was possible in the post-war housing. According to the initial announcement of the program:

Each architect takes upon himself the responsibility of designing a house which would under all ordinary conditions be subject to the usual (and sometimes regrettable) building restrictions. The house must be capable of duplication and in no sense be an individual "performance".⁴⁵⁷

Originally planned for eight houses, the project eventually expanded to twenty constructed homes out of a total of 36 prototypes and designs published in the magazine. None of these homes are able to be clearly seen from public right of way, therefore the photographs below are the photographs that accompanied their publication in *Arts and Architecture* magazine.

857 Chapea Road, Pasadena (1947)



Located within the Chapman Woods Subdivision, Case Study House No. 2 designed by Summer Spaulding and John Rex. Design began in 195, though the home was constructed in 1947.⁴⁵⁸

⁴⁵⁷ "Announcement: The Case Study House Program," *Arts and Architecture*, January 1945. http://www.artsandarchitecture.com/case.houses/pdf01/csh_announcement.pdf.

⁴⁵⁸ "Case Study House #02, Pasadena, CA," Pacific Coast Architecture Database, accessed January 8, 2024, <https://pcad.lib.washington.edu/building/1189/>.

6236 North Deerfield Avenue, San Gabriel (1948)



Located in the East Pasadena-East San Gabriel Planning Area, this house was designed by Thorton Abell in 1945 with construction of the house occurring from 1947 to 1948.⁴⁵⁹

2275 Santa Rosa Avenue, Altadena (1958)

The 20th house in the Case Study series, this was a collaborative project between Buff, Straub, and Hensman Architectural Firm and Eckbo, Dean, and Williams as Landscape Architects, this U-shaped house was designed for Saul Bass, a graphic designer who reportedly worked closely with the architects on its design.⁴⁶⁰



⁴⁵⁹ "Case Study House #07, San Gabriel, CA," Pacific Coast Architecture Database, accessed January 8, 2024, <https://pcad.lib.washington.edu/building/567/>.

⁴⁶⁰ "Case Study House #20, Altadena, CA", Pacific Coast Architectural Database, accessed January 8, 2024, <https://pcad.lib.washington.edu/building/729/>.

Ranch (1940-1975)

The Ranch architectural style became dominant throughout the United States from the 1940s to 1960s. In fact, during the decades of the 1950s and 1960s, it became the most popular architectural style applied to domestic buildings.⁴⁶¹ After World War II, simple, economical Ranch style houses were mass-produced to meet the growing housing demands of returning soldiers and their families. The replacement of streetcars with automobiles following World War II created an ease of travel, and ultimately led to the growth of suburbs outside the traditional city centers where homeowners were able to buy large, cheap lots. Larger lots meant bigger homes so the sprawling house, or the Ranch style, was born. The Ranch home was the ultimate symbol of the Postwar American dream: a large affordable home promising efficiency, safety, and casual living. The Ranch style was widely adopted for the suburbs. This was due in part to twentieth-century media, including magazines, television, and film media. The Ranch style was promoted in magazines such as *Sunset*, *Better Homes and Gardens*, *American Home*, and *House Beautiful*, as well as television shows and movies with Buffalo Bill, Will Rogers, and Gene Autry.⁴⁶²

The Ranch style is loosely based on early Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman or Bungalow styles and Prairie modernism pioneered by Frank Lloyd Wright in the early twentieth century.⁴⁶³ Cliff May is among the first designers credited with building Ranch-style homes. In 1931, May designed his first Ranch style house in San Diego, a faux-adobe hacienda sprawling around a backyard patio, with wide doors providing easy access to the outdoors. He attributed the inspiration for his designs to the extant California hacienda dwelling he had known as a child in San Diego, and described the style in the following way: “To me, the ranch [house], with cross-ventilation and rooms spread out and around courtyards, basic old California plan, seemed to be a much better way to live.”⁴⁶⁴ Cliff May’s modern homes epitomize the indoor-outdoor lifestyle of Southern California, fusing the open plan/open living philosophy with the traditional ranch house. His long, low designs managed to be both modern and traditional, celebrating a casually elegant, indoor-outdoor lifestyle, and drawing inspiration from

⁴⁶¹ Virginia Savage McAlester, *A Field Guide to American Houses* (Alfred A Knope, 2013), 602.

⁴⁶² Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004), 12.

⁴⁶³ Virginia McAlester and Lee McAlester, 479.

⁴⁶⁴ John Mack Faragher, “Bungalow and Ranch House: The Architectural Backwash of California,” *The Western Historical Quarterly* 32, 2 (Summer 2001), 165.

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California’s Spanish Mexican ranchos while embracing the latest technological gadgetry. With their low profile, large carports and garages, patios, and expansive horizontality, May’s modern ranch houses became synonymous with the nascent California lifestyle and were enthusiastically promoted by the popular Sunset magazine throughout the United States.⁴⁶⁵

Noted for his Ranch style residential tracts, the architect Edward Fickett promoted architect-designed home models and subdivisions. Between 1947 and 1953, Fickett designed approximately 18,000 houses for dozens of builders.⁴⁶⁶ Hallmarks of his designs include simple forms and clean lines keeping in mind economics, rectangular forms with distinctive entries and porches and post and beam construction. Often Fickett worked with the developer Ray Hommes to design large residential subdivisions. One of Fickett’s most notable tracts is the 1,000-home Sherman Park subdivision in the San Fernando Valley (1953).⁴⁶⁷

Other architects who contributed to the popularity of the Ranch style are William Wurster, Chris Choate, Palmer and Krisel, and A. Quincy Jones. Equally important are the developers, including Henry J. Kaiser, Fritz Burns, David Bohannon, and John F. Long, who developed Rolling Hills, San Lorenzo Village, and Panorama City.⁴⁶⁸

Alan Hess describes “The Ranch House” as follows:

From sprawling ramblers under cedar-shake roofs to the minimal ranches of mass-produced housing tracks; from sleek contemporary varieties to middle class ranches on quarter acre lots with board-and-batten siding, diamond window mullions, and dovecotes over the garage; from Colonial, Spanish, and French Country ranches to the open-plan ranch of family rooms and sliding glass doors—the ranch is the primary housing type from a period of American national expansion. It’s the face of the suburb, whether beloved or reviled.⁴⁶⁹

Ranch style houses are typically one-story with an L or U-shaped plan and feature a low-pitched gabled or hipped roof with a moderate or wide eave overhang, large windows, and an attached garage. The houses have general asymmetry and strong horizontal influence. The

⁴⁶⁵ Hess, “Ranch House,” 33.

⁴⁶⁶ Hess, “Ranch House,” 72.

⁴⁶⁷ Hess, “Ranch House,” 70–72.

⁴⁶⁸ Hess, “Ranch House,” 13.

⁴⁶⁹ Hess, “Ranch House,” 11.

exteriors are typically clad in natural, locally found materials, such as wood siding, stone, or brick. The interior features a simple, open floor plan blending functional spaces with sliding glass doors that provide direct access to the patio from the living area, woodwork, open trusses, and unpainted brick walls. Ribbon windows are common, as well as large picture windows in the living room. Partially enclosed courtyards and patios, borrowed from Spanish houses, are common features. The house plan is often rambling and suggestive of wings or additions.⁴⁷⁰

Character-Defining Features⁴⁷¹

- L, H, or U-shaped plan, larger houses may extend diagonally to form Y, X, or more complex plans
- Average of 1,500 sq feet with three or more bedrooms
- Elongated in form and low to the ground
- Horizontality emphasized with low pitch roof and broad overhangs
- Hipped, gabled or combination roof
- Roofs clad in asphalt shingles or cedar shakes for more rustic character
- Stucco and a variety of wood siding materials for the exterior
- Differing material of brick or stone in areas such as a wainscot below the level of the window sills
- House oriented towards the private rear yard with little to no fenestration on the façade except for the front door
- Attached two-car garage or carport often placed at the front
- Broad chimneys of brick
- Planters constructed of brick
- Front entrance only one or two steps above grade with covered entry area that is too small to be comfortably used as a porch
- Aluminum window sashes and frames
- Large picture windows on some but not floor to ceiling as the Postwar Minimal house
- Tripartite window designs with double-hung or casement sash flanking a fixed center sash
- Shallow windows set just above the eave with the sill above eye level, sometimes grouped in horizontal bands
- Tracts included more variety than the Postwar Minimal tracts with floor plans and exterior designs

Examples have been included of this section of Tract Ranch houses that don't appear to exhibit any dominant style. Some tract ranch houses contain a distinct style such as Rustic Ranch, Storybook, Asian Influence, or Contemporary which is detailed in the sections below.

⁴⁷⁰ Virginia McAlester and Lee McAlester, 479; Alan Hess, "Ranch House," 17.

⁴⁷¹ "Tract Housing," 78; Virginia McAlester and Lee McAlester, 479.

RANCH SUB-STYLE: ASIAN INFLUENCED (1960-1969)

Tract houses of the early to mid-1960s began to contain Asian influenced detailing on the exterior such as the upward flare at the corner of eaves, a slight change in roof pitch which suggested Asian roof forms in a cost-effective manner for merchant builders. The style on tract homes appeared in California in the late 1950s and was promoted by House Beautiful in the 1960s which may have led to its popularity.⁴⁷² Ideas inspired by Japanese architecture and house interiors were featured including an article entitled, “How Americans are Using Japanese Ideas.”⁴⁷³ The Asian style tract ranch houses were mass-produced by builders reaching height popularity in 1964. While not as common as the Storybook style, the Asian style could be found on many ranch houses in the 1960s. It was uncommon to find an entire subdivision of Asian style tract homes and the style was typically the minority style within tract developments. Similar to the Rustic Ranch and Storybook, clean lines in tract housing replaced the Asian style ranch house.

*Character-Defining Features*⁴⁷⁴

- Gable on hip roofs
- Latticework in the gables
- Projecting ridge beams with shaped ends
- Change of pitch or upward flare of the eaves at the ends of the roof ridge to suggest Asian roof forms
- Double-pitched roofs with a steeper gable portion atop a hip portion of lower pitch
- Regularly spaced trim boards that divide the walls into vertical panels
- Decorative wood screens or window grilles
- Geometric ornament of vaguely Asian inspiration on garage doors (it is rare to find extant examples)

⁴⁷² [Postwar Housing in California, 1945–1974](#), 87.

⁴⁷³ [Postwar Housing in California, 1945–1974](#), 88.

⁴⁷⁴ Caltrans, “Tract housing in California, 1945–1973,” Prepared for the California Department of Transportation, 2011, 87–88, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>; Virginia McAlester and Lee McAlester, 479.



2011 Agnolo Drive, Rosemead
AIN: 5277024030



8154 Lake Knoll Drive, Rosemead
AIN: 5279009026



1824 Charlotte Avenue, Rosemead
AIN: 5279018033



11264 Arrowood Street, Arcadia
AIN: 8572030025

RANCH SUB-STYLE: CONTEMPORARY (1945-1975)

Tract ranch examples, especially those designed for builders in the mid-20th century were designed in a contemporary, or modern style. Contemporary gave the typical tract ranch house a modern look and helped bring modern design to the masses.⁴⁷⁵ Architects such as Palmer and Krisel, Edward Fickett, and A. Quincy Jones and Claude Oakland were engaged by builders such as Joseph Eichler to design tracts of Ranch houses in the contemporary style.⁴⁷⁶ George and Robert Alexander engaged the architectural firm of Palmer and Krisel to design houses in tracts around Southern California. Flat roofs, open floor plans, and post-and-beam construction simplified the cost of construction, making this style appealing to merchant builders developing various tracts. Contemporary tracts of houses are rarer than those of traditional designs. The Contemporary house was most popular right after World War II and experienced the most popularity for

⁴⁷⁵ Caltrans, "Tract housing in California, 1945–1973," Prepared for the California Department of Transportation, 2011, 80, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.

⁴⁷⁶ [Postwar Housing in California, 1945–1974](#), 83.

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merchant builders in the 1950s. By the 1960s, the house style fell out of favor and was considered dated.⁴⁷⁷

*Character-Defining Features*⁴⁷⁸

- Simple geometric forms
- Post-and-beam construction
- Flat, butterfly, single-pitched, or low-pitched gabled roofs often with overhanging eaves
- Stucco and wood siding for exterior walls. Siding often applied vertically including board-and-batten and tongue-and-groove
- Simple glazing in triangular gable ends, flush mounted steel framed windows, or large single-paned wood-framed windows
- Horizontal bands of windows with contrasting materials sometimes surrounded by wood trim
- Extensive glazing in the rear
- Brick or stone often used as primary accent material
- Masonry areas of concrete block, sometimes with patterns on the faces and set in stack bond
- Screen walls of open concrete block to form entries and patios
- Plain, solid entrance doors with sidelights or transoms
- Carports rather than garages.
- Steel pipe columns or slender wood posts supporting roof overhangs, canopies, and carport roofs



1719 Kellner Avenue, Rosemead
AIN: 5279019023



8346 Elsmore Drive, Rosemead
AIN: 5279020026

⁴⁷⁷ [Postwar Housing in California, 1945–1974](#), 85.

⁴⁷⁸ Caltrans, "Tract housing in California, 1945–1973," Prepared for the California Department of Transportation, 2011, 80–85, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.



11260 Daneswood Drive, Arcadia
AIN: 8573028014

RANCH SUB-STYLE: RUSTIC RANCH (1945-1965)

The Rustic Ranch style can be found on builder homes of the early 1950s. The style generally conveyed the rural or agricultural traditions of the American West as perceived by Hollywood and not actual Western rural vernacular buildings.⁴⁷⁹ Suburban Rustic Ranch houses were on small lots that could not contain farms or ranches of the Western rural tradition but were made to give homeowners a sense of living on a semi-rural estate.⁴⁸⁰ Masculinity was evoked by the features that could be found in this style house. The Rustic Ranch fell out of fashion by the mid-1960s. Some examples continued to be built but much of the decorative detailing was replaced with a plainer style for the Rustic Ranch.⁴⁸¹

Character-Defining Features⁴⁸²

- Board-and-batten siding combined with other wood siding, stucco, or areas of masonry
- Exposed and shaped rafter tails
- Projecting ridge beams
- Cedar shake roof cladding
- X-bracing on garage doors
- Diamond-pane windows with wood muntins
- Porch posts with decorative knee-braces
- Shaped brackets supporting pent roofs or roof overhangs
- Birdhouses or dovecotes attached to the roof or incorporated into the gable walls. The birdhouses and dovecotes were purely decorative with the holes painted on.

⁴⁷⁹ [Postwar Housing in California, 1945–1974](#), 85.

⁴⁸⁰ [Postwar Housing in California, 1945–1974](#), 85.

⁴⁸¹ [Postwar Housing in California, 1945–1974](#), 87.

⁴⁸² Caltrans, "Tract housing in California, 1945–1973," Prepared for the California Department of Transportation, 2011, 85–87, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.



454 Northcliff Road, Pasadena
AIN: 5748032028



6835 N Vista Street, San Gabriel
AIN: 5376036049

RANCH SUB-STYLE: STORYBOOK (1955-1965)

A feminine style known as Storybook followed the Rustic Ranch style. After Disneyland opened in Southern California in 1955, the style began to appear in the Los Angeles area and also became known as the Disneyland style.⁴⁸³ The Storybook style pushed back against minimal contemporary architecture of the period and romantic charm was a key element as part of the designs. Fairy tale and rural traditions were associated with the houses with many features of the Rustic Ranch along with elements of Tudor Revival and other period styles of the 1920s and 1930s. The style became popular with homeowners in the region and merchant builders quickly began to favor this style for tract developments. Developments by builders advertised “Cinderella Homes” and gave new subdivisions fairy-tale imagery names such as “Princess Park.”⁴⁸⁴ The common features were applied in various ways to create a sense of a unique design for houses within the same tract. Typically, developers used a few different floor plans and created variety with the exterior of the tract houses.⁴⁸⁵ The market in Southern California was saturated with this style house and the quaintness fell out of fashion with consumers by the early 1960s.

*Character-Defining Features*⁴⁸⁶

- Incorporation of Rustic Ranch features
- Tudor Revival or other Period Revival elements
- Asymmetrical gable roofs

⁴⁸³ [Postwar Housing in California, 1945–1974](#), 86.

⁴⁸⁴ [Postwar Housing in California, 1945–1974](#), 87.

⁴⁸⁵ [Postwar Housing in California, 1945–1974](#), 86.

⁴⁸⁶ Caltrans, “Tract housing in California, 1945–1973,” Prepared for the California Department of Transportation, 2011, 85–87, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.

- Concave catslide' roofs, often extending well below the main eave line
- Two or more siding materials such as board-and-batten or shingle siding
- Stucco exterior walls
- Planter boxes below windows
- Decorative window trim and shutters
- Scalloped or shaped bargeboards and decorative details
- Corbel blocks or brackets supporting shallow gable overhangs



5002 N Burton Avenue, San Gabriel
AIN: 5388033064



11172 Wildflower Road, Temple City
AIN: 8573033026

RELIGION AND SPIRITUALITY

Overview

Most of the religious properties in the planning areas were originally constructed for the prominently White and Christian communities, however, with the demographic shifts that resulted in the WSGV Planning Area being majority Asian, many of these religious facilities now administer services in a variety of languages and serve a multi-ethnic congregation. Resources that have previously been surveyed and recommended eligible for the National Register or California Register or listed in the National Register or California Register include:

- Church, Rectory Building, Grotto and Flower Shrine of St. Elizabeth of Hungary Catholic Church; 1845 Lake Avenue, Altadena; 1S status code.
- Altadena Community Church; 943 E Altadena Drive, Altadena; 2S2 status code.
- Church of the Annunciation; 1307 E Longden Drive, South Monrovia Islands; 2S2 status code.

The two most significant religious resources located within the survey area were Mountain View Cemetery and Mausoleum in Altadena, and St. Luke of the Mountains Church in La Crescenta.

MOUNTAIN VIEW CEMETERY AND MAUSOLEUM, ALTADENA (1882)

Americans largely buried their dead on their own homesteads or private land until the 1800s, when the practice of setting aside specific places for the dead in the form of “rural type” parks was imported to American cities, largely from England and France. The vast majority of large, garden cemeteries in the US were in New England until the carnage of the American Civil War shifted the norms around death culture in the United States. Post-war, these large cemeteries drew inspiration from the City Beautiful urban planning movement and the grandiose architecture of the “White City” at the Chicago World’s Fair.⁴⁸⁷ There is one cemetery and one mausoleum located in the planning area; both are in Altadena.

The Mountain View Cemetery and Mausoleum was established in 1882 by the Giddings family, who still own and operate the cemetery to this day. Levi Giddings, one of the early pioneers of Pasadena who operated the cemetery with his son, founded the cemetery after the sale of adjacent land necessitated the reinternment of his daughters’ grave. Hoping to ensure that other family burials did not have to endure a similar fate, 23 acres were set aside as a cemetery, which was initially used as a picnic site and common location for Memorial Day parades.⁴⁸⁸ The City of Pasadena was incorporated in 1886 and the city boundaries did not include the cemetery, beginning a planning tradition that lasted over a century that ensured cemeteries did not exist within Pasadena city limits. Because of this, many founding families and famous residents of Pasadena are, in fact, buried in Altadena.⁴⁸⁹ There are a significant number of military burials in Mountain View, including over 700 Union soldiers and over 70 Confederate veterans.⁴⁹⁰ The grounds are dotted with sycamore, eucalyptus and oak trees between carved gravestones and memorial sculptures.

⁴⁸⁷ National Register Bulletin 41.

⁴⁸⁸ Pomeroy, Elizabeth. *Lost and Found II: More Historic and Natural Landmarks Under Southern California Skies*. Pasadena, CA: Many Moons Press, 2002, 6-7.

⁴⁸⁹ Richard Winton, “In Search of Eternal Rest in Pasadena,” *Los Angeles Times*, November 30, 1997, <https://www.latimes.com/archives/la-xpm-1997-nov-30-me-59182-story.html>.

⁴⁹⁰ “A Profound Walk Through History This Memorial Day at Mountain View Cemetery,” *Pasadena Now*, May 29, 2022, <https://www.pasadenanow.com/weekendr/a-profound-walk-through-history-this-memorial-day-at-mountain-view-cemetery/>.

As cremation became a more common option for residents of the San Gabriel Valley, mausoleums began to be constructed in the area. The Mountain View Mausoleum, located at the south end of Mountain View Cemetery, was designed by Cecil E. Bryan, notable as the architect of over eighty mausoleums. Having trained under Frank Lloyd Wright, Bryan considered Mountain View his favorite work and was interred there after his death in 1951. The mausoleum features a maze of hallways and ornate stained glass, in addition to original furnishings and chandeliers. The Mountain View Mausoleum and the nearby Pasadena Mausoleum were purchased by Mountain View Cemetery in 1971 and expanded the overall acreage to 50 acres. A modern addition was added in the 1990s.

Because of its proximity to Hollywood and the motion picture industry, Mountain View Cemetery contains a steel-walled grave with ladders embedded in the side, which has been featured in over 300 films and television shows.

ST. LUKE'S OF THE MOUNTAINS EPISCOPAL CHURCH, LA CRESCENTA (1924)

Originally designed by renowned artist and local resident Seymour Thomas, St. Luke's of the Mountains Episcopal Church was constructed in 1923/1924 on donated land at the corner of Foothill Boulevard and Rosemont Avenue. The stunning design features stonework from locally sourced field stones as well as stained glass windows from the historic Judson Studios in Los Angeles. A youth center located on the church campus is housed in the original La Crescenta Fire Station No. 19, which is also constructed from locally sourced rocks.

OTHER POTENTIALLY SIGNIFICANT RELIGIOUS RESOURCES



Altadena Seventh-Day Adventist Church
2609 Lincoln Avenue, Altadena



Altadena Community Church
943 E. Altadena Drive, Altadena

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AIN: 5828016026
Date of Construction: 1967



Christian Science Church and Reading Room
942 E. Altadena Drive
AIN: 5845001001
Date of Construction: 1949

AIN: 5844001013
Date of Construction: 1947



Hillside Tabernacle City of Faith Arnold Family Funeral Home
2561 N. Fair Oaks Avenue
AIN: 58350110250
Date of Construction: 1963



First Presbyterian Church
2775 Lincoln Avenue
AIN: 5828009013
Date of Construction: 1967

EAST PASADENA-EAST SAN GABRIEL



New Hope Church
700 S. Rosemead Boulevard
AIN: 5378012022
Date of Construction: 1963

KINNELOA MESA RESOURCES



Unite Church
1727 Kinneloa Mesa Canyon Road
AIN: 5860013012
Date of Construction: 1970

LA CRESCENTA-MONTROSE RESOURCES



Holy Redeemer Catholic Church
2411 Montrose Avenue
AIN: 5807001030
Date of Construction: 1926/1928



St. Luke's of the Mountains Episcopal Church
2560 Foothill Boulevard
AIN: 5804001033
Date of Construction: 1930
AIN: 5804001033
Date of Construction 1930

SOUTH MONROVIA ISLANDS RESOURCES



Annunciation Catholic Church
1307 E. Longden Avenue



Calvary Grace Church
2520 Peck Road

AIN: 8511015016
Date of Construction 1950

AIN: 8510019024
Date of Construction 1958

Registration Requirements

Theme

- Religious Properties.

Period of Significance

- 1880–1979.

Associated Property Types

- Churches, synagogues, temples or any place of community worship or religious activities. Can include associated parish halls, staff residences or even parochial schools.

Eligibility Standards

- Originally constructed as a religious or faith-based building for the purposes of worship.

Character-Defining Features

- Retains character-defining features from period of significance.
- May reflect the religious and social needs of a community and its residents.
- May be significant for its association with individuals who hold local, state, or national levels of significance.
- May be significant for its association with the neighborhood's social history.

Recommendations

The Historic Context Statement recommendations presented below are intended to guide future planning and preservation efforts for the County of Los Angeles and to inform Land Use policies in the WSGV Planning Area, such as the creation of the WSGV Area Plan's Historic Preservation Element. These recommendations build on those provided by Dudek as a part of the 2002 Los Angeles County Metro Area Plan Historic Context Statement.

DESIGNATE COUNTY-LEVEL RESOURCES

Los Angeles County adopted a Historic Preservation Ordinance in 2015, however only eleven County Landmarks and no Districts have been designated since then. Los Angeles, Pasadena, and other municipalities in the region survey and designate resources at the local, state, and national levels, on a regular basis, and the County should be educating the public and promoting this process at any available opportunity. There are numerous opportunities to nominate selected individual resources as well as a potential district. ESA recommends the County increase the number of Landmark Properties and Districts through the following:

- Promote the Landmark designation process at any public opportunity. Develop a short pamphlet that details the specifics of the process and provides examples of previous designations throughout the county. Many historians are not aware that Los Angeles County has its own Historic Preservation Ordinance and designation process, and the general public is equally ignorant.
- Provide technical and/or financial assistance to individuals and community groups that would likely be interested in nominating potential Landmarks. Examples include Altadena Heritage, Pasadena Heritage, and the Ramona Museum of California History.
- Commission contexts of various thematic, geographical, or cultural studies that can serve as framework for multiple nominations. See below, as well as the study list.
- Provide an easy-to-access initial guide on the County's Historic Preservation website with a layman's guide to Historic Preservation research and the nomination process, in addition to publicizing the benefits and process to qualify for Mills Act tax credits.

PURSUE AN ETHNIC AND CULTURAL THEMATIC STUDY OF FOR AN ASIAN AMERICAN CONTEXT

The currently demographic character of the WSGV is heavily dominated by Asian and Asian American residents, most of whom emigrated to the United States after federal immigration laws changed in 1965. Many of their descendants have remained in the area, and the SGV contains one of the highest concentrations of Asian-American residents in the entire country. While the built environments of the WSGV communities largely predate this population shift and may not accurately reflect this associated cultural history, it is nevertheless a defining characteristic of the communities and significant.

INCREASE COMMUNITY KNOWLEDGE OF LOCAL HISTORY TO INSPIRE THE PRESERVATION OF THE BUILT ENVIRONMENT

This would also involve outreach in a variety of languages and solicitation of community stories and further history, specifically of the communities that have arrived in the WSGV following the Immigration reform of the late-1960s. Only a handful of the areas represented have historic development patterns that extend back multiple generations, and newer residents are unlikely to be aware of significant history that occurred in their community before their families' arrival. Additionally, the large wave of Asian immigrants that arrived in the last three decades of the 20th century represent significant cultural history within in its right, that should be preserved and celebrated. Overall, encourage local ownership and civic pride for each community in the WSGV.

Whittier Narrows, in particular, contains sites of significant importance to the local Tongva and Kizh peoples. Interpretation should be undertaken with tribal consultations for programming, in addition to promoting cooperative efforts between schools, libraries, and other interested groups, such as local historical societies, in planning celebrations and other activities involving historical resources or cultural traditions.

PRESERVE KNOWN HISTORIC RESOURCES

The windshield survey identified potential historic resources, many of which were indicated in the HCS. Funding and time should be prioritized for full evaluations of these resources, in addition to streamlining the nomination process if these are found to be significant.

Potential Districts (Geographically Contingent):

- Park Planned Homes, subdivision designed by Gregory Ain
- Chapman Woods neighborhood
- Altadena Commercial Corridor
- Altadena Grand Estates
- San Pasqual Grand Homes
 - Period Revival estates
 - Pre-WWII smaller tract

Multiple Property Listings (Thematic)

- Stone Homes of La Crescenta-Montrose
- Remnants of Montrose, first planned community in WSGV
- Mid-Century Apartment Buildings
- Altadena Grand Estates, potentially organized by architect
- Altadena Equestrian Culture and Trails

Conduct More In-Depth Studies of Priority Communities

While the completion of windshield surveys and the HCS are critical first steps to streamline the process of identifying historic properties and neighborhoods, more in-depth surveys of prioritized Planning Areas are needed to provide a more in-depth understandings of patterns of development and resources.

Priorities

- Altadena
- La Crescenta-Montrose

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APPENDIX A Study List

Potentially significant historic resources are mentioned throughout the Historic Context Statement's *Significant Themes* section. The following list is not intended to be exhaustive; rather, it serves as a base for future study of potentially historically significant events and individuals within the planning area.

All Areas

GENERAL WEST SAN GABRIEL VALLEY EVENTS (MAY OR MAY NOT INVOLVE LOCATIONS WITHIN THE PLANNING AREA)

- Construction/relocation of Mission San Gabriel
- Citrus farming in the WSGV
- Southern Pacific Railroad
- Atchison, Topeka, and Santa Fe Railroad
- Anti-Chinese sentiment in late 1880s–1890s
- Land Boom of the late 1800s
- Recreation within the San Gabriel Mountains
- Oil discovery in Montebello Hills

APPENDIX A. STUDY LIST

- Creation of the LA County Flood Control District
- Japanese Internment and resettlement
- Expansion of the GI Bill
- Los Angeles County Highway Plan and construction
- 1933 El Monte Berry Stroke
- Executive Order 9066

IMPORTANT PEOPLE

- Leonard Rose
- William Wolfskill
- Henry Huntington

Altadena

KEY EVENTS

- Development of the Mount Lowe Railway
- Development of tuberculosis sanitoriums (La Vina, in particular)
- Beginning of Christmas Tree Lane
- Pro-Hitler rallies at Farnsworth Park
- Pasadena Unified busing and desegregation

IMPORTANT PEOPLE

- Dr. John S. Griffin
- Benjamin “Don Benito” Wilson
- Manuel Garfias
- Benajmin S. Eaton
- Daniel Berry
- John and Frederick Woodbury
- Andrew McNally
- Wallace Neff
- Zane Grey
- Octavia Butler
- Gregory Ain
- James Shorb

- Thaddeus Lowe
- Richard Fenymen
- Norman Family/Norman's Nursey

East Pasadena-East San Gabriel

KEY EVENTS

- Resistance to annexation
- Opening of Chapman Woods

IMPORTANT PEOPLE

- Alfred B. Chapman
- Jim Steward
- Ben Quigley
- Sunny Slope Ranch

Kinneloa Mesa

KEY EVENTS

- Caltech Eaton Canyon Project
- La Viña Sanitorium

IMPORTANT PEOPLE

- Abbott Kinney
- Innes Kinney
- Dr. Henry Stehman
- Charles James Fox II
- Eaton Canyon Project

La Crescenta-Montrose

KEY EVENTS

- First planned subdivision in the WSGV
- Opening day for Montrose BBW
- Development of Indian Springs resort
- Opening of "Dinky" railroad
- Annexation pressures by Glendale

APPENDIX A. STUDY LIST

- Flood of 1934
- Construction of St. Luke of the Mountains' Church

IMPORTANT PEOPLE

- Alfred B. Chapman
- Andrew Glassel
- Benjamin Briggs
- William Sparr
- Clark Gable
- J. Frank Walters
- Robert Walton
- Vicki and Lyle Draves
- Billie Burke
- George Harris
- Winston and Weston Doty
- M.V. Hartranft

San Pasqual

KEY EVENTS

- Initial subdivision

IMPORTANT PEOPLE

- Potential significance of homeowners based on the size and dates of construction of homes along Sierra Madre Avenue

South Monrovia Islands

KEY EVENTS

- Potential name change to Norwood Village
- Construction of El Monte Airport
- Construction of Mayflower Village
- Various pro- and anti- annexation movements

IMPORTANT PEOPLE

- Lewis Leonard Bradbury

- Leo Meeker
- Harold R. Wilson

South San Gabriel

KEY EVENTS

- Strawberry farming
- Development of Garvey, Wilmar, and Potrero Springs
- Annexation support from the South San Gabriel Improvement Association

IMPORTANT PEOPLE

- Richard Garvey

Whittier Narrows

KEY EVENTS

- Oil drilling in Montebello Hills/Temple Workman land
- Passage of Flood Control Act
- Community support for and against Whittier Narrows Dam
- Opening of Temple School
- Opening of Whittier Narrows Recreation Area
- Nike missile program
- 1987 Whittier Narrows earthquake

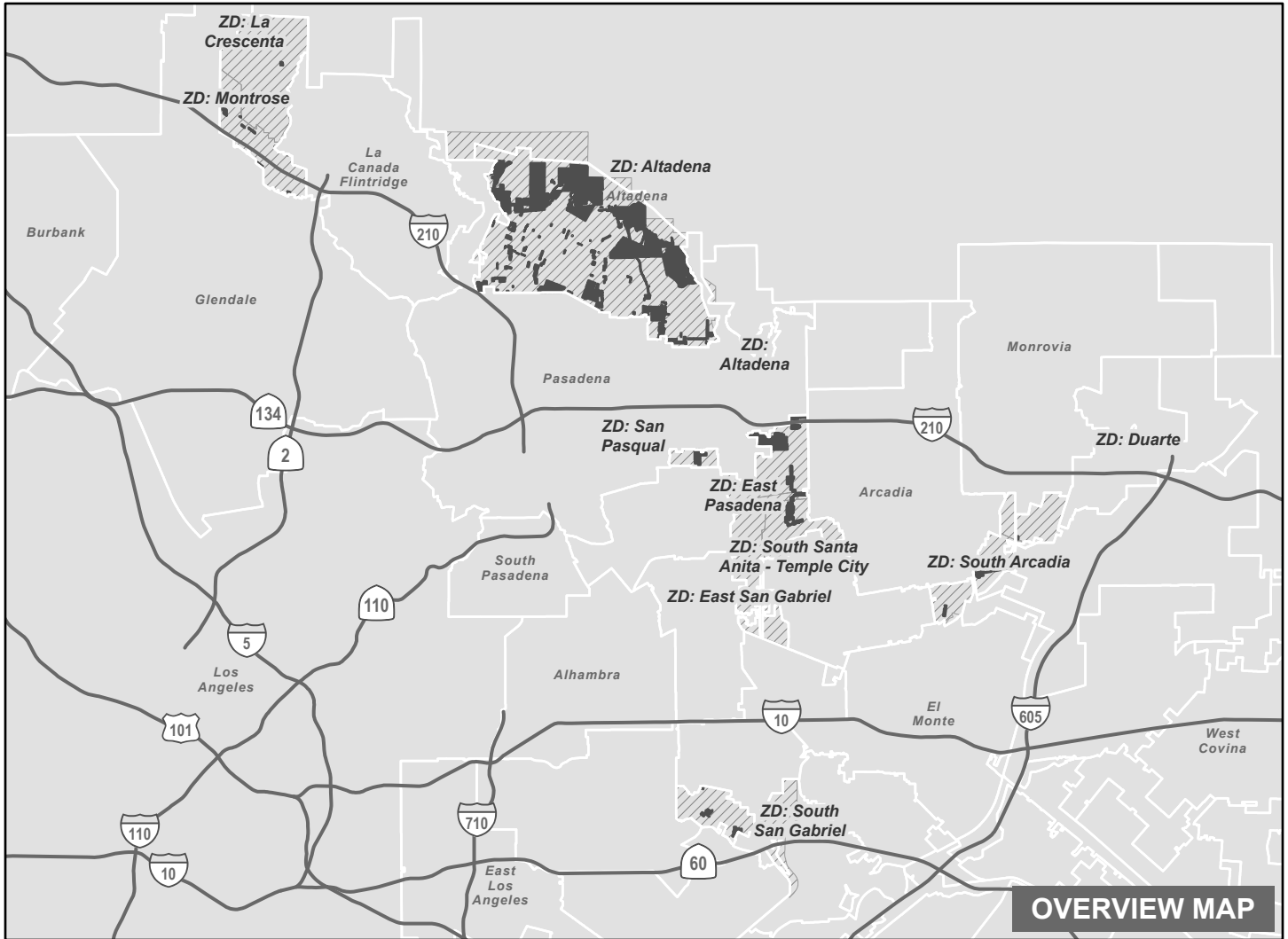
IMPORTANT PEOPLE

- William Workman
- D.W. Griffiths
- Jerry Voorhis

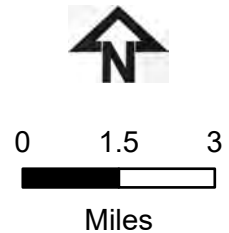
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AMENDMENT TO COUNTYWIDE GENERAL PLAN
 WEST SAN GABRIEL VALLEY PLANNING AREA
PLAN AMENDMENT: RPPL2023005882
 ON: _____

MULTIPLE LAND USE POLICY CHANGES



-  Freeway
-  Land Use Policy Change Area
-  Selected Zoned District (ZD)
-  City / Unincorporated Boundary



THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 PAM O'CONNOR, CHAIR
 AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South San Gabriel

Land Use Policy Change


 H18 - Residential 18

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

 Map Series Grid

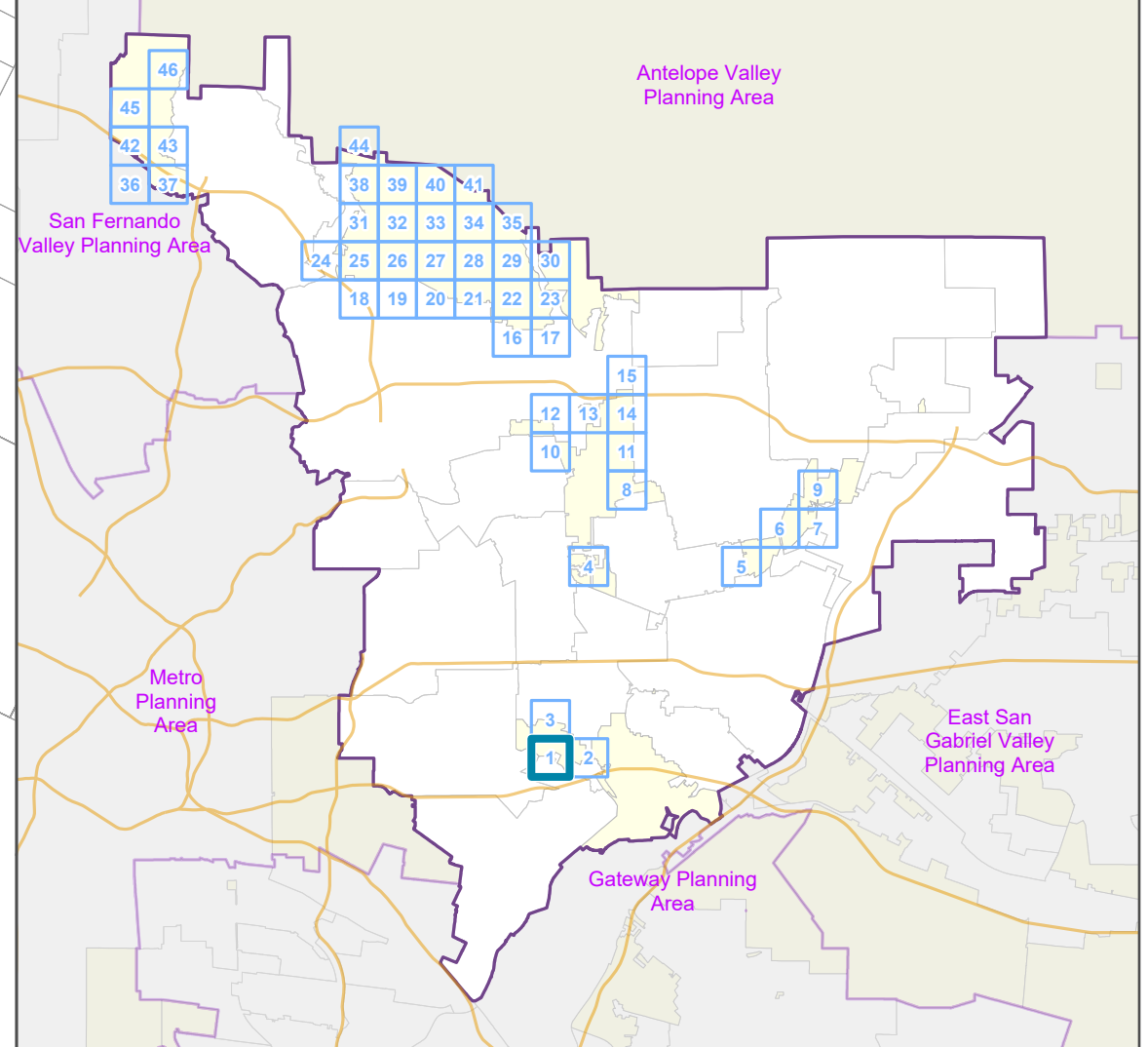
Street Types

 Primary

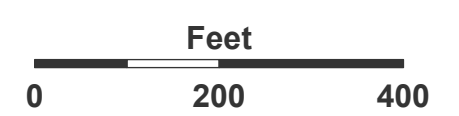
 Minor

 Alley

Key Map



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Prepared by DRP GIS Section / August 2024

West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South San Gabriel

Land Use Policy Change

 H18 - Residential 18

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Freeway

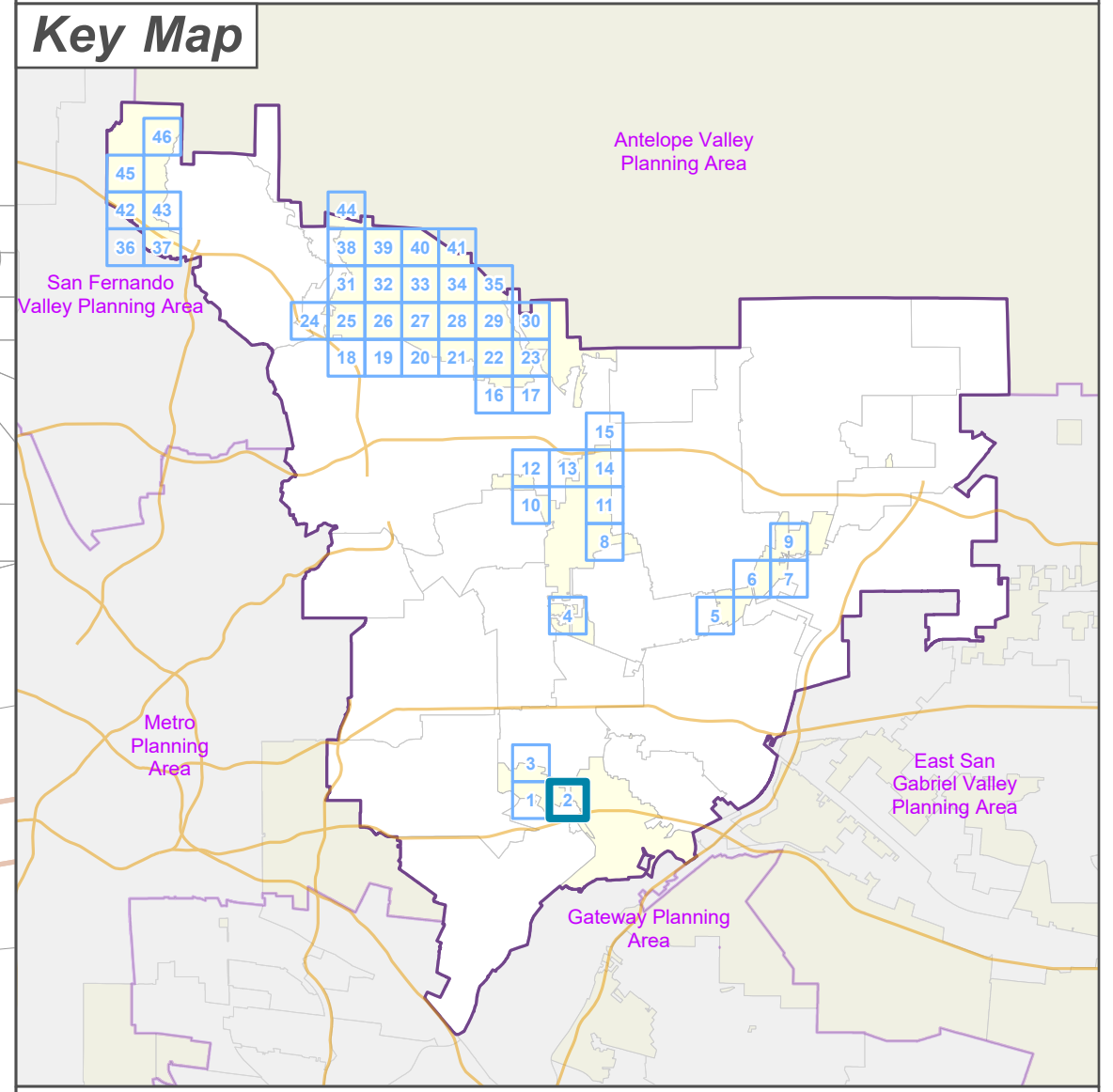
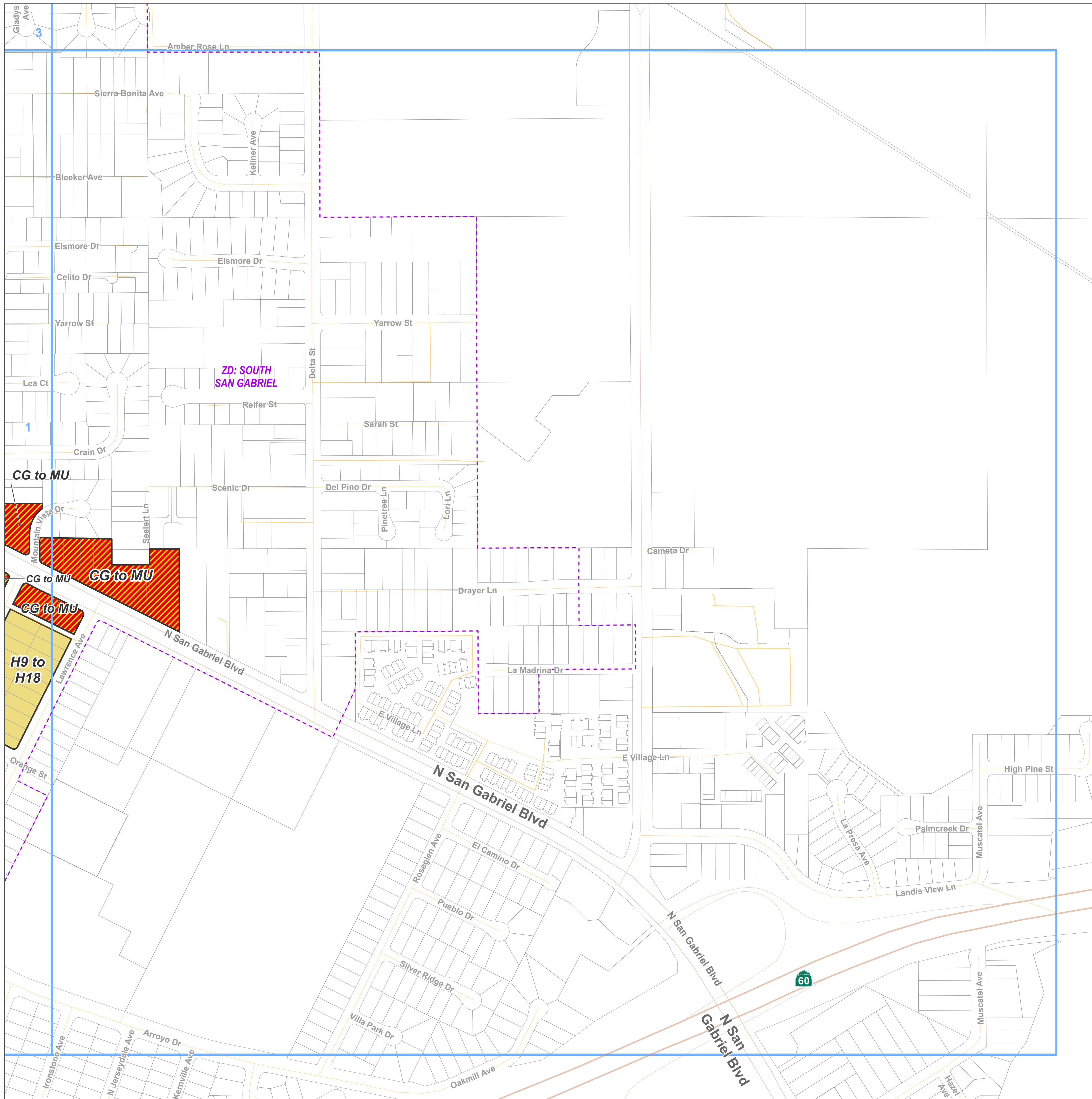
 Primary

 Secondary

 Minor

 Ramp

 Alley



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Prepared by DRP GIS Section / August 2024

West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South San Gabriel

Land Use Policy Change

 H18 - Residential 18

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Base Layers

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 Parcels

 Map Series Grid

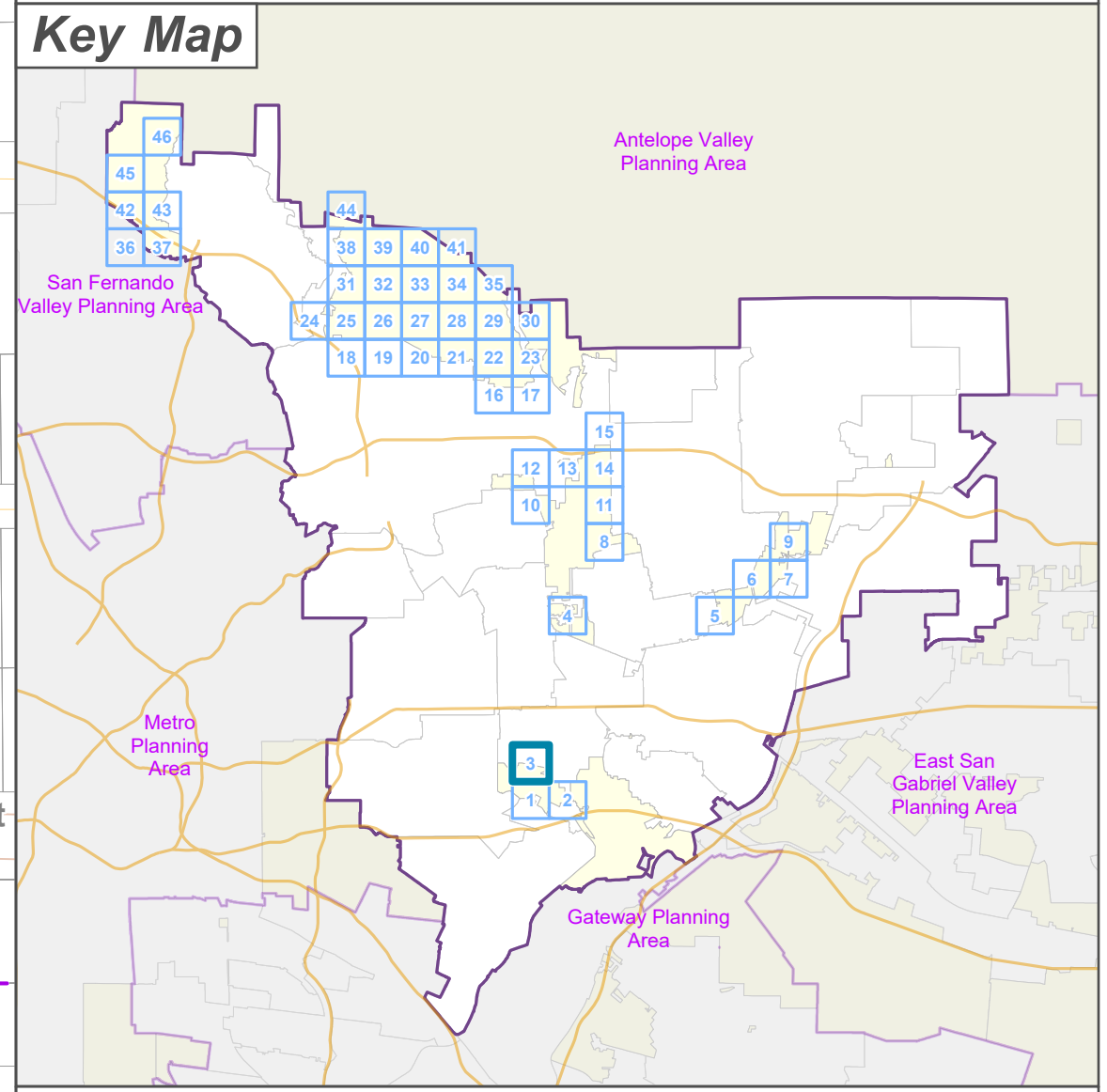
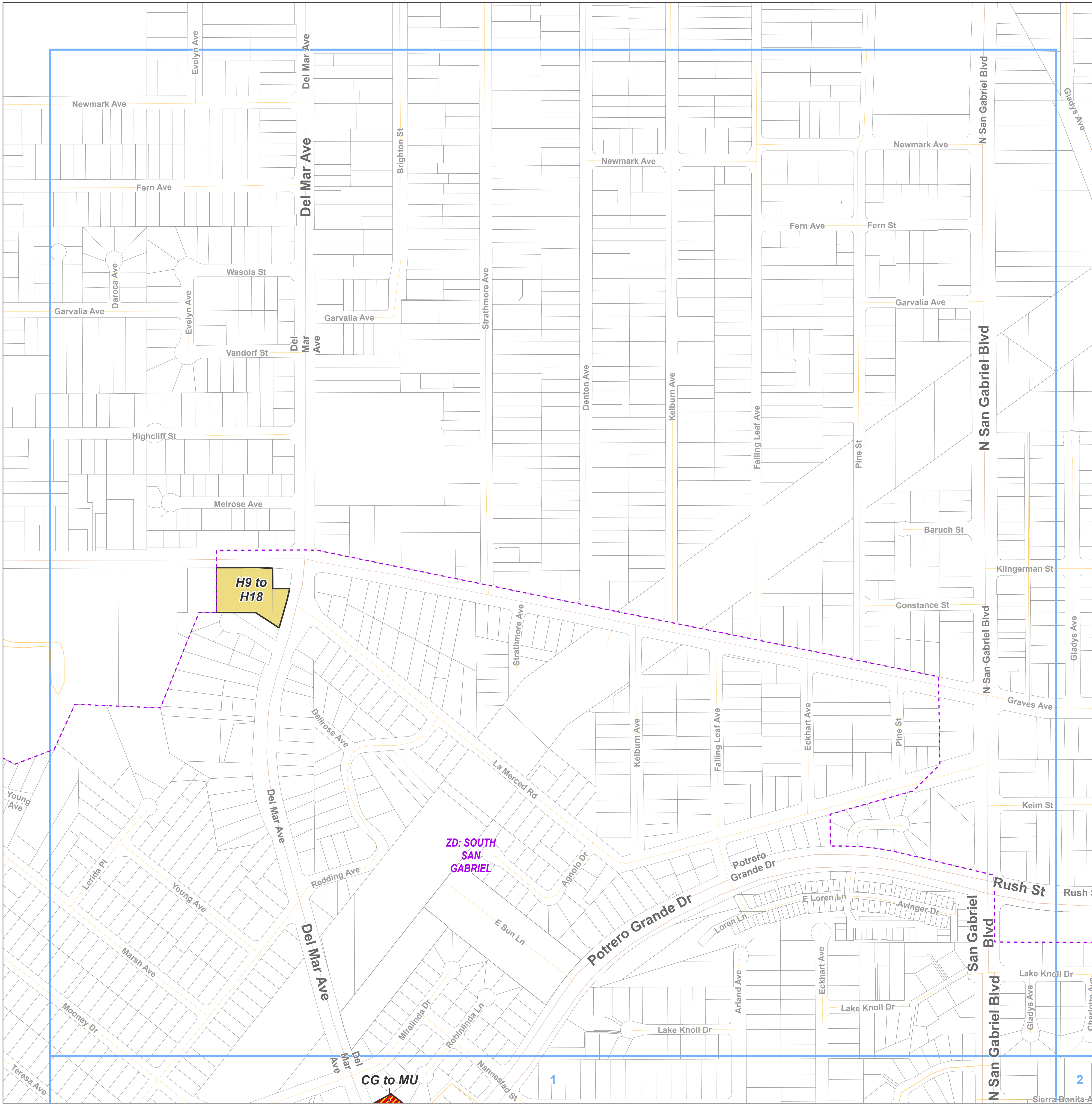
Street Types

 Primary

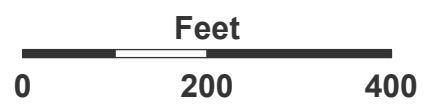
 Secondary

 Minor

 Alley



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Land Use Policy Change

H9 - Residential 9

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Primary

Secondary

Minor

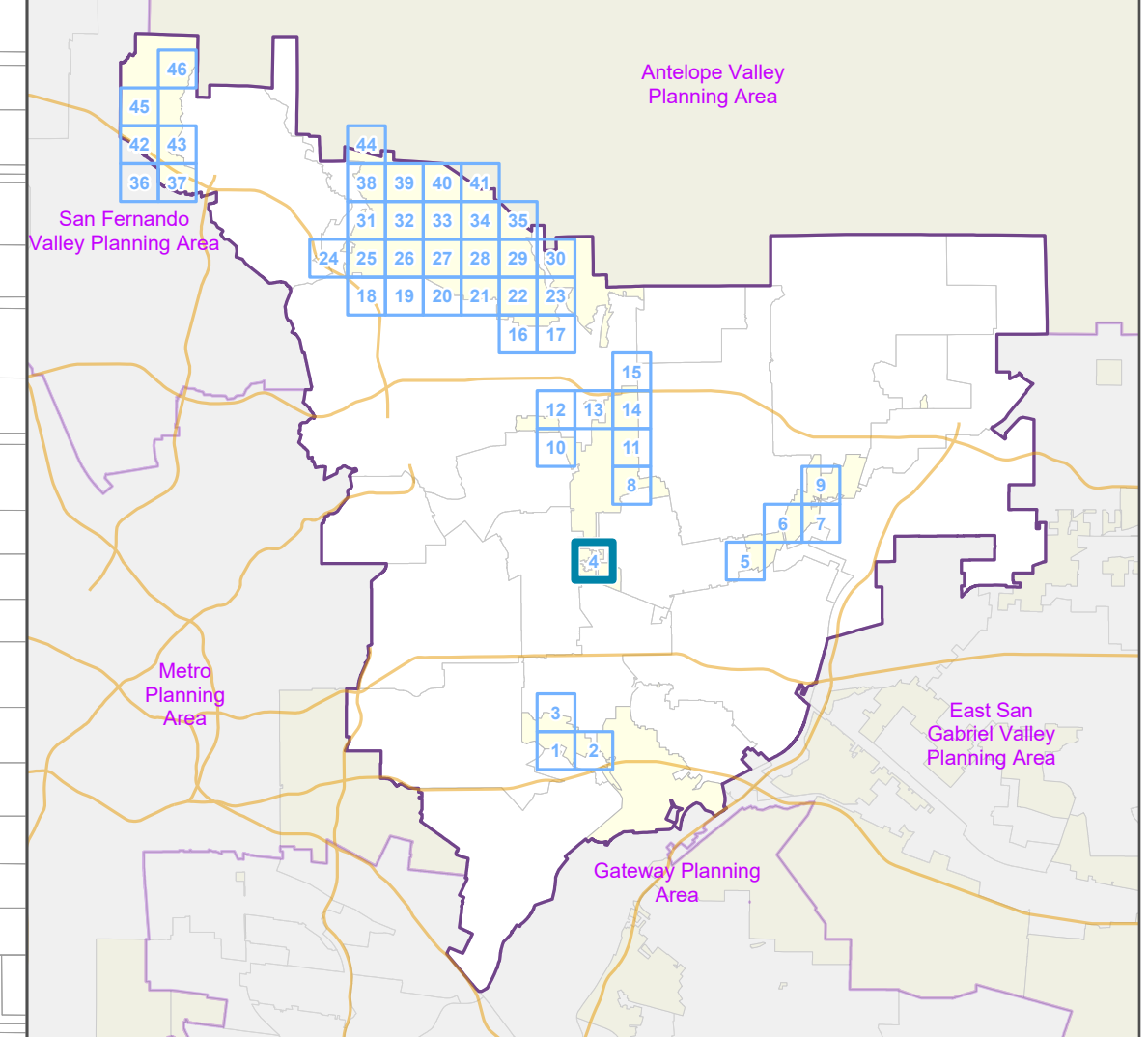
Alley

Railroad

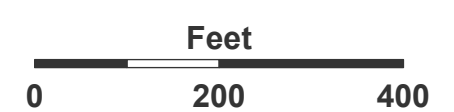
ZD: EAST SAN GABRIEL

H18 to H9

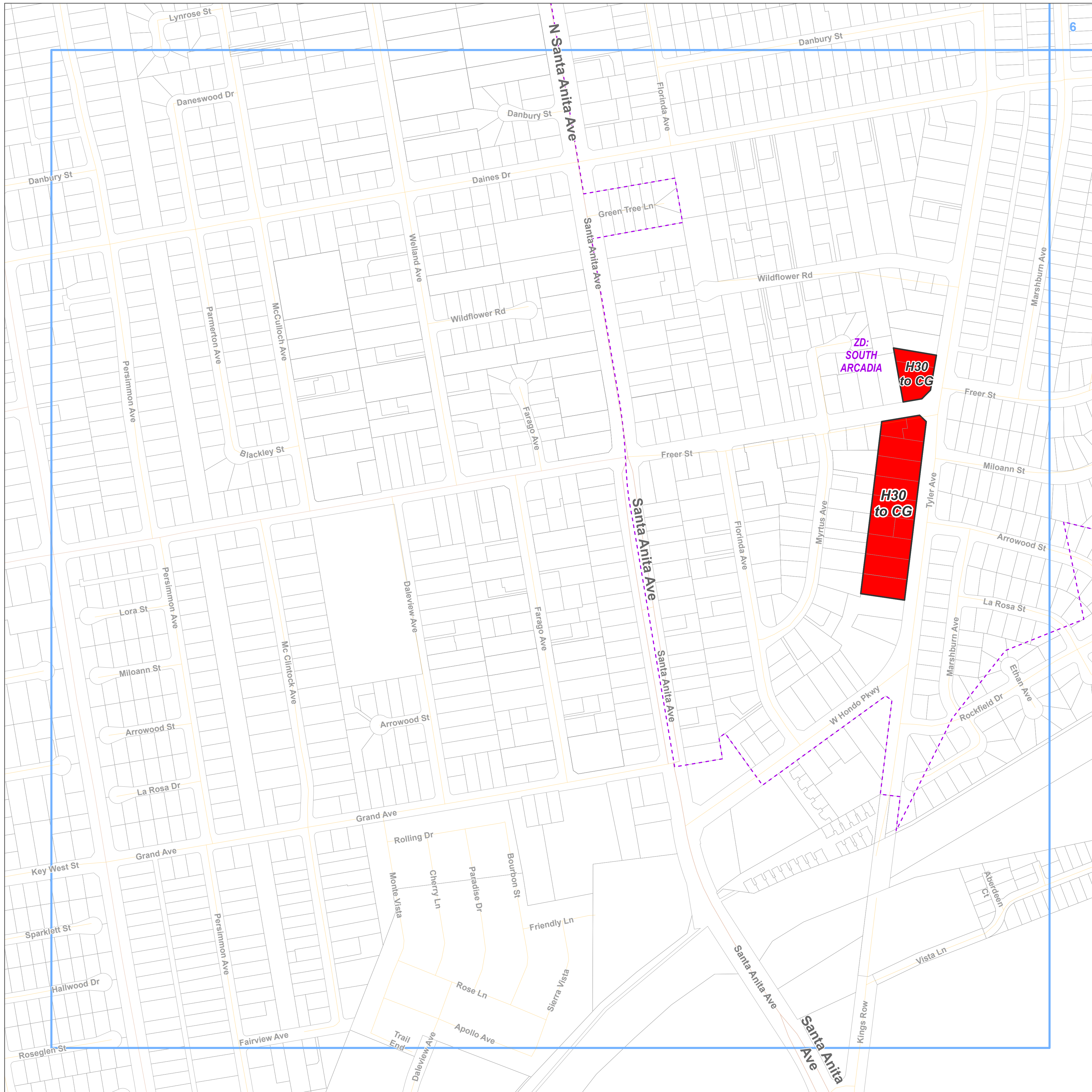
Key Map



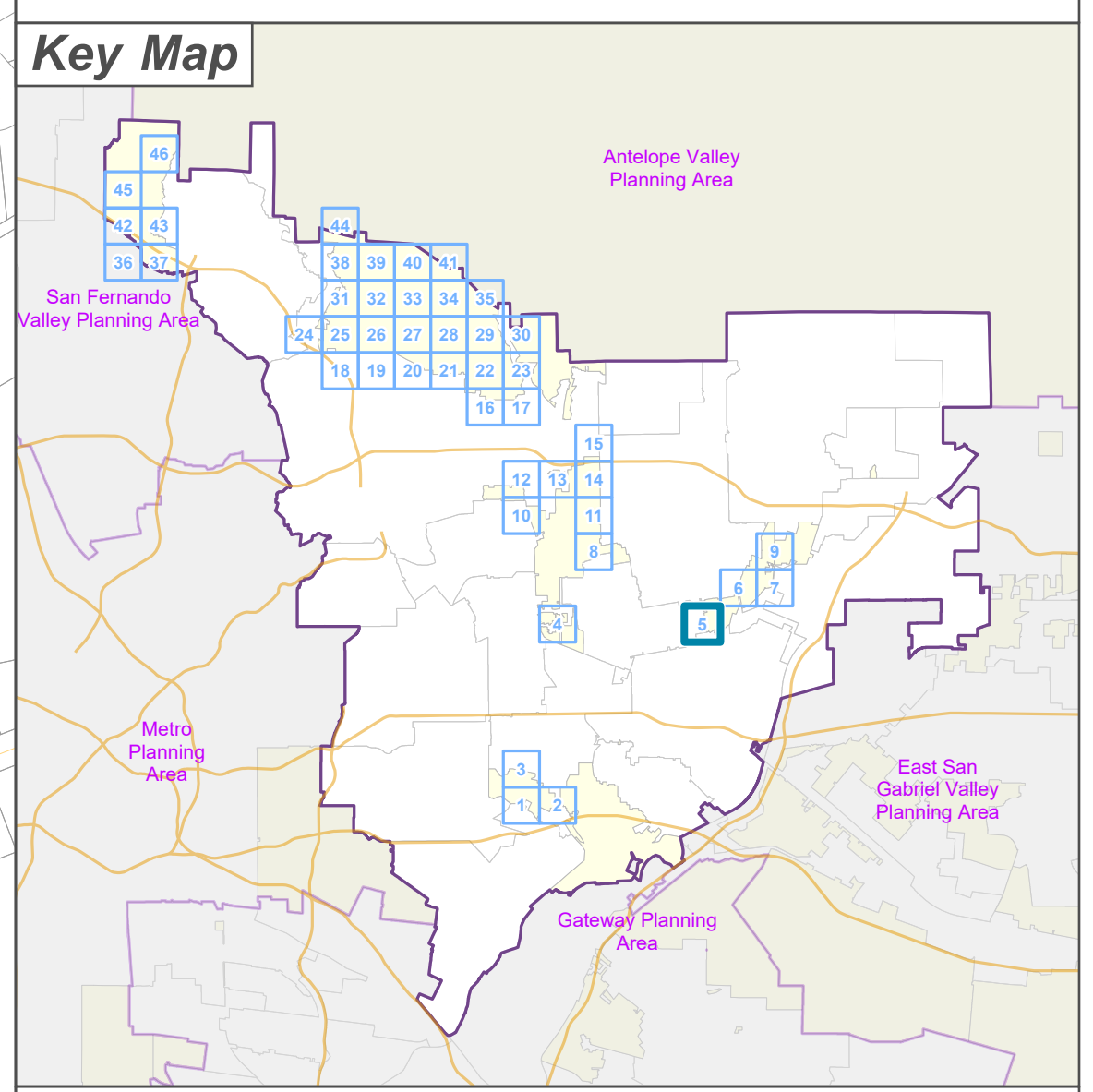

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- Land Use Policy Change**
 CG - General Commercial
- Base Layers**
 Zoned District
 Parcels
 Map Series Grid
- Street Types**
 Primary
 Secondary
 Minor





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Feet
 0 200 400

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Land Use Policy Change

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

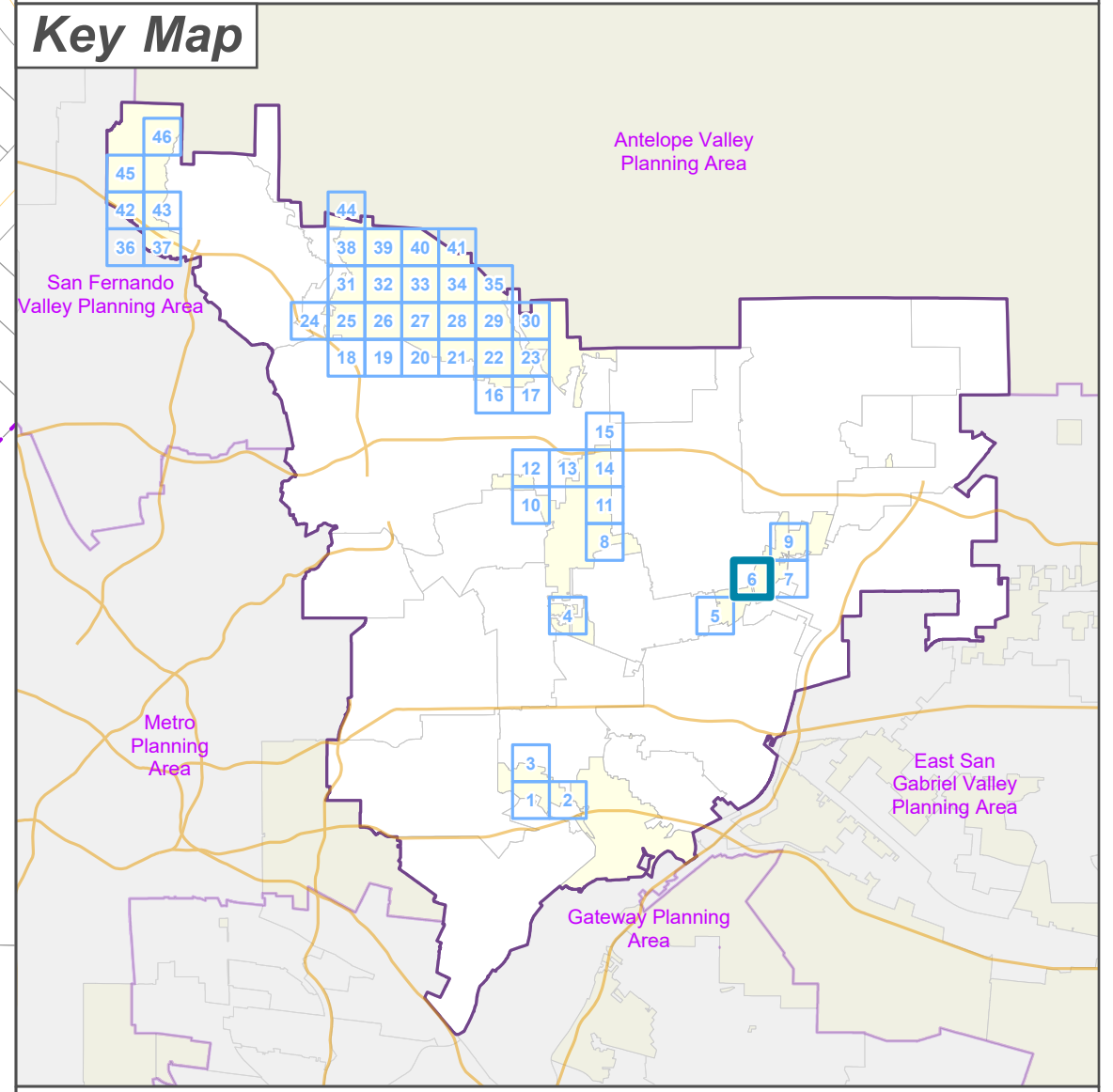
 Map Series Grid

Street Types

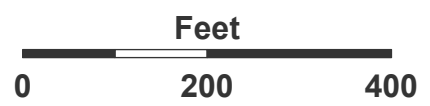
 Primary

 Secondary

 Minor



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Land Use Policy Change

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

 Map Series Grid

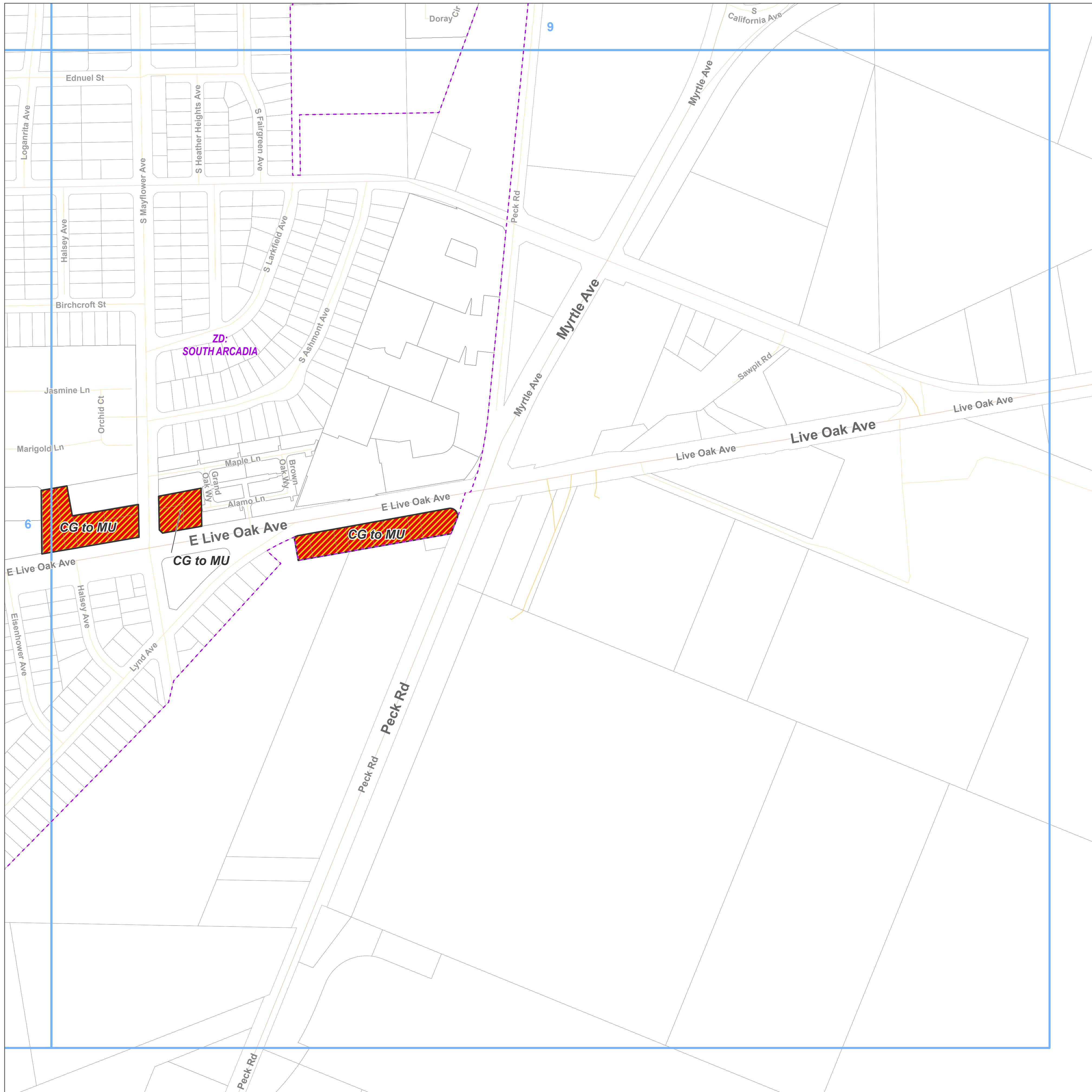
Street Types

 Primary

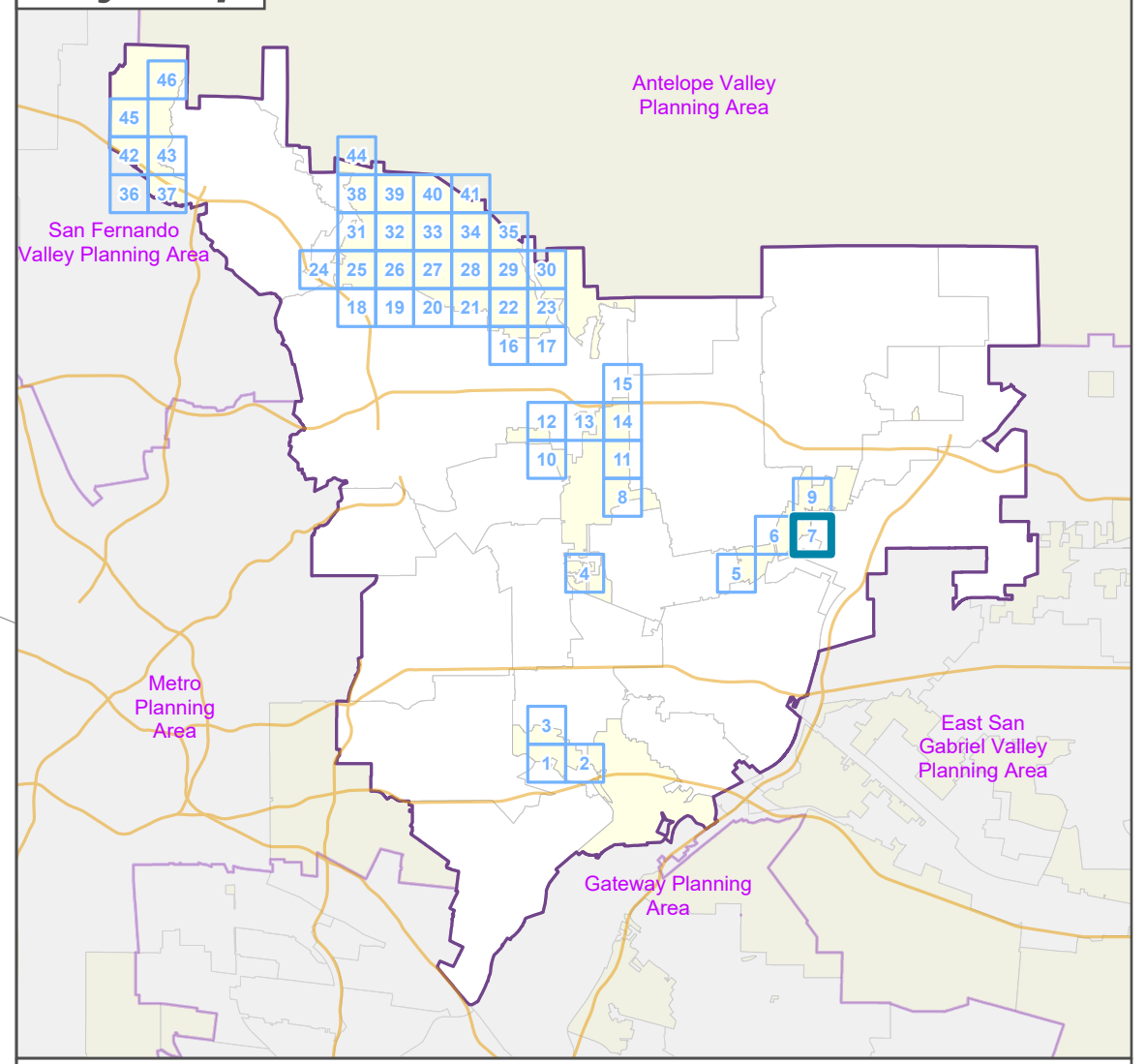
 Secondary

 Minor

 Alley

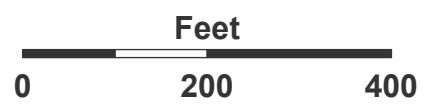


Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): South Santa Anita - Temple City

Land Use Policy Change

CG - General Commercial

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

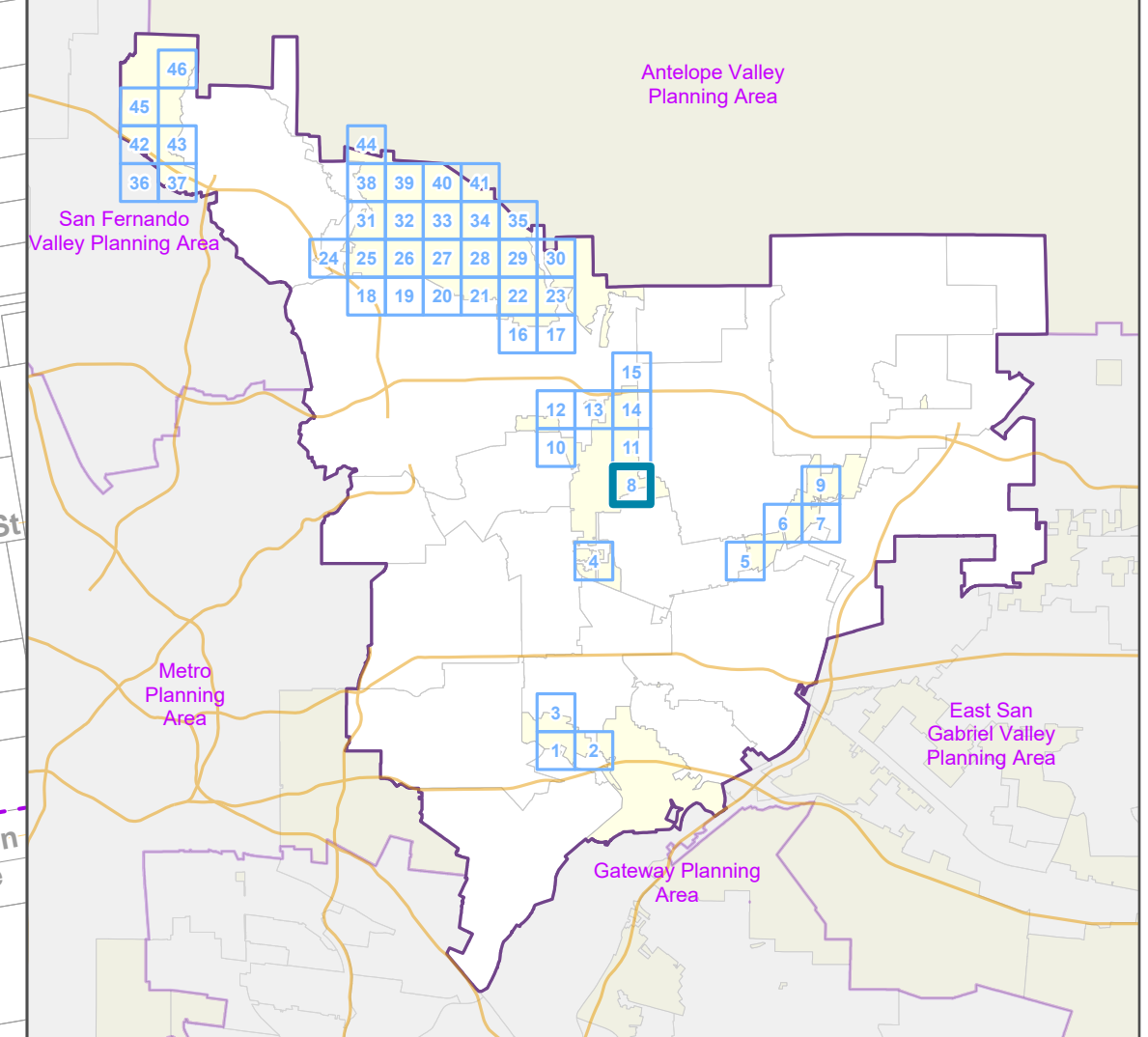
Highway

Primary

Minor

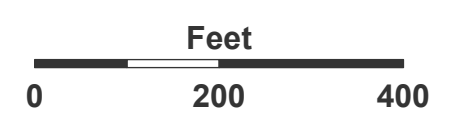
Alley

Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes


Zoned District(s): East
Pasadena, East San Gabriel,
San Pasqual

Land Use Policy Change

 H100 - Residential 100

 MU - Mixed Use

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

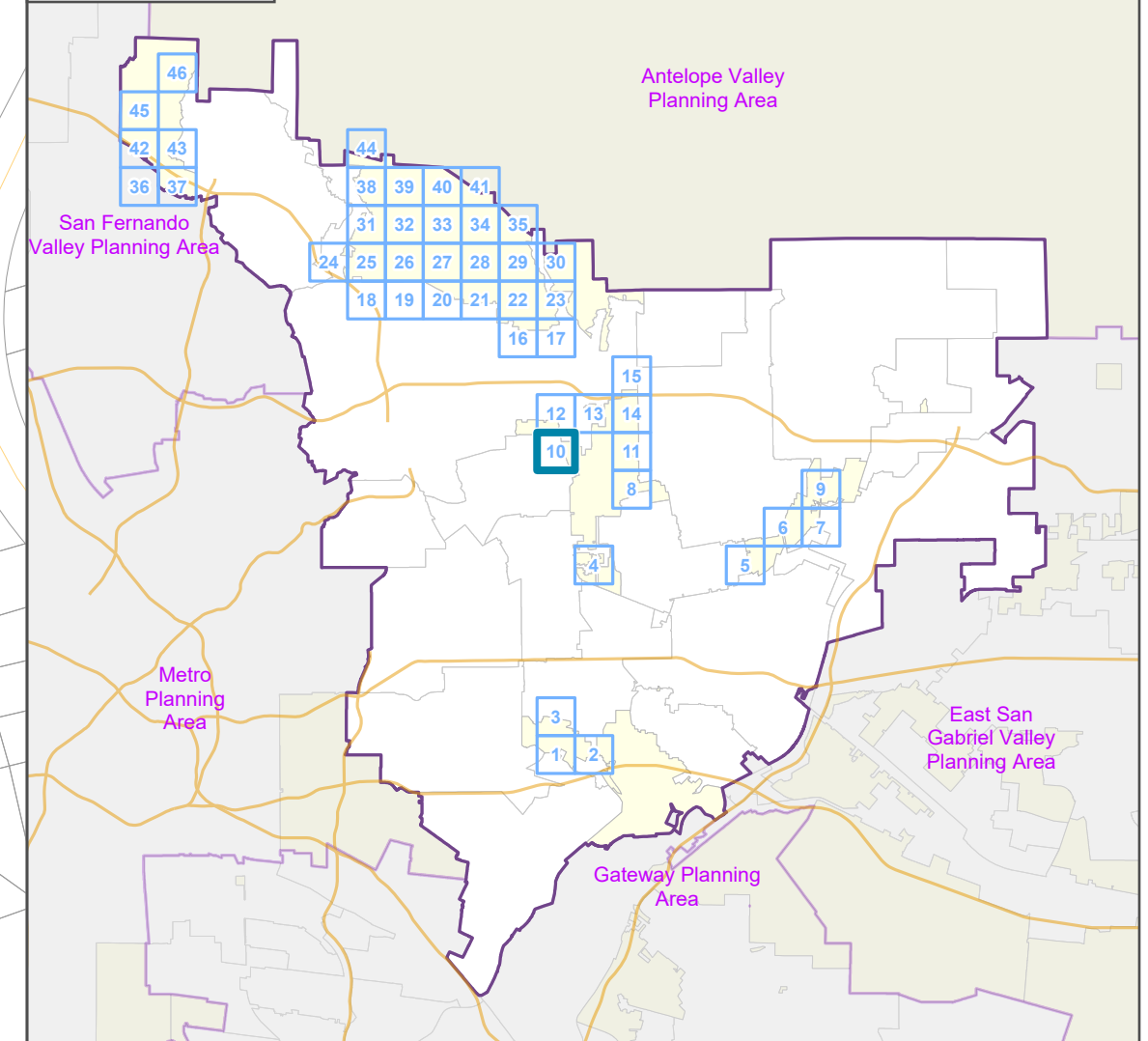
 Primary

 Secondary

 Minor

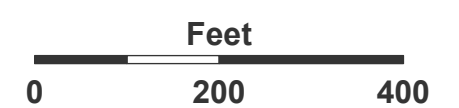
 Alley

Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): East Pasadena, East San Gabriel, South Santa Anita - Temple City

Land Use Policy Change

CG - General Commercial

MU - Mixed Use

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Highway

Primary

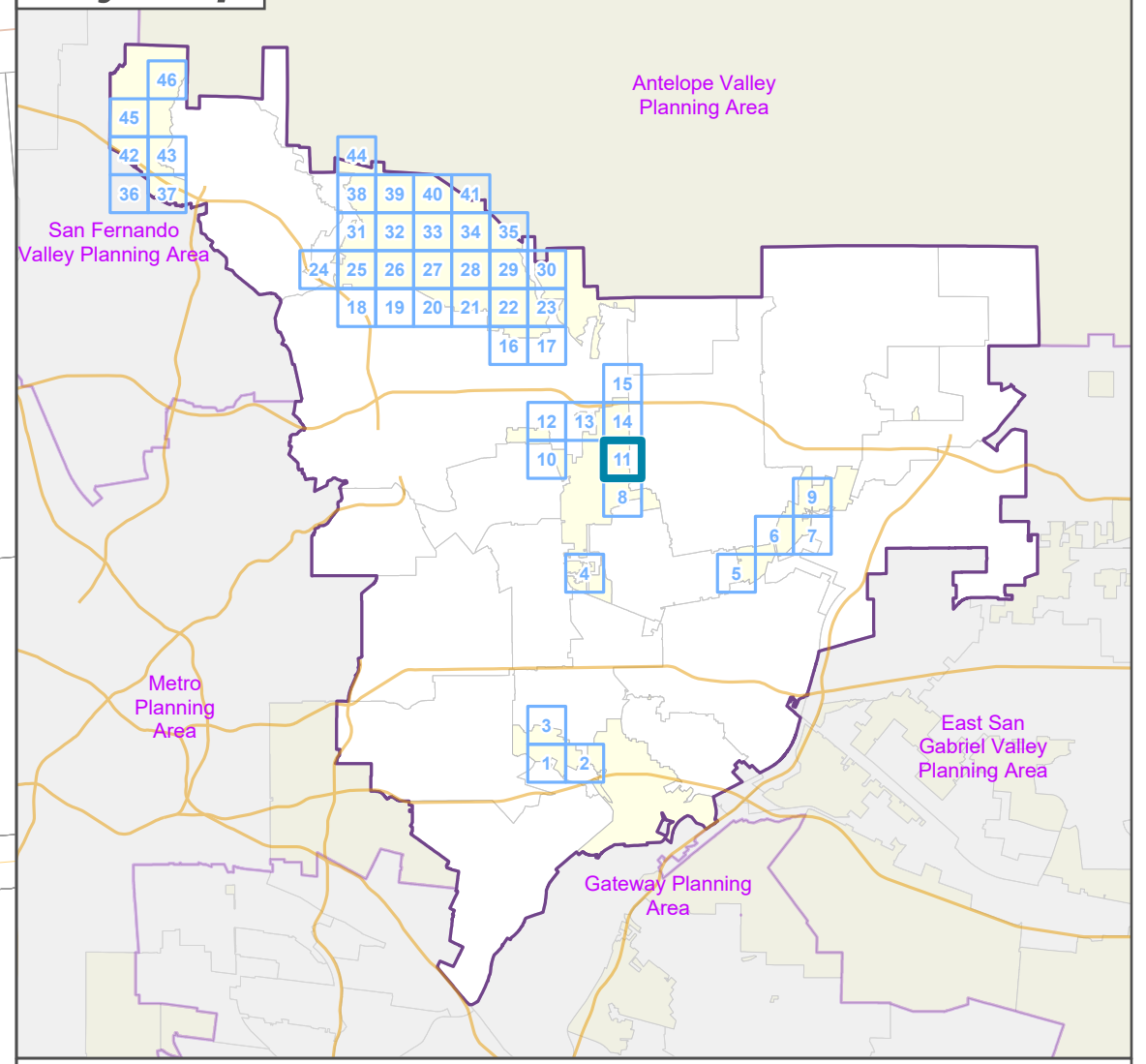
Secondary

Minor

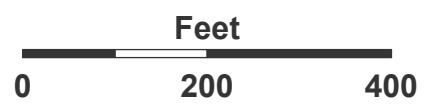
Alley



Key Map






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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): San Pasqual




Land Use Policy Change

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

Base Layers

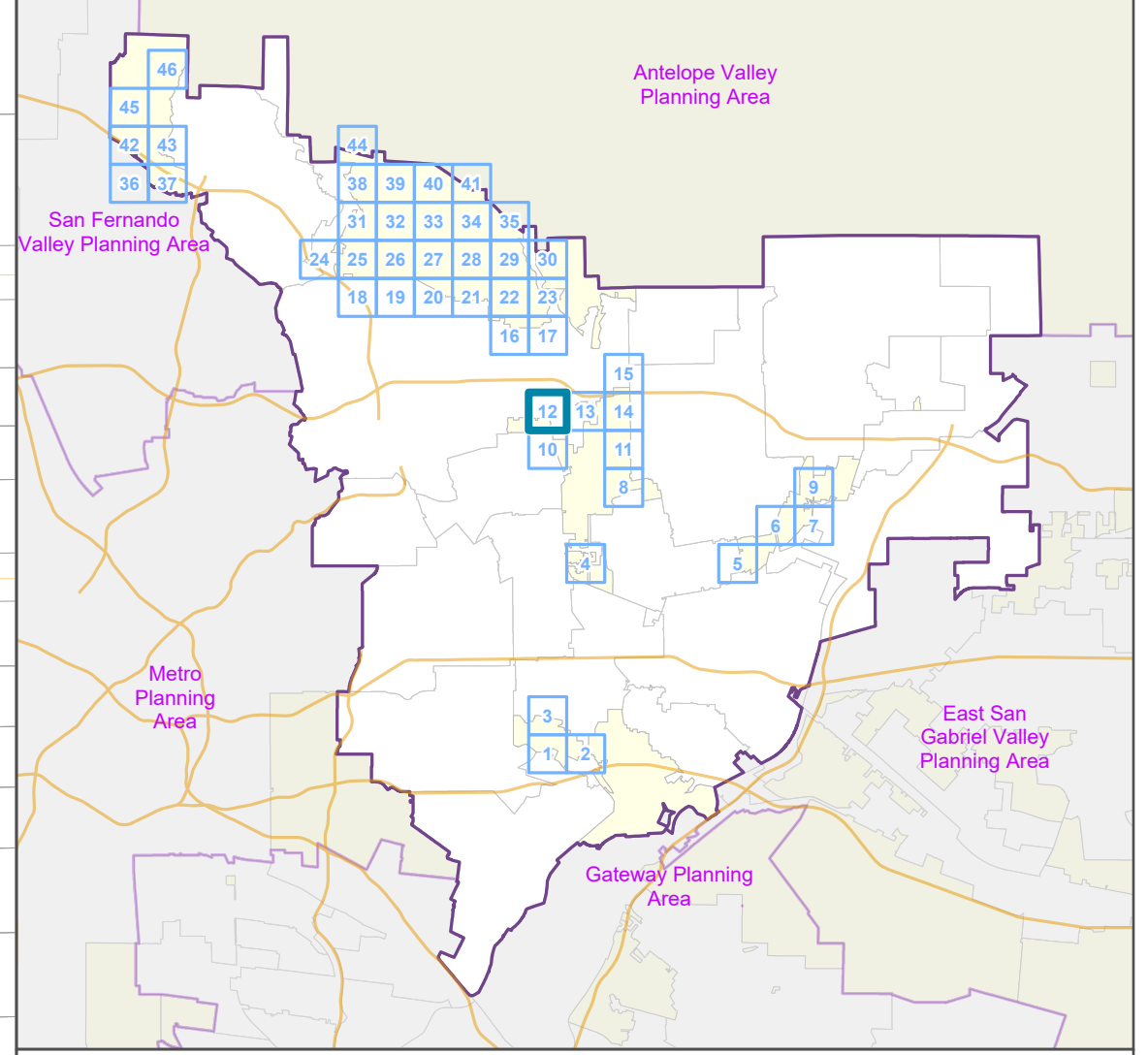
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

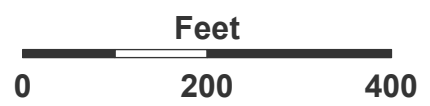
-  Primary
-  Secondary
-  Minor



Key Map



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Land Use Policy Change

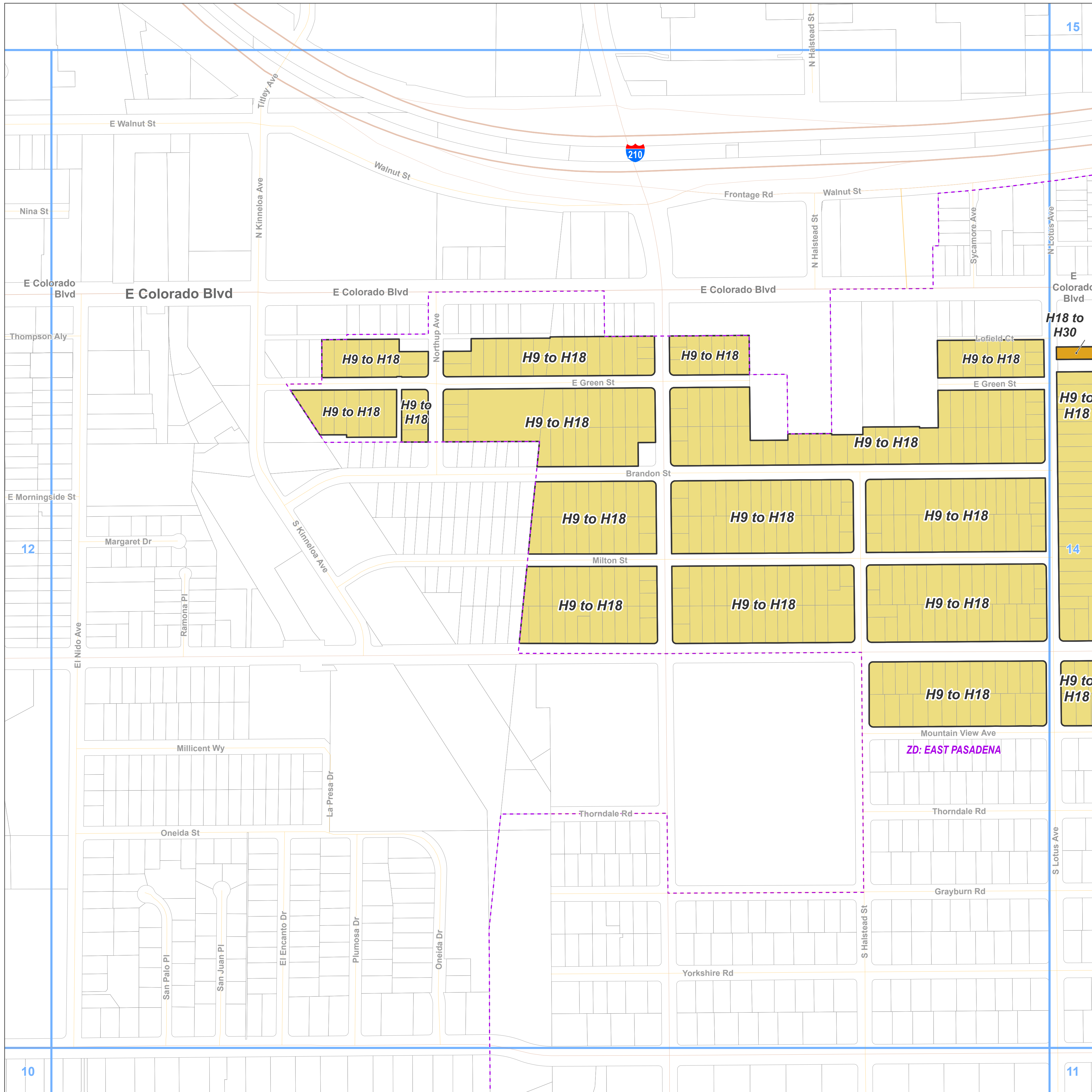
- H18 - Residential 18
- H30 - Residential 30

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



15

14

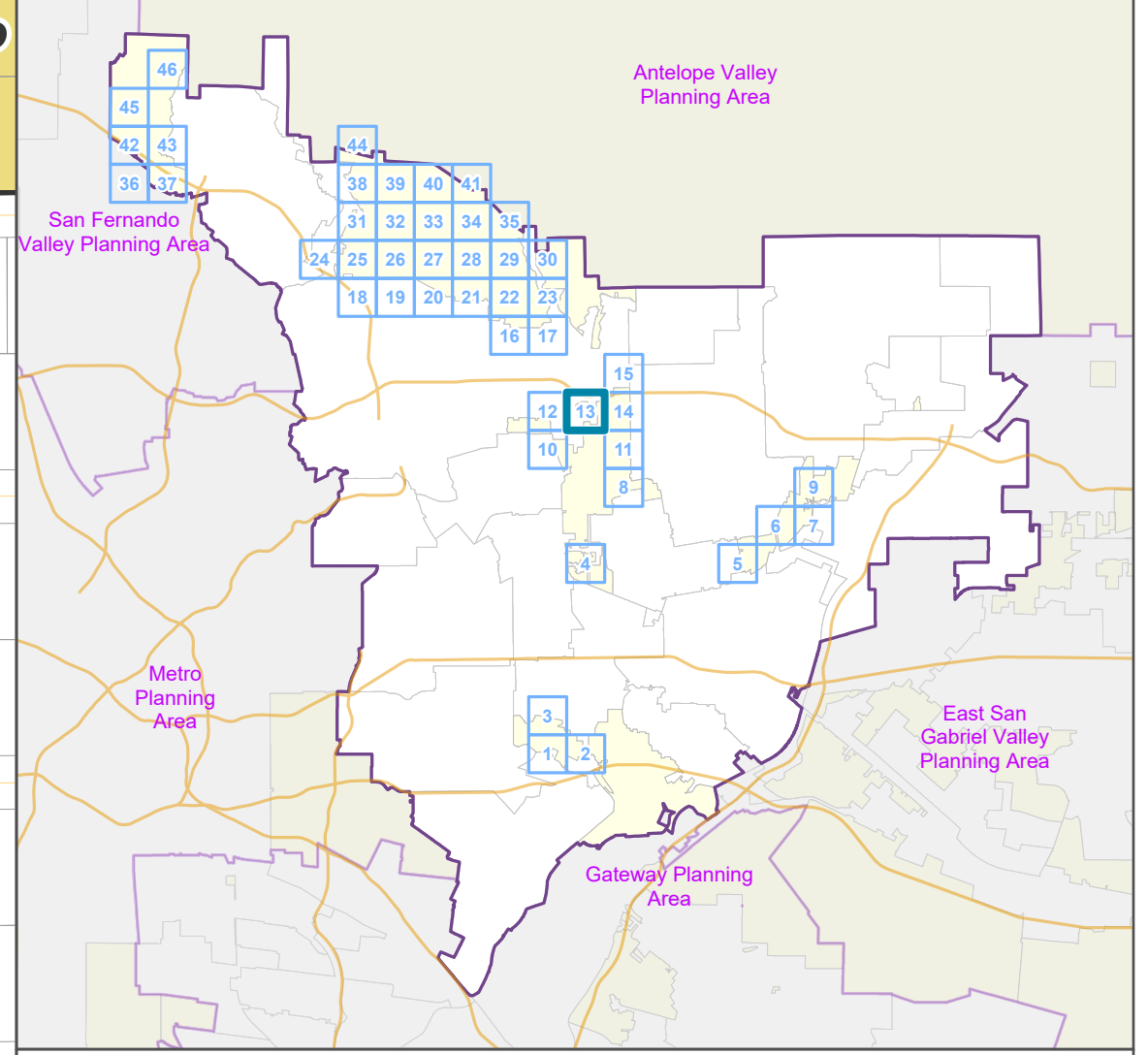
13

12

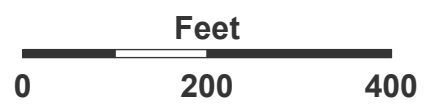
11

10

Key Map







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Land Use Policy Change

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

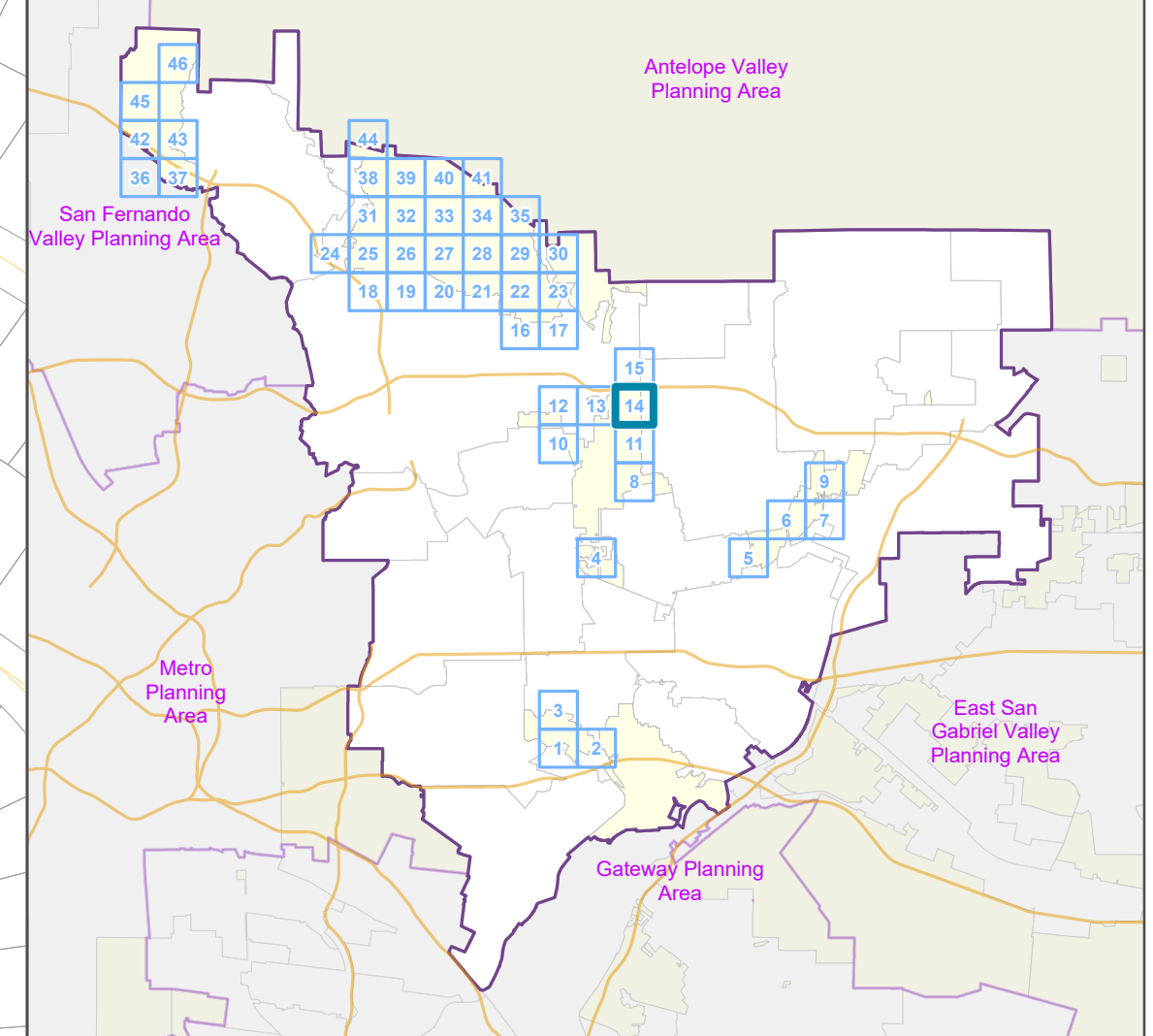
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

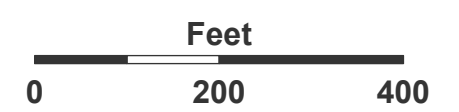
Street Types

-  Freeway
-  Highway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

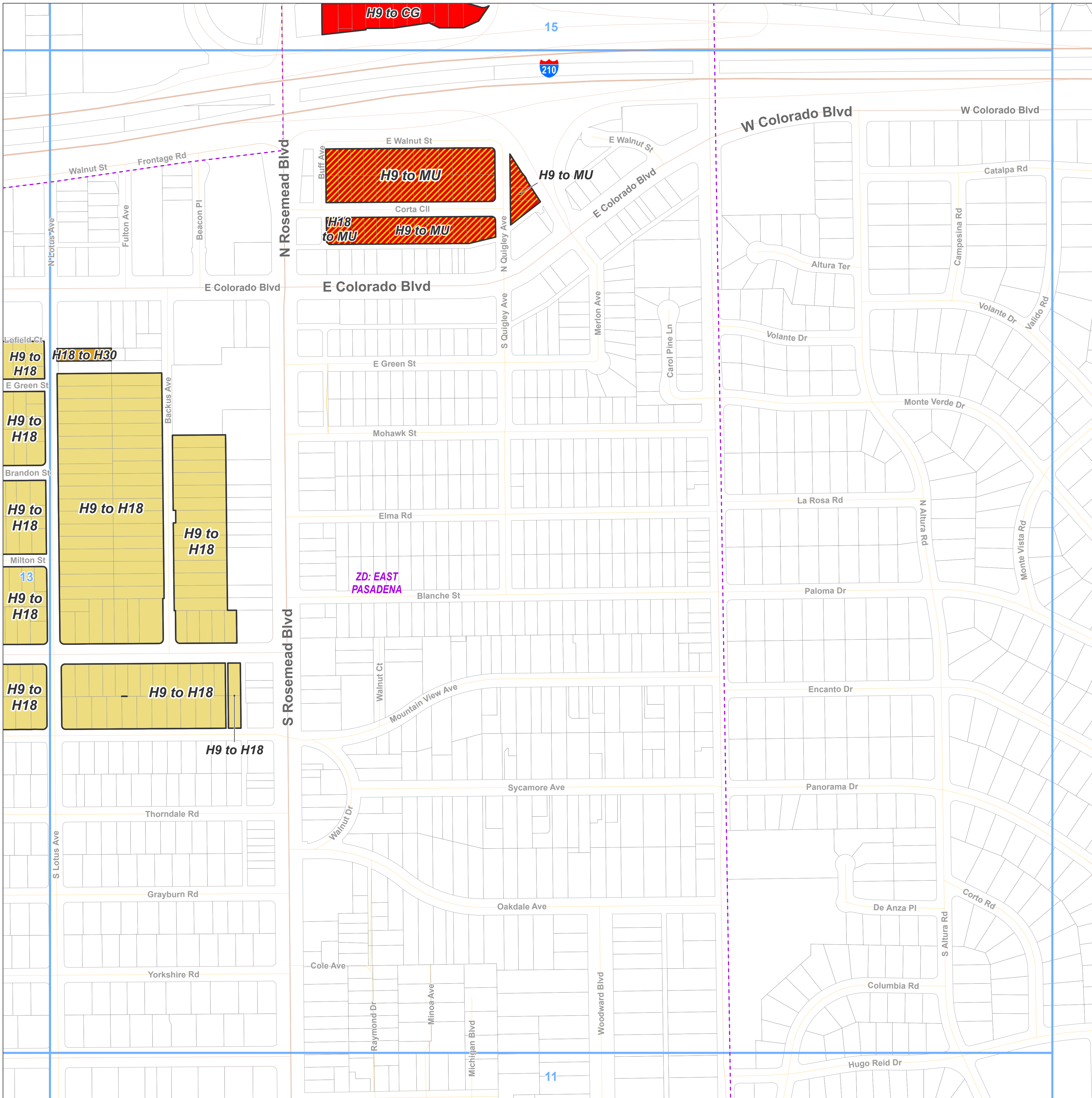
Key Map




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Land Use Policy Change

 CG - General Commercial

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Freeway

 Highway

 Primary

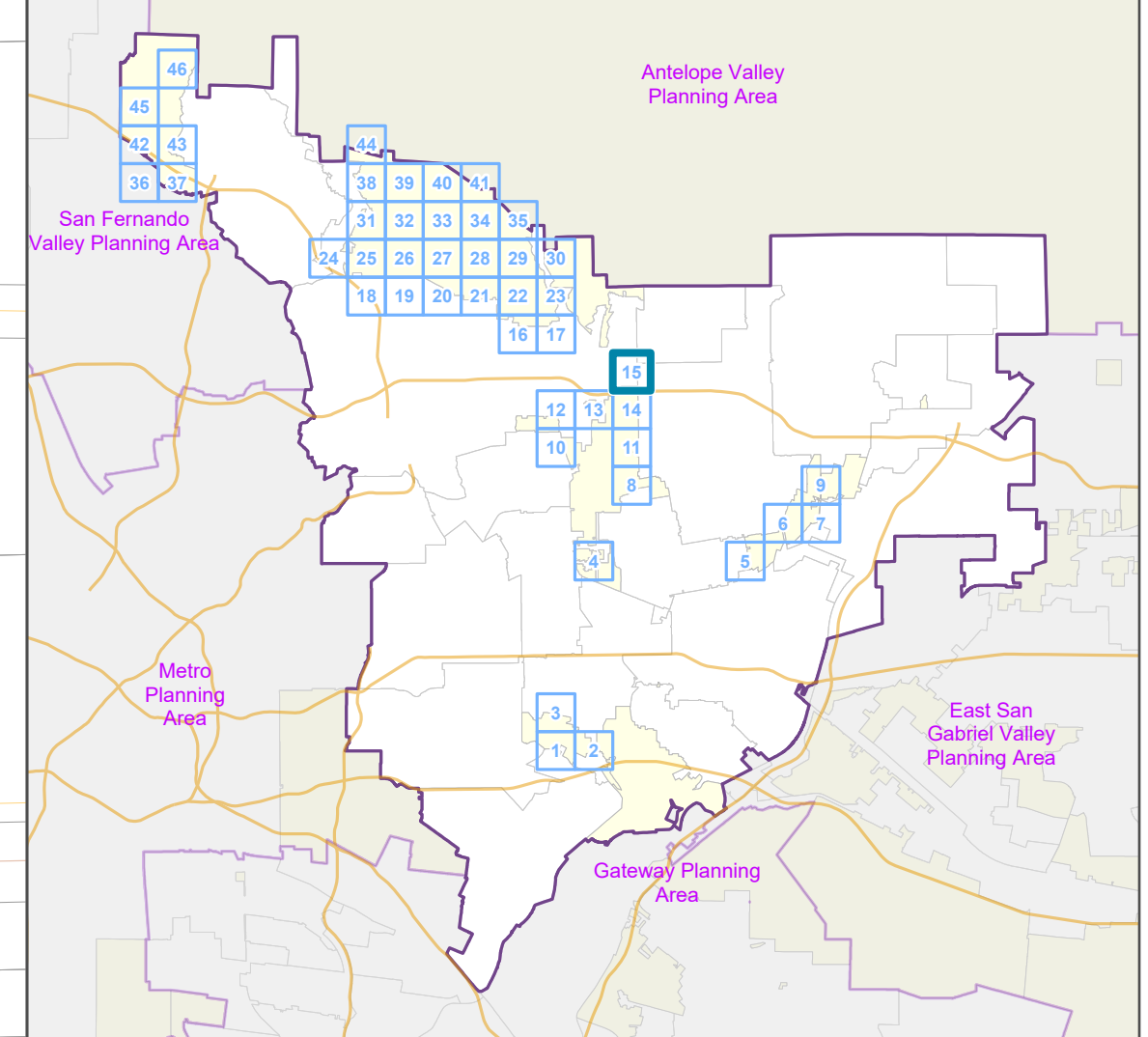
 Secondary

 Minor

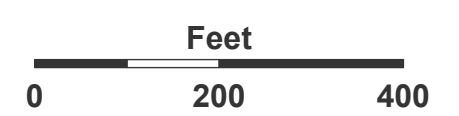
 Ramp

 Alley

Key Map

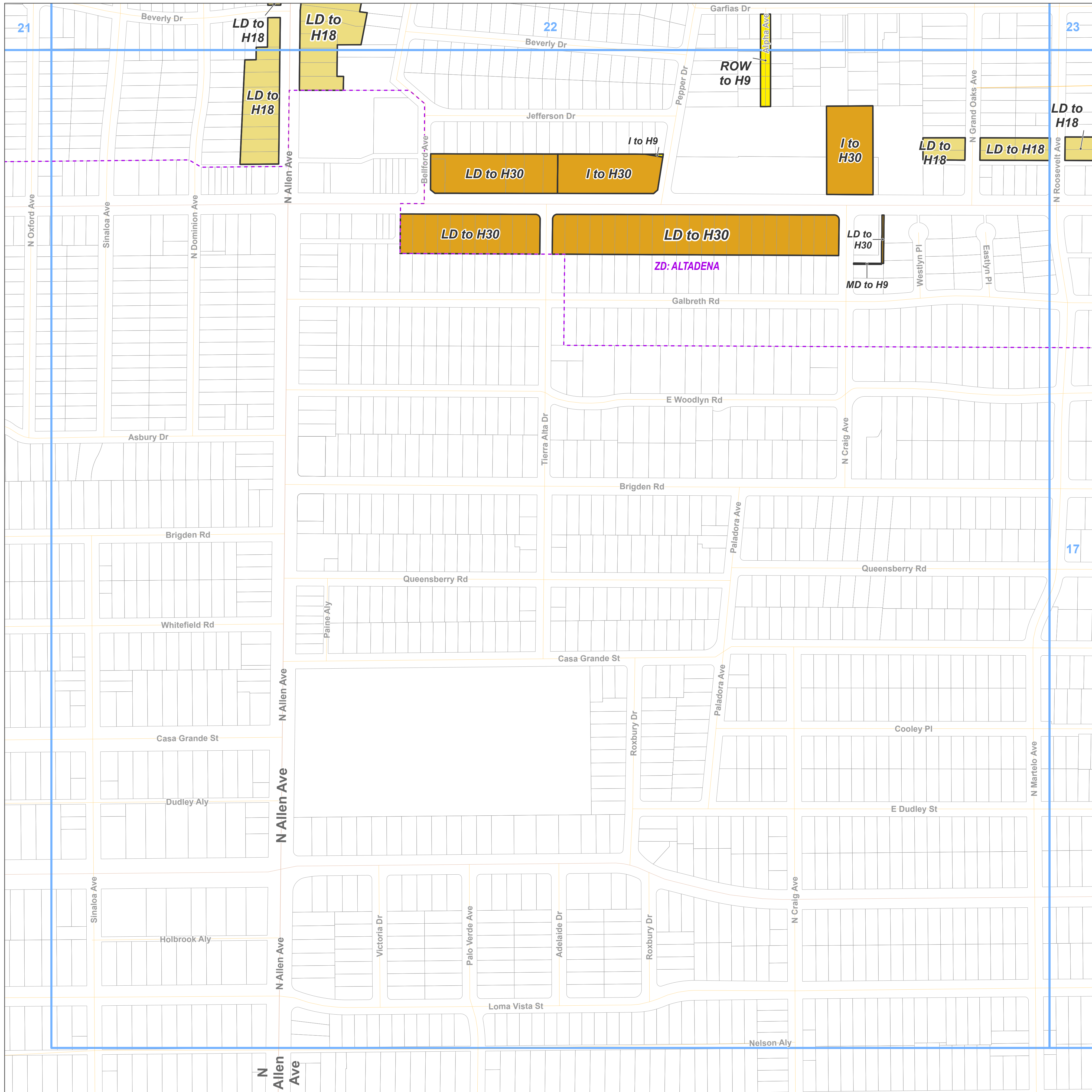


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Land Use Policy Change

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30

Altadena Community Plan Category*

- I* - Institutions
- LD* - Low Density Residential
- MD* - Medium Density Residential
- ROW* - Right of Way

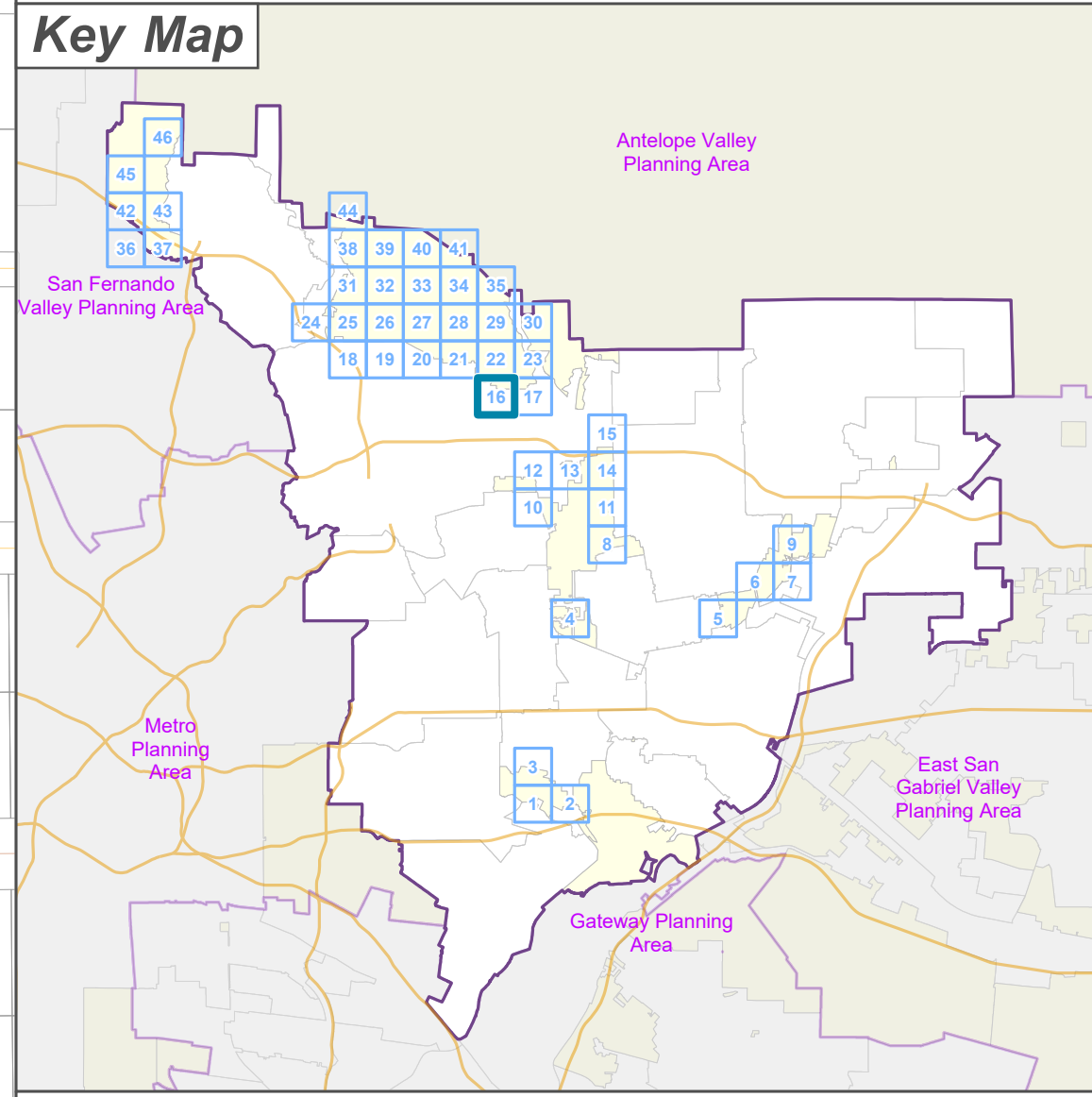
Base Layers

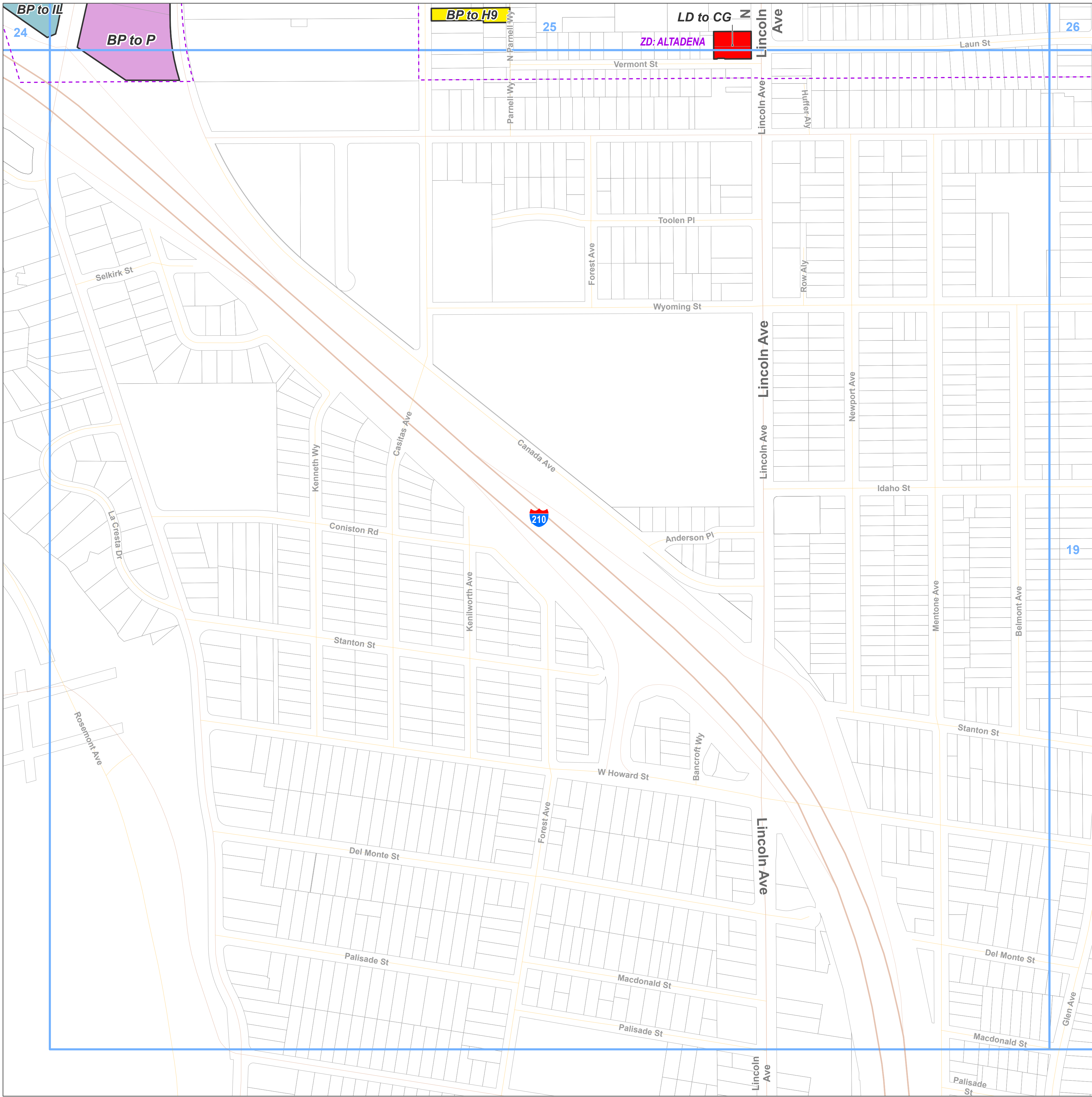
- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
 Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.





**West San Gabriel Valley Planning Area
Land Use Policy Changes**

Zoned District(s): Altadena

Land Use Policy Change

- H9 - Residential 9
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public

Altadena Community Plan Category*

- BP - Business Park
- LD - Low Density Residential

Base Layers

- Zoned District
- Parcels
- Map Series Grid

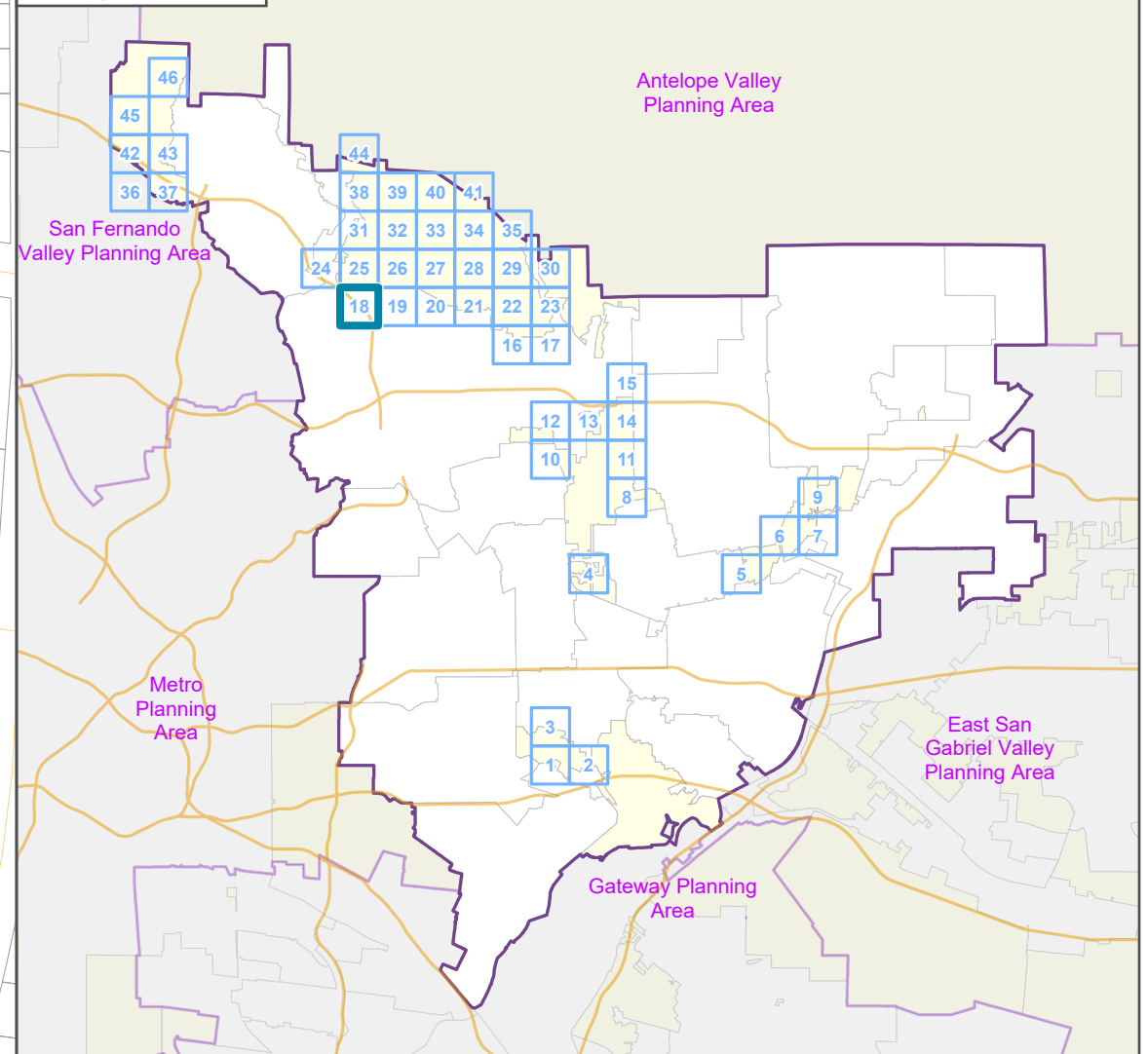
Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**

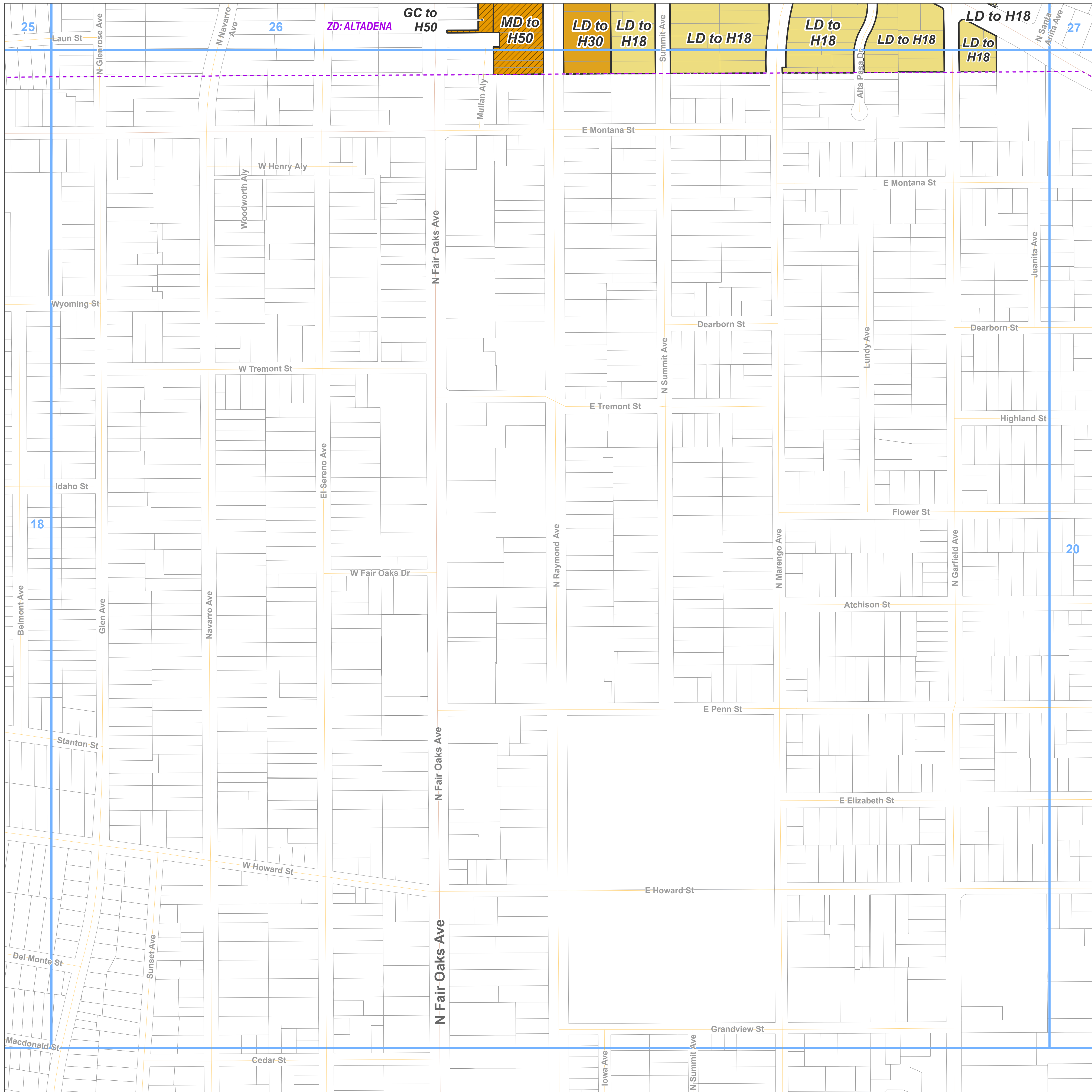
Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.

Key Map



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Land Use Policy Change

- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50

Altadena Community Plan Category*

- GC - General Commercial
- LD - Low Density Residential
- MD - Medium Density Residential

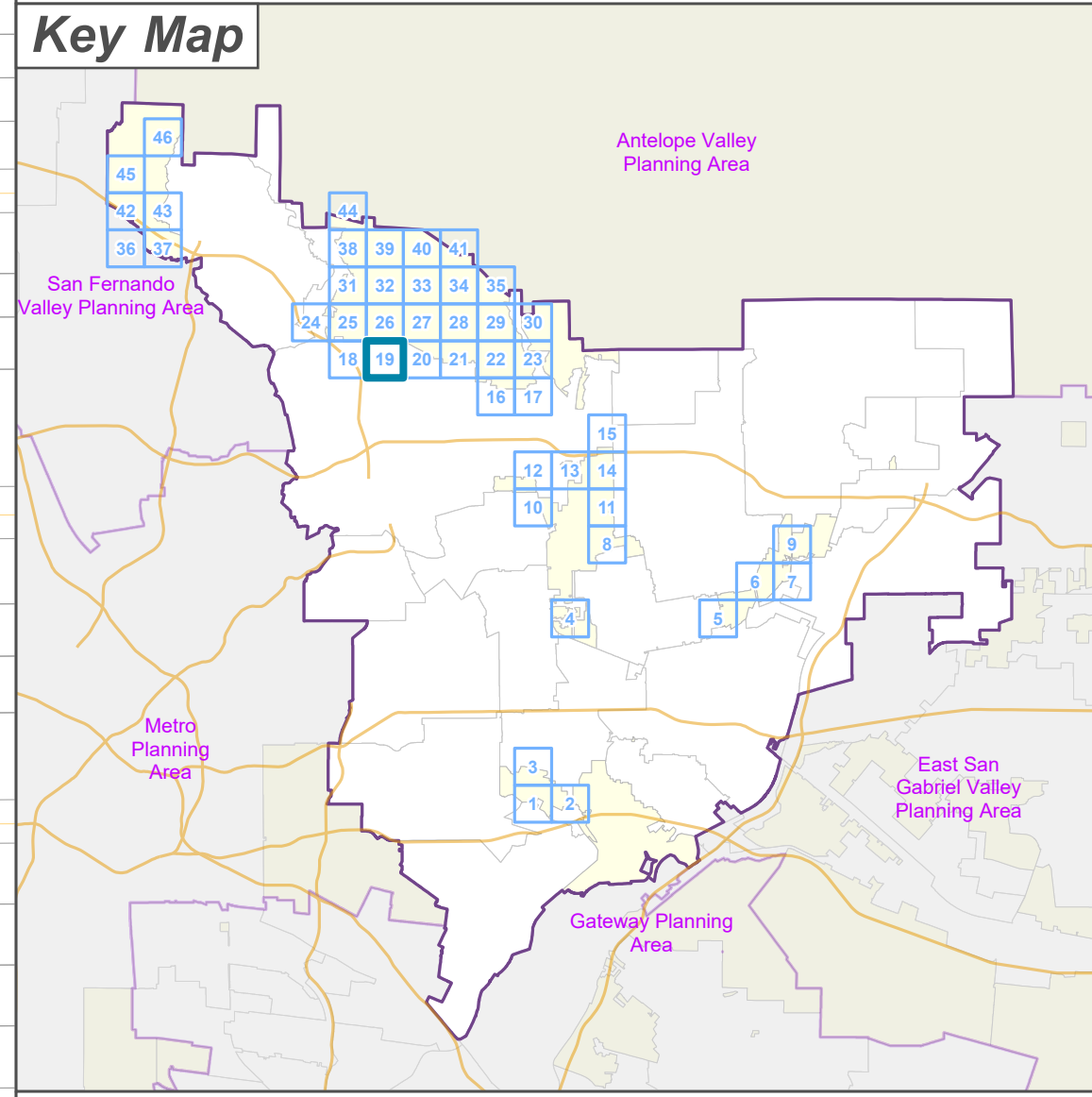
Base Layers


- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**
 Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.






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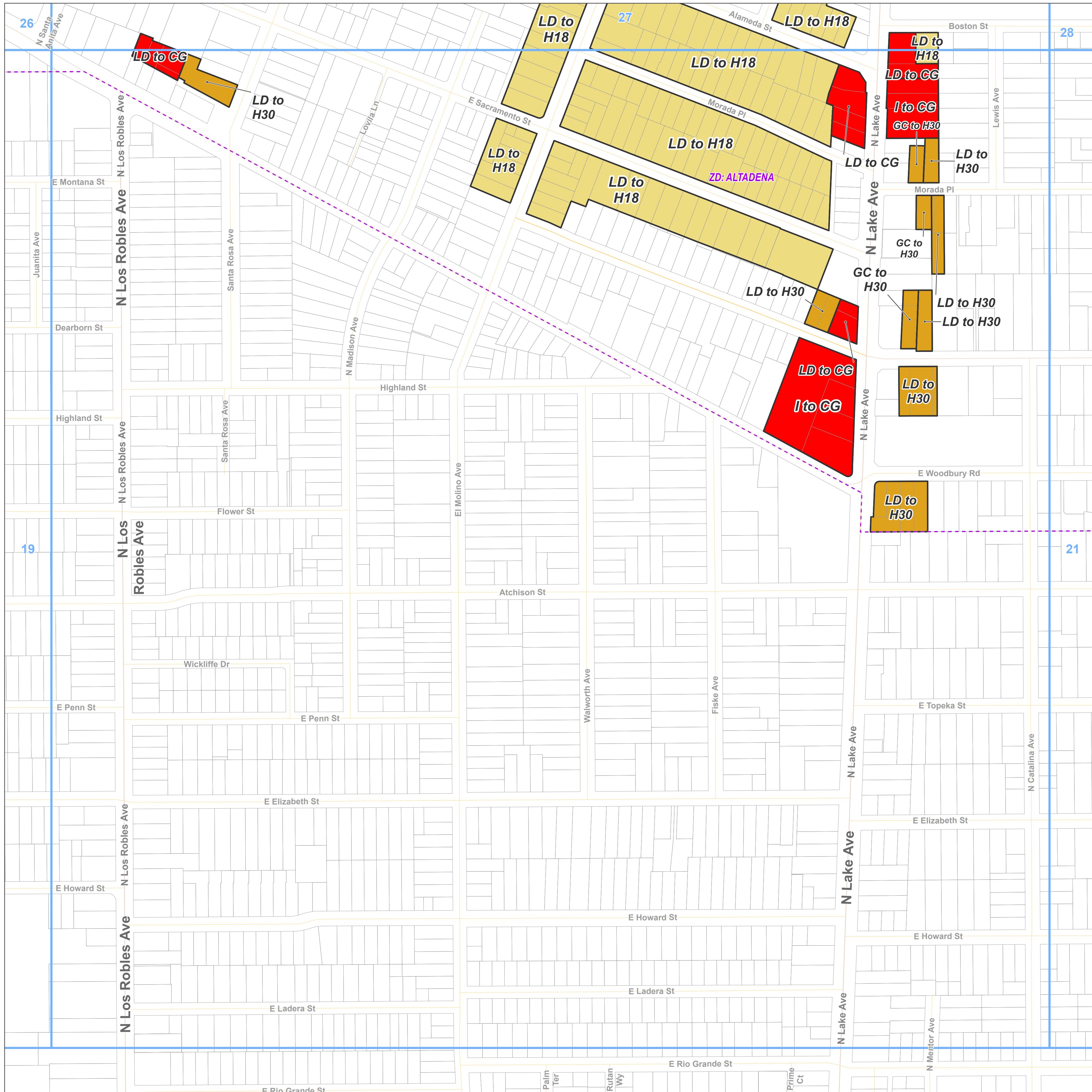
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Feet

0 200 400

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Land Use Policy Change

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

Altadena Community Plan Category*

- GC - General Commercial
- I - Institutions
- LD - Low Density Residential

Base Layers

- Zoned District
- Parcels
- Map Series Grid

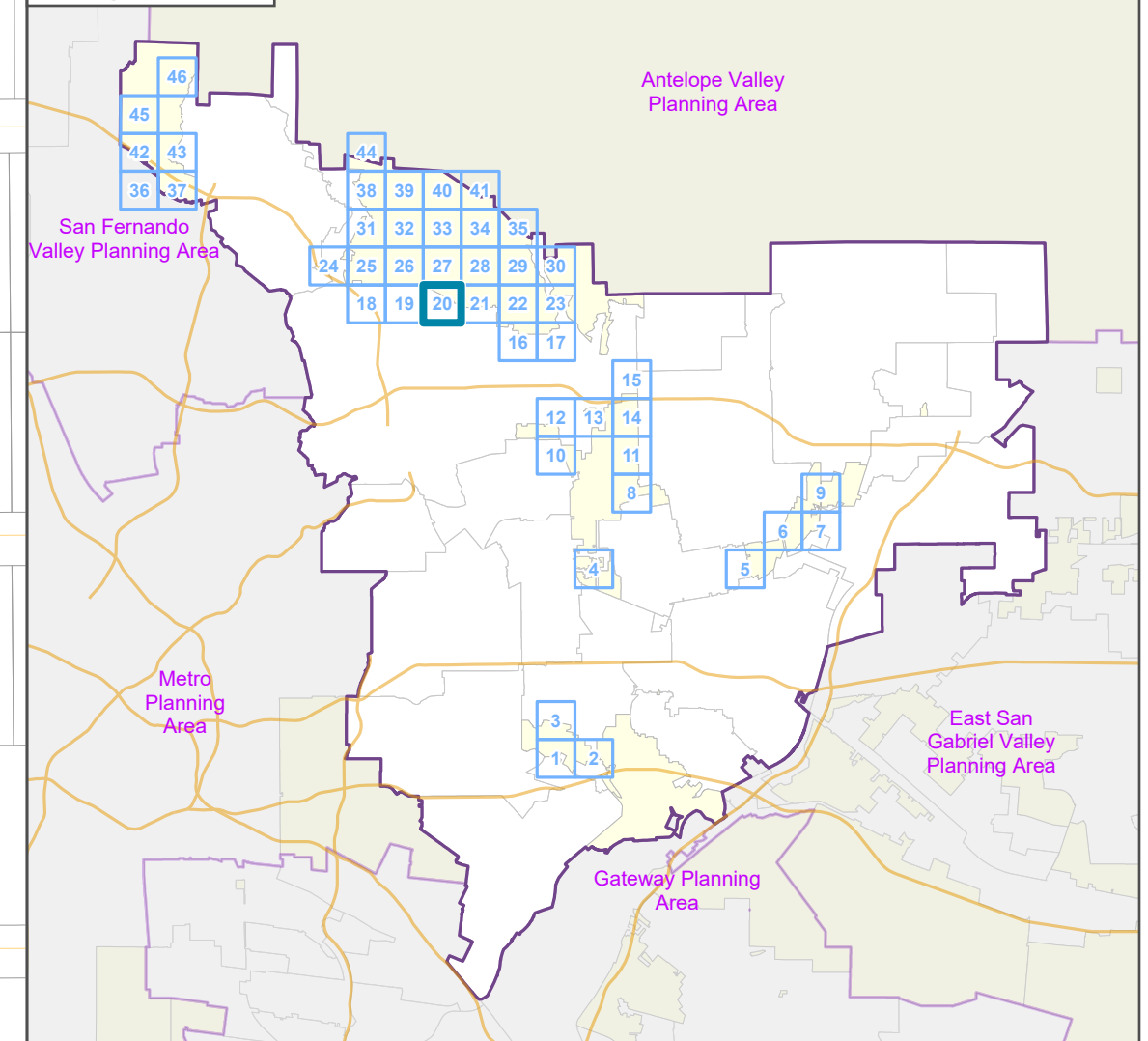
Street Types

- Primary
- Secondary
- Minor
- Alley

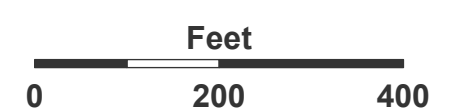
*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**

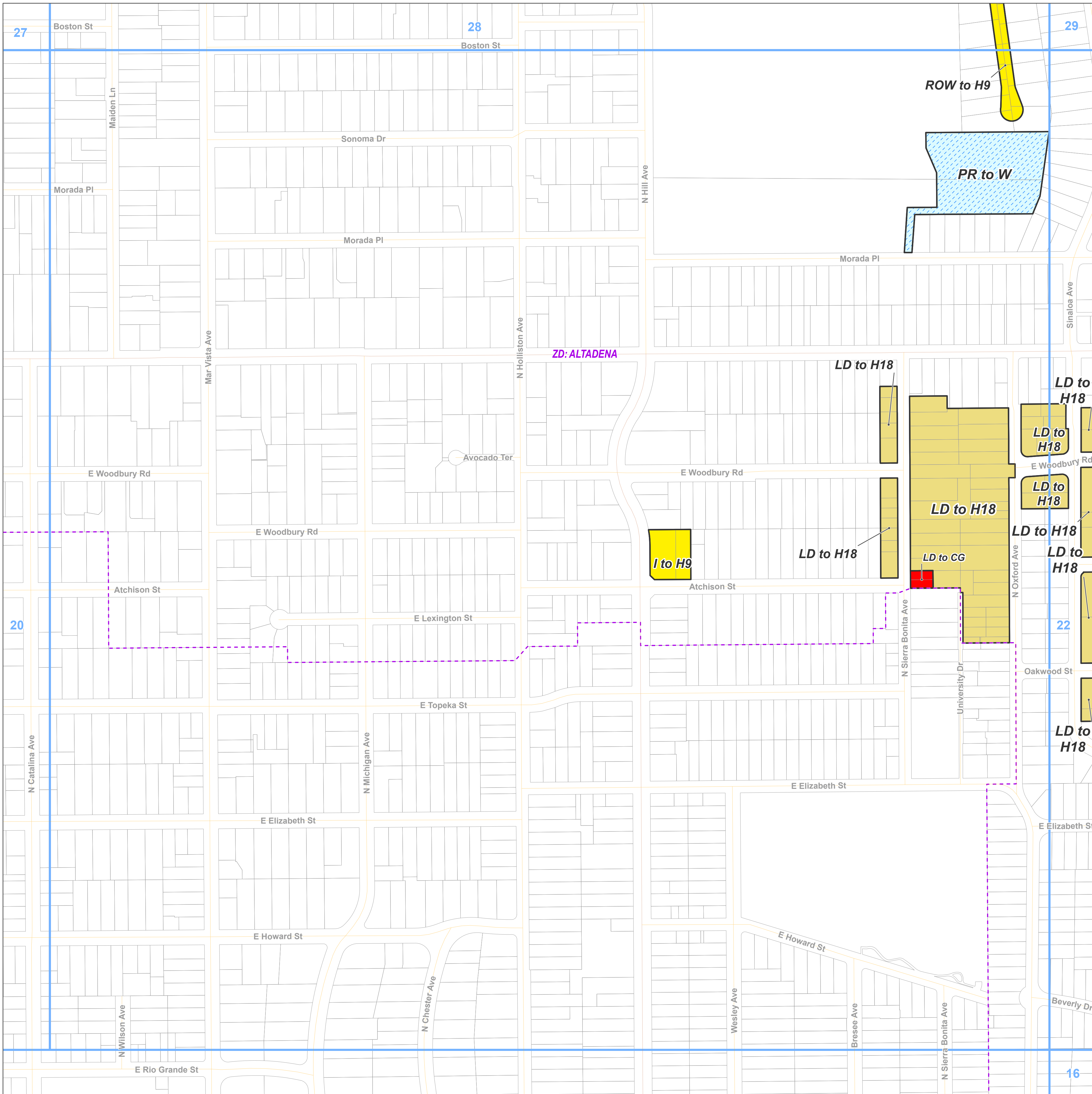
Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.

Key Map



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Land Use Policy Change

- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- W - Water

Altadena Community Plan Category*

- I* - Institutions
- LD* - Low Density Residential
- PR* - Public and Private Recreation
- ROW* - Right of Way

Base Layers

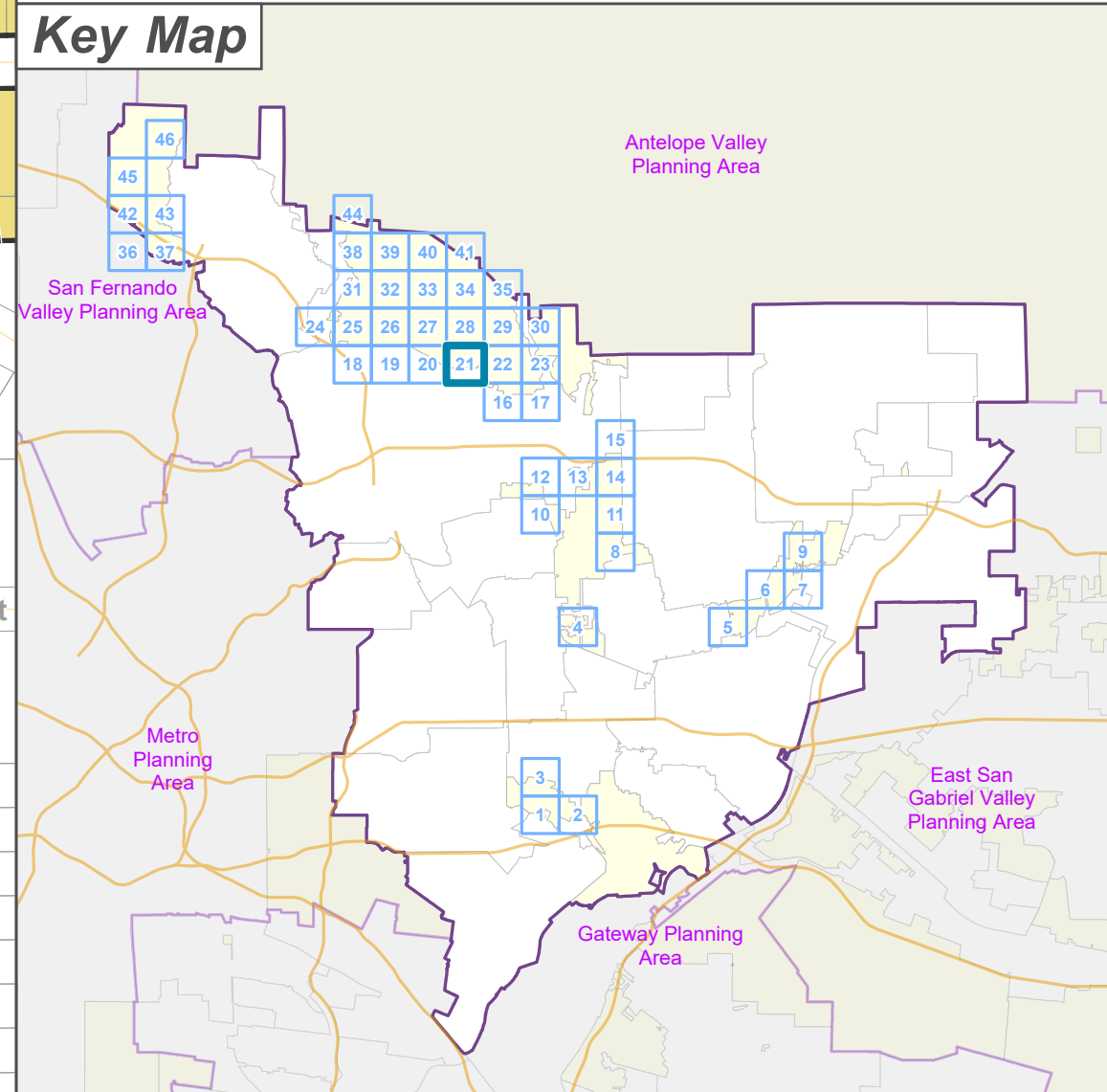
- Zoned District
- Parcels
- Map Series Grid

Street Types

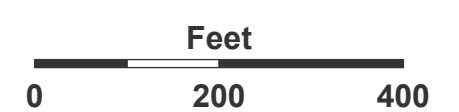
- Secondary
- Minor

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**






Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.



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Land Use Policy Change

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





Altadena Community Plan Category*

- GC - General Commercial
- I - Institutions
- LD - Low Density Residential
- PR - Public and Private Recreation
- ROW - Right of Way

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

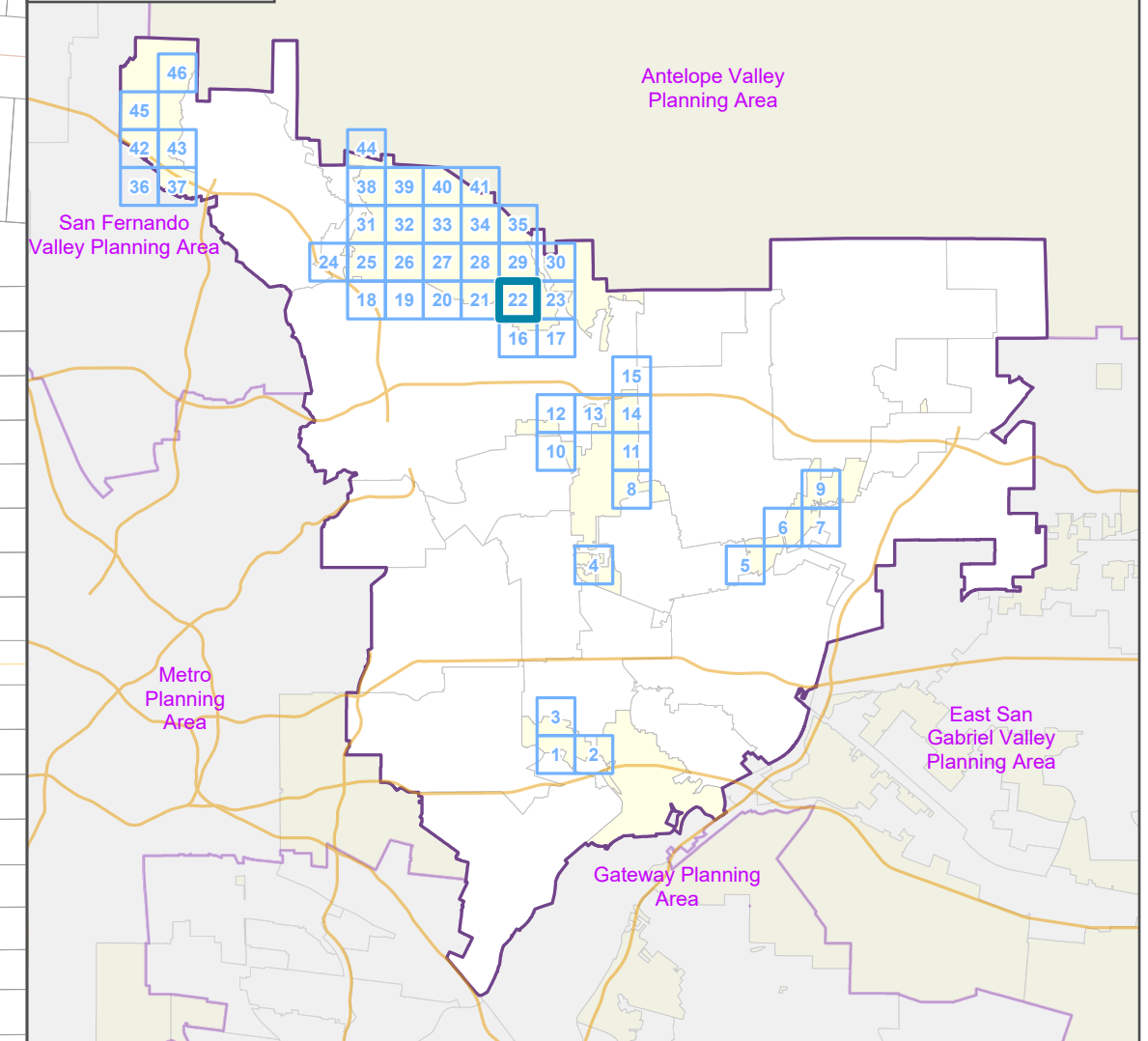
Street Types

-  Primary
-  Secondary
-  Minor
-  Alley

* NOTE ABOUT THE ALTADENA COMMUNITY PLAN:

Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.

Key Map



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Land Use Policy Change

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

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

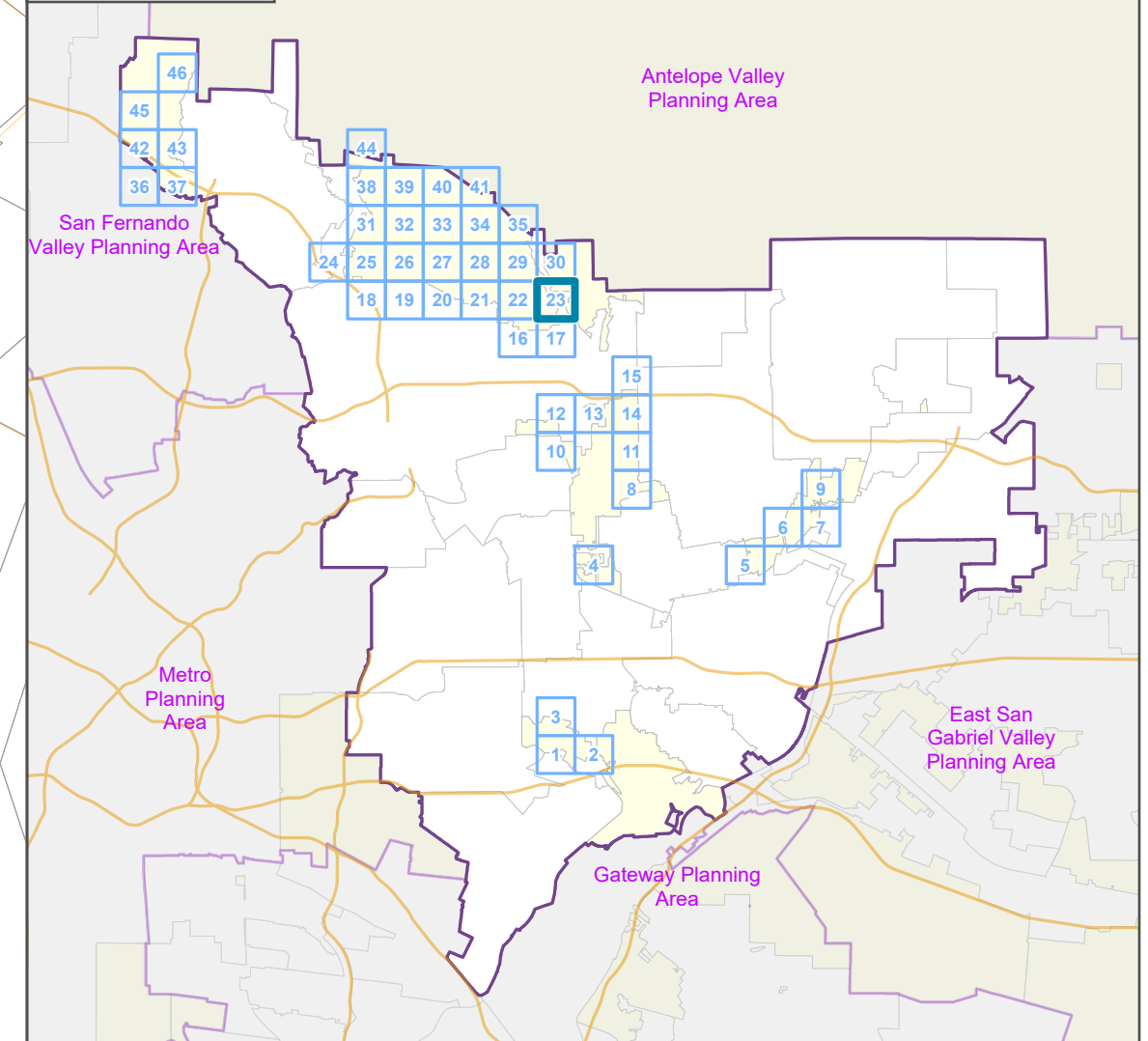
Street Types

- Primary
- Secondary
- Minor
- Alley

*** NOTE ABOUT THE ALTADENA COMMUNITY PLAN:**

Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.

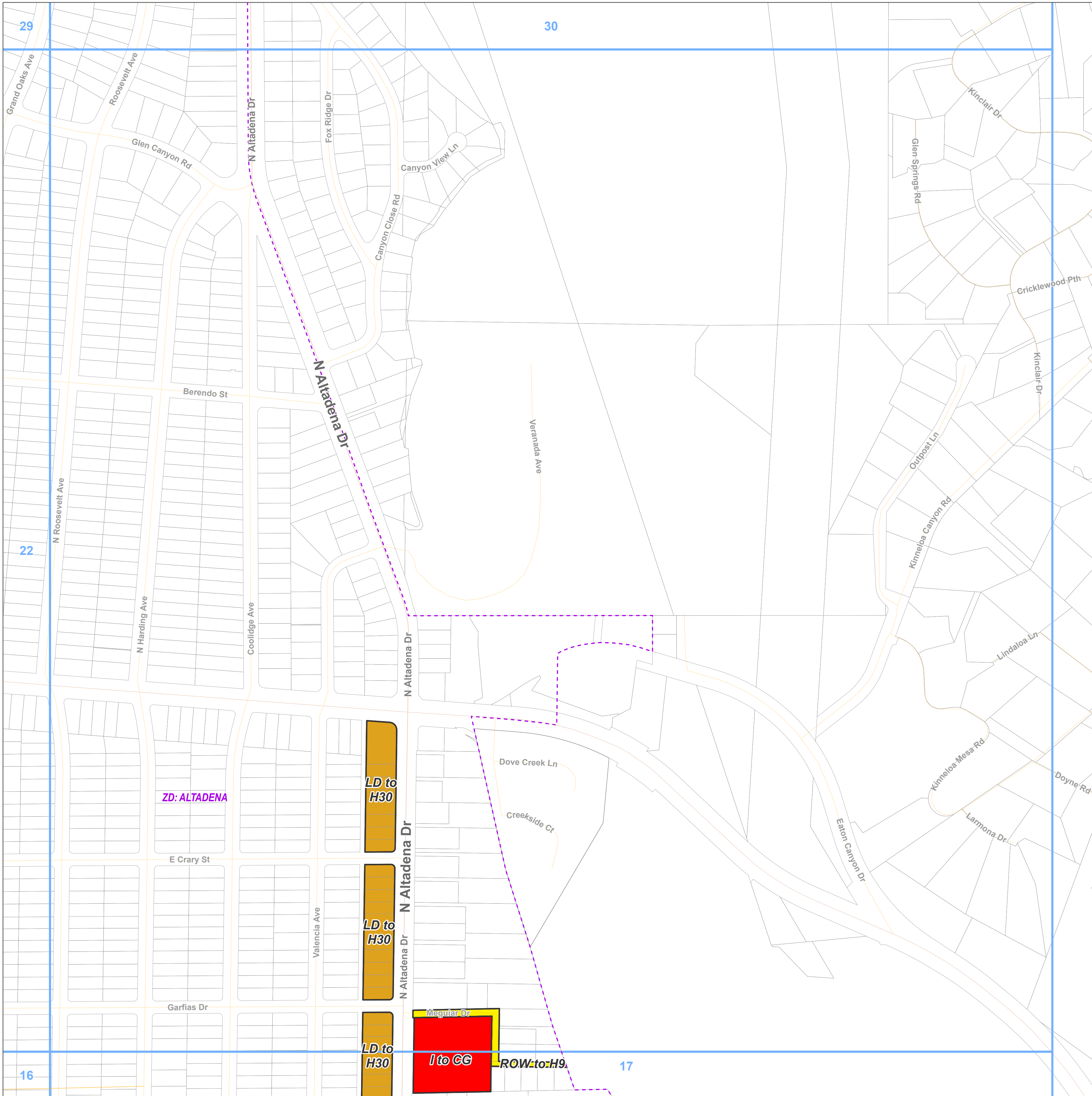
Key Map



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Land Use Policy Change

- IL - Light Industrial
- P - Public and Semi-Public

Altadena Community Plan Category*

BP - Business Park

Base Layers

- Zoned District
- Parcels
- Map Series Grid

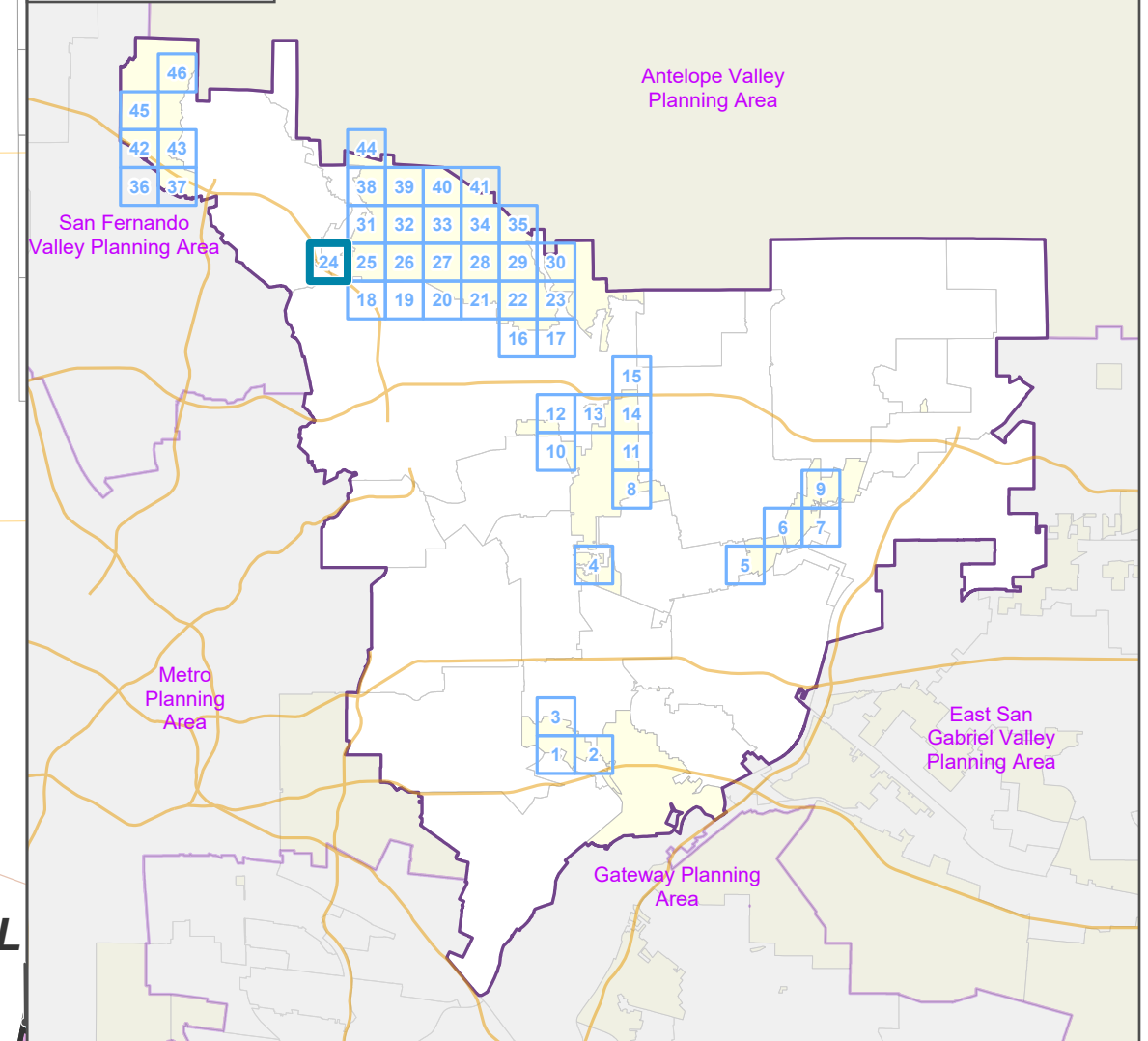
Street Types

- Freeway
- Secondary
- Minor
- Ramp
- Alley

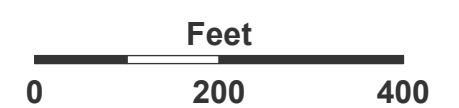
* NOTE ABOUT THE ALTADENA COMMUNITY PLAN:

Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.

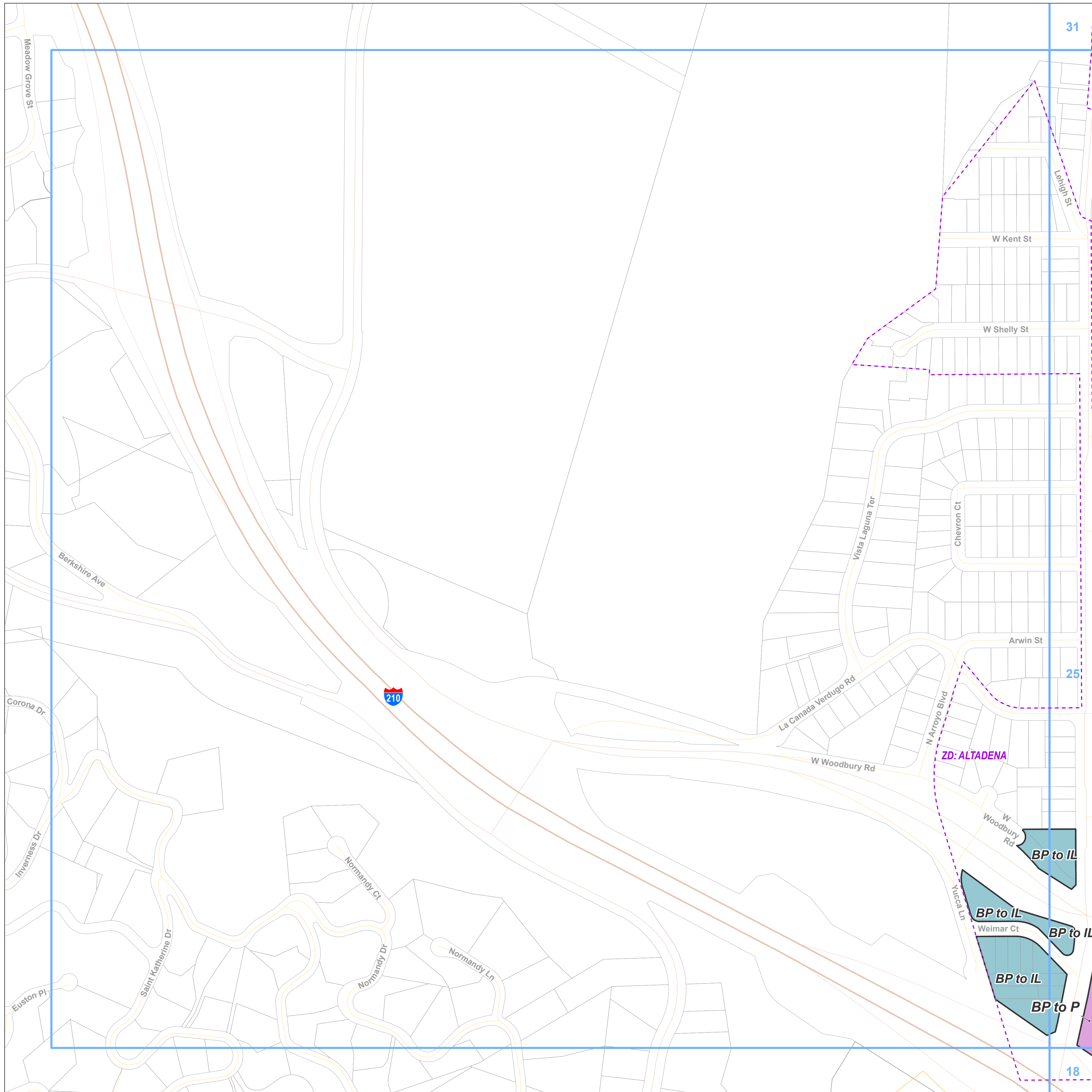
Key Map



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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public

Altadena Community Plan Category*

- BP* - Business Park
- I* - Institutions
- LD* - Low Density Residential
- ROW* - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

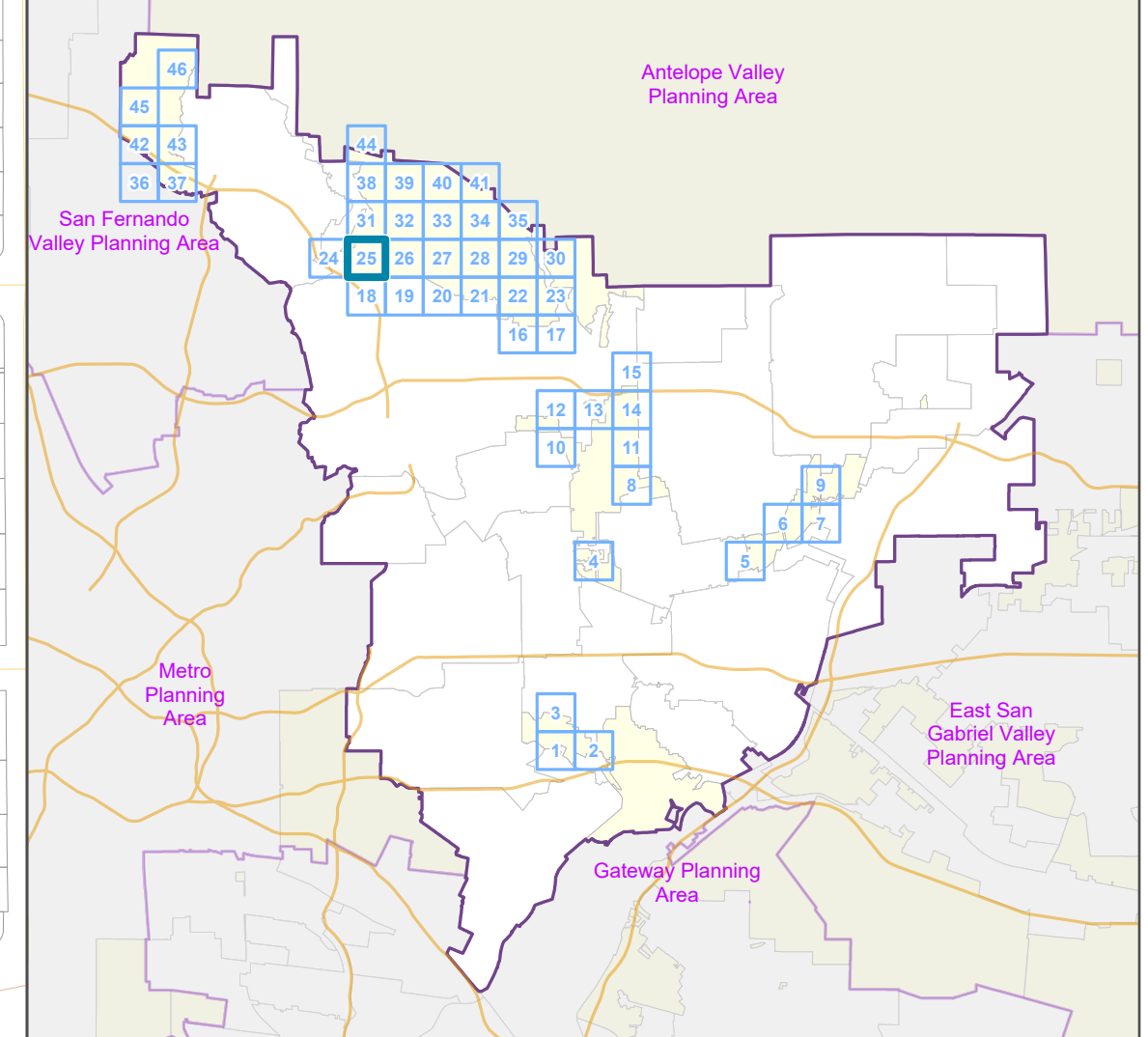
Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp

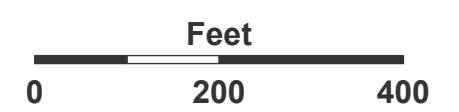
* NOTE ABOUT THE ALTADENA COMMUNITY PLAN:

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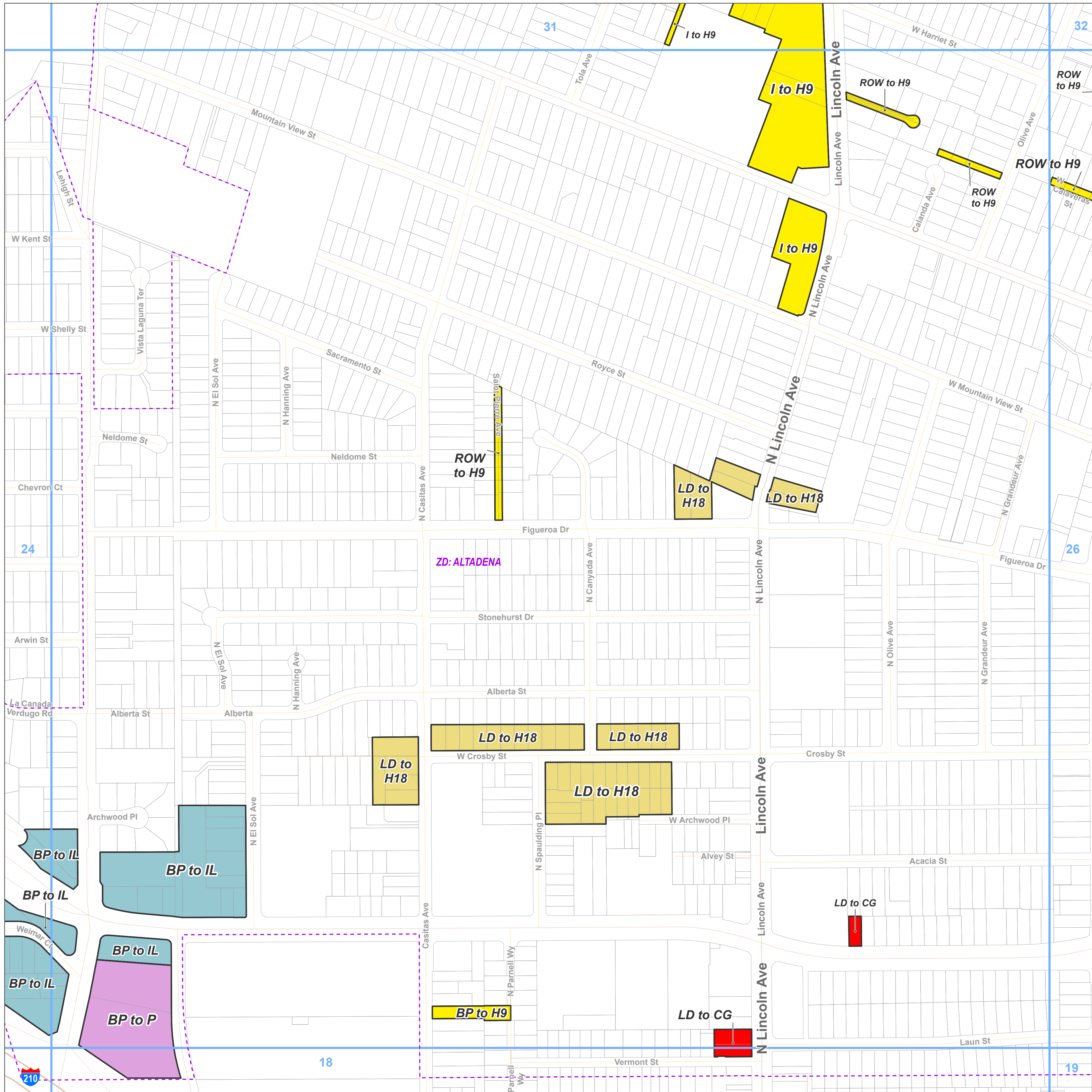
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Land Use Policy Change

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

Altadena Community Plan Category*

- I* - Institutions
- LD* - Low Density Residential
- MU* - Mixed Use "Center"
- ROW* - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

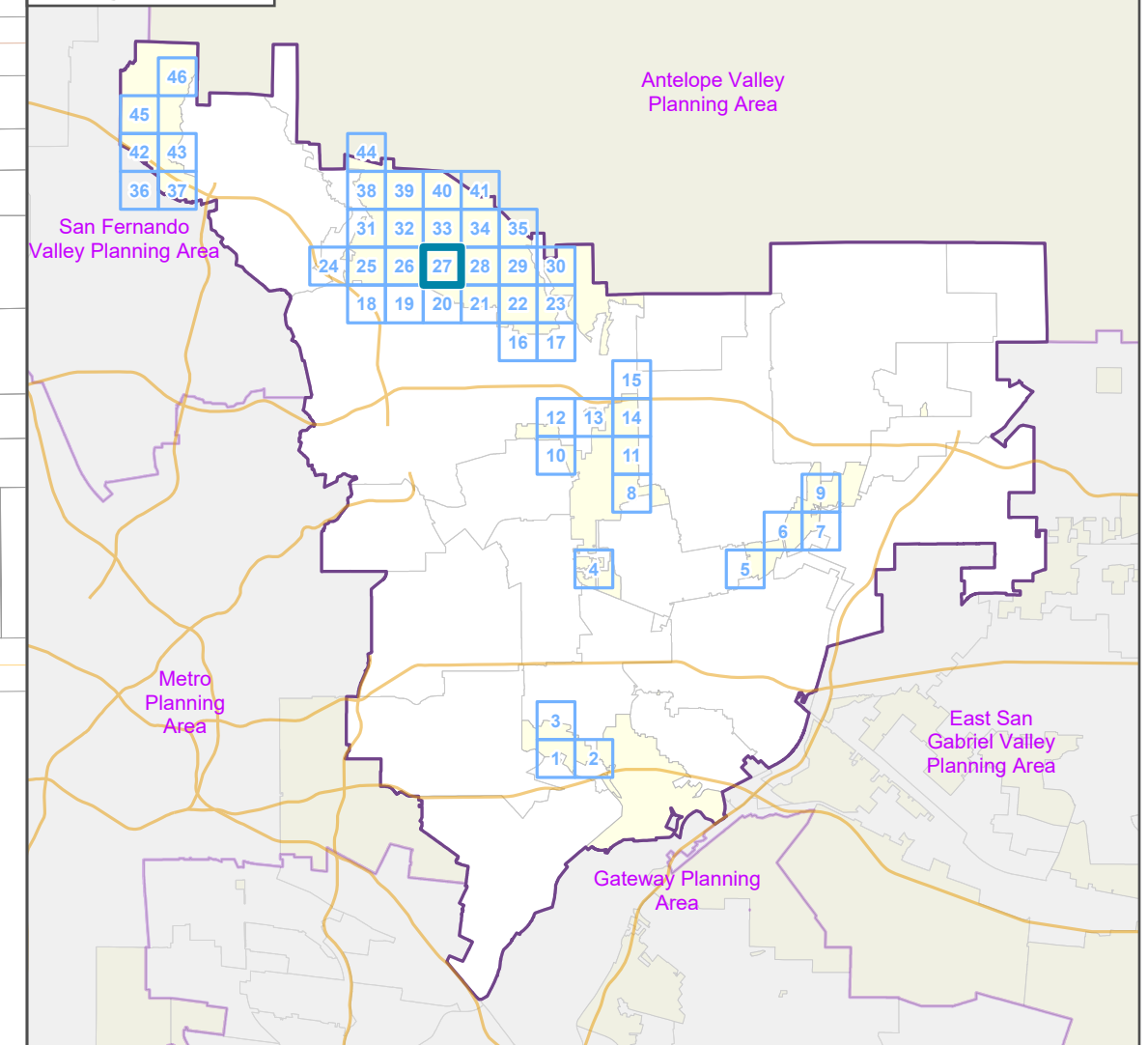
Street Types

- Primary
- Secondary
- Minor
- Alley

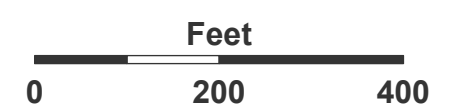
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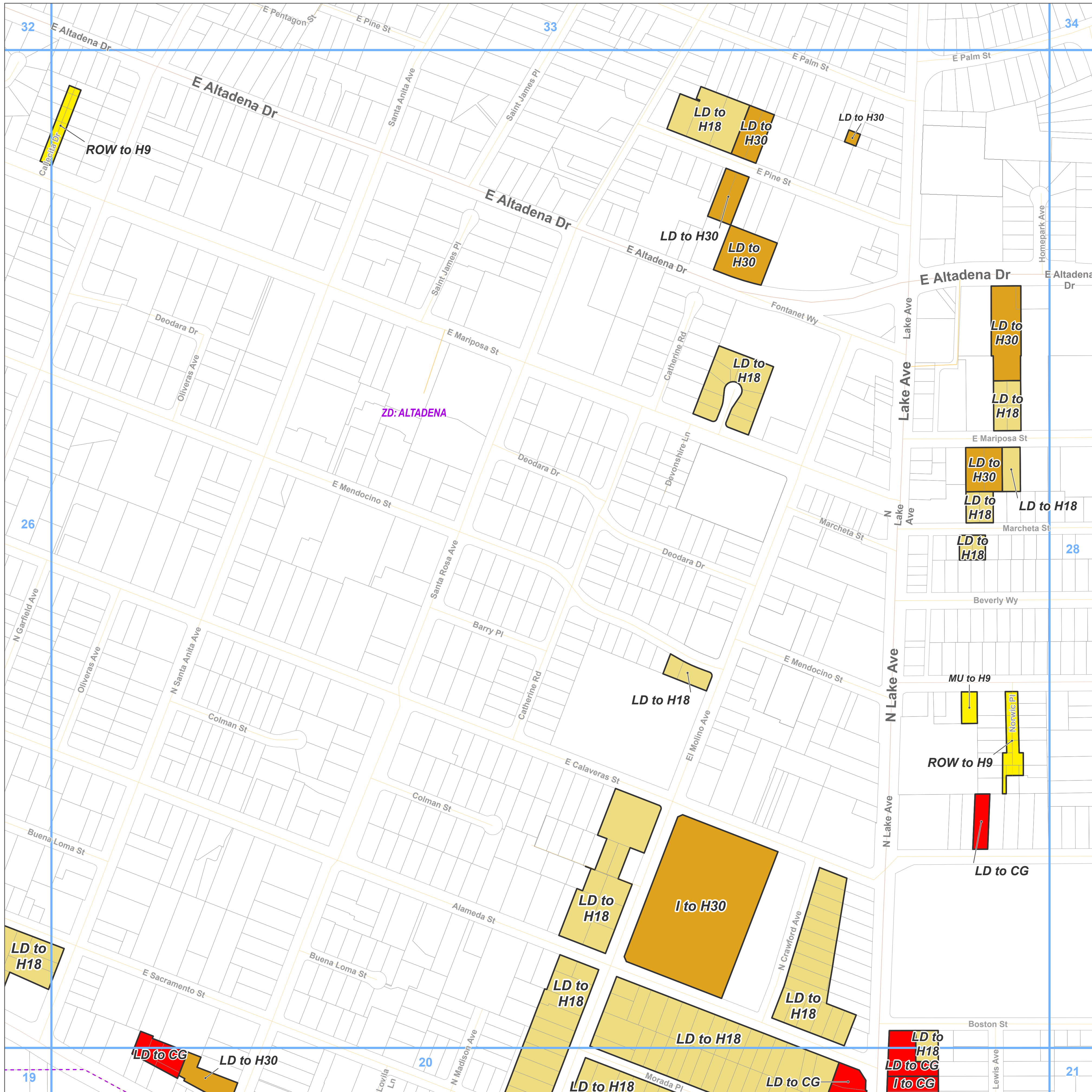
Key Map

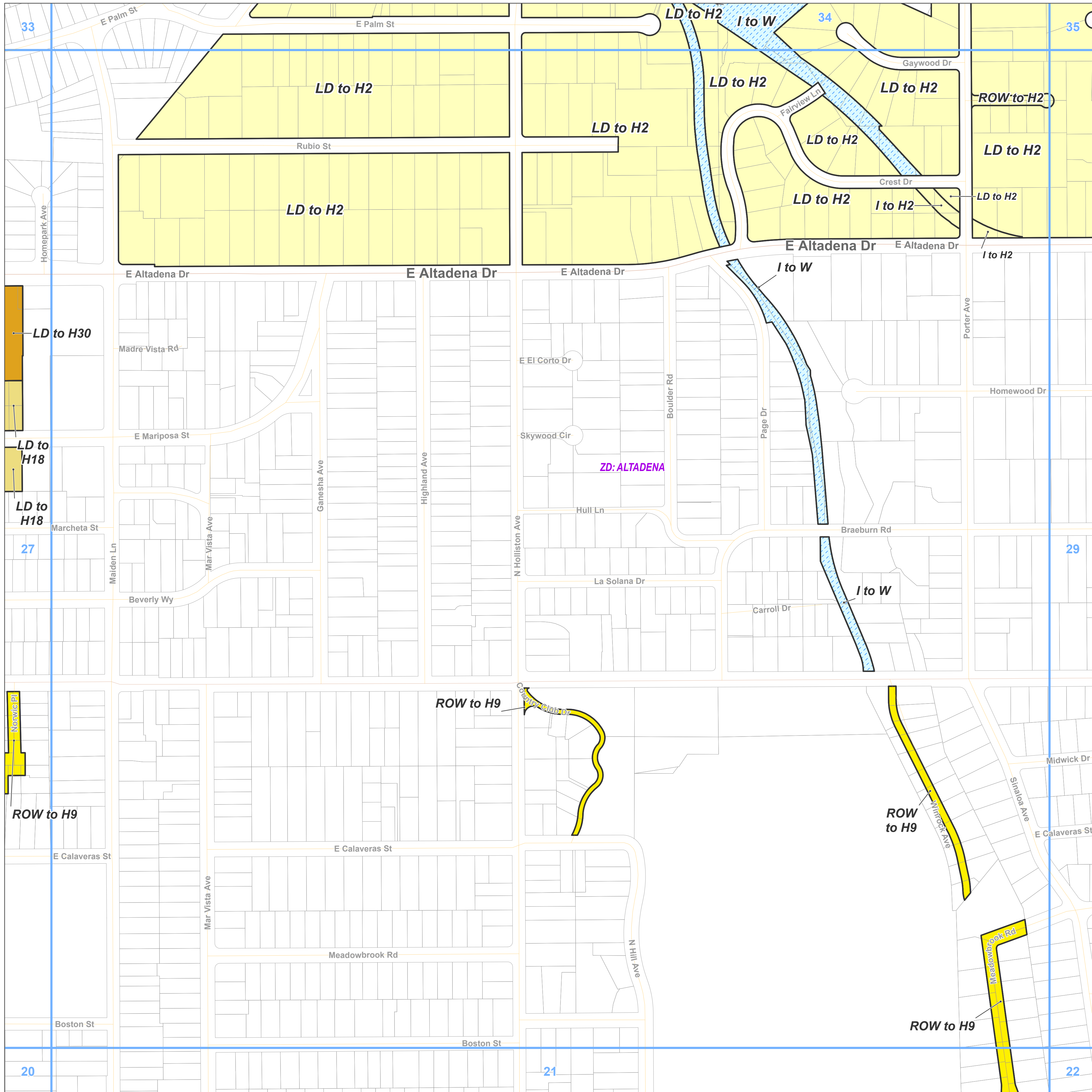


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Land Use Policy Change

- H2 - Residential 2
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

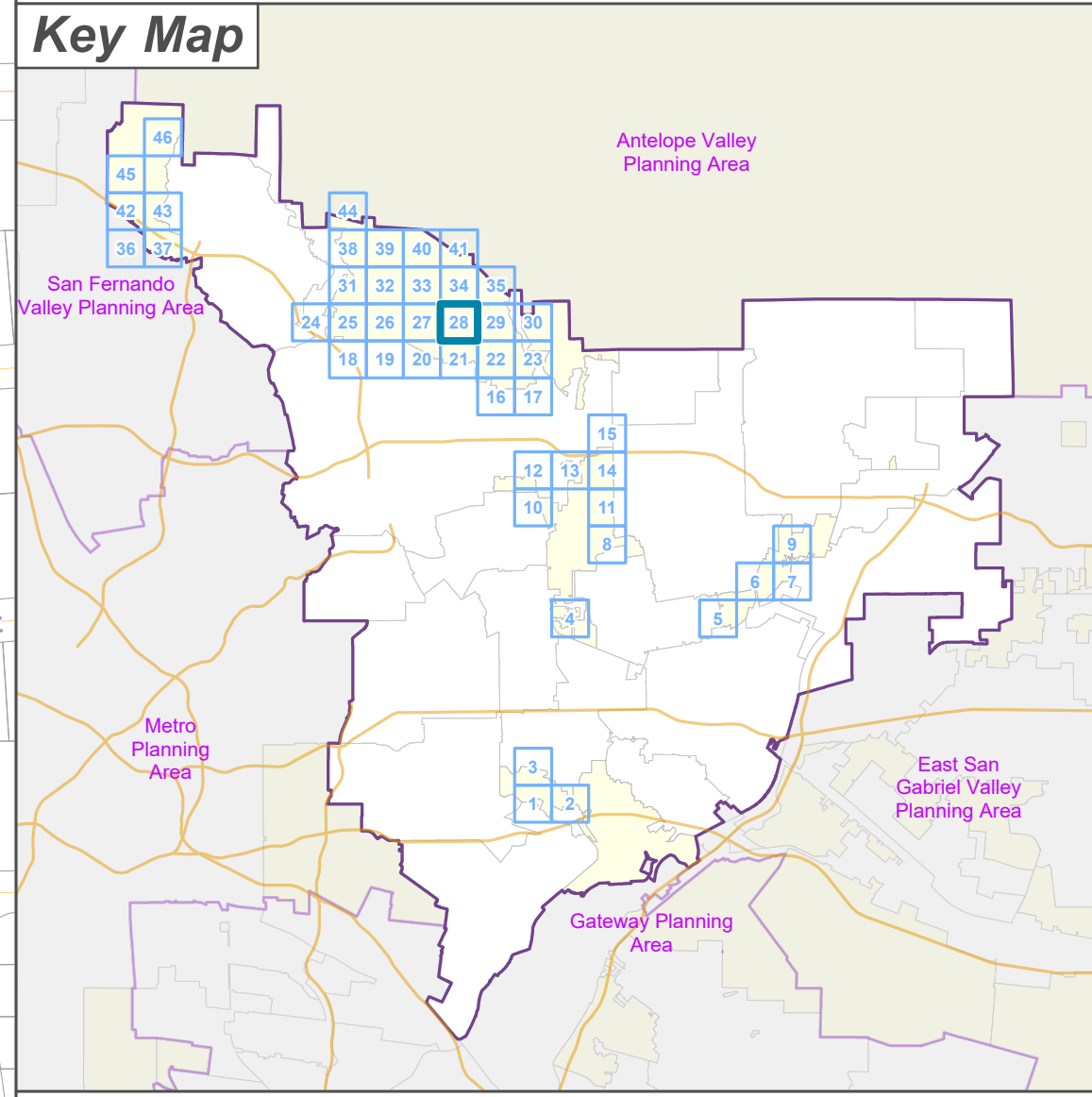
Base Layers

- Zoned District
- Parcels
- Map Series Grid




Street Types

- Primary
- Secondary
- Minor

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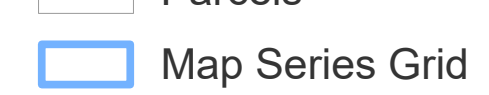
Land Use Policy Change

-  H2 - Residential 2
-  H9 - Residential 9
-  W - Water




Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

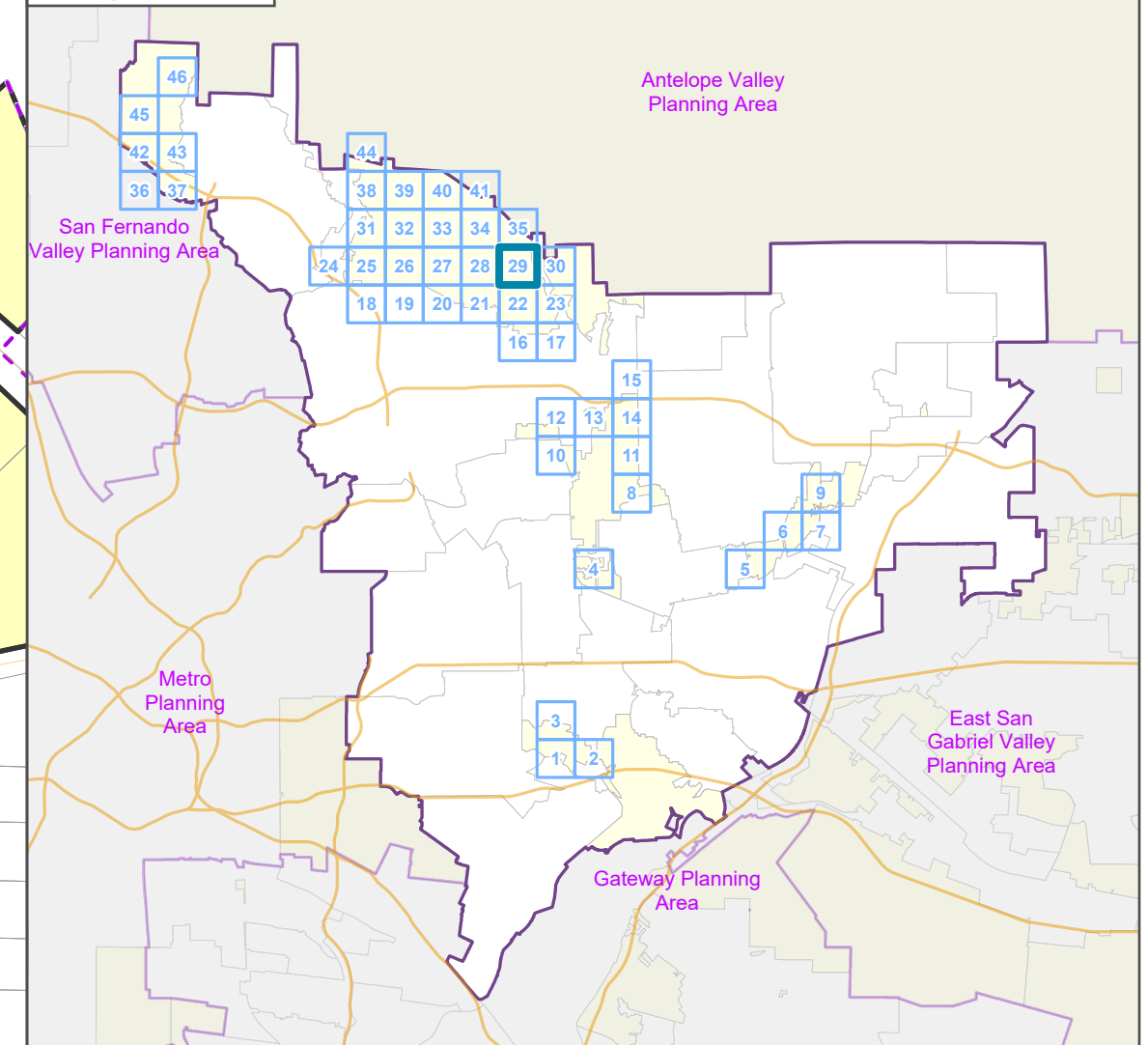
Street Types

-  Primary
-  Secondary
-  Minor

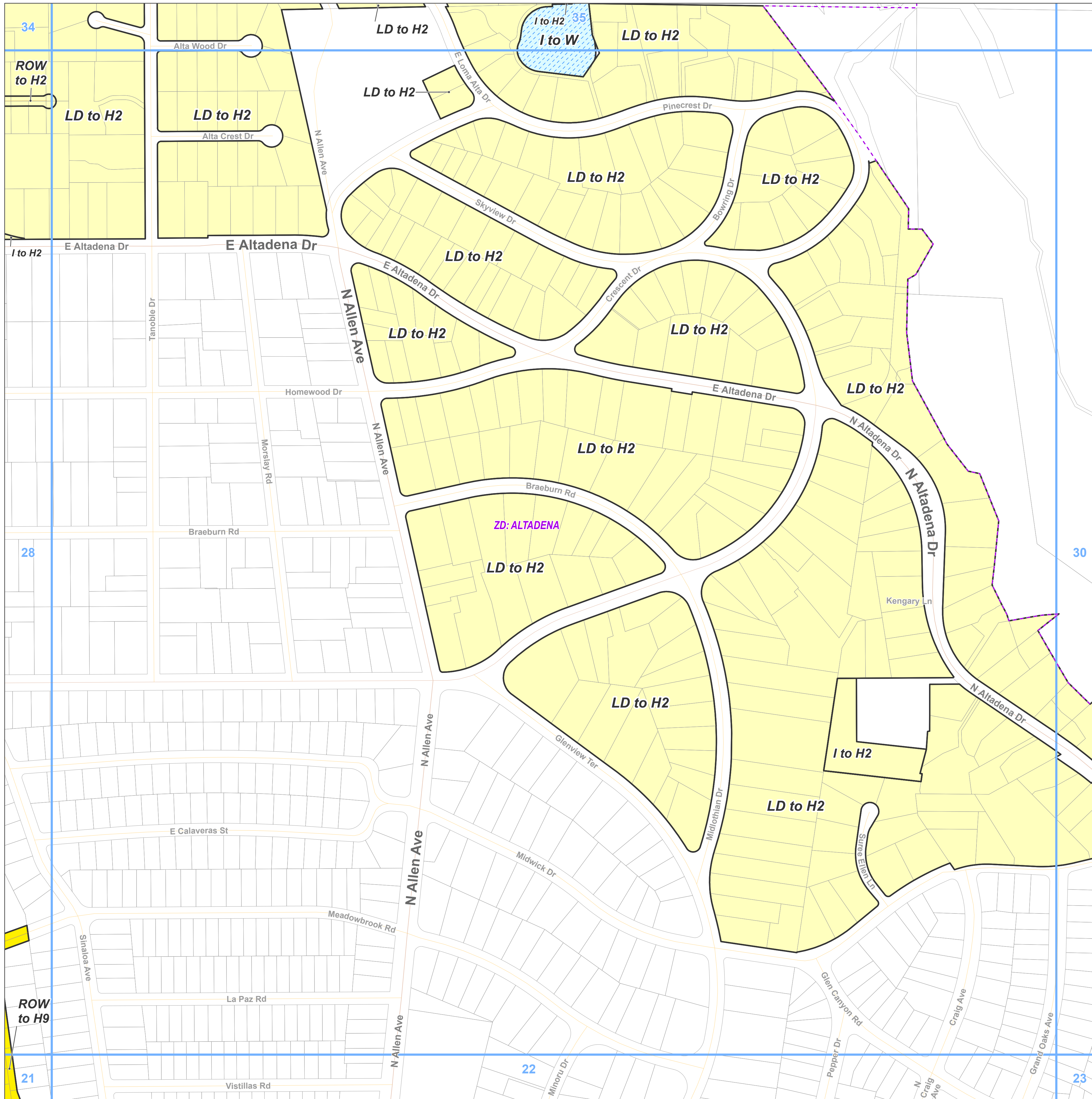
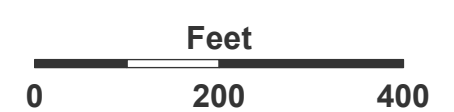
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Key Map



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Land Use Policy Change

H2 - Residential 2

Altadena Community Plan Category*

LD - Low Density Residential

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

Street Types

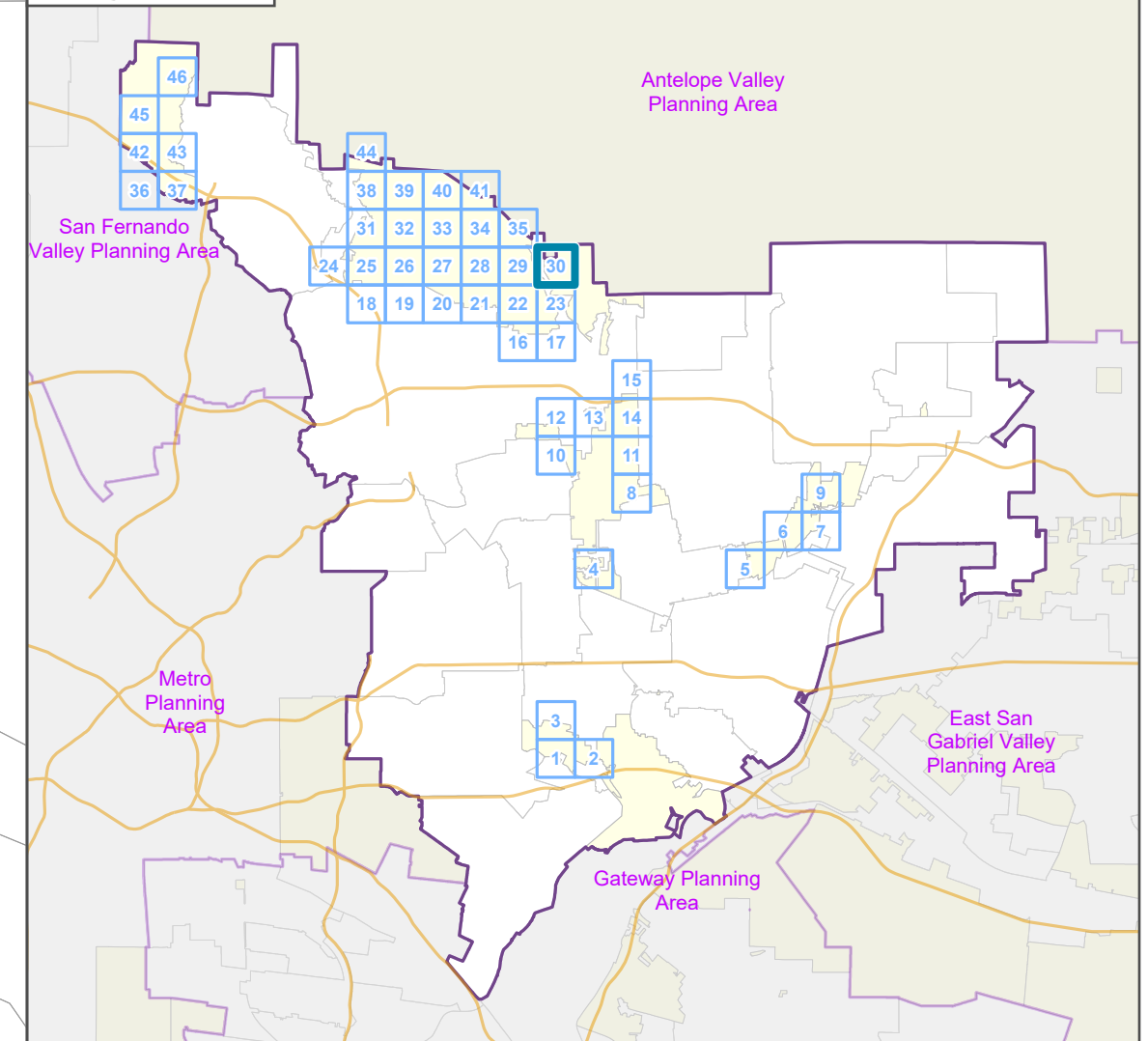
Primary

Minor

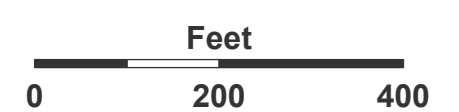
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Key Map



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Land Use Policy Change

- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- OS-PR - Open Space - Parks and Recreation
- W - Water

Altadena Community Plan Category*

- E - Estate/Equestrian
- I - Institutions
- LD - Low Density Residential
- LMD - Low/Medium Density Residential
- PR - Public and Private Recreation
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

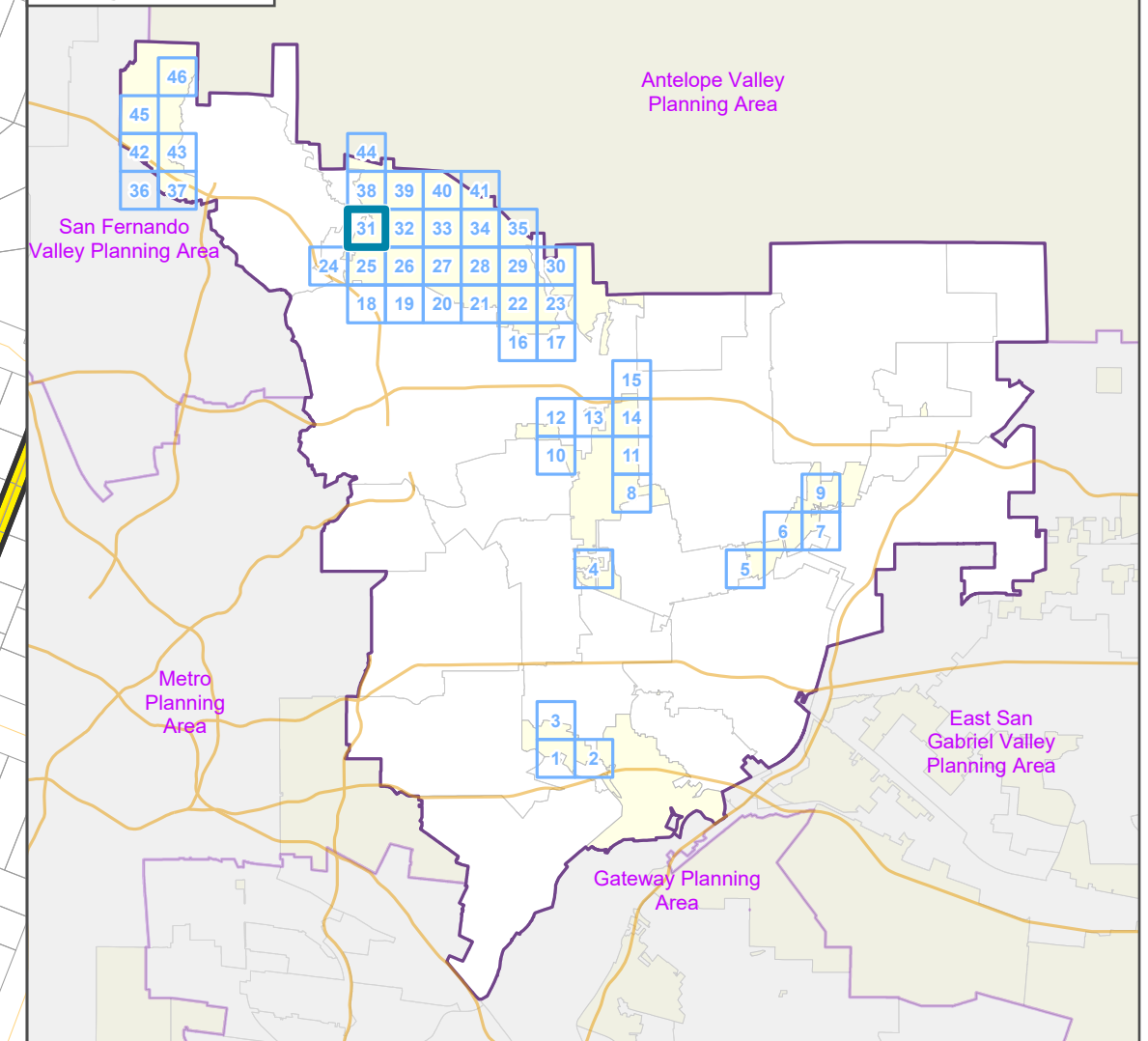
Street Types

- Primary
- Secondary
- Minor

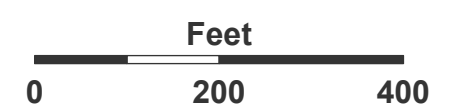
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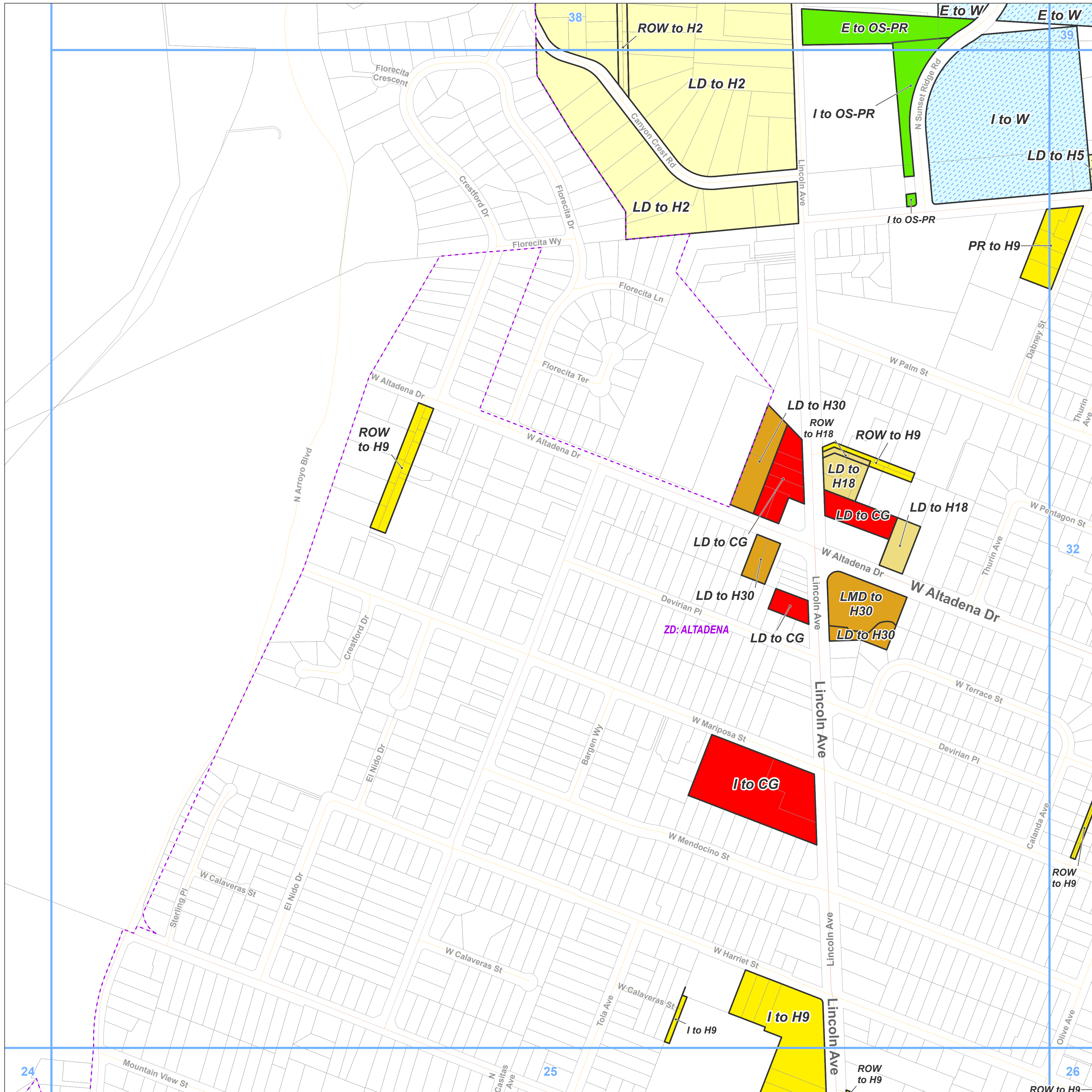
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West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena

Land Use Policy Change

- H5 - Residential 5
- H9 - Residential 9
- CG - General Commercial
- RL1 - Rural Land 1
- RL20 - Rural Land 20
- W - Water

Altadena Community Plan Category*

- E - Estate/Equestrian
- I - Institutions
- LD - Low Density Residential
- PR - Public and Private Recreation
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid

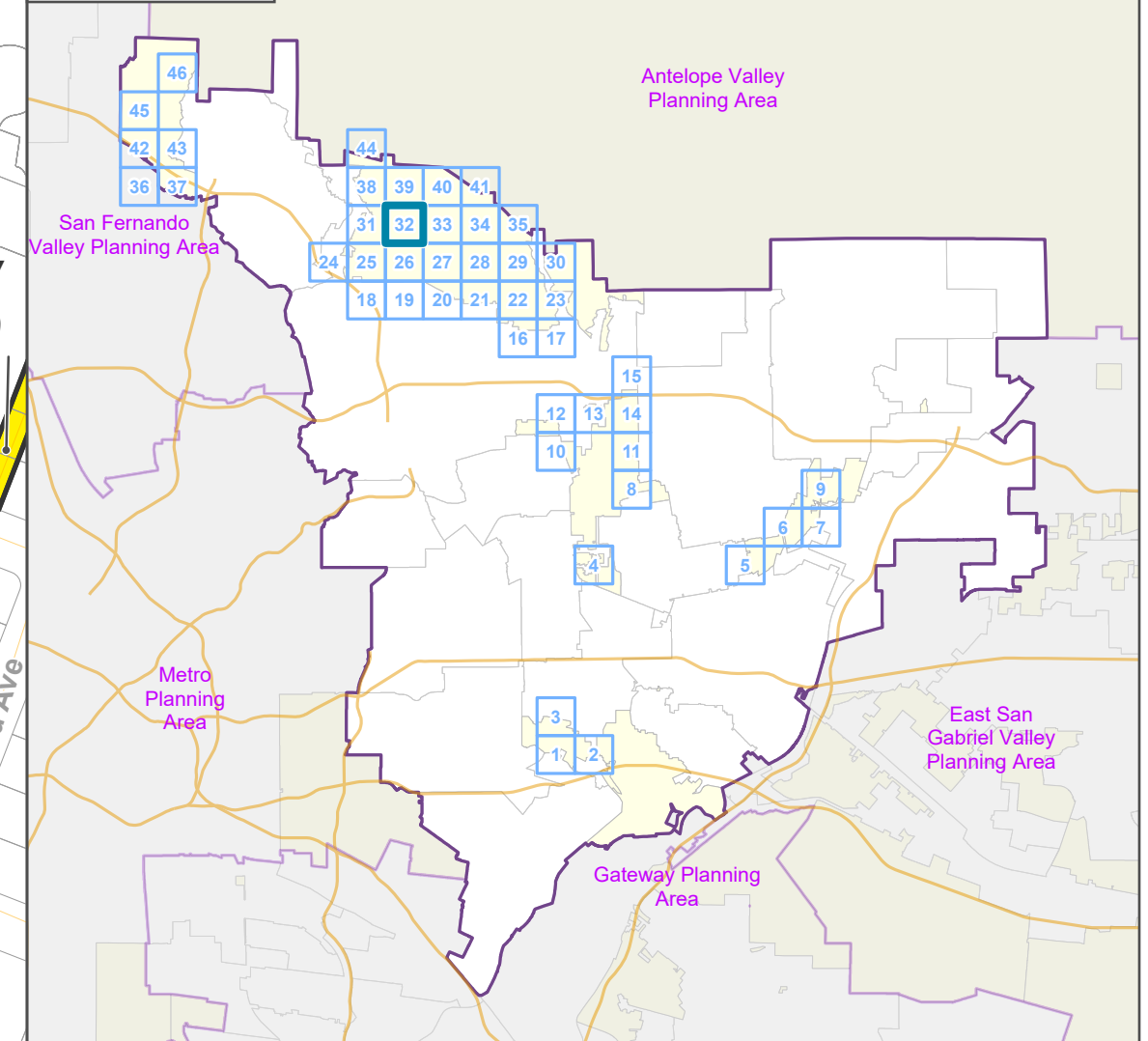
Street Types

- Primary
- Secondary
- Minor

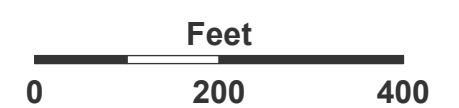
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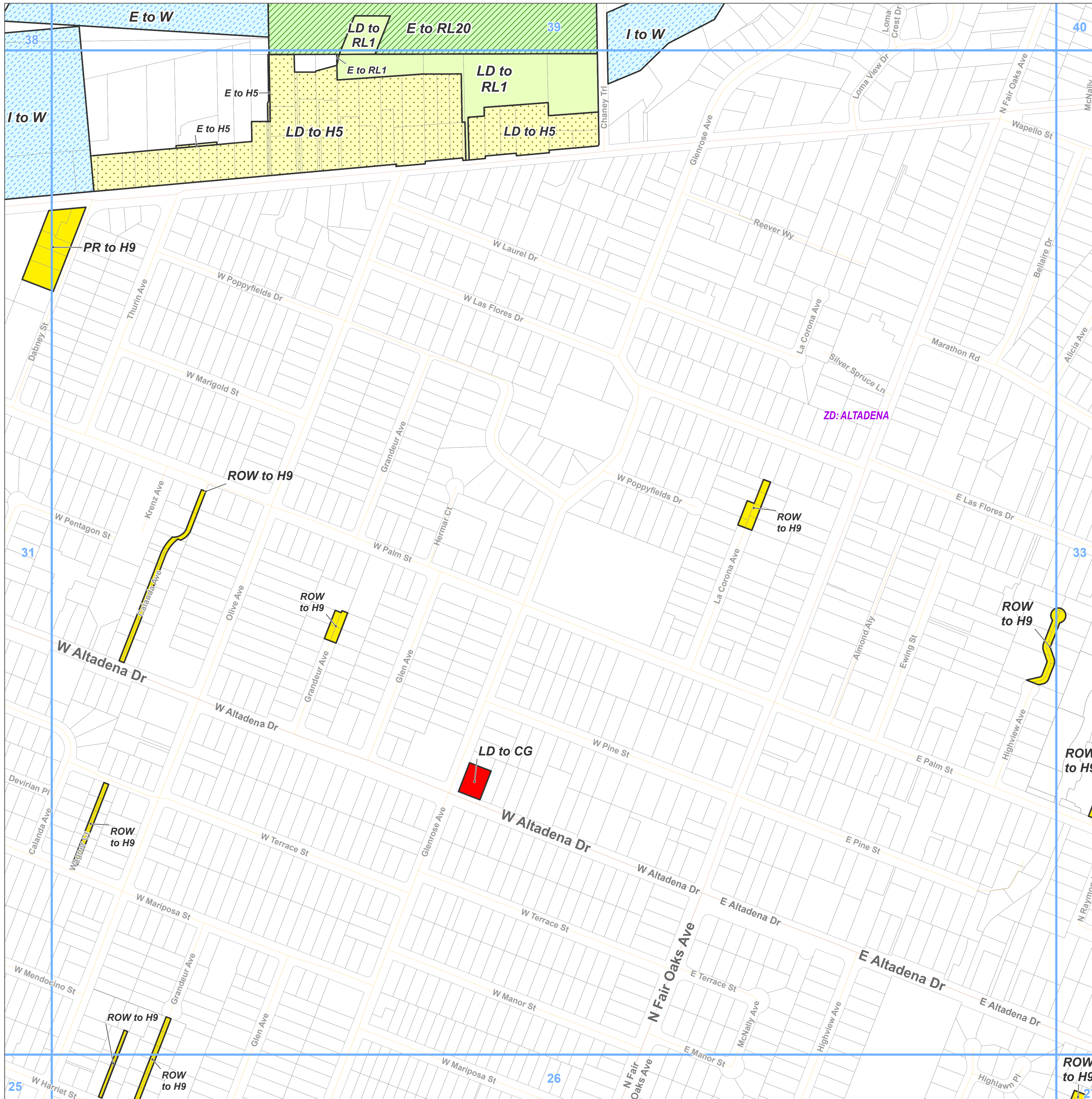
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Land Use Policy Change

- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- ROW - Right of Way

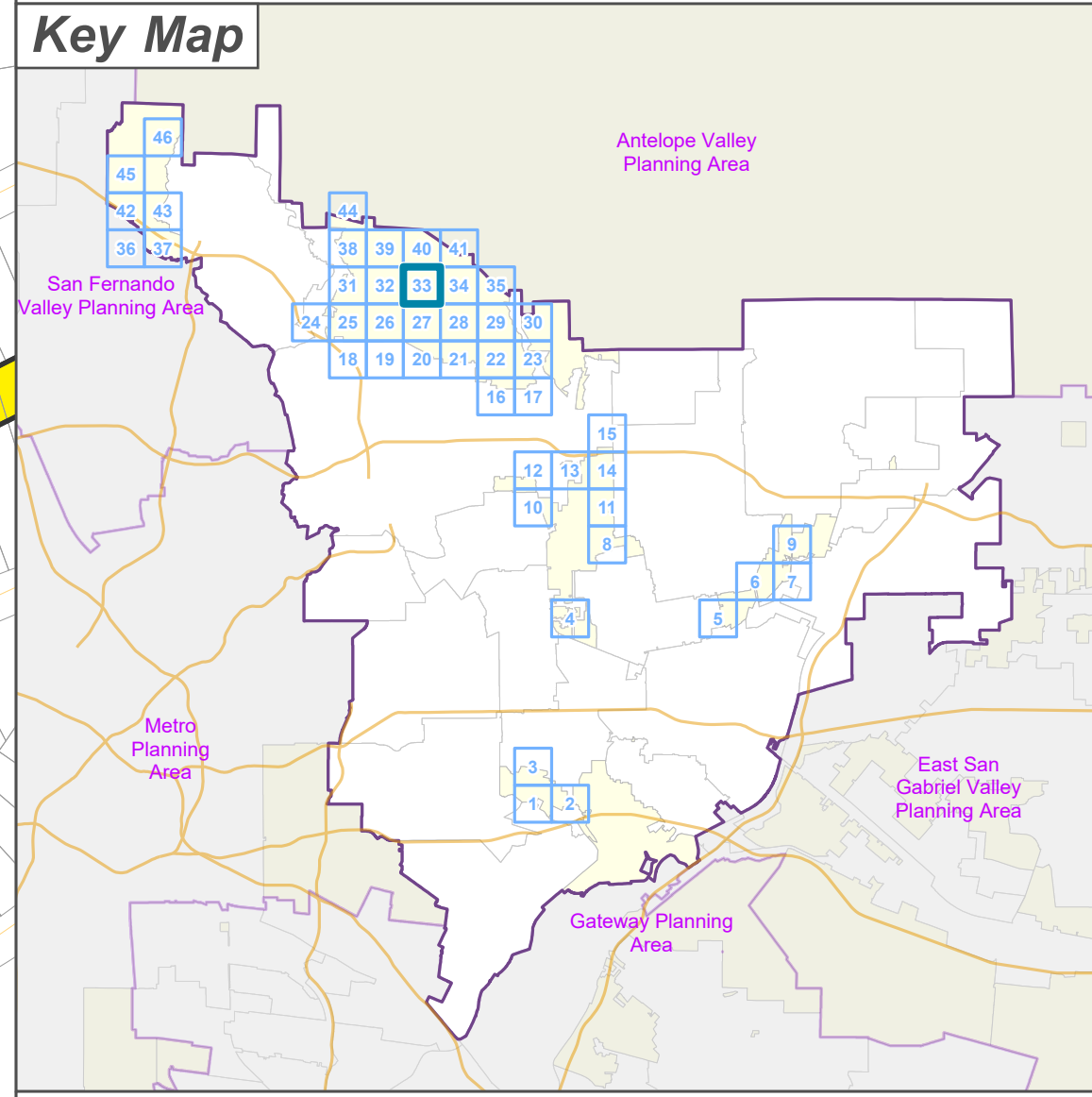
Base Layers


- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

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**LA COUNTY
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Feet

0 200 400



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Land Use Policy Change

- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- RL5 - Rural Land 5
- W - Water

Altadena Community Plan Category*

- I* - Institutions
- LD* - Low Density Residential
- N* - Non-Urban
- ROW* - Right of Way

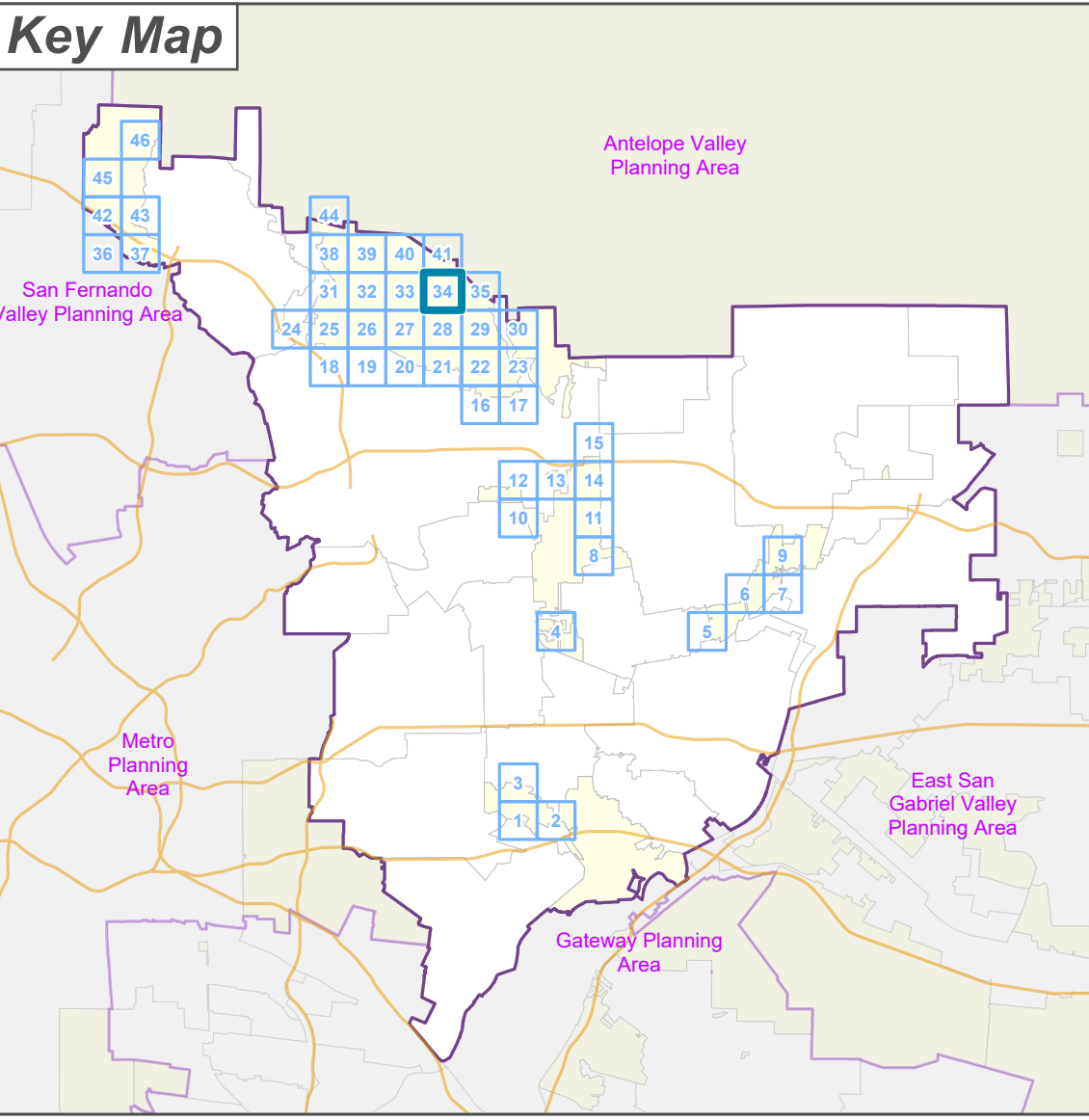
Base Layers


- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor
- Trail

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**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
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Feet

0 200 400



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Land Use Policy Change

H2 - Residential 2

W - Water

Altadena Community Plan Category*

I - Institutions

LD - Low Density Residential

ROW - Right of Way

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

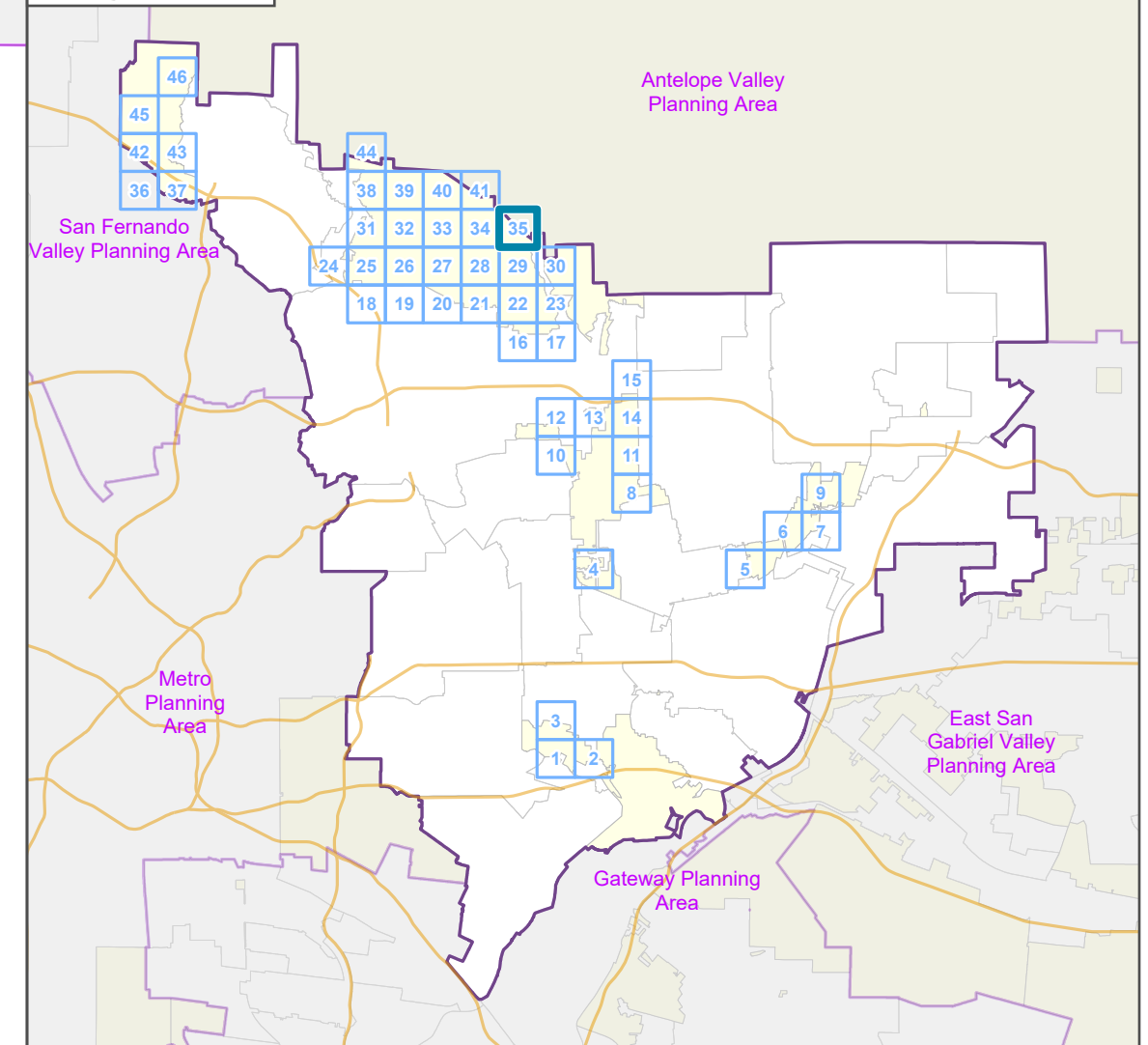
Street Types

Minor

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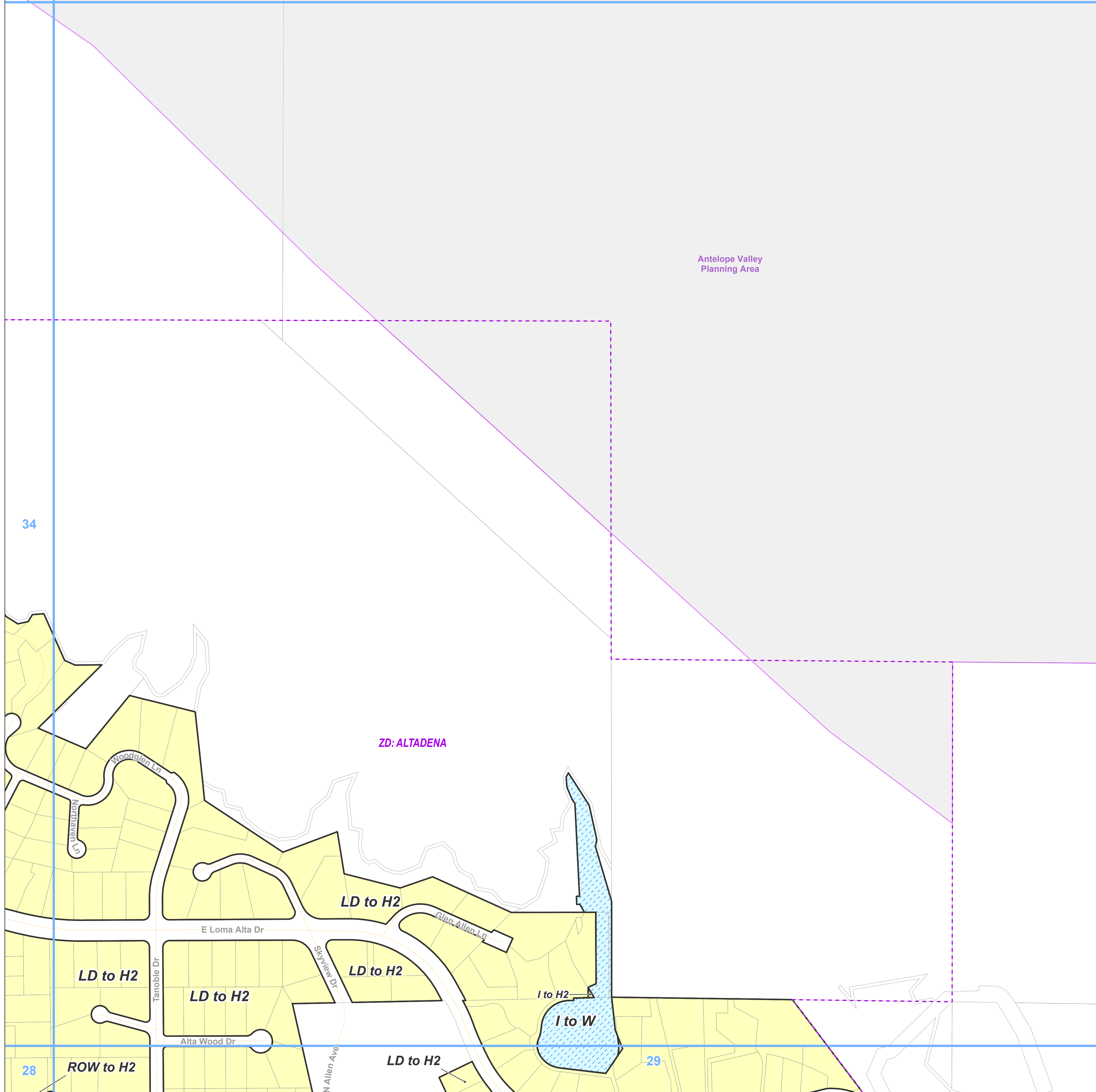
Key Map



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Land Use Policy Change

H18 - Residential 18

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

Street Types

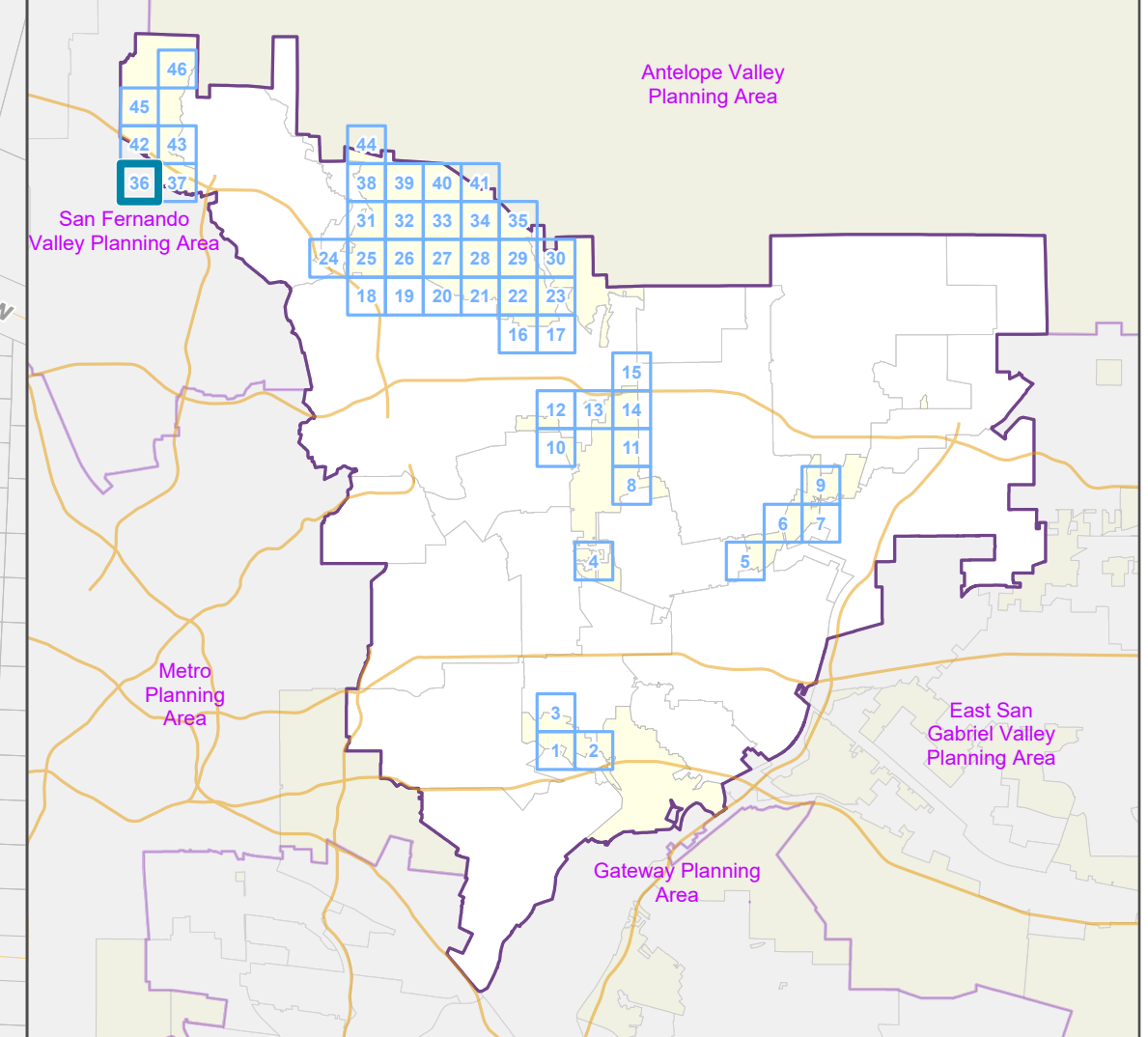
Primary

Secondary

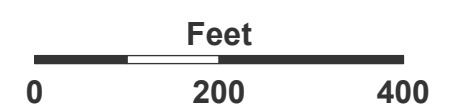
Minor

Alley

Key Map






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Land Use Policy Change

-  H9 - Residential 9
-  H18 - Residential 18
-  MU - Mixed Use

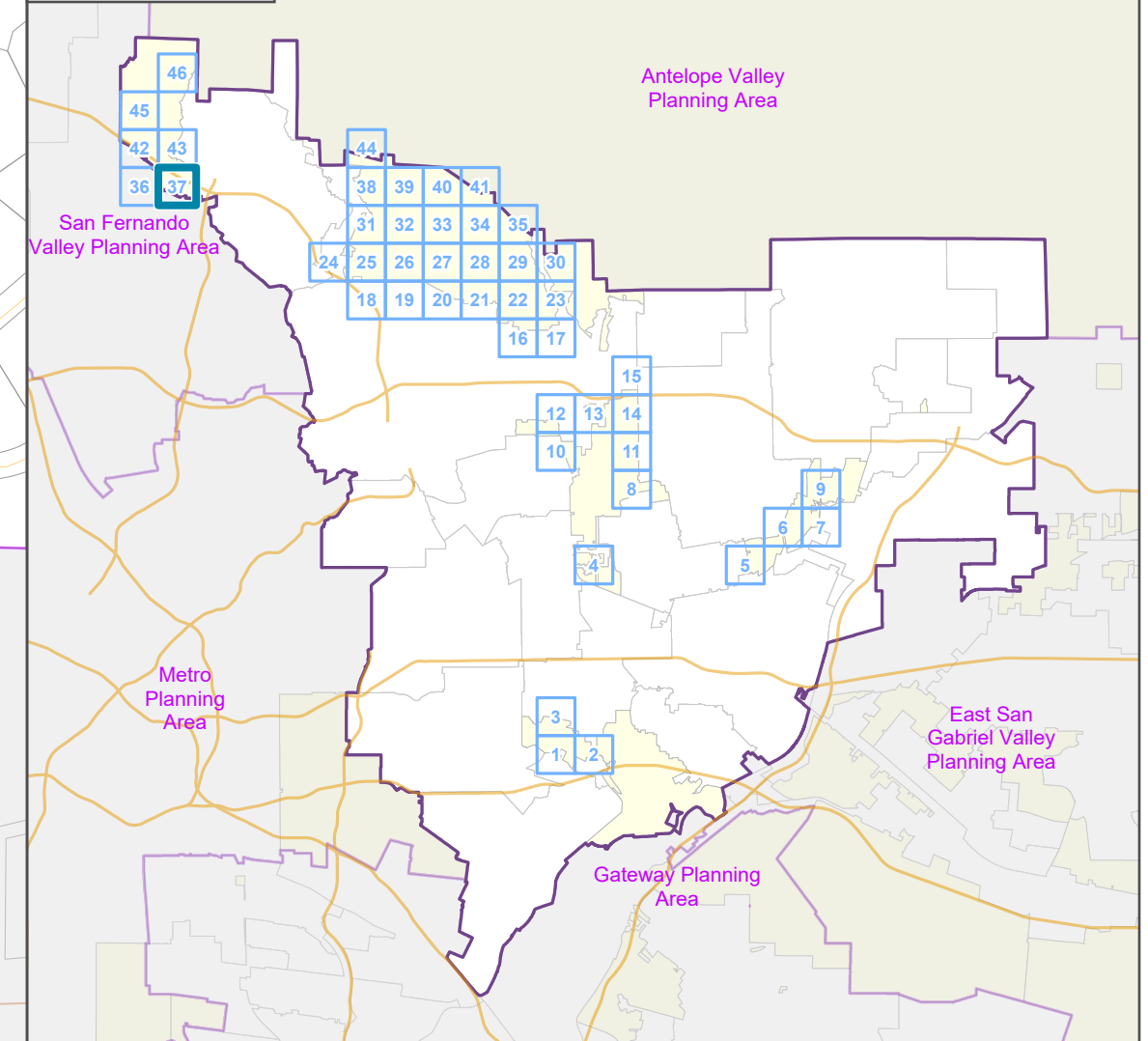
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

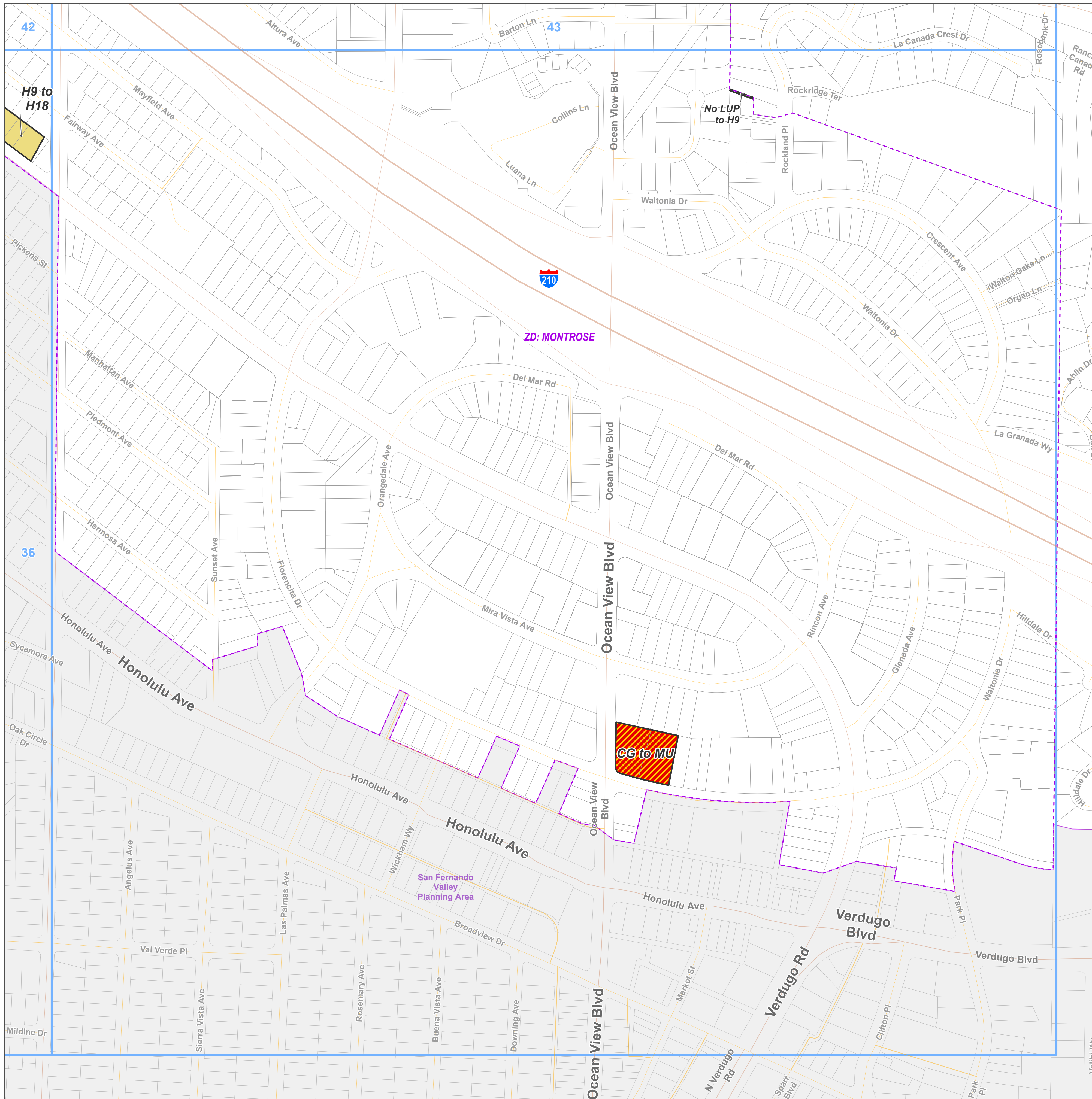
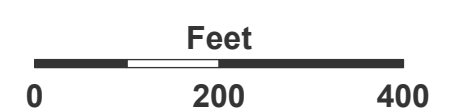
Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley







Key Map



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Land Use Policy Change

-  H2 - Residential 2
-  H5 - Residential 5
-  H18 - Residential 18
-  OS-PR - Open Space - Parks and Recreation
-  RL2 - Rural Land 2
-  W - Water

Altadena Community Plan Category*

- E - Estate/Equestrian
- I - Institutions
- LD - Low Density Residential
- N - Non-Urban
- ROW - Right of Way

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

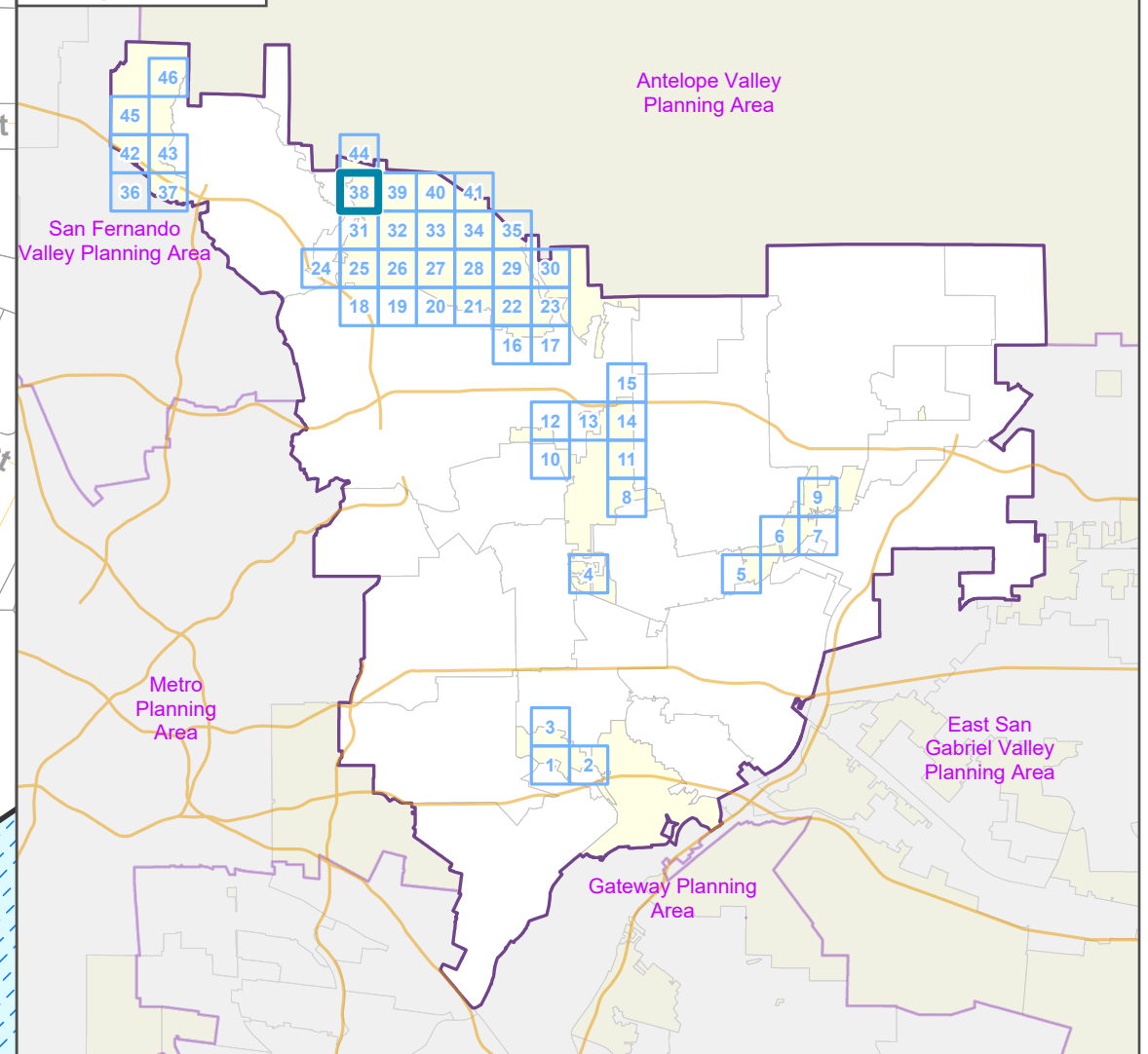
Street Types

-  Minor
-  Trail

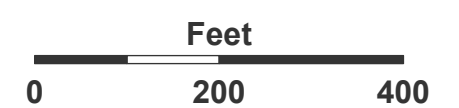
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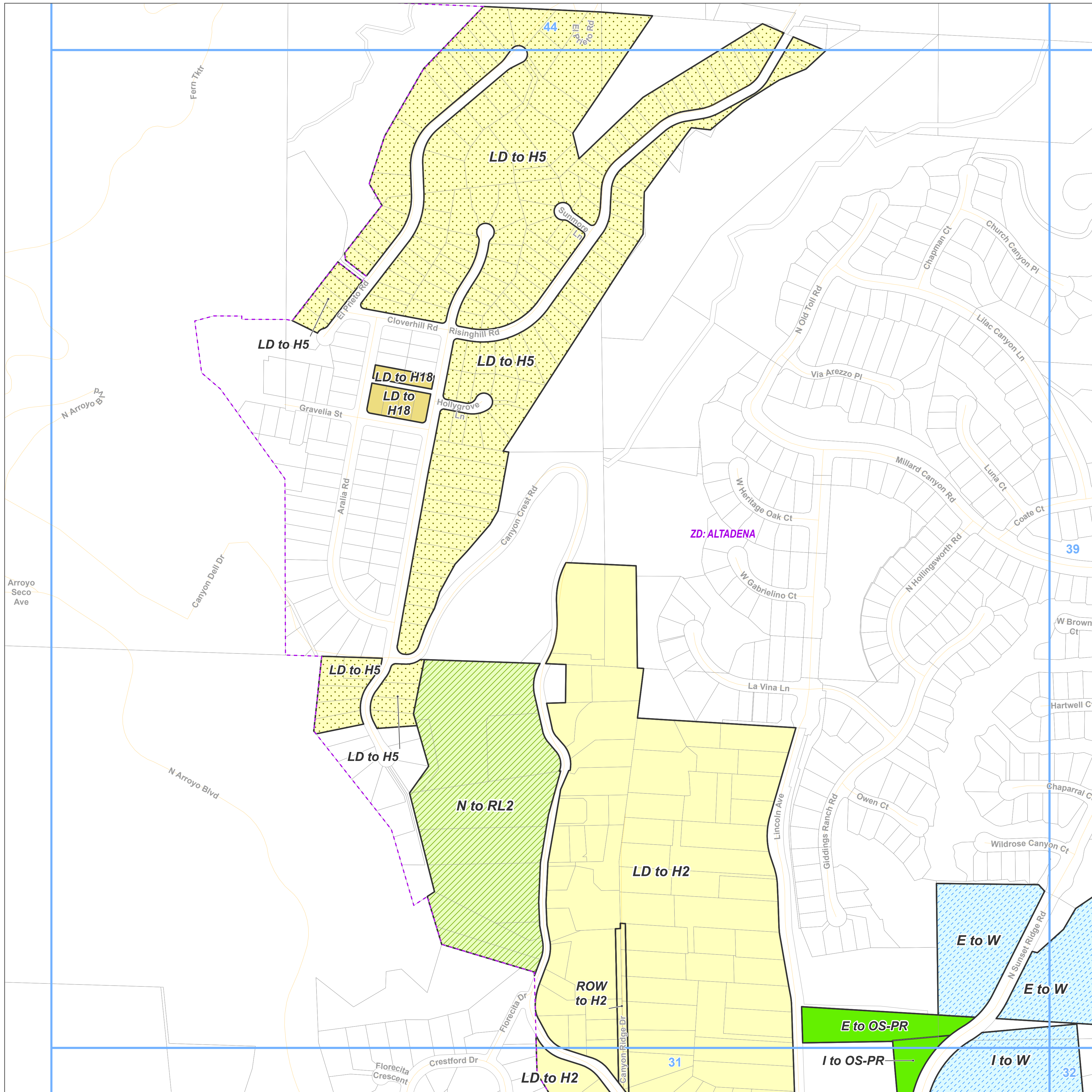
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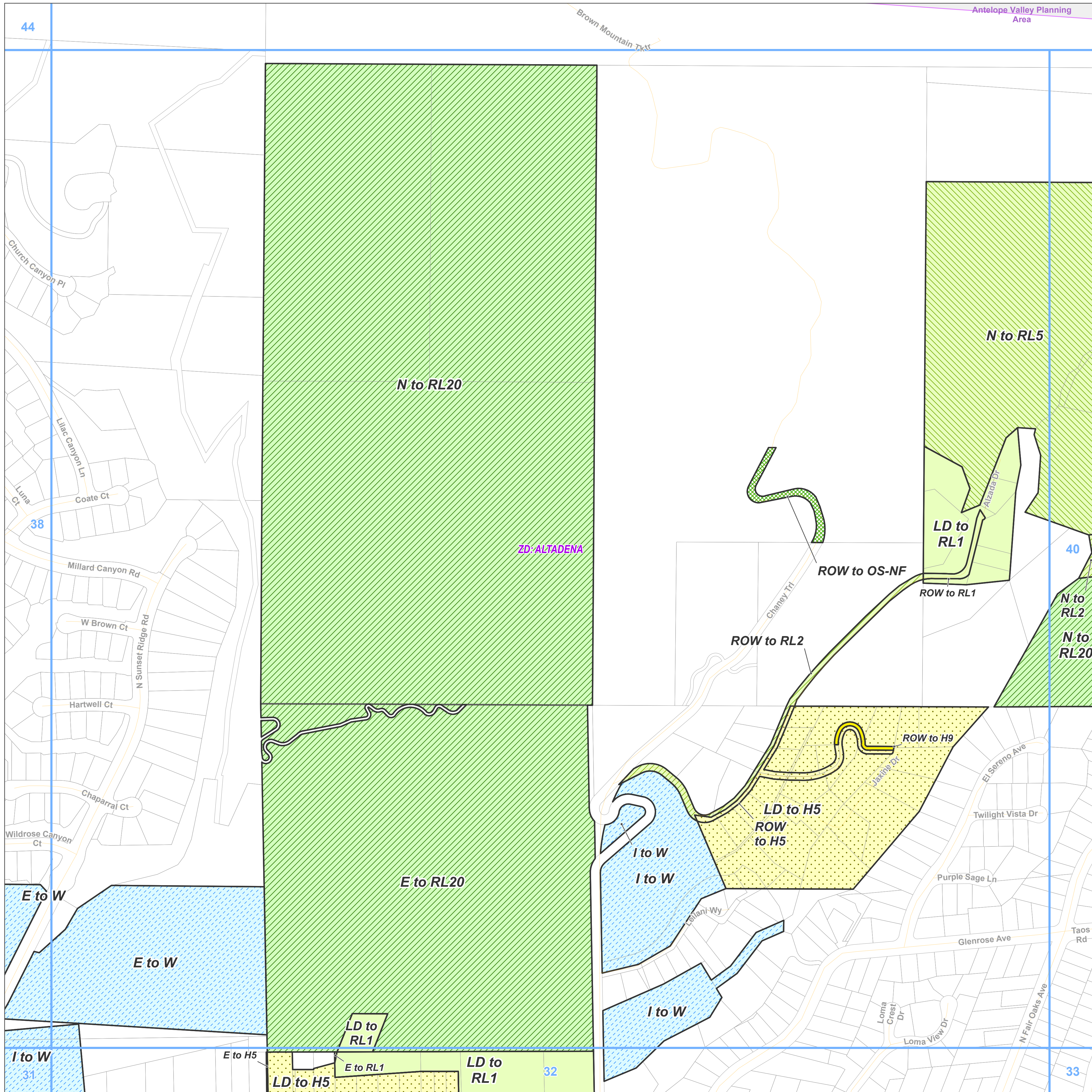


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Land Use Policy Change

- H5 - Residential 5
- H9 - Residential 9
- OS-NF - Open Space - National Forest
- RL1 - Rural Land 1
- RL2 - Rural Land 2
- RL5 - Rural Land 5
- RL20 - Rural Land 20
- W - Water

Altadena Community Plan Category*

- E* - Estate/Equestrian
- I* - Institutions
- LD* - Low Density Residential
- N* - Non-Urban
- ROW* - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

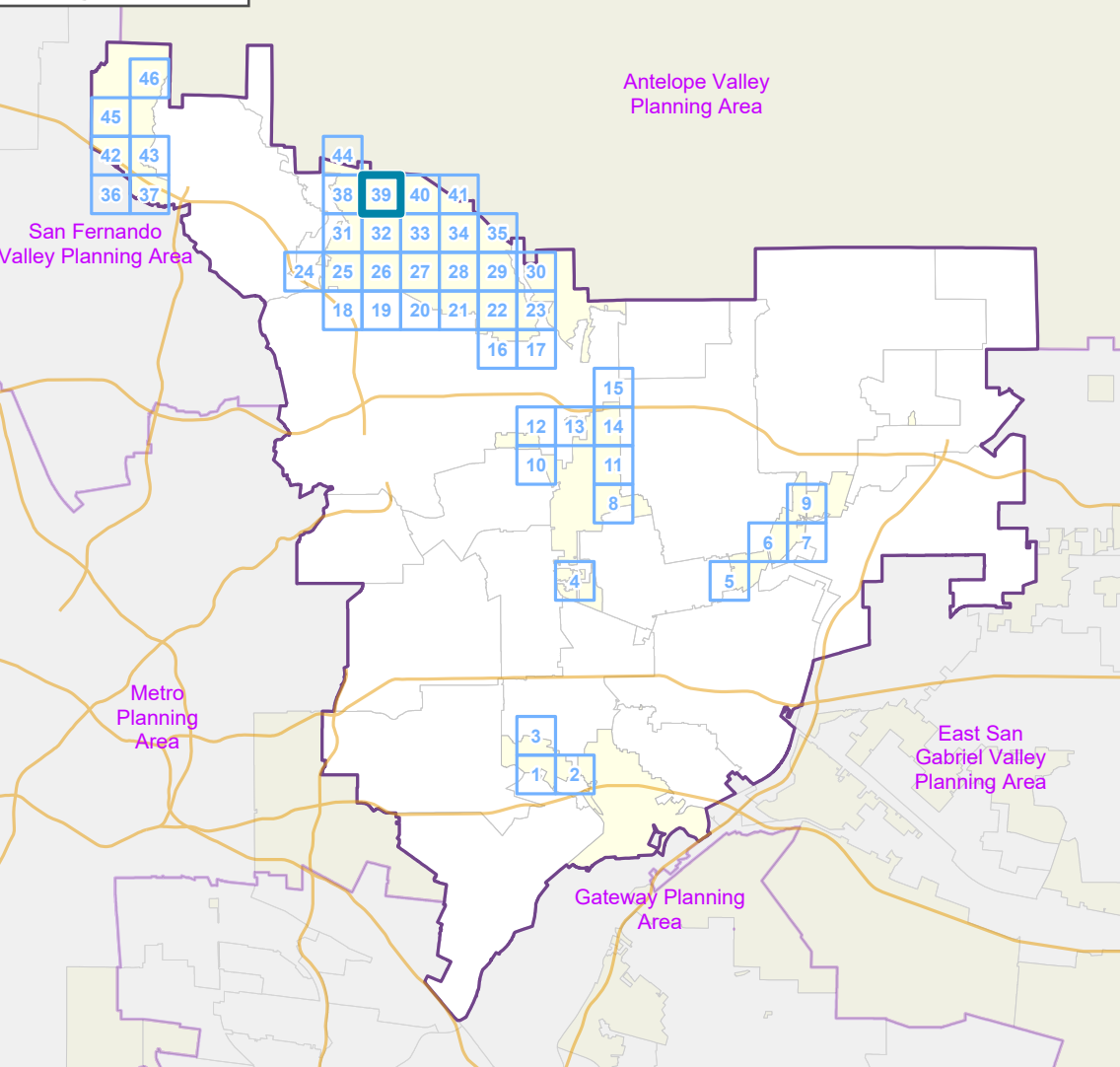
Street Types

- Minor

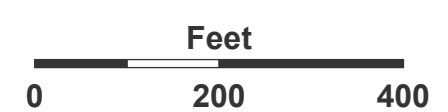
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Key Map



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Land Use Policy Change

- H2 - Residential 2
- H5 - Residential 5
- H9 - Residential 9
- OS-NF - Open Space - National Forest
- RL1 - Rural Land 1
- RL2 - Rural Land 2
- RL5 - Rural Land 5
- RL20 - Rural Land 20
- W - Water

Altadena Community Plan Category*

- I - Institutions
- LD - Low Density Residential
- N - Non-Urban
- NF - National Forest and Forest Managed Lands
- ROW - Right of Way

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

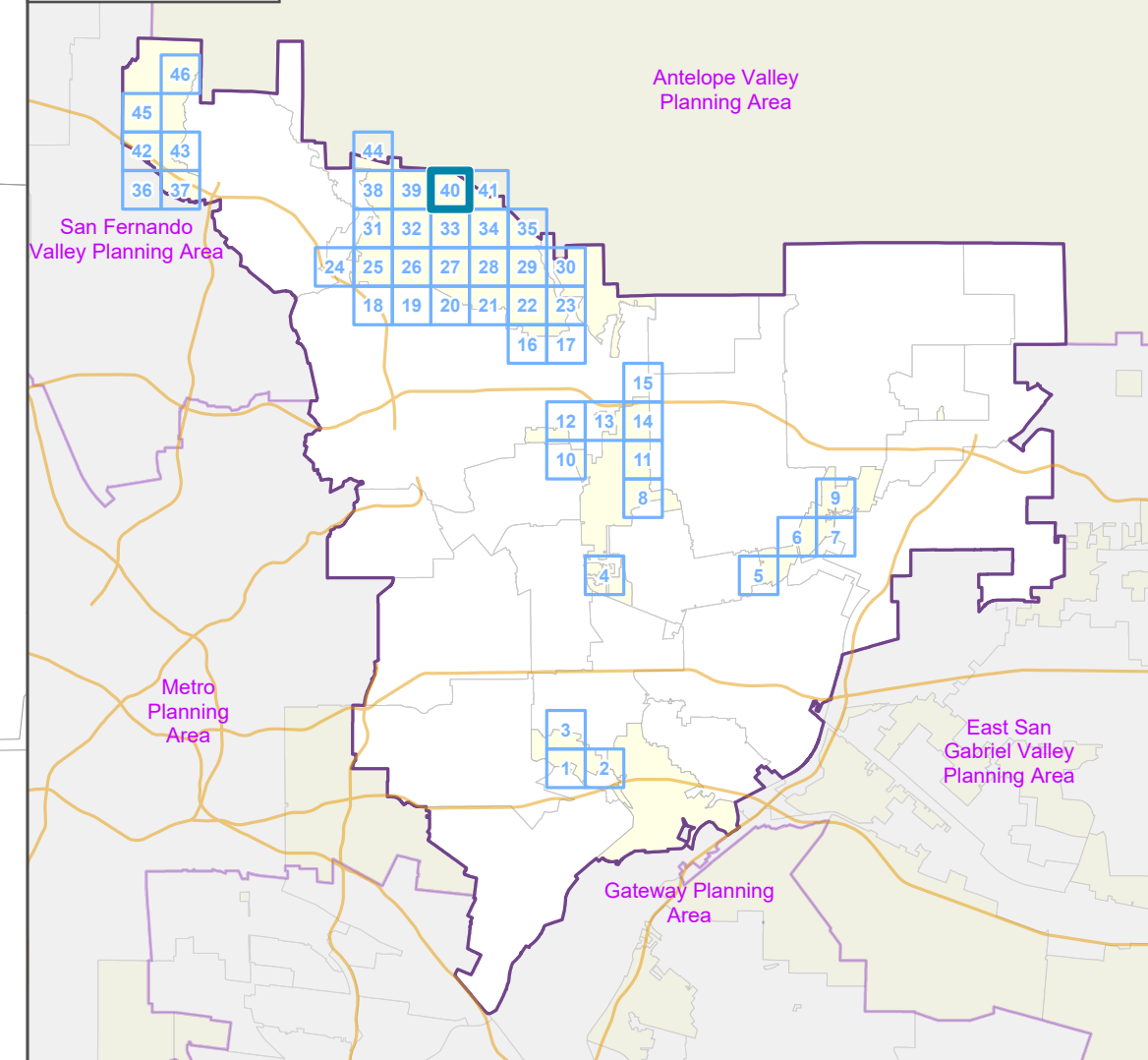
Street Types

- Secondary
- Minor
- Alley

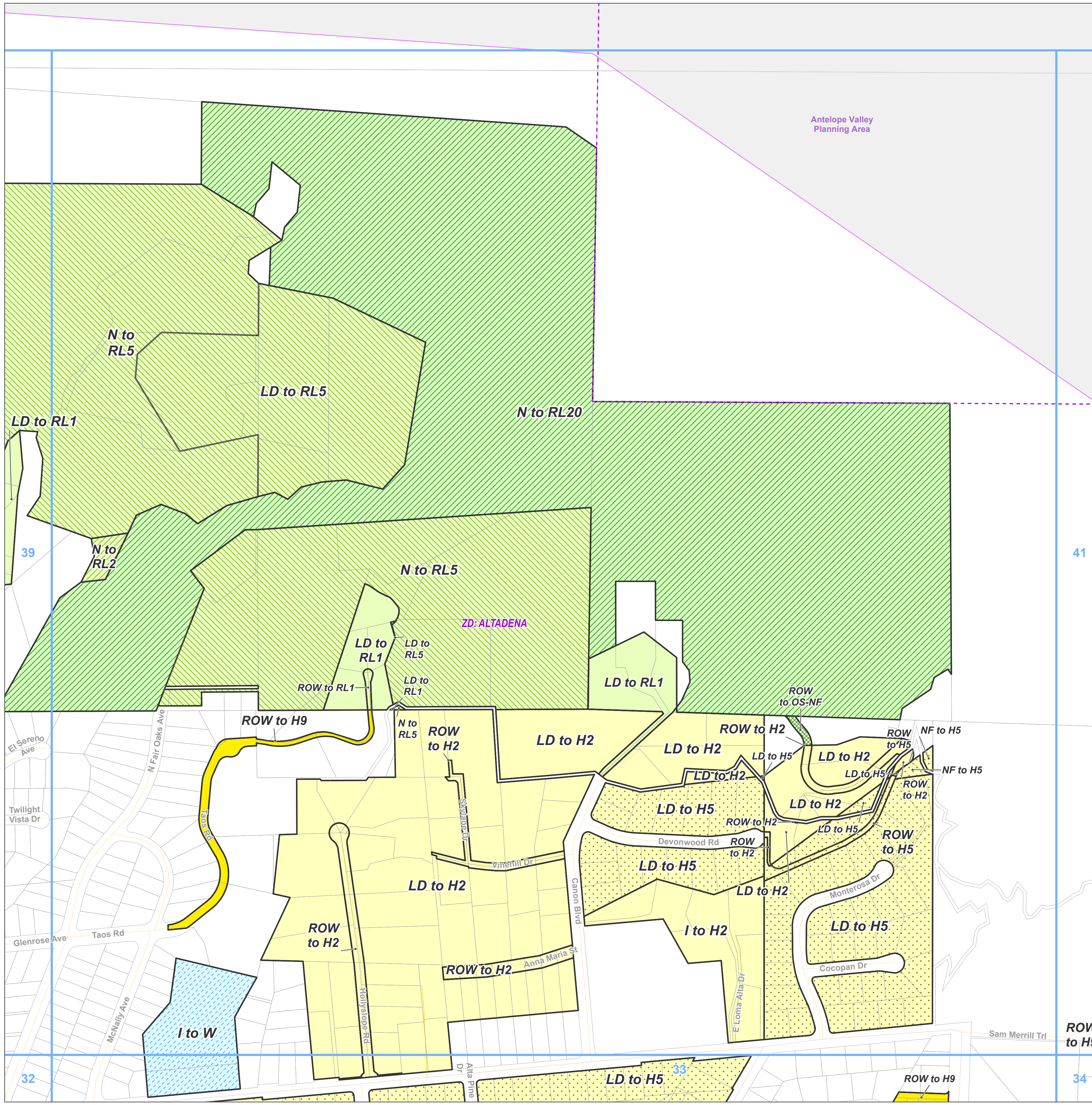
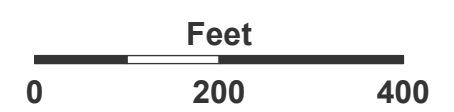
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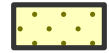


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Los Angeles, CA 90012



West San Gabriel Valley Planning Area Land Use Policy Changes

Zoned District(s): Altadena





Land Use Policy Change

-  H5 - Residential 5
-  H9 - Residential 9
-  RL5 - Rural Land 5

Altadena Community Plan Category*

- LD - Low Density Residential
- N - Non-Urban
- ROW - Right of Way

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

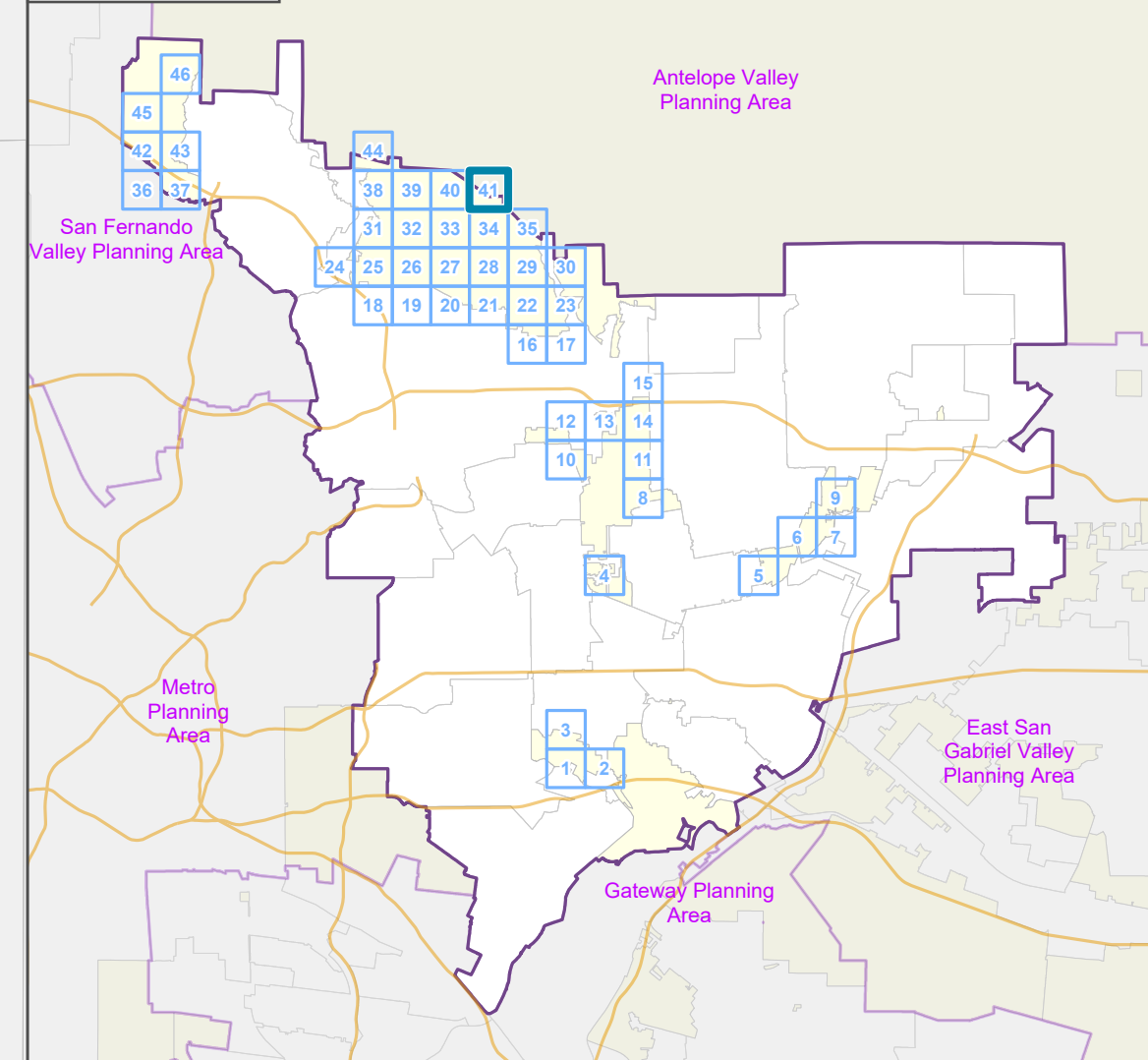
Street Types

-  Minor

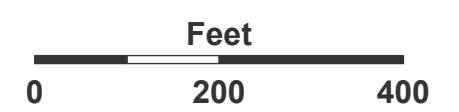
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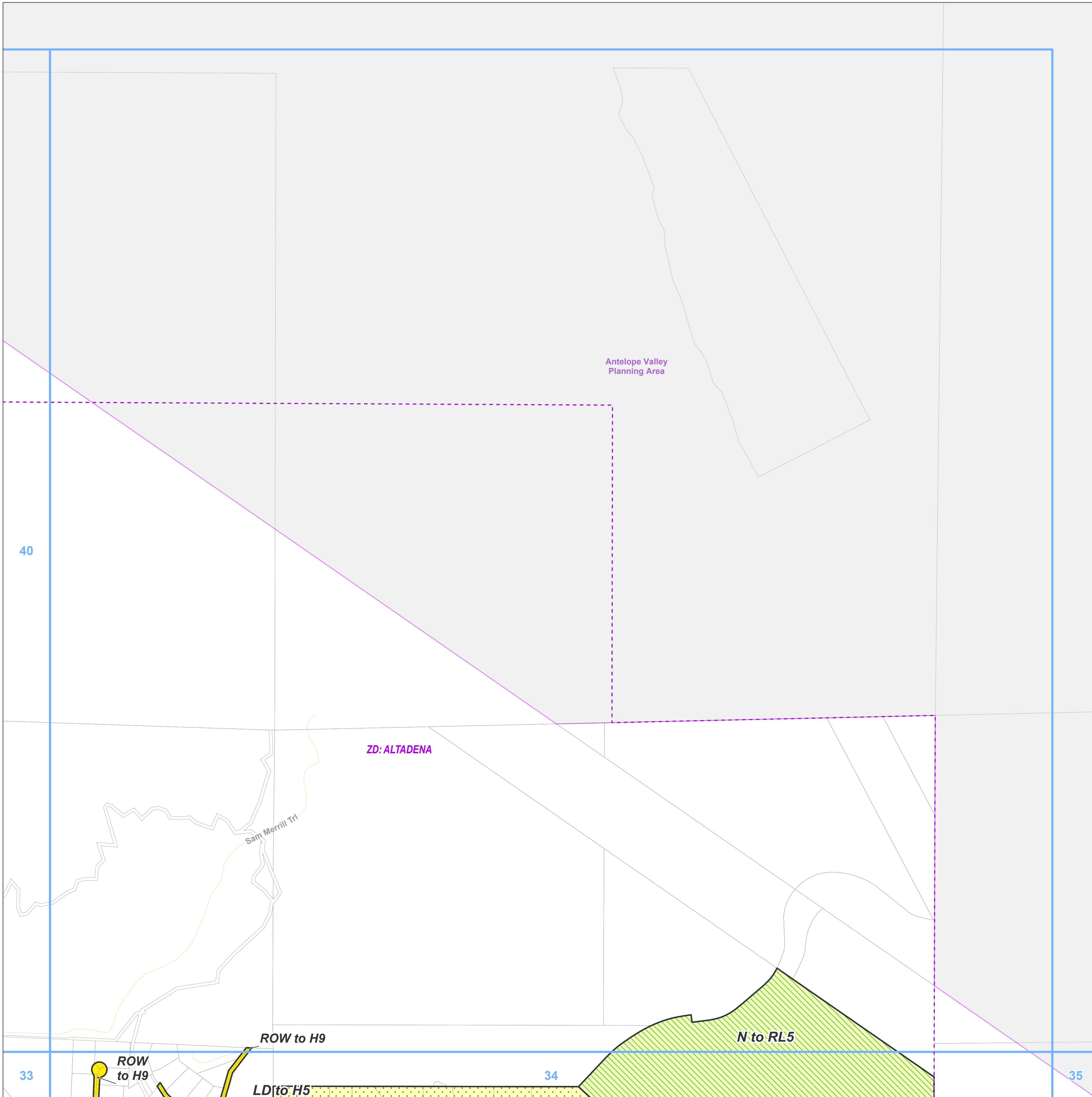
Key Map



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Land Use Policy Change

H18 - Residential 18

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Freeway

Primary

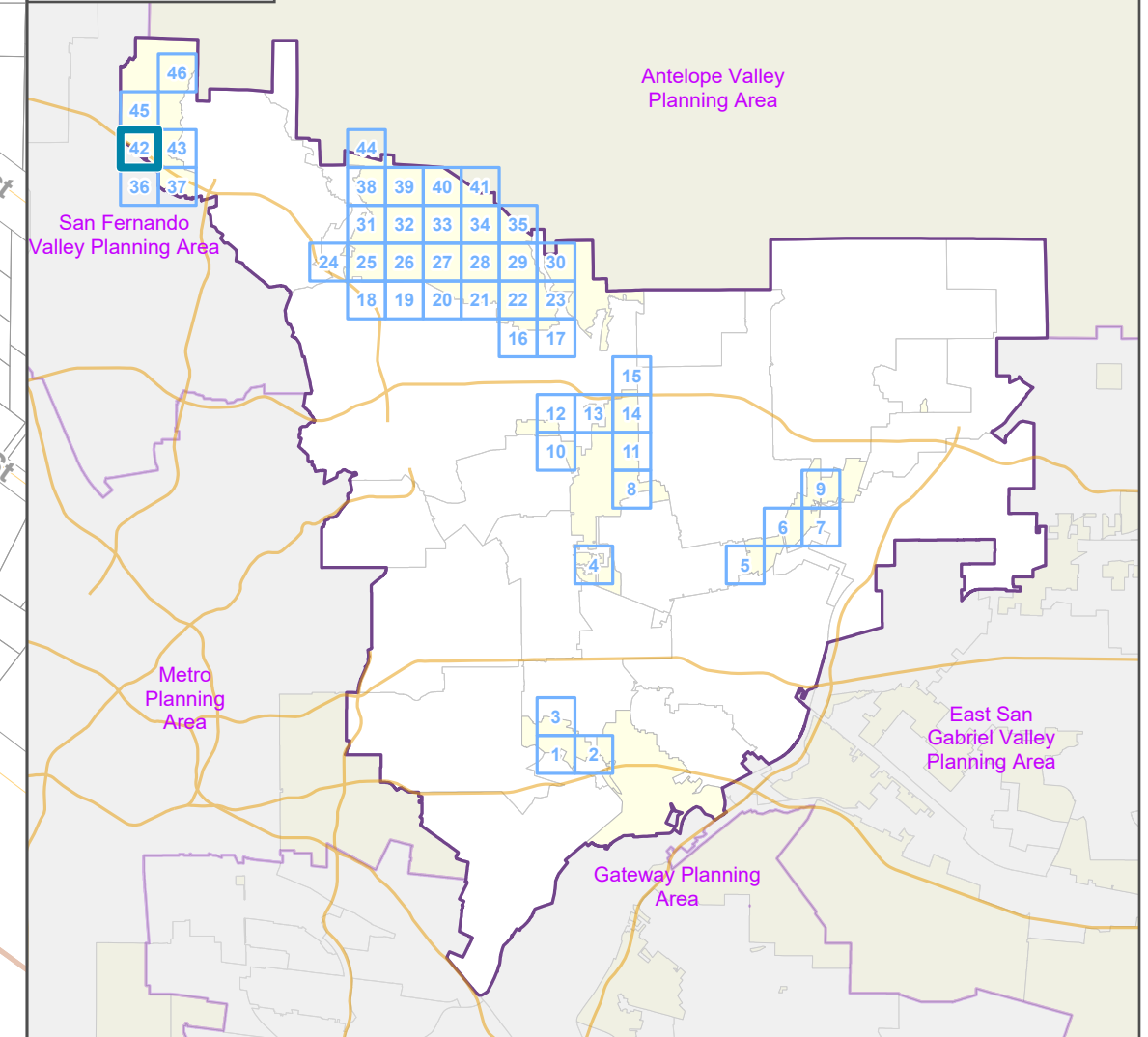
Secondary

Minor

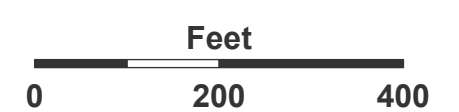
Ramp

Alley

Key Map



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Land Use Policy Change

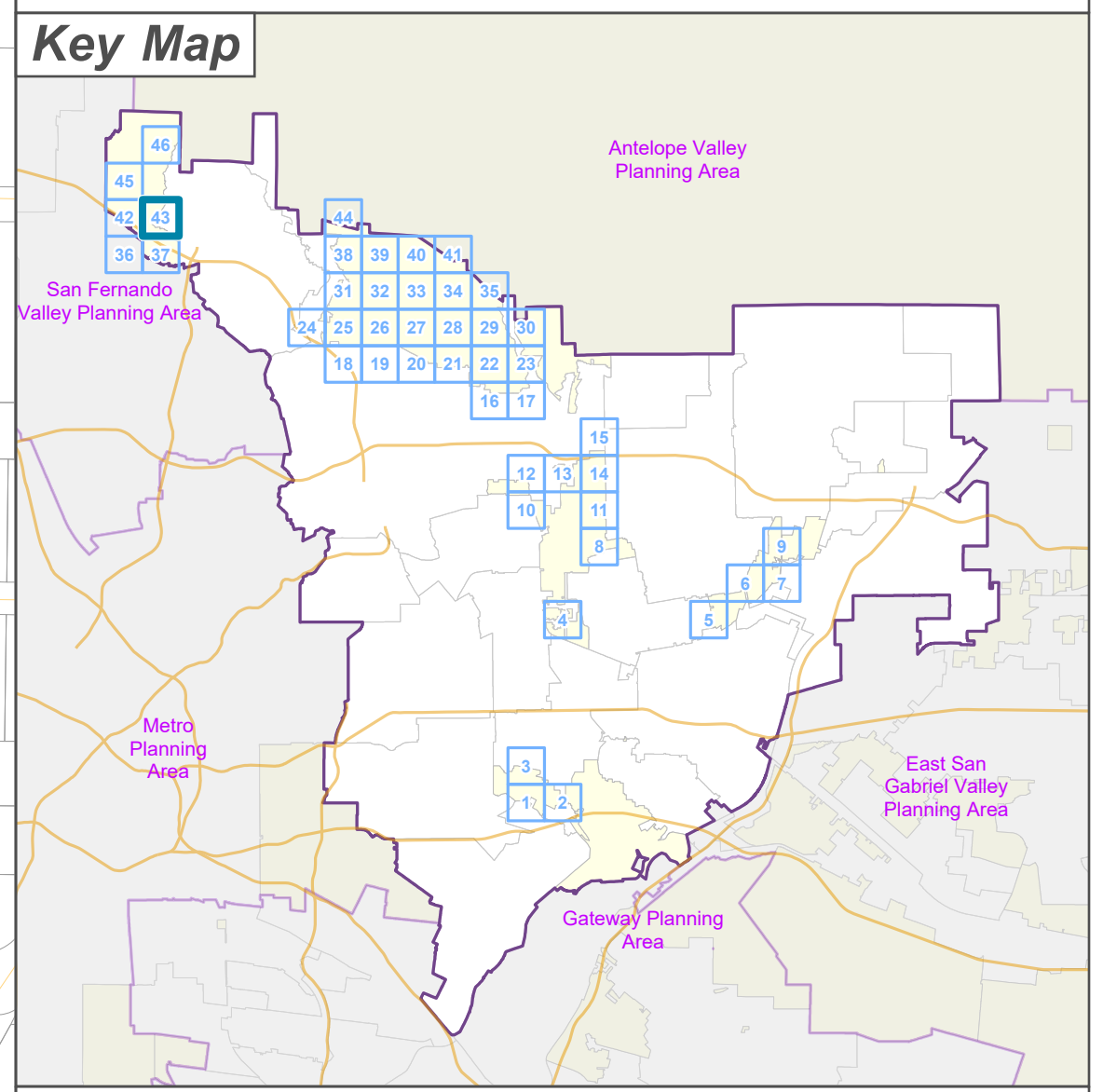
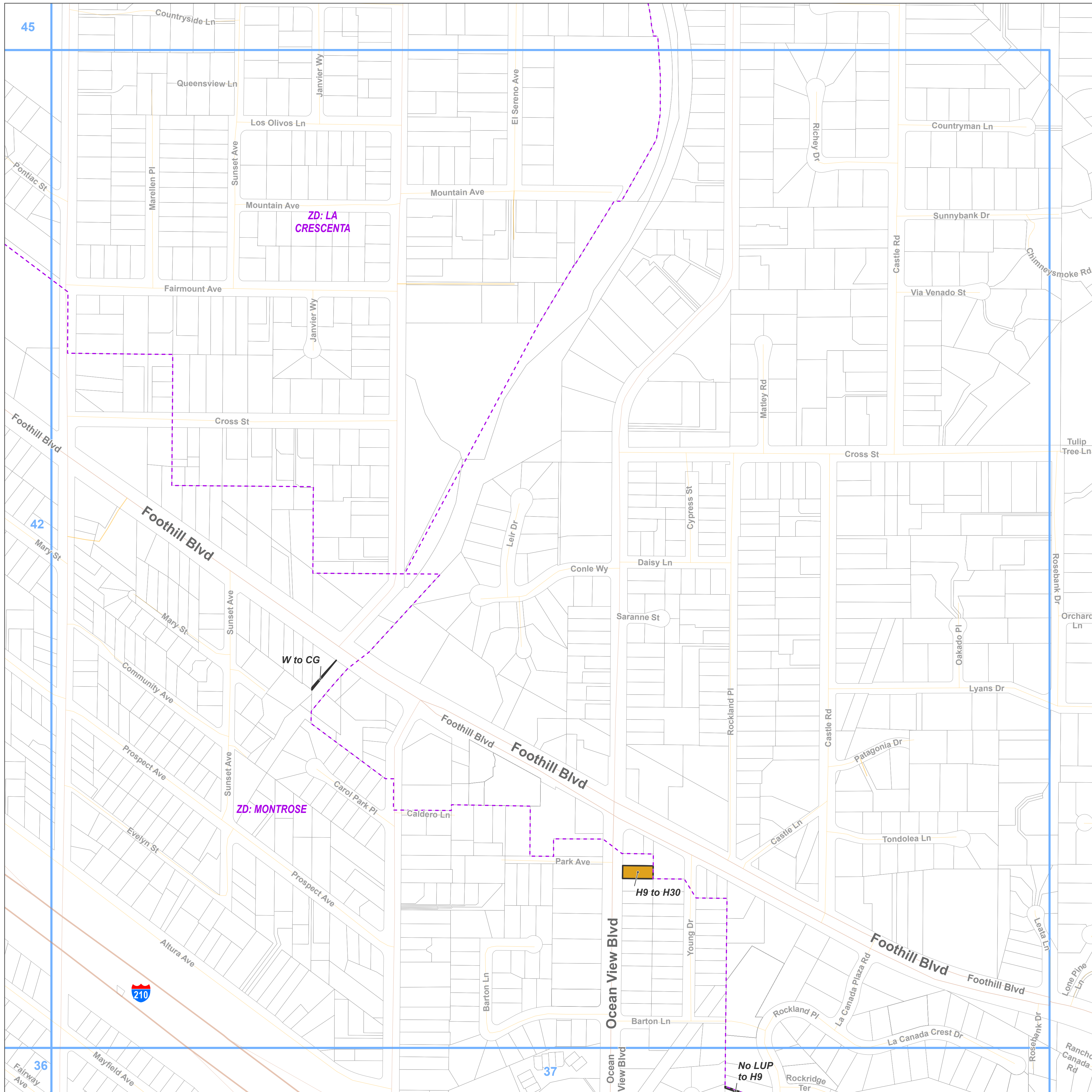
- H9 - Residential 9
- H30 - Residential 30
- CG - General Commercial

Base Layers

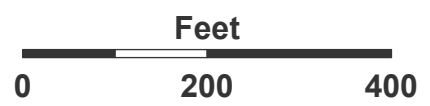
- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Land Use Policy Change

 H5 - Residential 5


Altadena Community Plan Category*

LD - Low Density Residential

Base Layers

 Zoned District

 Parcels

 Map Series Grid

 Surrounding Planning Area

Street Types

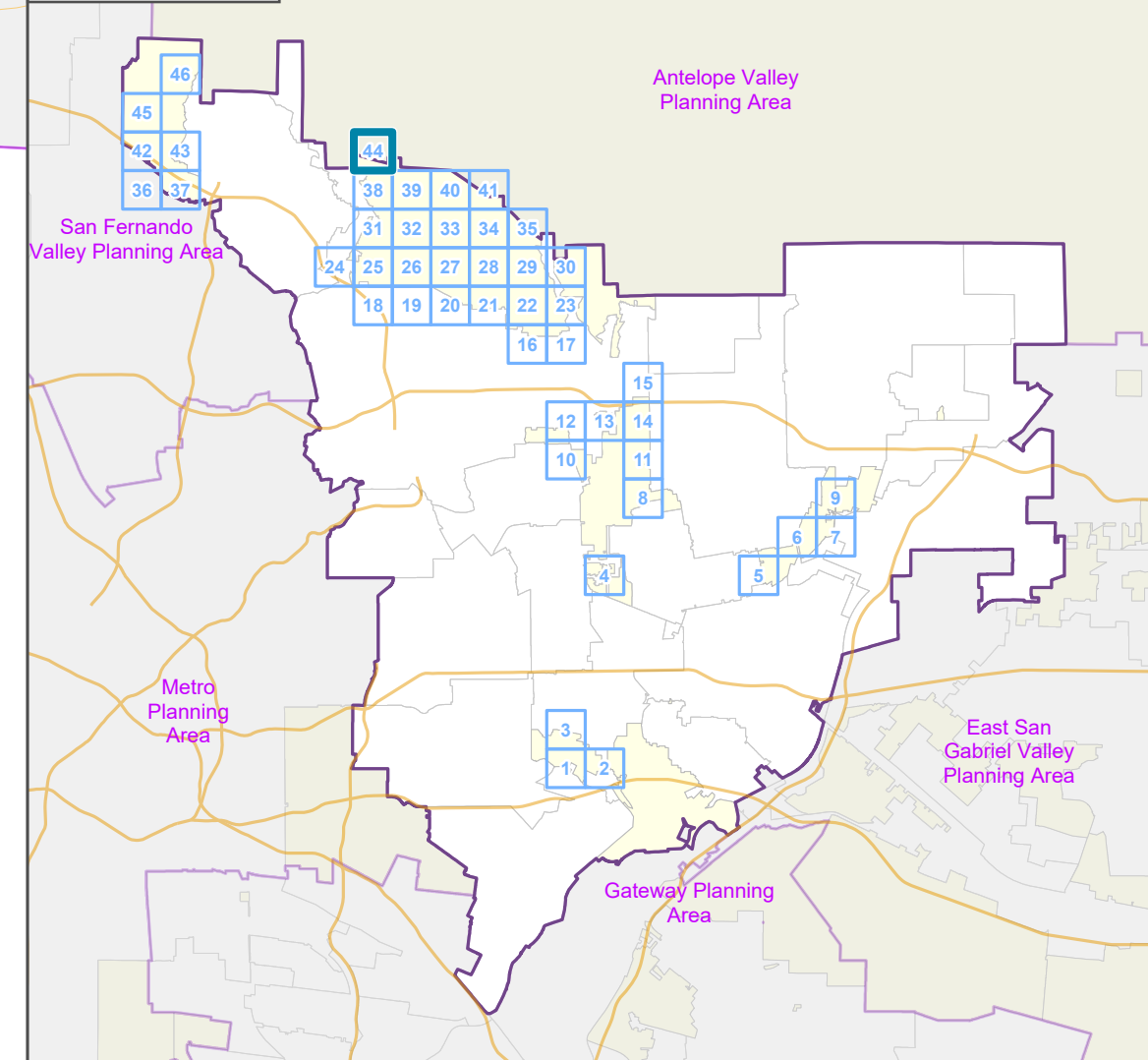
 Minor

 Trail

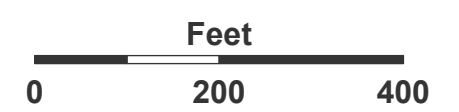
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Altadena has land use categories that are changing from the Community Plan to the equivalent land use categories that were defined by the General Plan update in 2015 (eg. LMD to H18). Although these are technically changes to the land use policy, they are not mapped in this series. The only changes mapped in this series are those changes which either change the density or intensity of the use, or change to an entirely different category.

Key Map



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
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Land Use Policy Change

H18 - Residential 18

MU - Mixed Use

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

Street Types

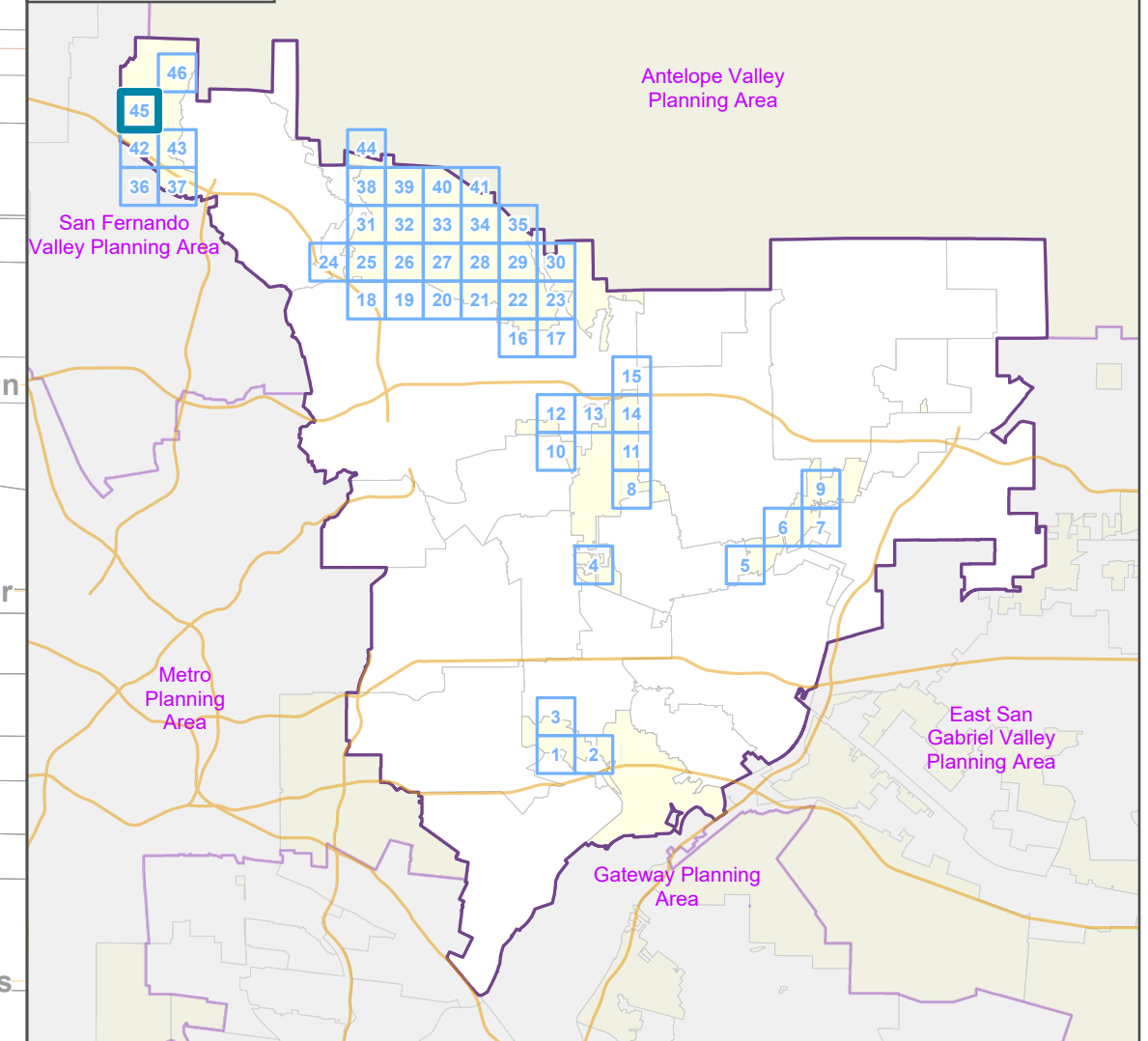
Primary

Secondary

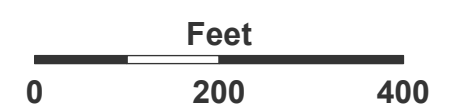
Minor

Alley

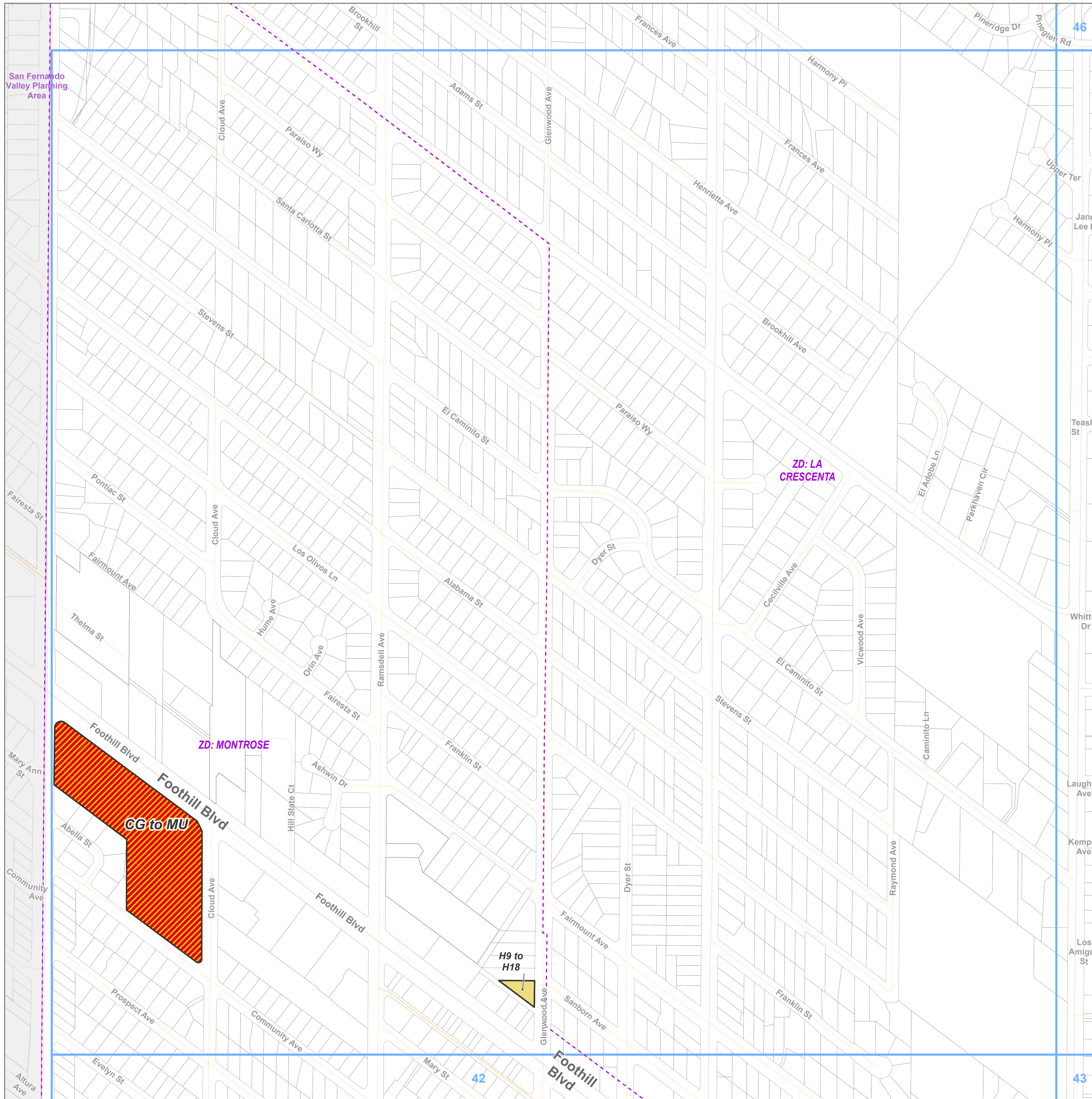
Key Map



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Los Angeles, CA 90012



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Land Use Policy Change

W - Water

Base Layers

Zoned District

Parcels

Map Series Grid

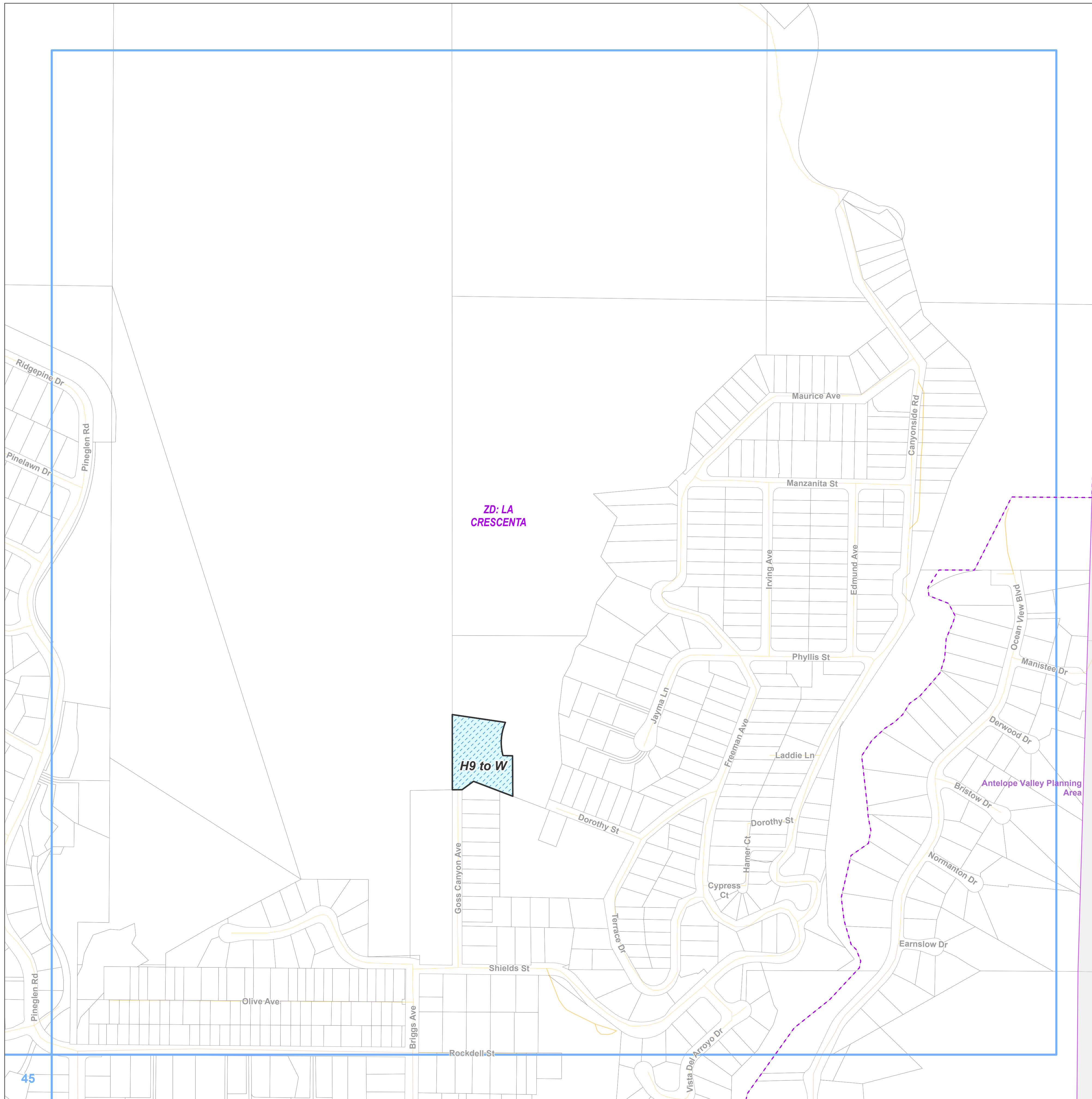
Surrounding Planning Area

Street Types

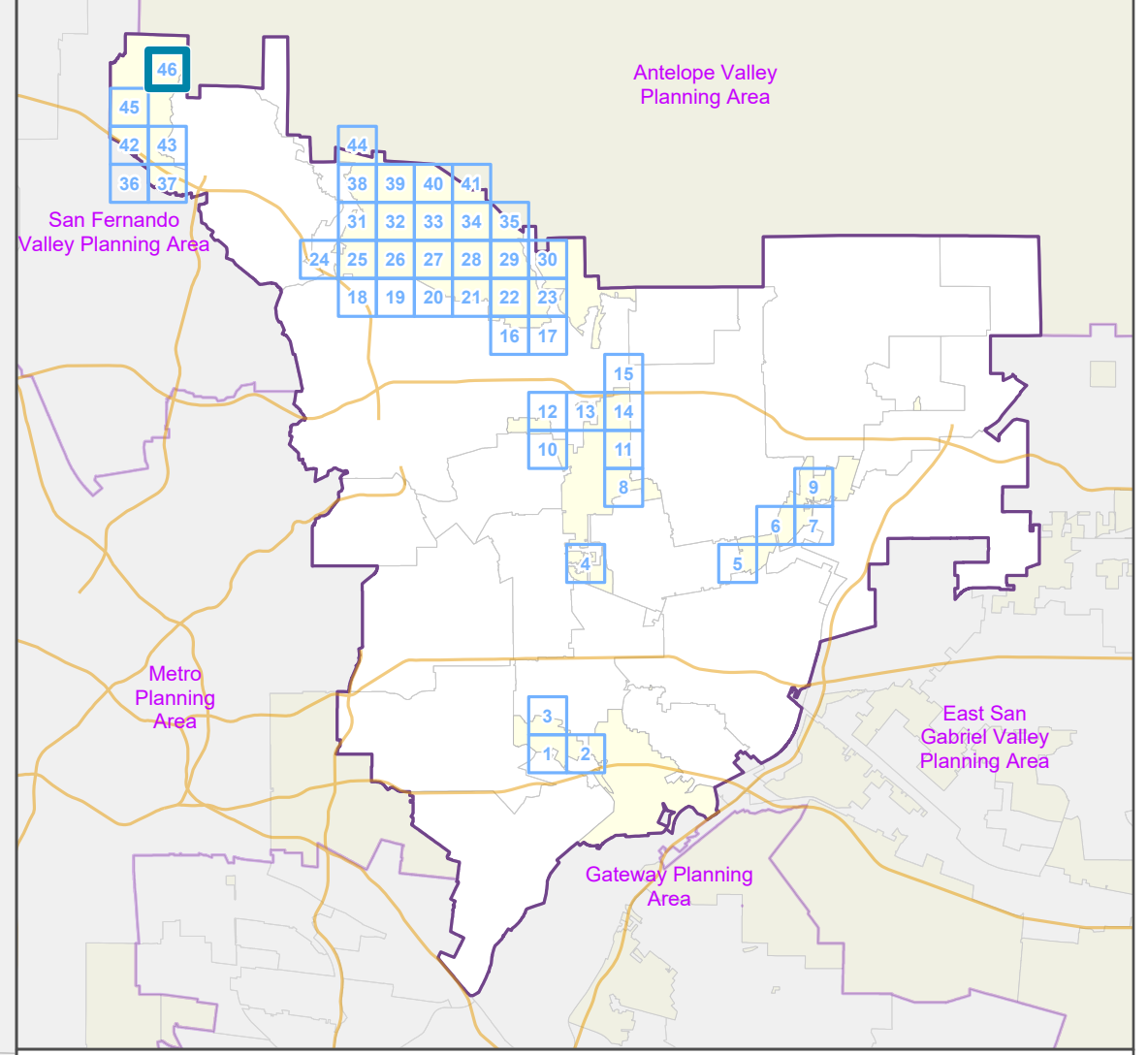
Secondary

Minor

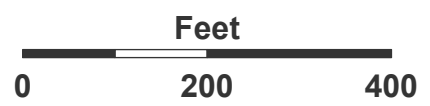
Alley



Key Map



LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012



Prepared by DRP GIS Section / August 2024

ZONING CASE NUMBER RPPL2023005883

ORDINANCE NUMBER _____

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, Section 22.06.060, changing regulations for the execution of the West San Gabriel Valley Area Plan, a component of the Los Angeles County General Plan, relating to the Altadena No. 3, Duarte No. 46, East Pasadena No. 12, East San Gabriel No. 9, La Crescenta No. 16, Montrose No. 26, Northeast Pasadena No.85, Rosemead No. 20, San Pasqual No. 11, South Arcadia No. 67, South San Gabriel No. 78, and South Santa Anita-Temple City No. 8.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 of the County Code is amended by amending the maps of Altadena No. 3, Duarte No. 46, East Pasadena No. 12, East San Gabriel No. 9, La Crescenta No. 16, Montrose No. 26, Northeast Pasadena No. 85, Rosemead No. 20, San Pasqual No. 11, South Arcadia No. 67, South San Gabriel No. 78, and South Santa Anita-Temple City No. 8. as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the West San Gabriel Valley Area Plan, a component of the Los Angeles County General Plan.

CHANGE OF PRECISE PLAN

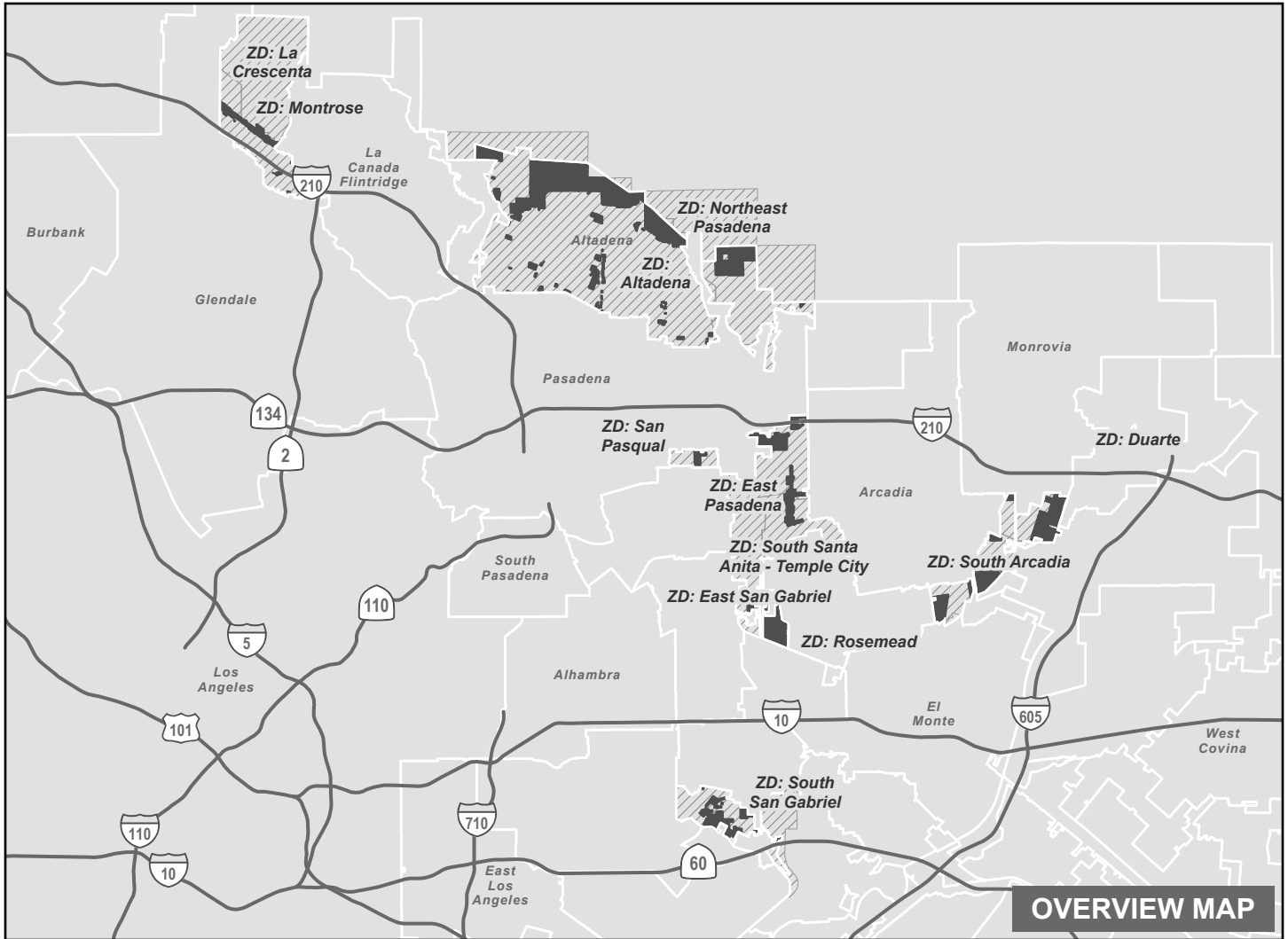
ZONED DISTRICTS: ALTADENA, DUARTE, EAST PASADENA, EAST SAN GABRIEL, LA CRESCENTA, MONTROSE, NORTHEAST PASADENA, ROSEMEAD, SAN PASQUAL, SOUTH ARCADIA, SOUTH SAN GABRIEL, SOUTH SANTA ANITA - TEMPLE CITY

ADOPTED BY ORDINANCE: _____


ON: _____


ZONING CASE: RPPL2023005883

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



— Freeway

 Selected Zoned District (ZD)

 Zone Change Area

 City / Unincorporated Boundary



0 1.5 3



Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone 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
- MXD - Mixed Use Development

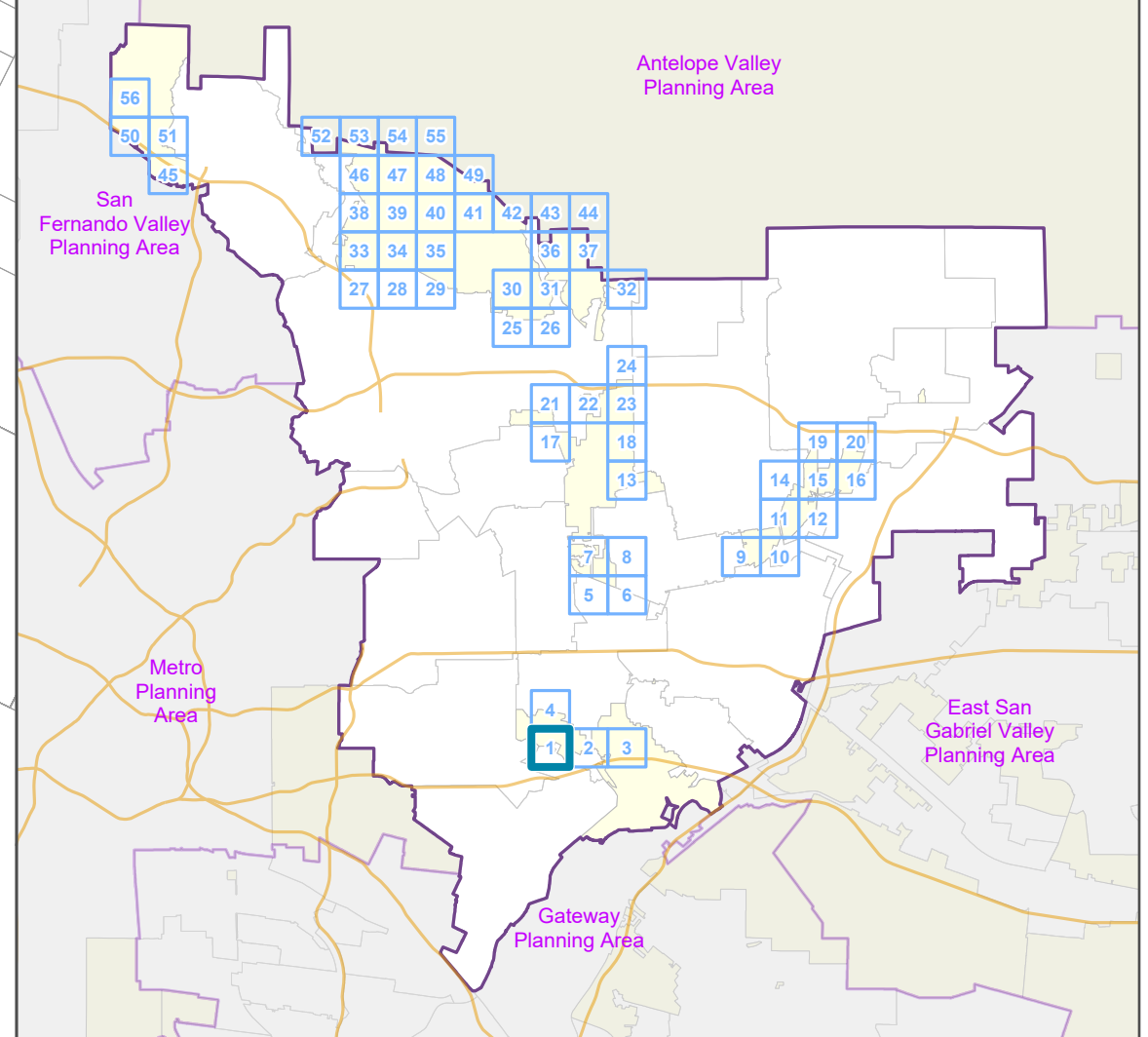
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Minor
- Alley

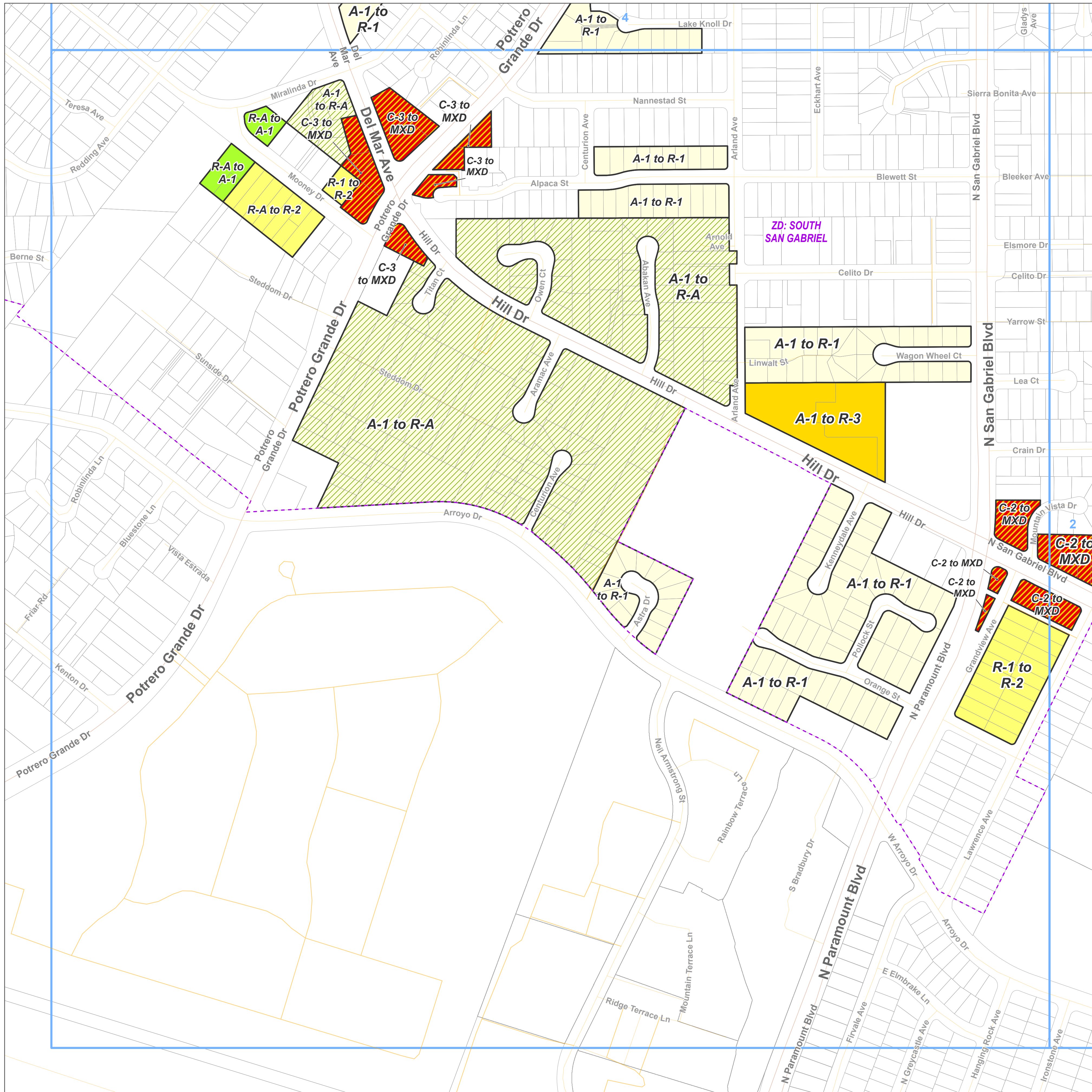
Key Map



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Los Angeles, CA 90012



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

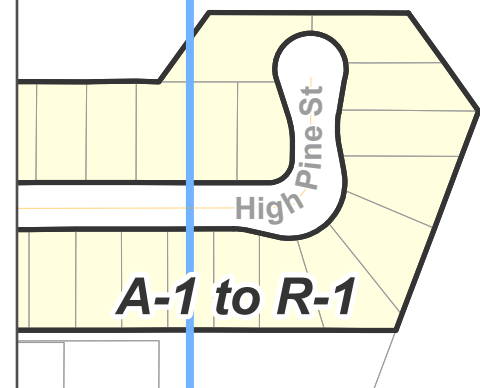
Highway

Minor

Ramp

ZD: SOUTH SAN GABRIEL

2



Rosemead Blvd

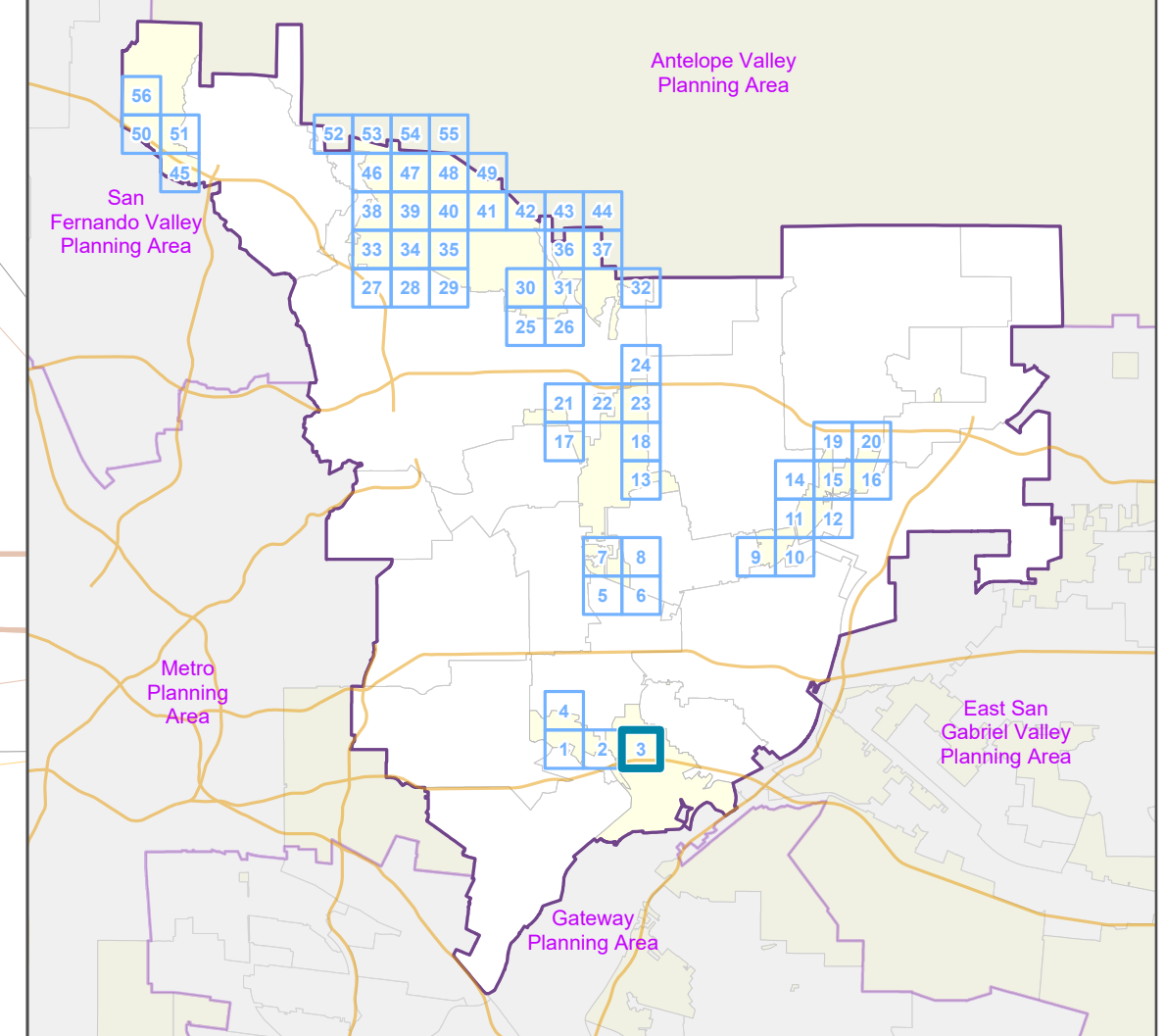
Loma Ave

Bike Ln

60

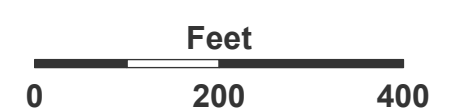
Muscatel Ave

Key Map



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Los Angeles, CA 90012








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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel




Zone Change

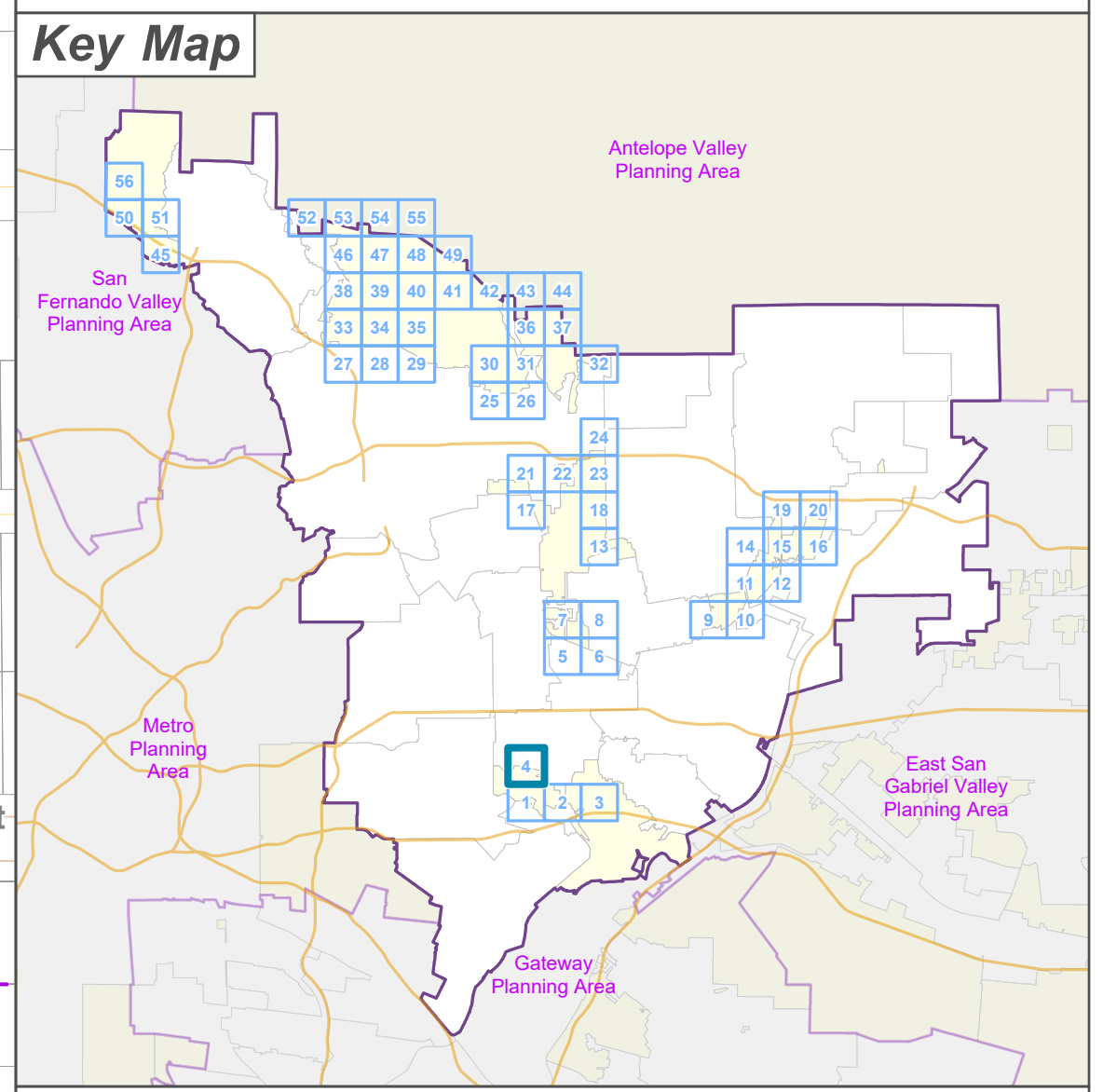
-  A-1 - Light Agriculture
-  R-A - Residential Agricultural
-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development

Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

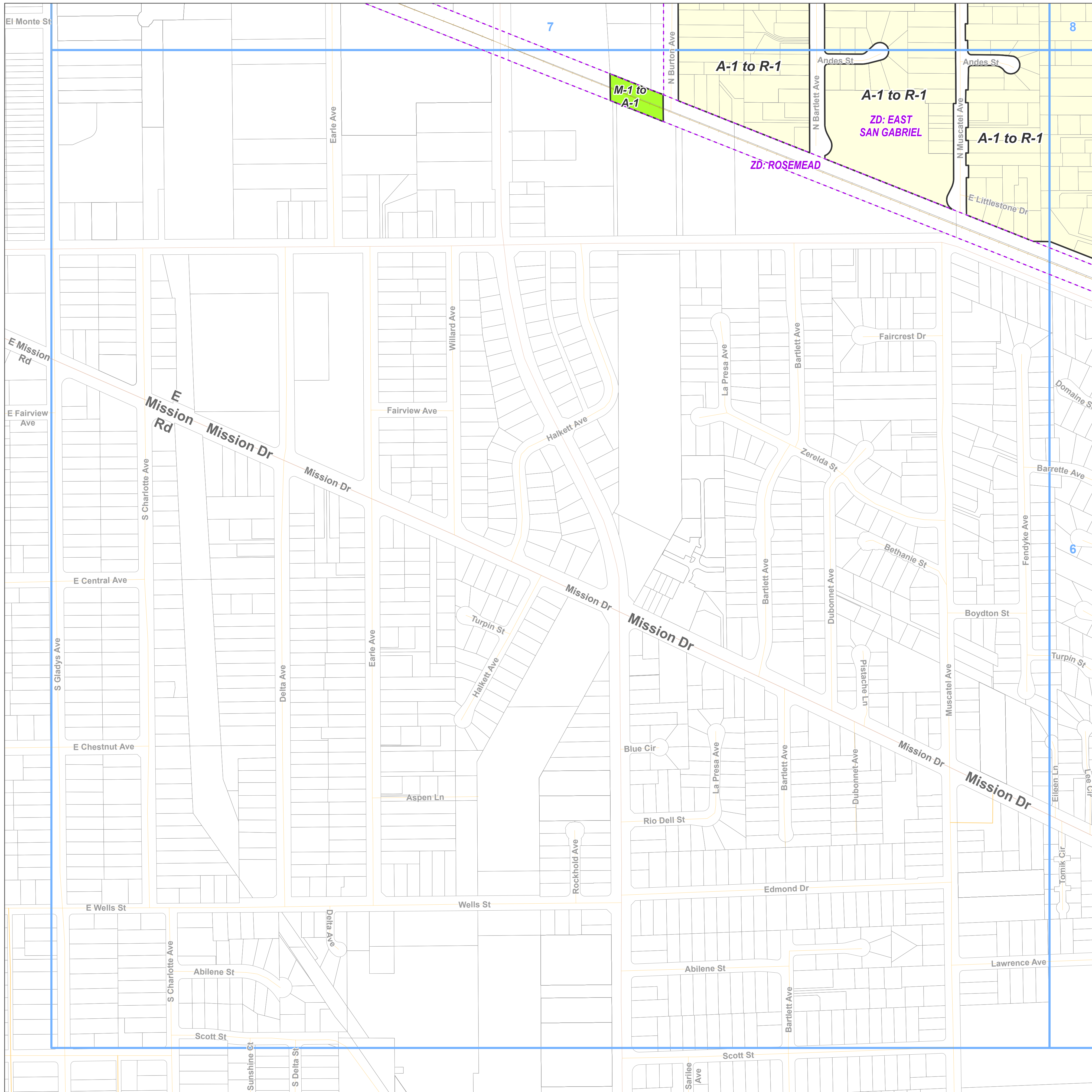
-  Primary
-  Secondary
-  Minor
-  Alley



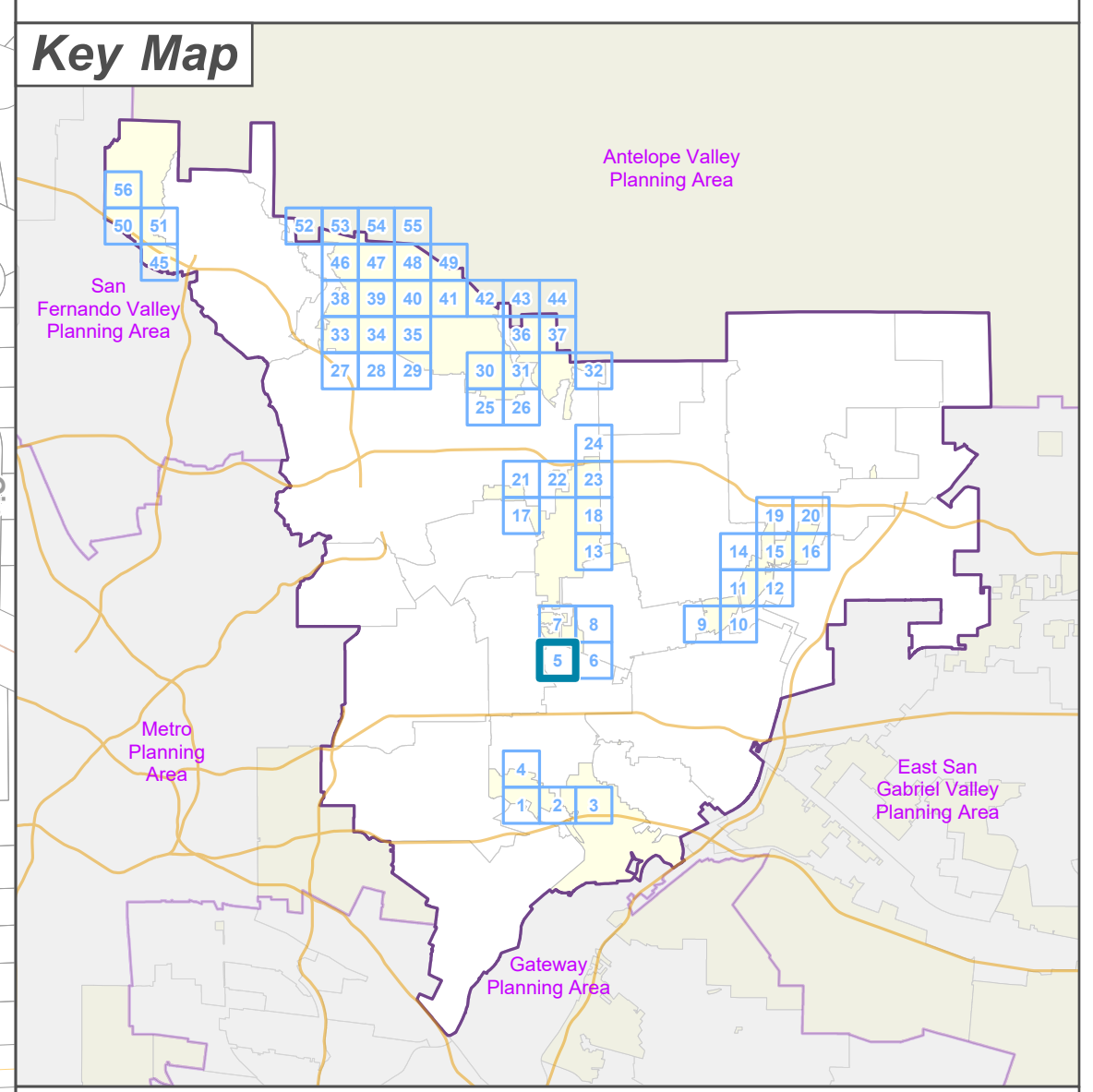
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012




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- Zone Change**
- A-1 - Light Agriculture
 - R-1 - Single-Family Residence
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley
 - Railroad






**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
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 Los Angeles, CA 90012

Feet

0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel, Rosemead

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Highway

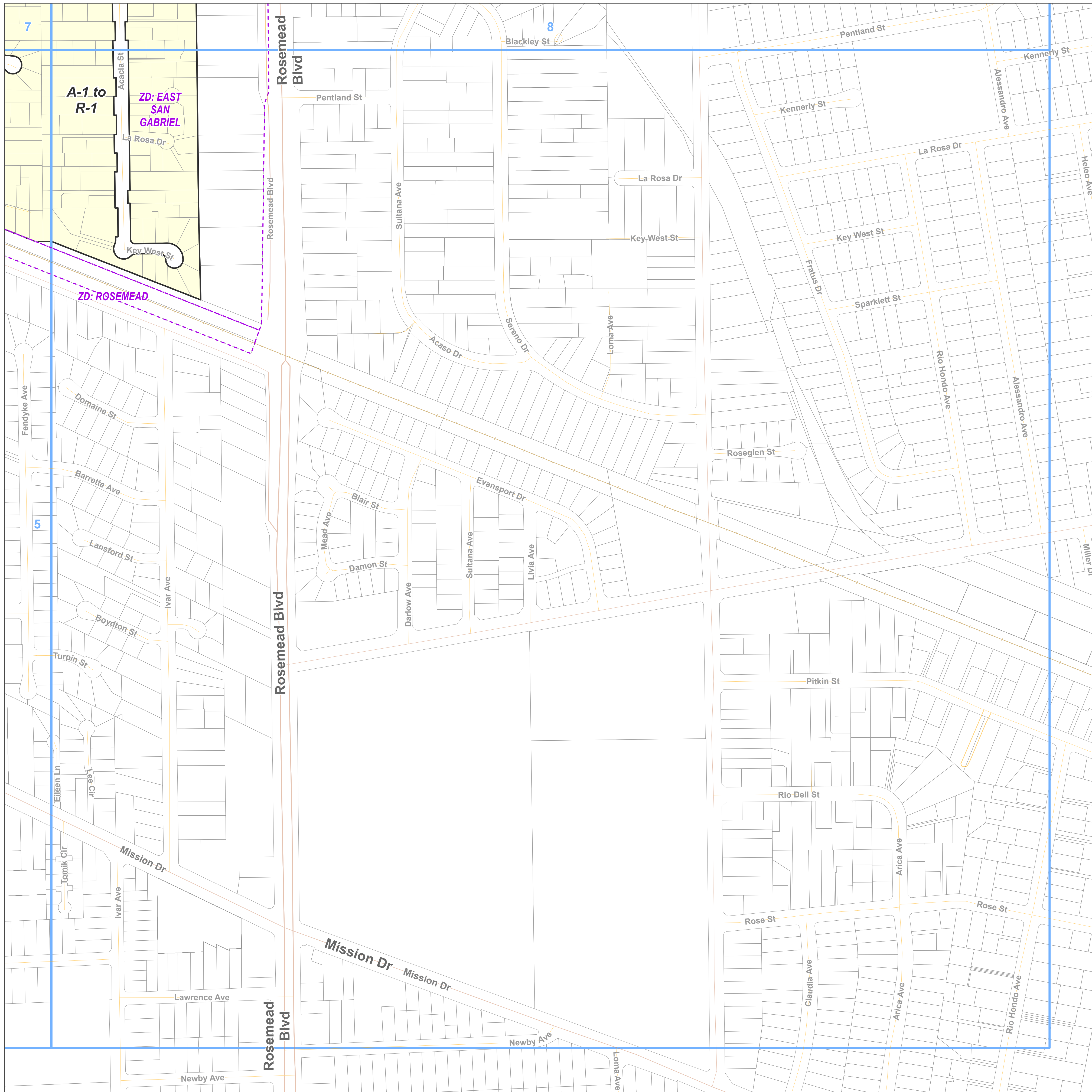
Primary

Secondary

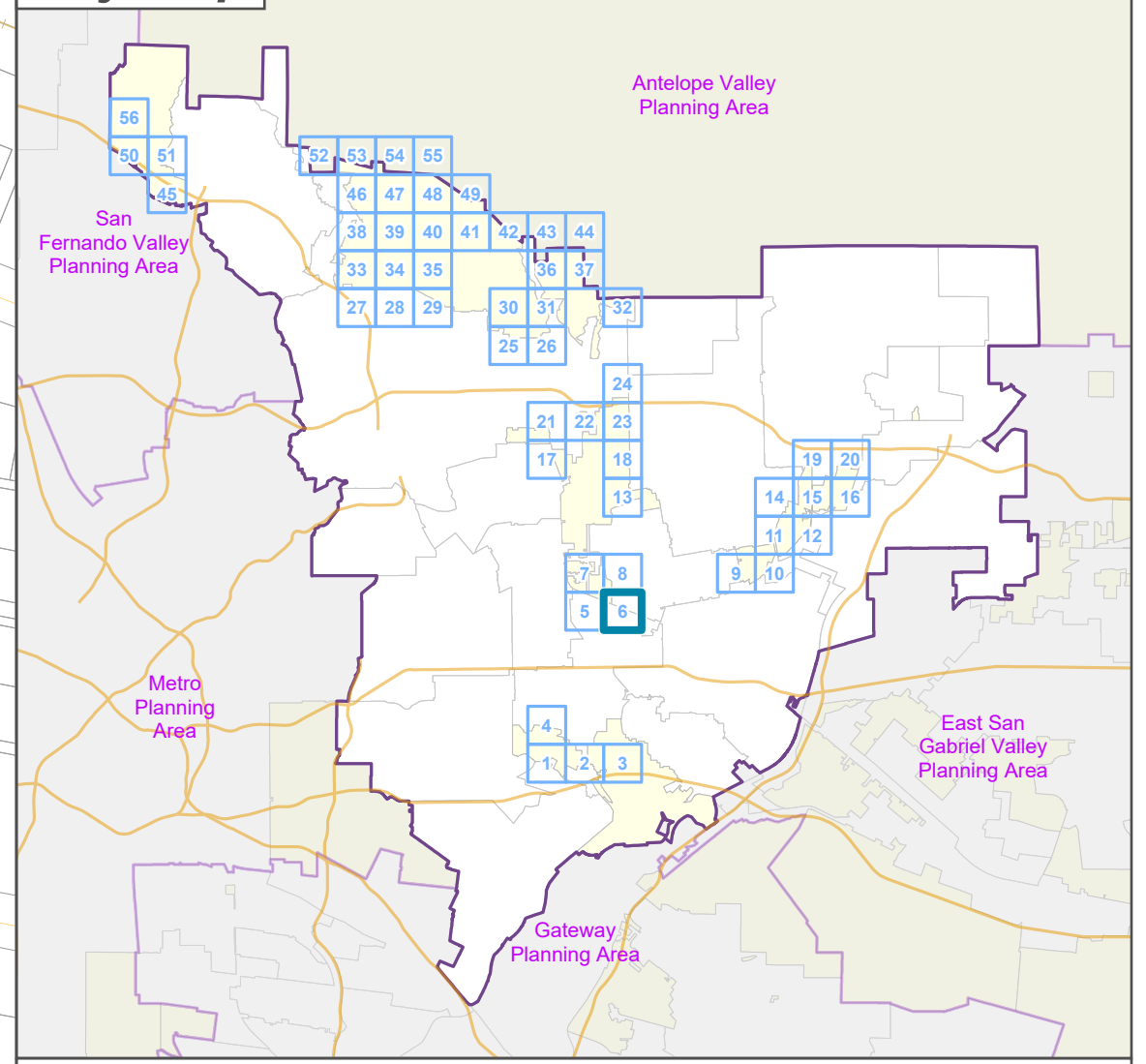
Minor

Alley

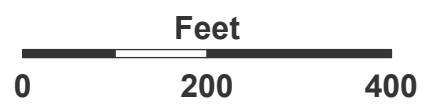
Railroad



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel, Rosemead

Zone Change

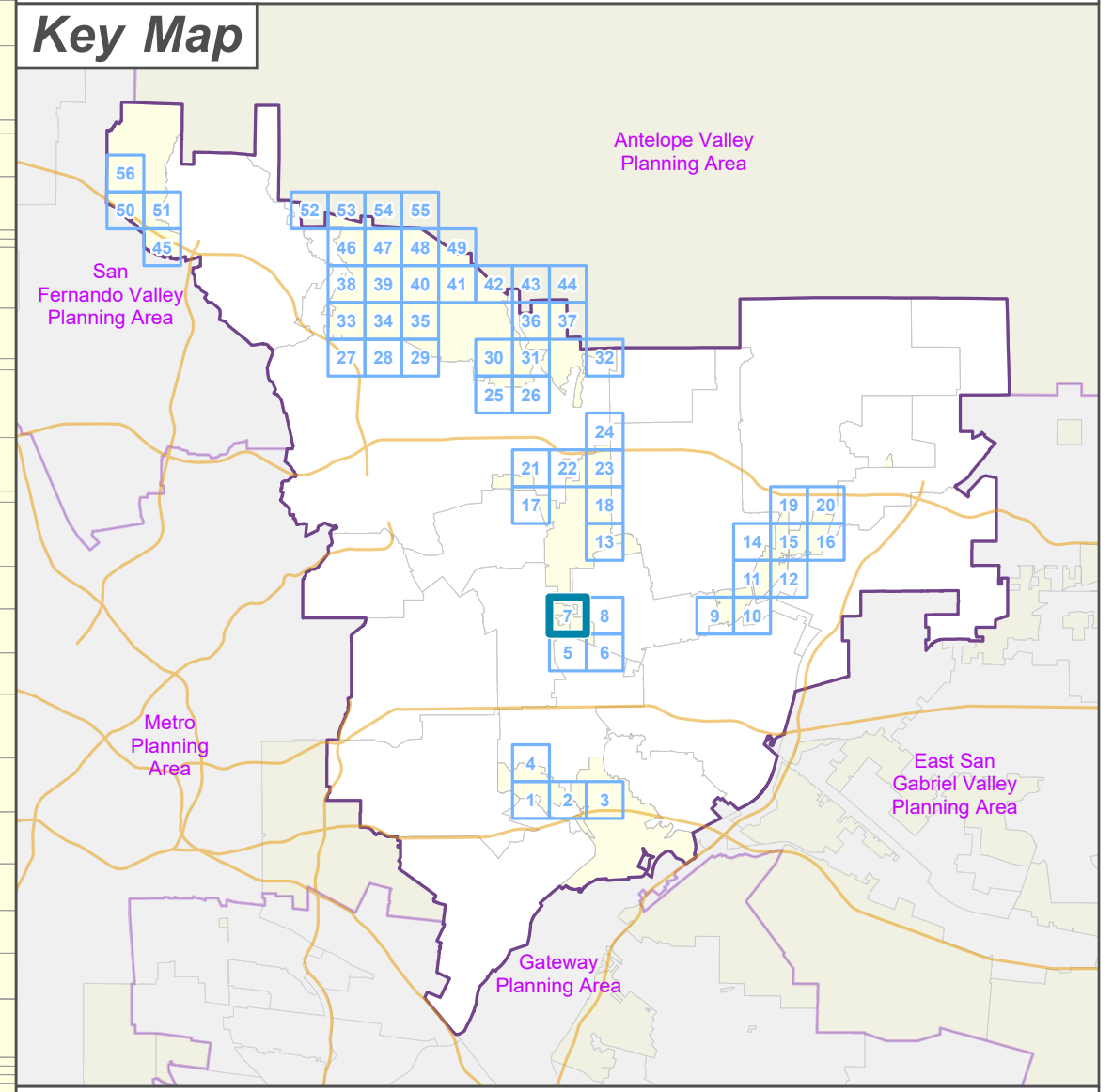
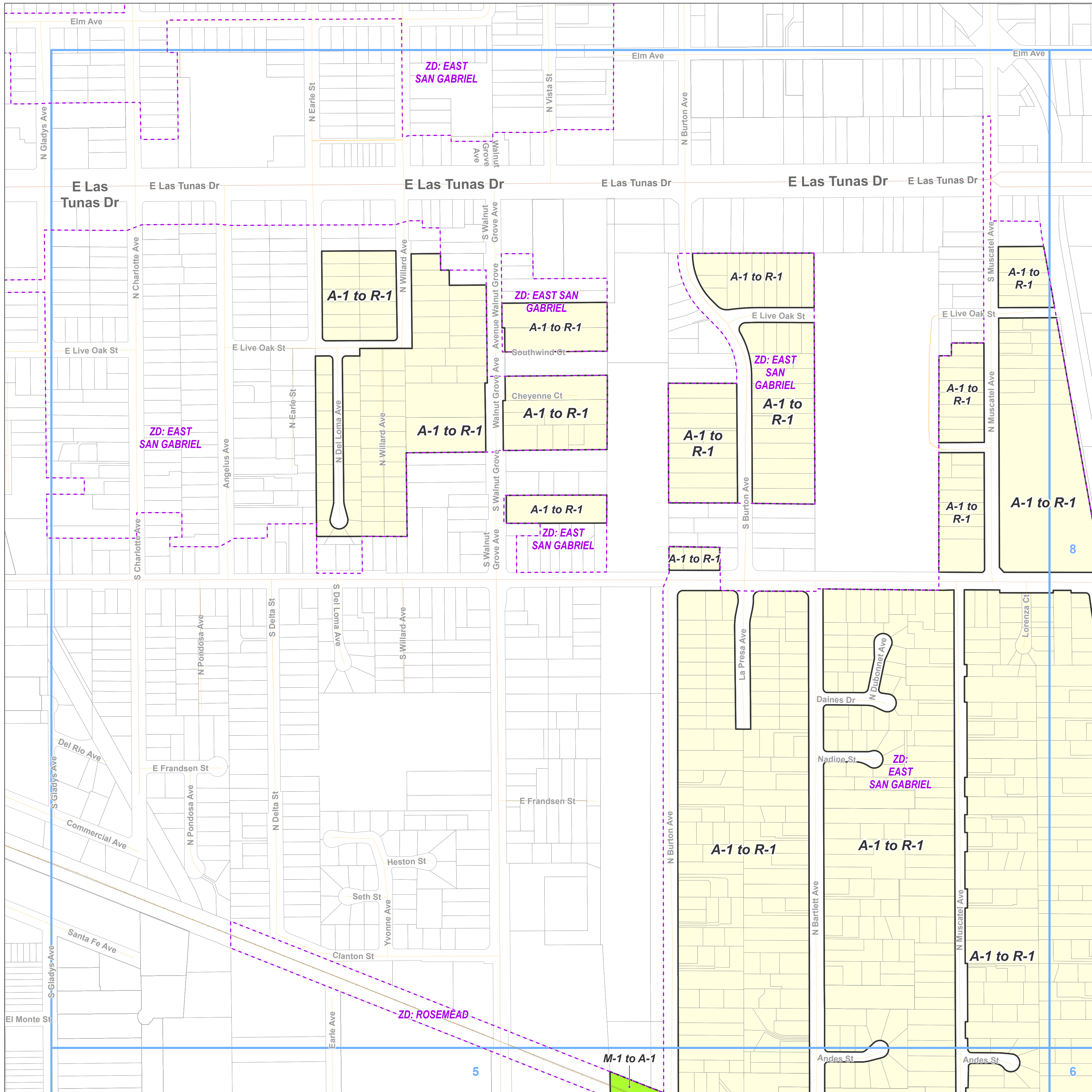
- A-1 - Light Agriculture
- R-1 - Single-Family Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad



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Feet

0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel

Zone Change


 R-1 - Single-Family Residence

 R-3 - Limited Density Multiple Residence

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

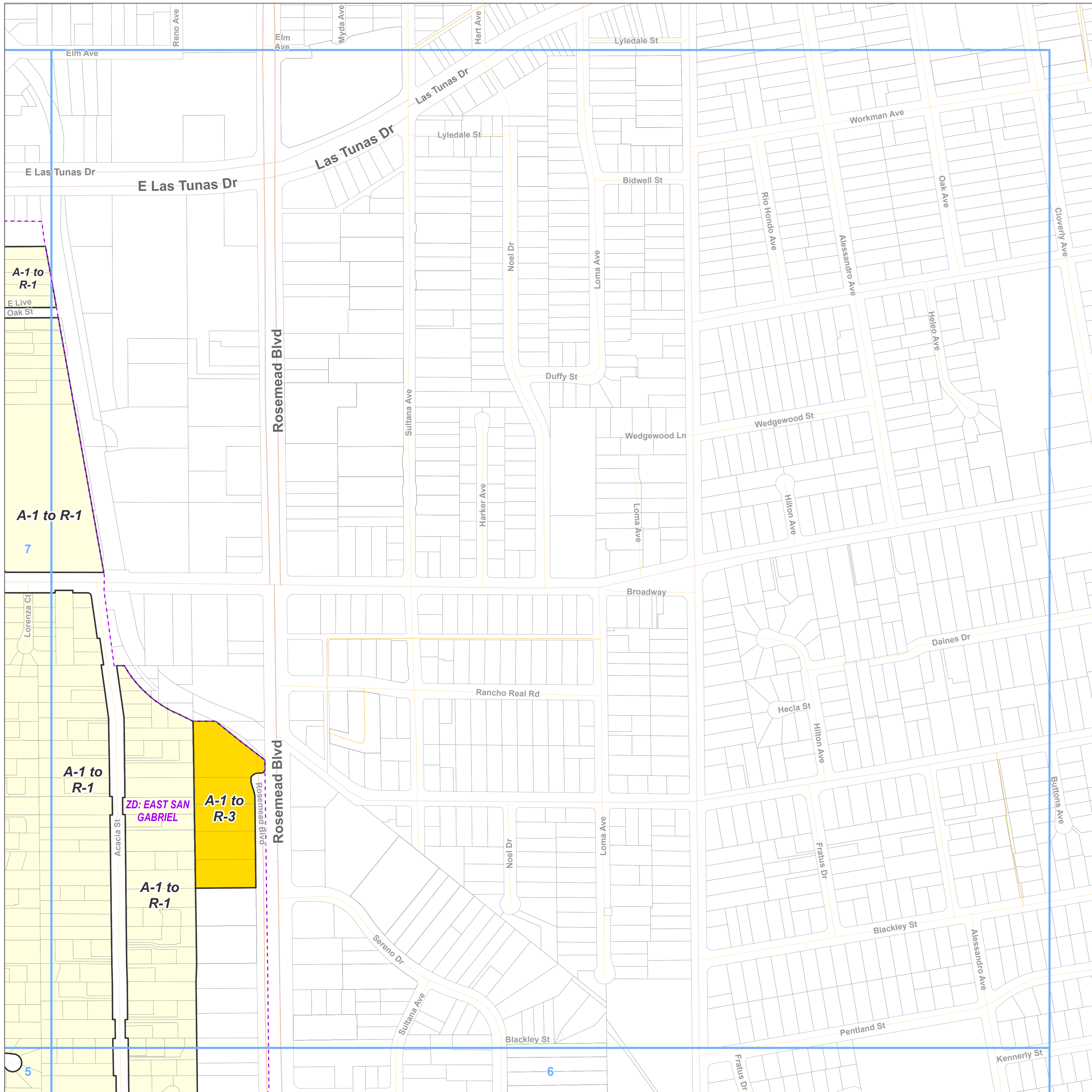
 Highway

 Primary

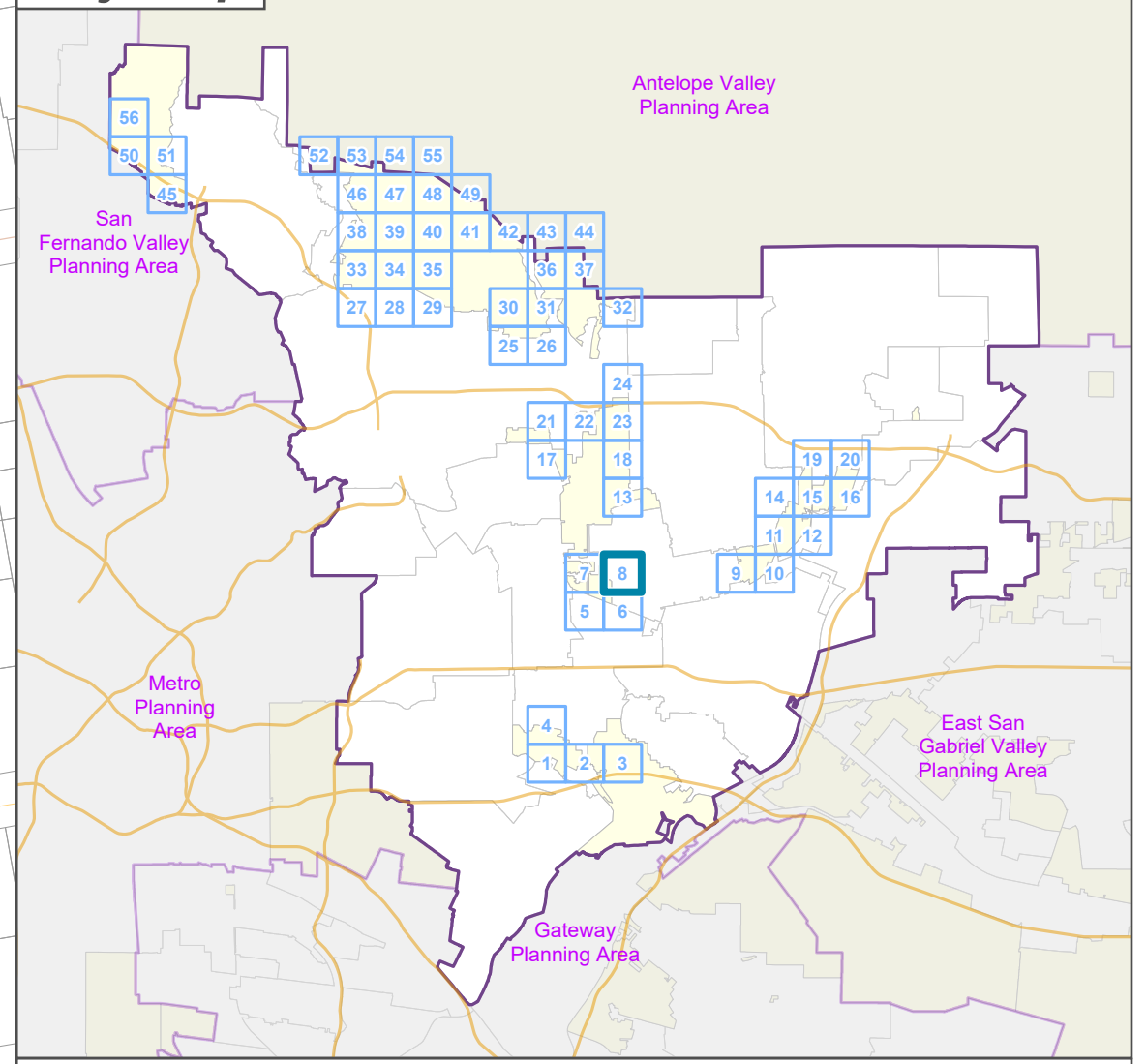
 Secondary

 Minor

 Alley



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business

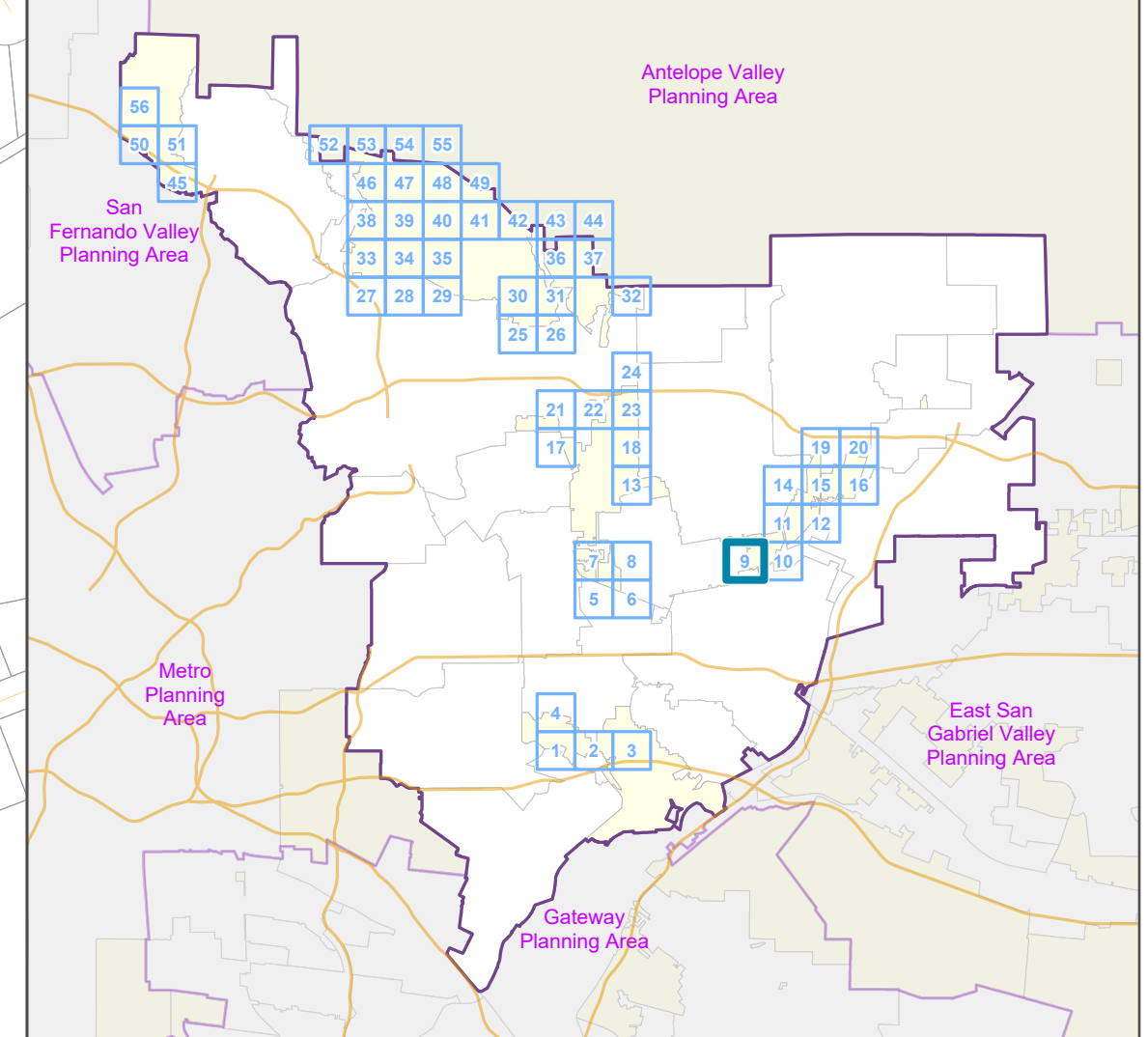
Base Layers

- Zoned District
- Parcels
- Map Series Grid

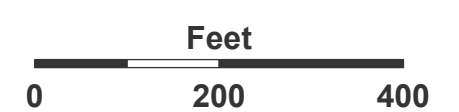
Street Types

- Primary
- Secondary
- Minor

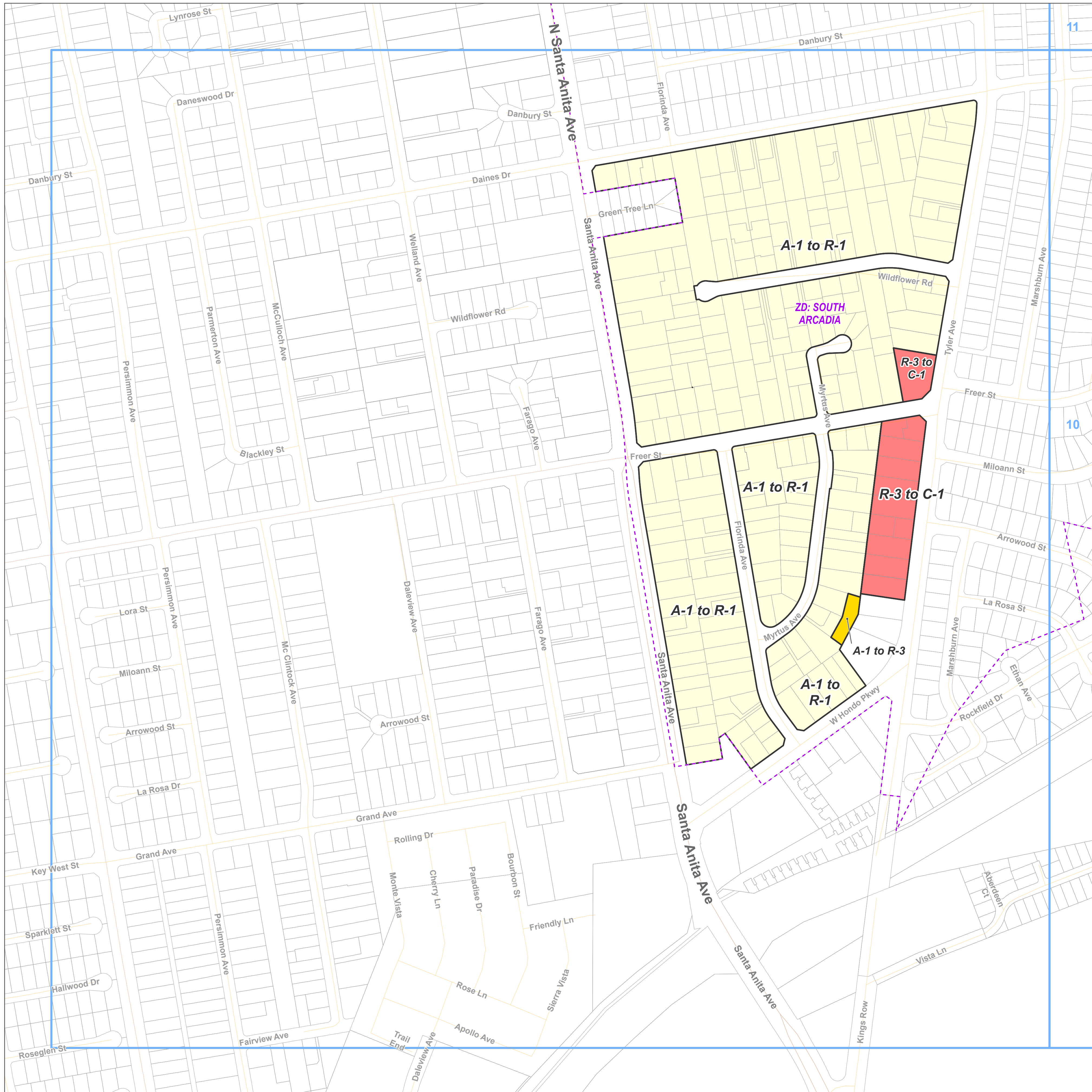
Key Map

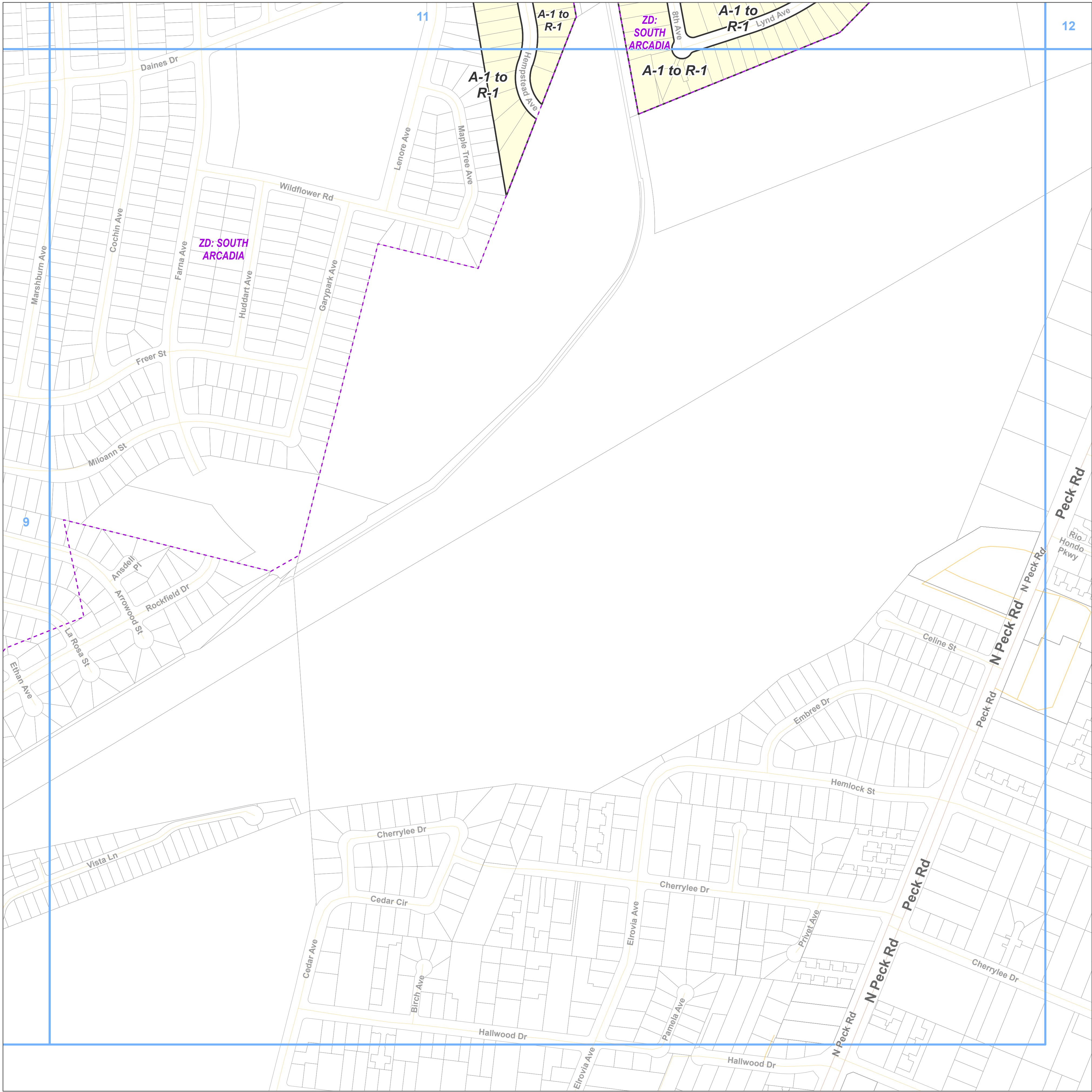


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**West San Gabriel Valley Planning Area
Zone Changes**

Zoned District(s): South Arcadia

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

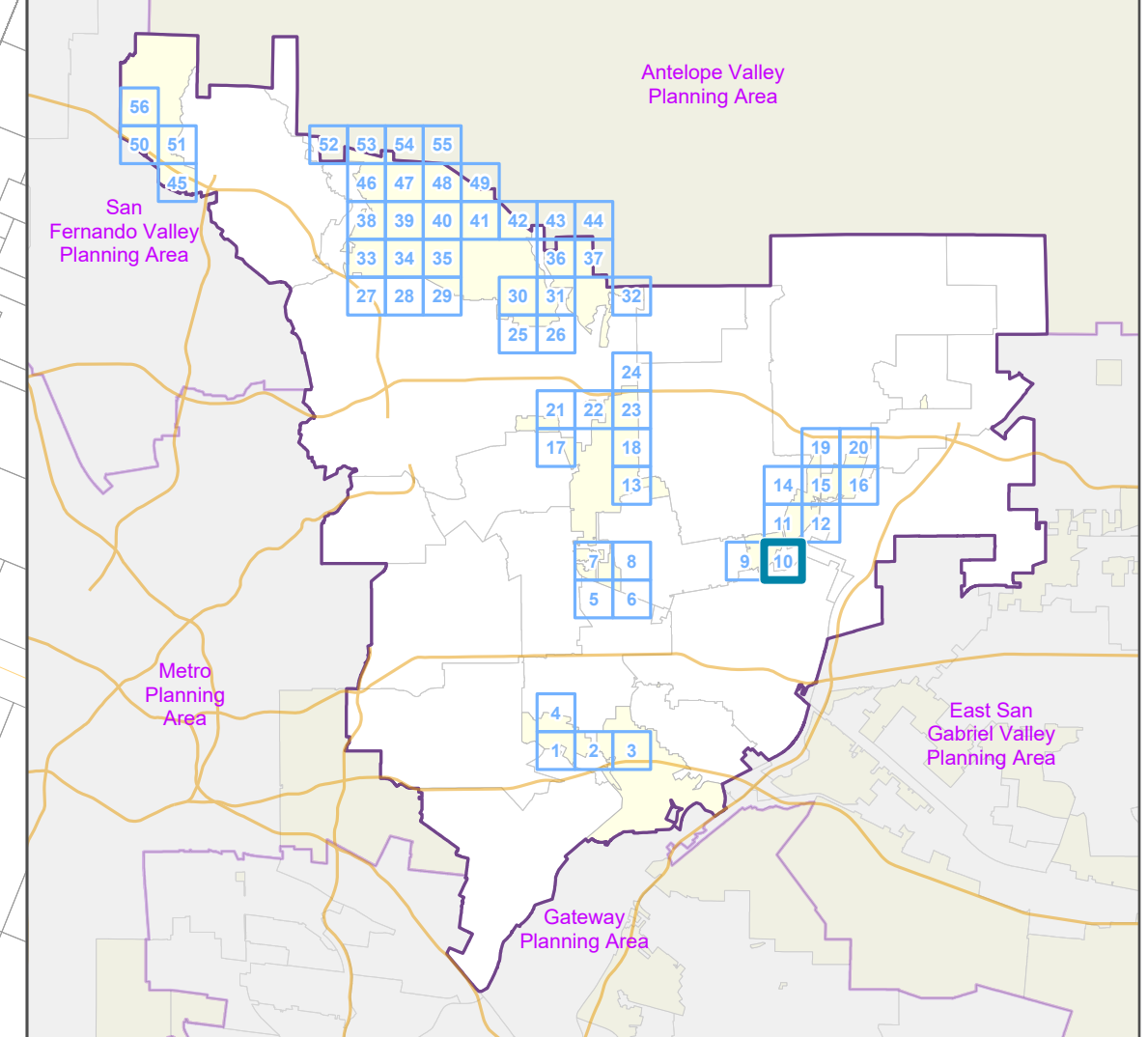
Street Types

Primary

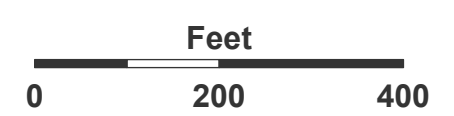
Minor

Alley

Key Map





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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia




Zone Change

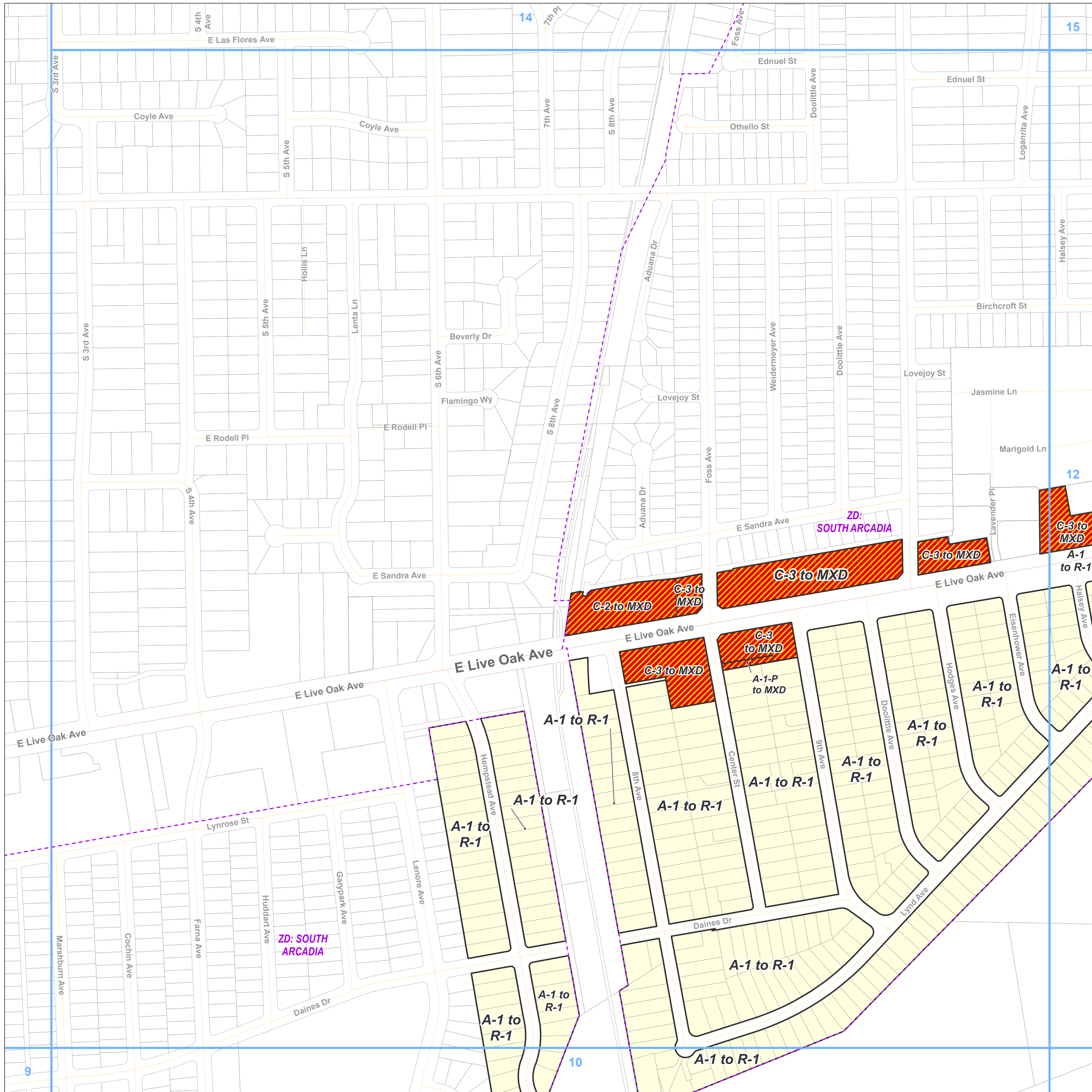
-  R-1 - Single-Family Residence
-  MXD - Mixed Use Development

Base Layers

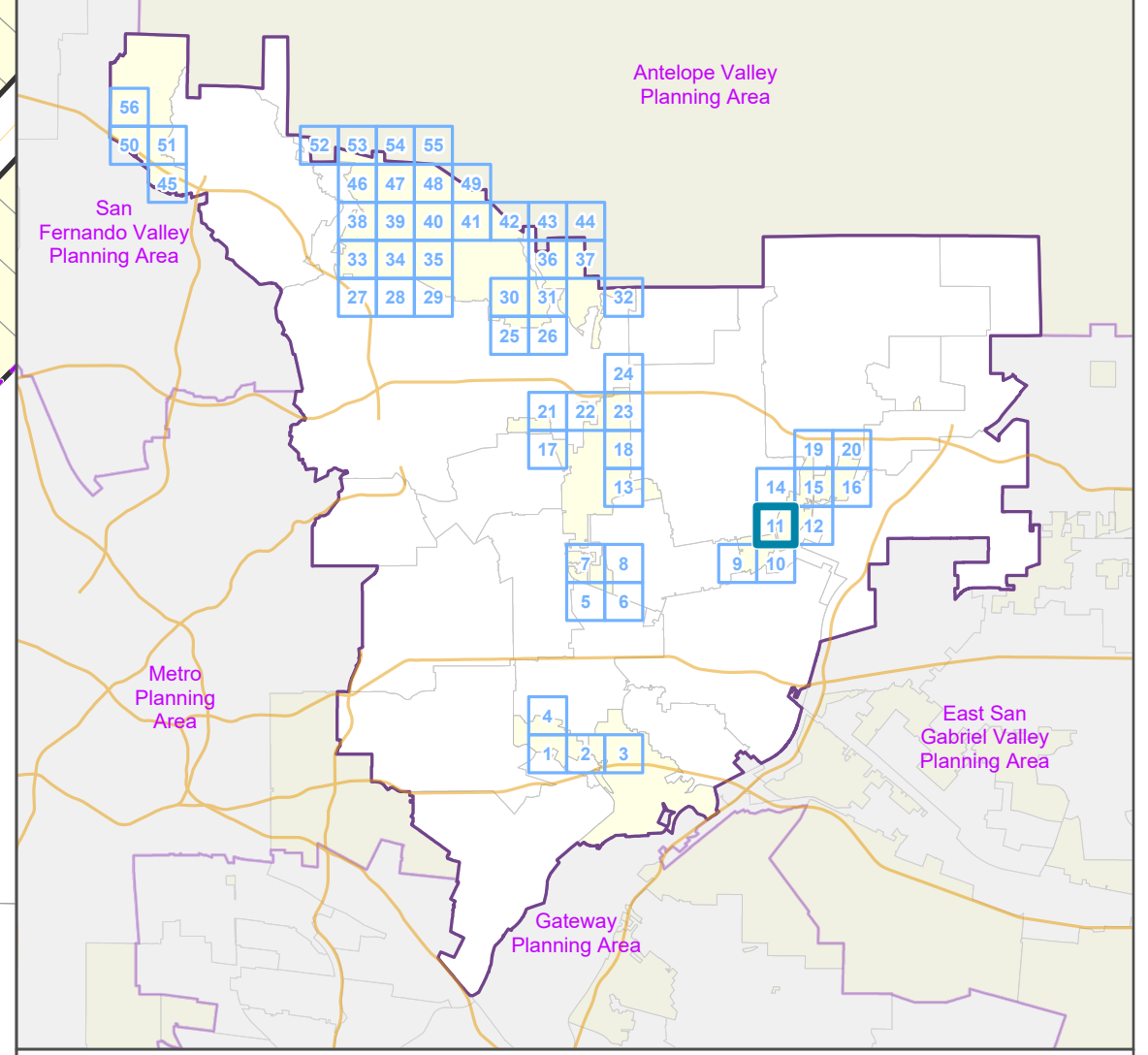
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

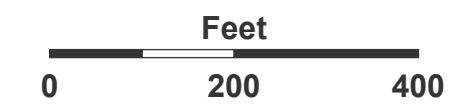
-  Primary
-  Secondary
-  Minor

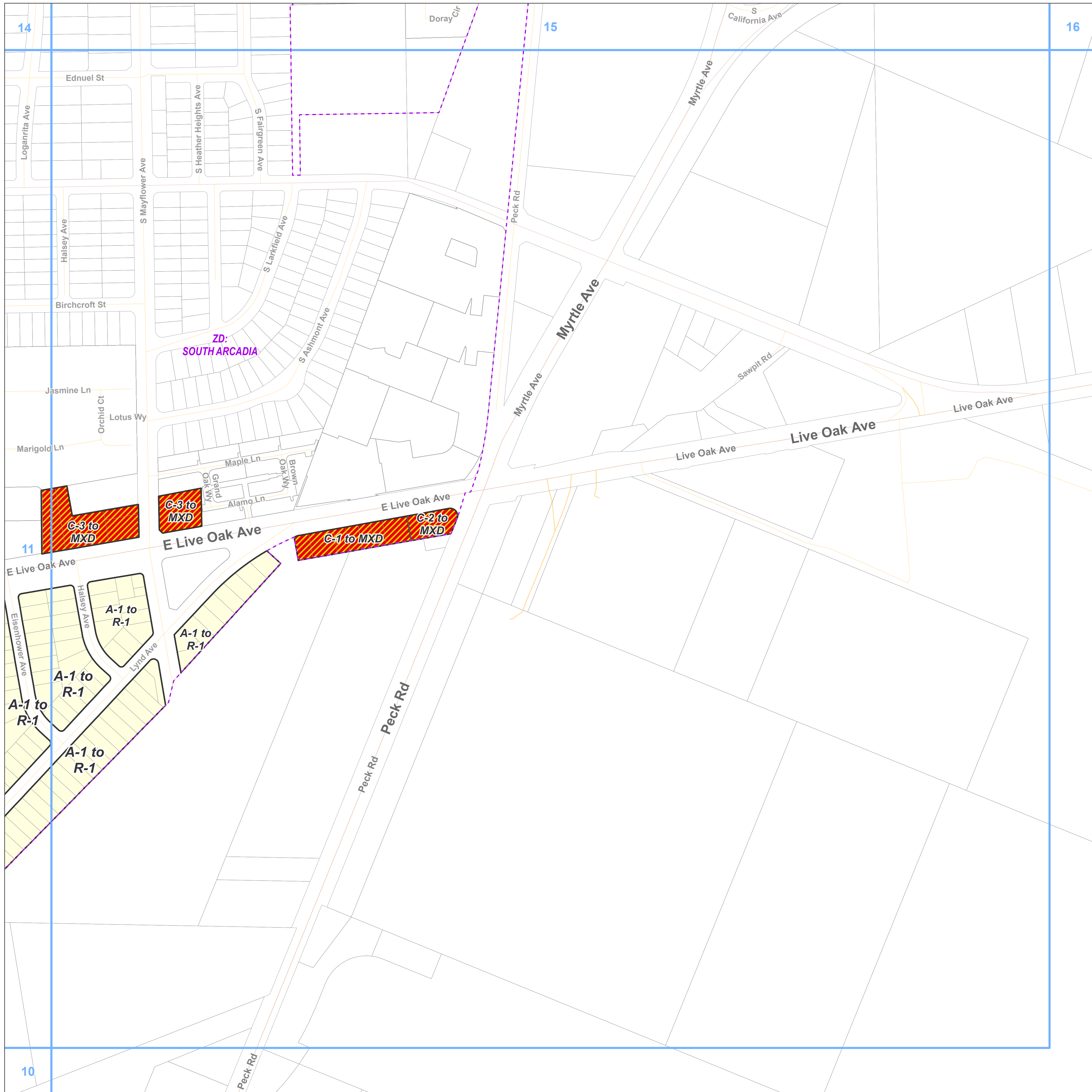


Key Map



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Zone Change

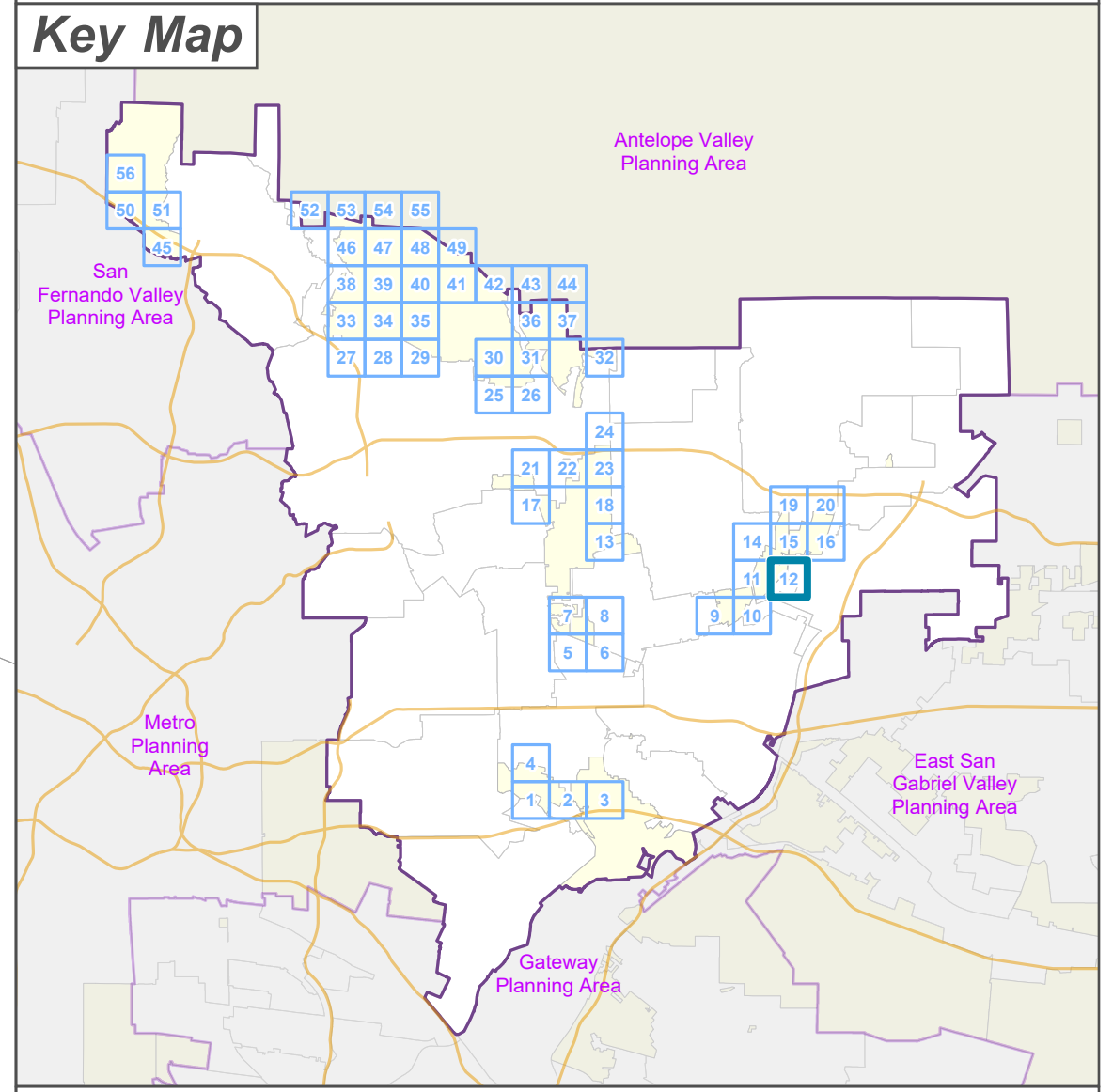
- R-1 - Single-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley



..PROJECTS\DRP_ADVANCE_PLANNING\area_plans\West_San_Gabriel_Valley\Area_Plan_Map_Series_WSGV_ZC_PA.aprx - WSGV Area Plan Zone Change Ordinance

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Santa
Anita - Temple City


Zone Change

 MXD - Mixed Use Development

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Highway

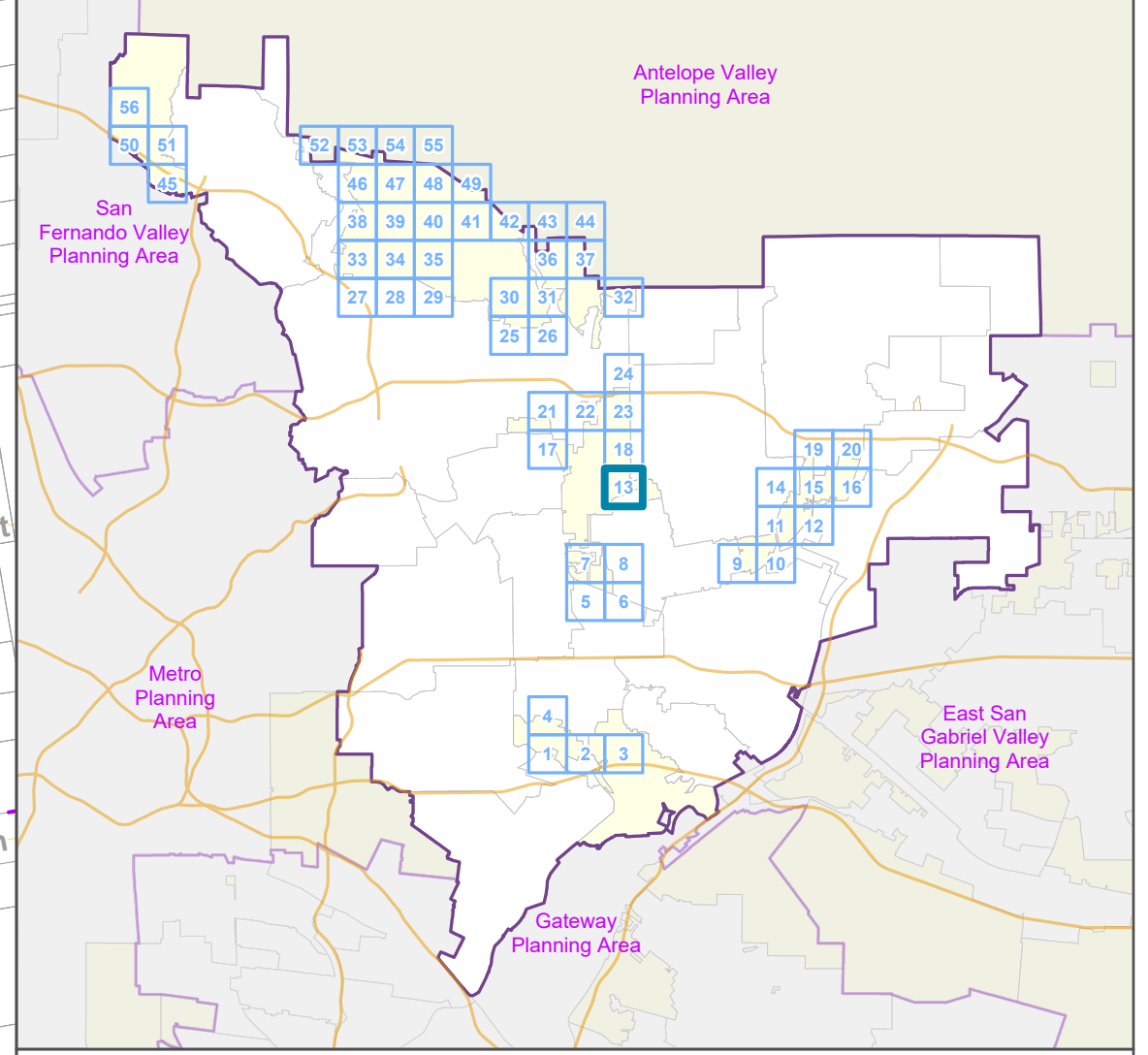
 Primary

 Minor

 Alley



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers

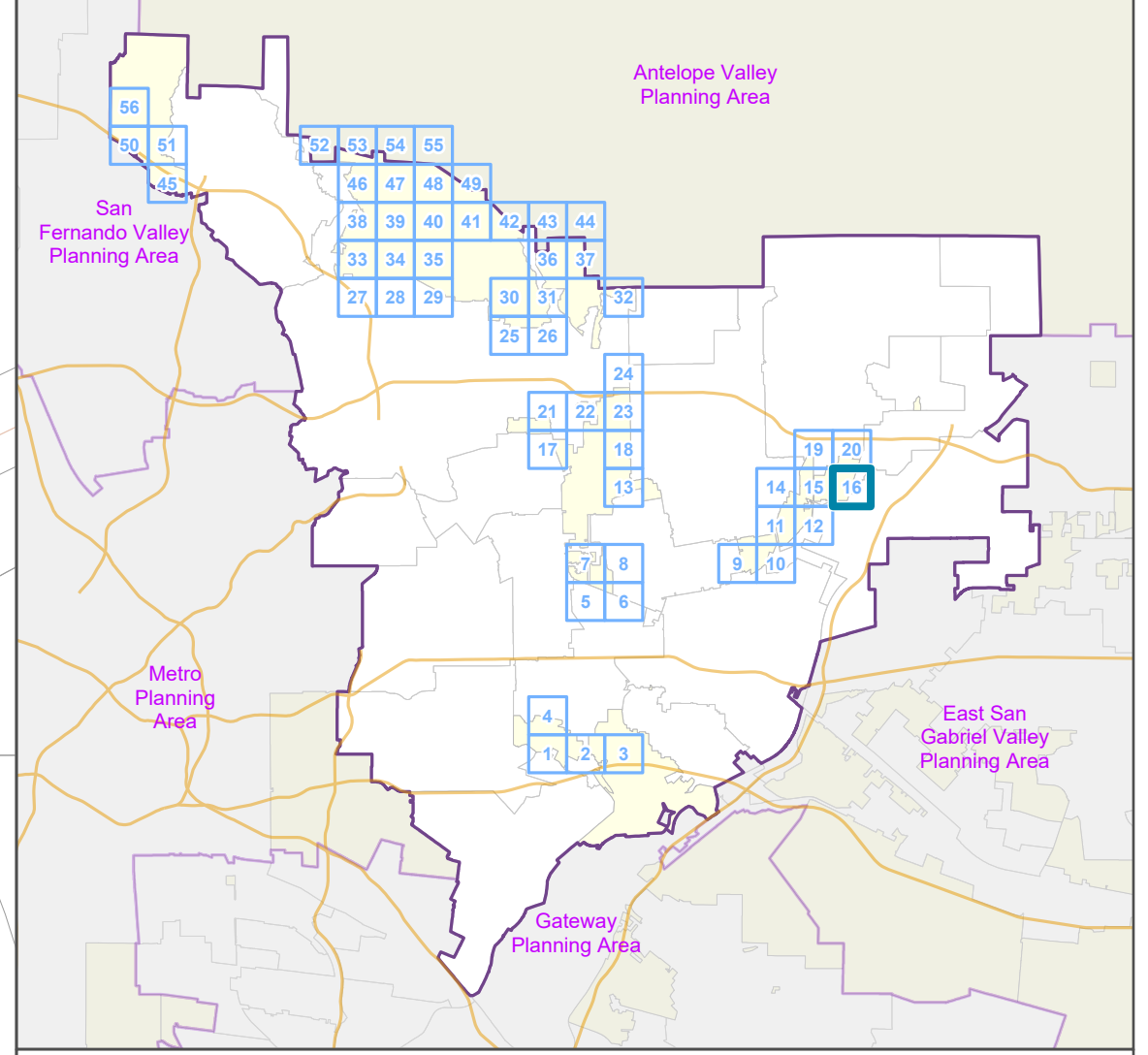
- Zoned District
- Parcels
- Map Series Grid

Street Types

- Secondary
- Minor
- Alley

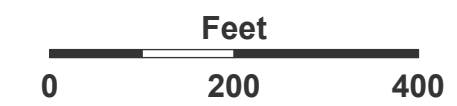


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East
Pasadena, East San Gabriel,
San Pasqual





Zone Change

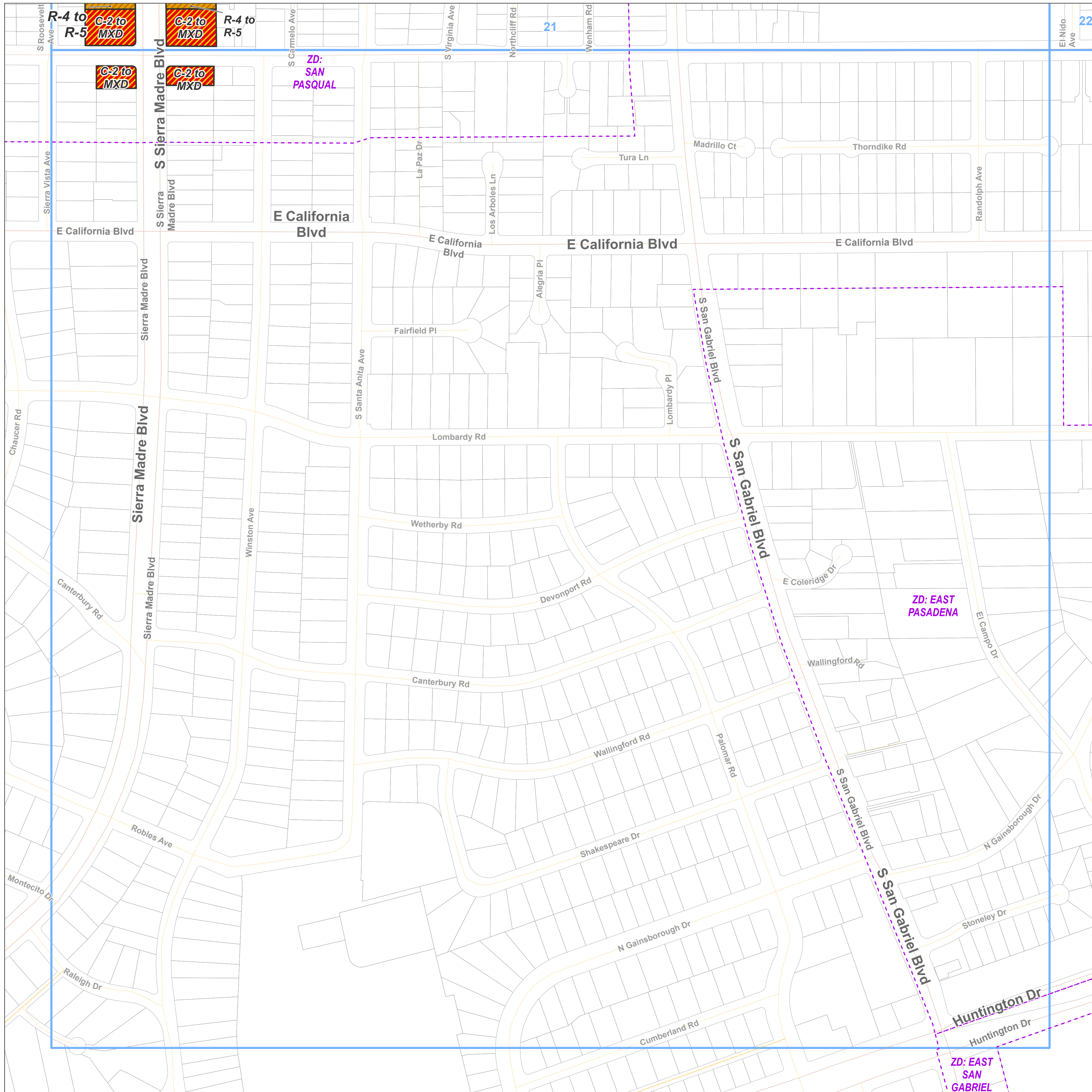
-  R-5 - High Density Multiple Residence
-  MXD - Mixed Use Development

Base Layers

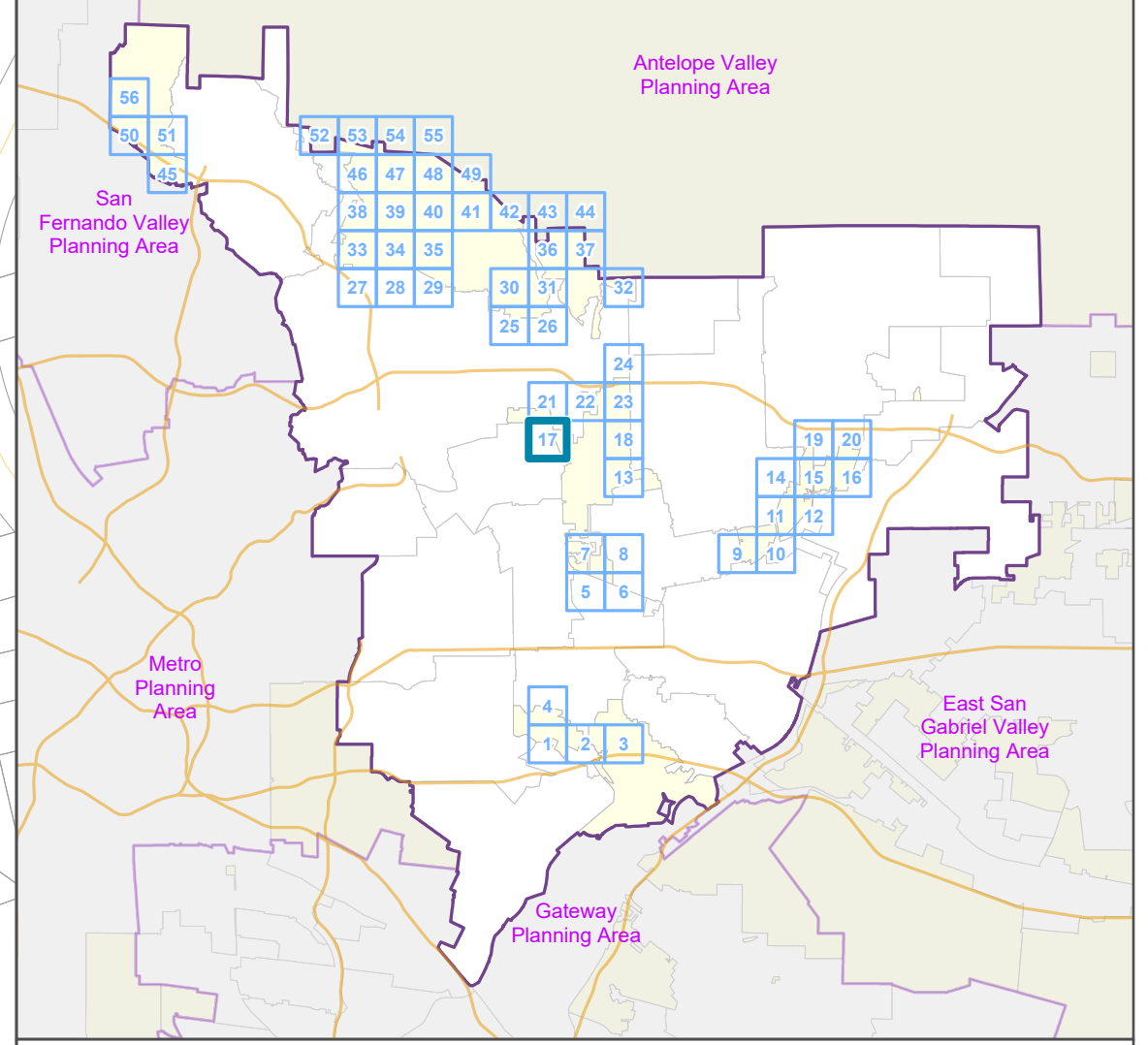
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

-  Primary
-  Secondary
-  Minor
-  Alley

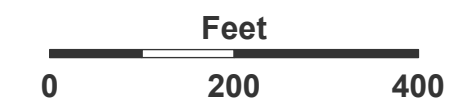


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena, East San Gabriel, South Santa Anita - Temple City

Zone Change

MXD - Mixed Use Development

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Highway

Primary

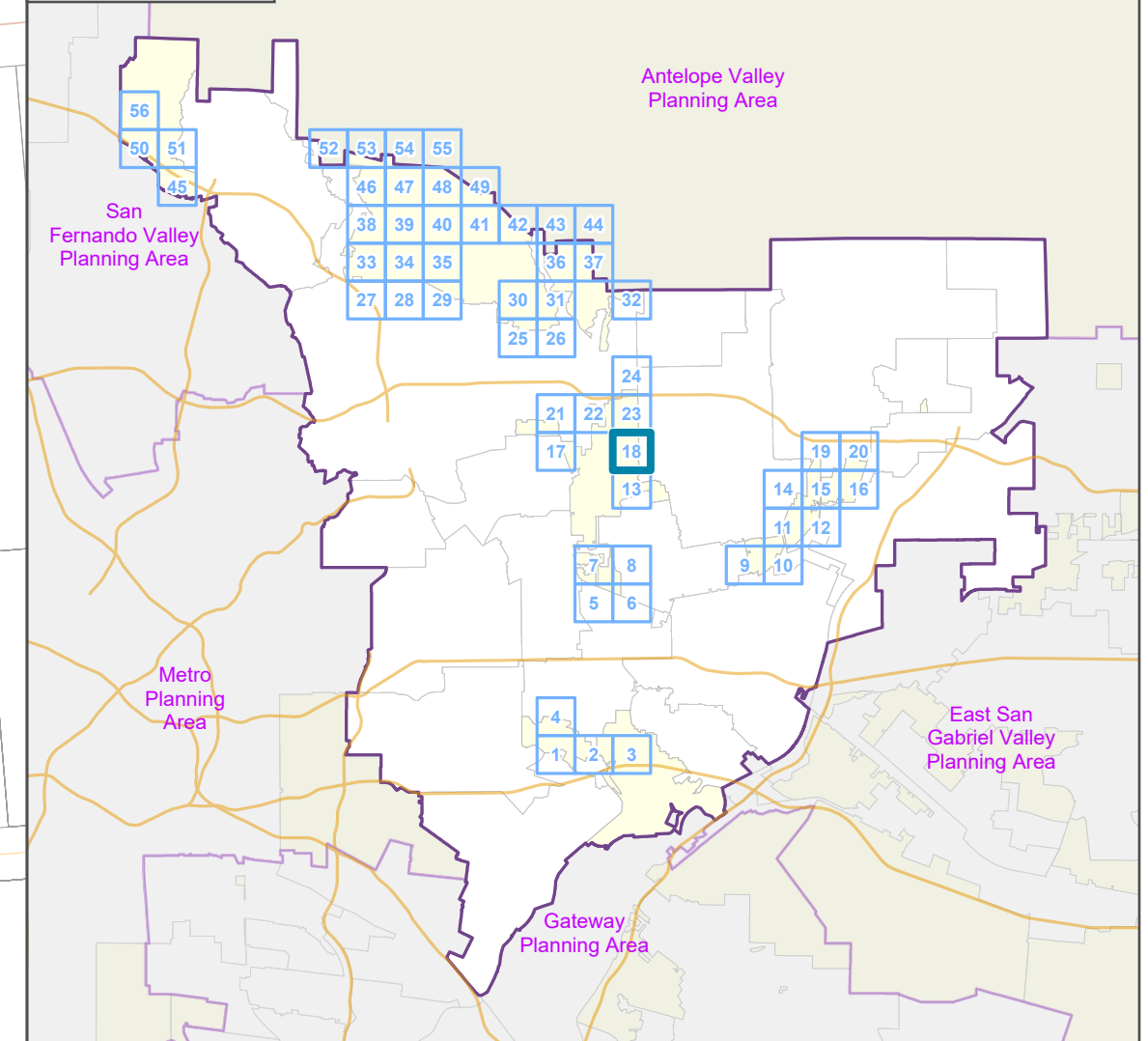
Secondary

Minor

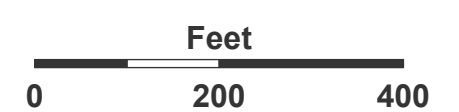
Alley



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

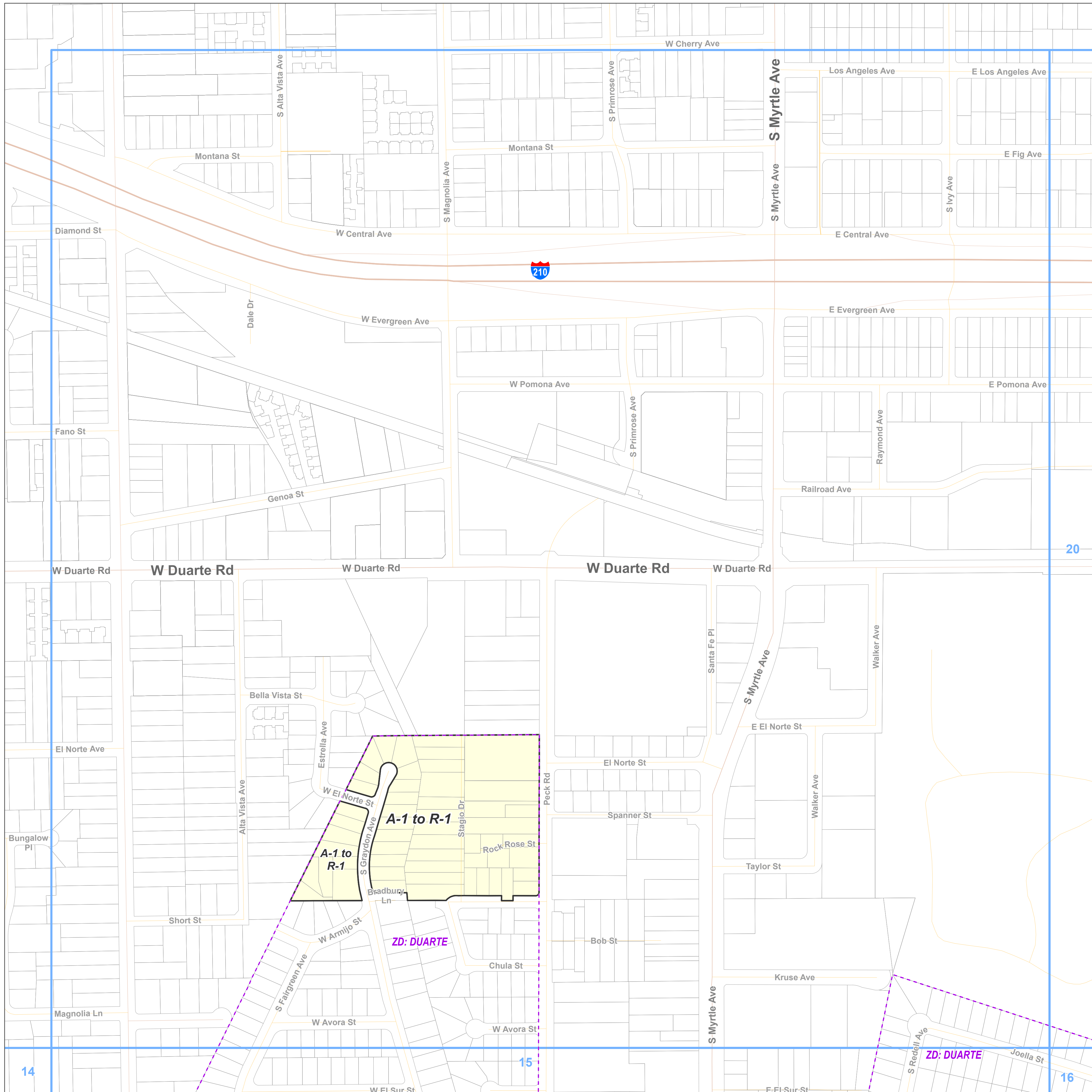
Primary

Secondary

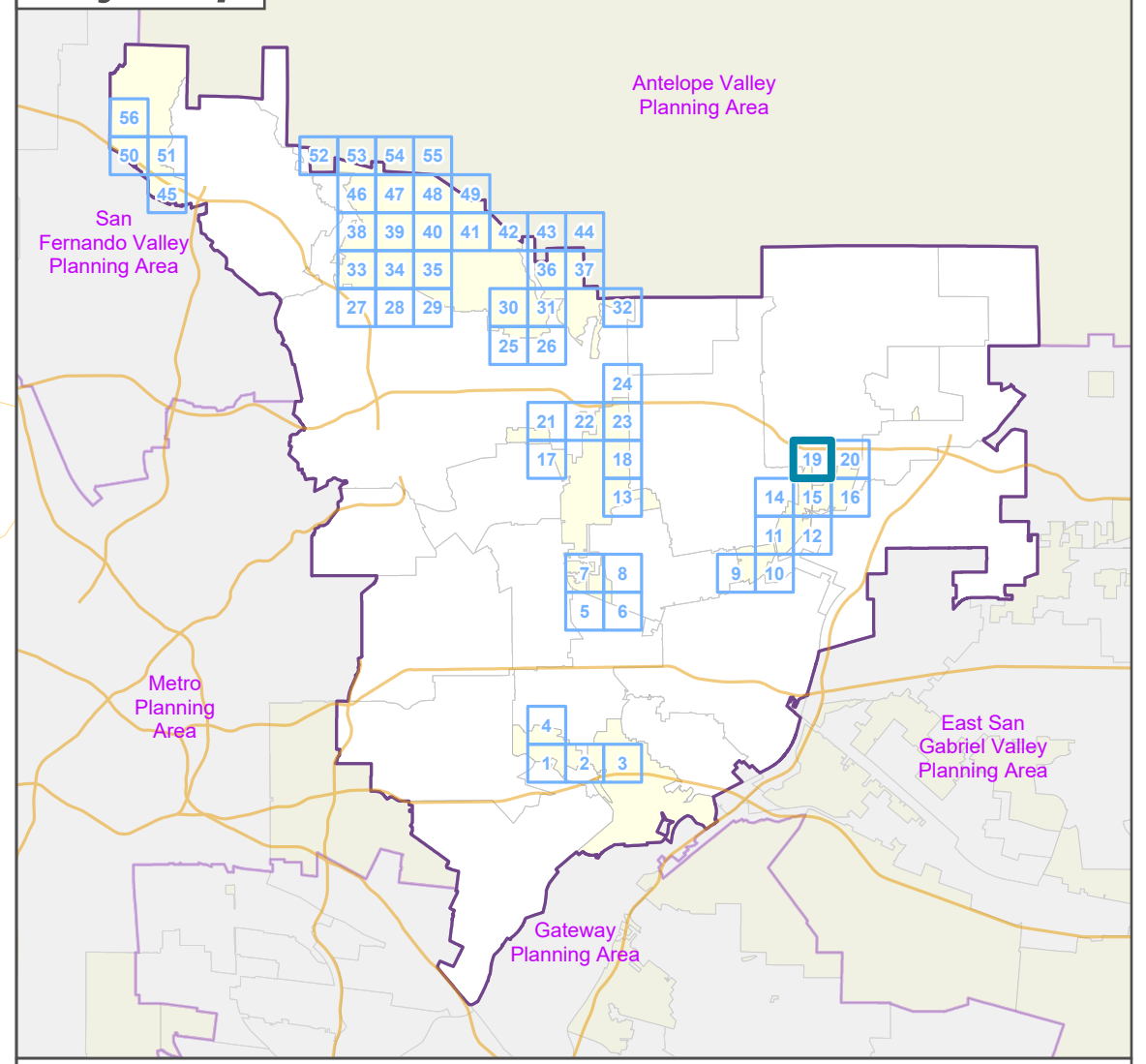
Minor

Ramp

Alley

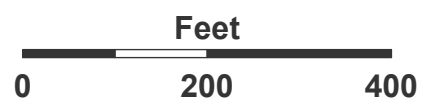


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

 R-1 - Single-Family Residence

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Freeway

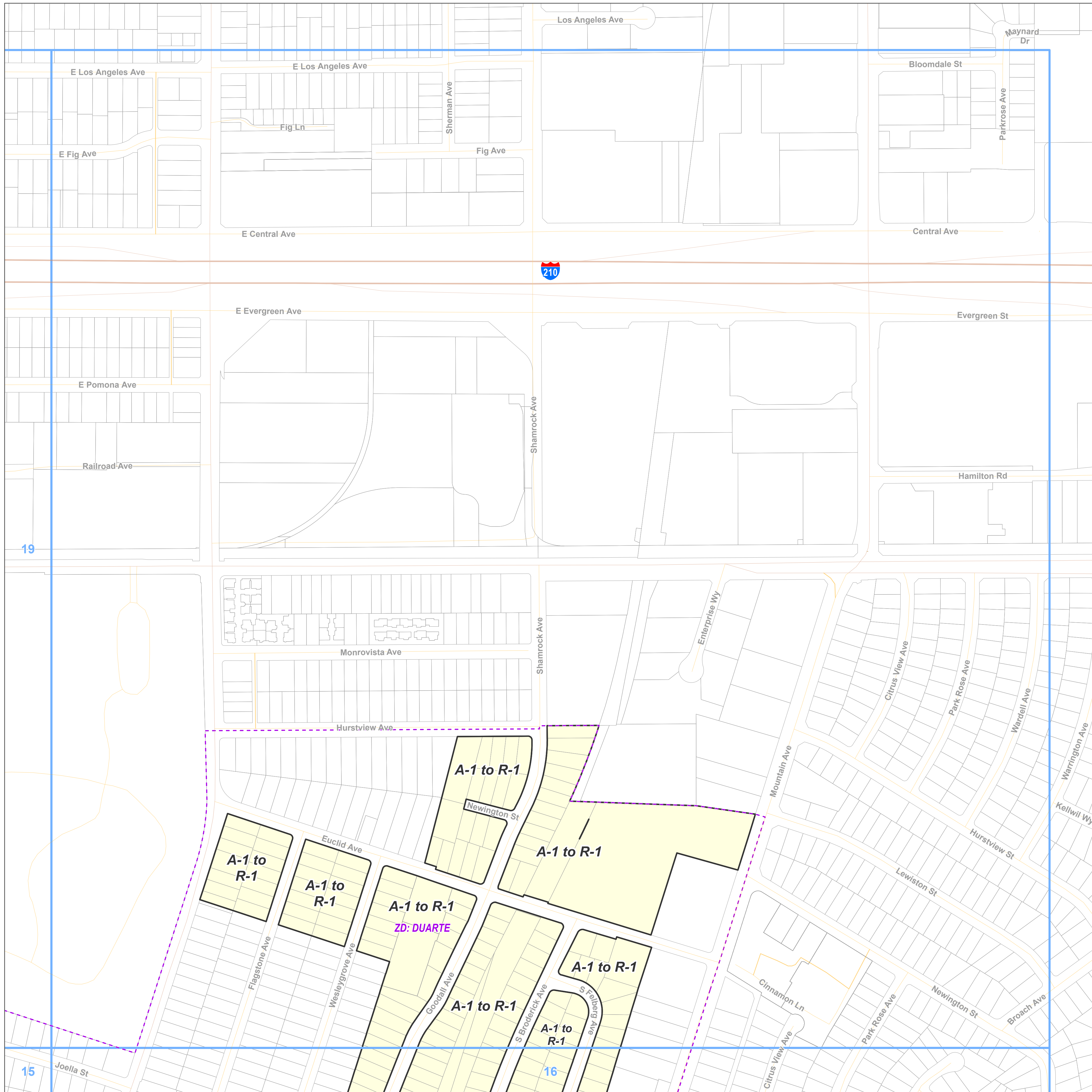
 Secondary

 Minor

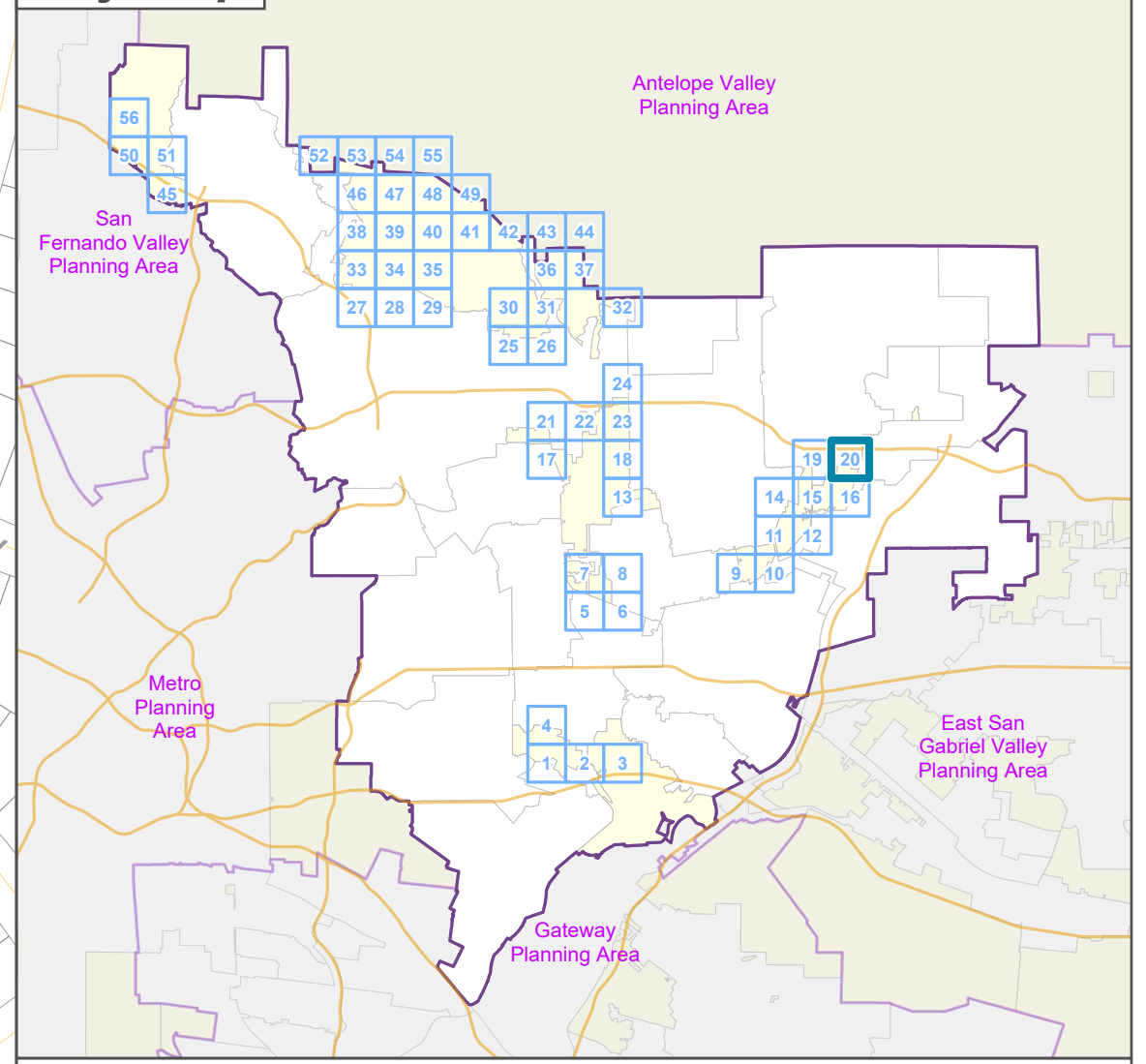
 Ramp

 Alley

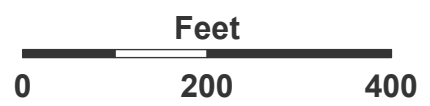
 Railroad



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): San Pasqual




Zone Change

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

Base Layers

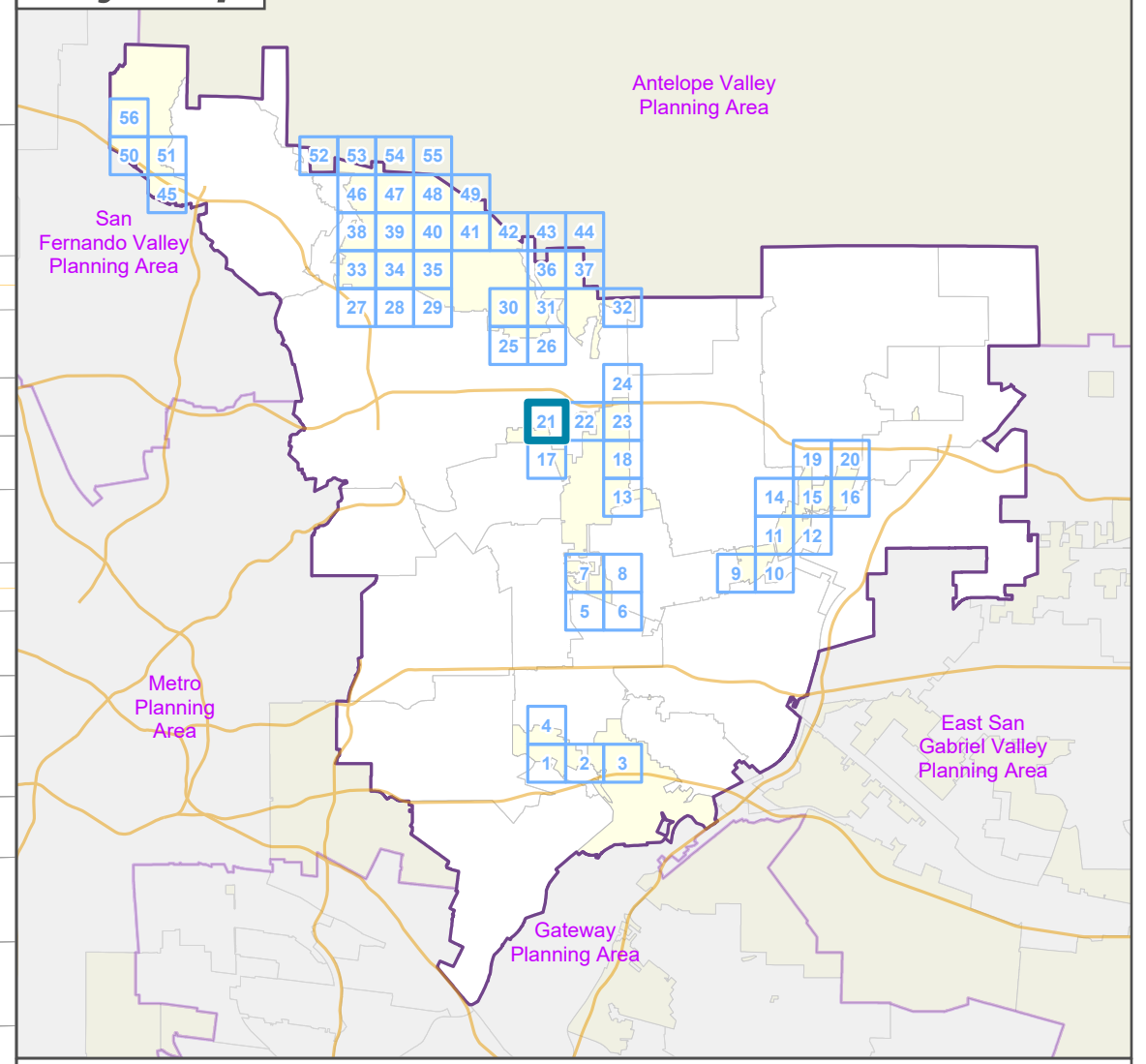
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

-  Primary
-  Secondary
-  Minor



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena

Zone Change

R-2 - Two-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

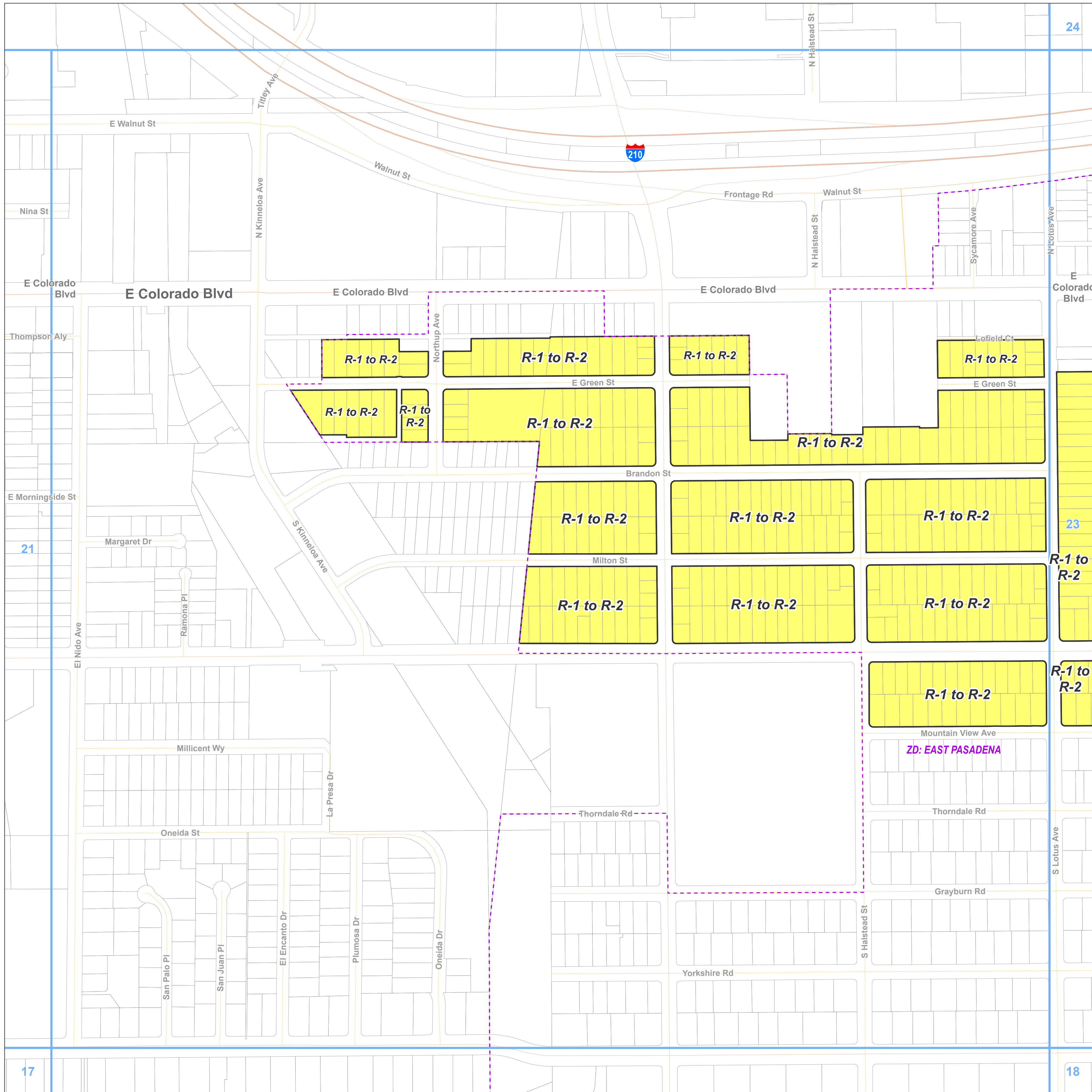
Primary

Secondary

Minor

Ramp

Alley



R-1 to R-2

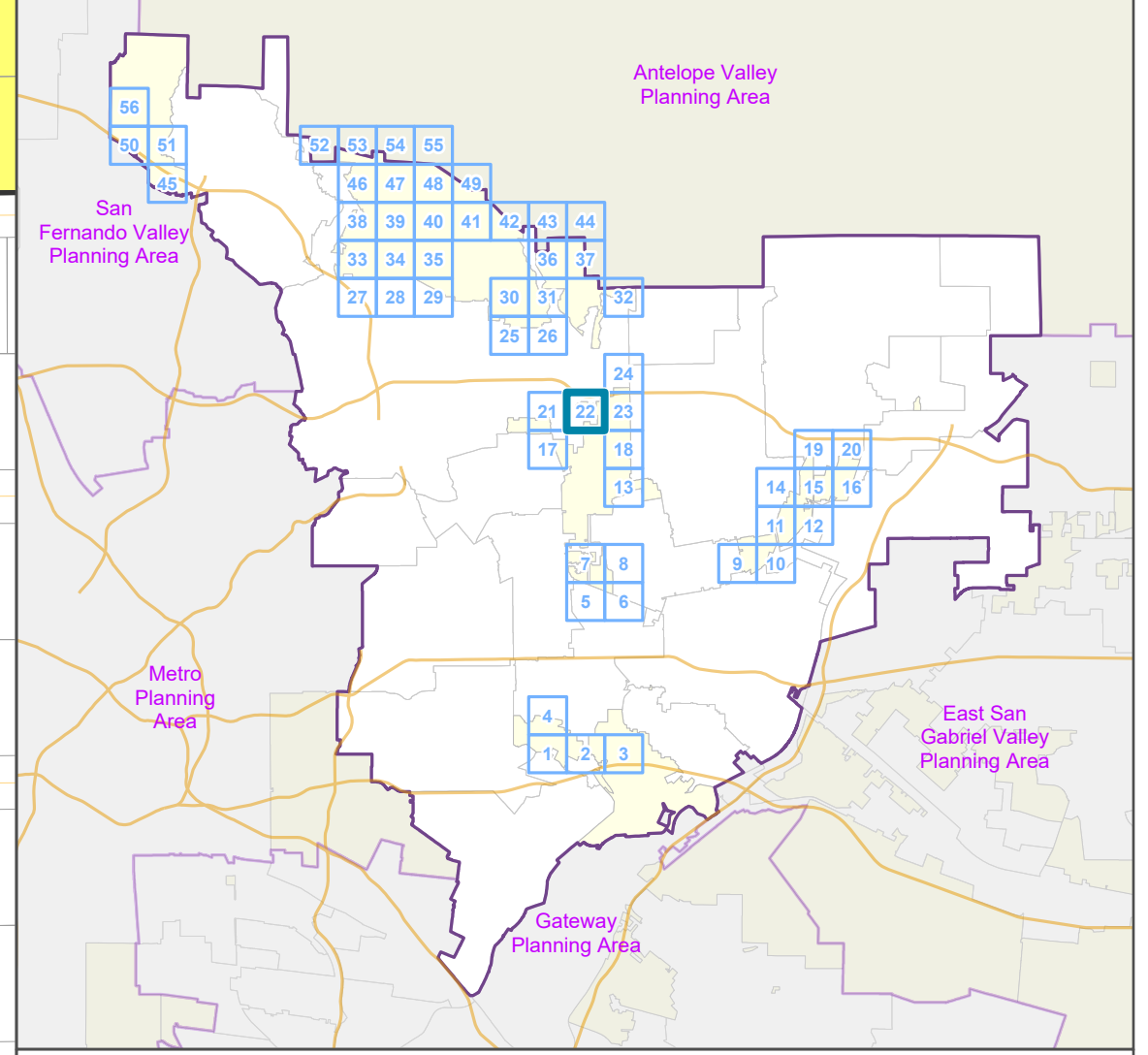
R-1 to R-2

R-1 to R-2

R-1 to R-2

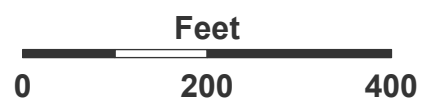
R-1 to R-2

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena

Zone Change

 MXD - Mixed Use Development

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Freeway

 Highway

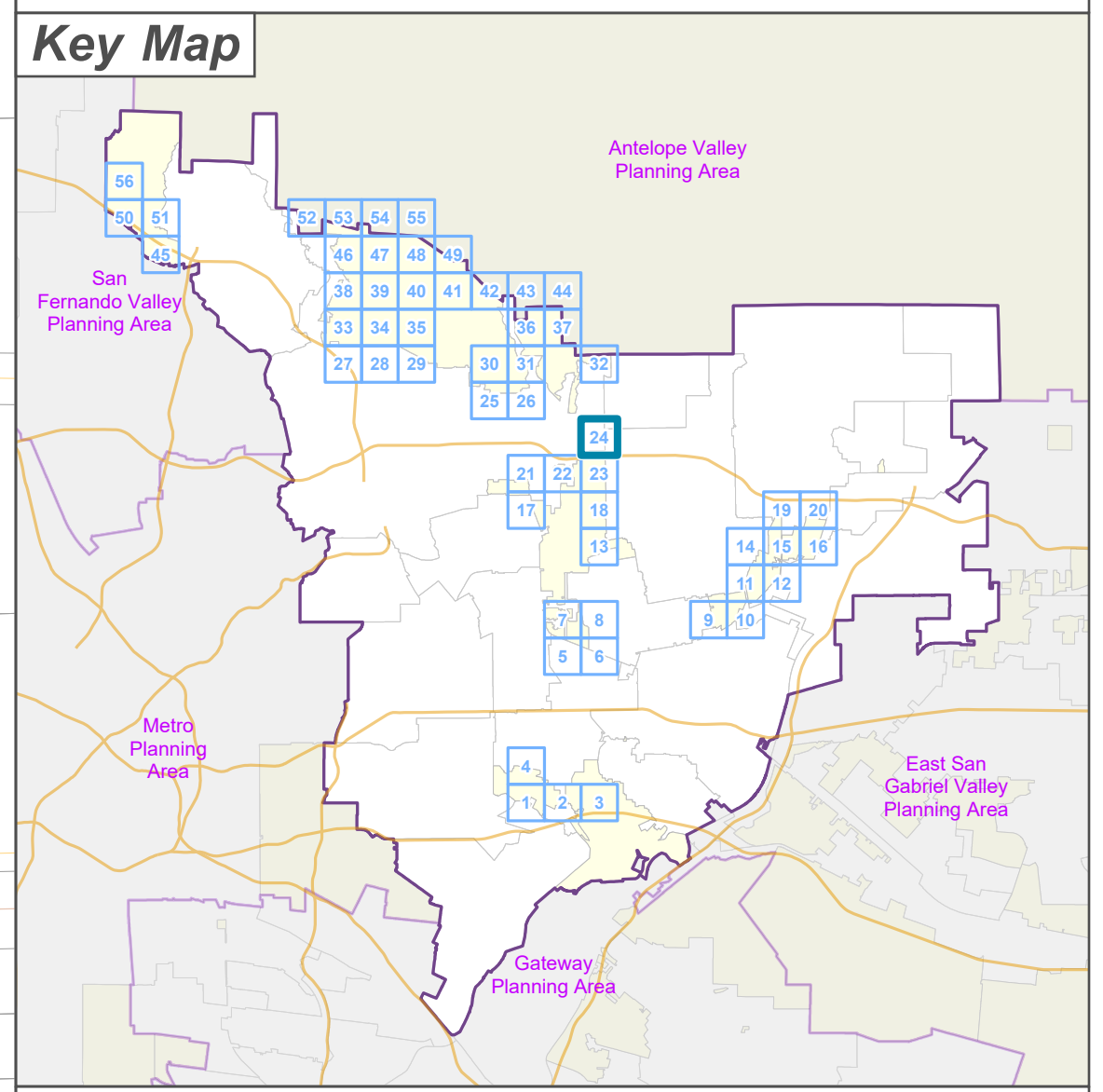
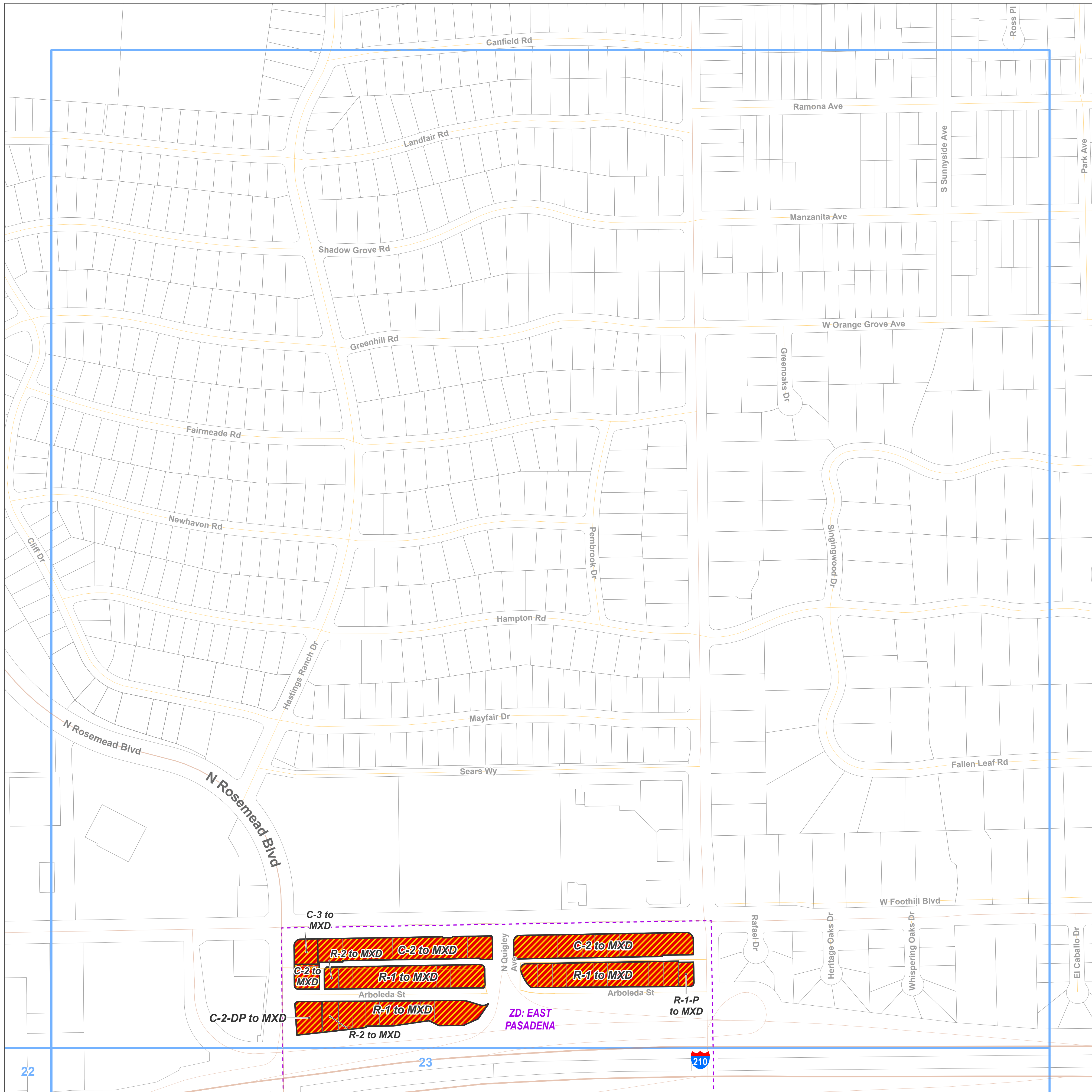
 Primary

 Secondary

 Minor

 Ramp

 Alley

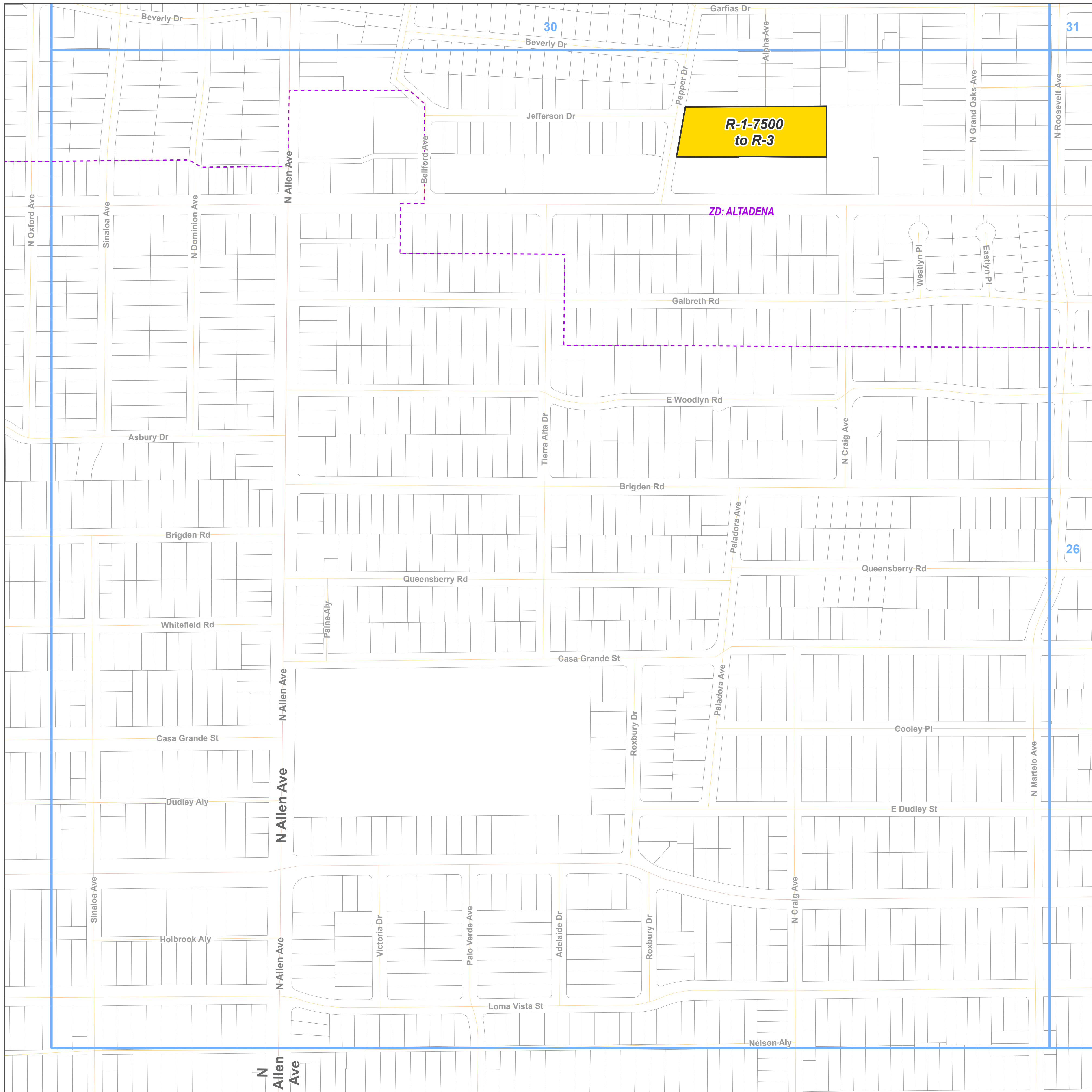


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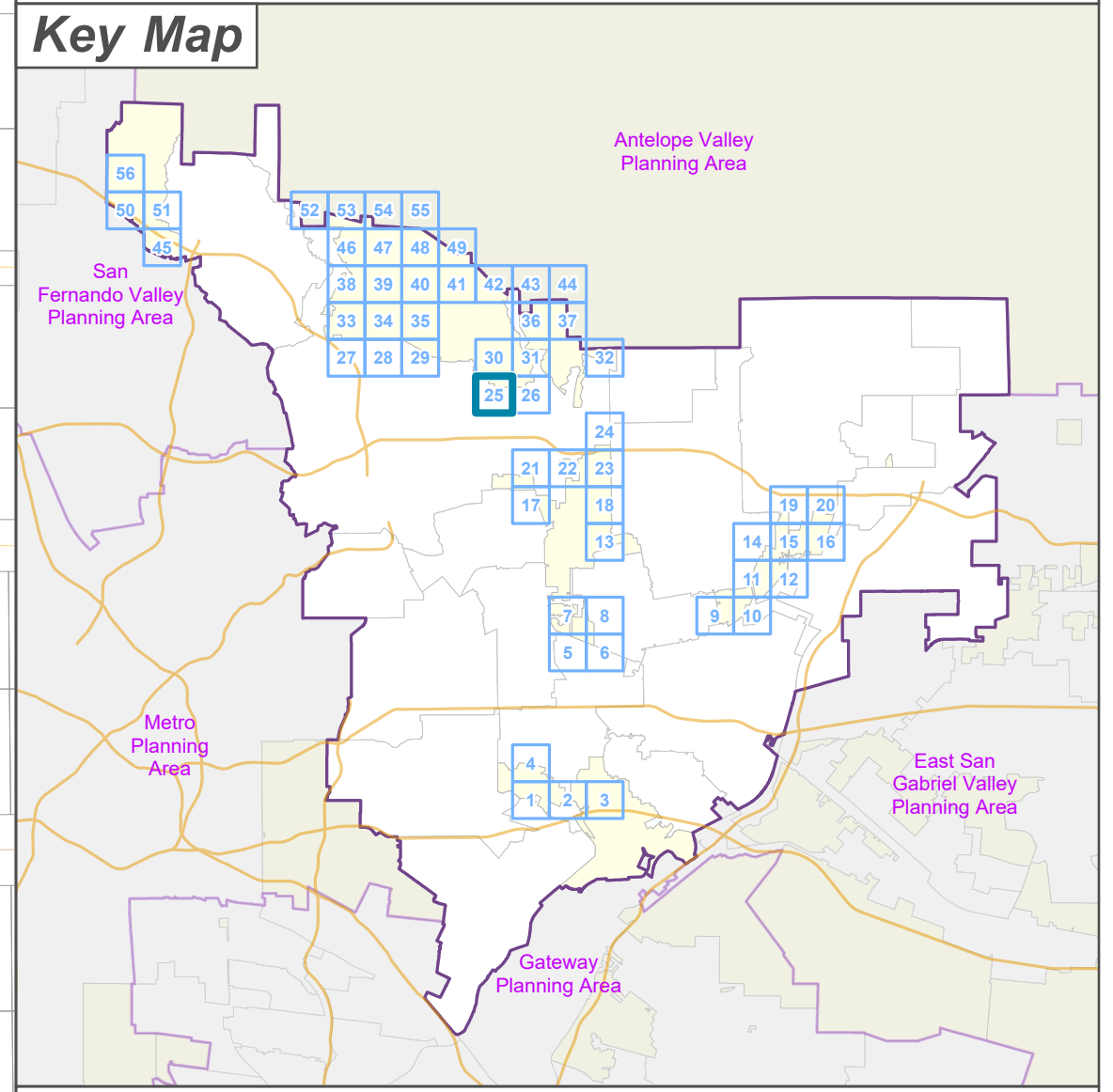
Prepared by DRP GIS Section / August 2024



Zone Change
 R-3 - Limited Density Multiple Residence

Base Layers
 Zoned District
 Parcels
 Map Series Grid

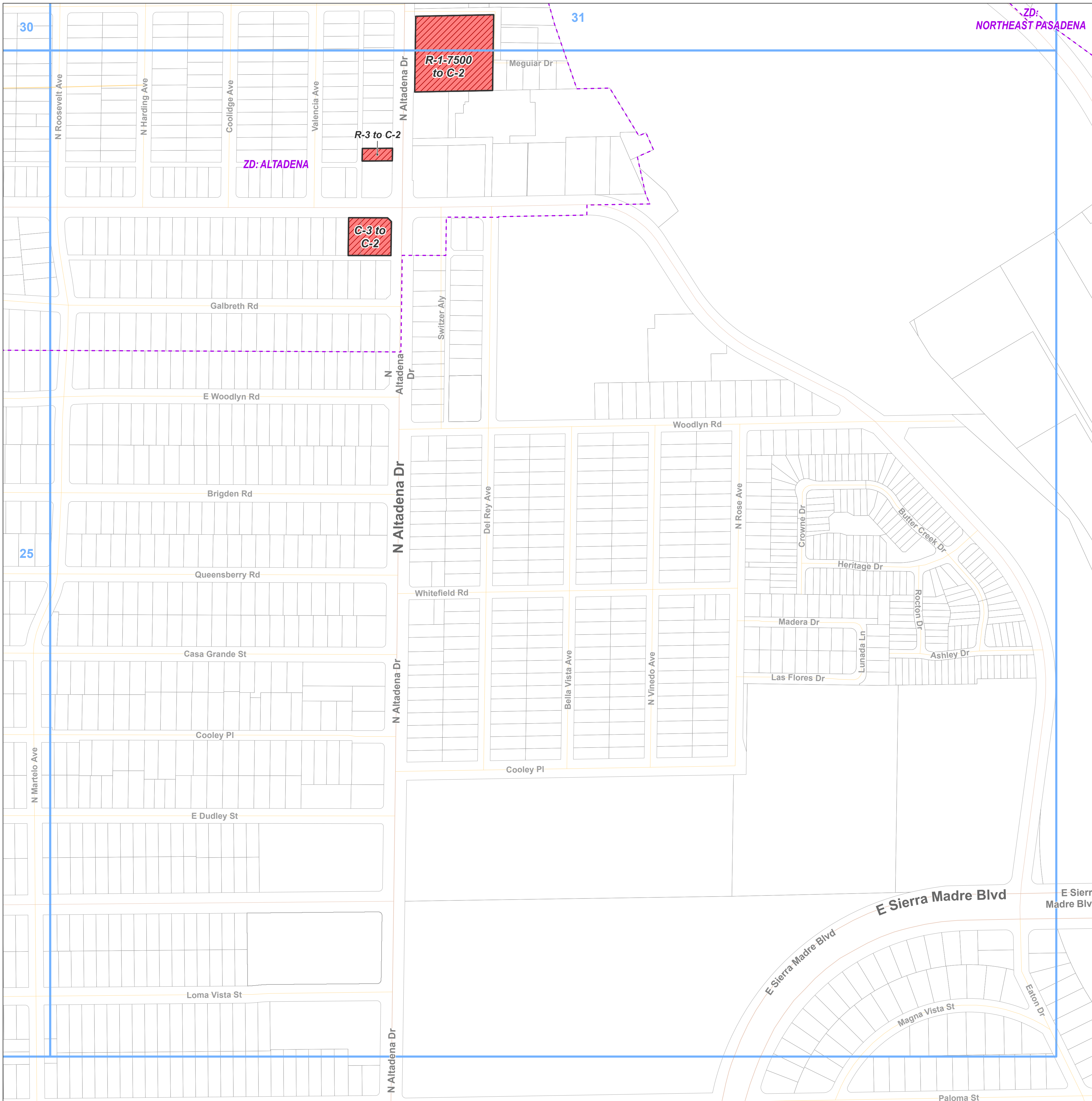
Street Types
 Primary
 Secondary
 Minor
 Alley



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 Los Angeles, CA 90012

Feet
 0 200 400

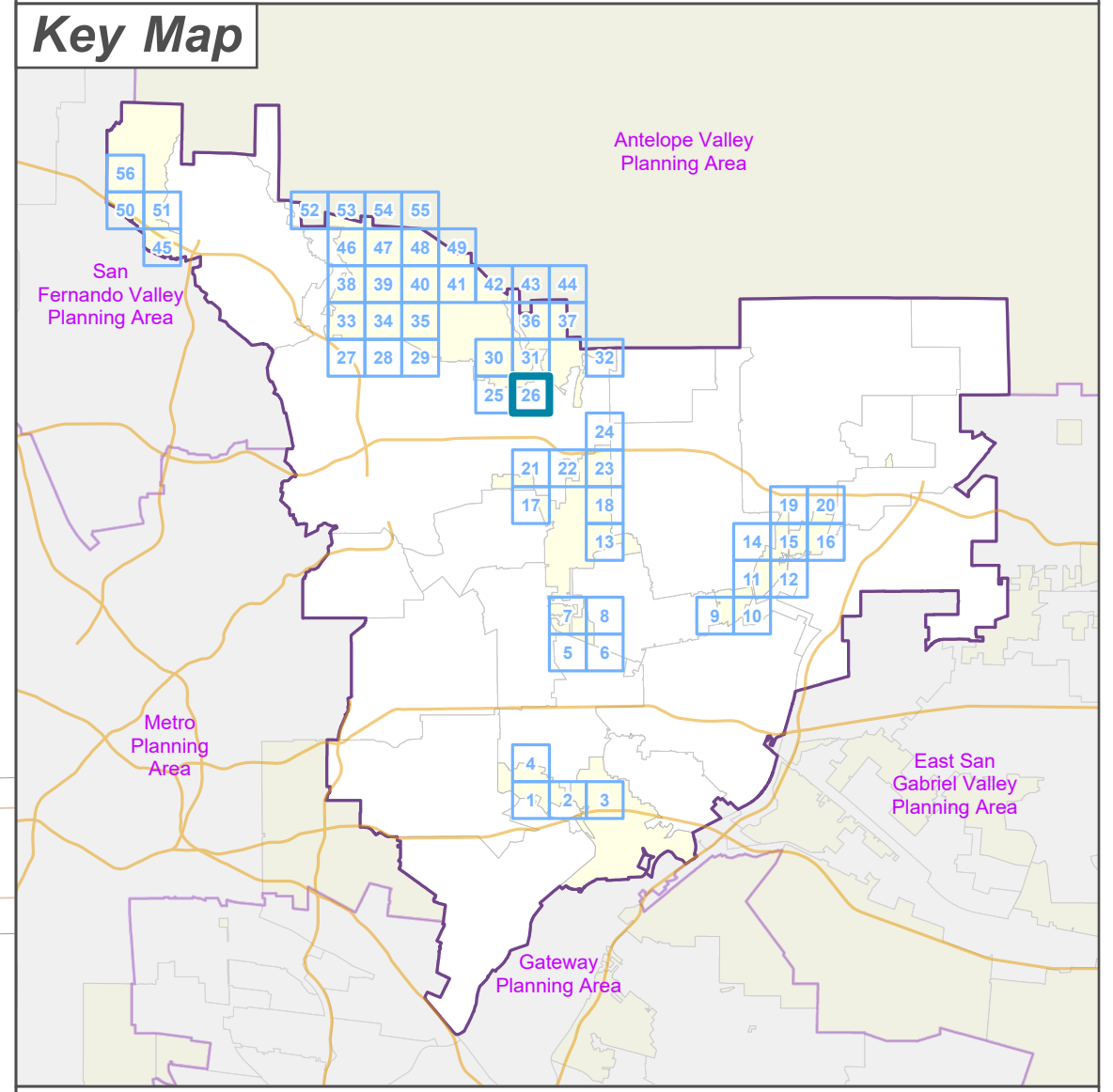


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Zone Change
 C-2 - Neighborhood Business

Base Layers
 Zoned District
 Parcels
 Map Series Grid


Street Types
 Primary
 Secondary
 Minor
 Alley

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Feet
 0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

 C-M - Commercial Manufacturing

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

 Freeway

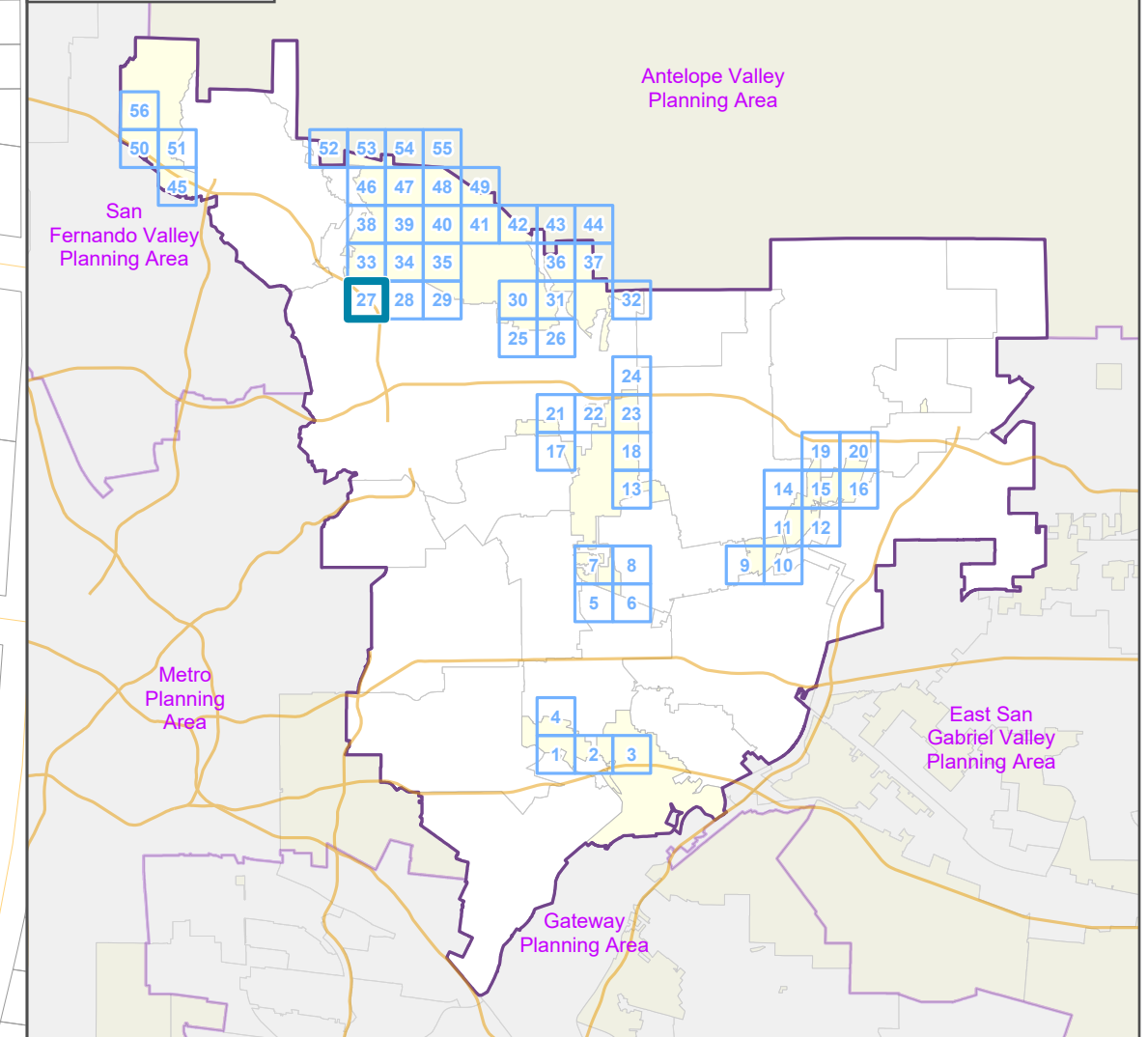
 Primary

 Secondary

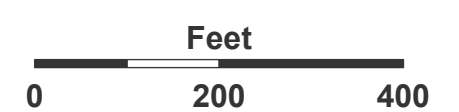
 Minor

 Ramp

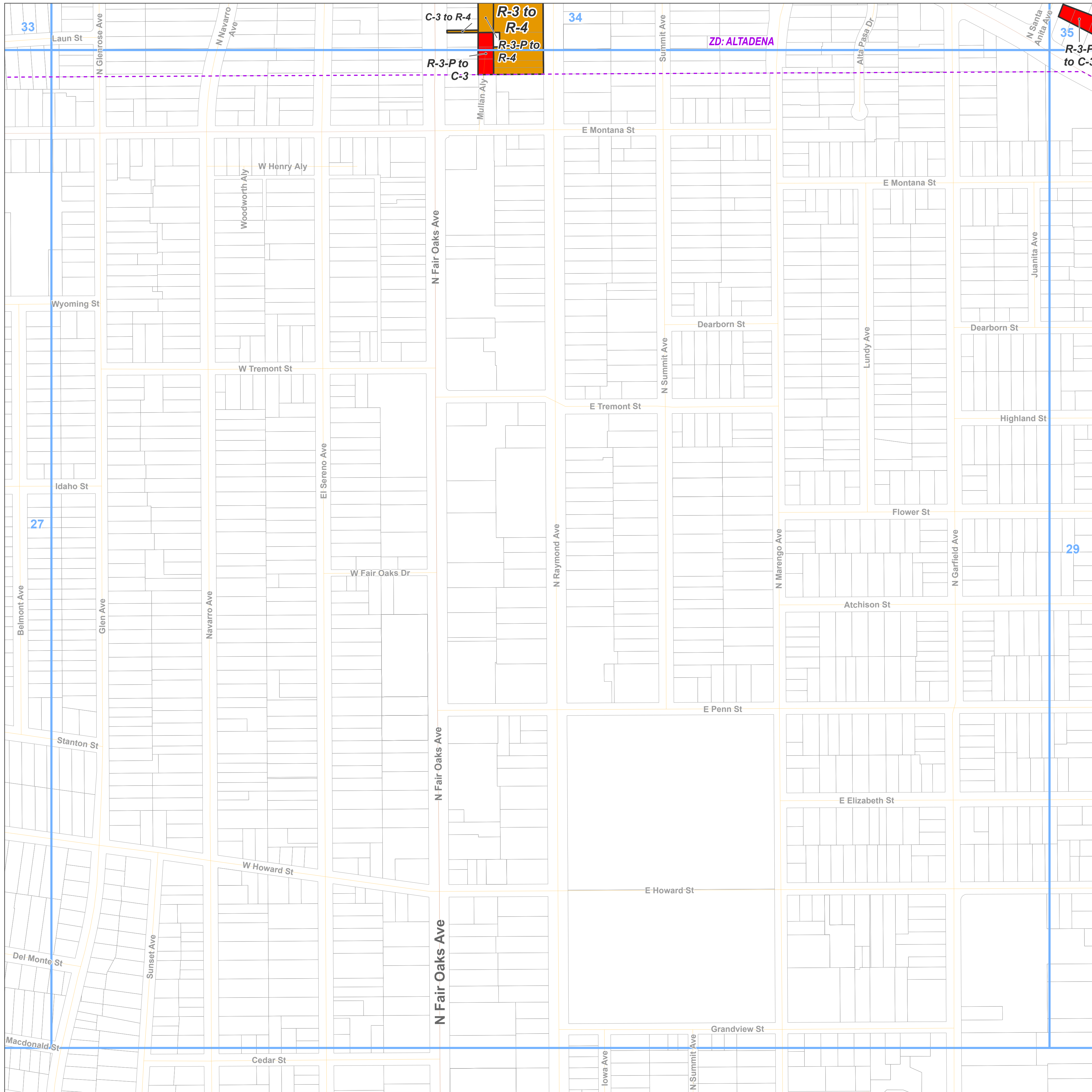
Key Map



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Zone Change

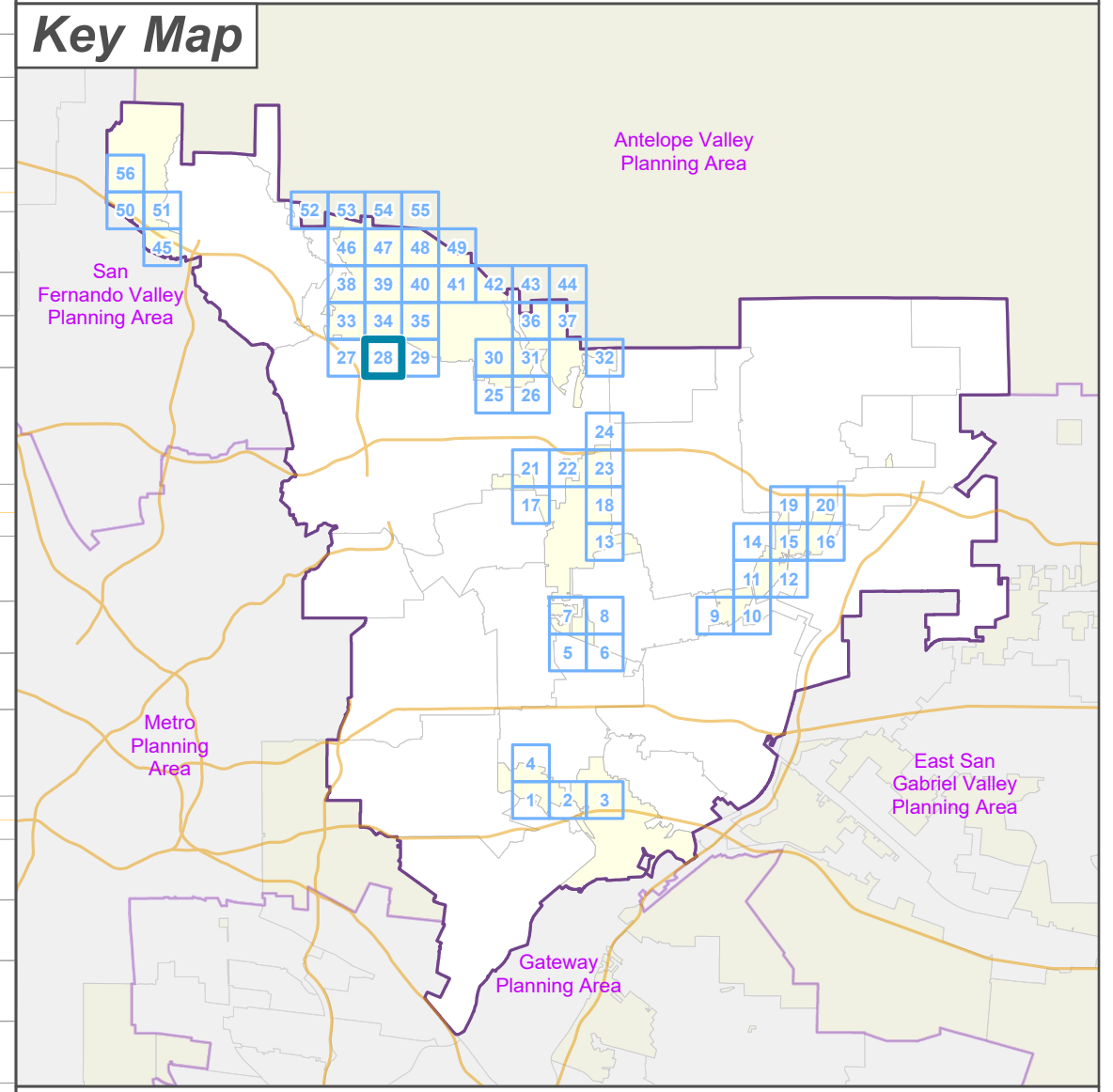

- R-4 - Medium Density Multiple Residence
- C-3 - General Commercial

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor





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Feet
 0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

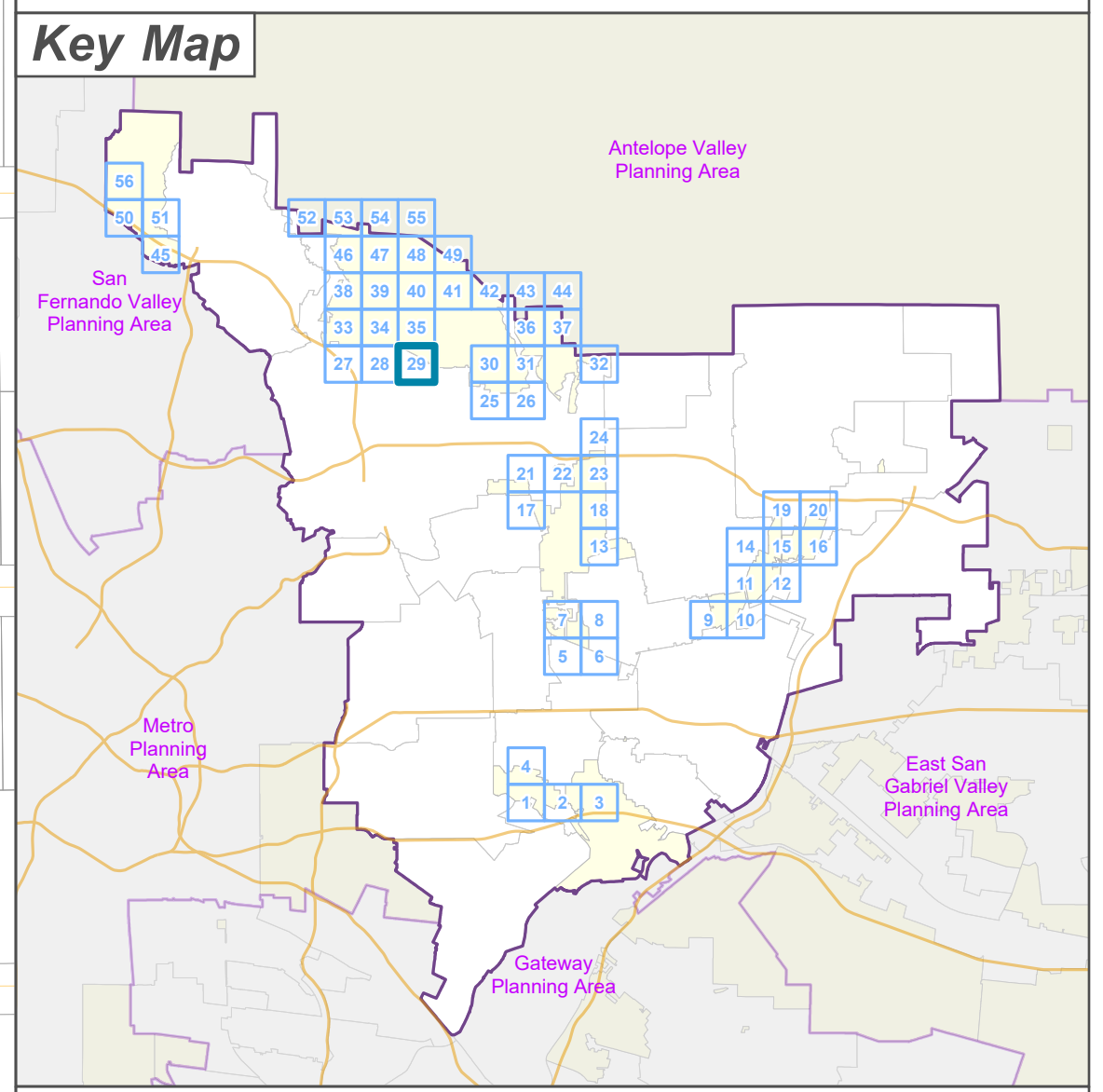
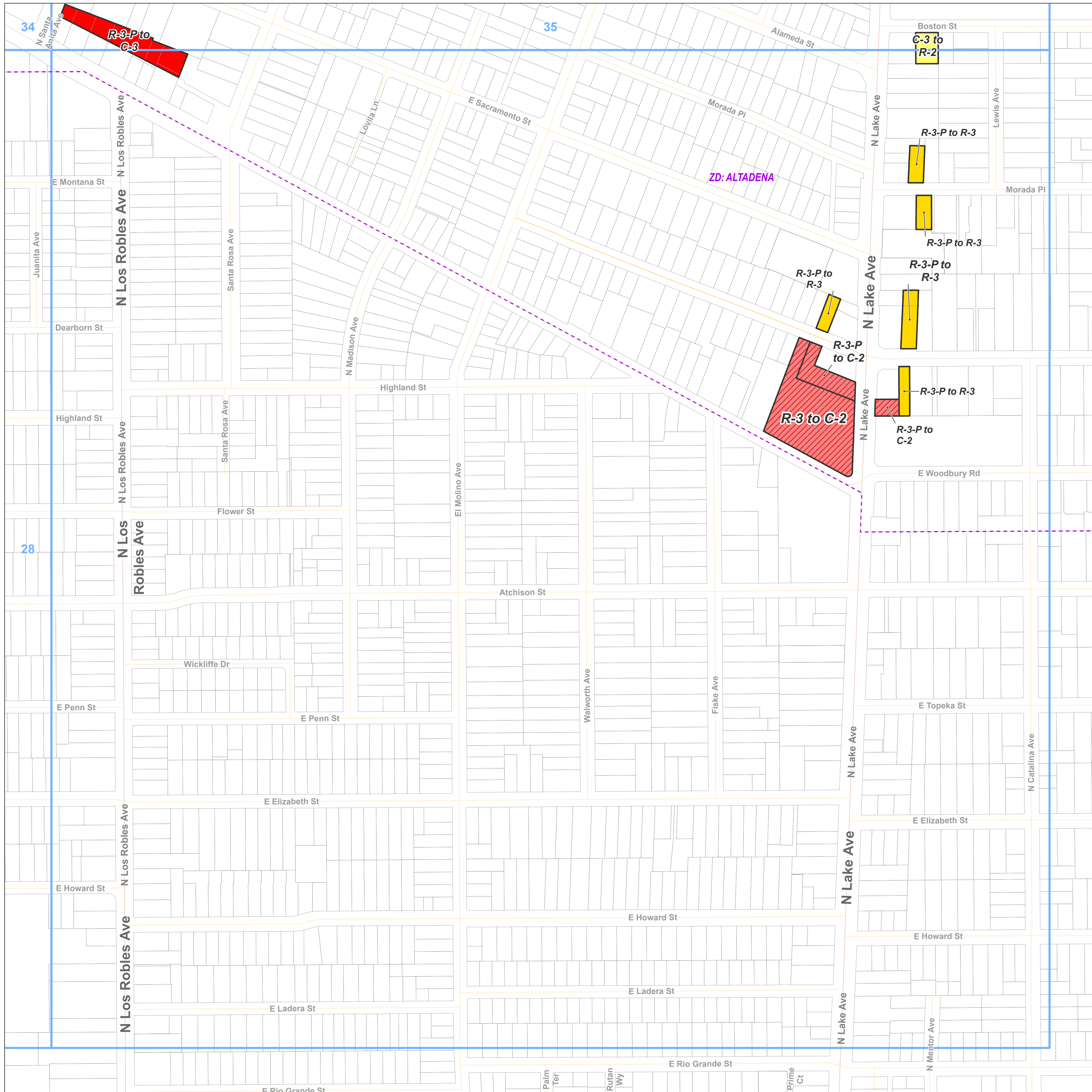
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial


Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley






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Feet

0 200 400

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

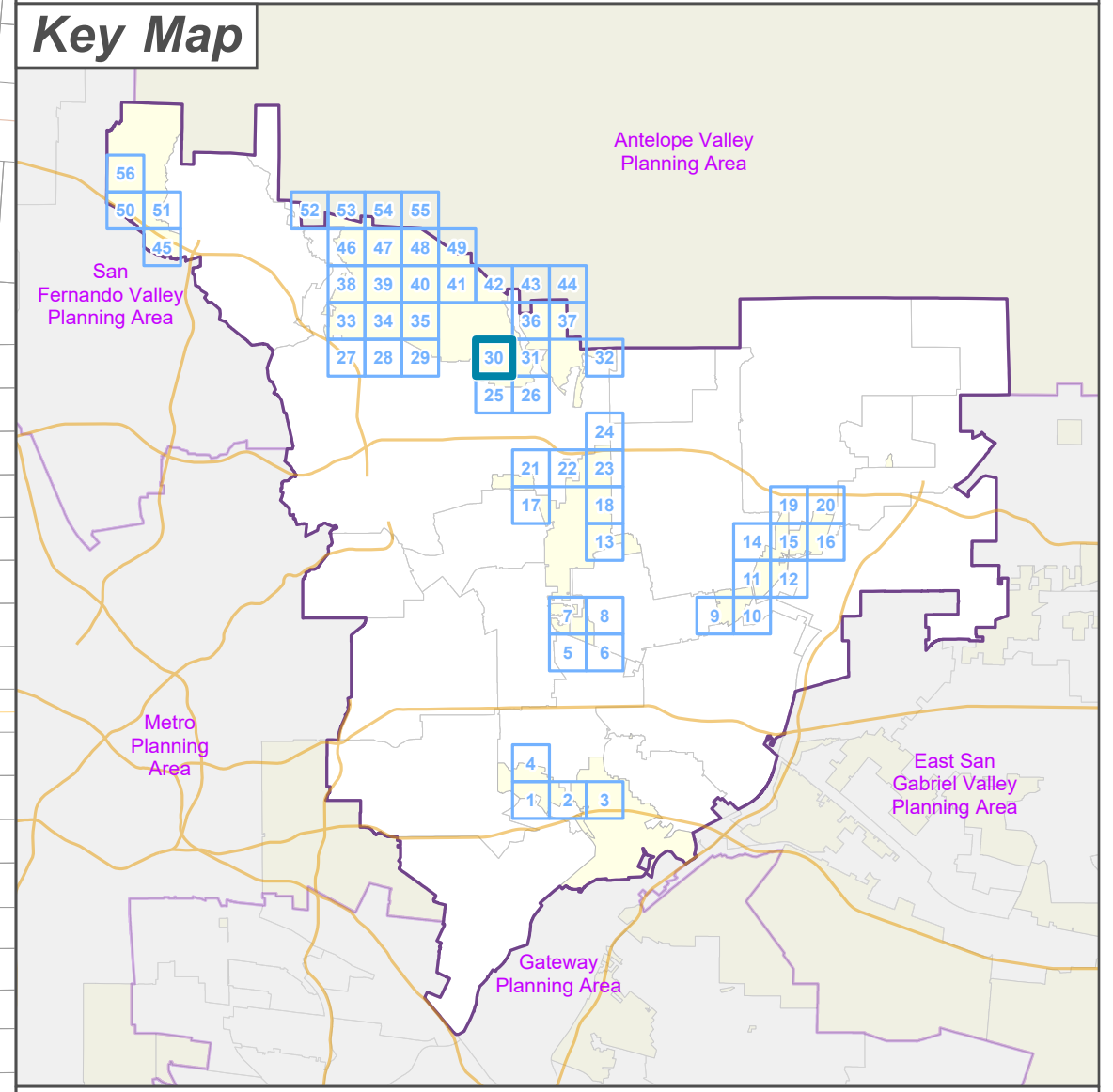
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,
Northeast Pasadena

Zone Change

 C-2 - Neighborhood Business

Base Layers

 Zoned District

 Parcels

 Map Series Grid

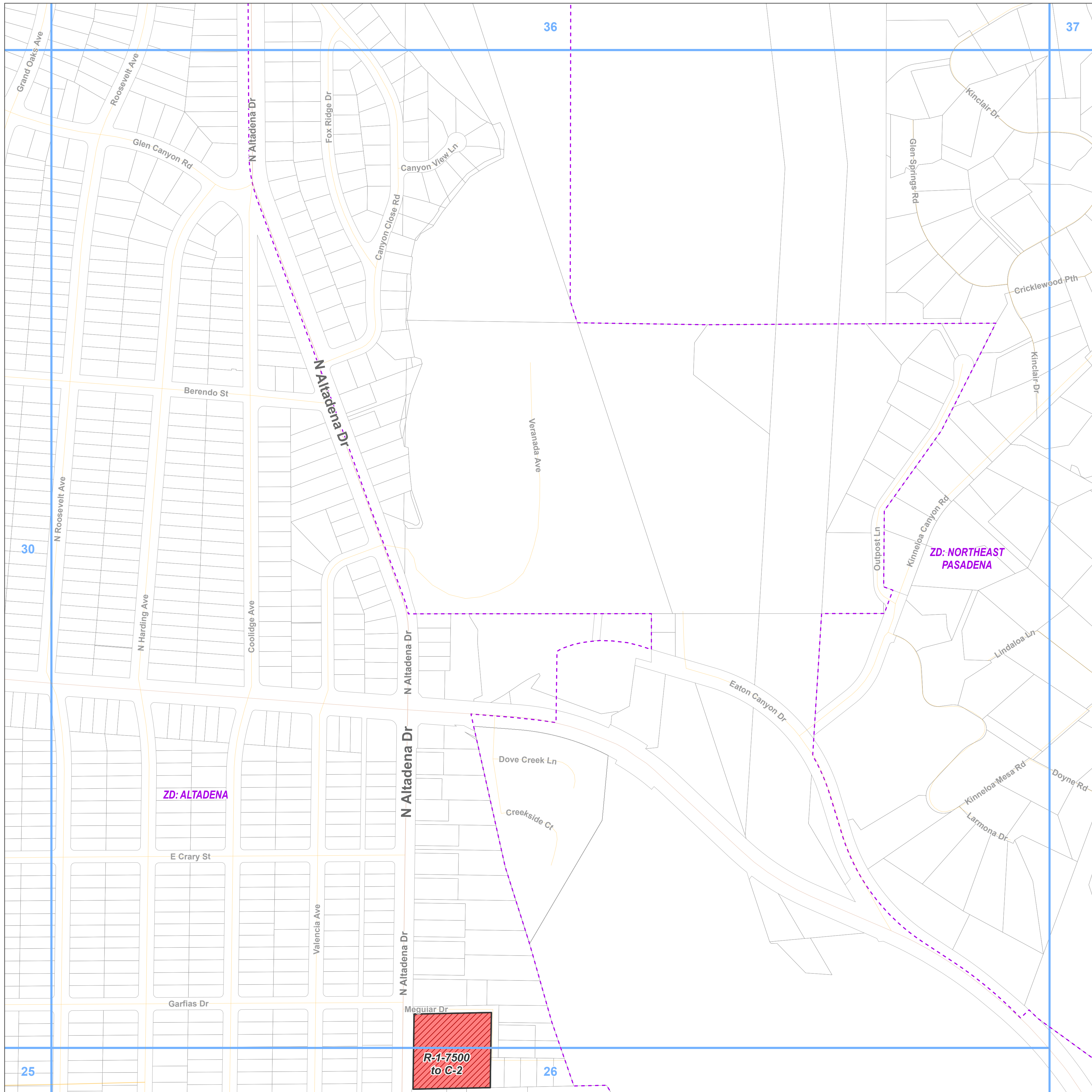
Street Types

 Primary

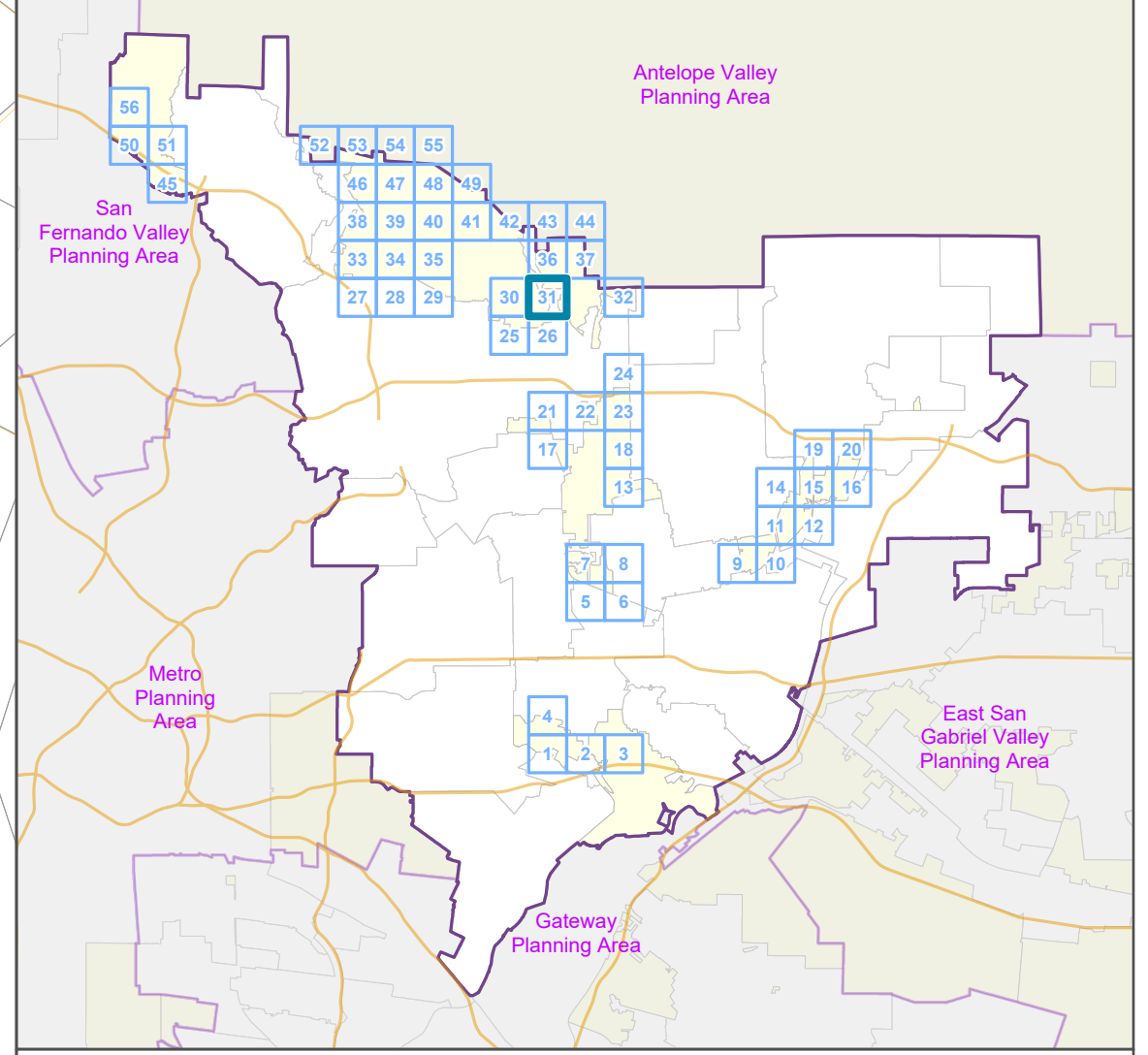
 Secondary

 Minor

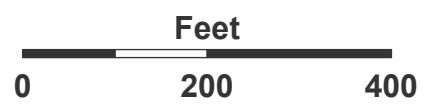
 Alley



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena

Zone Change

 O-S - Open Space

Base Layers

 Zoned District

 Parcels

 Map Series Grid

 Surrounding Planning Area

Street Types

 Minor

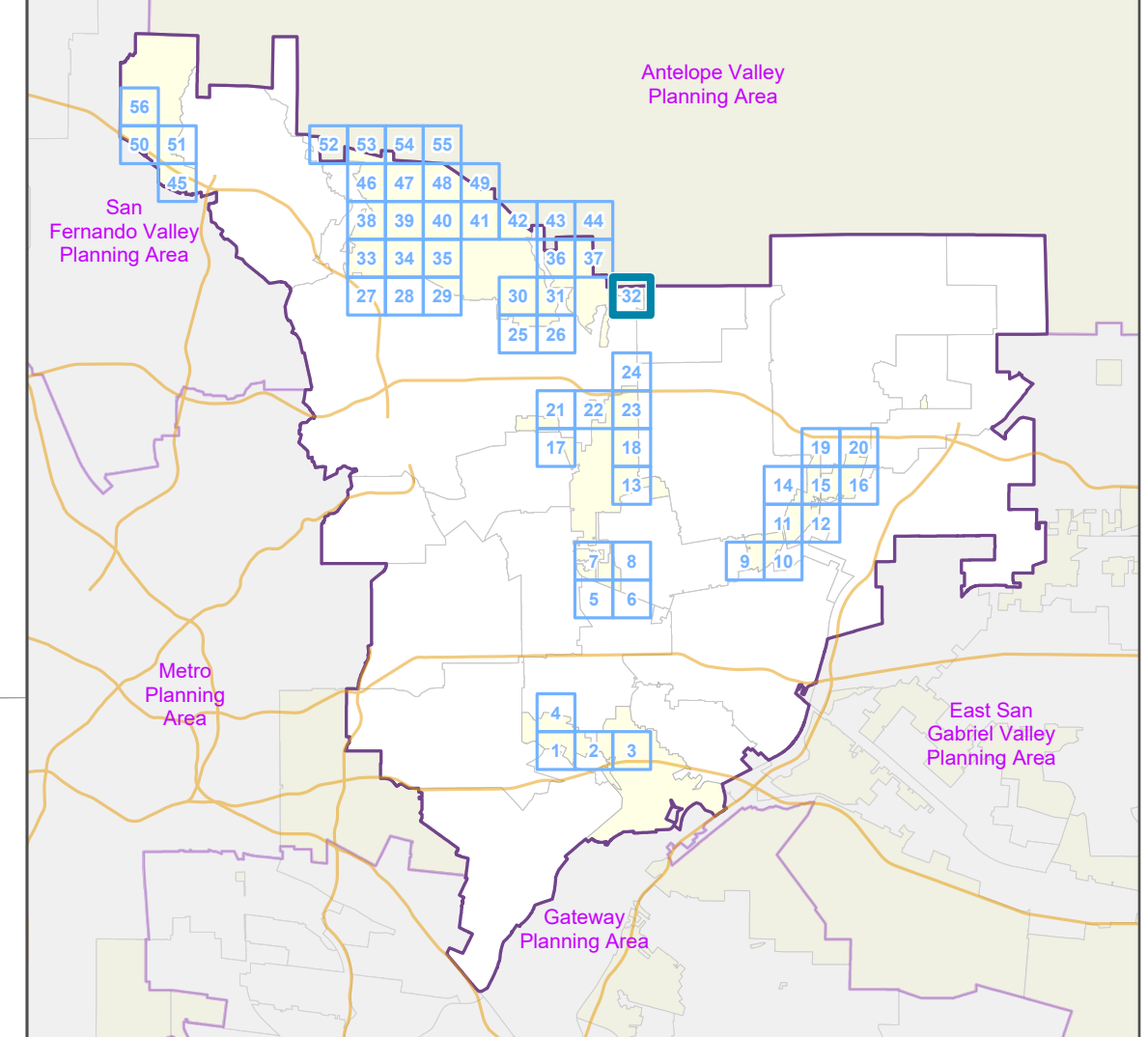
 Alley

Antelope Valley
Planning Area

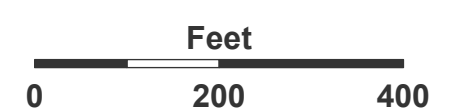
ZD: NORTHEAST
PASADENA

**A-1-40000
to O-S**

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change


 R-2 - Two-Family Residence

 C-M - Commercial Manufacturing

Base Layers

 Zoned District

 Parcels

 Map Series Grid

Street Types

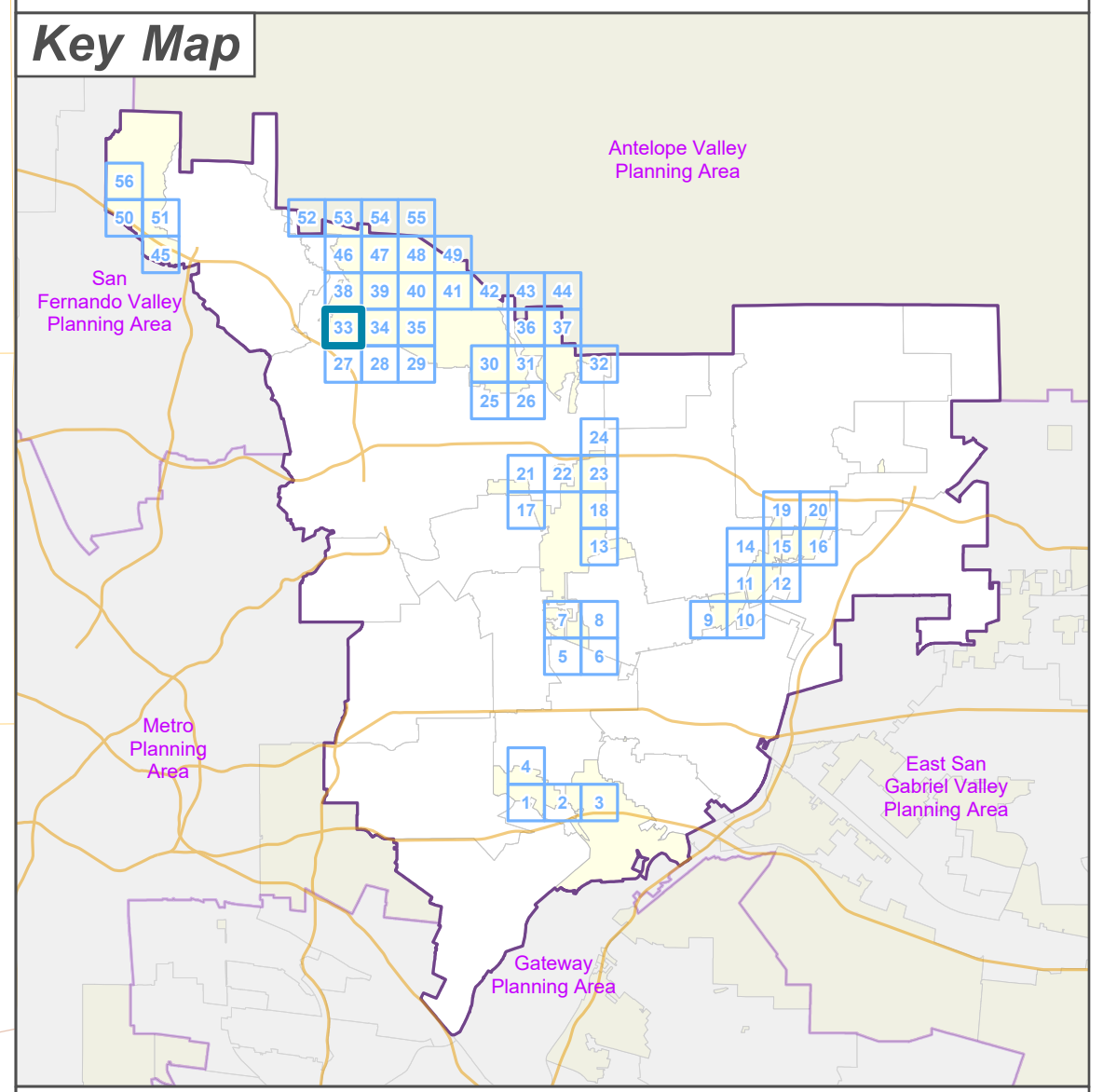
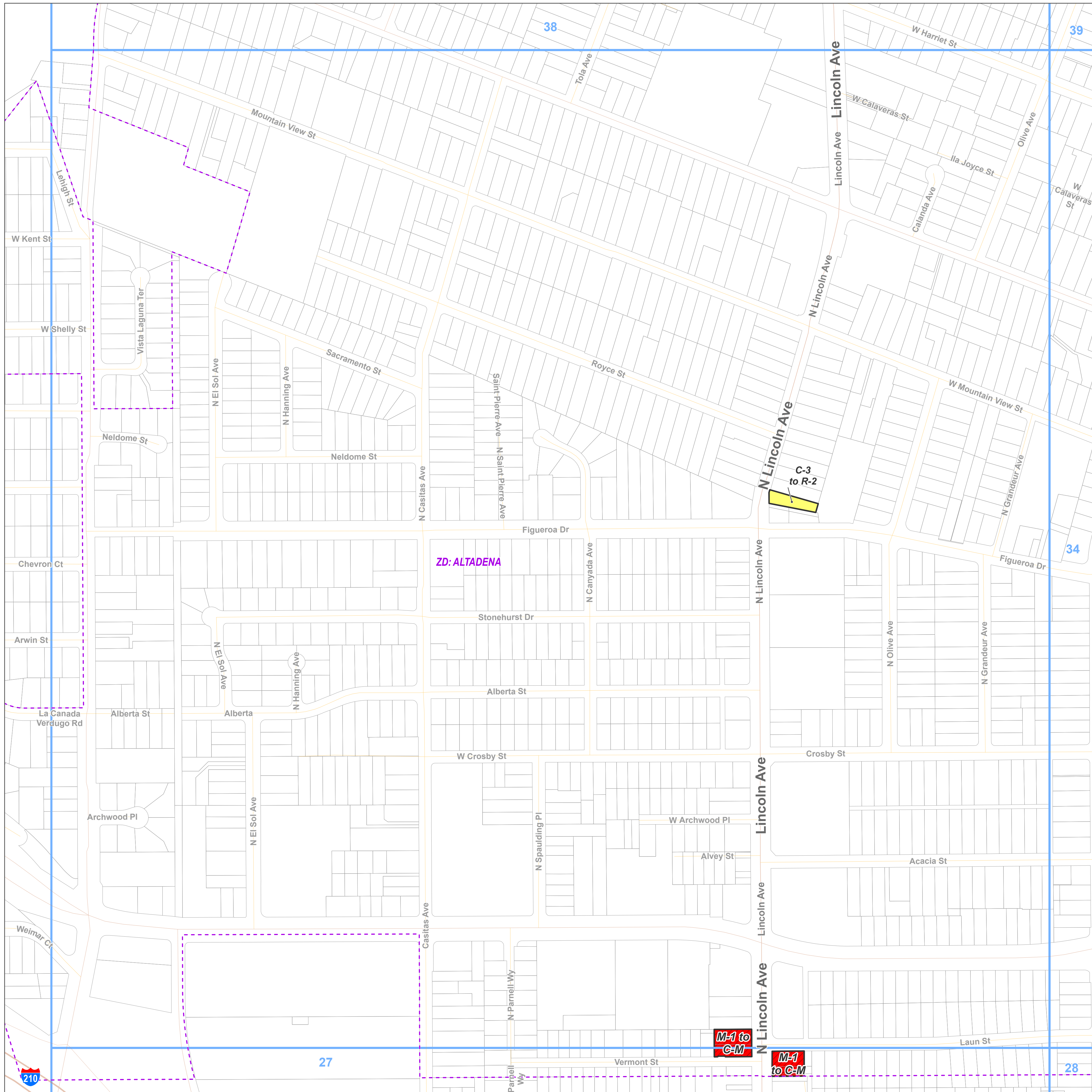
 Freeway

 Primary

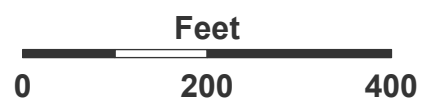
 Secondary

 Minor

 Ramp



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

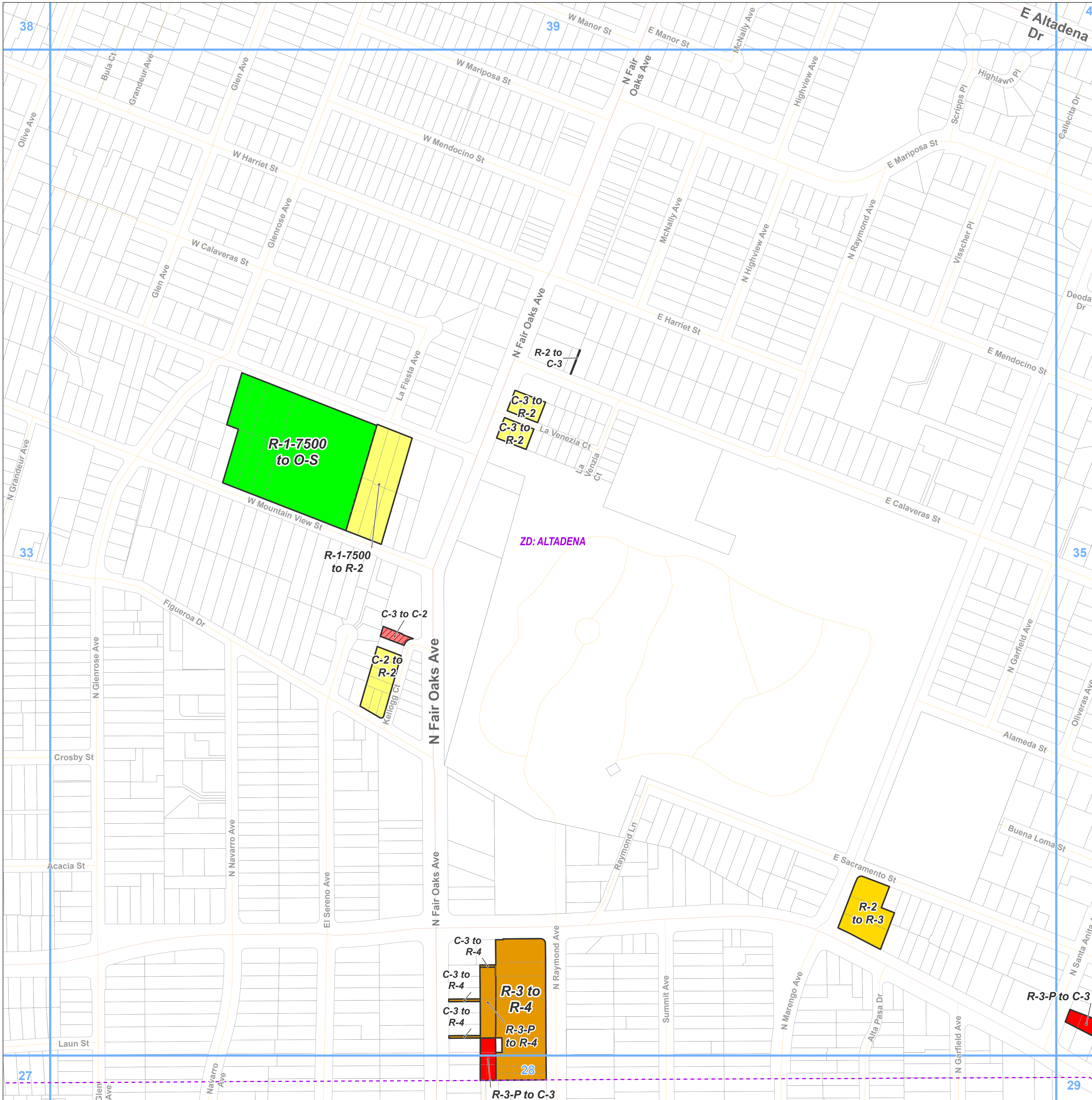
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Medium Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial
- O-S - Open Space

Base Layers

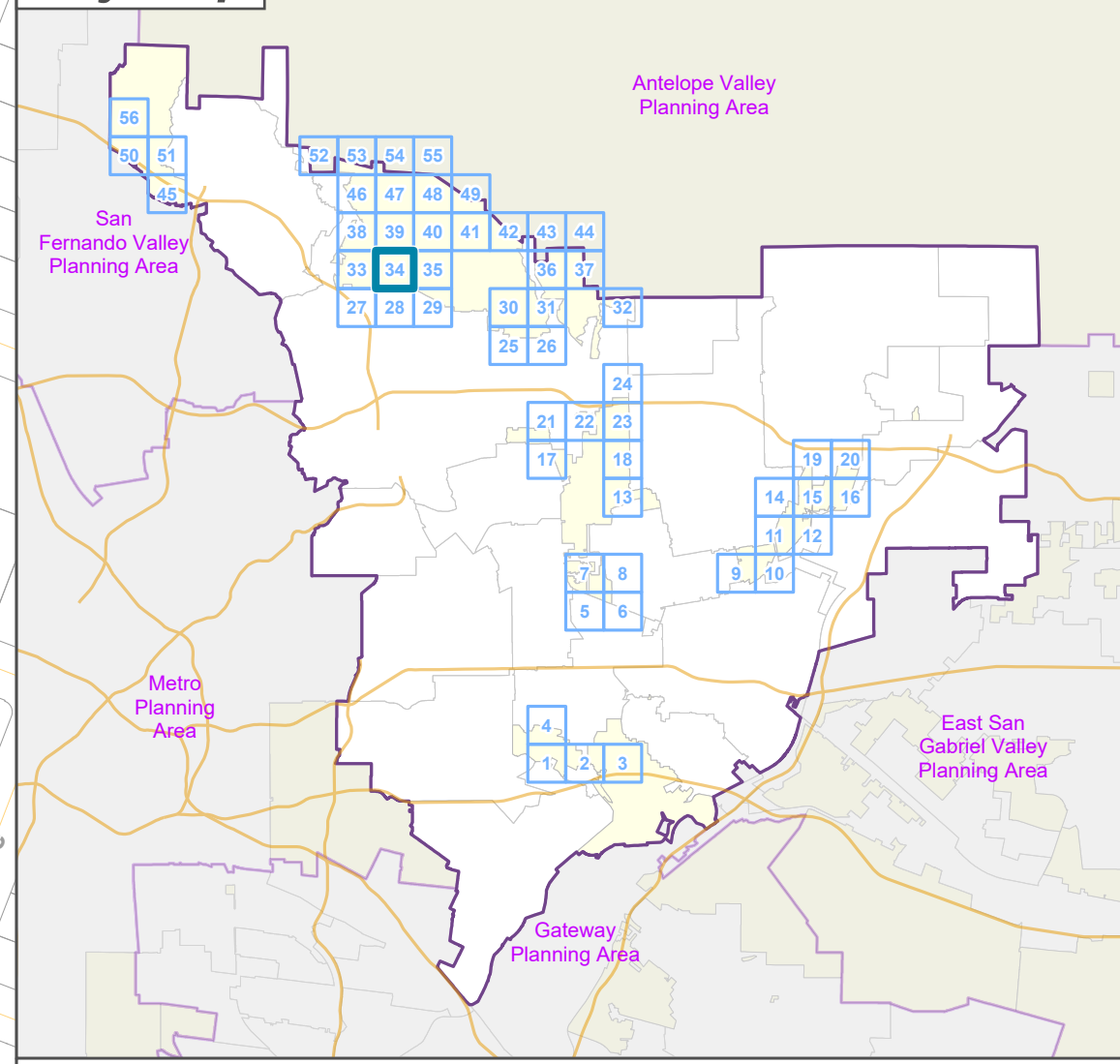
- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone 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

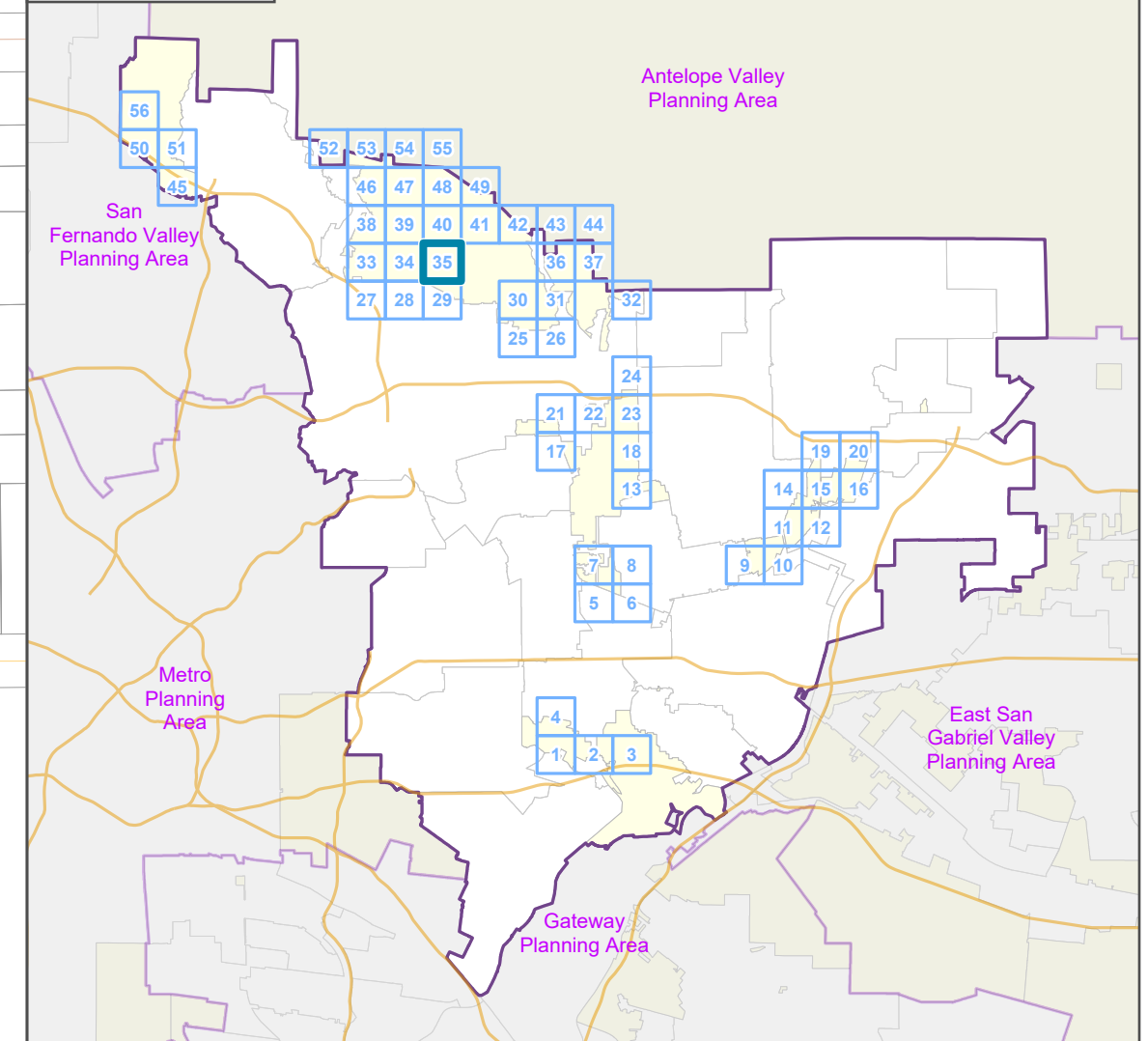
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map

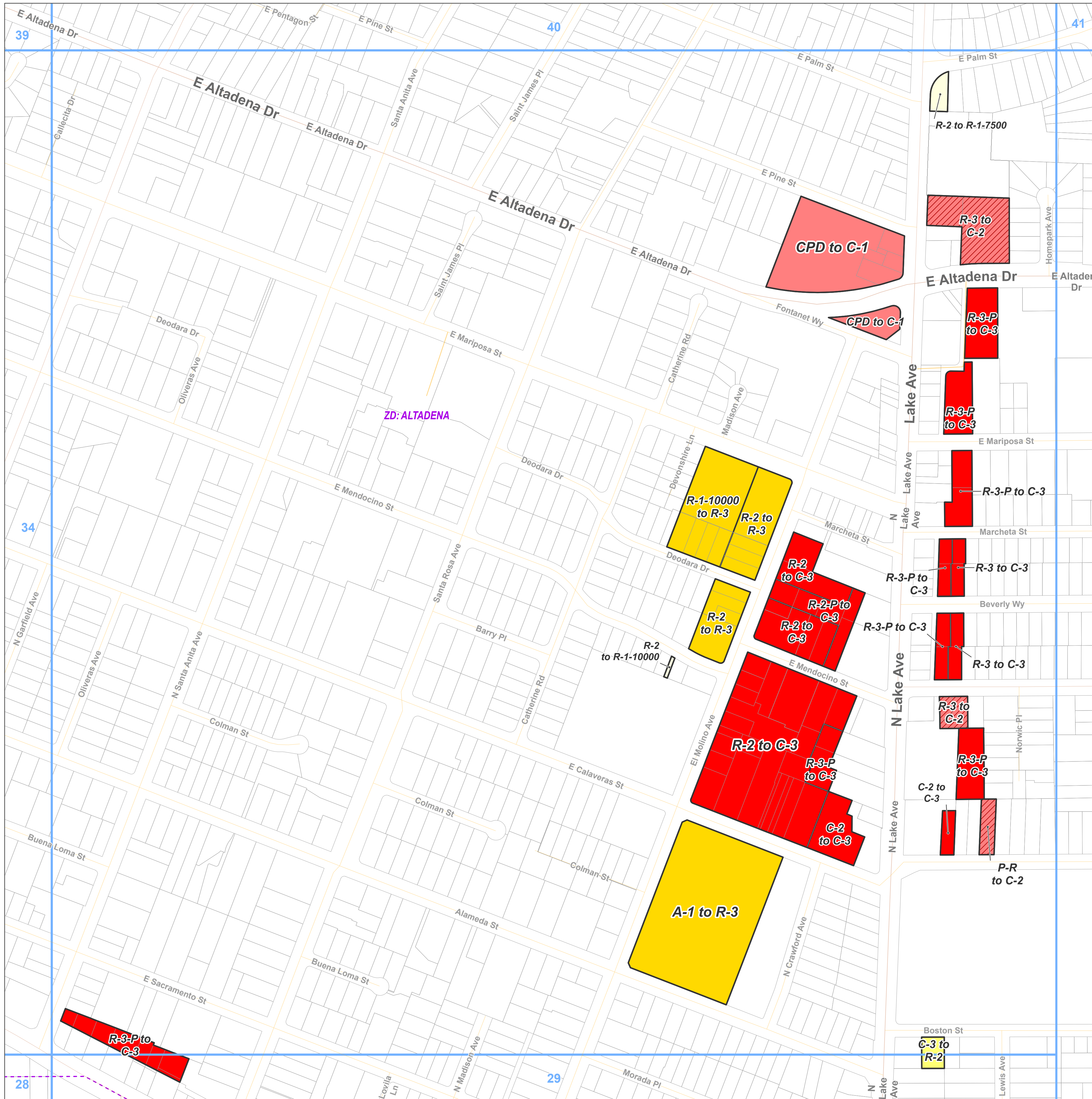


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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,
Northeast Pasadena


Zone Change


 O-S - Open Space

Base Layers

 Zoned District

 Parcels

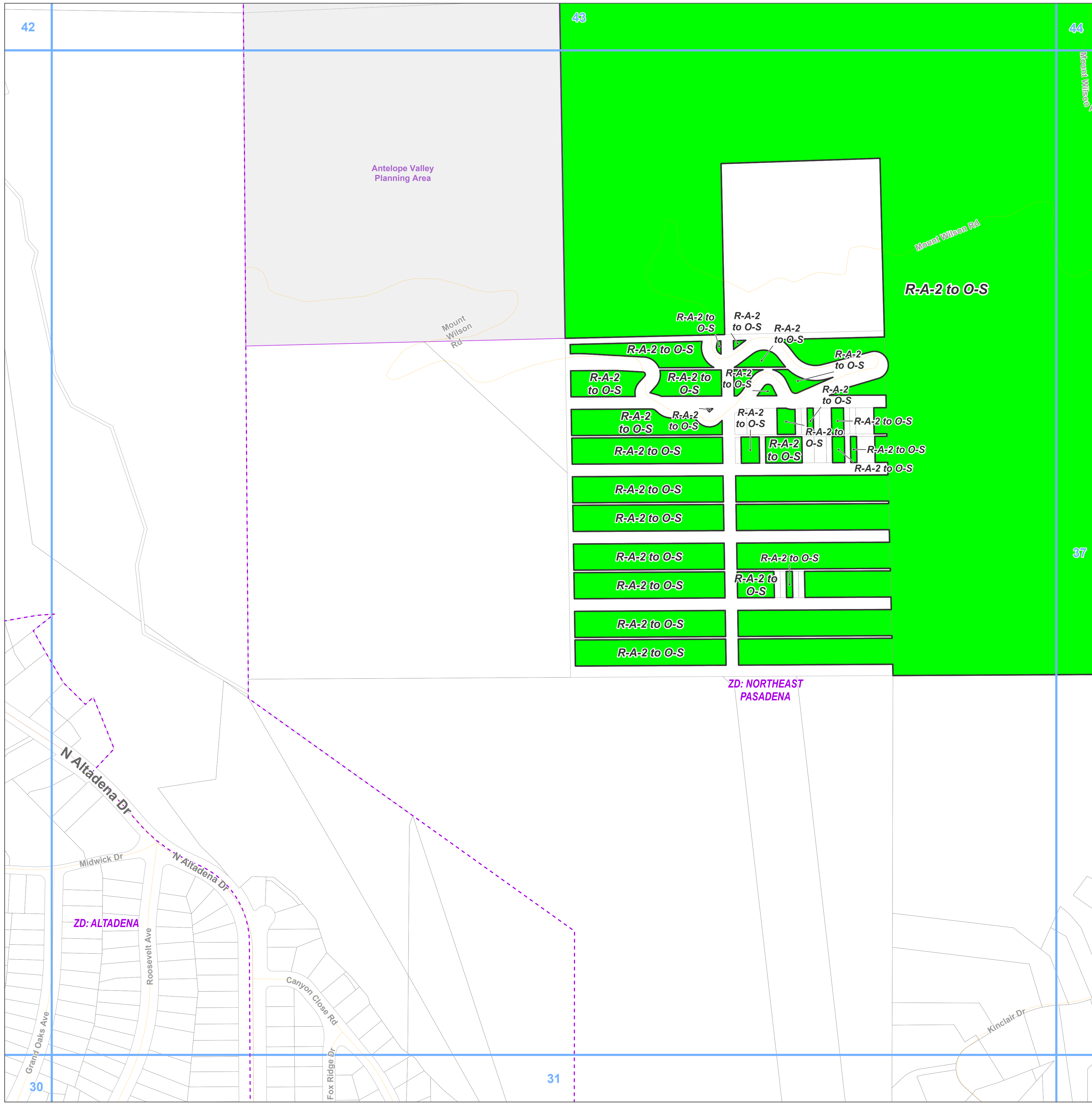
 Map Series Grid

 Surrounding Planning Area

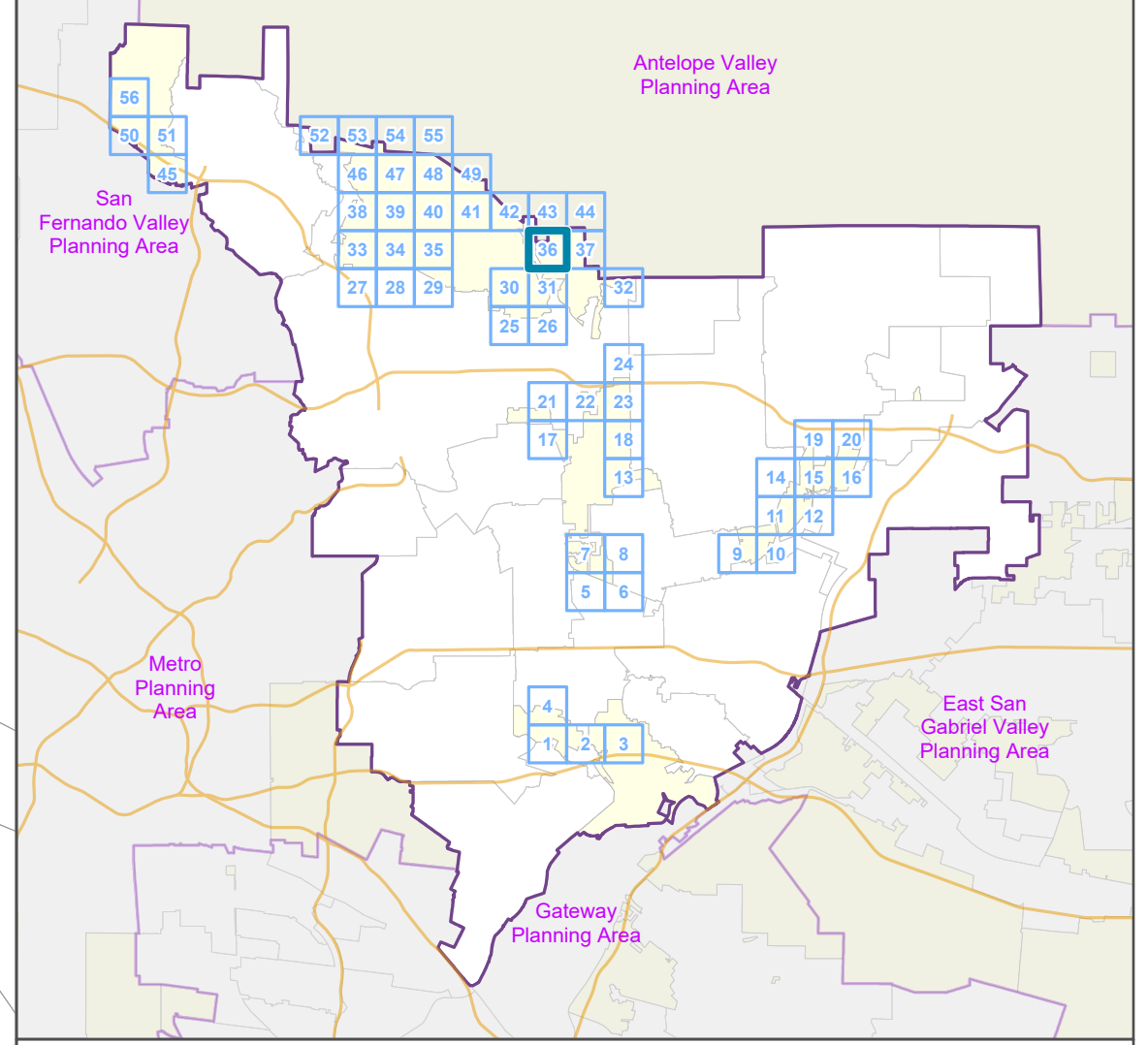
Street Types

 Primary

 Minor

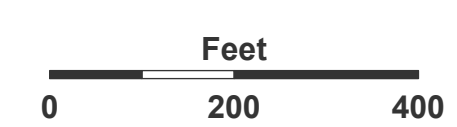


Key Map



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43

44

Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena

Zone Change

 O-S - Open Space

Base Layers

 Zoned District

 Parcels

 Map Series Grid

 Surrounding Planning Area

Street Types

 Minor

Mount Wilson Rd

R-A-2 to O-S

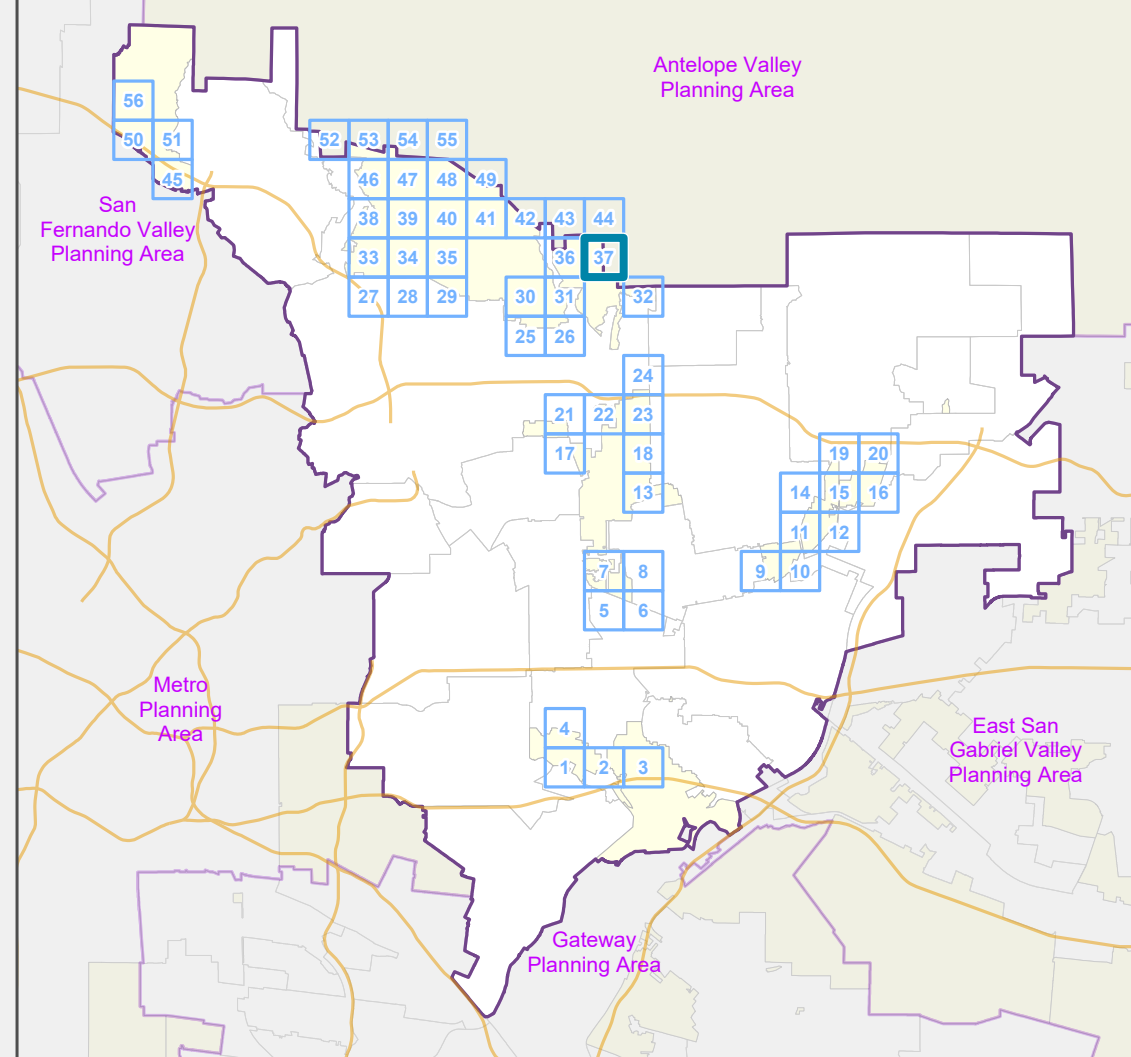
36

ZD: NORTHEAST
PASADENA

Antelope Valley
Planning Area

Pasadena Glen Rd

Key Map



Kinclair Dr

Crystal Ln

Brambling Ln

Kimeloa Canyon Rd

N Villa Heights Rd

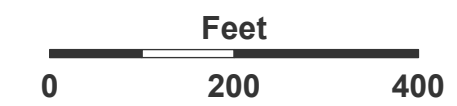
31

32

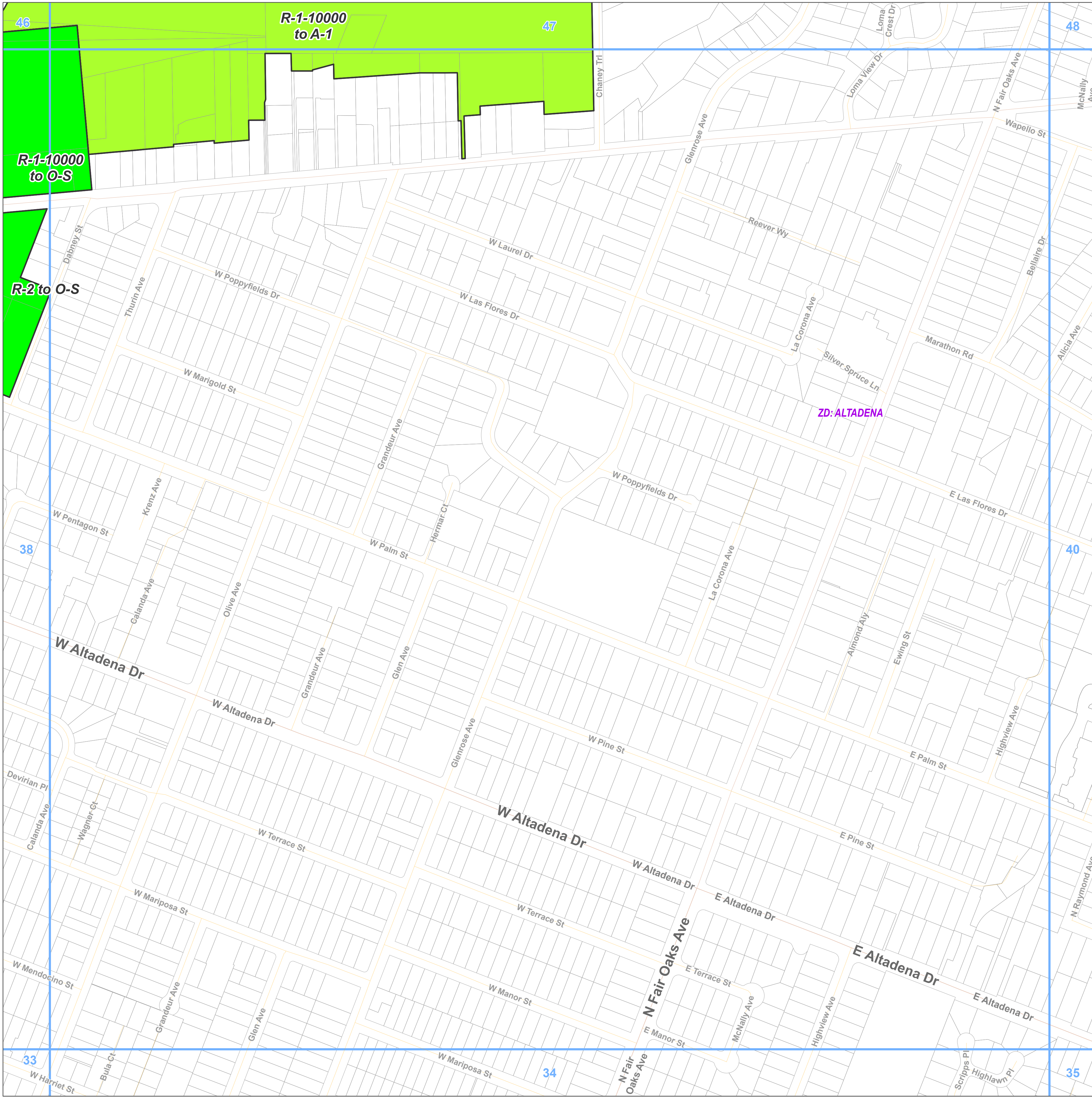


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**West San Gabriel Valley Planning Area
Zone Changes**

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- O-S - Open Space

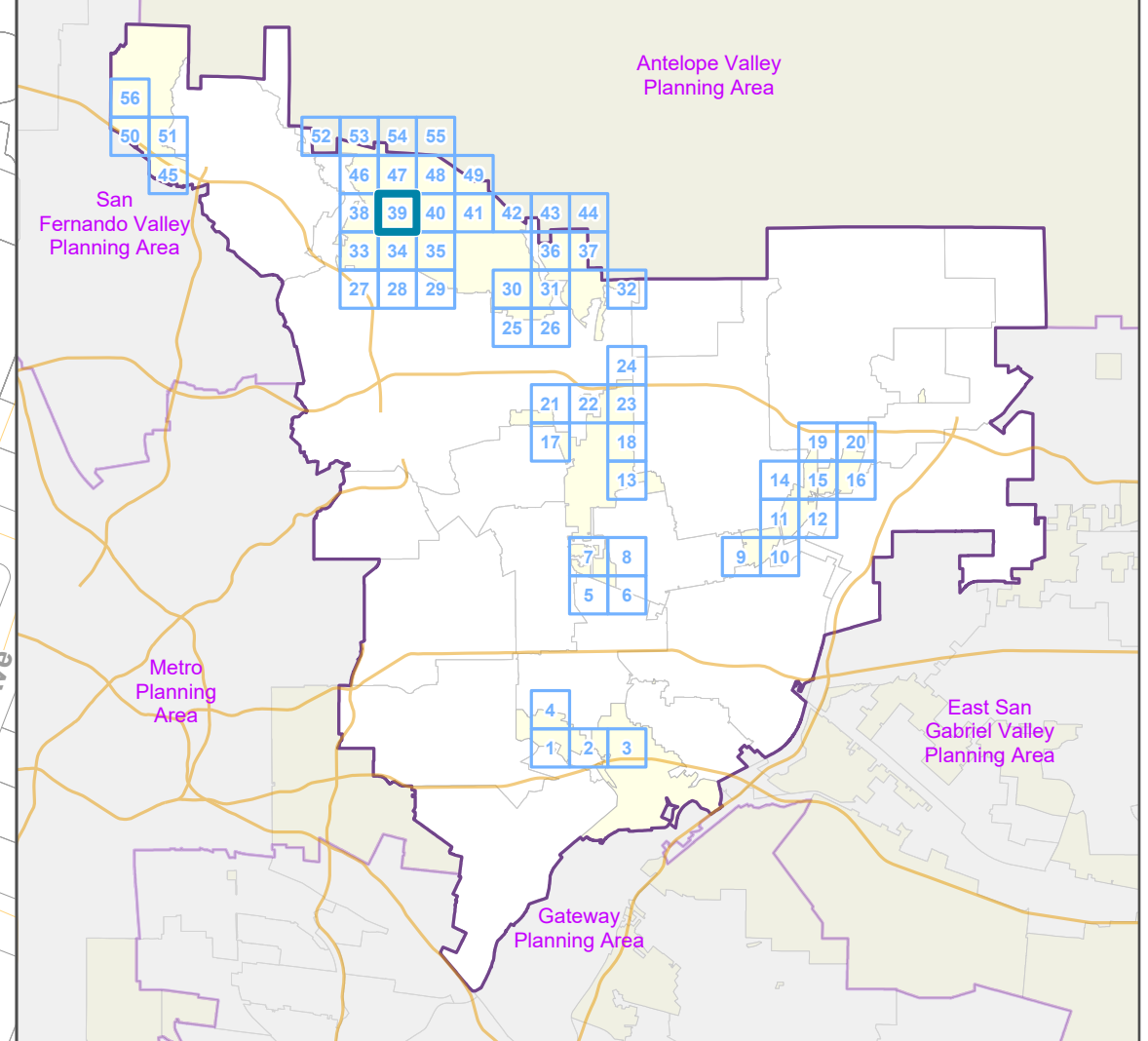
Base Layers

- Zoned District
- Parcels
- Map Series Grid

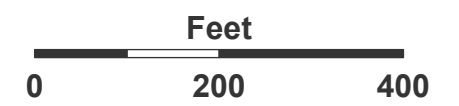
Street Types

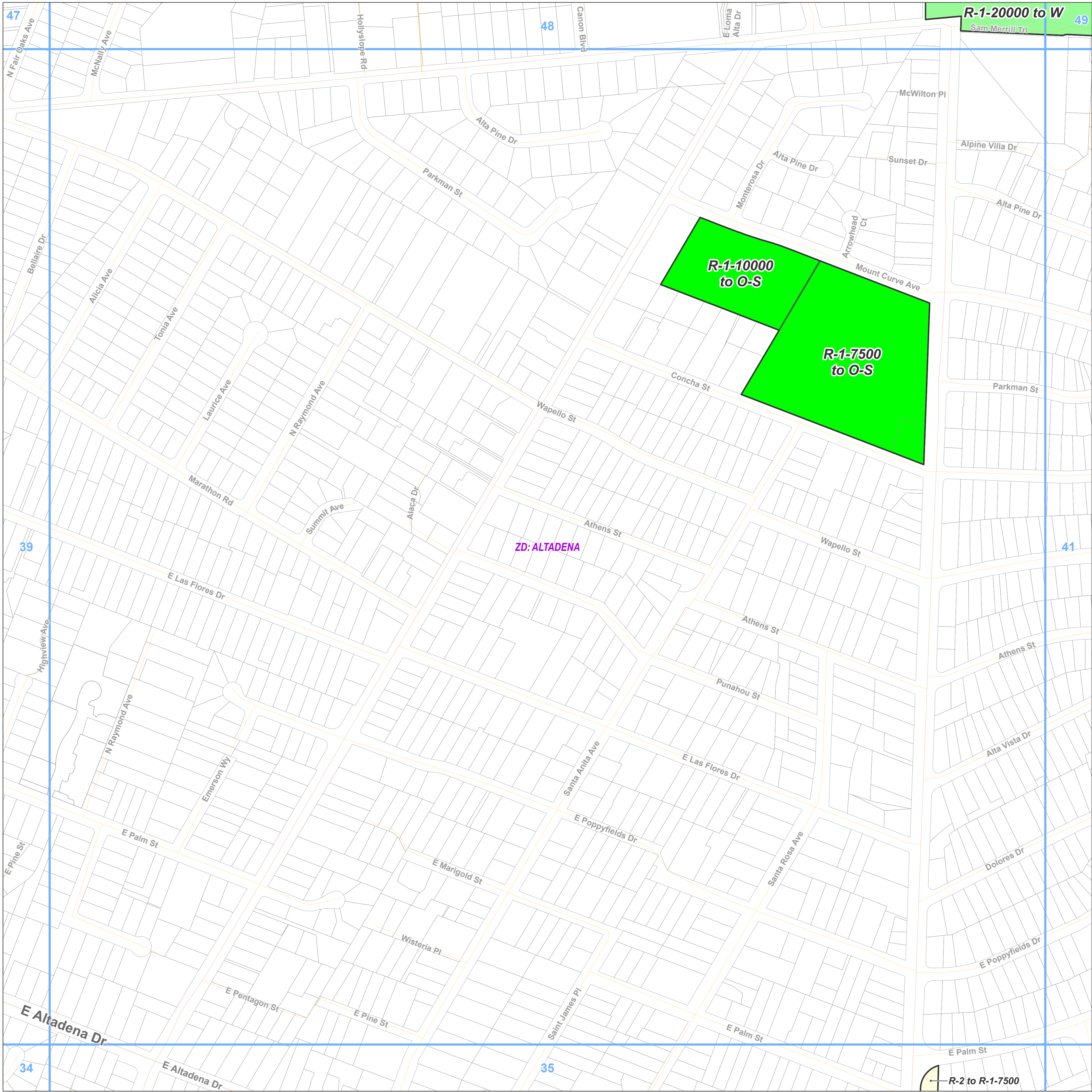
- Primary
- Secondary
- Minor

Key Map



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R-1-20000 to W
Sam Merrill Trl

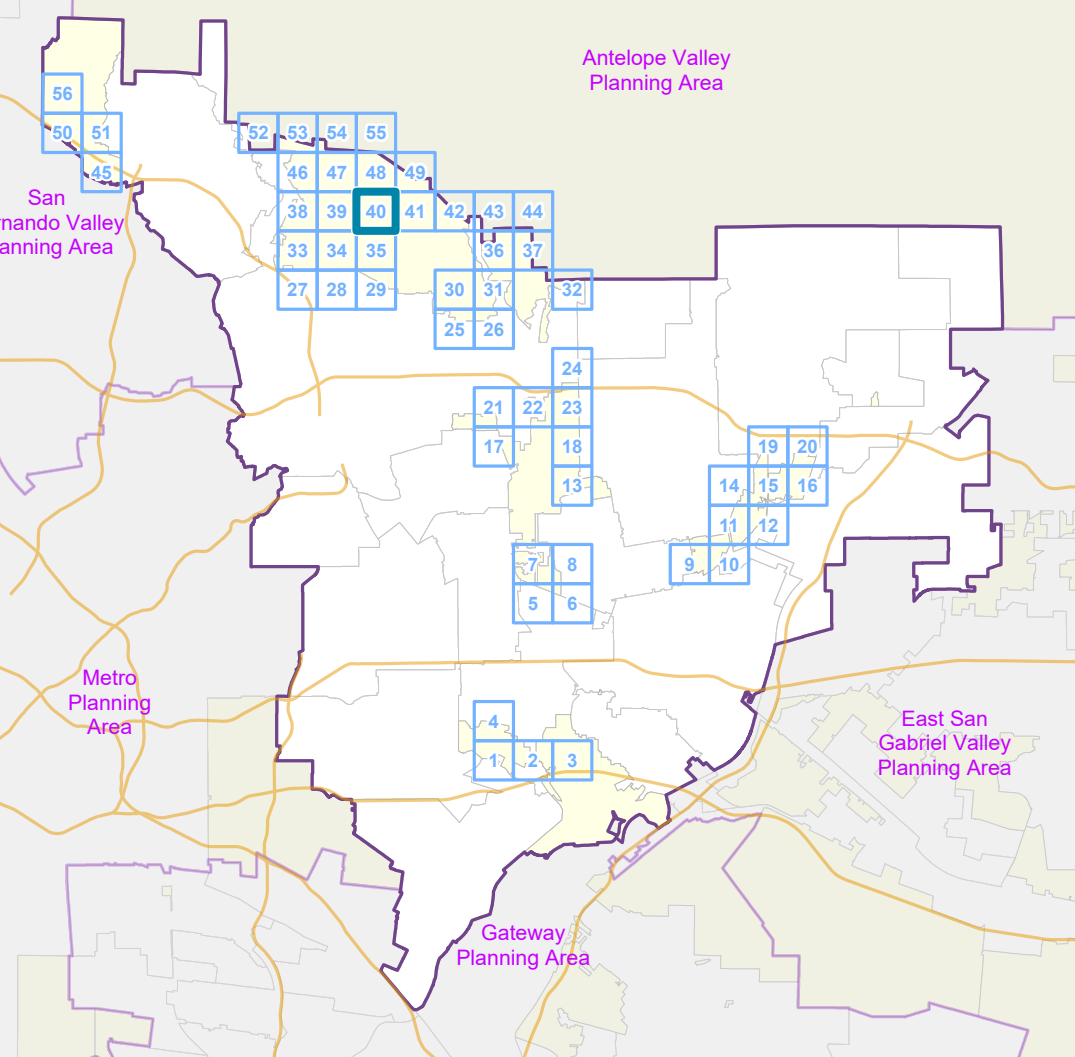
Los Angeles County

**West San Gabriel Valley Planning Area
Zone Changes**

Zoned District(s): Altadena

- Zone Change**
- R-1 - Single-Family Residence
 - O-S - Open Space
 - W - Watershed
- Base Layers**
- Zoned District
 - Parcels
 - Map Series Grid
- Street Types**
- Primary
 - Secondary
 - Minor
 - Alley

Key Map

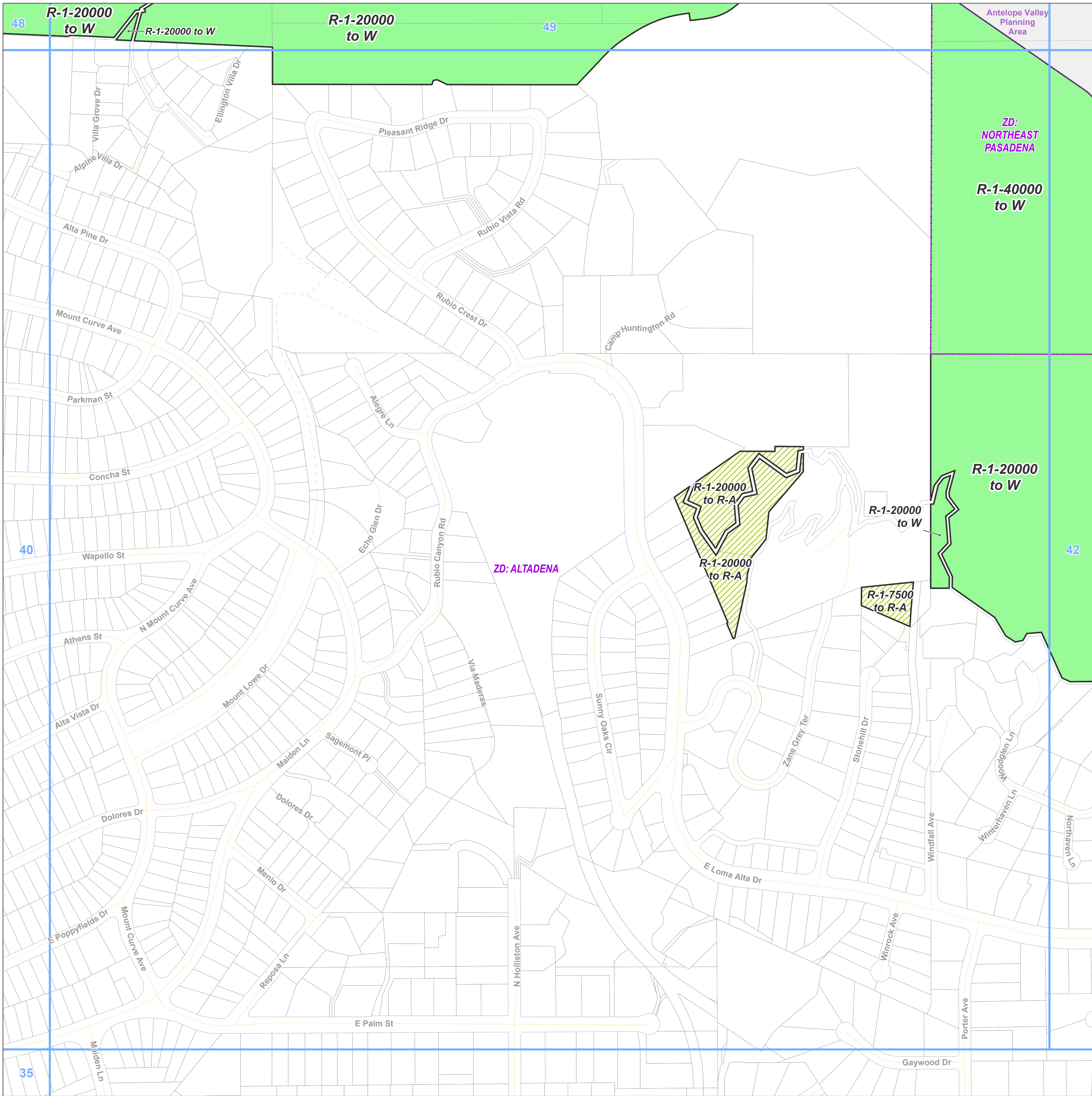


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**West San Gabriel Valley Planning Area
Zone Changes**

Zoned District(s): Altadena,
Northeast Pasadena

Zone Change

- R-A - Residential Agricultural
- W - Watershed

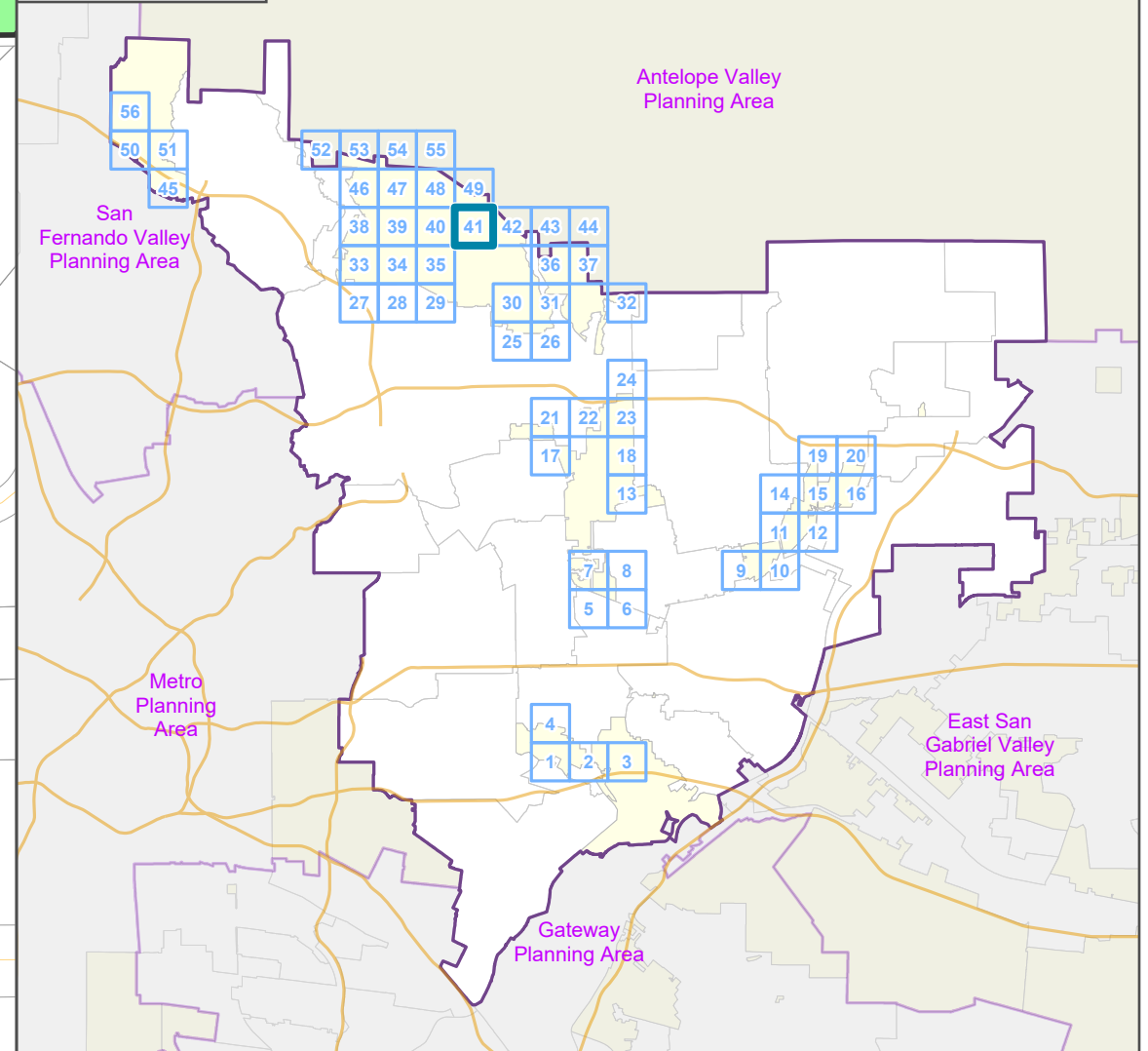
Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor
- Trail

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,
Northeast Pasadena

Zone Change

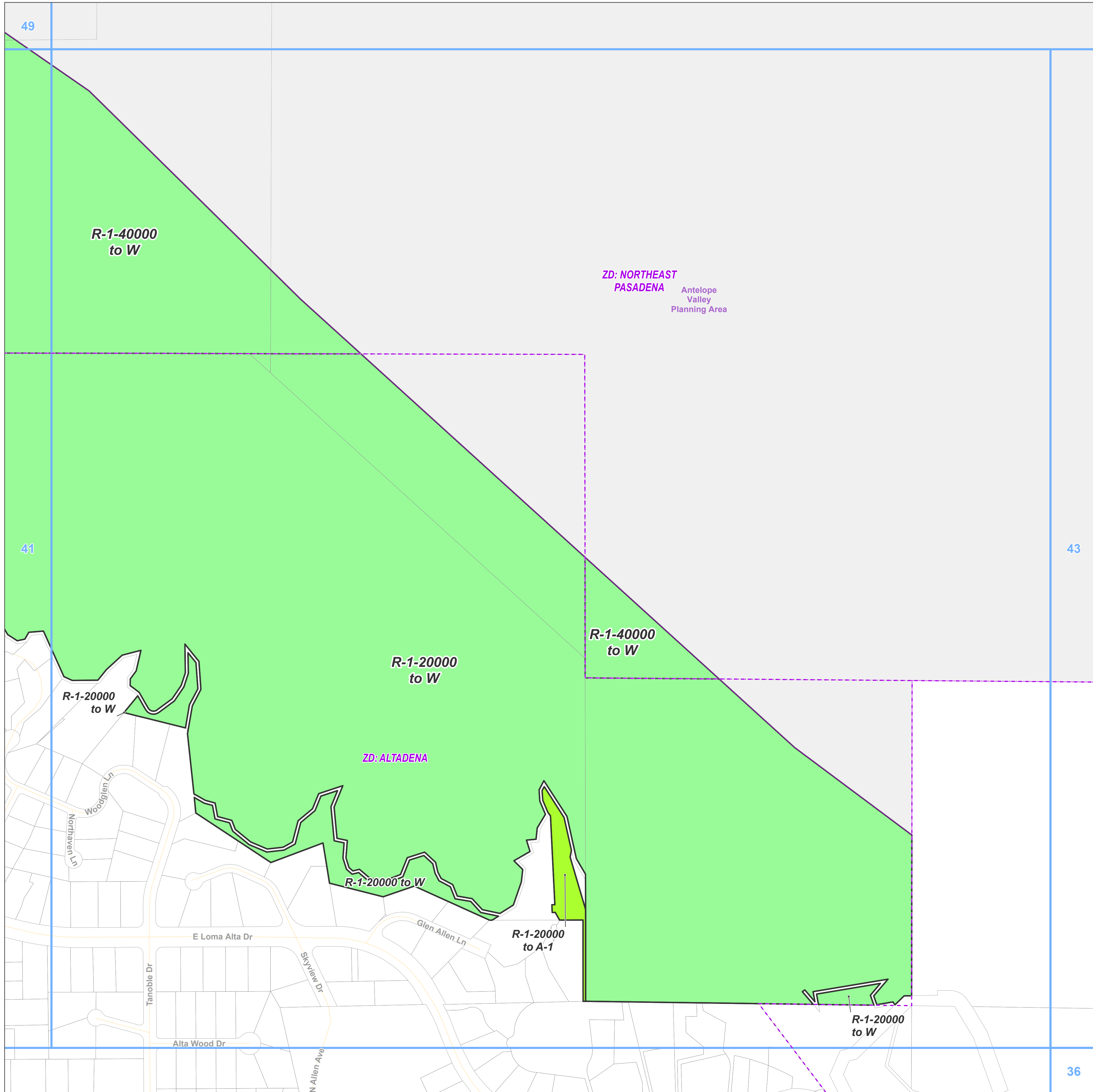
- A-1 - Light Agriculture
- W - Watershed

Base Layers

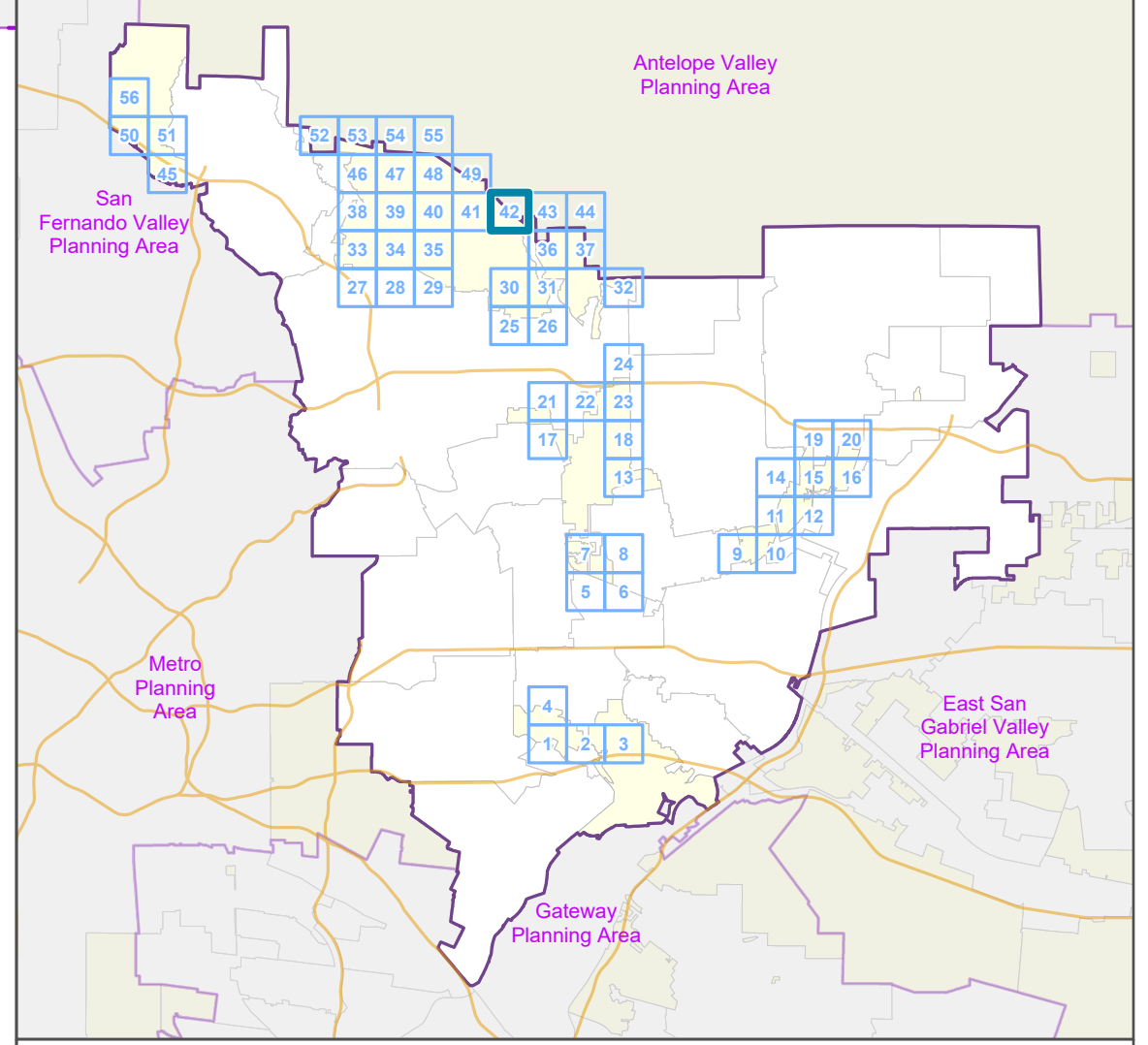
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor



Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena

Zone Change

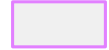
 O-S - Open Space

Base Layers

 Zoned District

 Parcels

 Map Series Grid

 Surrounding Planning Area

Street Types

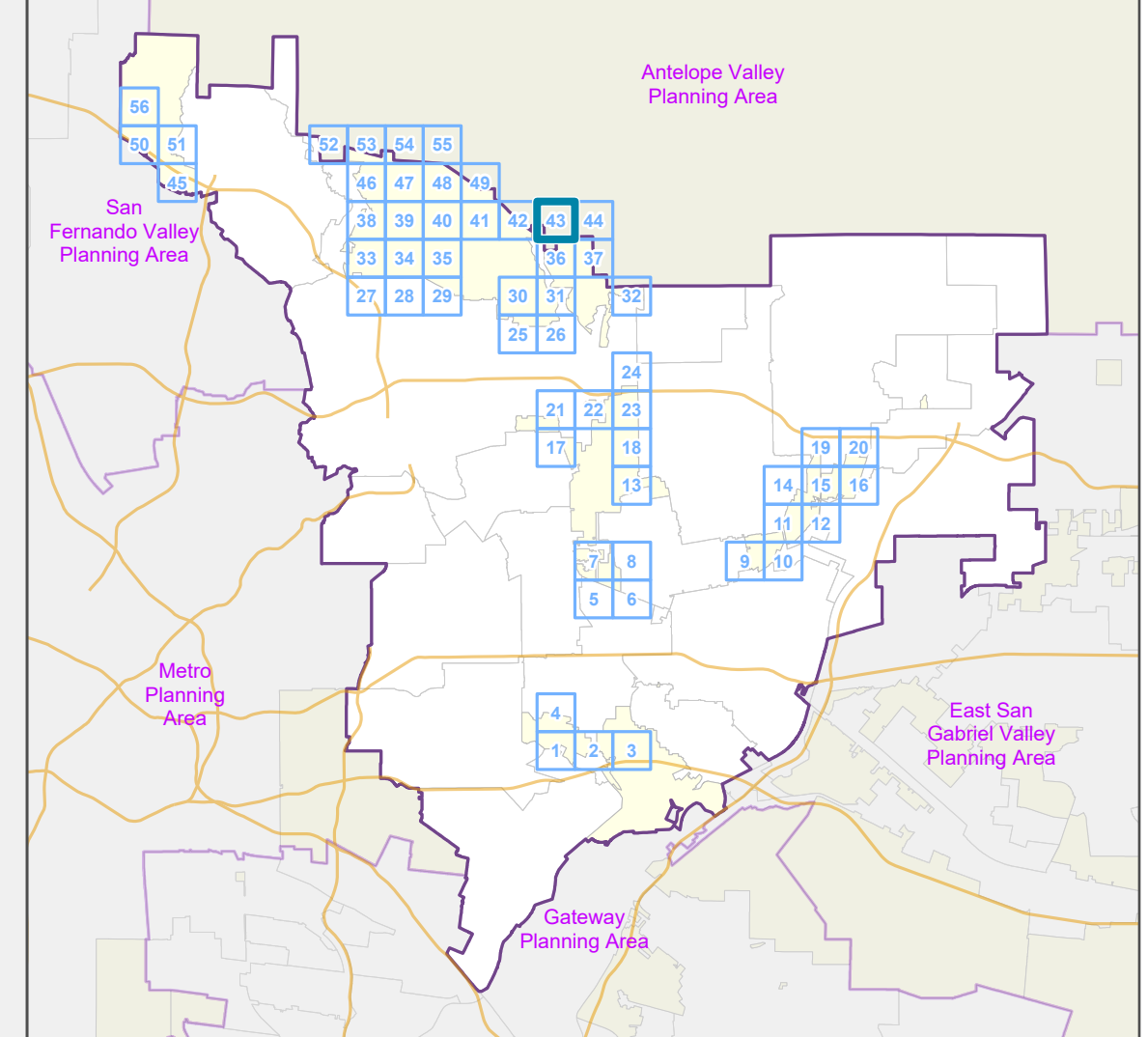
 Minor

Antelope Valley Planning Area
ZD: NORTHEAST PASADENA

42

44

Key Map



R-A-2 to O-S

36

37

Mount Wilson Rd



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast
Pasadena

Zone Change

 O-S - Open Space

Base Layers

 Zoned District

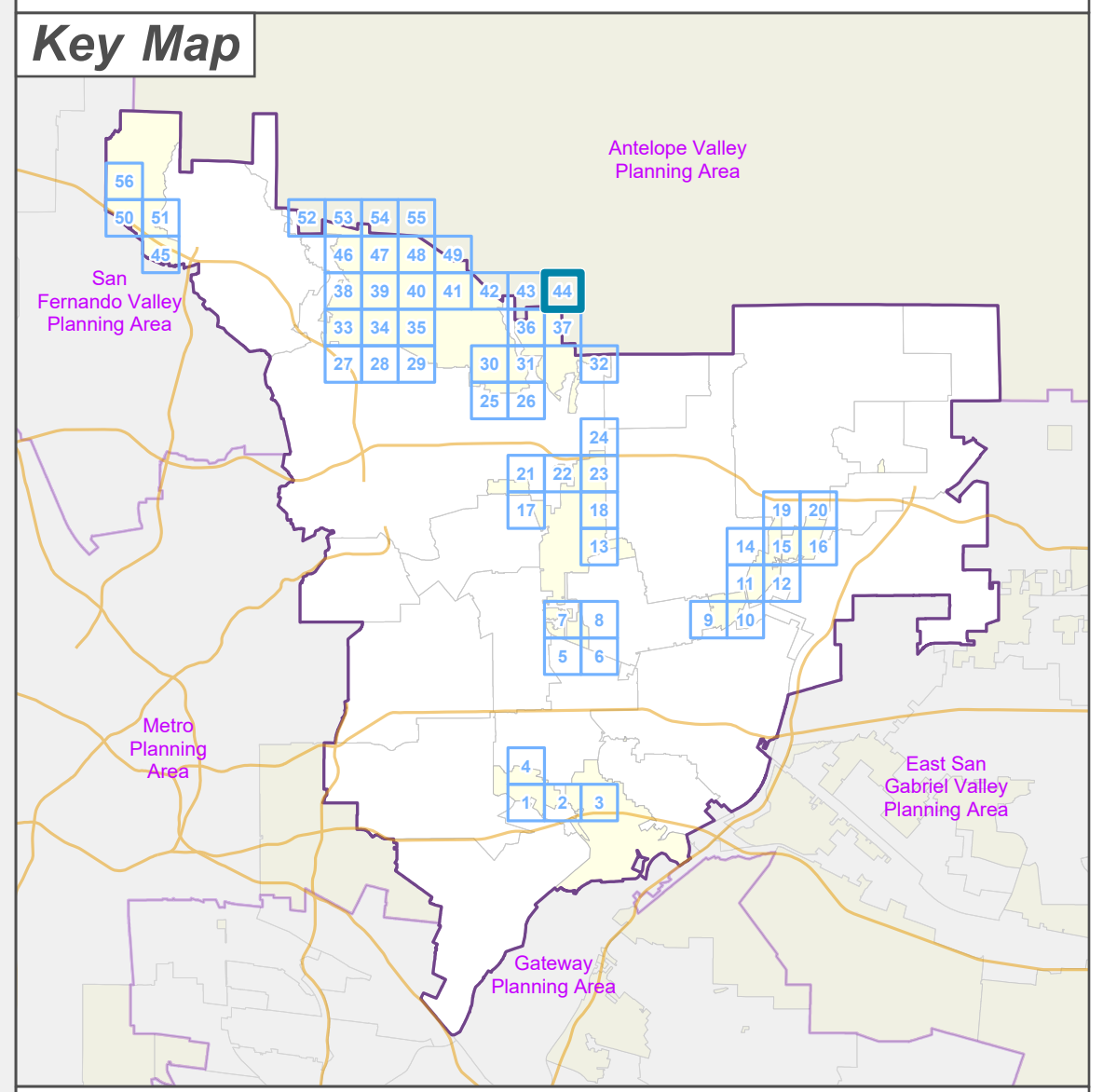
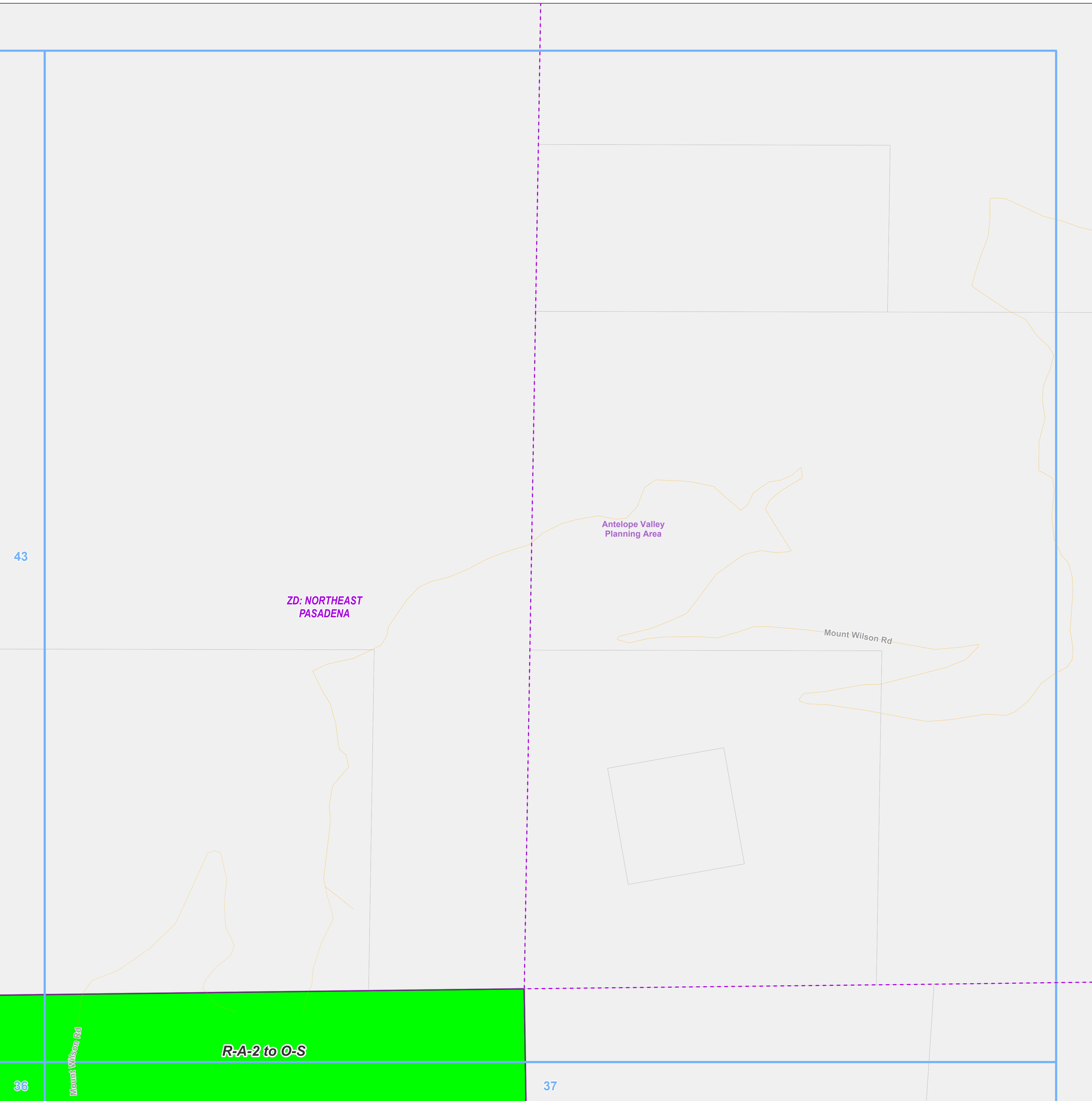
 Parcels

 Map Series Grid

 Surrounding Planning Area

Street Types

 Minor



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43

36

Mount Wilson Rd

R-A-2 to O-S

ZD: NORTHEAST
PASADENA

Antelope Valley
Planning Area



Mount Wilson Rd

37





West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Montrose







Zone Change

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

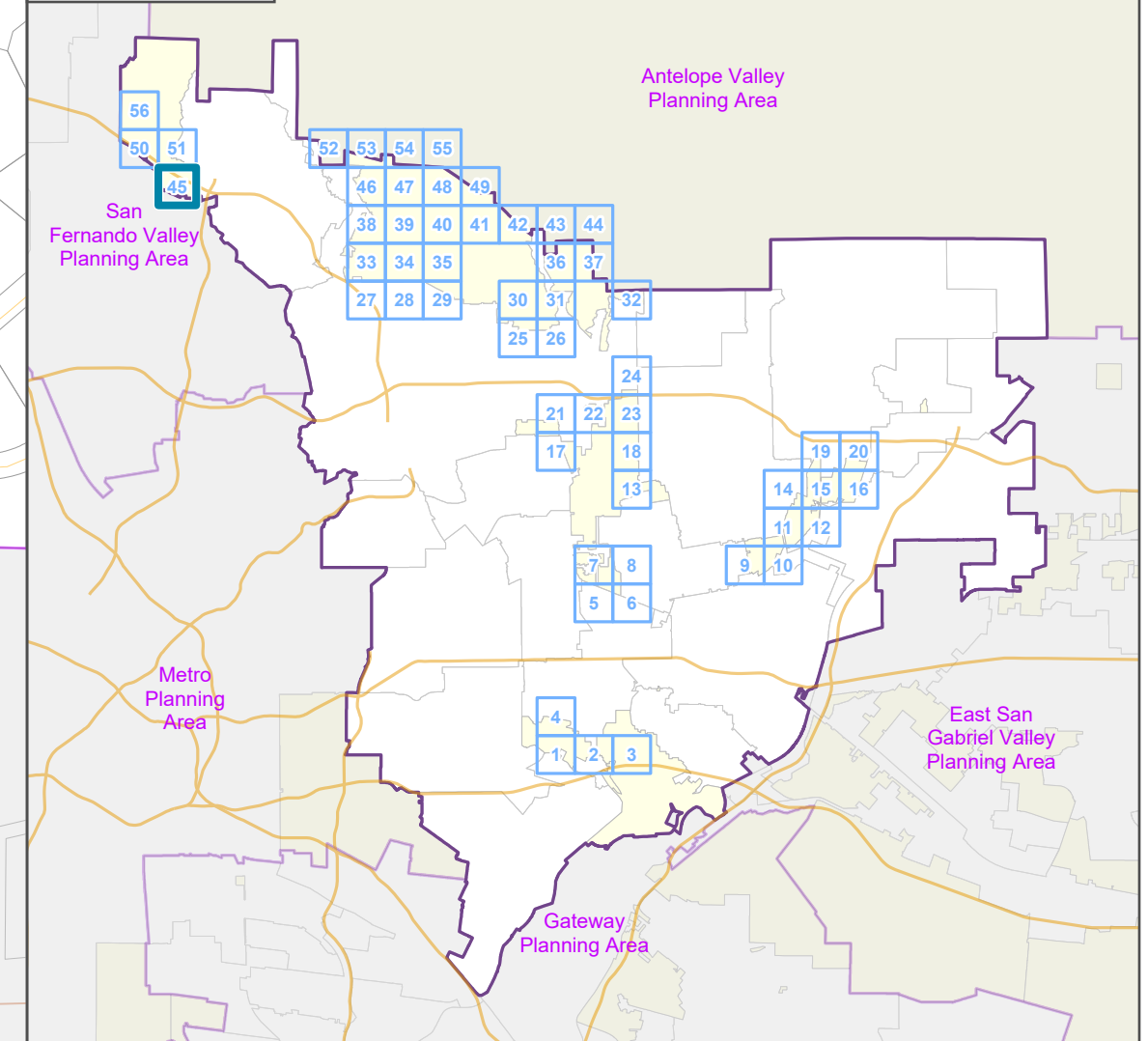
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

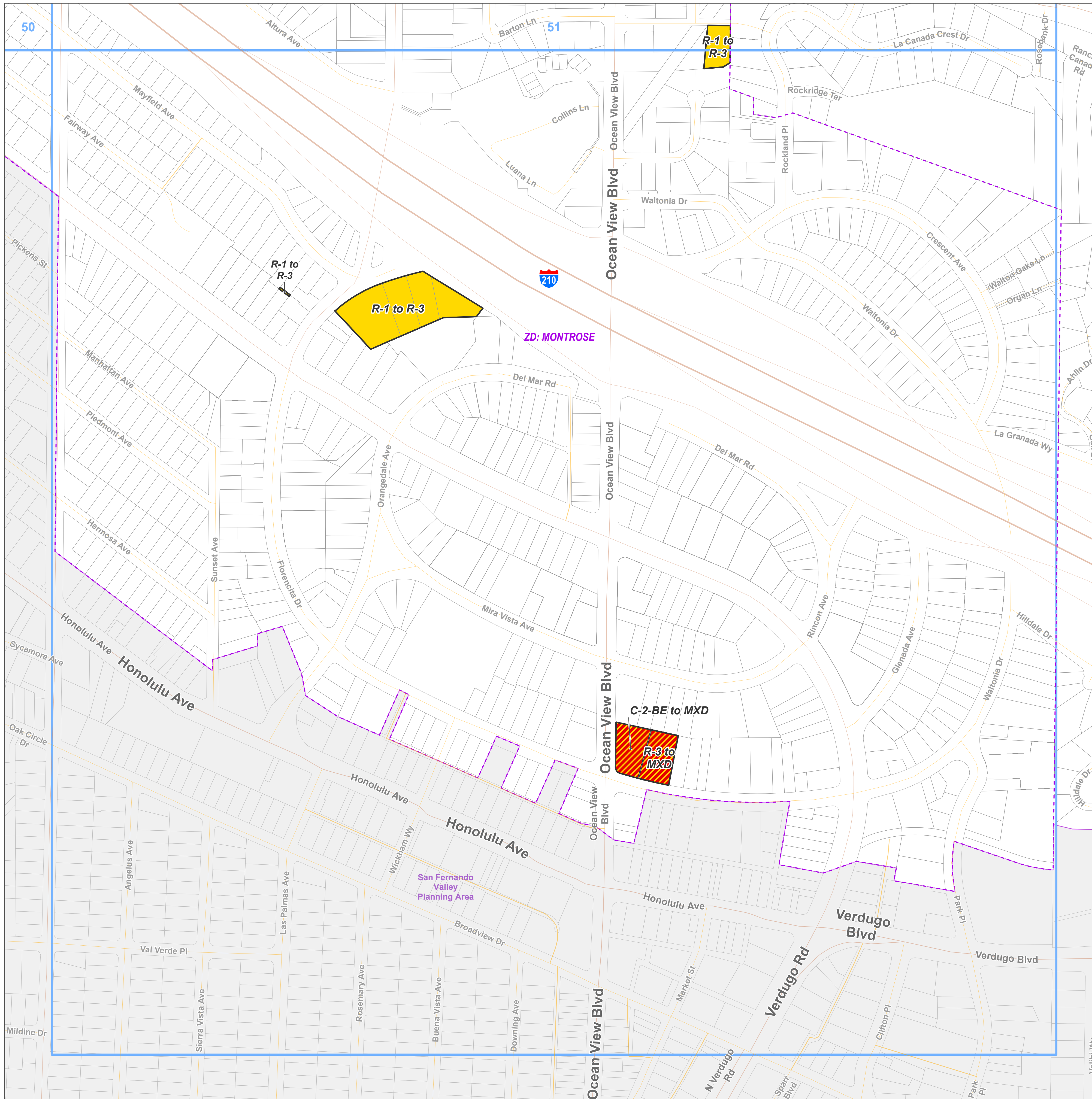
Key Map



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R-1-10000 to W

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

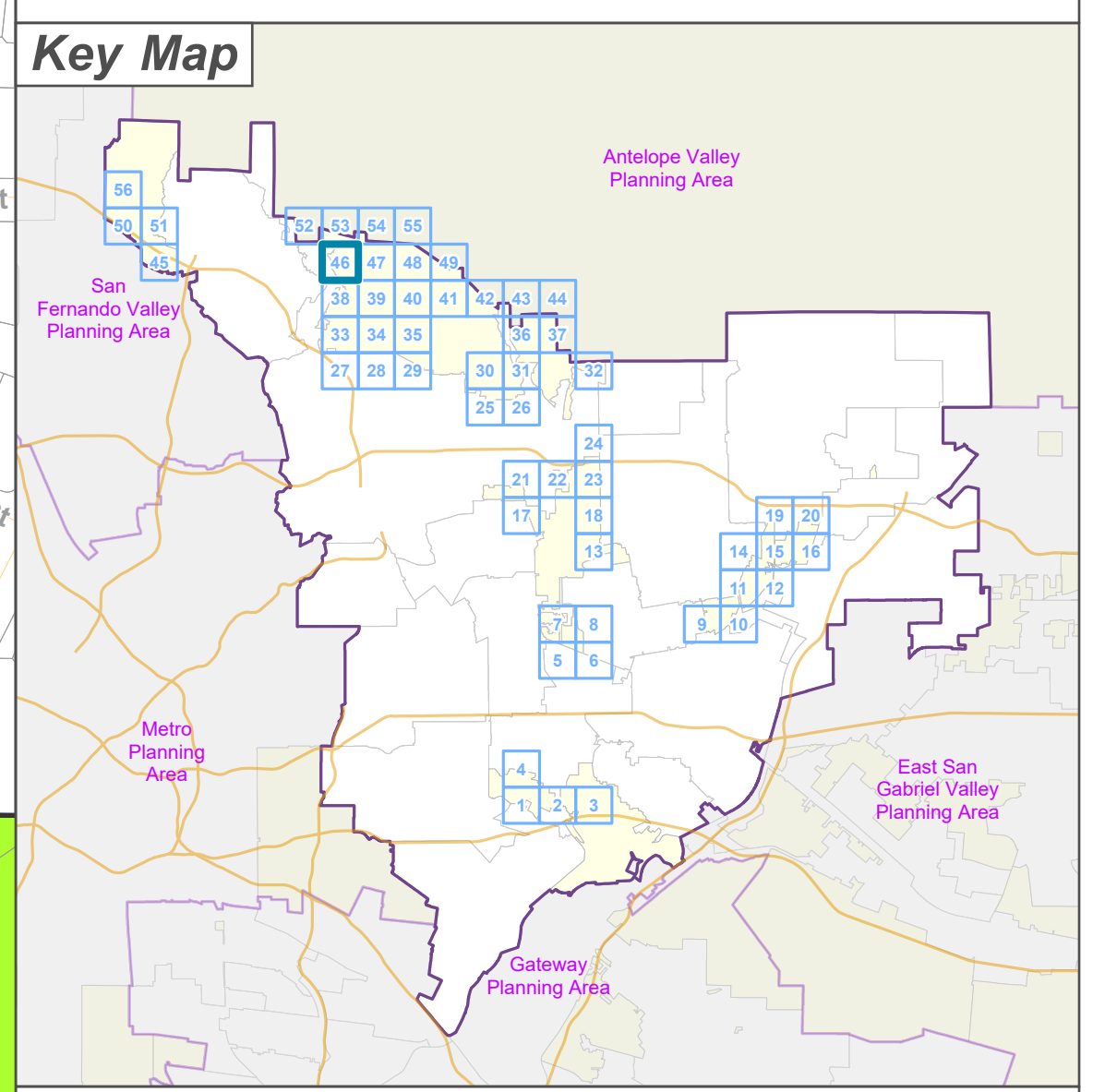
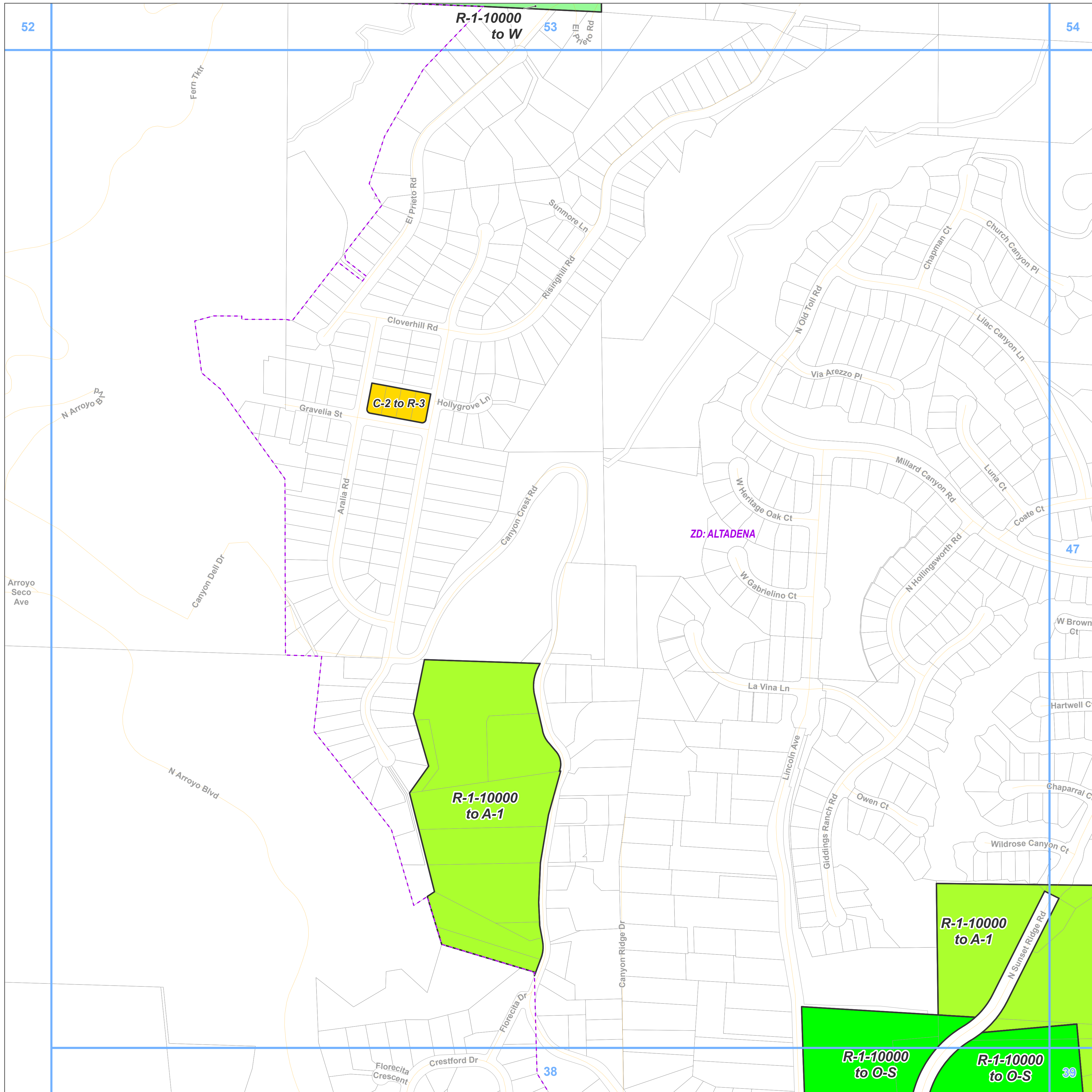
- A-1 - Light Agriculture
- R-3 - Limited Density Multiple Residence
- O-S - Open Space
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid

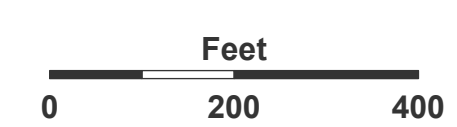
Street Types

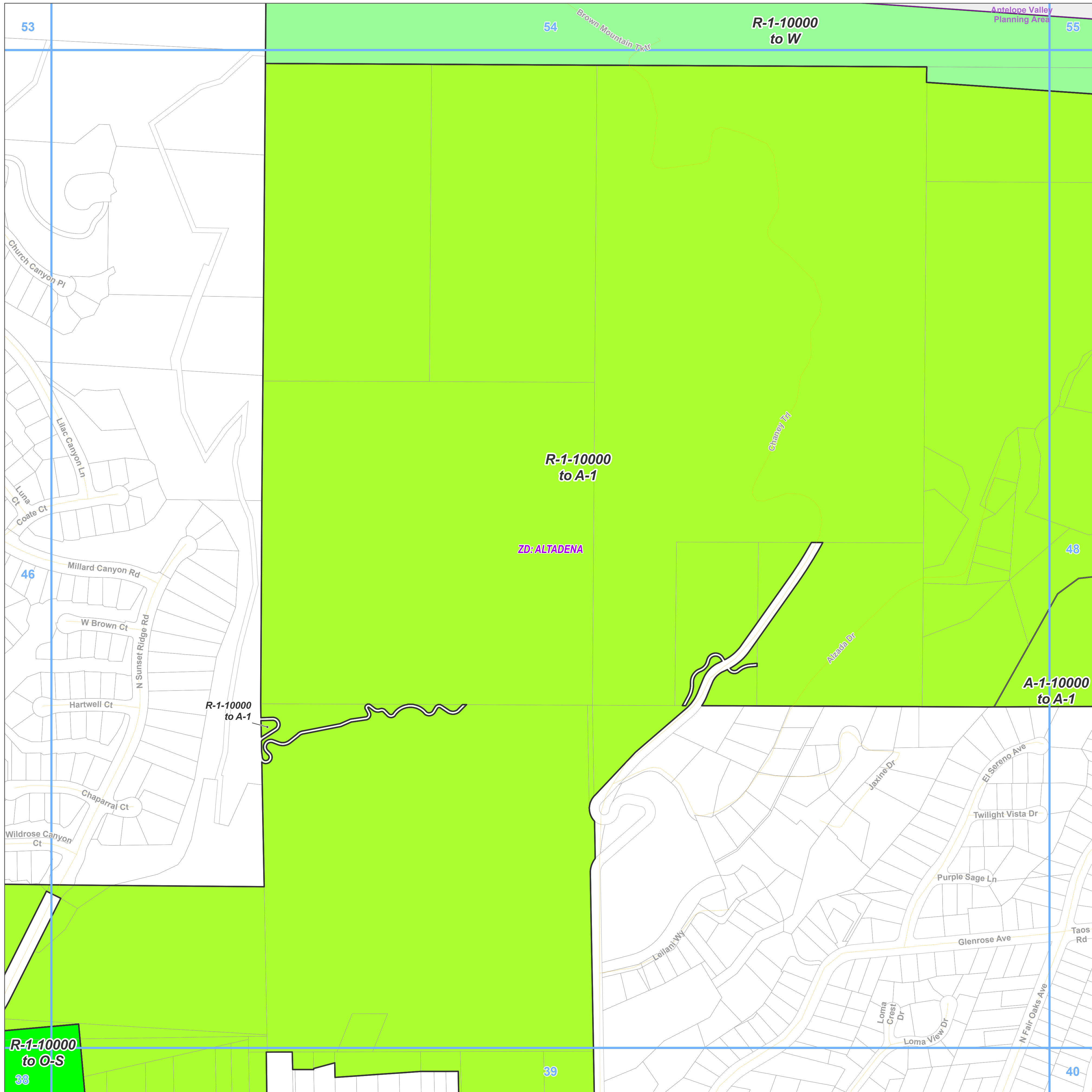
- Minor
- Trail



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Zone Change

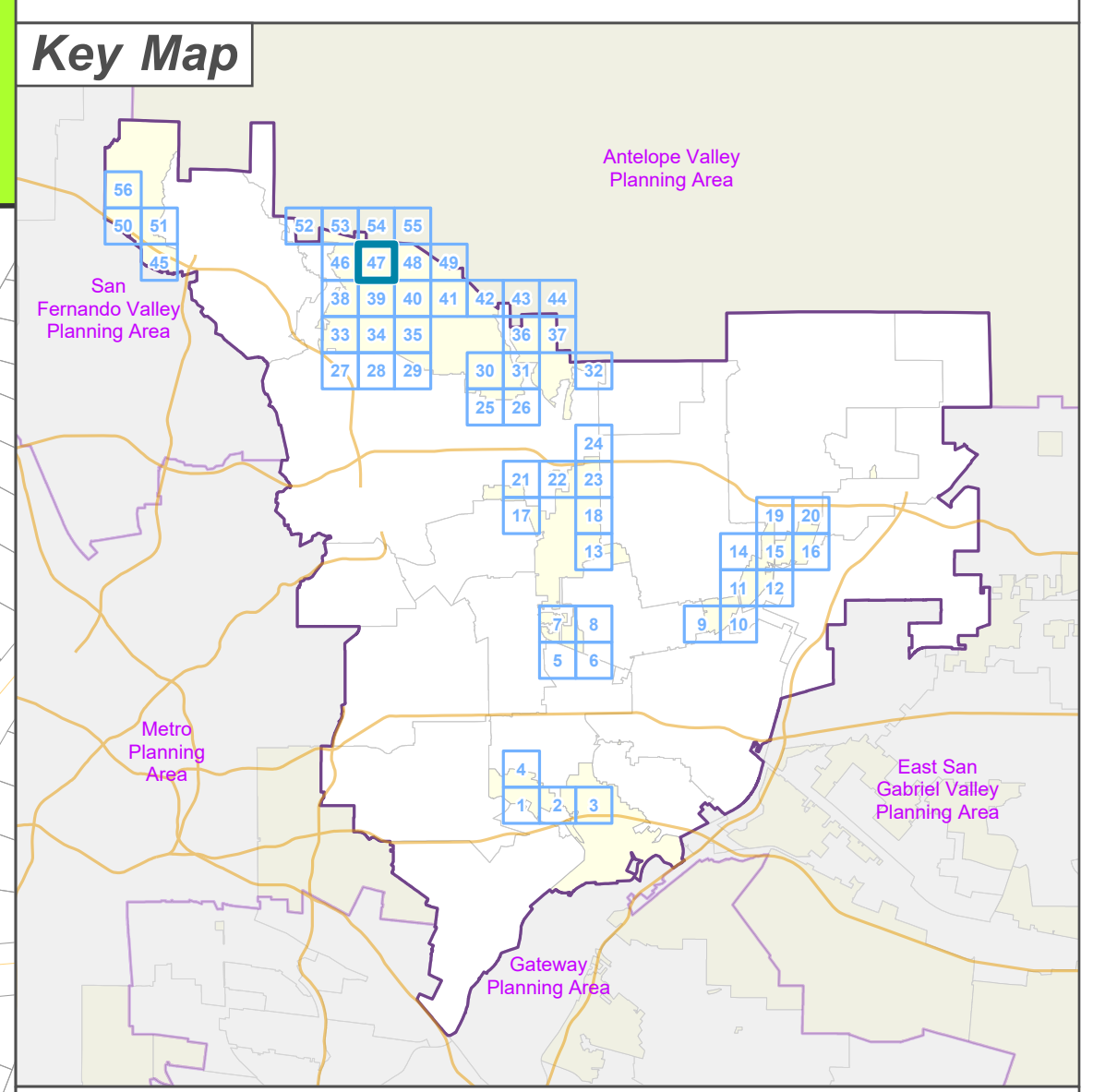
- A-1 - Light Agriculture
- O-S - Open Space
- W - Watershed


Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor






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Feet

0 200 400





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Zone Change

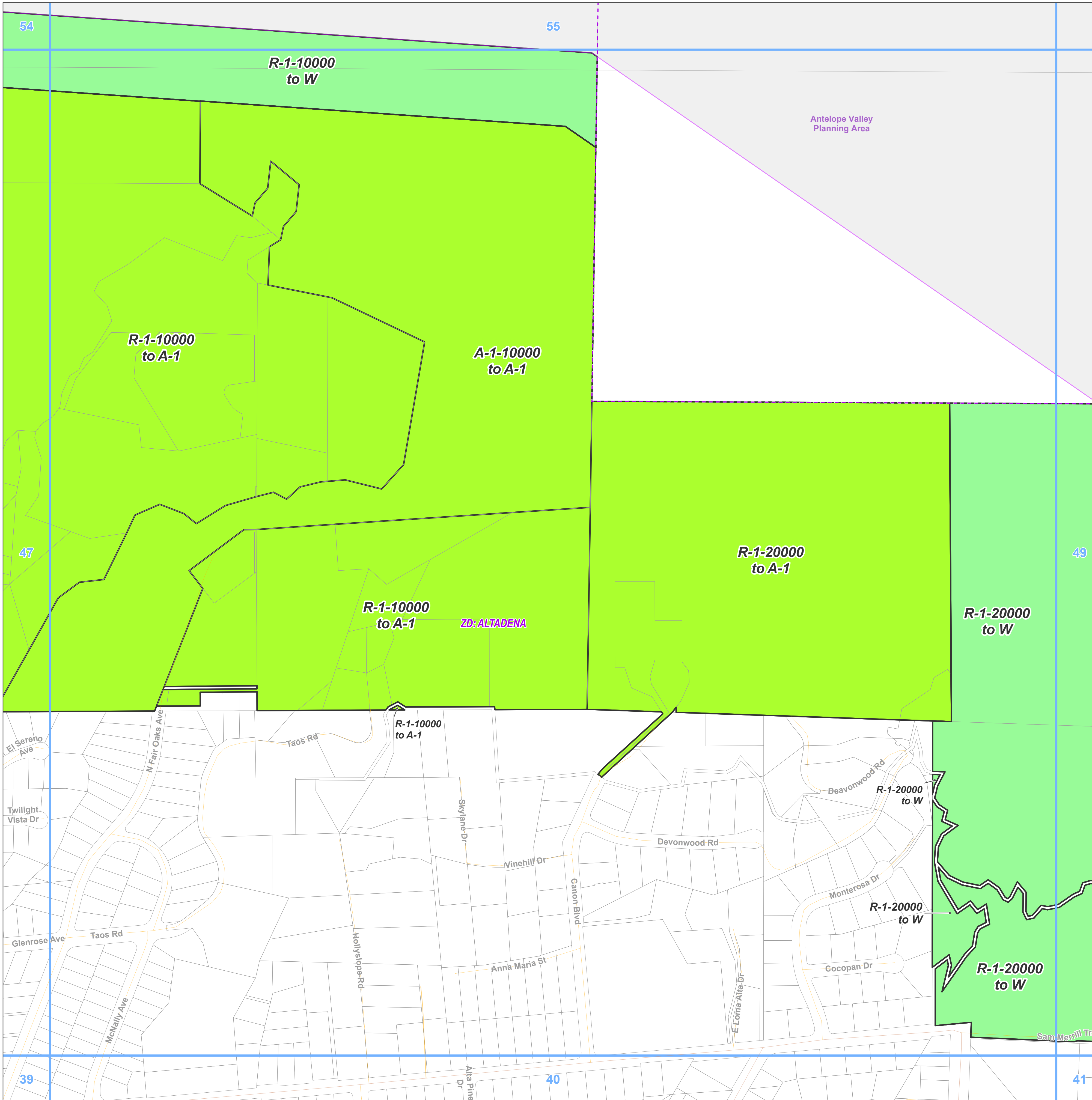
-  A-1 - Light Agriculture
-  W - Watershed

Base Layers

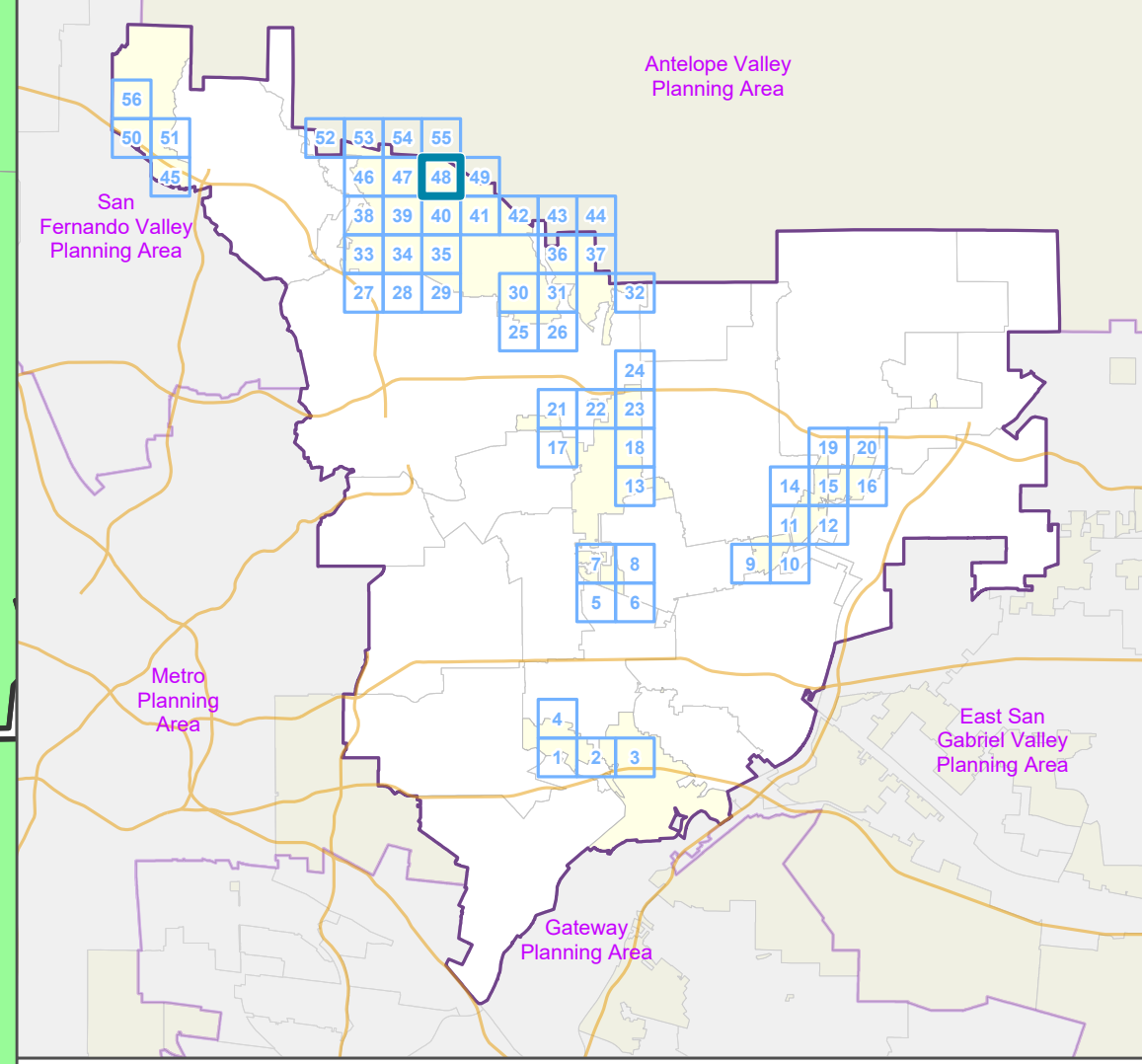
-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

Street Types

-  Secondary
-  Minor
-  Alley

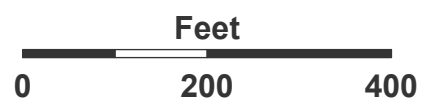


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,
Northeast Pasadena

Zone Change

W - Watershed

Base Layers

Zoned District

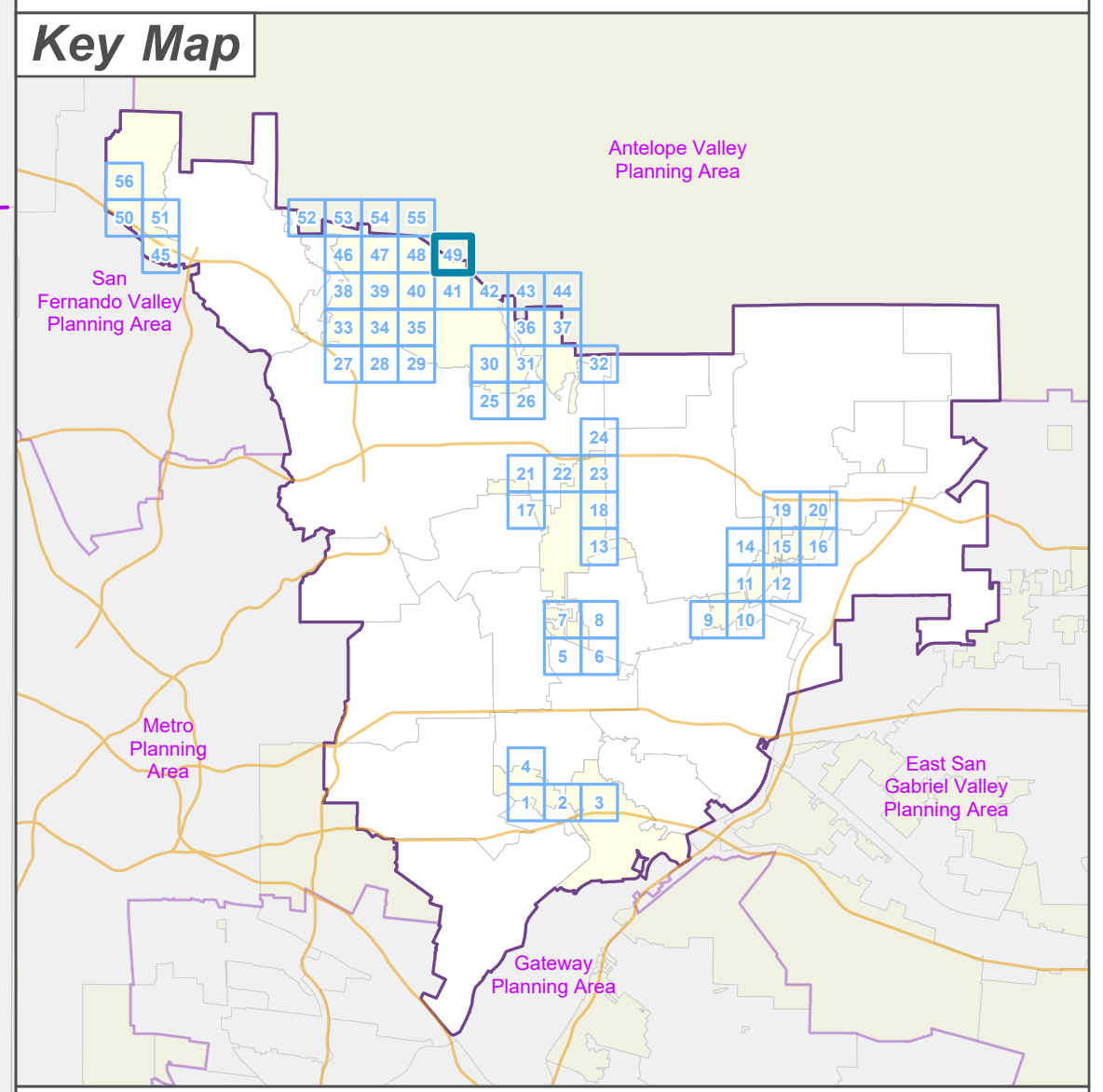
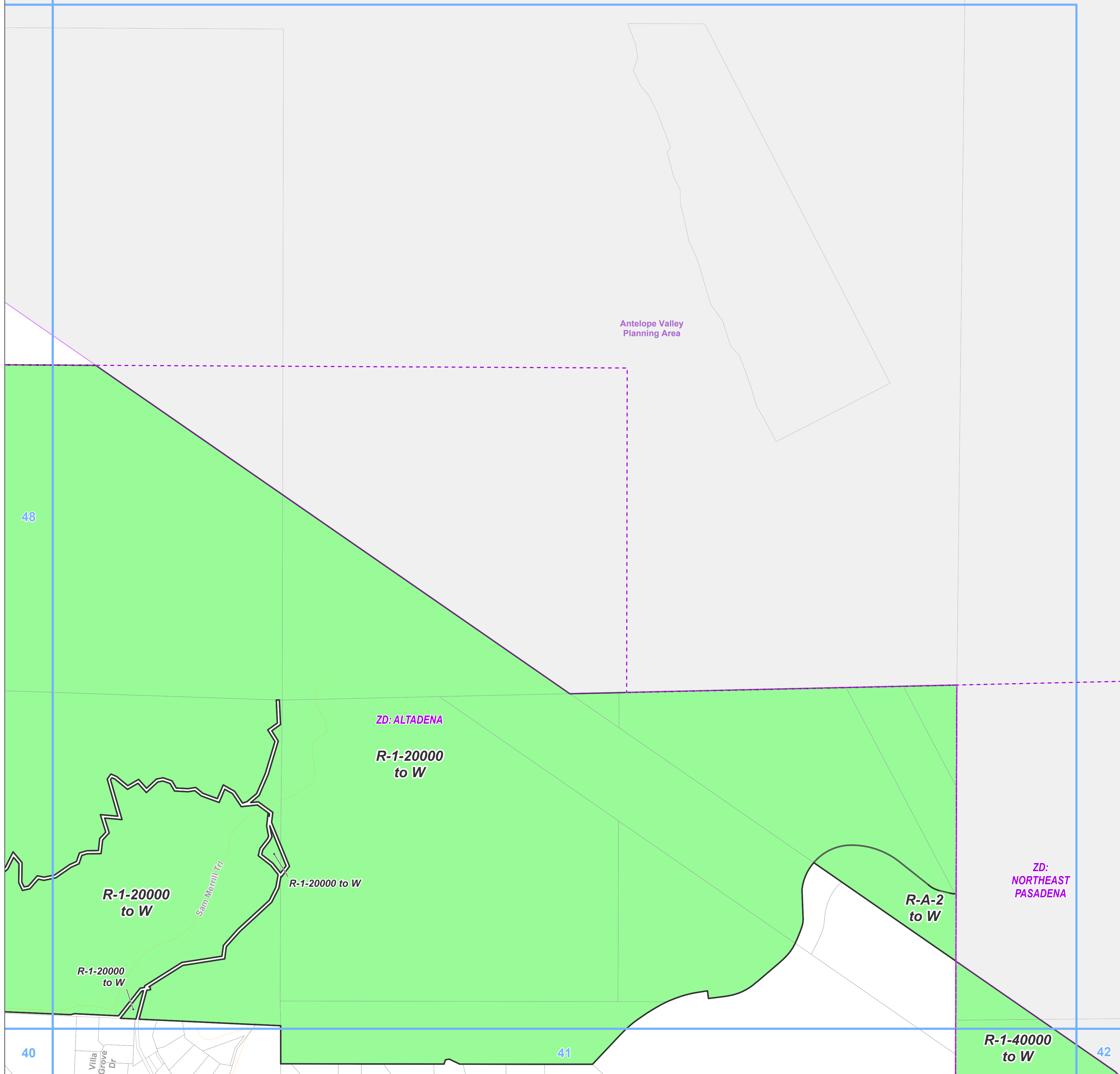
Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Minor



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta,
Montrose







Zone Change

-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development

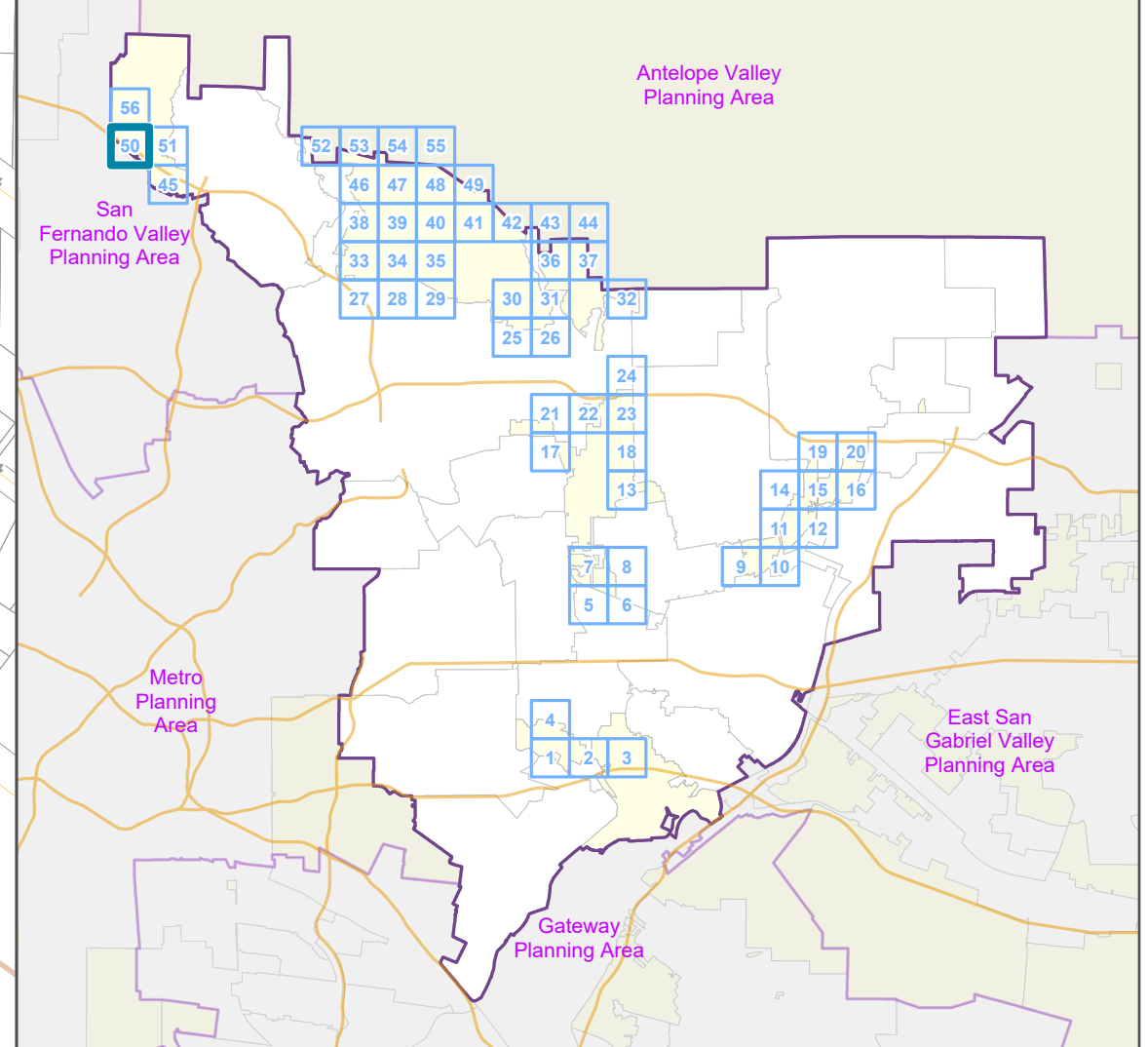
Base Layers

-  Zoned District
-  Parcels
-  Map Series Grid
-  Surrounding Planning Area

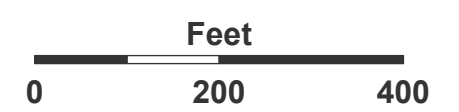
Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

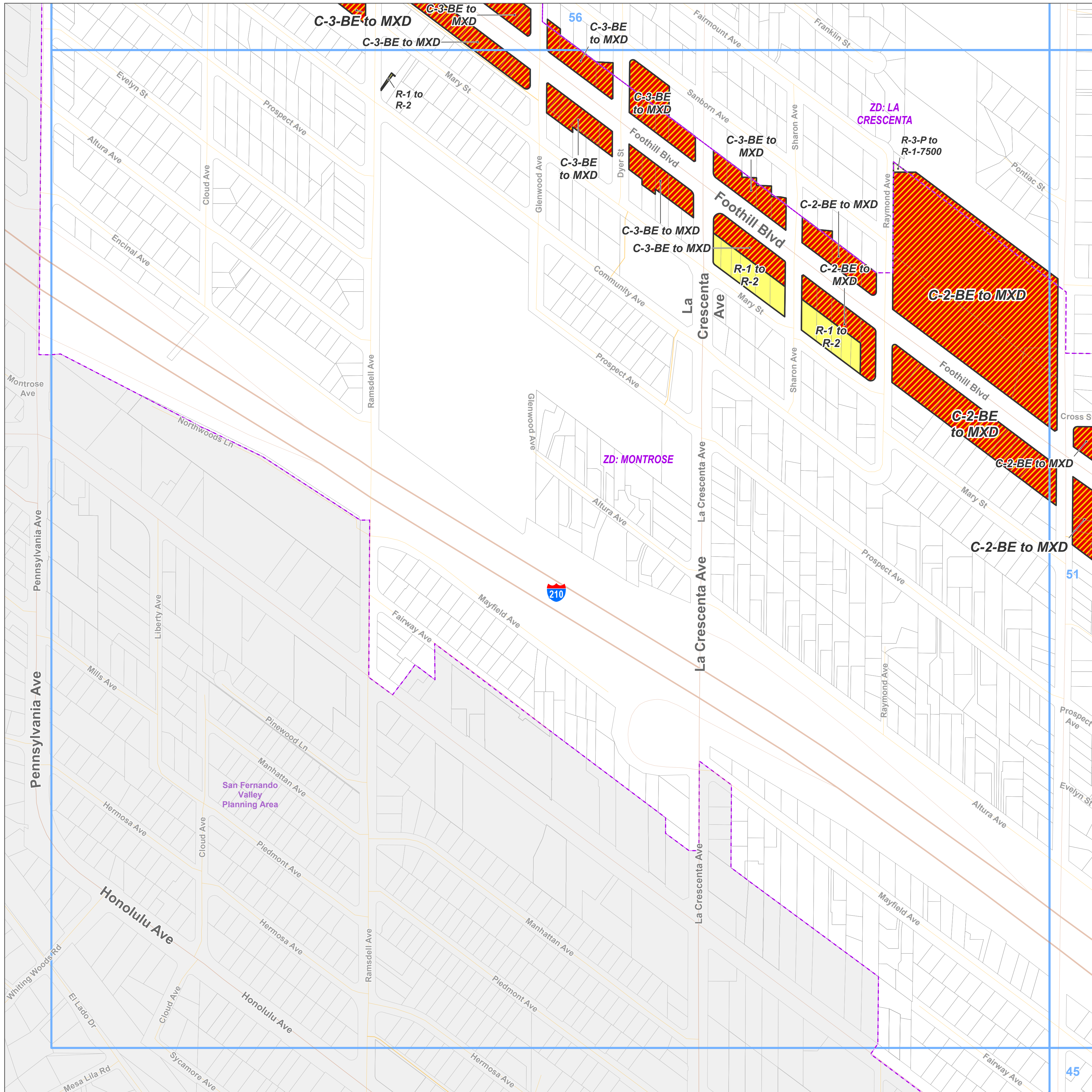
Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta,
Montrose







Zone Change

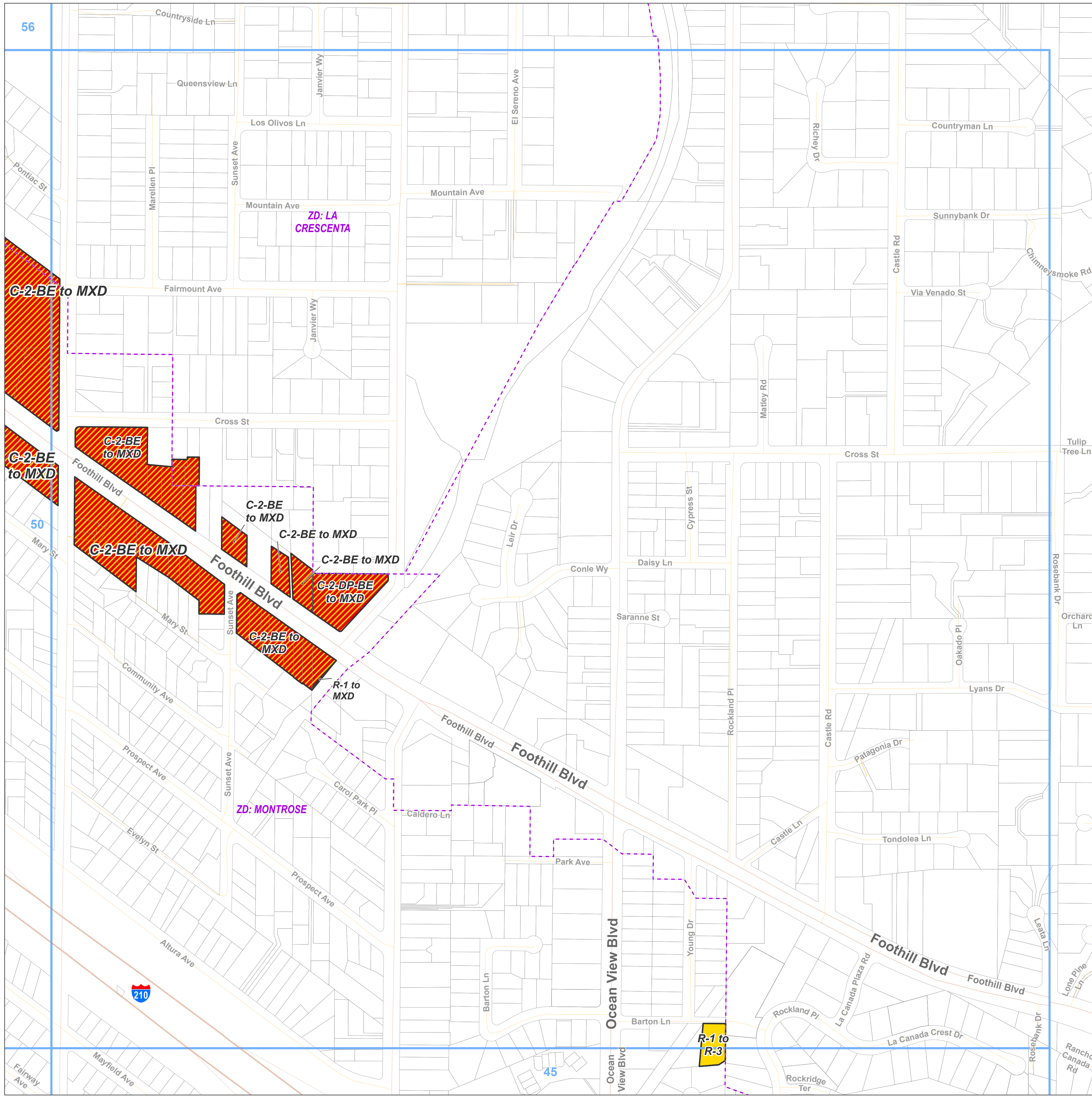
-  R-3 - Limited Density Multiple Residence
-  MXD - Mixed Use Development

Base Layers

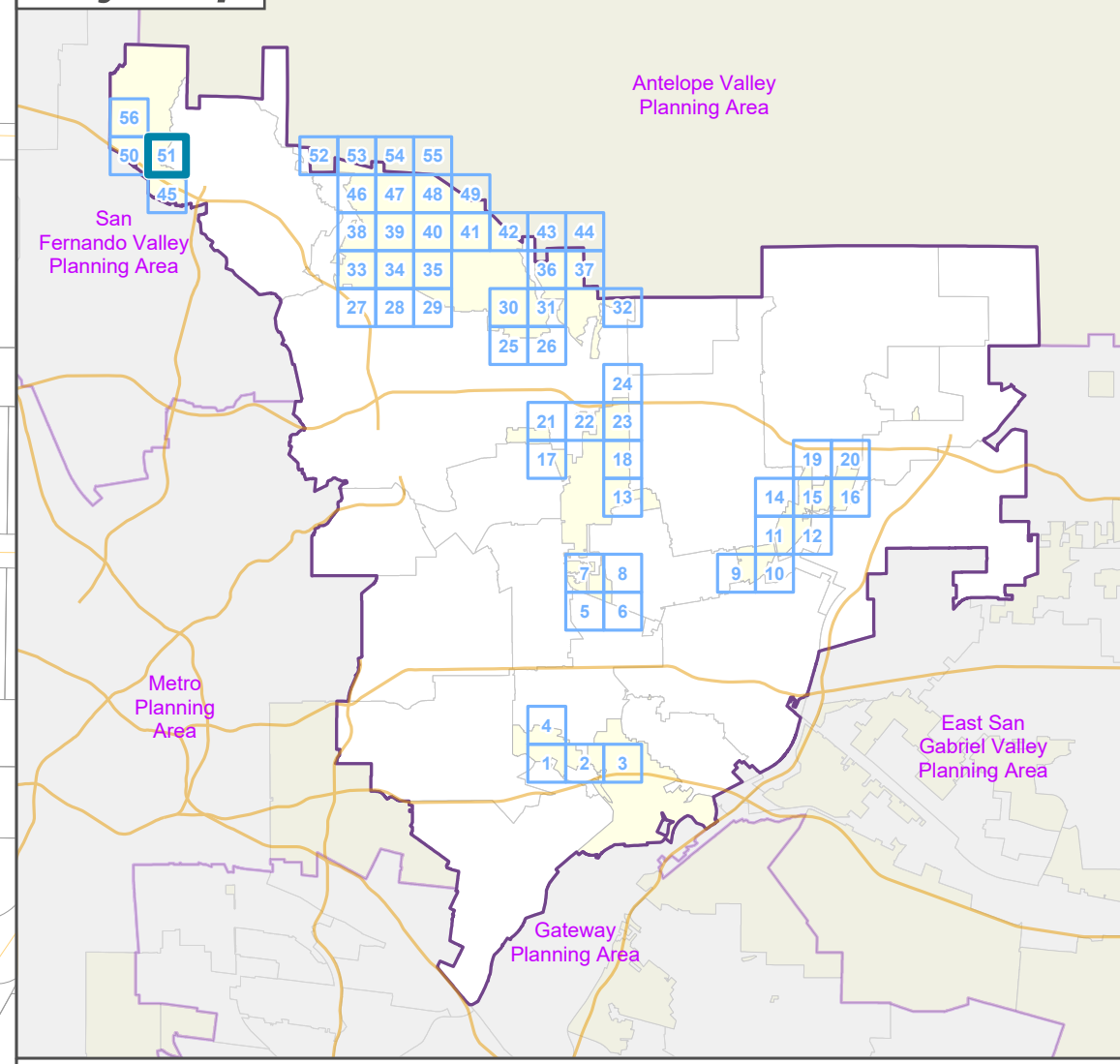
-  Zoned District
-  Parcels
-  Map Series Grid

Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

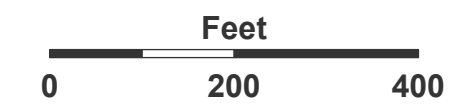


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

 W - Watershed

Base Layers

 Zoned District

 Parcels

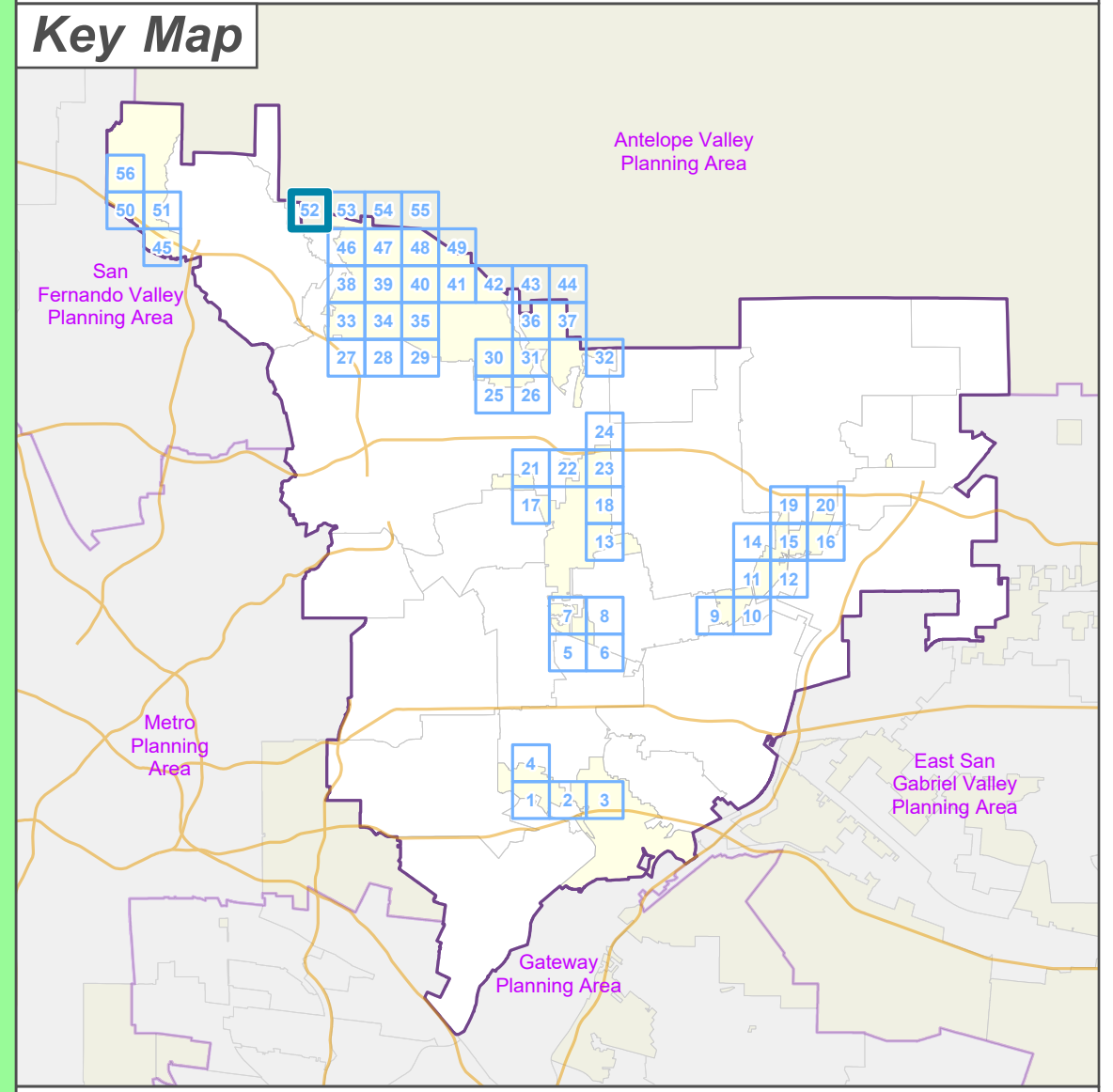
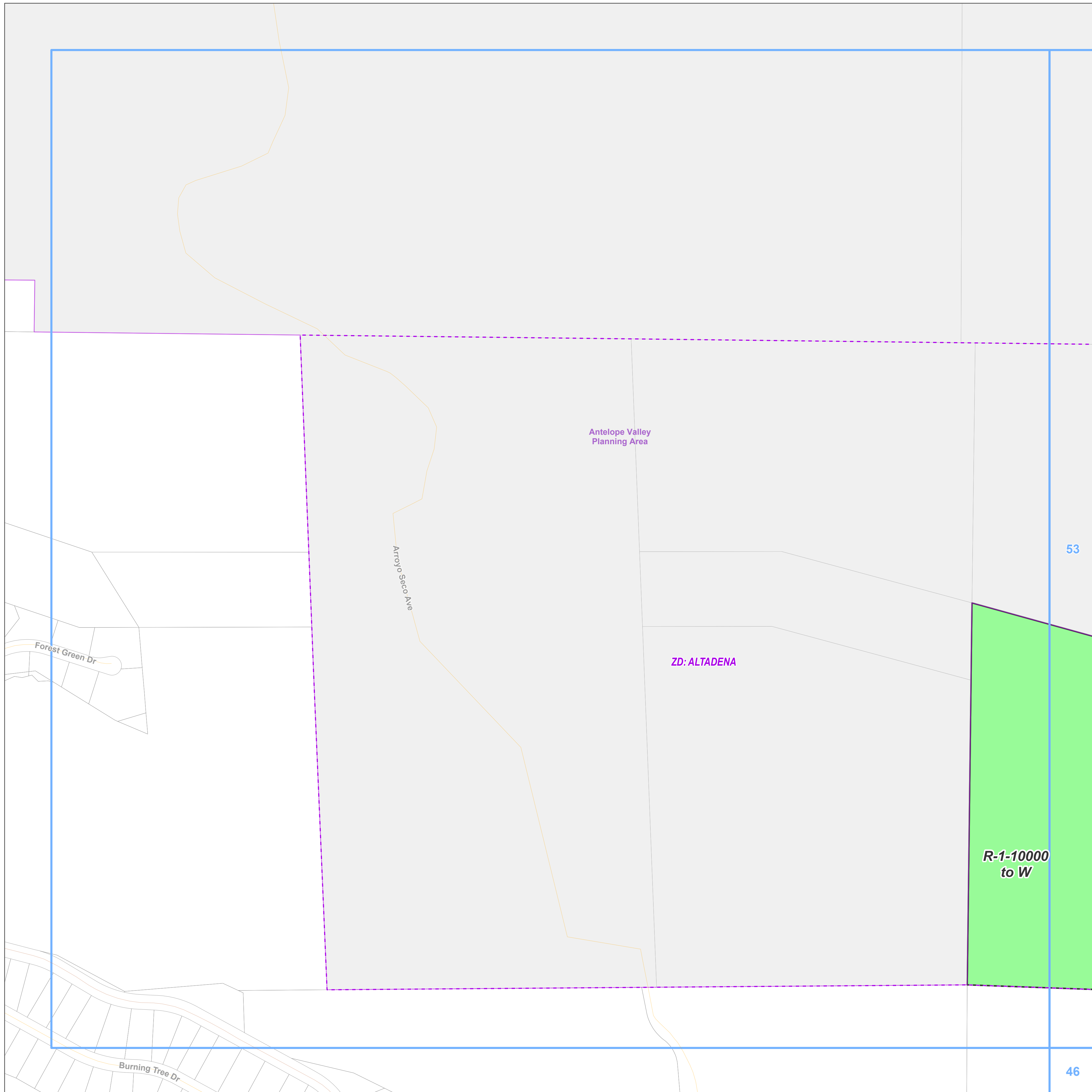
 Map Series Grid

 Surrounding Planning Area

Street Types

 Secondary

 Minor



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

 W - Watershed

Base Layers

 Zoned District

 Parcels

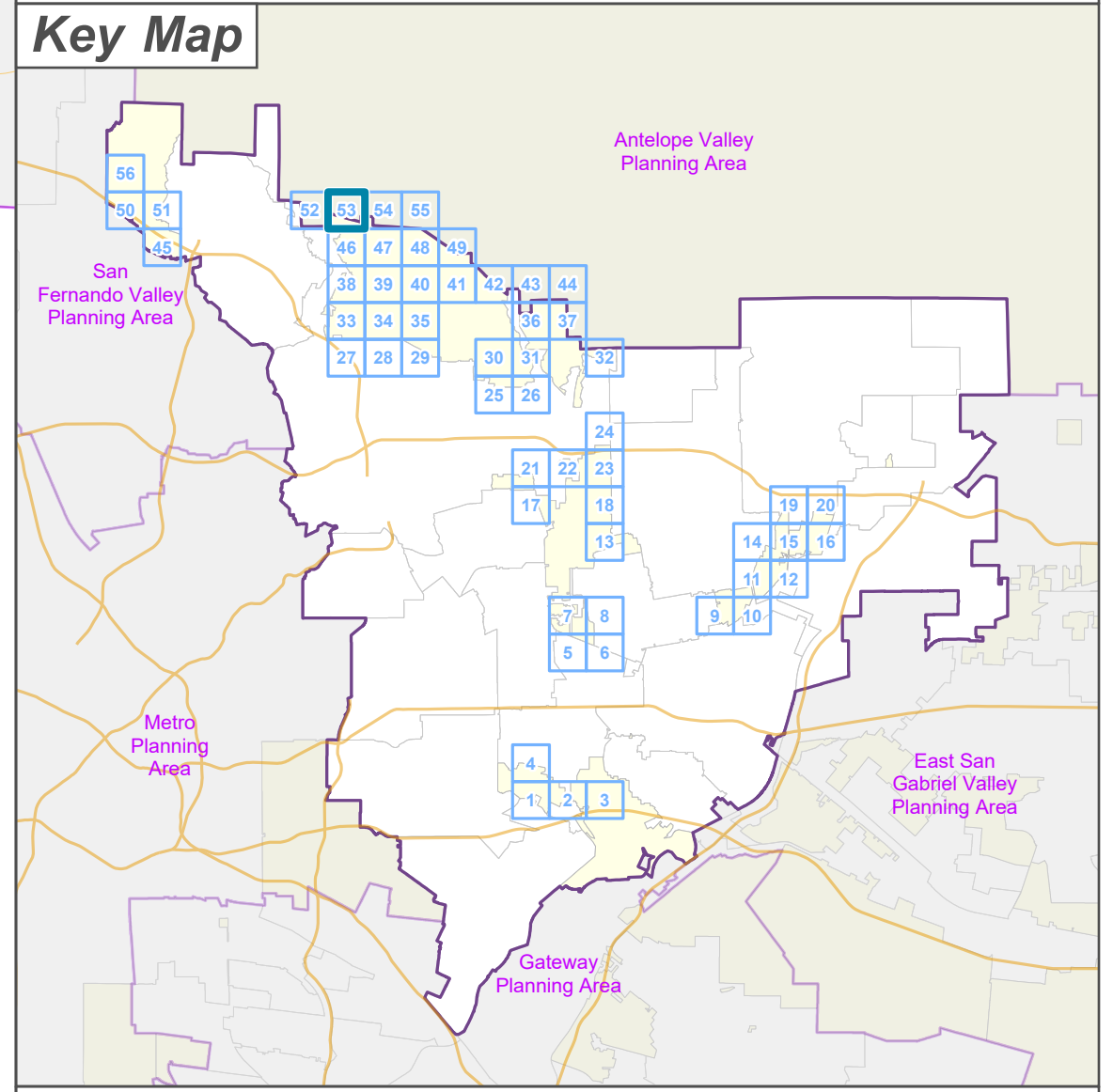
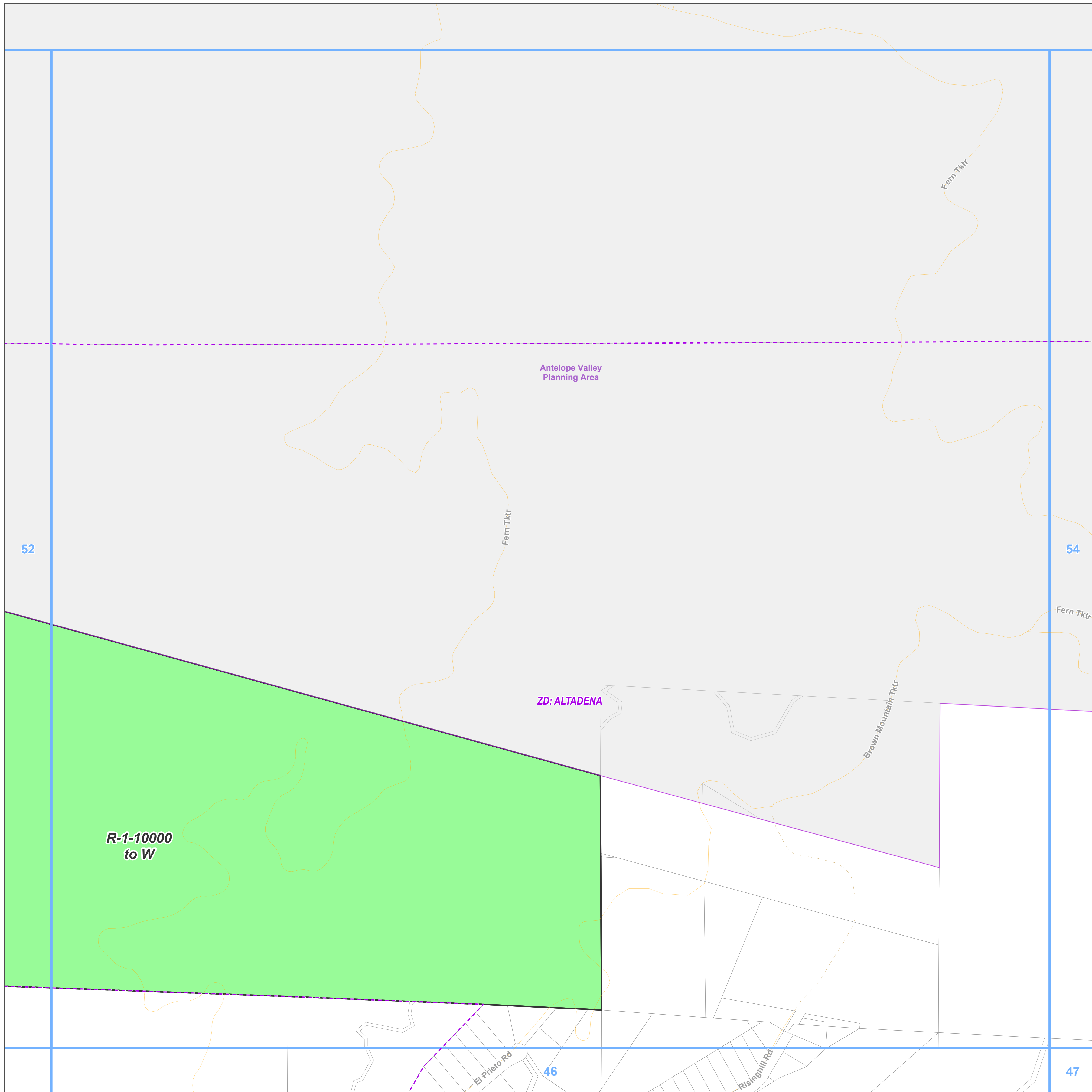
 Map Series Grid

 Surrounding Planning Area

Street Types

 Minor

 Trail



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

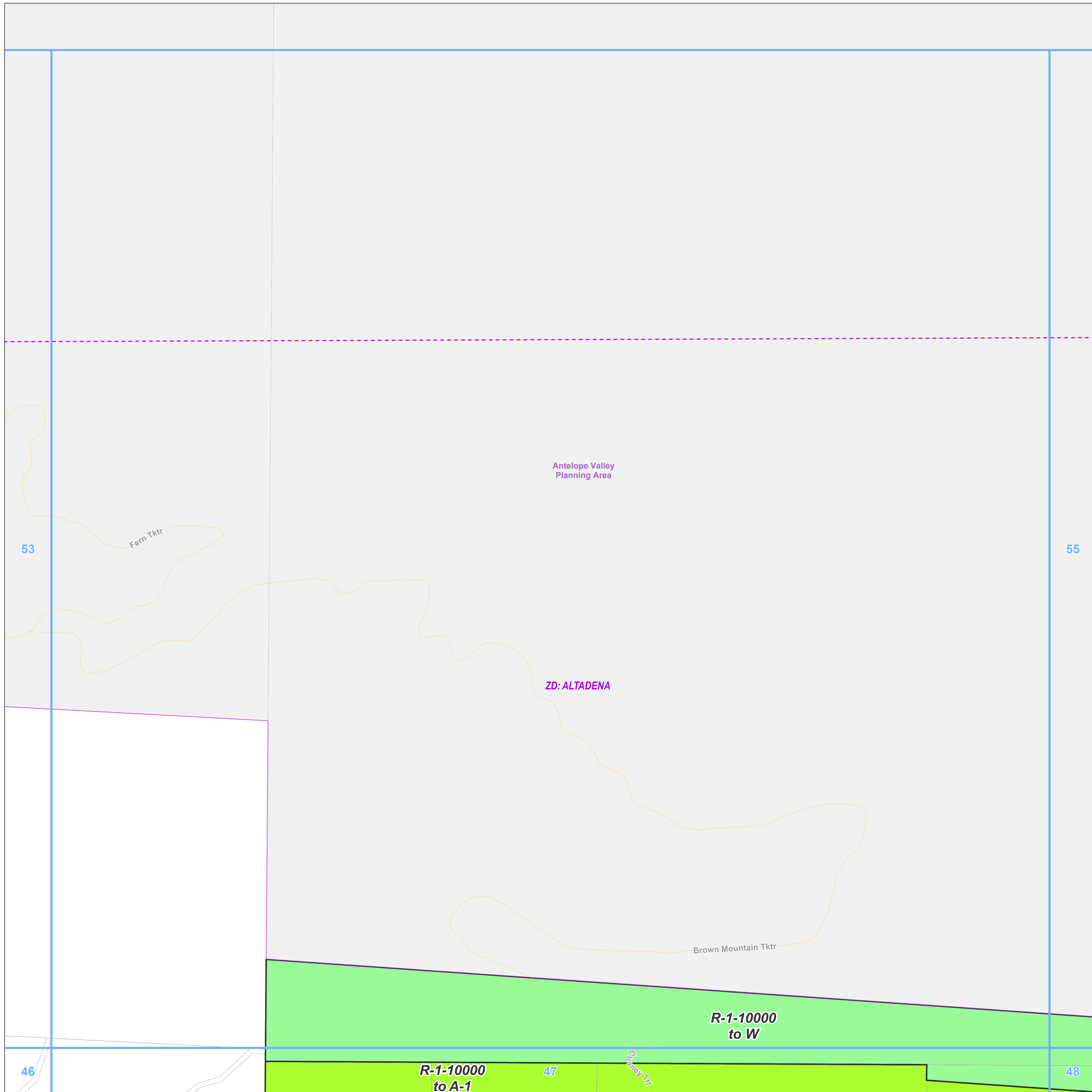
- A-1 - Light Agriculture
- W - Watershed

Base Layers

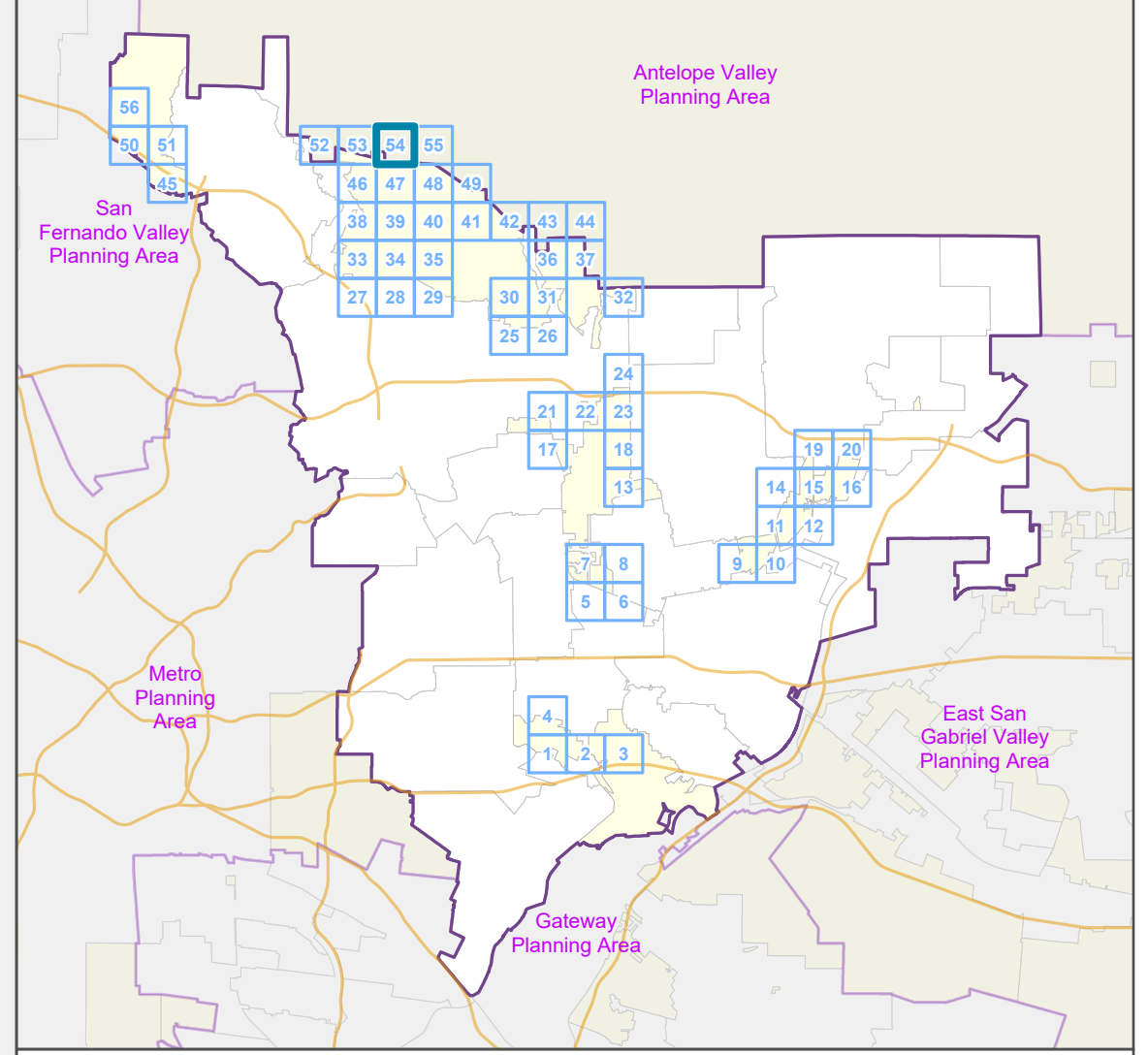
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor

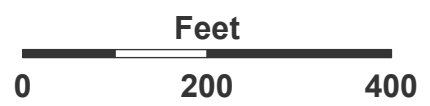


Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

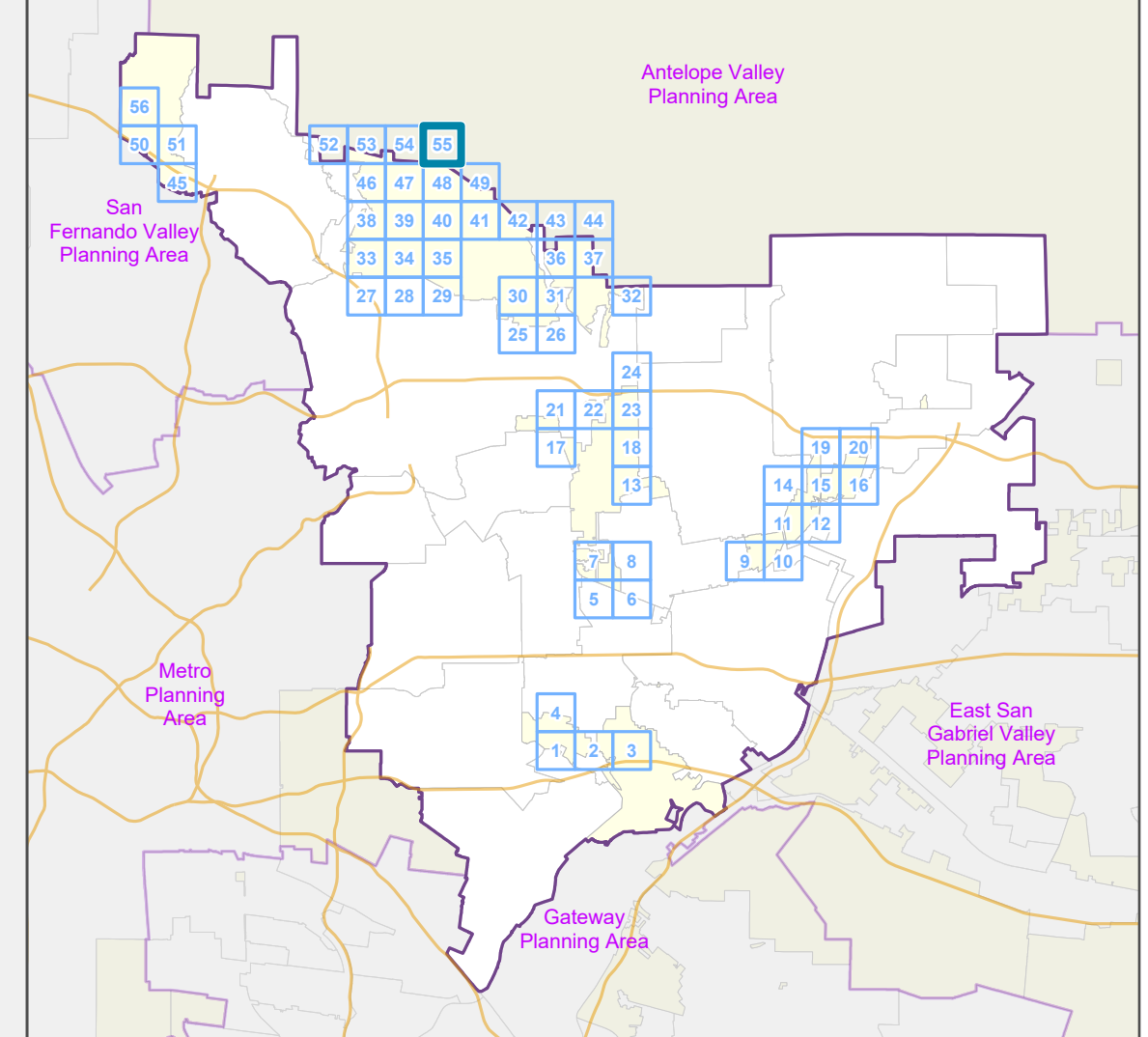
- A-1 - Light Agriculture
- W - Watershed

Base Layers

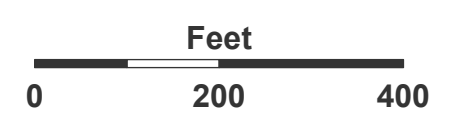
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area



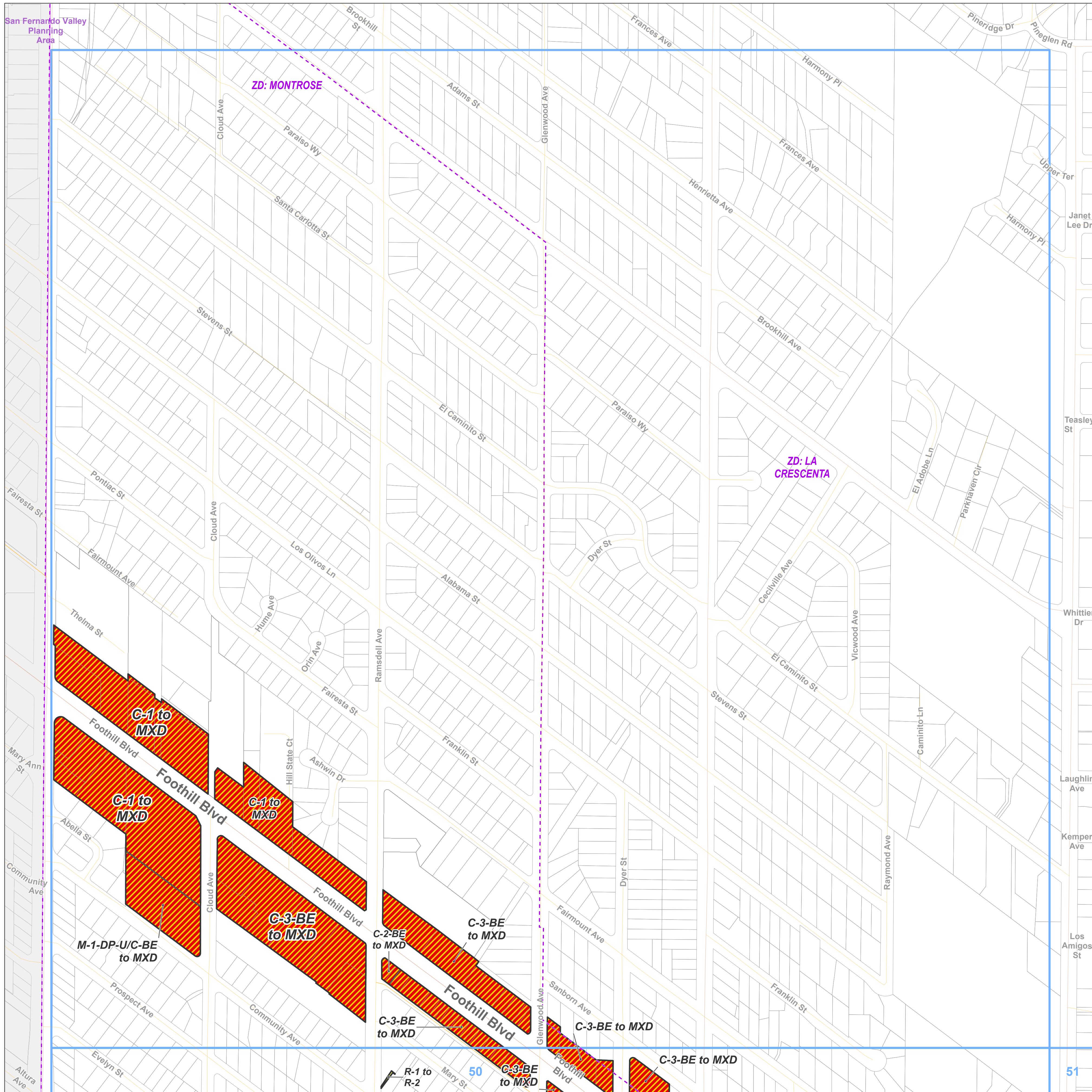
Key Map



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Zone Change

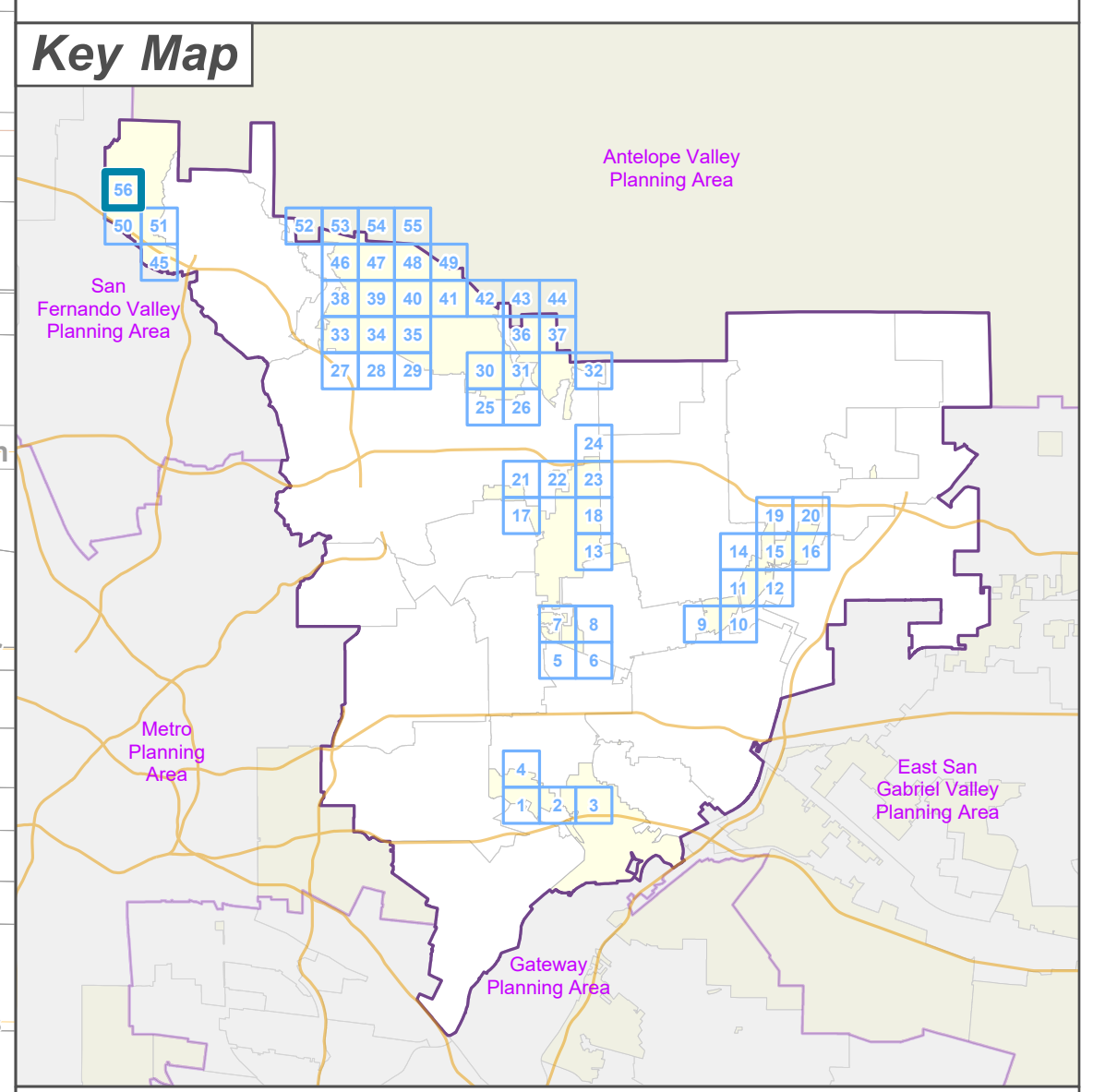
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley



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Feet
 0 200 400

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ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the West San Gabriel Valley Area Plan by reorganizing existing standards into the new areawide West San Gabriel Valley Planning Area Standards District, adding new regulations, updating existing standards and permitting requirements, and making technical corrections to Title 22 for clarification and ease of implementation.

SECTION 1 Chapter 22.72 is hereby amended to read as follows:

...

22.72.020 - Front Yard Setback Districts.

Established Front Yard Setback Districts are listed in Table 22.72.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
1	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	4-14-1941
8	Altadena Unit No. 2	3854	5-20-1941

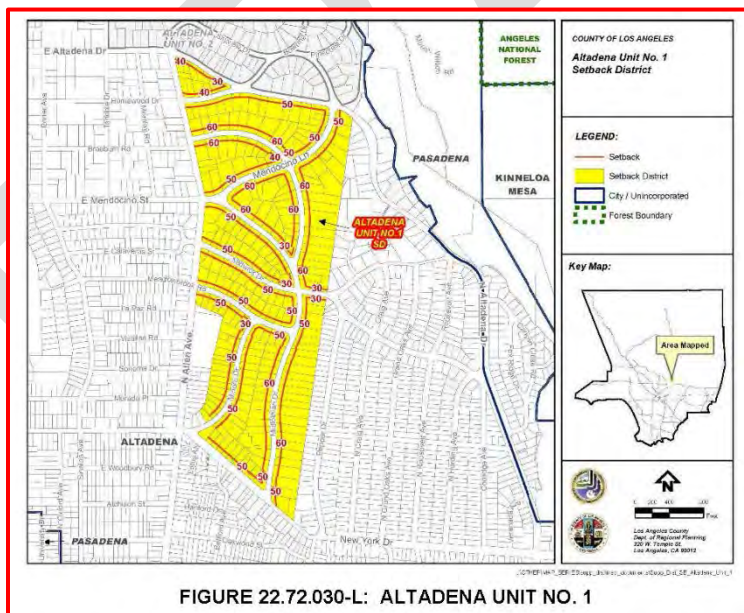
TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS

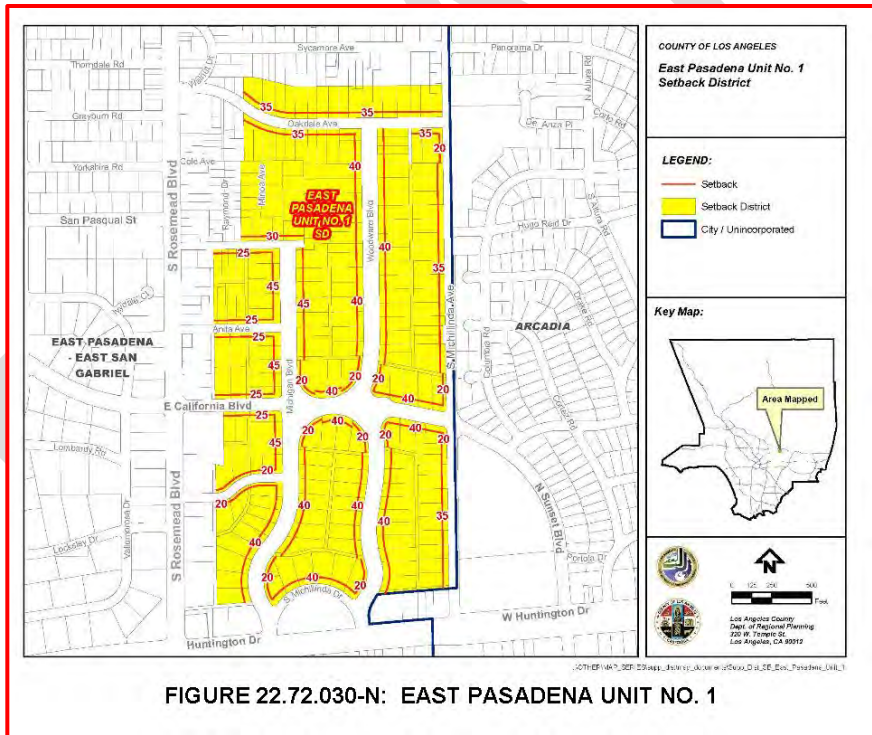
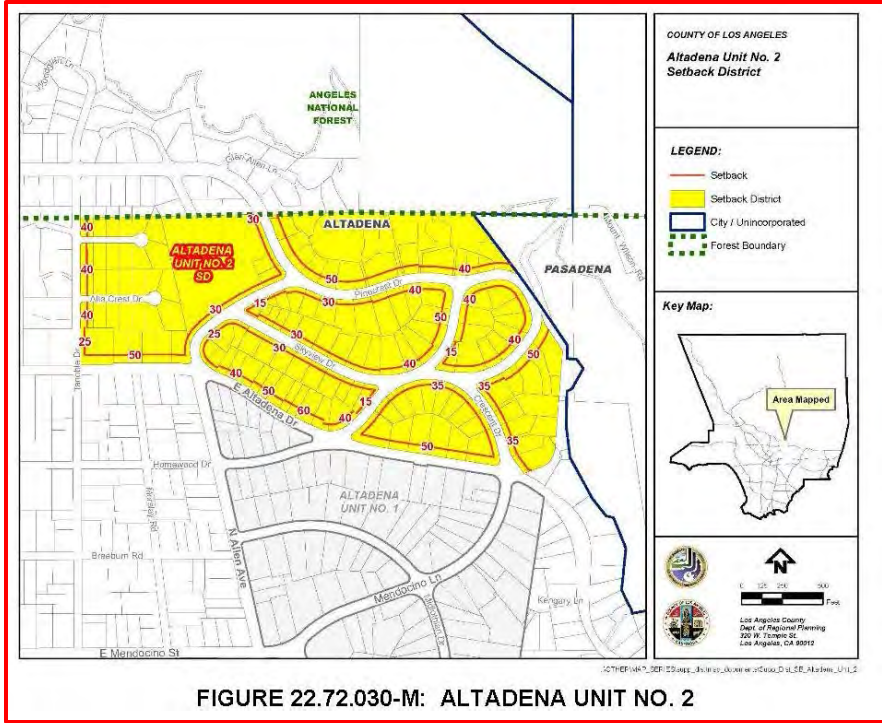
District Number	District Name	Ordinance of Adoption	Date of Adoption
9	E. Pasadena Unit No. 1	3900	7-15-1941
12	Altadena Unit No. 3	5541	5-9-1950
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950

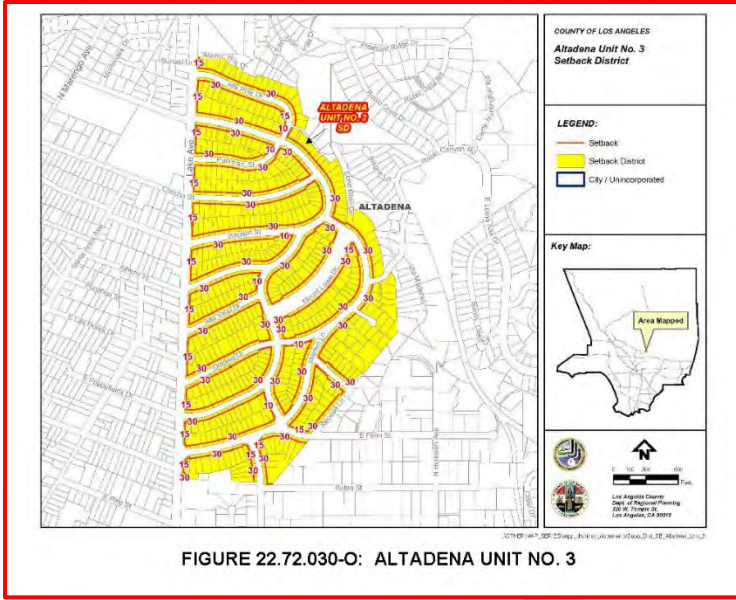
22.72.030 - District Maps.

The boundaries of the Setback Districts are shown on Figures 22.72.030-A through P, at the end of this Chapter.

...







SECTION 2. Section 22.121.010 is hereby amended to read as follows:

22.121.010 Purpose.

The purpose of this Chapter is to ensure the inclusion of affordable housing units in housing developments that meet certain criteria, including those in section 65583.2(c) and (h) of the California Government Code, and encourage mixed-income communities.

SECTION 3. Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

...

B. All housing developments located on lots that are in the following:

...

2. One of the Unincorporated communities as shown in Table 22.121.030-

A, below:

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING

Planning Area	Unincorporated Communities
East San Gabriel Valley	Avocado Heights Charter Oak East Irwindale Hacienda Heights North Whittier Rowland Heights South San Jose Hills Valinda West Puente Valley
Gateway	South Whittier-Sunshine Acres West Whittier-Los Nietos
Metro	East Los Angeles East Rancho Dominguez Florence-Firestone Walnut Park West Athens-Westmont West Rancho Dominguez-Victoria Willowbrook
South Bay	Alondra Park/El Camino Village Del Aire La Rambla Lennox West Carson Wiseburn
West San Gabriel Valley	Altadena East Pasadena-East San Gabriel La Crescenta-Montrose San Pasqual South Monrovia Islands South San Gabriel
Westside	Ladera Heights View Park - Windsor Hills Unincorporated Del Rey

- a. **Avocado Heights;**
- b. **Charter Oak;**
- c. **East Irwindale;**

- d. East Los Angeles;
- e. East Rancho Dominguez;
- f. Florence-Firestone;
- g. Hacienda Heights;
- h. North Whittier;
- i. Rowland Heights;
- j. South San Jose Hills;
- k. South Whittier-Sunshine Acres;
- l. Valinda;
- m. Walnut Park;
- n. West Athens-Westmont;
- o. West Puente Valley;
- p. West Rancho Dominguez-Victoria;
- q. West Whittier-Los Nietos; or
- r. Willowbrook;

SECTION 4 Chapter 22.300.030 is hereby amended to add West San Gabriel Valley to Table 22.300.030-A as follows:

22.300.030 Planning Area and Community Standards Districts Established.

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS		
Planning Area Standards District	Chapter	PASD Adoption Date
<u>West San Gabriel Valley</u>	<u>22.320</u>	<u>Xx/xx/2025</u>

...

SECTION 5 Section 22.320.090 is hereby deleted in its entirety:

~~**Section 22.320.090** — **ALTADENA COMMUNITY STANDARDS DISTRICT**~~

SECTION 6 Section 22.320.110 is hereby deleted in its entirety:

~~**Section 22.320.110** — **EAST PASADENA – EAST SAN GABRIEL COMMUNITY STANDARDS DISTRICT**~~

SECTION 7 Section 22.320.120 is hereby deleted in its entirety:

~~**Section 22.320.120** — **LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT**~~

SECTION 8 Section 22.320.130 is hereby deleted in its entirety:

~~**Section 22.320.130** — **SOUTH SAN GABRIEL COMMUNITY STANDARDS DISTRICT**~~

SECTION 9 Chapter 22.320 is hereby added as follows:

Chapter 22.320 WEST SAN GABRIEL VALLEY PLANNING AREA STANDARDS DISTRICT

22.320.010 Purpose

22.320.020 Definitions

22.320.030 Planning Area Standards District Map

22.320.040 Applicability

22.320.050 Application and Review Procedures

22.320.060 PASD Area-Wide Development Standards

22.320.070 PASD Zone-Specific Development Standards

22.320.080 Modification of PASD Development Standards

22.320.090 Altadena Community Standards District

22.320.100 Chapman Woods Community Standards District

22.320.110 East Pasadena-East San Gabriel Community Standards District

22.320.120 La Crescenta-Montrose Community Standards District

22.320.130 South San Gabriel Community Standards District

Chapter 22.320 WEST SAN GABRIEL VALLEY PLANNING AREA STANDARDS DISTRICT

22.320.010 – Purpose.

The West San Gabriel Valley Planning Area Standards District (PASD) is established to enhance the character of the 9 unincorporated communities within the West San Gabriel Valley Planning Area. The PASD implements the goals and policies of the West San Gabriel Valley Area Plan (Area Plan) to achieve growth and development consistent with the communities' vision for a sustainable natural environment, thriving commercial corridors, attractive built environment, vibrant community character, and pleasant, walkable neighborhoods.

22.320.020 – Definitions. (Reserved.)

22.320.030 – Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.320.030-A: West San Gabriel Valley PASD Boundary.

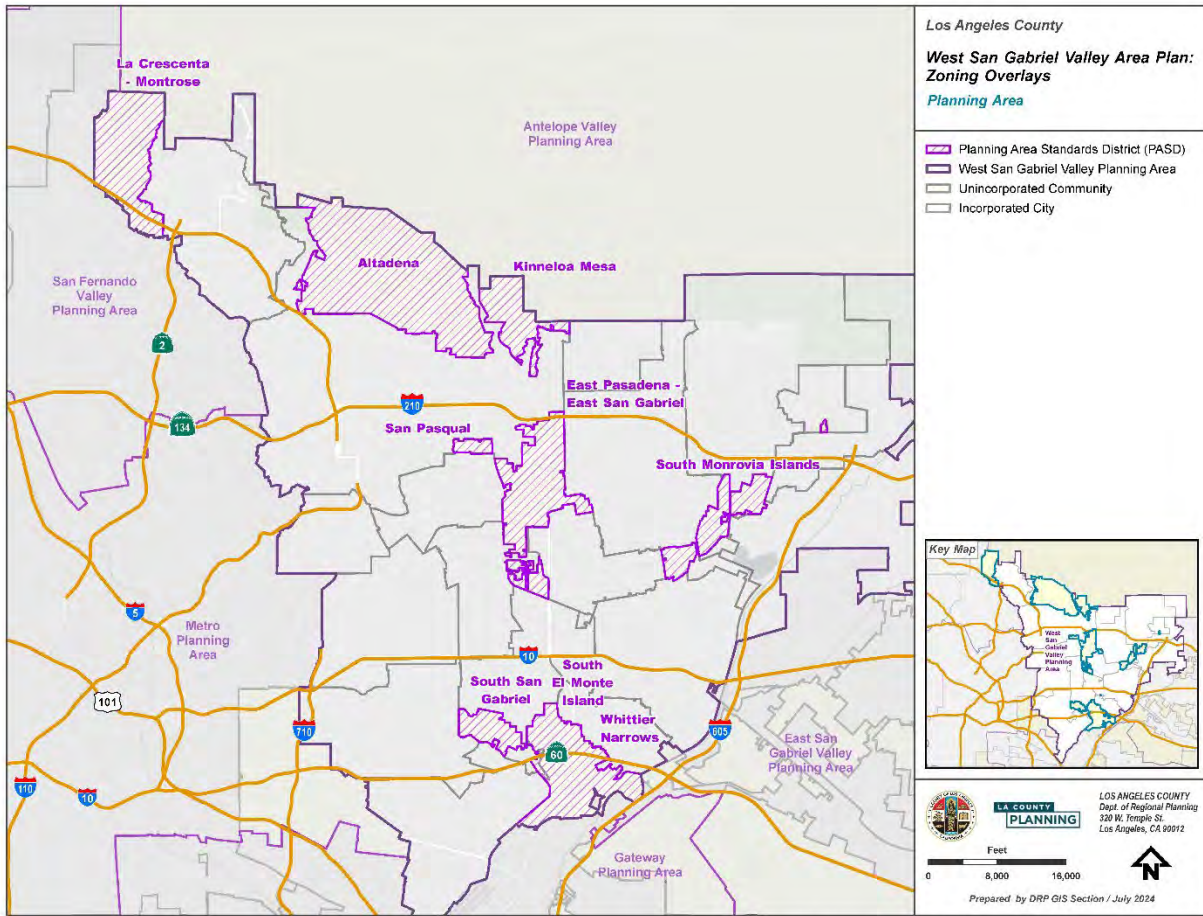


Figure 22.320.030-A: West San Gabriel Valley PASD Boundary.

22.320.040 – Applicability.

- A. General. Except as specified otherwise, this Chapter shall apply to any application for development, expansion, or change of use on lots within the boundaries of the West San Gabriel Valley PASD (Figure map 22.320.030-A: West San Gabriel Valley PASD Boundary) filed after XX/XX/2025, the effective date of this ordinance.
- B. Exemptions - Nonconforming Structures, Additions, Repairs, or Renovations. The Director has the authority to review any proposed exemption deemed necessary for the customary maintenance and upkeep of nonconforming buildings. Notwithstanding the provisions of Section 22.172.020.B (Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards), such additions, repairs, or renovations for the customary maintenance

and upkeep of such buildings and structures are exempt from the PASD standards if such requests meet the following criteria:

1. The addition does not increase the square footage of nonresidential structures.
2. The addition does not result in the decrease in the number of existing windows;
3. The addition does not result in the cumulative increase in the floor area of any building or structure by more than 50 percent. If it does, the entire building or structure is subject to the provisions of this PASD;
4. Changes to existing roofs or roof structures do not result in changes to the existing rooflines, roof pitches, or underlying roof structure, such as converting a gabled roof to a flat roof;
5. Remodels do not exceed or change more than 50 square feet of surface area on primary or secondary façades;
6. Any structure which is nonconforming to standards as a result of damage or partial destruction of the structure may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure, as determined by the methods set forth in Sections 22.172.020.G.1.a and 22.172.020.G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

22.320.050 – Application and Review Procedures.

- A. Notification. Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

22.320.060 – West San Gabriel Valley PASD Area-Wide Development Standards.

- A. Significant Ridgelines. Significant Ridgelines in West San Gabriel Valley are designated by the Director as those which, in general, are highly visible and dominate the landscape. New development is prohibited on Significant Ridgelines

as depicted on West San Gabriel Valley Area Plan Significant Ridgelines Figure Map 22.320.060-A. Structures shall be located below Significant Ridgelines as follows:

1. The highest point of a structure shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline.
2. No part of a proposed structure shall block the view of a Significant Ridgeline from a designated Scenic Route.
3. Where structures on a lot cannot meet the standards prescribed by Subsection A.2 and A.3 above, a Variance (Chapter 22.194) shall be required. In addition to the Variance requirements of Section 22.194.050 (Findings and Decision), these additional findings shall be made:
 - a. Alternative sites within the project area have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage and destruction;
 - b. The proposed development is limited to 18 feet in height above existing or finished grade (whichever is lower) and maintains the maximum view of the related Significant Ridgeline through site selection and use of design features that include, but are not limited to reduced building footprint area, clustered structures, shape, materials, and color which allow the structure to blend in with the natural setting, minimized grading, and locally-indigenous vegetation to soften the view of development from the identified public viewing areas;
 - c. Landscaping shall consist of native species present on a site as identified in the project's biological documentation. If the site does not have appreciable native vegetation as outlines in the project's biological documentation, use of the Director maintained list of appropriate landscaping materials shall satisfy this provision;
 - d. Landscape or building material screening shall not substitute for project alternatives such as re-siting or reducing the height or bulk of structures.

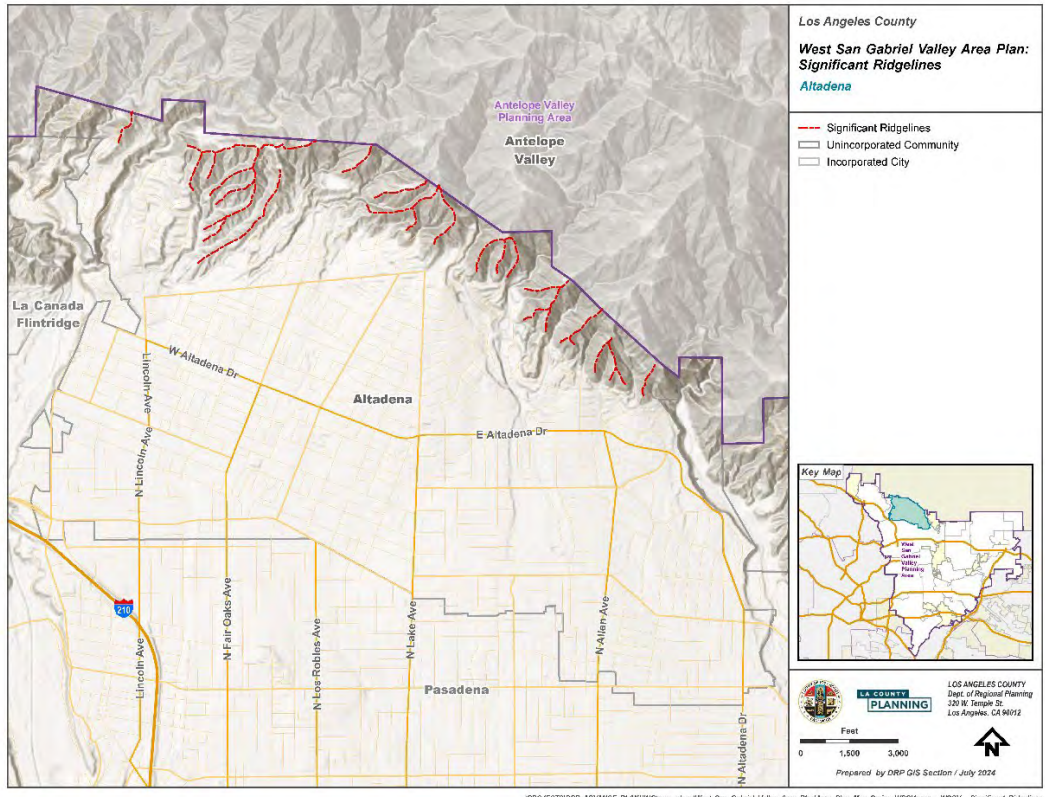


FIGURE 22.320.060-A: WEST SAN GABRIEL VALLEY SIGNIFICANT RIDGELINES

B. Biological Resources. If a property containing native vegetation is subject to a Conditional Use Permit (Chapter 22.158), a biological inventory containing the following information shall be submitted with the application:

1. Biological survey and map (drawn to scale) of biological resources and physical site features on the project site.
2. The plants, animals, and habitats found on the project site.
3. The plants, animals, and habitats likely to occur on the project site based on a California Natural Diversity Database (CNDDDB) query as well as local knowledge.
4. The plants, animals, and habitats likely to have occurred on the site based on historical records and habitat found in surrounding undisturbed areas on sites that have been subject to wildfire or unpermitted development, including but not limited to, vegetation removal or grading.

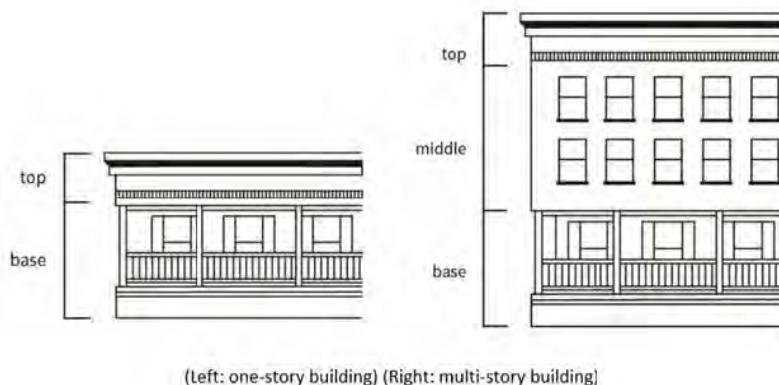
5. Assessment of need for additional surveys due to timing/season of initial survey (potential for missing sensitive species) and assessment for need of protocol level species surveys (based on CNDDDB query results and local knowledge).
 6. Proximity of the project site to locations of known sensitive resources within 200 feet.
 7. Photo documentation of the site that includes photos of all the respective habitats on site
 8. Native tree survey and map (drawn to scale) if oak, sycamore, walnut, bay, or toyon trees are present on the project site. Sites containing native oak trees shall provide the information required in Chapter 22.174 (Oak Tree Permits).
- C. Native Oaks Planting. To protect the genetic diversity of populations of locally native oaks in the West San Gabriel Valley and prevent potential hybridization with nonnative oak species, the planting of an oak tree proposed with the submittal of an application or as required by section 22.174 (Oak Tree Permits) must use a selection of oak species limited to those native to the West San Gabriel Valley. Locally native oak species consist of the following: scrub oak (*Quercus berberidifolia*), San Gabriel leather oak (*Q. durata var. gabrielensis*), Engelmann oak (*Q. engelmannii*), valley oak (*Q. lobata*), canyon oak (*Q. chrysolepis*), coast live oak (*Q. agrifolia*), and interior live oak (*Q. wislizenii*). The planting of oak species other than those listed here is prohibited.
- D. Landscaping. Where landscaping is required by this PASD, it shall be maintained in a healthy condition through appropriate watering, regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

22.320.070 – West San Gabriel Valley PASD Zone-Specific Development Standards.

- A. Commercial and Mixed-Use Zones: C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD and MXD.

1. Form and massing. To break up the building shape and volume, the design of a building shall vary in depth and/or relief at a minimum of every 30 feet in the horizontal dimension.
2. Façade Composition. To add visual interest to building form, the façade of a building shall be differentiated into building top, building middle, and building base through architectural elements and design such as windows, column, balconies, moldings, cupolas, cornices, dormers, pediments, and frieze. (See Figure 22.320.070 - A: Example of Façade Height Composition).
 - a. Building Top. The upper most portion of the building, inclusive of the roof, shall be differentiated through variations in color, material, ornamentation or shape. Notwithstanding Subsection A.3 (Roof), the roof shall consist of a molding or crown, such as an eave, cornice, parapet, or other such projection.
 - b. Building Middle. The building middle may consist of one or more stories, which shall be articulated through consistent elements, such as windows, lintels, columns, horizontal differentiation, recesses, stepbacks, materials, and color to differentiate it from the building top and building base.
 - c. Building Base. The building base is the ground floor of a building where most of the pedestrian interaction and activity take place.

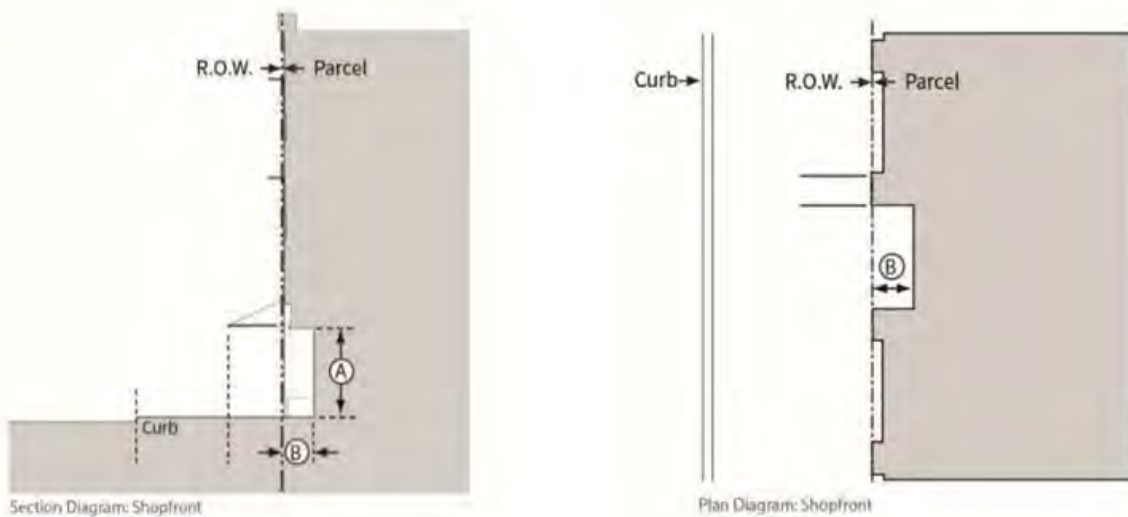
FIGURE 22.320.070-A: EXAMPLE OF FAÇADE HEIGHT COMPOSITION



3. Roofs.

- a. A roof shall have a gable, arc raised center, or if a flat roof, consist of molding or crown, such as an eave, cornice, parapet or other such projection or visual interest.
 - b. Roof-mounted equipment shall be screened from view on all sides through design or architectural elements.
4. Entrances. At least one entrance shall be located so as to provide direct pedestrian access from at least one public sidewalk.
- a. Shop Front Entrances. Shop front entrances located on the ground floor shall be recessed and consist of a door, transom lights and sidelights (see Figure 22.320.070-C , below).

FIGURE 22.320.070-B: SHOP FRONT ENTRANCE DESIGN



Design Standards (see Figure 22.320.070-B):

<u>A</u>	<u>Recessed Area Height, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Recessed Entry Depth</u>	<u>3 ft. min.</u>
<u>Recessed Entry Transparency</u>		<u>60 % min.</u>

FIGURE 22.320.070-C: EXAMPLES OF SHOP FRONT ENTRANCE (LEFT) AND CORNER ENTRANCE (RIGHT)



- b. Main Entrances. A multi-tenant building shall provide a main entrance at the street level for pedestrian use. The main entrance shall open onto a lobby and in conjunction with Subsection A.4.a (Shop Front Entrances), the main entrances shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:
 - i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface.
 - ii. Accented by columns or ornamental light fixtures.
 - iii. Marked or accented by a change in the roofline or change in the roof type.
- c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection A.4.a (Shop Front Entrances) or A.4.b (Main Entrances), above, as applicable.
- 5. Articulation. In conjunction with Subsection A .2 (Façade Composition), a building shall be articulated through design elements.
 - a. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, applied façade elements, such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences.
 - b. Roof Drainage. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage

components shall be incorporated into the architectural composition of the façade and roof.

6. Windows.

- a. The ground floor of a building shall consist of windows that cover at least 60 percent of the total width and 40 percent of the total area of the building façade fronting the street in order to provide views of the interior or window display to pedestrians. The bottom of any such window shall be no more than three feet above the sidewalk or grade.
- b. To allow maximum visual interaction between pedestrians and the interior of the building, transparent or lightly tinted material, such as glass, shall be used at the street level or ground floor.
- c. Flashing lights or similar flashing devices shall not be visible from the outside.
- d. Not more than 10 percent of the building facade at ground level shall consist of mirrored materials, densely tinted glass, or other translucent or reflective materials that offer no views of the interior.

7. Mechanical Equipment. All mechanical equipment shall be located in a manner that avoids obstructing the architectural design of a building.

a. Air Conditioning Units.

- i. Ground-mounted air conditioning units shall be screened or enclosed with landscaping or screening so as to not be visible from public areas at ground level, and shall use appropriate sound and vibration isolating mounts and barriers.
- ii. Roof-mounted air conditioning units shall be screened by architectural features so that the equipment will not be visible from public areas at ground level.
- iii. Window-mounted or wall-mounted air conditioning units shall be placed to minimize overhang and impacts to the design of the building. Casements shall match the design of the facade.

- b. Other mechanical equipment shall be screened from view using architectural features or screening materials so as to not be visible from public areas at ground level.
8. Exterior Lighting.
- a. Light trespass. Exterior lighting shall be designed to be fully shielded to cast the light downward and be located as to prevent light trespass to adjacent residential zones, sensitive uses and wildlife. Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.
 - b. Lighting provided at building access points or along pedestrian walkways shall be no more than 2 feet above ground.
 - c. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited unless otherwise required by a government agency for safety:
 - i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.
 - ii. Mercury vapor lights.
 - iii. Ultraviolet lights.
 - iv. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves. This applies to lighting behind display windows visible from the public right-of-way.
9. Signs. Signs shall be provided in accordance with Chapter 22.114 (Signs), except as specified in this PASD below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.
- a. With the exception of company logos, sign colors, shape, size, location, and lettering shall be coordinated with other business signs within the commercial center
 - b. All signs in a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

10. Parking. In addition to the requirements of Chapter 22.112 (Parking), the following requirements shall apply:

a. Parking Location.

i. Except for fully subterranean structures or roof parking, and parking structures as a primary use, all parking shall be provided in the rear of the commercial structure, and fully screened from view from the street and any adjacent residentially-zoned property. Screening materials shall include decorative walls, decorative wrought-iron fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

ii. Where a parking structure is designated as the primary use of a site, the parking structure shall be fully screened from view from the street and any adjacent residentially-zoned property. Screening materials shall include decorative walls, decorative wrought-iron fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

b. Vehicle Access. For every 100 feet of lot frontage, no more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, unless otherwise required by the County.

c. Oversize Vehicles. Parking for vehicles that exceed 20 feet in length or nine feet in width shall be located away from any abutting residentially-zoned lots.

d. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:

i. Loading spaces shall be located away from adjoining residentially-zoned lots, and shall be screened with decorative walls, decorative fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

ii. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. in such a manner as to cause noise disturbance specified by the County's Noise Control

Ordinance (Chapter 12.08 of Title 12) for adjacent residentially-zoned properties.

- e. Off-site and Shared Parking. Shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following requirements are met.
 - i. Off-site or shared parking facility is located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;
 - ii. Such area is clearly marked as being made available for parking for the subject use(s); and
 - iii. The applicant:
 - (1) Is the owner of the lot where such off-site or shared parking facility is located; or
 - (2) Has control and/or authority for required parking for as long as the use permit is valid.

11. Height Limit. Notwithstanding the base zone standards in Title 22, a building or structure in Zone C-3 or MXD shall not exceed a height of 50 feet above grade, excluding elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within a residential zone shall have a setback from the common side or rear lot line so that the height of the building in Zone MXD is no greater than 25 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every one foot increase in building height, up to a maximum height of 50 feet.

22.320.080 – Modification of PASD Development Standards

- A. Applicability. The modification of PASD standards in this Chapter, including the PASD area wide and CSD standards, unless otherwise specified by the CSD, are subject to a minor conditional use permit (Chapter 22.160, Conditional Use Permits, Minor).
- B. Exception. Notwithstanding subsection A above:
 - 1. The following modification of PASD areawide standards are subject to a Variance.
 - a. Significant Ridgelines as provided in subsection 22.320.060.A

- b. Biological Resources as provided in subsection 22.320.060.B
 - c. Native Oaks Planting as provided in subsection 22.320.060.C
 - d. Zone C-3 and MXD Height as provided in subsection 22.320.070.A.11
2. The CSD provisions on standards allowed to be modified and the required permit type shall take precedence over any modification provisions in this PASD

22.320.090 – Altadena Community Standards District

- A. Purpose. The Altadena Community Standards District (“CSD”) is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts while providing certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.
- B. District Map. The boundaries of this CSD are shown on Figure 22.320.090-A, at the end of this Chapter.
- C. Community-wide Development Standards.
1. Hillside Management.
- a. This Subsection C.1 shall apply in hillside management areas, as defined in Division 2 (Definitions), except for:
 - i. Applications submitted to the Department and deemed complete prior to January 11, 2018, the effective date of the ordinance establishing this Subsection C.1, provided that plans submitted with the application depict all proposed grading and structures.
 - ii. Changes to applications approved by the Department prior to the effective date of the ordinance establishing this Subsection C.1, provided that such changes:
 - (1) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and
 - (2) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

- iii. Applications to repair or reconstruct a damaged or destroyed structure that were legally established prior to the effective date of the ordinance establishing this Subsection C.1.
- b. Permits Required.
 - i. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) shall be required for any development within a Hillside Management Area that is not otherwise subject to a Conditional Use Permit (Chapter 22.158), pursuant to Chapter 22.104 (Hillside Management Areas), or per Subsection C.1.b.ii, below, except for:
 - (1) Additions to a structure that were legally established prior to the effective date of the ordinance establishing this Subsection C.1;
 - (2) New accessory structures; and
 - (3) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.
 - ii. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of cut plus fill material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection C.1.
- c. Development Standards
 - i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to Section 22.140.240 (Grading Projects);
 - ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by Public Works to prevent runoff and erosion;
 - iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this Subsection C.1.c and Chapter 22.104 (Hillside Management Areas), the development shall comply with Table 22.320.090 -A, below, where applicable:

TABLE	22.320.090-A:	HILLSIDE	DESIGN
<u>DEVELOPMENT STANDARDS</u>			
<u>Grading and Topography</u>	<ul style="list-style-type: none"> • <u>Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</u> • <u>Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.</u> 		
<u>Views and Screening</u>	<ul style="list-style-type: none"> • <u>Structures, retention walls, and graded areas are screened by landscaping and vegetation.</u> • <u>Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</u> 		
<u>Surfaces and Reflectance</u>	<ul style="list-style-type: none"> • <u>Structures incorporate articulated surface faces instead of flat blank walls.</u> • <u>Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</u> 		
<u>Landscaping</u>	<ul style="list-style-type: none"> • <u>Where new tree planting occurs, new trees blend with surrounding vegetation.</u> 		
<u>Trails</u>	<ul style="list-style-type: none"> • <u>Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection C.1, are improved if necessary to ensure their ongoing use.</u> 		

iv. Additional Findings for Conditional Use Permits.

- (1) In addition to the findings required under Chapter 22.158 (Conditional Use Permits) and Chapter 22.104 (Hillside Management Areas), the Commission or Hearing Officer shall approve the application where the information submitted by the applicant or presented at public hearing

substantiates that the project complies with the additional development standards in this Subsection C.1.c.

(2) The Commission or Hearing Officer may require that the applicant incorporate additional design standards which would further the intent and purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

2. Historical Preservation

a. Significant Properties. Any application for the expansion, addition, alteration, or demolition of significant properties is subject to the provisions of this Altadena CSD. Notice of such an application shall be sent to Altadena Heritage 30 days prior to the issuance of a permit by the applicable department that approves, with or without conditions, or denies the application. The following structures may be of historic or architectural significance:

- i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11, and 15. Map 1 Altadena, all of Lot 30;
- ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1-14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
- iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;
- iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and
- v. 2455 Lake Avenue, 835-875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

- b. Designated Landmarks and Historic Districts. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Chapter 22.124 (Historic Preservation).
- 3. Setback Districts. Setbacks as established in this CSD shall take precedence over any other standards established by this CSD. The required front yard specified in a Setback District shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

D. Zone Specific Development Standards

1. Zone R-1

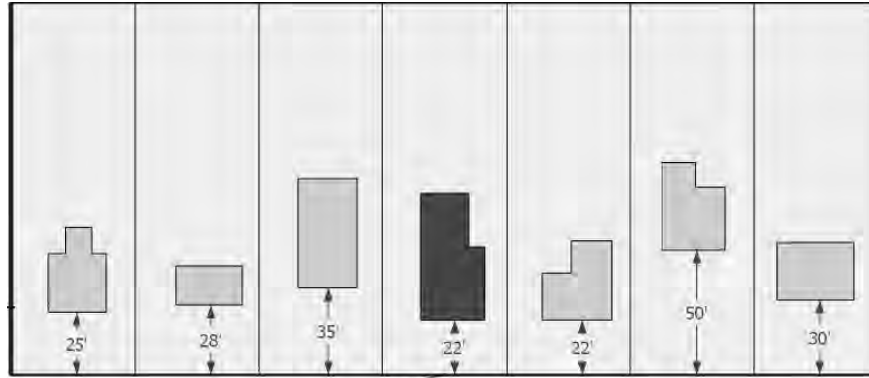
a. Yard Requirements.

- i. Except as established in Subsection E.2 (Altadena Front Yard Setback Districts) this Subsection D.1.a shall supersede Section 22.18.040.C (Required Yards) as depicted in Table 22.320.090-B:

TABLE 22.320.090 -B: YARD REQUIREMENTS				
Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner
≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)
<20,000	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)

- ii. The front yard shall not be less than the smallest front yard of a legally established residence on the same side of the street on the same block, but in no case less than 20 feet. For example, see Figure 22.320.090 -B, below:

FIGURE 22.320.090 -B: EXAMPLE OF MINIMUM FRONT YARD SETBACKS



The minimum front yard setback is equal to the smallest legally established front yard on the same side of the street on the same block, but no less than 20 feet.

- iii. Except as provided in Section 22.110.090 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.
- iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300 (Minimum Frontage) of Title 21 (Subdivisions) of the County Code, the front yard shall be measured from street frontage.
- b. Height Limits.
 - i. Except as provided below, Section 22.18.040.D (Maximum Height) shall remain applicable. This Subsection D.1.b shall supersede Section 22.18.040.D as depicted in Table 22.320.090-C:

TABLE 22.320.090-C: HEIGHT LIMITS	
Lot Size (net square feet)	Maximum Height (linear feet)
≥20,000	35
<20,000	30
Flag lots	30

- ii. Where fill material has been placed on a lot after such lot was legally created, height of a structure built on the lot shall be measured from the previously existing grade on which the structure is located. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut; and
- iii. The maximum number of stories above grade shall be two. A “basement” as defined in Section 22.14.020 of Division 2 (Definitions) shall be considered a story above grade, while a “cellar” as defined in Section

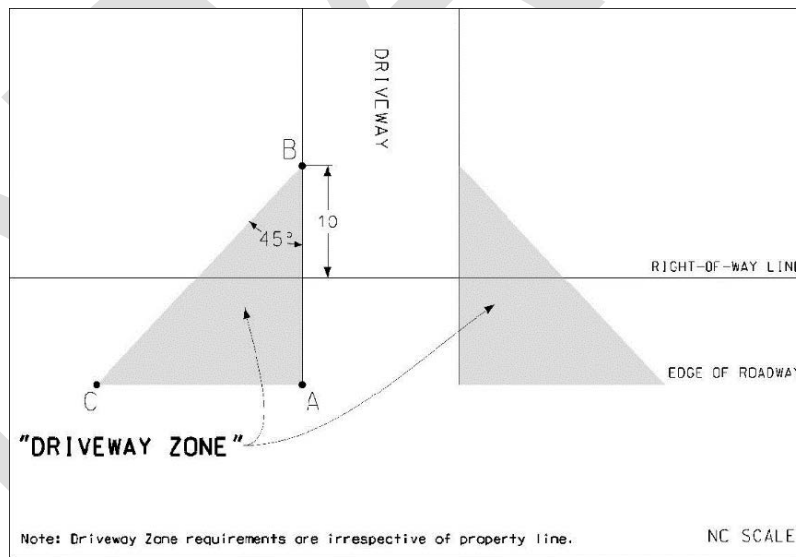
22.14.030 of Division 2 (Definitions) shall not be considered a story above grade.

c. Fences, Walls, and Landscaping.

i. For the purposes of this subsection D.1.c (Fences, Walls, and Landscaping), a Driveway Zone shall be defined as the triangular areas created on both sides of a driveway delineated by the following three points, notwithstanding the location of the property line:

- (1) Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb, if present;
- (2) Point "B" is the point along the edge of the driveway located 10 feet back from the highway line towards the property; and
- (3) Point "C" is the point at which a line that is extended away from the driveway from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.320.090 - B, below.

FIGURE 22.320.090-C: DRIVEWAY ZONE



ii. Maximum Height. Except as provided herein, Section 22.110.070 (Fences and Walls) relating to fences and walls shall remain applicable. In addition to Section 22.110.070.A (Measuring Height of Fences and Walls), the height of a fence or wall shall be measured inclusive of any architectural

feature, fixture, or support element attached to, or part of, said fence or wall;

iii. Front Yards. This Subsection D.1.c shall supersede Section 22.110.070 (Fences and Walls) as follows, as depicted in Tables 22.320.090 -D and 22.320.090-E:

(1) Corner or Reversed-Corner Lots. Table 22.320.090. -D, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots. Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection D.1.c.

TABLE 22.320.090 -D: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS		
Location	Maximum Height	
	Fences and Walls	Trees*, Shrubs*, Flowers* and Plants*, including Hedges*
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection D.1.c.v.(2), below	See Subsection D.1.c.v.(2), below
Area between right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
> 10 feet back from the right-of-way line towards the property	6 feet	6 feet
*where forming a barrier serving the same purpose as a fence or wall		

(2) All Other Lots. Table 22.320.090 -E, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

TABLE 22.320.090-E: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS		
Location	Maximum Height	
	Fences and Walls	Trees,* Shrubs,* Flowers* and Plants,* including Hedges*

Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection D.1.c.v.(2), below	See Subsection D.1.c.v.(2), below
Area within a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
Area outside a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet pursuant to Subsection D.1.c.iii.(2).(a), below	42 inches
>10 feet from the right-of-way line towards the property	6 feet	6 feet
*where forming a barrier serving the same purpose as a fence or wall		

(a) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence or wall, or portion thereof, shall be considered open and non-view obscuring when:

- (i) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link fencing with live plant material shall not be considered open and non-view obscuring; and
- (ii) Vertical support elements maintain a minimum distance of five feet apart.

(b) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection D.1.c.

- iv. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with Section 22.110.070.B.3 (Corner Side Yards).
 - v. Location.
 - (1) Notwithstanding the provisions of this CSD, any fence, wall, hedge or landscaping shall comply with Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment); and
 - (2) Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way shall comply with Title 16 (Highways) of the County Code.
 - vi. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire, or broken glass. Chain link fencing taller than 42 inches in height shall not be permitted unless covered and visually obscured with live plant material, and shall comply with all other provisions of this Subsection D.1.c .
 - vii. Compliance Implementation Program. An existing fence, wall, or hedge not in compliance the provisions of this CSD upon January 11, 2018, the effective date of the ordinance establishing this Subsection D.1.c, may apply to register in the voluntary compliance implementation program until January 1, 2019. Notwithstanding the provisions of this CSD, participants in the compliance implementation program shall secure compliance with the County Code prior to January 1, 2034, by modifying the existing fence, wall, or hedge, or obtaining approval for a Variance (Chapter 22.194).
- d. Gross Structural Area and Lot Coverage.
- i. The gross structural area (GSA) of a property includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

- ii. The maximum GSA or lot coverage shall be determined by the following formula: GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet
- iii. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.
- e. Parking.
 - i. Except as provided in this Subsection D.1.e, Chapter 22.112 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. This Subsection D.1.e shall supersede Section 22.112.060 (Required Parking Spaces) as follows, as depicted in Table 22.320.090-F:

TABLE 22.320.090-F: RESIDENTIAL PARKING	
Number of Bedrooms	Number of Parking Spaces
1 to 4	2
5 or 6	3
7 or more	i. (plus 1 space for every 2 additional bedrooms)

- ii. For the purposes of this subsection D.1.e (Parking), a bedroom shall be defined as any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
- iii. Where three or more parking spaces are required per Subsection D.1.e.i, above, such spaces may be uncovered and developed in tandem.
- f. Home-Based Occupations. Except as provided below, Section 22.140.290 (Home-Based Occupations) shall remain applicable:
 - i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted;
 - ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property;

iii. Notwithstanding Section 22.140.290.D (Prohibitions), the following home-based occupations may be permitted:

(1) Photography laboratories, digital, where:

(a) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(b) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

(2) Picture framing, where:

(a) Only assembly of finished wood or other finished products shall be permitted;

(b) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(c) All home-based occupation activity must be conducted in an approved indoor space.

(3) Seamstress or tailor, where:

(a) A maximum of four sewing machines shall be permitted for the home-based occupation;

(b) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(c) All home-based occupation activity shall be conducted in an approved indoor space.

g. Bed and Breakfast Establishments. Bed and breakfast establishment means a residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to Section 22.158.060 (Conditions of Approval), the

following development standards shall be conditions of each grant, unless otherwise modified by the Commission or Hearing Officer:

- i. The property shall have an area of not less than 10,000 square feet;
- ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
- iii. All guest rooms shall be located within the primary residence;
- iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;
- v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;
- vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;
- vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted;
- viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and
- ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

2. Zone R-2.

a. Height Limits

- i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
- ii. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

- b. Front Yards. At least 50 percent of any required front yard shall be landscaped.
 - c. Building Design.
 - i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.
 - ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.
 - d. Bed and Breakfast Establishments. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment, pursuant to Subsection A.8, above.
3. Zone R-3.
- a. Height Limits. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
 - b. Interior Side Yards.
 - i. Any required interior side yard that adjoins a single-family or two-family residentially zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.
 - ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially zoned lot.
 - iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially zoned lot.

- c. Rear Yards. Rear yards that adjoin a single-family or two-family residentially zoned lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.
 - d. Building Design. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.
 - e. Structure Height and Setback. For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially zoned lot:
 - i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and
 - ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.
 - f. Residentially Zoned Property Outside Unincorporated Area. For purposes of Subsections D.3.b through D.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within incorporated or unincorporated area.
4. All Commercial and Mixed-Use Zones.
- a. Permitted Uses.

- i. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to Section 22.140.410 (Outdoor Dining), restaurants and other eating establishments, including food take-out, may have outdoor dining where:
 - (1) Outdoor dining is established as accessory to the restaurant or other eating establishment; and
 - (2) Automobile parking is provided in accordance with Chapter 22.112 (Parking) except as modified in Subsection D.4.c.i, below, for outdoor dining.
- ii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:
 - (1) Any auto repair use shall comply with Section 22.140.110 (Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use);
 - (2) There shall be no more than three service bays; and
 - (3) Any required customer parking area shall not be used to store vehicles for repair.
- b. Uses Subject to Permit.
 - i. Drive-through Facilities. Drive-through facilities shall be permitted, provided a Conditional Use Permit has first been obtained. In addition to Section 22.158.060 (Conditions of Approval), the Commission or Hearing Officer may modify any of the prescribed development standards, below:
 - (1) The drive-through facility shall comply with the maintenance plan submitted as part of the application;
 - (2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;
 - (3) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially zoned lot.

c. Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking) and comply with current requirements for accessible parking for people with disabilities, except that the following requirements shall apply:

(1) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.320.090 -G, below, where applicable. Where such retail or restaurant and other eating establishment includes a drive-through facility or banquet facility, Chapter 22.112 (Parking) shall supersede this Subsection D.4.c.i:

TABLE 22.320.090-G: PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES				
Lot Size (net square feet)	New Building Construction ²	Existing Buildings ³		
		Change of Use	Additions ⁶	Outdoor Dining
< 2,500 ¹	None	None	None	None
2,500— < 5,000 ¹	30 percent reduction of that required under Chapter 22.112 (Parking)	No additional parking required ⁴	No additional parking required ⁴	30 percent reduction of that required for outdoor dining ⁵
≥ 5,000	That required under Chapter 22.112 (Parking)	No additional parking required ⁴	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30 percent reduction of that required for outdoor dining ⁵
1. Legal nonconforming lots				
2. Constructed on or after September 22, 1970				
3. Constructed prior to September 22, 1970				

4. Beyond parking currently existing on site
5. One space per three persons, based on occupancy load of outdoor dining area
6. Where the square footage of the addition is less than total square footage of the existing structure before the addition

- ii. Height. Except in the Lake Avenue Mixed-Use 'Center' Area, referenced in Figure 22.320.090 -A at the end of this Chapter, the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or 45 feet in height to provide design flexibility for architectural accent(s) or to accommodate mechanical equipment, elevator shafts, and stairwells.
- iii. Floor Area Ratio. Except in Zone C-M, Zone M-1, and the Lake Avenue Mixed-Use 'Center' Area referenced in Figure 22.320.090- A, at the end of this Chapter, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot;
- iv. Signage. New signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.
 - (1) Size. Maximum height of letters shall be restricted to 18 inches.
 - (2) Wall Business Signs. Wall Business Signs shall comply with Section 22.114.110 (Wall Business Signs), except where modified below:
 - (a) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted;
 - (b) In addition to the standards in Section 22.114.110.C (Height Permitted), the wall business sign may not extend above the roofline and may not extend into the right-of-way beyond the building face or the soffit line of the building;

- (c) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry;
- (d) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway, or parkway shall be permitted as follows:
 - (a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage;
 - (b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.
- (e) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.
- (3) Freestanding Signs. Except as provided below, Section 22.114.120 (Roof and Freestanding Business Signs), relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:
 - (a) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and
 - (b) Said sign shall not exceed 40 square feet of sign area.
- (4) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.
- (5) Window Signs.

- (a) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses; and
 - (b) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).
- (6) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:
- (a) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level;
 - (b) Awning signs shall not be permitted above the second floor level;
and
 - (c) Maximum letter height for awning signs shall not exceed 10 inches.
- (7) Building Tenant Information/Identification Signs.
- (a) Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;
 - (b) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage;
 - (c) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;
 - (d) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs;

- (e) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions; and
 - (f) The height and placement of signs shall be similar for each business or storefront.
- (8) Prohibited Signs:
- (a) Flashing, animated or audible signs, except marquee signs which display time and temperature;
 - (b) Signs which rotate, move, or simulate motion;
 - (c) Signs with exposed bracing, guy wires, conduits, or similar devices;
 - (d) Roof signs (any sign erected and maintained upon or over the roof of any building);
 - (e) Outdoor advertising signs (billboards); and
 - (f) Box signs.
- v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards:
- (1) Materials, Colors, and Equipment.
 - (a) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades;
 - (b) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface; and
 - (c) Concrete Masonry Unit (“CMU”) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.
 - (2) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.
 - (3) Mechanical Equipment.

- (a) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design;
 - (b) Storefront air conditioning units shall be neutral in appearance and not project outward from the façade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront; and
 - (c) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.
- (4) Security.
- (a) Chain-link, barbed, and concertina wire fences are prohibited;
 - (b) All security bars or grilles shall be installed on the inside of the building;
 - (c) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and
 - (d) Building security grilles shall be side-storing, concealed interior grilles, which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.
- vi. Buffers. When a parking lot or commercial structure is adjacent to a side yard or rear yard of a residentially zoned lot, the following development standards shall apply:
- (1) Landscaping. A five foot landscaped buffer shall be provided. Incidental walkways are prohibited from the landscaped area.
 - (2) Encroachment Plane. An encroachment plane shall be defined as an inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line. A 45-degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six

foot height at the edge of the required landscaped buffer pursuant to Subsection D.4.c.vi.(1), above, adjacent to the side yard or rear yard of a residentially zoned lot. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

vii. Pedestrian Character.

- (1) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for the purposes of this Section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive, and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard.
- (2) Pedestrian Entrance. Where a lot abuts a Commercial Corridor, as identified in Subsection D.4.c.vii.(1), above, a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.
- (3) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:
 - (a) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of

the interior, or false windows shall not meet the requirements of this Subsection D.4.c.vii.(3);

- (b) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building facade; and
- (c) All entrances or windows provided for the purposes of meeting the requirements of this Subsection D.4.c.vii.(3) shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Subsection D.4.c.vii.(3).
- (4) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
- (5) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.
- (6) Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.
- (7) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.
- (8) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses, as listed in Table

22.320.080.070-H, below. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building façade.

TABLE 22.320.090-H: ARCHITECTURAL ELEMENTS	
Arcading or arched passageways	Decorative iron fences
Arche	Decorative iron grilles
Awnings	Forecourt, accessible to pedestrians
Balconies	Outdoor dining
Bay windows	Plazas, accessible to the public
Benches or seating for pedestrians	Raised planters
Colonnades	Recessed upper floor loggias or pergolas
Courtyards, accessible to pedestrians	Tile or masonry water fountains
Decorative exterior stairs	

- (9) Building Setback. Buildings shall be set back a minimum of two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating, or other architectural features.
- (10) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.
- (11) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping.
- (12) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

- (13) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot-high decorative wall, have solid doors, and be located in the rear of the lot.
- viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.
5. Zone C-2. In addition to the uses and requirements under Subsection D.4, above, and for Zone C-2 in Chapter 22.20 (Commercial Zones), the following uses are permitted as follows:
- a. Permitted Uses.
- i. Sales
- (1) Multi-tenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.
- b. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:
- i. Services.
- (1) Air pollution sampling stations;
- (2) Automobile service stations, including incidental repair, washing and rental of utility trailers;
- (3) Electric distributing substations;
- (4) Microwave stations.
6. Zone C-3. In addition to the uses and requirements under Subsection D.4, above, and for Zone C-3 in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:
- a. Sales.
- i. Auction houses;
- ii. Automobile sales, new or used;
- iii. Boat and other marine sales;
- iv. Ice sales;
- v. Mobilehome sales;

- vi. Model home display centers and sales offices;
- vii. Pawnshops;
- viii. Recreational vehicle sales;
- ix. Secondhand stores;
- x. Stamp redemption centers;
- xi. Trailer sales, box and utility.
- b. Services.
 - i. Air pollution sampling stations;
 - ii. Automobile battery services, provided all repair activities are conducted within an enclosed building only;
 - iii. Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;
 - iv. Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;
 - v. Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;
 - vi. Automobile repair garages within an enclosed building only, and excluding body and fender work, painting, and upholstery;
 - vii. Automobile service stations;
 - viii. Bakery goods distributors;
 - ix. Boat rentals;
 - x. Carwashes, automatic, coin-operated, and hand wash;
 - xi. Comfort stations;
 - xii. Electric distribution substations, including microwave facilities;
 - xiii. Furniture transfer and storage;
 - xiv. Gas metering and control stations, public utility;
 - xv. Homes for children, foster family;
 - xvi. Lodge halls;
 - xvii. Microwave stations;
 - xviii. Mortuaries;
 - xix. Motion picture studios;

- xx. Motorcycle, motor scooter, and trail bike rentals;
 - xxi. Parcel delivery terminals;
 - xxii. Radio and television broadcasting studios;
 - xxiii. Recording studios;
 - xxiv. Recreational vehicle rentals;
 - xxv. Revival meetings, tent, temporary;
 - xxvi. Taxidermists;
 - xxvii. Trailer rentals, box and utility;
 - xxviii. Truck rentals, excluding trucks exceeding two tons capacity;
 - xxix. Wedding chapels.
 - c. Recreation and Amusements.
 - i. Amusement rides and devices;
 - ii. Athletic fields;
 - iii. Carnivals;
 - iv. Commercial recreation clubs;
 - v. Golf courses;
 - vi. Swimming pools.
 - d. Accessory Uses.
 - i. Auto body and fender repair, painting, and upholstery;
 - ii. Storage of building materials, except during on-site construction;
 - iii. Manufacturing.
7. Zone C-M.
- a. Conditional Use Permit. In addition to the uses and requirements under Subsection D.4, above, and for Zone C-M in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:
 - i. Sales
 - (1) Automobile sales, sale of new and used motor vehicles;
 - (2) Boat and other marine sales;
 - (3) Mobilehome sales;
 - (4) Recreational vehicle sales;

- (5) Trailer sales, box and utility.
 - ii. Services
 - (1) Car washes, automatic, coin-operated, and hand wash;
 - (2) Revival meetings, tent, temporary;
 - (3) Tire retreading or recapping.
 - iii. Accessory Uses.
 - (1) Storage of building materials, except during on-site construction.
 - b. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net of such lot
8. Zone M-1.
 - a. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total area of such lot.
- E. Area Specific Development Standards.
- 1. Lake Avenue Mixed-Use 'Center' Area.
 - a. Purpose. The Lake Avenue Mixed Use 'Center' Area specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue Commercial District of Altadena.
 - b. Description of Area. The boundaries of the Lake Avenue Mixed Use 'Center' Area are shown on Figure 22.320.090. -A, at the end of this Chapter.
 - c. Area-Specific Development Standards.
 - i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet, excluding elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment,
 - ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.
 - 2. Altadena Front Yard Setback Districts. Every lot within the Setback Districts (Figures 22.320.090-D, 22.320.090-E, and 22.320.090-F) shall conform to the

front yard building setbacks as established below, except as provided by 22.72.040 (Modification of Setback Requirements).

FIGURE 22.320.090-D: Altadena Setback District Unit No. 1

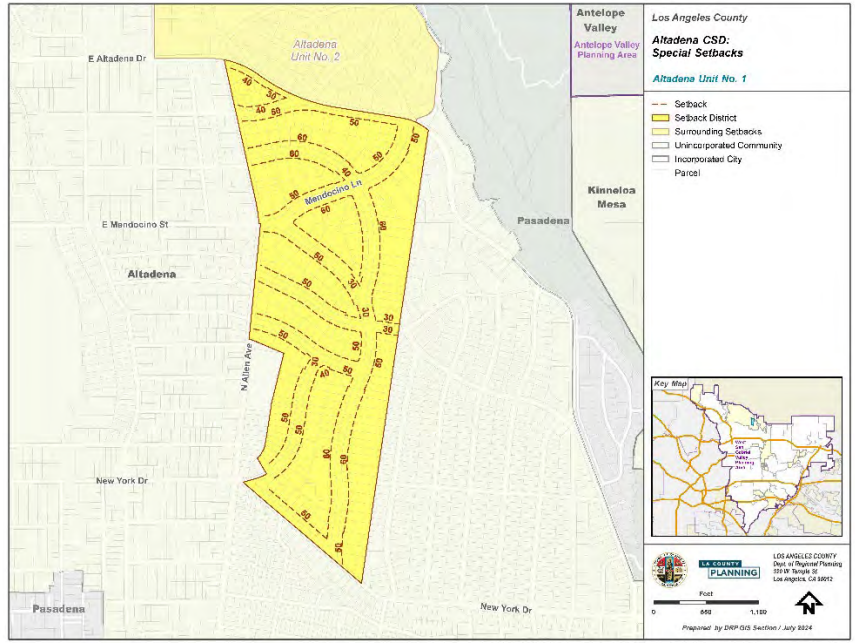


FIGURE 22.320.090-E: Altadena Setback District Unit No. 2

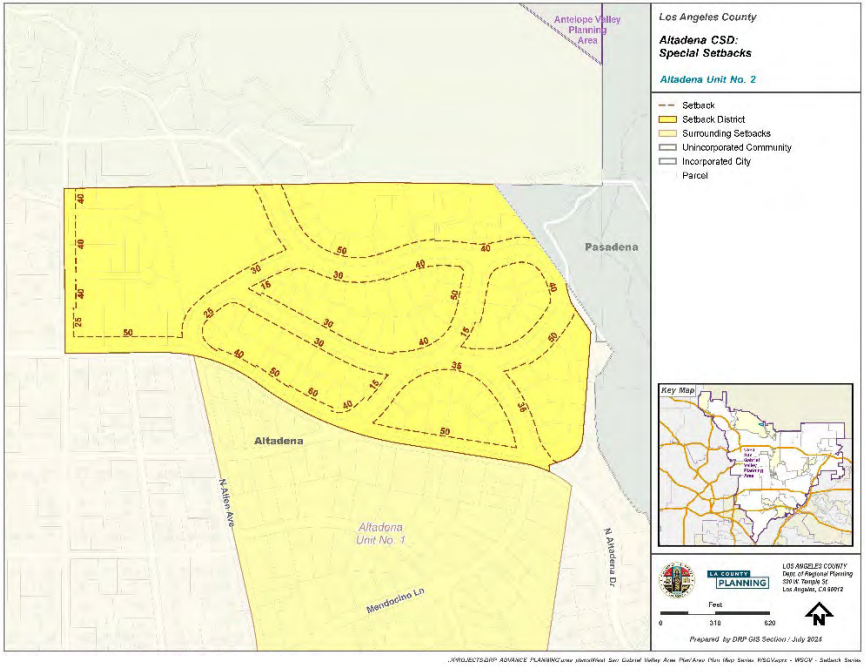
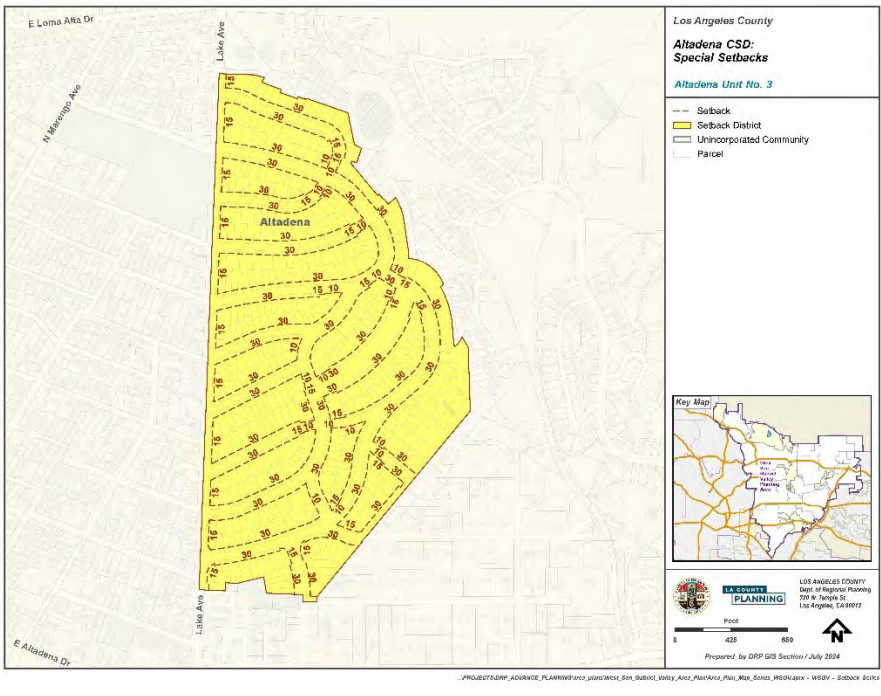


FIGURE 22.320.090-F: Altadena Setback District Unit No. 3



F. Modification of Development Standards.

1. Applicability. The development standards set forth as listed below, may be modified through a Minor Conditional Use Permit per subsection 22.300.020.C (Modifications Authorized), subject to the provisions herein:
 - a. Residential Zones
 - i. Section 22.320.090.D.1.a (Yard Requirements);
 - ii. Sections 22.320.090.D.1.b.i and 22.320.090.D.1.b.ii;
 - iii. Section 22.320.090.D.1.c (Fences, Walls, and Landscaping);
 - iv. Section 22.320.090.D.1.d (Gross Structural Area and Lot Coverage);
 - v. Section 22.320.090.D.2.b (Front Yards);
 - vi. Section 22.320.090.D.2.c (Building Design);
 - vii. Section 22.320.090.D.3.b (Interior Side Yards);
 - viii. Section 22.320.090.D.3.c (Rear Yards);
 - ix. Section 22.320.090.D.3.d (Building Design); and
 - x. Section 22.320.090.D.3.e (Structure Height and Setback).
 - b. Commercial and Industrial Zones
 - i. Section 22.320.090.D.4.c.ii (Height);
 - ii. Sections 22.320.090.D.4.c.iii (Floor Area Ratio), 22.320.090.D.7.b (Floor Area Ratio), and 22.320.090.D.8.a (Floor Area Ratio);
 - iii. Section 22.320.090.D.4.c.iv (Signage) related to area and number of signs;
 - iv. Section 22.320.090.D.4.c.v (Design);
 - v. Section 22.320.090.D.4.c.vi (Buffers); and
 - vi. Section 22.320.090.D.4.c.vii (Pedestrian Character).
 - c. Lake Avenue Mixed-Use 'Center'
 - i. Section 22.320.090.E.1.c.i (Height Limits); and
 - ii. Section 22.320.090.E.1.c.i (Floor Area Ratio).
 - d. Modification of all other standards in the Altadena CSD shall be subject to a Variance (Chapter 22.194)
2. Application

- i. Additional Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:
- (1) An applicant's statement setting forth that:
 - (a) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;
 - (b) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
 - (c) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.
 - (2) Materials for modifying Fences, Walls, and Landscaping in Residential Zones. For a request to modify Section 22.320.090.D.1.c (Fences, Walls, and Landscaping), the applicant shall submit the following additional information:
 - (a) A site plan depicting:
 - (i) Location and height of the modified fence, wall, hedge or landscaping;
 - (ii) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street; and
 - (iii) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;

- (b) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge, or landscaping; and
 - (c) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.
 - (3) Materials for modifying Pedestrian Entrance. For a request to modify the requirements of Section 22.320.090.D.4.c.vii.(2) (Pedestrian Entrance), in addition to the required materials in Subsection F.2.i.(1), above:
 - (a) A site plan of the proposed alternative design, detailing the required elements of Subsection F.3, below, including the proposed location of required public space identification signage;
 - (b) A lighting plan;
 - (c) A landscaping plan;
 - (d) A maintenance plan; and
 - (e) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian
 - ii. Fee. The applicant shall submit a filing fee equal to that required for:
 - (1) A Minor Conditional Use Permit (Chapter 22.160) Application; and
 - (2) A fee in the amount specified in Section 12.04.020.A.3.a.(3) of Title 12 (Environmental Protection) of the County Code to be applied to Public Works, when the Department determines that a CSD Modification is to be referred to Public Works for review.
3. Additional Development Standards For Modification
- a. Residential Zones

- i. For any request related to height, the maximum height shall not exceed 35 feet.
 - ii. For any request related to fences, walls, and landscaping, any modified fence, wall, hedges, or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.
- b. Commercial and Mixed-Use Zones
- i. Additional Development Standards for Modification. Where a CSD Modification is requested to modify Section 22.320.090.D.4.c.vii.(2) (Pedestrian Entrance), the following standards shall apply:
 - (1) At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the Commercial Corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection F.3.b.i.
 - (2) A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building façade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required by Section 22.320.090.D.4.c.vii.(8) (Architectural Elements):
 - (a) Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features, and shade trees;

- (b) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping, or hardscaping, including water features, and shade trees;
- (c) Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping, or hardscaping and shade trees;
- (d) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or
- (e) Any type of privately maintained, landscaped animal-friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating.

(3) Signage shall be provided on-site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: "Open to the Public." Signage provided to meet the requirements of this Subsection F.3.b.i.(3) shall not be subtracted from the allowed signage area for the lot.

4. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Chapter 22.160) application, except as follows:
 - a. Findings for Approval. In addition to the findings in Section 22.160.050.B, the Hearing Officer shall approve or deny the request based on the following findings:

- i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;
 - ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
 - iii. That the requested modification will not be contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.
 - iv. For any request to modify the requirements of Section 22.320.090.D.4.c.vii.(2) (Pedestrian Entrance), that the proposed alternative meets the additional development standards in Subsection F.3.b.i.(3), above, and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.
- b. Additional Conditions. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

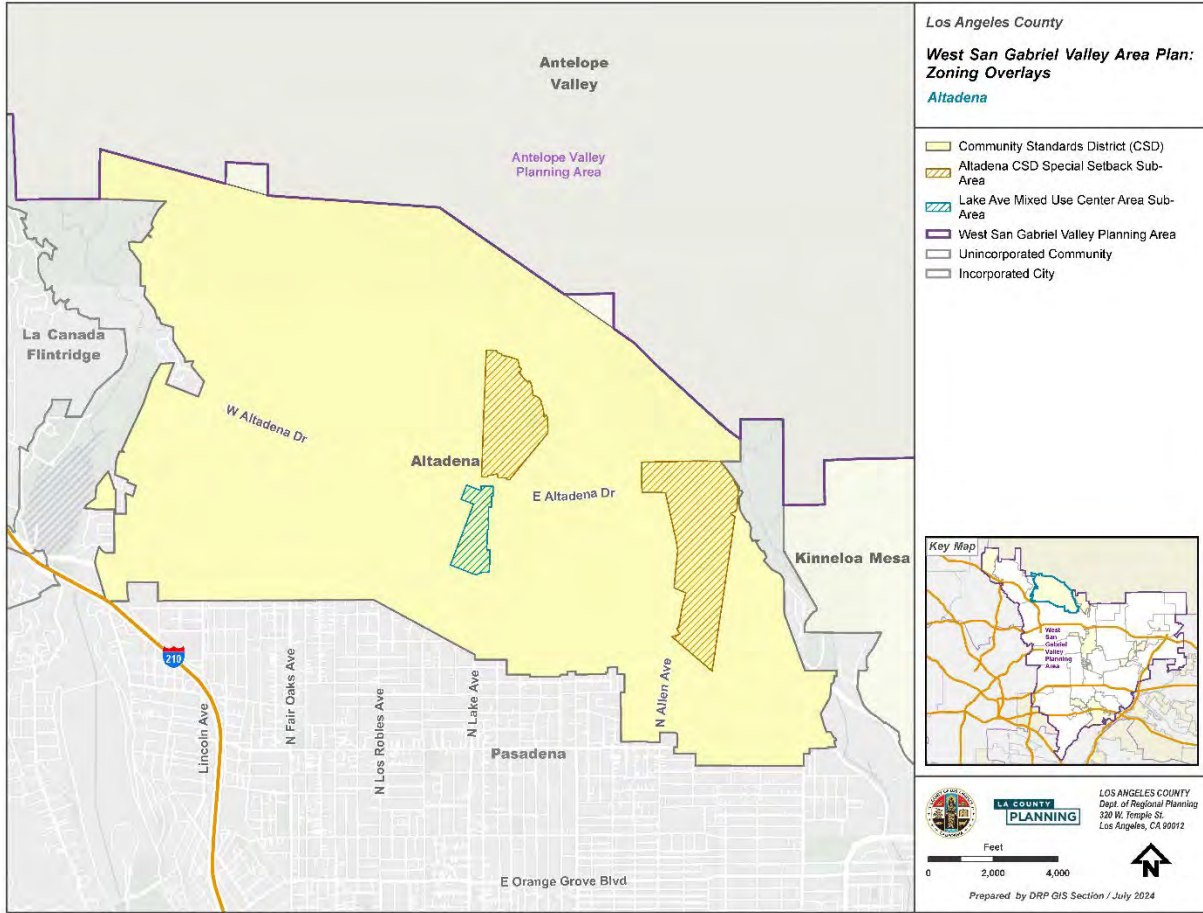


FIGURE 22.320.090-A: ALTADENA CSD BOUNDARY AND SUB-AREAS

22.320.100 Chapman Woods Community Standards District

...

22.320.110 – East Pasadena-East San Gabriel Community Standards District

- A. Purpose. The East Pasadena—East San Gabriel Community Standards District (“CSD”) is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the CSD.
- B. District Map. The boundaries of this CSD are shown on Figure 22.320.110-A: East Pasadena—East San Gabriel CSD Boundary, at the end of this Chapter.

C. Community-wide Development Standards

1. Flag Lots. The provisions in Section 22.110.170.B.1.b allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.
2. Signs. Prohibited signs are as follows:
 - a. Outdoor advertising signs;
 - b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;
 - c. Roof signs;
 - d. Flashing, animated, audible, rotating and/or moving signs; and
 - e. Business signs that project or extend more than 18 inches from the building façade.
3. Setback Districts. Setbacks as established in this CSD shall take precedence over any other standards established by this CSD. The required front yard specified in a Setback District shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

D. Zone Specific Development Standards

1. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.320.110-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	Lot Size (sf): Less than 13,000	Lot Size (sf): 13,000— 19,999	Lot Size (sf): 20,000— 39,999	Lot size (sf): 40,000+
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet

	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Structure Height and Setback	<p>For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure:</p> <ol style="list-style-type: none"> 1. At five feet from the side property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. 			
	<ol style="list-style-type: none"> 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height. 			
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.			

Distance Between Main Buildings	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot.	
Maximum Grade	The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.	
Maximum Stories	The maximum number of stories above grade shall be two.	
Maximum Floor Area	The maximum floor area shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area.	
Maximum Lot Coverage	The maximum lot coverage shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.	
Parking	Number of Bedrooms	Required Enclosed Parking Spaces
	1 to 4	2
	5 to 6	3
	7 or more	4 (+1 for each additional bedroom)
	Parking shall not be located below grade.	
Garages	For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots	

	with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

2. Zone R-3

TABLE 22.320.110-B: ZONE R-3 DEVELOPMENT STANDARDS	
Minimum Rear Yard Depth	15 feet
Minimum Side Yard Width	5 feet
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Front Yard Landscaping	A minimum of 20 percent of the required front yard shall contain softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

Maximum Height	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots, unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
Parking	As required by Chapter 22.112 (Parking).
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

3. Zones C-1, C-2, C-3, C-H, M-1, M-1.5.

- a. Maximum Height. The maximum height of all structures, except chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment, shall be 35 feet.
- b. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.
- c. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
- d. Setback. For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

E. Area Specific Development Standards.

1. East Pasadena – East San Gabriel Setback District. Every lot withing the Setback Districts (see Figure 22.320.110-B) shall conform to the front yard building setbacks as established below, except as provided by 22.72.040 (Modification of Setback Requirements).

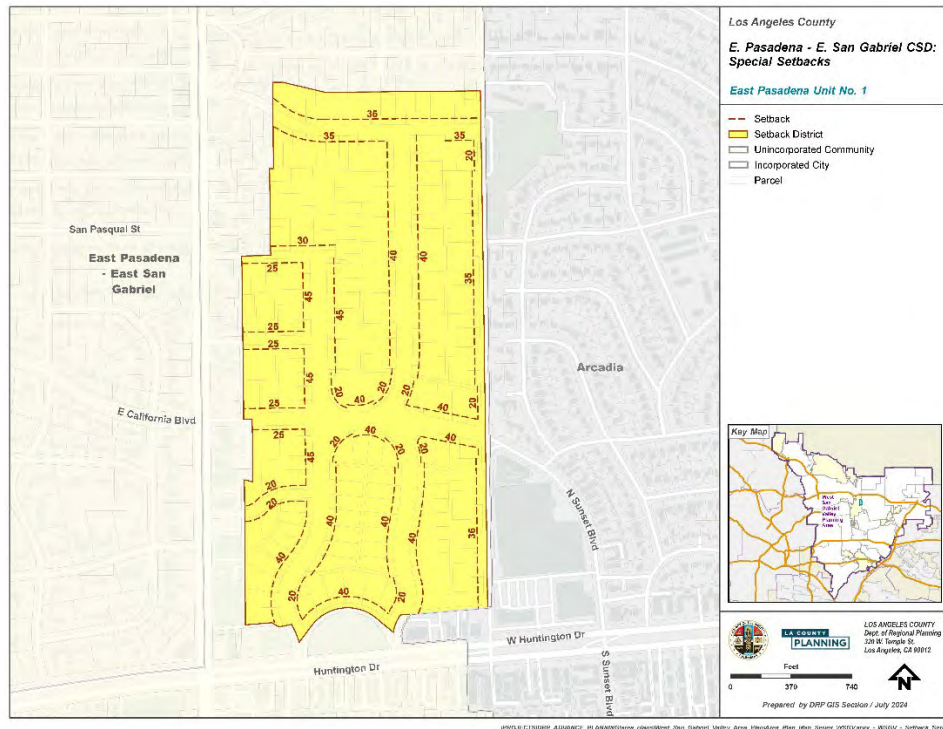


Figure 22.320.110-B: East Pasadena – East San Gabriel Setback District Unit No.

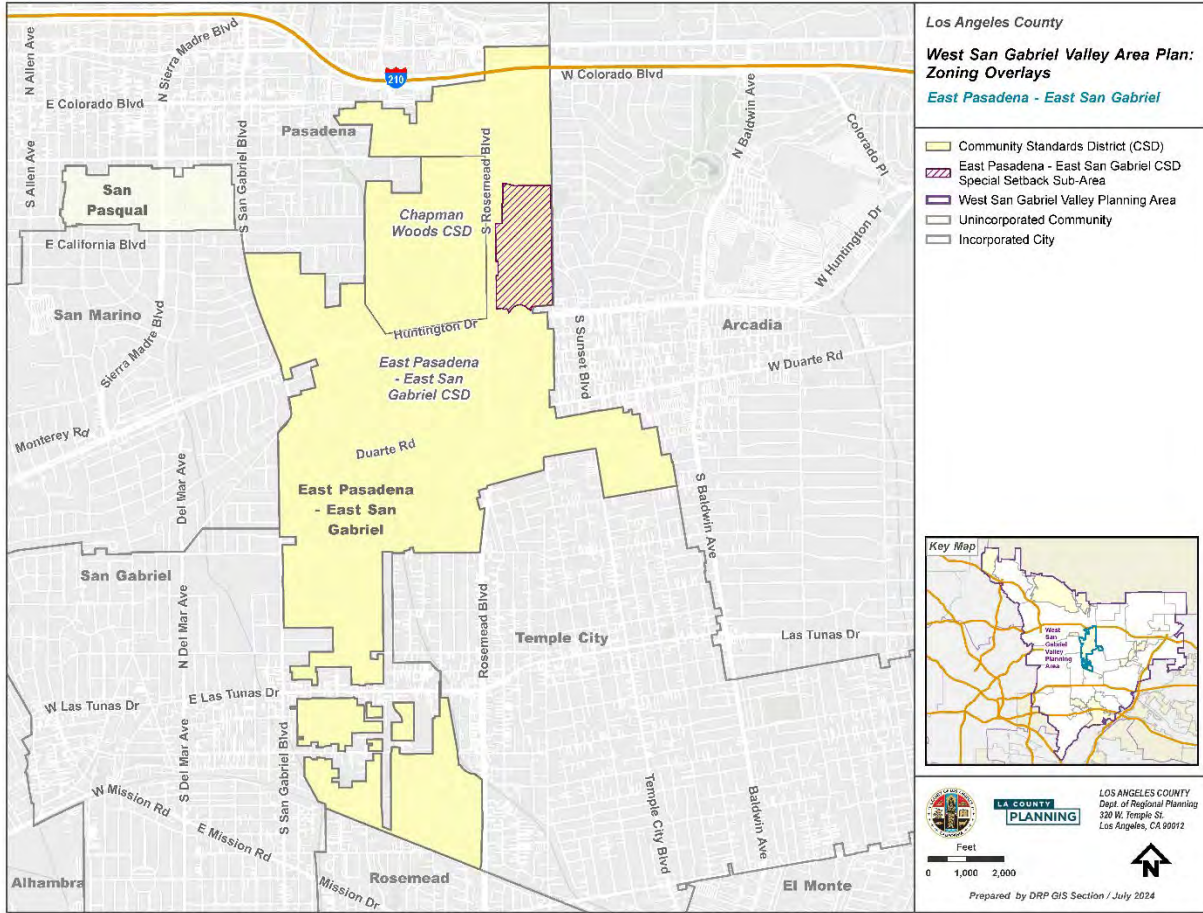
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F. Modification of Development Standards. In addition to the findings required by a Minor Conditional Use Permit as provided by Section 22.320.080 (modification of PASD Development Standards), the following findings are required:

- a. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the East Pasadena—San Gabriel Community Standards District.
- b. The modification from the development standards will not affect the unique characteristics of the neighborhood in which the site is located.

- i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.
- ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
- iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.
- iv. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

FIGURE 22.320.110-A: EAST PASADENA—EAST SAN GABRIEL
CSD BOUNDARY



22.320.120 La Crescenta-Montrose Community Standards District

- A. Purpose. The La Crescenta-Montrose Community Standards District (“CSD”) is established to enhance the character and vitality of the La Crescenta-Montrose community. The CSD promotes thoughtful design of commercial and residential buildings and enhances the area’s identity as a foothill community. The CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, create a pedestrian-friendly environment, and buffer single-family residences from more intensive adjacent uses.
- B. Definitions. The following definitions are defined solely for this CSD:
 - 1. Façade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.

2. Landscaping. An area planted with vegetative materials, such as lawn, shrubs, flowers, trees, drought tolerant groundcover, or plants.
- C. District Map. The boundaries of this CSD are shown on Figure 22.320.120 – A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.
- D. R-1 Zone Specific Development Standards
1. Gross Structural Area. For R-1 zoned lots 7,500 square feet in size or larger, the Gross Structural Area (GSA) calculation shall apply. The maximum GSA shall be determined by the following formula: $GSA = (.25 \times \text{net lot area}) + 1,000$ square feet. The GSA of a property shall include the total floor area of all enclosed buildings and structures, including storage, but excluding cellars and the first 400 square feet of garages designed for the storage of automobiles.
 2. Exterior Lighting. Fully shielded fixtures shall be used for permanent exterior lighting in order to prevent light trespass beyond said property boundaries. A fully shielded fixture emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane.
- E. R-3 Zone Specific Development Standards.
1. The provisions of this Section shall not apply to single-family and two-family residences.
 2. Front Yards.
 - a. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.
 - b. Front yards that adjoin any single-family or two-family residential property shall include a landscaped area of at least five feet in width, as measured from the side lot line adjoining said residential property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.
 3. Interior Side Yards.
 - a. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.

- b. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to 10 percent of the average width of such lot.
 - c. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least 10 feet.
 - d. Interior side yards that adjoin single-family or two-family residential property shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding to maintain privacy from the adjoining property.
 - e. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.
 - f. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.
 4. Rear Yards. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least 10 feet, as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area, or as otherwise required by Chapter 22.126, whichever is greater.
 5. Structure Height. For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.
 6. Open Space.
 - a. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common

area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

7. Building Design.

- a. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard and one garage entrance may be placed on the front of a building. Such driveway and garage entrance shall not exceed 26 feet in width, unless a greater width is required by another State or County requirement.
- b. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of lot width, and one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof. Each such driveway and garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County requirements.
- c. For each building that fronts a public street, at least one window shall be located on the building wall that faces that street.
- d. Front entrances shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.
- e. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows or other such articulations which shall extend more than three feet from the building wall.
- f. The entire roof structure shall be pitched with a slope of at least 1:3.
- g. Rooflines shall be broken into smaller sections by use of decorative elements, such as pitched dormers, gables, and eyebrows.
- h. Roof mounted equipment shall be screened from view from any adjacent residential property at ground-level and any adjoining public right-of-way, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

F. Foothill Boulevard Area Specific Development Standards

1. Purpose. The following standards apply to all commercial and mixed-use zoned property within the Foothill Boulevard Area and are intended to improve walkability and aesthetics along the commercial corridor.
2. Area Description. The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.320.120 - A: Foothill Boulevard, at the end of this Chapter.
3. Zone Specific Use Standard – All MXD Zones.
 - a. Conditional Use Permit. Notwithstanding the use requirements provided in Section 22.26.030.B (Land Use Regulations for Zone MXD), the following uses shall require a conditional use permit.
 - (1) Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the State of California.
 - (2) Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time.
 - (3) Smoke Shops, which is a business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments, such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars.
 - (4) Athletic fields, excluding stadiums.
 - (5) Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse.
 - (6) Swimming pools, as a primary use.
 - (7) Tennis, volleyball, badminton, lawn bowling or bowling alleys, and similar courts.
4. General Development Standards

- a. Lot Coverage. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.
- b. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided for up to one-third of the required 15 percent net area landscaping in the front and side yard setbacks if such setbacks are provided to meet the landscaping requirement.
- c. Corner cutoffs. Corner cutoffs shall be provided, as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, unless otherwise determined by Public Works.
- d. Rear Yards.
 - i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.
 - (1) If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.
 - (2) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.
 - ii. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply.
- e. Building or Structure Height.
 - i. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment.
 - ii. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet, excluding chimneys, rooftop antennas,

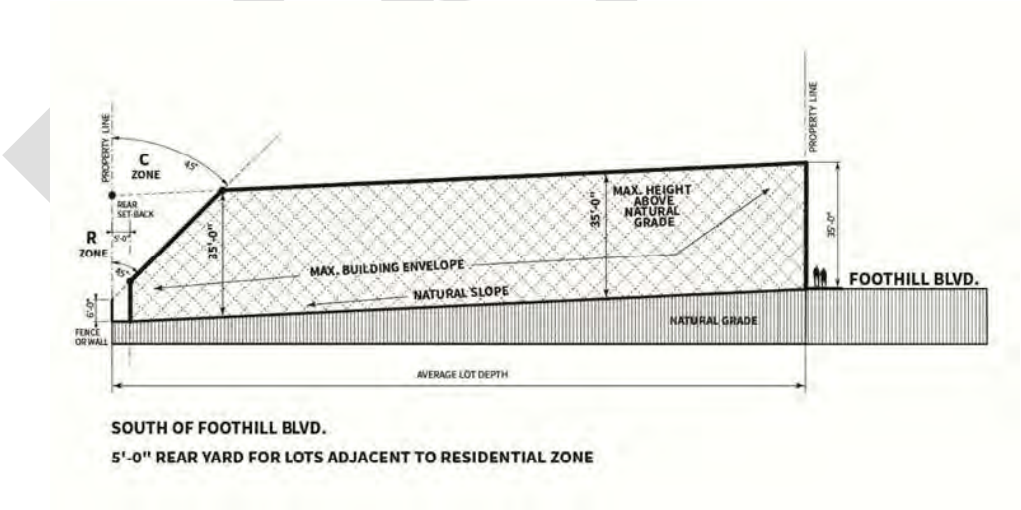
elevator shafts, stairwells, and rooftop mechanical equipment.; except that at the rear lot line, height shall be stepped back as follows:

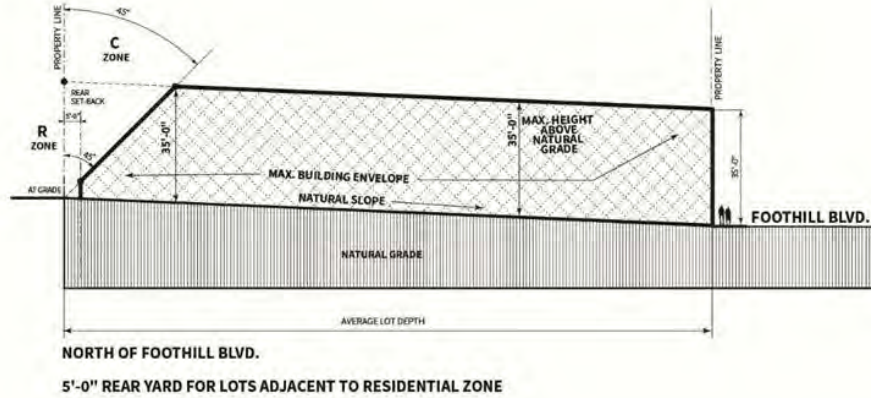
- (1) If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line (see Figure 22.320.120 -B).
- (2) If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (see Figure 22.320.120- B).

iii. Exceptions

- (1) If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.
- (2) If the average lot depth is 150 feet or less, Subsection F.4.e.ii, above, shall not apply, and the maximum height shall be 35 feet, excluding chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment.

FIGURE 22.320.120 - B: BUILDING OR STRUCTURE HEIGHT





- f. Building Base Design. New development and renovations subject to 22.320.040.C (Nonconforming Structures - Additions, Repairs, or Modifications) shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:
- i. Trellis or Pergola - Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines, as shown on Figure 22.320.120 - C, below.

FIGURE 22.320.120 - C: EXAMPLES OF TRELLIS AND PERGOLA STRUCTURES







- ii. Natural Stone, which shall be provided which shall be provided at the base of structures, including (see Figure 22.320.120 - D, below):
 - (1) As fascia for landscape wall;
 - (2) On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
 - (3) On the base of all columns on the exterior of the buildings at least three feet in height.

FIGURE 22.320.120 - D: EXAMPLES OF NATURAL STONE



- iii. Exterior Furniture. At least one of the following exterior furniture, which shall be constructed of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.

- (1) Benches - with a seating length of at least 48 inches (see Figure 22.320.120 - E, below):

FIGURE 22.320.120 - E: EXAMPLES OF BENCH SEATING



- (2) Bicycle racks - at least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided per Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement, and no additional bicycle rack is required (see Figure 22.320.120 - F, below); or

FIGURE 22.320.120 - F: EXAMPLE OF BICYCLE RACK



(3) Tables with chairs - may include at least three tables with at least two chairs each (see Figure 22.320.120 - G, below).

FIGURE 22.320.120 - G: EXAMPLES OF TABLES WITH CHAIRS FOR OUTDOOR SEATING





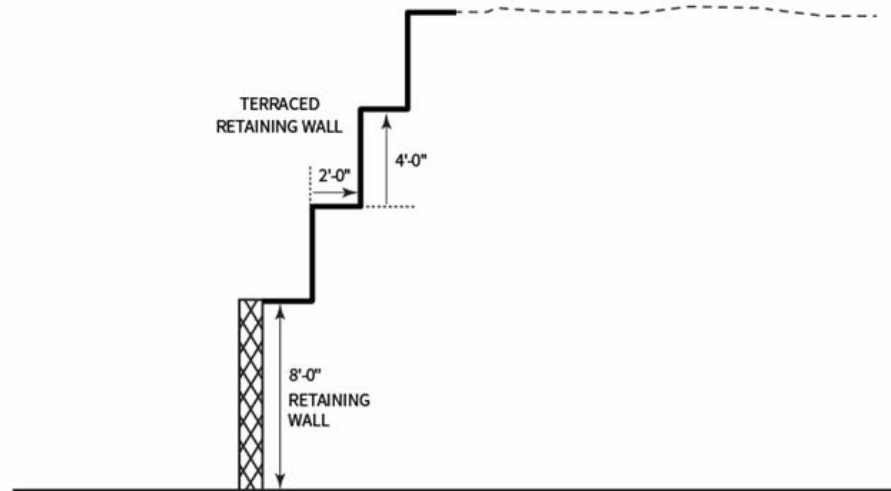
- g. Awnings.
- i. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays or along building frontages or façades, subject to the requirements of Subsection F.6.g.vii.(2) (Awning Sign).
 - ii. Multiple awnings belonging to a single commercial business shall be the same color and style.
 - iii. Awnings shall not utilize glossy material or be internally illuminated.
 - iv. Awnings shall be maintained in good repair. For the purposes of this Subsection, good repair shall be defined as not torn or ripped.
- h. Exterior Lighting. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.
- i. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.
- i. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are good candidates for relocation, as established by a certified arborist. Such trees shall be moved in

accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).

- ii. Trees, shrubs, flowers, and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall, shall comply with all height restrictions applying to fences and walls, as provided in Section 22.110.070 (Fences and Walls) in addition to Subsections F.4.j and F.4.k, below.
- j. Retaining Walls.
 - i. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped.
 - ii. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural stone, or split-faced concrete block with a cap.
 - iii. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall be no higher than the height of the retaining wall and shall not obstruct line of sight, as determined by Public Works.
 - iv. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.320.120 - H):
 - (1) Retaining walls shall be limited to eight feet in height, as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed, if approved by Public Works.
 - (2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each

increment shall be landscaped in compliance with the requirements of 22.320.060.E (Landscaping).

FIGURE 22.320.120 - H: REAR LOT RETAINING WALL DESIGN



k. Other Walls and Fences.

i. Walls shall be constructed of similar materials as Subsection F.4.j.ii. Fences shall be constructed of the following materials, and shall be maintained in good condition:

- (1) Wood or simulated wood;
- (2) Brick or stone; or
- (3) Wrought iron.

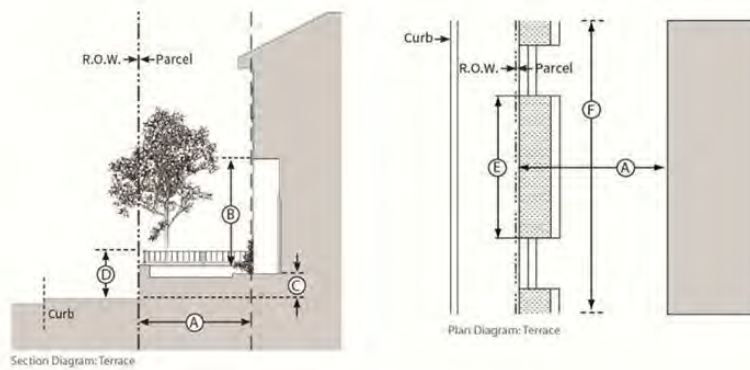
ii. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.

iii. Special Purpose Fences. Chain link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).

l. Parking. The requirements of Chapter 22.112 (Parking) shall apply except where modified herein:

- i. Fence or Wall. If a parking lot adjoins a public street, a solid fence or wall 3.5 feet in height, setback at least seven feet from the road right-of-way shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.
 - ii. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons, based on the occupant load, which is determined by Public Works.
5. Building Design Standards.
- a. Architectural Elements. New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.
 - i. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses, such as public seating or dining. It creates a buffer from public rights-of-way (see Figure 22.320.120 - J, below, for examples of terraces).

FIGURE 22.320.120 - I: TERRACE DESIGN



(1) Design Standards (see Figure 22.320.120 - I):

<u>A</u>	<u>Depth, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Height, clear</u>	<u>10 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>

<u>D</u>	<u>Height, perimeter wall</u>	<u>4 ft. max.</u>
<u>E</u>	<u>Distance between access points</u>	<u>50 ft. max.</u>
<u>F</u>	<u>Length of terrace</u>	<u>At least 50 percent of building frontage.</u>

(2) Low walls used as seating may count towards satisfying the requirements of Subsection F.4.f.iii.(1) (Benches), above.

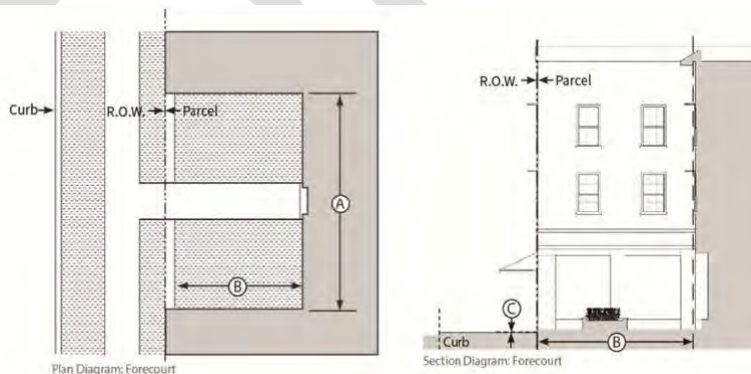
(3) Any required guardrails shall be at least 75 percent open above the perimeter wall.

FIGURE 22.320.120 - J: EXAMPLES OF COVERED TERRACE AND TERRACE AREAS



ii. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use (see Figure 22.320.120 - L, below, for examples of forecourt area).

FIGURE 22.320.120 - K: FORECOURT DESIGN



(1) Design Standards (see Figure 22.320.120 - K):

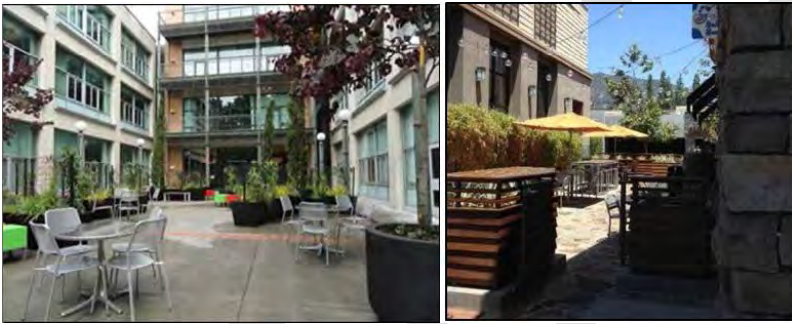
<u>A</u>	<u>Width, clear</u>	<u>15 ft. min.</u>
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<u>B</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<u>Ground floor transparency</u>		<u>60 percent min.</u>

(2) Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least eight feet above finish level.

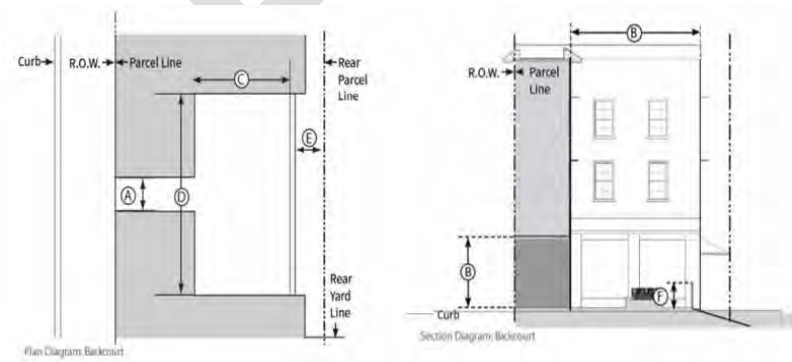
(3) Forecourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures, or combination thereof.

FIGURE 22.320.120 - L: EXAMPLES OF FORECOURT AREA



iii. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses (see Figure 22.320.120 - N, below, for examples of backcourt area).

FIGURE 22.320.120 - M: BACKCOURT (REAR COURT) DESIGN



(1) Design Standards (see Figure 22.320.120 - M):

<u>A</u>	<u>Access width, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Access height, clear</u>	<u>12 ft. min.</u>
<u>C</u>	<u>Width, clear</u>	<u>20 ft. min.</u>
<u>D</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>E</u>	<u>Setback from rear parcel line</u>	<u>15 ft. min.</u>
<u>F</u>	<u>Privacy wall height, solid</u>	<u>4 ft.</u>
<u>Ground Floor Transparency</u>		<u>60 percent min.</u>

(2) When provided, a backcourt shall satisfy the requirements of Subsection 22.320.070.A.5 (Articulation), only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.

(3) Encroachments, such as balconies, awnings, and signage are allowed within the backcourt and shall be located at least eight feet above finish floor level.

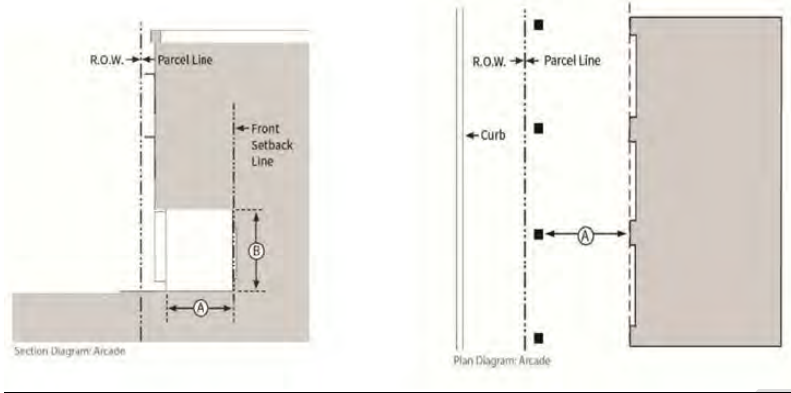
(4) Backcourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures.

FIGURE 22.320.120 - N: EXAMPLES OF BACKCOURT AREA



iv. Arcade. An arcade is a façade with an attached colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.320.120 - P, below, for examples of arcade frontage).

FIGURE 22.320.120 - O: ARCADE DESIGN



(1) Design Standards (see Figure 22.320.120 - O):

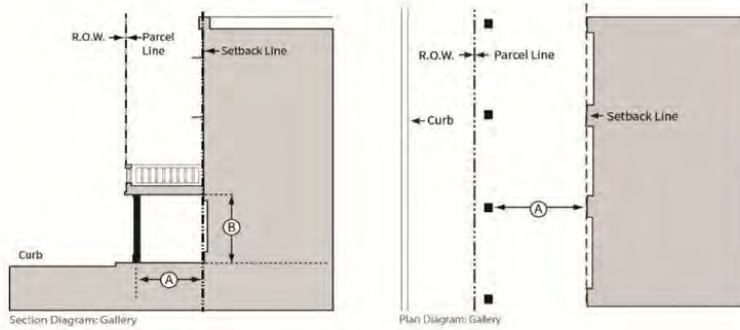
<u>A</u>	<u>Depth, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Ground Floor Height, Clear</u>	<u>10 ft. min.</u>

FIGURE 22.320.120 - P: EXAMPLES OF ARCADE FRONTAGE



- v. Gallery. A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may provide covered or uncovered porches at the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.320.120 - R, below, for an example of gallery frontage).

FIGURE 22.320.120 - Q: GALLERY DESIGN



(1) Design Standards (see Figure 22.320.120 - Q):

<u>A</u>	<u>Depth, Clear</u>	<u>20 ft. min.</u>
<u>B</u>	<u>Ground floor height, Clear</u>	<u>10 ft. min.</u>

FIGURE 22.320.120 - R: EXAMPLE OF GALLERY FRONTAGE



- b. Entrances. Notwithstanding 22.320.070.A.4 (Entrances), the following standards shall apply.
- i. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.
 - ii. Awnings may be used at shop fronts and are subject to Subsections F.4.g (Awnings) and F.6.g.vii.(2) (Awning Signs).
 - iii. Walk-up facilities, which is a facility attached to a building designed to serve pedestrians outside without need for entering a building such as an Automated Teller Machine or food service window, lacking pedestrian

entrances shall be set back at least six feet from the edge of the right-of-way.

c. Wall Surface. The following standards shall apply to the building walls.

- i. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.
- ii. A wall facing an internal courtyard or a side façade without windows and doors is only allowed, if the wall is located less than 30 feet from the side or rear lot line and enhancements, such as surface reliefs, wall articulations, architectural murals or vines are incorporated.
- iii. Building finishes shall be of durable materials, such as brick, natural stone, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).
- iv. Building walls shall have contrasting colors to give emphasis to design features, such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.
- v. On at least two feet of the wall surface above the street level, durable materials shall be used, as provided in Subsection F.5.c.iii, above, except that stucco or other similar troweled finishes may not be used.

d. Wall Openings.

- i. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
- ii. Storage areas within a structure, other than product displays, shall not be visible through windows.
- iii. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required 60 percent transparency.
- iv. Roll-up security gates that are solid shall not be installed on the exterior of any window.

6. Signs. Signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.
- a. Encroachment. Signage that extends into the public right-of-way shall require an encroachment permit from Public Works.
 - b. Exempt Signs. The following types of signs are exempt from the provisions of this section.
 - i. Temporary Future Tenant Signs. One temporary future tenant identification sign per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.
 - ii. Grand Opening Sign. A temporary promotional sign with a maximum sign area of 32 square feet used by newly established businesses to inform the public of their location and services only up to 90 days after the initial occupancy of the new business. Such sign shall be removed no later than the 91st day after such initial occupancy. A "Grand Opening" sign shall not include annual or occasional promotion by a business.
 - iii. Window Sign. Two window signs per tenant consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and no more than three square feet in total maximum sign area. If illuminated, a window sign shall only be externally illuminated.
 - iv. Temporary Window Sign. In addition to the signage allowed in Subsection F.6.b.iii, above, one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days, and there shall be a minimum of 30 days between each use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

- v. Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building, provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade and does not cause entrances and walkways to violate the Americans with Disabilities Act.
- vi. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (for example, credit cards accepted, trade affiliations, etc.) are allowed, provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.
- c. Nonconforming Signs. An existing sign that was legally established and does not conform to the provisions of these Area Specific standards shall not be enlarged or altered, and must be amortized in compliance with Subsection F.6.f.
- d. Exposed Neon Signs.
 - i. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.
 - ii. The use of exposed neon shall be limited to script and pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.
- e. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):
 - i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
 - ii. Signs employing video components;
 - iii. Signs emitting odors;
 - iv. Roof business signs, including signs painted on the surface of roofs; or

- v. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.
- f. Removal and Amortization Schedule. A sign which is nonconforming, due to the requirements of this CSD, shall be removed or made to comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).
- g. Permitted Signs. Signs shall comply with Chapter 22.114, except as modified herein as follows:
 - i. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business in digits which are readable from the right-of-way or parking area.
 - ii. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.
 - iii. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.
 - iv. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height, if free-standing. The top of such sign shall not be placed more than six feet above finished grade, if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.
 - v. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height, if

free-standing, and the top of the sign shall not be placed more than three feet above finished grade, if wall-mounted.

vi. Special-Purpose Signs.

(1) A bulletin or special-event sign shall not exceed 12 square feet in area.

(2) Fuel pricing signs shall comply with the standards of Subsection F.6.g.vii.(4) (Monument Sign) or F.6.g.viii (Master Sign Program).

vii. Permitted Sign Types.

(1) Projecting Sign. The projecting sign type is mounted perpendicular to a building's façade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. This Subsection specifies standards for Projecting Sign per Figure 22.320.120-S.

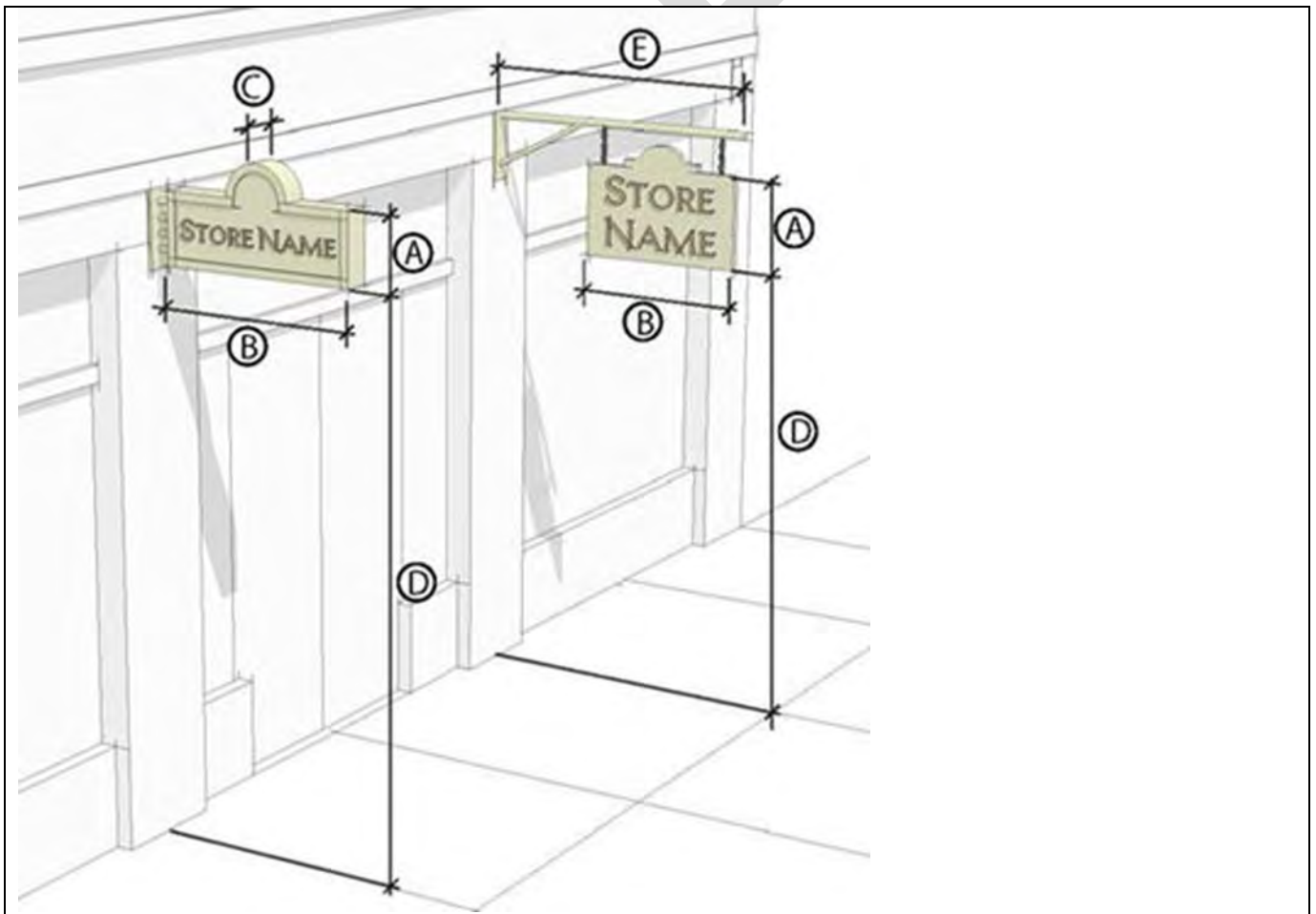


Figure 22.320.120-S: Projecting Sign Design

<u>A – Sign Area</u>	<u>6 sq. ft. max per side; 12 sq. ft. max. total</u>
<u>B – Sign Width</u>	<u>4 ft. max.</u>
<u>C – Sign Thickness</u>	<u>4 in. max.</u>
<u>D - Height</u>	<u>8 ft. min. clearance, 10 ft max.</u>
<u>E - Projection</u>	<u>5 ft. max.</u>
<u>Signs Per Building</u>	<u>One per ground-floor business establishment with reduction in any permitted wall sign.</u>

(2) Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on the awnings. Projecting signage shall not be attached to awning signage. This Subsection specifies standards for Awning Sign per Figure 22.320.120-T.

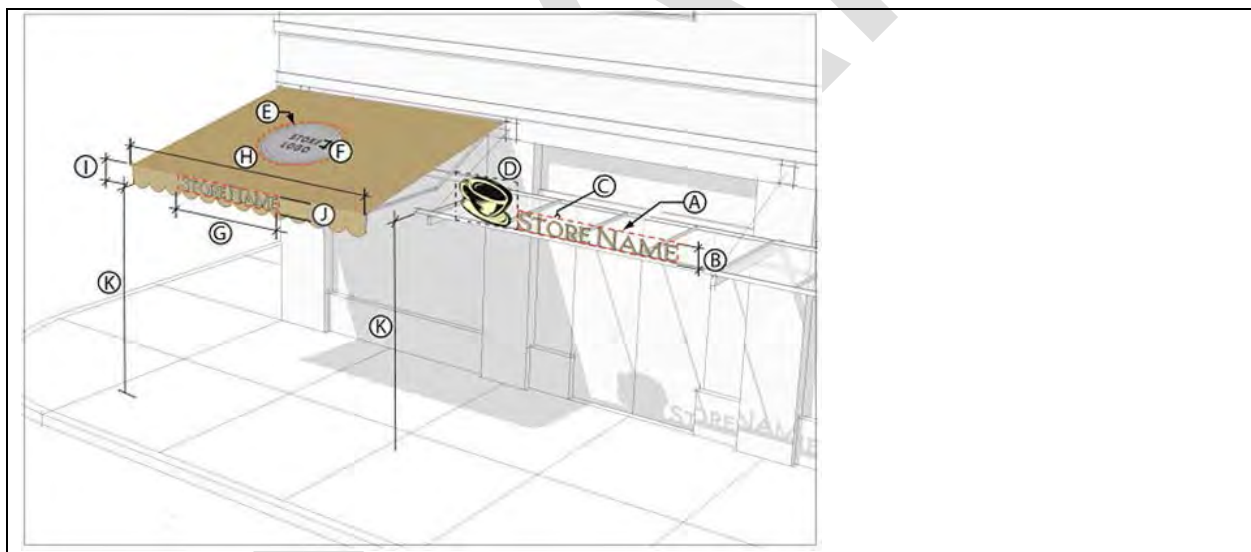


Figure 22.320.120-T: Awning Sign Design

<u>Projecting Awning</u>	
<u>A - Signable Area</u>	<u>One sq. ft. per linear ft. of shop front max.</u>
<u>B - Lettering Height</u>	<u>12 in. max.</u>

<u>C - Lettering Thickness</u>	<u>6 in. max.</u>
<u>D - Feature/Logo</u>	<u>2-1/4 sq. ft. max.</u>
<u>Sloping Awning</u>	
<u>E - Signable Area</u>	<u>25 % coverage max.</u>
<u>F - Lettering Height</u>	<u>18 in. max.</u>
<u>G – Valance Signable Area</u>	<u>75 % coverage max.</u>
<u>H – Valance Width</u>	<u>Shop Front width max.</u>
<u>I – Valance Height</u>	<u>8 in. min; 12 in. max.</u>
<u>J - Lettering Height</u>	<u>8 in. max.</u>
<u>K – Awning Height</u>	<u>8 ft. min. clearance</u>
<u>Signs Per Awning</u>	<u>One projecting; or one valance and one sloping max.</u>
<u>Miscellaneous</u>	<u>Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.</u>
	<u>Internally illuminated awnings are prohibited.</u>
	<u>Open-ended awnings are encouraged.</u>
	<u>Vinyl or plastic awnings are discouraged.</u>

- (3) Wall Business Sign. The wall business sign type is flat against the façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, or decorative

cornice or sign band at the top of the building. This Subsection specifies standards for Wall Business Sign per Figure 22.320.120-U.

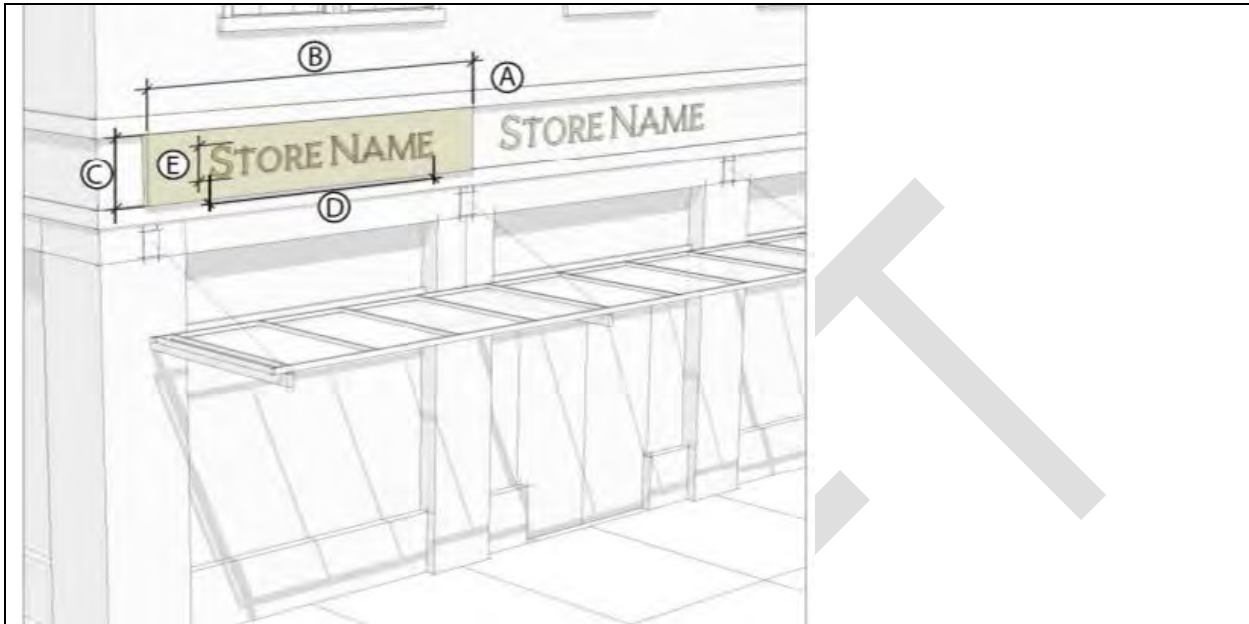


Figure 22.320.120-U: Projecting Sign Design

<u>A – Signable Area Per Shopfront</u>	<u>1 sq. ft. per linear foot of shop front width up to 30 sq. ft. max.</u>
<u>B – Sign Width</u>	<u>Shop front width, max.</u>
<u>C – Sign Height</u>	<u>1 ft. min., 3 ft. max.</u>
<u>D – Lettering Width</u>	<u>75 % of signable width max.</u>
<u>E - Lettering Height</u>	<u>75 % of signable height, max.; 18 in. max., or whichever is less</u>
<u>Sign Projection</u>	<u>8 in. max.</u>
<u>Signs Per Building</u>	<u>One per each ground-floor business establishment.</u>
<u>Ground Floor Establishments</u>	<u>Business adjoining two frontages, one 15 sq. ft. area wall sign allowed.</u>

	<u>Business adjoining an alley or parking lot at side or rear, one 10 sq. ft. area wall sign allowed.</u>
<u>Miscellaneous</u>	<u>Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.</u>
	<u>Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.</u>
	<u>Cabinet Signs are prohibited.</u>
	<u>Direct internally illuminated signs are discouraged</u>

(4) Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location. This Subsection specifies standards for Monument Sign per Figure 22.320.120-V.

- (i) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.
- (ii) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.
- (iii) Shall not rotate, move, or simulate motion.
- (iv) Shall not identify more than eight establishments.

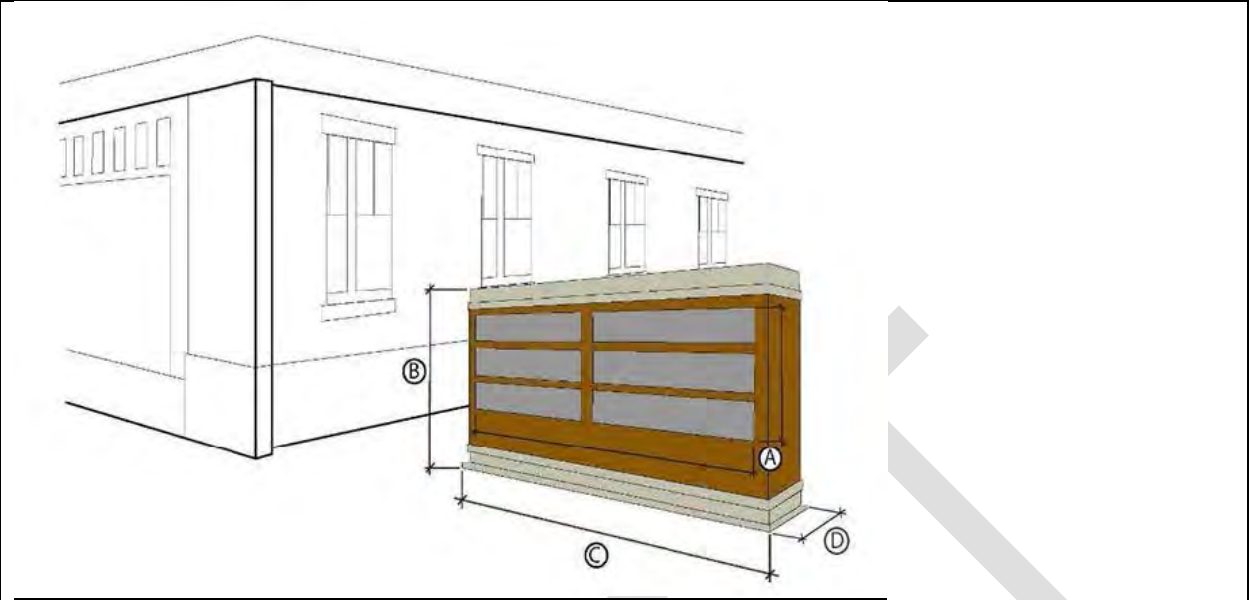


Figure 22.320.120-V: Monument Sign Design

<u>A - Signable Area</u>	<u>30 sq. ft. max.</u>
<u>B - Sign Height</u>	<u>6 ft. max.</u>
<u>C - Sign Width</u>	<u>8 ft. max.</u>
<u>D - Sign Depth</u>	<u>1 ft. max.</u>
<u>Street frontage of 99 ft. or less</u>	<u>Not permitted.</u>
<u>Street frontage having a continuous distance of between 100 ft. and 199 ft.</u>	<u>One sign max.</u>
<u>Street frontage having a continuous distance of more than 200 ft.</u>	<u>Two signs max., provided a 50 ft. separation between signs.</u>

viii. Master Sign Program.

- (1) Purpose. A master sign program: provides a means for a property owner or operator of a multi-tenant commercial center or building to coordinate business signage so that all business signs in the commercial center or building will be compatible with each other and there is harmony in the design and display of signs within the commercial center or building

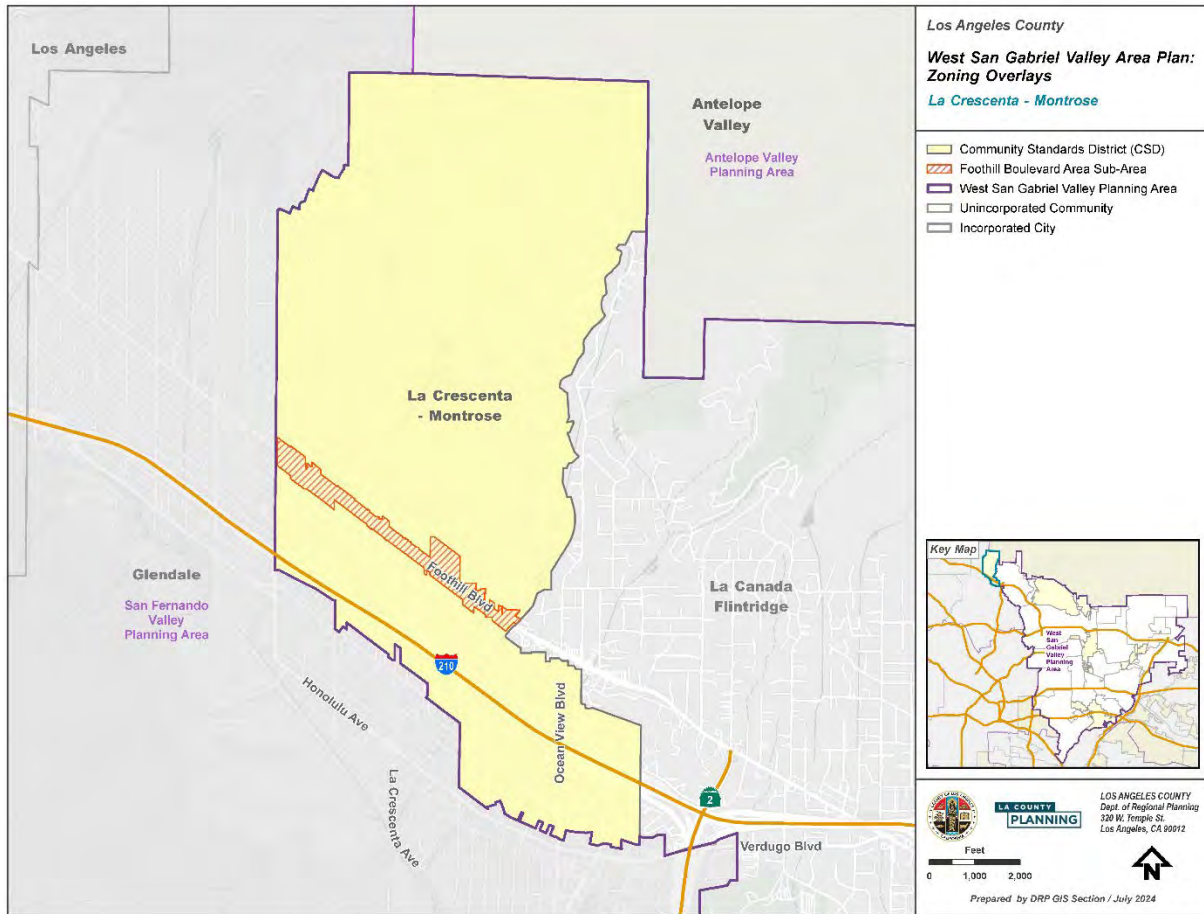
- (2) Applicability. A master sign program permit shall be required as follows
- (i) A master sign program is required for a new commercial center or building with four or more businesses.
 - (ii) For an existing commercial center or building with four or more businesses, the owner or operator must establish a master sign program with the first new sign requested from the effective date of this ordinance (as of XX/XX/XXXX). Each subsequent change in signs shall conform to the established master sign program to ensure all business signs in the commercial center comply with the master sign program.
- (3) Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply as required by the CSD or with Chapter 22.114 (Signs) as applicable. A master sign program shall at minimum establish standards for sign location, style, size, color, font, and materials.

G. Modification of Development Standards.

1. Only the following development standards shall be modified through a minor conditional use permit. All other modification of development standards in this CSD is subject to a Conditional Use Permit.
 - a. 22.320.120.E (R-3 Zone Specific Development Standards).
 - b. 22.320.120.F.4 (General Development Standards), except for 22.320.120.F.4.a (Lot Coverage) and 22.320.120.F.4.e (Building or Structure Height).
 - c. 22.320.120.F.5 (Building Design Standards).
 - d. 22.320.120.F.6 (Signs).
2. Additional Findings and Decision. Notwithstanding the findings required by a Minor Conditional Use Permit as provided by Section 22.320.080 (Modification of PASD Development Standards), these additional findings are required:
 - a. The use, development of land, and application of development standards are in compliance with all applicable provisions of this Title 22.

- b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to avoid traffic congestion; provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; ensure the protection of public health, safety, and general welfare; prevent adverse effects on neighboring property; and are in conformity with good zoning practice.
- c. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.
- d. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, that do not apply to other properties within the CSD area.
- e. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or West San Gabriel Valley Area Plan.

FIGURE 22.320.120 - A: LA CRESCENTA-MONTROSE CSD BOUNDARY AND
FOOTHILL BOULEVARD SUB-AREA



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22.320.130 South San Gabriel Community Standards District

A. Purpose. The South San Gabriel Community Standards District ("CSD") is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of this CSD is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood. In addition, this CSD is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

- B. District Map. The boundaries of this CSD are shown on Figure 22.320.130-A: South San Gabriel CSD Boundary, at the end of this Chapter.
- C. Development Standards for Zones A-1, R-A, and R-1.
1. The required front yard shall contain a minimum of 50 percent landscaping.
 2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.
 3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
 4. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.
 5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.
 6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
 7. The maximum number of stories above grade shall be two. As provided in Division 2 (Definitions), "story" includes a basement but not a cellar.
 8. Gross Structural Area and Lot Coverage. For the purposes of this Subsection C.8, Gross Structural Area (GSA) shall be defined as the total floor area of all enclosed buildings and structures of a property, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot Coverage shall be defined as the total area of that portion of a lot covered by all structures erected on the property.
 - a. Neither the maximum GSA nor the maximum lot coverage shall exceed the following: $(0.25 \times \text{net area of a lot}) + 1,000$ square feet.
 - b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

- c. If there are multiple main residential buildings on the same lot, the total maximum floor area and total maximum lot coverage shall be 50 percent of the net lot area.

D. Zone R-2 Development Standards

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

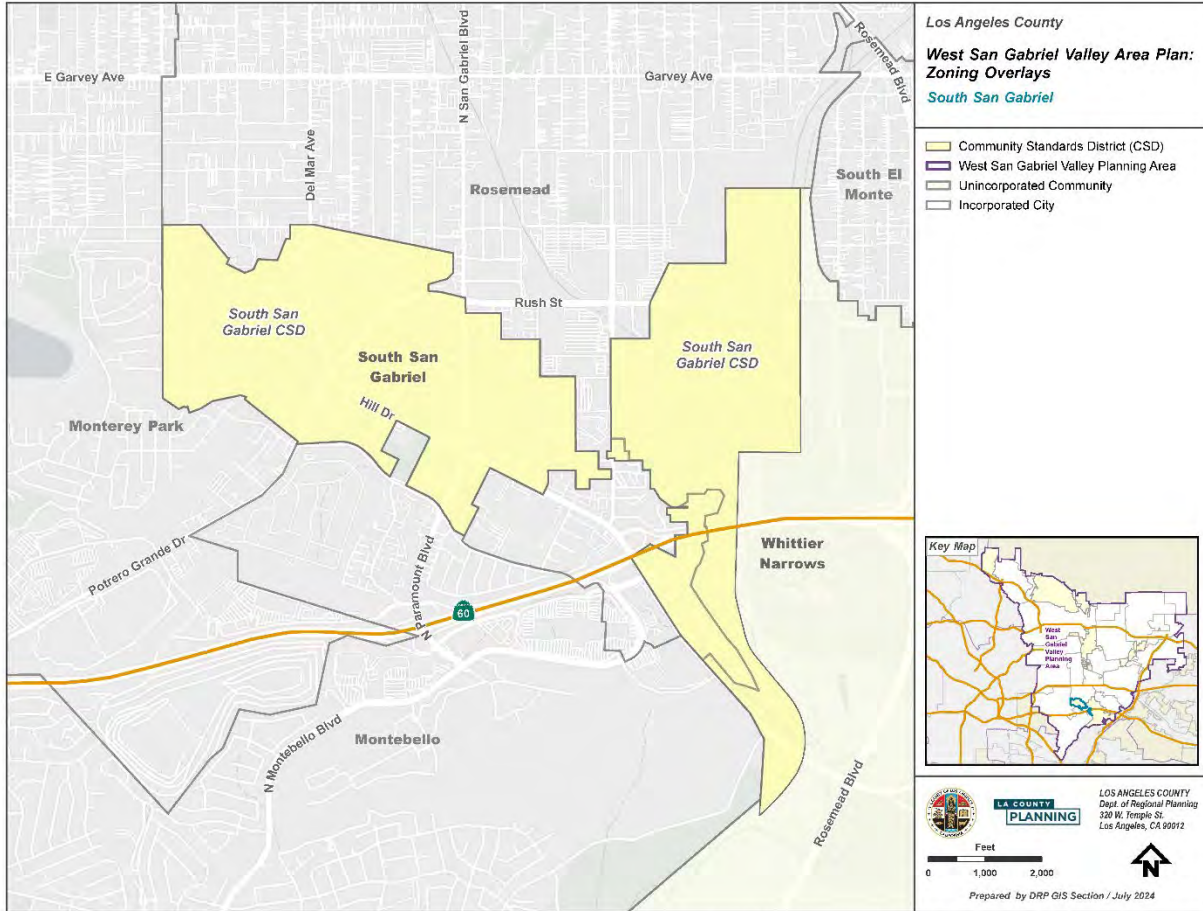
E. Zone R-3 Development Standards. The required front yard shall contain a minimum of 50 percent landscaping.

F. Zones C-2 and Mixed-Use Development Standards.

1. Permitted Uses. All uses described in Zone C-2 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):
 - a. Sales.
 - i. Automobile sales, sale of new motor vehicles, including incidental repair and washing.
 - ii. Automobile supply stores, including incidental installation of parts.
 - iii. Boat and other marine sales.
 - iv. Department stores of more than 5,000 square feet.
 - v. Grocery stores of more than 5,000 square feet.
 - vi. Hardware stores of more than 5,000 square feet.
 - b. Services.
 - i. Air-pollution sampling stations.
 - ii. Automobile rental and leasing agencies.
 - iii. Automobile service stations, including incidental repair, washing, and rental of utility trailers.
 - iv. Comfort stations.
 - v. Communications equipment buildings.

- vi. Electric distribution substations, including microwave facilities.
- vii. Parking buildings.
- viii. Rental services of heavy machinery or trucks.
- ix. Stations—Bus, railroad and taxi.
- x. Telephone repeater stations.
- xi. Wholesale dry cleaning plants.
- c. Recreation and Amusement
 - i. Golf courses, including the customary clubhouse and accessory facilities.
- 2. Landscape Buffering. Where a Commercial or Mixed-Use Zone is adjacent to a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip.

FIGURE 22.320.130-A: SOUTH SAN GABRIEL CSD BOUNDARY



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PASD APPENDIX

A. Criteria for Significant Ridgelines in Altadena. The designation of the significant ridgelines within the Altadena Community is based on the following criteria:

1. Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
2. Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

3. Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
4. Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

Attachment 7: Community Engagement Summary

The WSGVAP project team undertook a robust series of community engagement strategies and activities throughout the life of the Project. The summary outlines several outreach strategies and methods which are described below.

Community Events and Information Sessions:

From the onset of the Project, staff reached out to various local organizations to enrich their understanding of the Planning Area including, community-based organizations (CBOs), advocacy and interest groups, and non-profits. The objective was to establish relationships and an ongoing dialogue about the present concerns and future of the Planning Area. Staff made informational presentations to increase awareness and participation in the Project and attended regular standing meetings of community groups.

Staff attended meetings with several community groups beginning in August 2023, including the Crescenta Valley Town Council, Altadena Town Council, ACONA, and Chapman Woods Association, among others in addition to meeting with community members and other programs convened by the Supervisorial Districts. Staff also scheduled weekly office hours beginning on April 16, 2024 for the public as the Project neared the public hearing to allow direct engagement with community members and address questions or concerns. Overall, staff attended 28 community group events to engage with different groups, with attendance ranging from 10-82 people.

In addition, staff attended various community events, held Pop-Up events at libraries, and tabled at Parks After Dark, in addition to other forums. These events fostered dialogue with community members who often were not able to attend other events. Staff was available to answer questions and gain insight from people's lived experience of their communities. Staff attended 12 tabling and Pop-Up events throughout Project development.

Visioning Workshops:

In October-November 2023 staff held six in-person Visioning Workshops at different facilities throughout the Planning Area and one virtual workshop on historic preservation to engage community members in generative workshops on their community needs and aspirations. Staff employed various activities to foster creative discussion about what community members value in their communities, how those valued features can best be preserved and enhanced, and how to develop policies from that perspective. The workshops were attended by over 200 participants with comments submitted communicating priority planning goals and issues.

Quarterly Stakeholder Meetings:

Staff convened quarterly Stakeholder Agency and CBO meetings to engage other County departments, public agencies, neighboring jurisdictions, local non-profits, CBOs, and interest and advocacy groups with specific expertise. The meetings commenced in February 2024 and have continued throughout Project development. Staff used these meetings as a forum to coordinate planning efforts across agencies and cities, seek technical expertise and input from other practitioners, gain insight on local concerns from surrounding cities and local groups, and gain feedback on early drafts of the Project. Participants included staff from Foothill Transit, County agencies, and 10 neighboring jurisdictions. Meetings were attended by 24-33 people.

Digital Engagement:

Staff used various digital platforms and tools to engage and inform a wider audience who may not have been able to attend the in-person or live online events. The Project is well-documented on the website, featuring a history of events, engagement and outreach materials, meeting recordings, and project materials that were posted and updated on a regular basis. (<https://planning.lacounty.gov/long-range-planning/wsgvap/>)

A blog, email newsletter, and Social Media platforms were used to provide Project updates and events. A project courtesy list of 563 participants was maintained to keep interested parties informed of project updates. Additionally, a digital survey was available for community members to offer their community insight. A total of 172 digital surveys were submitted.

A series of digital advertisements were published in the Southern California News Group, Social Media platforms, and email blasts to advertise project-related events, including the Visioning Workshops, Open Houses, NOA public meeting, and Regional Planning Commission public hearing. Targeted email blasts were opened by 12,189 recipients and garnered 1,518 clicks prior to Open Houses in March-April 2024. Digital advertisements on Social Media Platforms garnered 321,345 impressions and 6,774 clicks prior to Open Houses in March-April 2024 and the NOA public meeting in July 2024.

Land Use and Zone Change Notice:

Staff mailed 6,791 courtesy letters to property owners of parcels proposed for zone and/or land use changes to implement the WSGVAP and Housing Element. Staff responded to approximately 504 phone calls and emails, offering information and guidance to community members in response. In cases where property owners were opposed or voiced concerns regarding the proposed changes, staff engaged in conversations, explained the justification for the recommendation, and reviewed the proposed changes in consideration of the concerns raised.

Community Mailing:

On July 8, 2024 in anticipation of the public release of the Draft Plan, a total of 37,386 postcards were mailed out to all addresses in the Planning Area thanking community members for their participation thus far, informing them of the next steps and the availability of Project documents for public review and comment.

Project Review and Feedback:

A preliminary Draft Plan was released for public input and feedback on March 28, 2024. Notification emails were sent to the Project's interested parties list and to local organizations to forward to their members. In March-April 2024 staff held four in-person open houses in various communities and one virtual meeting to gain community feedback on the preliminary Draft Plan and to circle back on issues and desires that were voiced at the initial Visioning Workshops in Fall 2023. The open houses were attended by over 150 participants. After the release of a preliminary Draft Plan, staff reviewed feedback and made significant revisions to the Draft Plan, policies, and programs based on feedback to better clarify and communicate the Project's vision and goals.

A Draft Plan, Draft Ordinance, and Draft PEIR were publicly released on June 27, 2024, with the comment period lasting through August 12, 2024. The NOA was noticed on June 27, 2024 in the following local and regional newspapers: LA Sentinel, Crescenta Valley Weekly, Monrovia Weekly, Pasadena Star News, San Gabriel Valley Tribune, and La Opinion. An email notice of the NOA and availability of the Project materials was sent to the Project courtesy list, local agencies, adjacent jurisdictions, and local organizations. Project materials were physically available at 12 libraries throughout the Planning Area, in addition to their availability on the Department's website.

Final Program Environmental Impact Report

Los Angeles County

West San Gabriel Valley Area Plan

PROJECT NO. PRJ2023-003982

STATE CLEARINGHOUSE NO. 2023110351

ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884

ADVANCE PLANNING CASE NO. RPPL2023005880

ORDINANCE NO. RPPL2024002630

GENERAL PLAN AMENDMENT NO. RPPL2023005882

ZONE CHANGE NO. RPPL2023005883

SEPTEMBER 2024

Prepared for:

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING



320 West Temple Street
Los Angeles, California 90012

Prepared by:



633 West 5th Street, Suite 830
Los Angeles, California 90071

LOS ANGELES COUNTY WEST SAN GABRIEL VALLEY AREA PLAN

Final Program Environmental Impact Report

Prepared for
Los Angeles County Department of Regional Planning

September 2024

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Acronyms and Other Abbreviations

Abbreviation

ACU
BACT
BMP
CARB
CEQA
County
CWA
Districts
DPH
DTSC
EHL
JPL
MMRP
MWD
NAHC
NOD
NOI
NOP
OAERP
OSHA
PEIR
Project
RWQCB
SAA
SCAG
SCAQMD
SEA
SVP
SWRCB
UWMP
VHFHSZ
VMT
VOC
WDR
WQC
WSGVAP
WUI

Definition

Accessory Commercial Unit
Best Available Control Technology
best management practice
California Air Resource Board
California Environmental Quality Act
County of Los Angeles
Clean Water Act
Los Angeles County Sanitation Districts
Department of Public Health
Department of Toxic Substances Control
Endangered Habitats League
Jet Propulsion Lab
Mitigation Monitoring and Reporting Program
Metropolitan Water District
Native American Heritage Commission
notice of determination
Notice of Intent
notice of preparation
Operational Area Emergency Response Plan
Occupational Safety and Health Administration
Program Environmental Impact Report
West San Gabriel Valley Area Plan
Regional Water Quality Control Board
streambed alteration agreement
Southern California Association of Governments
South Coast Air Quality Management District
Significant Ecological Area
Society of Vertebrate Paleontology
State Water Resources Control Board
Urban Water Management Plan
Very High Fire Hazard Severity Zone
vehicle miles traveled
volatile organic compound
Waste Discharge Requirement
Water Quality Certification
West San Gabriel Valley Area Plan
Wildland-Urban Interface

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CHAPTER 1

Introduction

1.1 Overview

This Final Program Environmental Impact Report (PEIR) has been prepared by the County of Los Angeles (County) for the West San Gabriel Valley Area Plan (WSGVAP or Project). This Final PEIR has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended (Public Resource Code Section 21000 et seq.), and the State CEQA Guidelines (California Administrative Code Section 15000 et seq.).

According to the State CEQA Guidelines Section 15132, the Final EIR shall consist of the following:

- a) The Draft EIR or a revision of the Draft EIR;
- b) Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- d) The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- e) Any other information added by the lead agency.

In accordance with these requirements, this document incorporates the information required by State CEQA Guidelines Section 15132, including responses to comments received on the Draft PEIR and revisions to the Draft PEIR document, dated June 2024 (SCH #2023110351).

1.2 Format of the Final PEIR

This document is organized as follows:

- **Chapter 1: Introduction.** This chapter provides a brief introduction of the contents of this Final EIR, the CEQA requirements, and the public review process.
- **Chapter 2: Responses to Comments.** This chapter provides the written comment letters received by the Lead Agency during the public comment period and individual responses to the comments.
- **Chapter 3: Additions and Corrections to the Draft PEIR.** This chapter contains the corrections and additions made to the Draft PEIR based on the comments received from the responding agencies and the public or as initiated by the Lead Agency.
- **Chapter 4: Mitigation Monitoring and Reporting Program.** This chapter provides the Mitigation Monitoring and Reporting Program (MMRP), which identifies the mitigation measures that will be implemented for future projects as appropriate. The MMRP identifies the mitigation measure, the

implementing party, timing of implementation, the entity responsible for enforcement and the responsible monitoring agency.

1.3 Public Review Process

The County of Los Angeles circulated a notice of preparation (NOP) for the Project to the State Clearinghouse, trustee agencies, responsible agencies, and other interested parties for a 39-day public review starting on November 14, 2023, and ending on December 22, 2023. The County of Los Angeles received four comment letters in response to the NOP. A public scoping meeting was held virtually, online via Zoom Webinar, on December 14, 2023, to collect oral and written comments from agencies and the public.

The Draft PEIR was provided to the State Clearinghouse and in compliance with CEQA was circulated for a 45-day public review period from June 27, 2024, to August 12, 2024. The County of Los Angeles held a virtual public meeting, online via Zoom Webinar, on July 18, 2024. Following the public review period and public meeting, written responses were prepared on all comments received, and these comments and responses are incorporated into this Final PEIR.

As the lead agency, before approving the Project, the County's Board of Supervisors must certify the Final PEIR as adequate and completed in accordance with CEQA. The County must also review and consider the information contained in the Final PEIR, including all supporting documents, before considering approval of the Project. The County will certify the Final PEIR using independent judgment and analysis. In consideration of the findings of the Final PEIR, the County will approve the Project or an alternative thereof through a written Finding of Fact and a Statement of Overriding Consideration for each identified significant adverse environmental impact and any significant and unavoidable impact identified in the Final PEIR. Due to some Project impacts found to be significant, the County will adopt mitigation measures that either avoid or reduce those impacts to less than significant levels, where feasible. These mitigation measures are identified in Chapter 4, *Mitigation Monitoring Reporting Program*, of this Final PEIR. Dates of public hearings will be published and officially noticed in accordance with all legal requirements. If the Project is approved, the County will file a notice of determination (NOD) with the Governor's Office of Planning and Research, State Clearinghouse within 5 working days of project approval.

CHAPTER 2

Response to Comments

California Code of Regulations Title 14 (State CEQA Guidelines) Section 15088(a) states, “The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments that were received during the noticed comment period.” In accordance with these requirements, this chapter contains the comment letters received on the Draft PEIR and provides responses to each of the written comments received during the public review period for the Draft PEIR, which began on June 27, 2024, and ended August 12, 2024. A virtual public meeting to discuss the Project was held on July 18, 2024.

Table 2-1, *Comment Letters Received on the Draft PEIR*, provides a list of public agencies and the organization that submitted written comments on the Draft PEIR during the public review period. Several oral questions regarding the Draft PEIR were received during the virtual public meeting held on July 18, 2024. These questions/comments and responses are provided below in **Table 2-2, *Questions and Comments from the Virtual Public Meeting***.

Each written comment letter has been assigned an alphabetical designation (A through I). Each comment within each letter has been assigned a numerical designation so that each comment could be cross-referenced with an individual response. As shown in **Table 2-1, *Comment Letters Received on the Draft PEIR***, nine written comment letters were received by the County.

**TABLE 2-1
COMMENT LETTERS RECEIVED ON THE DRAFT PEIR**

Letter #	Commenter	Date Received
A	Department of Toxic Substances Control, Dave Kereazis, Associate Environmental Planner, HWMP Permitting Division, CEQA Unit	07/10/2024
B	Endangered Habitats League, Dan Silver, Executive Director	07/29/2024
C	Los Angeles County Sanitation Districts, Patricia Horsley, Environmental Planner, Facilities Planning Department	08/06/2024
D	M. Calvert	08/07/2024
E	City of Temple City, Tony Bu, Community Development Supervisor	08/12/2024
F	Los Angeles County Sheriff's Department, Robert G. Luna, Sheriff	08/12/2024
G	Manatt, Phelps & Phillips, LLP on behalf of Enoteca, LLC	08/12/2024
H	Susan Maunu	08/12/2024
I	Dale Matsuda	08/13/2024

**TABLE 2-2
QUESTIONS AND COMMENTS FROM THE VIRTUAL PUBLIC MEETING**

Commenter	Summary of Comments/Questions	Responses/Answers
Melanie M.	What are the “threshold” levels based on for the EIR?	As stated within Chapter 4, Environmental Analysis, of the Draft PEIR, each impact area provides a threshold of significance within their respective section, which provides criteria for determining the significance of Project impacts. Each environmental analysis section explains what the threshold levels are based on.
Sarah W.	How are thresholds determined?	According to Section 15064 of the CEQA Guidelines, a threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. Each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects. The County of Los Angeles utilizes the State CEQA Guidelines Appendix G as its thresholds. Chapter 4, Environmental Analysis, of the Draft PEIR includes a Methodology section and a Significance Thresholds section for each resource area, detailing the significance thresholds of that chapter.
Robert S.	In the draft EIR, under what topic are impacts to night lighting covered?	Night lighting is analyzed within Section 4.1, Aesthetics, of the Draft PEIR.
Lisa M.	Why are Wildfires considered in the No Impact or Less than Significant Impact category?	Please refer to Section 4.20, Wildfire, of the Draft PEIR, which includes an analysis on wildfire impacts and why they were determined to be less than significant.
Anonymous Attendee	How do you plan to address the public safety issues? The area is already understaffed with police or firefighters.	Public safety is analyzed within Section 4.15, Public Services, of the Draft PEIR. Impacts to fire and police protection are analyzed in detail within this section.
Melanie C.	Isn't it true that total vehicle miles traveled are higher with the WSGVP? Isn't it true that growth would be slower and add fewer residents and housing units with No Project? If volatile organic compounds (VOCs) increase with WSGVP, doesn't this increase ozone levels when the VOC(s) combine with nitrogen?	Vehicle miles traveled (VMT) are analyzed within Section 4.17, Transportation, of the Draft PEIR. As shown in Table 4.17-5 within the Draft PEIR, VMT is higher in both the 2045 No Project scenario and the 2045 with Project scenario compared to VMT in 2024. However, the 2045 with Project scenario results in less total VMT per service population than the 2045 No Project scenario. Growth would be slower and add fewer residents and housing units under the No Project Alternative, which is analyzed in Section 5, Alternatives, of the Draft PEIR. This is because the No Project Alternative would not implement the County's Updated Housing Element, which established the number of housing units the WSGV Planning Area needs to add through General Plan Amendments and Zone Changes. VOCs and ozone are analyzed within Section 4.3, Air Quality, of the Draft PEIR. As discussed in Section 4.3, ozone is formed by the chemical reaction of VOCs and nitrogen oxides in the presence of sunlight. As detailed in Table 4.3-2 in the Draft PEIR, the Air Basin is designated as extreme non-attainment for ozone.
Susan M.	Can you describe in greater detail what anticipated projects might result in Less than Significant w/Mitigation and Potentially Significant/Unavoidable Impact. What areas of the WSGVAP do you anticipate these measures apply? Will these significant unavoidable impacts be more applicable to areas with infill or more generally?	The Draft PEIR analyzes the WSGVAP, a policy document that does not include or propose any site-specific development. Analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time. Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, which would evaluate future projects' impacts on a project-by-project basis.
Lori P.	How does this General Plan update factor in reduced availability of water, now and as water supplies from the Colorado River and our local mountains continue to decline due to climate change and prolonged droughts?	Water availability is analyzed within Section 4.19, Utilities and Service Systems, of the Draft PEIR.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 10, 2024

Evan Sensibile

Regional Planner

County of Los Angeles, Department of Regional Planning

320 West Temple Street, Room 1362

Los Angeles, CA 90012

esensibile@planning.lacounty.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WEST SAN GABRIEL VALLEY AREA PLAN, DATED JUNE 27, 2024 STATE CLEARINGHOUSE
[2023110351](#)

Dear Evan Sensibile,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the West San Gabriel Valley Area Plan (Plan). The Plan is community based and focuses on land use and policy issues that are specific to the unique characteristics and needs of the planning area and its communities. The Plan is intended to guide long-term growth within the planning area by encouraging development of housing options, preserving/sustaining open space, protecting community health, safety, and general welfare, increasing access to community amenities, and promoting areas suitable for growth. The Plan will include a general plan amendment and changes to land use and zoning designations to accommodate target growth. DTSC has identified that this plan may impact multiple sites within its boundaries therefore, we request the consideration of the following comments:

1. The Plan encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of

A-1

A-2

Evan Sensibile
July 10, 2024
Page 2

this Plan. This may restrict what construction activities are permissible in the proposed areas in order to avoid any impacts to human health and the environment.

2. Due to the broad scope of the proposed Plan, DTSC is unable to determine all of the locations of the proposed Plan sites, whether they are listed as having documented contamination, land use restrictions, or whether there is potential for these sites to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on these sites and areas that may fall under DTSC's oversight within the DEIR. Please review the Plan area in [EnviroStor](#); DTSC's public-facing database.

DTSC believes the County of Los Angeles, Department of Regional Planning must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on DEIR for the West San Gabriel Valley Area Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

↑
A-2
cont.
A-3
A-4
A-5

Evan Sensibile
July 10, 2024
Page 3

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

Response to Comment A-1

This comment is introductory in nature, indicating that the Department of Toxic Substances Control (DTSC) received the Draft PEIR, and gave a general overview of the WSGVAP. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment A-2

This comment states that the WSGVAP encompasses multiple active and non-active sites where DTSC has conducted oversight, and this may restrict which construction activities are permissible. These sites are discussed within Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR, and it was concluded that any development on a contaminated site would be required to comply with mandatory regulations, which would ensure that the development does not create a significant hazard to the public or the environment. Since this comment does not raise an issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment A-3

This comment states that the DTSC was unable to determine all of the locations of the WSGVAP sites and whether or not there is a potential for these sites to be included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and requests that the WSGV Planning Area be reviewed in EnviroStor. Table 4.9-1, *EnviroStor Sites in the WSGV Planning Area*, within Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR lists all of the DTSC sites within the communities within the WSGV Planning Area. Impact 4.9-4 within Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR states that there are a total of eight sites on DTSC's EnviroStor that are located in the WSGV Planning Area. The Draft PEIR states that any development on a contaminated site would be required to comply with mandatory regulations, including the DTSC requirements, which would ensure that any future development under the WSGVAP would not create a significant hazard to the public or the environment. Therefore, this request of the DTSC has already been addressed within the Draft PEIR, and no further response is required.

Response to Comment A-4

This comment states that DTSC must address Comments A-2 and A-3 to determine if any significant impacts would occur. Refer to Response to Comments A-2 and A-3 for detailed responses. As determined in Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR, all impacts related to hazards and hazardous materials would be less than significant, and no significant impacts would occur.

Response to Comment A-5

This comment provides a conclusion to the comment letter. The County acknowledges the appropriate contact person at DTSC for future reference during the environmental review process. Since this comment does not raise a substantive issue regarding the adequacy of the information presented in the Draft PEIR, no further response is required.

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 29, 2024

VIA ELECTRONIC MAIL

Evan Sensible, Regional Planner
Dept. of Regional Planning
Los Angeles County
320 W Temple St, 13th Floor
Los Angeles CA 90012

RE: West San Gabriel Valley Area Plan and DEIR

Dear Mr. Sensible:

Endangered Habitats League (EHL) appreciates the opportunity to comment on the draft West San Gabriel Valley Area Plan (WSGVAP) and associated DEIR. For your reference, EHL is a Southern California conservation group dedicated to ecosystem protection and sustainable land use. We have been active participants in many County planning initiatives, including the General Plan 2035 Update, SEA Ordinance, and Climate Action Plan.

B-1

The draft Area Plan and the various community plans contain well-considered strategies, goals, policies, and objectives for “smart growth,” community development, transportation, natural resource conservation and protection, and hazard avoidance. *EHL supports these meritorious components and measures.*

While mostly already developed, the remaining natural areas are very important. These include the Whittier Narrows and the Altadena Foothills and Arroyos Significant Ecological Area (SEA). The Altadena SEA contains rare and important biological resources, as described in Appendix E of the General Plan Conservation and Natural Resources Element Resources.

Here one finds the biotic communities of the mountains meeting the communities of the coastal plain areas, combining with the organisms that are only found at the junction. The natural habitats of this kind of biological area are fast dwindling as urban communities expand to the limits of easily buildable space.

B-2

The SEA contains prime examples of coastal sage scrub and other kinds of chaparral, riparian oaks, woodlands of the canyon oak of the mountains, woodlands of the coast live oak, which occurs both in the lower mountains and the valleys, good stands of the San Gabriel endemic oak (*Quercus dumosa* var. *gabrielensis*), diverse and beautiful flora characteristic of the continually

changing beds of the mountain streams, both perennial and intermittent, and the wildlife that reside in these various habitats.

The SEA provides a low-elevation constrained corridor. The SEA serves as the only corridor to provide interacting component habitat areas for species to feed, rest, and migrate from low basin and foothill elevations to the sub-alpine elevations of the high San Gabriel Mountains.

B-2
cont.

Areas encompassed within the SEA represent the only remaining stands of low-elevation foothill scrub, chaparral, and canyon woodland communities within the north San Gabriel Valley. These communities once extended throughout what are now the communities of the north San Gabriel Valley, bridging the transition between high chaparral on the southern slope of the San Gabriel Mountains to the alluvial fans extending beneath the mountains to the coastal basin.

Another important characteristic of these lands is fire hazard. The foothills adjacent to the National Forest, such as in Altadena and La Crescenta-Montrose, are in a Very High Fire Hazard Severity Zone.

B-3

General Plan policies must be applied to the WSGVAP. Some of the relevant policies for natural resources and land use are as follows:

Policy LU 3.1: Encourage the protection and conservation of areas with natural resources, and SEAs.

Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.

B-4

Policy C/NR 1.2: Protect and conserve natural resources, natural areas, and available open spaces.

Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.

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.

The current land use designations for the Altadena foothills (e.g., R1 or H9) are *inconsistent* with the General Plan on several levels. They would allow extensive subdivision and development, particularly estate lots, in these biologically sensitive lands. This subdivision would fragment the SEA, destroy wildlife values, create “edge” effects, and block wildlife movement. The SEA would be severely degraded. For these reasons, *and to be consistent with the planning accomplished for other SEAs in the County*, the Altadena foothills must be downplanned as part of the Area Plan process. As biological impacts will persist with any level of development, downplanning should

B-5

proceed as much as possible given pre-existing parcelization and available General Plan land use designations.

B-5
cont.

The current Altadena density designations would also create new development at the Wildland-Urban Interface, or WUI. According to the General Plan:

Development in the WUI is broken down into two classes: interface and intermix. Interface represents relatively dense development adjacent to wildlands, with a clear boundary between them. Intermix represents less dense, or sparse, development interspersed within wildland areas.

Development within the WUI and VHFHSZ increases the likelihood of fire spreading between developed and undeveloped areas. Particularly within a densely populated area such as Los Angeles County, wildfire ignitions often start near development and can rapidly spread into nearby wildlands. Conflagrations can then spread through vegetated areas and threaten multiple communities over a wide geographical area. As communities grow further out into undeveloped areas, the ability for fire protection agencies to protect homes is diminished and the resources to maintain adequate infrastructure required for evacuation and emergency response is stretched thin. This results in greater risk to communities and increased costs for residents and agencies for fire protection.

B-6

New development would also further stress evacuation routes, jeopardizing existing communities.

For the above reasons, and to protect public safety, the General Plan Safety Element contains this policy:

Policy S 4.1: Prohibit new subdivisions in VHFHSZs unless: (1) the new subdivision is generally surrounded by existing or entitled development or is located in an existing approved specific plan or is within the boundaries of a communities facility district adopted by the County prior to January 1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district; (2) the County determines there is sufficient secondary egress; and (3) the County determines the adjoining major highways and street networks are sufficient for evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. Discourage new subdivisions in all other FHSZs.

B-7

Because the Altadena foothills are not surrounded by existing development, but rather border the National Forest, compliance with this policy means that lands within the VHFSV must be downplanned to prevent future subdivision, as low as RL40 where possible. This is consistent with the VHFSZ in Kinneloa Mesa, which is already RL 20 and not proposed for change.

B-8

If there are inholdings within the National Forest within the Area Plan, these should also be downplanned to RL40, due to similar biological and fire hazard issues.

In summary, EHL strongly supports the proposed downplanning of the Altadena foothills to protect Significant Ecological Area biological resources and to improve fire safety for current and future residents.

As a complement to downplanning in natural resource and hazard locations, the WSGVAP implements the Housing Element and RHNA targets through upplanning of appropriate locations near services and infrastructure. EHL supports this strategy. Also, to increase affordability, there should be incremental and sensitive placement of small-scale (duplex, fourplex, courtyard, etc.) multifamily housing in residential zones, but excluding historic districts. These housing types have extensive historical precedent in our region.

Yours truly,



Dan Silver
Executive Director



B-8
cont.

B-9

Response to Comment B-1

This comment is introductory in nature, introducing the Endangered Habitats League (EHL) as an active participant in many County planning initiatives. This comment also provides a brief summary of the WSGVAP. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-2

This comment discusses the Whittier Narrows and the Altadena Foothills and Arroyos Significant Ecological Area (SEA). This comment describes the flora and fauna within the SEA, and how the SEA provides a low-elevation constrained corridor. These details provided within the comment are also discussed within Section 4.4, Biological Resources, of the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-3

This comment states that the foothills are adjacent to the National Forest and are in a Very High Fire Hazard Severity Zones (VHFHSZ). VHFHSZs within the WSGV Planning Area are discussed within Section 4.20, Wildfire, of the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-4

This comment lists Policies LU 3.1, LU 3.2, C/NR 1.2, C/NR 3.1 and C/NR 3.5 from the County's General Plan, and states that these policies must be applied to the WSGVAP. The Project's computability with Policies LU 3.1 and LU 3.2 are analyzed within Table 4.11-2 in Chapter 4.11, Land Use, of the Draft PEIR. Policies C/NR 1.2 and C/NR 3.1 are included within Section 4.4, Biological Resources, of the Draft PEIR. The Project does not propose any changes within the National Forests; therefore, Policy C/NR 3.5 is not applicable to the Project. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-5

This comment states that the current land use designations for the Altadena foothills would allow for extensive subdivision and development in biologically sensitive lands, which would degrade and fragment the SEA. This comment also requests that the Altadena foothills be down planned.

As discussed in Chapter 3, Project Description, of the Draft PEIR, the WSGVAP proposes to decrease densities in hazard areas, WUI areas, and areas within or adjacent to natural resource areas. The WSGVAP also includes policies that discourage development within SEAs and requires natural habitat buffers to separate development areas from SEAs. Since this comment does not raise an issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-6

This comment states that the current Altadena density designations would create new development at the Wildland-Urban Interface (WUI), and provides information regarding the WUI from the County's General Plan. As discussed in Chapter 3, Project Description, of the Draft PEIR, the WSGVAP proposes

to decrease densities in hazard areas, WUI areas, and areas within or adjacent to natural resource areas. Therefore, the current density designations at the WUI would be higher than the densities proposed in WUI areas under the WSGVAP. Please refer to Section 4.20, Wildfire, of the Draft PEIR, which includes an analysis on wildfire impacts, which were determined to be less than significant.

Response to Comment B-7

This comment states that new development would stress evacuation routes, and provides a copy of the County's General Plan Element Policy S 4.1. Evacuation routes are evaluated within Section 4.9, 4.17, and 4.20 of the Draft PEIR, Hazards and Hazardous Materials, Transportation, and Wildfire sections, respectively. The WSGVAP also proposes policies that would ensure efficient evacuation would be maintained during hazard events. The General Plan Safety Element Policy S 4.1 is discussed in detail within Sections 4.9 and 4.20 of the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-8

This comment states that lands in Altadena within VHFHSZ should be down planned, similar to Kinneloa Mesa, to prevent biological and fire hazard issues. As discussed in Chapter 3, Project Description, of the Draft PEIR, the WSGVAP proposes to decrease densities in hazard areas, which includes areas within a VHFHSZ. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment B-9

This comment expresses support for the WSGVAP and serves as the conclusion to the letter. This comment also suggests there should be incremental and sensitive placement of small scale multifamily housing in residential zones, excluding historic districts. No further response is required.



Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

August 6, 2024

Ref. DOC 7258412

VIA EMAIL wsgvap@planning.lacounty.gov

Mr. Evan Sensibile, Regional Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Dear Mr. Sensibile:

NOA Response to West San Gabriel Valley Area Plan

The Los Angeles County Sanitation Districts (Districts) received a Notice of Availability (NOA) of a Draft Program Environmental Impact Report (DPEIR) for the subject project located in the unincorporated communities in West San Gabriel Valley of Los Angeles County (unincorporated communities) on July 1, 2024. The proposed project is located within the jurisdictional boundaries of Districts Nos. 2, 15, 16, 17 and 22. We offer the following comments regarding sewerage service:

C-1

1. The majority of the La Crescenta-Montrose unincorporated community is located outside the sphere of influence of the Districts, as adopted by the Local Agency Formation Commission (LAFCO). Therefore, until the current sphere of influence for the appropriate Sanitation District has been amended by LAFCO to include this area, the Districts will be unable to annex the area and provide sewerage service.

C-2

2. A portion of the Kinneloa Mesa unincorporated community is located outside the jurisdictional boundaries of the Districts and will require annexation into District No. 16 before sewerage service can be provided to the proposed development. A copy of the Districts' Annexation Information and Processing Fee sheets can be found on our website at [Annexation Program](#). For more specific information regarding the annexation procedure and fees, please contact Ms. Shirly Wang at (562) 908-4288, extension 2708.

C-3

3. The Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collectors and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the unincorporated communities except to state that presently no deficiencies exist in Districts' facilities that serve the unincorporated communities. For information on deficiencies in the unincorporated community's sewerage system, please contact the Los Angeles County Department of Public Works' Consolidated Sewer Maintenance District, which owns and maintains local sewers in unincorporated areas.

C-4

- 4. The Districts own and operate two wastewater treatment plants, the Whittier Narrows Water Reclamation Plant (WNWRP) and the San Jose Creek Water Reclamation Plant (SJCWRP), within the proposed project area. The WNWRP is located on an easement in the Whittier Narrows Flood Control Basin property, which is owned by the Federal Government. The SJCWRP is located on property owned by the Districts. The DPEIR should consider and evaluate, if necessary, any potential impacts by the WNWRP and SJCWRP on the proposed project. Additionally, any amendments to the General Plan or updates to the zoning map that arise from this project should in no way limit or alter the Districts’ rights or ability to safely and efficiently operate and maintain the WNWRP and SJCWRP, which are vital public facilities that ensure the health and safety of the communities they serve. C-5

- 5. The wastewater generated by the unincorporated communities will be treated at one or more of the following: the San Jose Creek WRP, which is located in an unincorporated area adjacent to the City of Industry and has a capacity of 100 million gallons per day (mgd) and currently processes an average wastewater flow of 60.0 mgd; the Whittier Narrows WRP, which is located in an unincorporated area near the City of South El Monte and has a capacity of 15 mgd and currently processes an average wastewater flow of 8.9 mgd; the Los Coyotes WRP, which is located in the City of Cerritos and has a capacity of 37.5 mgd and currently processes an average wastewater flow of 18.8 mgd; and/or the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant), which is located in the City of Carson and has a capacity of 400 mgd and currently processes an average wastewater flow of 247.2 mgd. C-6

- 6. Details for any particular development within the project area should be submitted to the Districts for review to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts’ facilities will be affected by the project. This is accomplished through the Districts’ Will Serve Program, information for which can be found on our website at [Will Serve Program](#). C-7

- 7. In order to estimate the volume of wastewater that any particular development within the project area will generate, a copy of the Districts’ average wastewater generation factors is available on our website at [Table 1, Loadings for Each Class of Land Use](#). C-8

- 8. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts’ Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts’ Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts’ Wastewater Fee Public Counter at (562) 908-4288, extension 2727. C-9

- 9. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts’ wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts’ facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts’ treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally C-10



Mr. Evan Sensibile

3

August 6, 2024

permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsdsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

cc: S. Wang

↑
C-10
cont.

C-11

Response to Comment C-1

This comment is introductory in nature, identifying that the Los Angeles County Sanitation Districts (Districts) received the Notice of Availability for the Project's Draft PEIR, and states the Project is within the jurisdictional boundaries of Districts No. 2, 15, 16, 17 and 22. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-2

This comment states that the majority of the La Crescenta-Montrose unincorporated community is located out of the sphere of influence of the Districts, and until the Local Agency Formation Commission amends the sphere of influence, the Districts will be unable to annex the area and provide sewer service. This information has been noted, as the Project does not propose annexation at this time. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-3

This comment states that a portion of the Kinneloa Mesa unincorporated community is located outside of the jurisdiction of the Districts and will require annexation into District No. 16 before sewer service can be provided. This information has been noted, as the Project does not propose annexation at this time. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-4

This comment states that the Districts own, operate and maintain the large trunk sewers in the region, and at this time there are no deficiencies in the Districts' facilities that serve the unincorporated communities. This information has been noted. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-5

The Districts provide information on the two wastewater treatment plants they operate in the Project area, the Whittier Narrows Water Reclamation Plant and the San Jose Creek Water Reclamation Plant. This comment also states that the Draft PEIR should consider and evaluate any potential impacts of the wastewater treatment plants on the Project. CEQA evaluates the Project's impact on the environment, not the environment's impact on the Project. Therefore, any potential impacts the existing wastewater treatment plants may have on the Project have not been evaluated within the Draft PEIR. However, the Draft PEIR evaluated the Project's potential impact on the wastewater treatment plants with Section 4.19, Utilities and Service Systems, in the Draft PEIR. Additionally, the comment states that any amendments to the General Plan or Zoning Map should not limit or alter the Districts' rights or ability to operate and maintain these wastewater treatment plants. There are no changes occurring at either wastewater treatment plant locations, and the Project would not limit or alter the Districts' rights or ability to operate and maintain the treatment plants.

Response to Comment C-6

This comment provides information on various water reclamation plants, including the capacity and average rates of treatment. This information is consistent with what was analyzed within the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-7

This comment states that details for any particular development within the Project area should be submitted to the Districts for review to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by the Project, and provide additional information on the Districts' Will Serve Program. This information has been noted, as the Project does not propose any development at this time. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-8

This comment provides resources to estimate the volume of wastewater that any particular development within the Project area will generate. This information has been noted, as the Project does not propose any development at this time. Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, which would evaluate future projects' impacts on a project-by-project basis, including the estimation of wastewater. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-9

This comment provides information regarding connection fees. This information has been noted, as the Project does not propose any development at this time. Future projects will be required to comply and pay connection fees, as appropriate. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-10

This comment states that the capacity of the Districts' treatment facilities will be limited to levels associated with the approved growth identified by SCAG. This comment also states that this letter does not guarantee wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted. This information has been noted, as the Project does not propose any development at this time. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment C-11

This comment provides contact information and serves as a conclusion to this letter. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

To: Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, Ca. 90012

Attention: Evan Sensibile

Re: PROJECT NAME: West San Gabriel Valley Area Plan
PROJECT/PERMIT NUMBERS: PRJ2023-003982
ADVANCE PLANNING CASE NO. RPPL2023005880
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884
GENERAL PLAN AMENDMENT: RPPL2023005882
ZONE CHANGE NO. RPPL2023005883
ORDINANCE NO. RPPL2024002630
STATE CLEARINGHOUSE NO. 2023110351

Dear Mr. Sensibile:

Attached you will find my comments and objections to the above project and PEIR. I sent the exhibits with supporting evidence to you on Monday, August 5, 2024.

I have a B.S. *cum laude* in biology from Vanderbilt University where I studied population biology, ecology, developmental biology and cellular biology. I also have a minor in chemistry including a course in organic chemistry. I graduated from George Washington Law School where I studied environmental law, toxic and hazardous waste, water rights and zoning law. I worked at Emory University in the fields of immunology and cancer markers.

I have forwarded the source documents referenced in my objections and comments including portions of Dr. Mack's text on Patterns of Malignant Disease in Los Angeles County, as well as the JPL Public Health Assessment that I obtained at the Superfund meeting in Altadena, many years ago.

Thank you.

Sincerely,

M. Calvert

D-1

To: Los Angeles County Department of Regional Planning, Evan Sensibile

From: M. Calvert

Date: August 4, 2024

Re: Objections and Comments to LA County (WSGVP) Draft PEIR, dated June 2024

These comments are written in response to the Draft PEIR, prepared by Environmental Science Associates (ESA) for the West San Gabriel Valley Planning Committee (“WSGVP”). I am a long-term resident of Altadena and I object to any and all plans, projects and/or construction whether proposed in the draft Plan Environmental Impact Report (“PEIR”) or not, as well as the proposed amendment of Title 22, for the reasons discussed in this Memorandum.

D-2

Volatile Organic Compounds in the Soil, Water and Air Pose Significant Health Risks in the West San Gabriel Valley (“WSGV”)

- All of the contemplated activities (excavation, grading, dewatering, removal of soil, creation of fugitive dust, removal of construction debris and other ground-disturbing activities) pose an unacceptable risk to residents’ health and safety from exposure to toxic volatile (vaporous) organic compounds in the soil and groundwater of Altadena.
- The consulting firm hired by Los Angeles County (ESA) recognized this issue in a Background Brief, dated December 2023: “Four major superfund sites are found within the WSGV and soil contamination from underground storage tanks is dispersed throughout the area.” (Emphasis provided). ESA Task B1 Background Brief at page 68.
- The Jet Propulsion Lab, located at Hahamonga Watershed near Altadena and La Canada Flintridge, is one of these four Superfund sites and has been designated as a National Priorities Site or one that the Environmental Protection Agency (EPA) deems to be most in need of clean-up due to risks to the public health and safety. (CERCLIS CA 9800013030, August 5, 1999).
- For fifteen years, from 1945-1960, toxic liquid and solid wastes were disposed into forty seepage pits and waste pits at the current site of JPL. (Supra at page 3).
- As a result, volatile organic compounds (VOC’s) were released into the soil and water. (Supra at page 1).
- These VOC’s traveled in an underground plume to drinking water wells in Altadena and Pasadena. (Supra at page 4).
- By 1980, two VOC’s (carbon tetrachloride and trichloroethylene) were identified in wells by the City of Pasadena. (Supra at page 4).
- Carbon tetrachloride may cause liver problems and increase the risk of cancer. [EPA list of drinking water contaminants and maximum contaminant levels (MCL’s)].
- Trichloroethylene may cause liver problems and increase the risk of cancer. [EPA list of drinking water contaminants and maximum contaminant levels (MCL’s)].
- The groundwater plume can change direction and even reverse for short periods of time. (CERCLIS CA 9800013030, August 5, 1999, at page 12).
- Around 1980, VOC’s were also detected in the wells of Lincoln Water, located in Altadena. (Supra at page 4)
- When the contaminant concentration exceeded drinking water standards in 1985, Pasadena closed two wells. (Supra at page 4)

D-3

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D-5

- When the contaminant concentration exceeded drinking water standards in 1987, Lincoln Avenue (in Altadena) closed two wells. (Supra at page 4)
- When the contaminant concentration continued to exceed drinking water standards in 1989, Pasadena closed another two wells. (Supra at page 4)
- This was wide-spread contamination by the underground plume.
- In 1992, the EPA identified other VOC contaminants at the JPL/Hahamonga site: 1,1-dichloroethane and tetrachloroethylene. (Supra at page 4)
- 1,1 dichloroethane and 1,2 dichloroethane are associated with an increased risk of cancer and 1,1 dichloroethylene is associated with liver problems). [EPA list of drinking water contaminants and maximum contaminant levels (MCL's)].
- Tetrachloroethylene is associated with increased risk of cancer and liver problems. [EPA list of drinking water contaminants and maximum contaminant levels (MCL's)].
- A total of six Raymond Water Basin purveyors operate wells within four miles of the JPL/Hahamonga site. These include Rubio Canyon, Los Flores and Lincoln Avenue Water. The cities of Alhambra, Arcadia, La Canada-Flintridge, San Marino and Sierra Madre also received water from the Raymond Basin. (CERCLIS CA 9800013030, August 5, 1999, at page 8).
- This Raymond Groundwater Basin extends about 41 square miles. (PEIR at page 4.10-5)
- Groundwater extraction accounts for nearly one-third of the water usage in the unincorporated areas of Los Angeles County. (ESA Task B1 Background Brief at page 68, referencing LACounty Planning 2022a).
- VOC's can be easily vaporized or become gaseous. (CERCLIS CA 9800013030, August 5, 1999, at Appendix A-7).
- Routes for exposure can be inhalation, ingestion or by skin contact. (Supra at page A-7).
- Since the VOC's are in the soil and water of Altadena's area, activities that create disruption cause release into the air.
 - Take, for example, "pre-watering and de-watering" discussed in the PEIR. (At page 4.3-32 to 4.3-33; page 4.7-11; page 4.7-17; and page 4.9-17).
 - VOC-contaminated water can evaporate into the air creating a toxic environment for humans.
- The WSGVP's PEIR recognizes that soils can contain toxic contaminants that are released through particle emissions. (PEIR at page 4.3-53)
- In its background brief, the ESA firm, hired by the County, stated that the cancer rate in Altadena was 6%, or above average. This means that 2,559 of Altadena's current residents (42,658) have had cancer diagnoses.
- In 2004, Dr. Thomas Mack, Norris Cancer Center, analyzed cancer surveillance data from ten million people in Los Angeles County over a twenty-six (26) year period. Elsevier Academic Press published the first edition in 2004, entitled Cancers in the Urban Environment, Patterns of Malignant Disease in Los Angeles County and its Neighborhoods. Dr. Mack identified census tracts at high risk and adjusted for social class. There were at least six instances of nonrandom distribution that did not

D-5
cont.

D-6

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D-11

conform to the pattern that would have been predicted by available knowledge. (Mack at page 645)

- The identified nonrandom cancers included oropharyngeal carcinoma, small cell carcinoma and adenocarcinoma of the lung, papillary carcinoma of the thyroid, squamous carcinoma of the bladder and diffuse mixed B-cell non-Hodgkin's lymphoma. (Mack at page 645):
 - For oropharyngeal carcinoma, there was a cancer cluster of female patients in Altadena and another cluster of males in Pasadena. (Mack at page 55).
 - For salivary gland malignancies, there was a cancer cluster of males in Altadena. (Mack at page 62).
 - For carcinoma of the larynx, there were cancer clusters of males in Pasadena and Altadena. (Mack at page 167)
 - For small cell carcinoma of the lung, there was a cancer cluster of males in Altadena. (Mack at page 197)
 - For adenocarcinoma of the lung and bronchi, there was a cancer cluster of females in La Canada Flintridge. (Mack at page 205)
 - For osteosarcoma, there was a cancer cluster of females in Altadena. (Mack at page 261-262)
 - For squamous carcinoma of the bladder, there was a cancer cluster of males near the Glendale and Altadena area. (Mack at page 352).
 - For brain malignancies (gliomas), there was a cancer cluster of females in Altadena. (Mack at page 379)
 - For papillary carcinoma of the thyroid, there was a large cancer cluster of females in La Canada-Flintridge. (Mack at page 412)
 - For nodular sclerosis Hodgkin's lymphoma, there was a large cancer cluster of males between Altadena and La Canada-Flintridge. (Mack at page 460)
 - For diffuse mixed B-cell non-Hodgkin's lymphoma, there were two male clusters, one in Pasadena and one in La Canada-Flintridge. (Mack at page 503).
 - For chronic lymphocytic leukemia, there was a large mixed gender cluster near La Canada-Flintridge. (Mack at 581)
 - For other leukemias, there were two clusters, one for females in Altadena and another for mixed genders in Pasadena. (Mack at page 609)
 - There was also a large cluster of malignancies in older children extending from Altadena to La Canada-Flintridge. (Mack at page 623)
 - Finally, there was also a large cluster of young adult females with malignancies in La Canada-Flintridge. (Mack at page 630)

- Future development would increase the number of residents (in Altadena) and would potentially increase the number of people exposed to toxic contaminants. (PEIR at page 4.9-25).
- It is reasonably foreseeable that future projects and/or natural disasters would release hazardous materials into the environment. (PEIR at page 4.9-27).
 - Although the ESA (WSGVP) adopts OSHA as its band aid fix, that is a statute designed to protect workers. OSHA remedial measures do not reduce the adverse impact to Altadena's residents.



D-11
cont.

D-12

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D-14

- Although the PEIR states that the WSGVP was required to consult the EPA National Priorities List and the EPA’s CERCLIS site, as well as archived sites, the ESA and the WSGVP “overlooked” the hazards site at JPL/Hahamonga Superfund site. (PEIR at page 4.9-2 to page 4.9-4). D-15

- Although the PEIR acknowledges that VOC’s, including tetrachloroethane, may be in the soil and groundwater throughout the Plan area and that soil vapor intrusion may occur, the impact of VOC’s on human health and safety is not mentioned. (PEIR at page 4.9-7, page 4.9-12, page 4.9-17) D-16

- Construction or redevelopment on contaminated properties could potentially generate vapors or fugitive dust containing contaminants that pose a health risk. (PEIR at page 4.9-27). D-17
 - As demonstrated in Dr. Mack’s book, above, the risk is significant and it is not limited to “sensitive receptors,” young children, persons with disabilities and older residents.

- The ESA (WSGVP) asserts that future projected growth would result in 25,954 new residents, 10,874 new jobs and 16,243 new housing units. This would increase the demand for water and pumping from groundwater wells. (PEIR at page 4.10-22). D-18

- It is not clear how many new residents would be added to Altadena’s current population of 43,344, as this section was conveniently omitted from the PEIR and Appendices. Altadena is only 8.5 square miles. (PEIR at page 4.11-2) D-19

- It is also not clear how many new housing units would be added to Altadena’s current total of 15,334, as this section was omitted from the PEIR and Appendices. The Regional Housing Needs Allocation assigned 4,479 new units to the entire WSGV. (PEIR at page 4.11-8). D-20

- Although the ESA (WSGVP) naively asserts that compliance with applicable environmental laws would protect the public from resulting contaminant exposure, causing serious health risks (PEIR at page 4.9-29), this is an overstatement. D-21
 - Take, for example, the history of the JPL/Hahamonga Superfund site on the National Priorities List. Carcinogenic volatile organic chemicals were allegedly first discovered in 1980. Almost twenty years later, the EPA and JPL published the CERCLIS report and held the required Superfund meeting to inform Altadena residents.
 - Another resounding example of government inaction is the Stringfellow Acid Pits in Jurupa. Toxic waste, including volatile organic compounds, spilled into groundwater in 1972. Toxins had been spilling into the nearby creek between 1969 and 1980. Litigation related to this site lasted three decades and involved the conviction of Rita LaVelle, then Director of Superfund, and the resignation of Anne Gorsuch Burford, then EPA administrator. Clean-up has



not been completed and will take five hundred (500) years. *Wikipedia, Stringfellow Acid Pits, Accessed July 28, 2024.*

D-21
cont.

- Another questionable assumption in the ESA/WSGVP's PEIR is the use of the VOC maximum contaminant or significance levels established by the SCAQMD (South Coast Air Quality Management District). (PEIR at 4.3-34 to 3.4-35). They should have and could have used the VOC criteria significance levels established by the EPA for drinking water.

D-22

- Members of the AQMD are drawn from businesses (both small and large), labor organizations, law firms, the chamber of commerce, community environmental organizations and some government agencies. Other than JPL, discussed above, the member roster does not appear to include persons having scientific-based knowledge. AQMD.gov/home. See AQMD advisory group board, September 2023-September 2027, accessed July 27, 2024.

D-23

- The SCAQMD has arbitrarily determined the cancer burden without supporting empirical evidence, such as Dr. Mack's surveillance data, discussed above. (PEIR at page 4.3-37)

D-24

- Additionally, for criteria pollutants, the SCAQMD has used dated thresholds from 1993. (PEIR at page 4.3-43)

D-25

- The SCAQMD has also utilized an unsupported assumption that construction impacts are temporary. (PEIR 4.3-35). As demonstrated above, the health impacts are far from temporary.

D-26

- The WSGVP's PEIR marginalizes significant health risks from VOC's. Despite the known health risks of VOC's, the WSGVP states that it would like to use recycled water for landscape irrigation in County parks. (PEIR at page 4.3-31).

D-27

- Although the PEIR states a concern for water quality and aquatic resources, it allows project developers to simply purchase credits, in lieu of remediation, at an approved mitigation bank. (PEIR at page 4.4-34).

D-28

- Although there is a process for monitoring pollutant discharges, this process lies squarely in the hands of the developer or contractor under the Construction General Permit. (PEIR at pages 4.17-16 to 4.7-17). This questionable process seems to have little oversight by governmental authorities.

D-29

Volatile Organic Compounds Combine with Nitrogen Oxide to Form Ozone, A Greenhouse Gas, That Causes Known and Significant Health Risks in the WSGV

- When VOC's are released into the air, they combine with nitrogen oxides to form ozone. (PEIR at page 4.3-2 to 4.3-3). Ozone is a greenhouse gas and one that causes increased temperatures on Earth. *Wikipedia, Greenhouse Gas, Accessed 7/25/24.*

D-30

- Based on ambient air quality monitoring, Los Angeles County regularly exceeded the state’s one hour and federal eight hour ozone level within the last five years. (PEIR at page 4.3-9). This is considered extreme “non-attainment” in the PEIR. (Page 4.3-36)

D-31

- Ozone is a criteria pollutant and one which can lead to the following medical problems:

Breathing problems, such as asthma, emphysema and chronic bronchitis;

Inflammation and damage to airways;

Aggravation of lung diseases;

Susceptibility to lung infections;

Chronic obstructive pulmonary disease; and

Permanent lung damage. (PEIR at page 4.3-2 to 4.3-3).

D-32

- Ozone (made by the combination of VOC’s and nitrogen oxide, as noted in the WSGVP PEIR) creates risk to human health, particularly in older adults, children and outdoor workers (“sensitive receptors”). (PEIR at page 4.3-2 to 4.3-3).

D-33

- Altadena has 19.5% residents aged sixty-five and older. (ESA Background Brief).

The WSGVP’s PEIR Contemplates the Release of Both Small and Large Particulate Matters that Cause Known and Significant Health Risks in WSGV.

- Projects developed under the WSGVP would involve ground-disturbing activities during construction. (PEIR at page 4.5-24). Excavating, grading, handling, treating, stock-piling, transferring and removing soil, construction/demolition and travel of construction equipment may cause “fugitive dust emissions.” (PEIR at page 4.3-22 to 4.3-24).

D-34

- The topography of the San Gabriel Mountains rising to the north of Altadena is conducive to trapping of pollutants in the foothill communities.

D-35

Emissions may be downwind of sensitive receptors. One option is to cease all activities. (PEIR at page 4.3-22 to 4.3-24).

- Particulate matter (PM 10 micrometers and PM 2.5 micrometers) may be inhaled by residents.

- Particulate matter (PM 10 and PM 2.5) is deposited into the lungs and can cause tissue damage and lung inflammation. (PEIR page 4.3-5).

D-36

- PM 10 particles include dust from construction sites and landfills.

Despite the known risks from release of particulates, the WSGVP wants to recycle construction and demolition debris from construction sites. (PEIR at page 4.3-31)

D-37

- Sources of PM 2.5 particles arise from combustion of gasoline, oil and diesel.
 - Bulldozers, loaders, backhoes, cranes, excavators, forklifts and haul trucks are frequently diesel powered and emit criteria air pollution. (PEIR at page 4.3-15, page 4.3-32).
 - Although idling at construction sites is purportedly limited to five minutes, the equipment fleet has not been fully replaced by new emissions-controlled fleets. (PEIR at page 4.3-15 to page 4.3-16)
- Based on ambient air quality monitoring, Los Angeles County regularly exceeded the state and federal PM10 and PM2.5 standards within the last five years. (PEIR at page 4.3-9). This is considered “non-attainment” status. (PEIR at page 4.3-42 to page 4.3-43)

D-38

D-39

The Scope of the WSGVP is Very Large, Impacting Many Residents, Many of Whom Did Not Receive Notice From Los Angeles County’s Department of Regional Planning.

D-40

- The scope of the proposed Plan is very large, impacting many residents and areas of Los Angeles County, including Altadena.
- Most residents did not receive notice of the NOP or scoping in November-December 2023. This author received no notice until Spring 2024.
- In Spring 2024, a few residents attended the meeting at the Altadena library, and two subsequent Zoom meetings. The initial meeting was cast as proposed “administrative corrections” of zoning to reflect how properties were actually being utilized in Altadena.
- At the Altadena library meeting, residents were asked to complete a forced choice survey to rank their preferences. Question No. 7 asked residents to rank what they would like to see more of in their community. Question No. 9 asked residents to rank the issues they would like to see “managed” in their community. Question 12 asked residents to select the “housing types” that could fit into their community.

D-41

D-42

Many of these questions were economically divisive, pitting citizens of West Altadena against those in East Altadena. This perpetrated a historical racial and socio-economic division within Altadena.

The survey had few open-ended questions on whether residents were satisfied with their community and whether they wanted additional development.

In the survey, there was no explanation of the broad intended scope of the WSGVP.



At the Altadena library meeting, the development maps were taped to the wall, had glare and could not be seen at eye level. Even the smaller paper maps placed on the tables were not fully legible in terms of streets.

D-42
cont.

- When the draft PEIR was released in June 2024, most residents were on summer vacations. By including boilerplate recitation of laws and regulations (without much discussion of applicability to the facts), the WSGVP has made the PEIR into eight hundred, ten (810) pages. The sheer length of the PEIR imposes an impediment to transparency.

D-43

- Although the WSGVP PEIR references the County General Plan, by incorporation, the author did not receive notice of the EIR for the County General Plan and cannot compare the two documents.

D-44

- When the WSGVP ultimately sent post cards, with QR codes, to each resident, the post card did not inform residents of the extent of the plan, or projects, with the dates of hearings and matters to be addressed. It was purposefully designed to look like a throw-away piece of mail. Most residents do not know what the County envisions for their community. Many residents and businesses believed that the development was limited to the former location of Webster’s Pharmacy.

D-45

Altadena is Unique in Several Important Ways. In the Spirit of Self-Determination, Altadena Should Keep Its Own Community Standards (“CSD’s”)

- In June 2024, the draft PEIR laid out the vast extent of the development plan and used a process called “tiering.” The process of “tiering,” or assuming that all unincorporated areas of Los Angeles are the same in enough ways that they should be included within the rubric of one single Plan, the WSGVP, is not well-taken.

D-46

- After the WSGVP PEIR was drafted, the San Gabriel Mountains were designated as a federal National Monument. The foothills in Altadena are immediately south of, and directly abut, this National Monument. The WSGVP’s PEIR does not consider the designation.

D-47

- A stated goal of the WSGVP is to reduce wildfire hazards and to preserve biological resources by decreasing density in areas adjacent to natural resources. (PEIR at page 4.7-19). Altadena is directly adjacent to the natural resources in the San Gabriel Mountains. Density should not be increased by any new development in Altadena.

D-48

- The San Gabriel Mountains’ designation causes more traffic in Altadena’s limited north-south roads and increases the Vehicle Miles Traveled (VMT’s) beyond that contemplated by the WSGVP’s PEIR.

D-49

- The only freeway that runs near Altadena, but not necessarily through Altadena, is the 210 Freeway. By framing the geographic area more broadly, the WSGVP has misstated the extent of freeway access.

D-50

To access Altadena for evacuation purposes, there are no north-south “highways.” However, there are several secondary roads, running north-south: Lake, Allen, Hill, Lincoln, Los Robles, Altadena Drive and Fair Oaks. Many of these roads have traffic choke-points due to drive-through establishments and commercial build-out near Pasadena.

D-51

The other unincorporated areas of Los Angeles County have more freeway access: the 60 Freeway, the 10 Freeway, the 605 Freeway, the 2 Freeway, the 5 Freeway and the 105 Freeway. These are the more reasonable choices for new growth.

D-52

- The hilly topography of Altadena is not conducive to walking, riding bicycles or razor scooters unless one plans a one-way trip, downhill. The buses that run from the Lake Avenue Metro Station are infrequent and take a long time.

D-53

- In Altadena, there are “areas with underlying materials that include undocumented fills, soft compressible deposits or loose debris that could be inadequate to support development” especially of multi-story buildings. (PEIR at page 4.7-25). This is another reason to keep height and set-back limits in Altadena’s own CSD.

D-54

- Altadena is an historic area that should be preserved. More than one hundred and ninety (190) homes in Altadena were built in Jane’s Village between 1924 and 1926. There are eighty (80) additional Jane’s homes outside the Village area and in Altadena.

D-55

A Jane’s home could be purchased for as little as \$ 7,950-\$11,000 with as little as \$ 500 down payment and monthly payments of only \$100.

The Jane’s homes are recognized in the PEIR as “Altadena Heritage” homes but dismissively referred to as having no “legally binding” protection. (PEIR at page 4.5-8)

- The WSGVP would like to take Altadena’s Community Standards (“CSD”) and fold it into a “one-size fits all” area Plan or PASD, despite the differences between Altadena and the other three unincorporated areas of Los Angeles County. (PEIR at page 4.4-31).
- “Local land use plans and policies... are not required to be consistent with either the Regional Transportation Plan or the Sustainable Communities Strategy.” (PEIR at page 4.6-9). Altadena should keep its self-determined CSD.

D-56

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What is the Extent of Development and Displacement Contemplated by the WSGVP for Altadena’s 8.5 Square Miles?

- Superficially, the WSGVP wants to increase “development” intensity along commercial corridors and in “select” areas near commercial corridors and transit with low existing residential density. (PEIR at page 4.3-32)
- The WSGVP wants to concentrate growth within one mile from major transit stops, one-half mile from high quality transit corridors and one quarter mile from commercial corridors and commercial areas where there is access to existing or *proposed* transit. (PEIR at page 4.11-16)

D-57

To change the growth pattern, all the planners have to do is propose new transit in an area of Altadena.

D-58

- The WSGVP wants to increase population density over and beyond that contemplated by the Regional Housing Element Regional Allocation. (PEIR at page 5-39).
- The WSGVP contemplates infill development and re-development on “underutilized” sites, as well as “adaptive reuse” of “underutilized structures,” “appropriate residential density” along transit corridors, “encouragement of sustainable subdivisions” and “acquisition” of resource-sensitive lands. (PEIR at page 4.3-29 to page 4.3-30; page 4.4-25).

D-59

D-60

If we look at the context of “appropriate residential density,” the WSGVP disfavors existing single family homes in Altadena (referred to as “aging stock”) and favors mixed use, multi-story residences that concededly block scenic views and full enjoyment of a National Monument, the San Gabriel Mountains.

D-61

- The WSGVP PEIR states that they want to utilize anti-displacement measures, so “existing community members can remain in ...their neighborhoods, while accepting new residents through more compact, mixed use development.” (PEIR at page 4.8-36).

D-62

The WSGVP has identified no site(s) for new residents and no sites for multi-density complexes. Vulnerable elderly people, people of color and people with limited economic means would be systemically displaced from their homes. See, for example, the historic seizure of Chavez Ravine in Los Angeles or the large scale razing of homes in Capetown, South Africa.

D-63

In Altadena, 19.5% of residents are 65 years or older and 74% of all residents are home owners. Many residents are retired, living on fixed income. If these home owners had to transition to rentals in Altadena, they would likely have to pay more than their mortgage. Currently, the average rental in Altadena is \$ 1,626. (ESA Background Brief).

D-64



“Relocation assistance” is not adequate to compensate the susceptible elderly for the disruption and health risks near the end of life.

D-64
cont.

Displacement of elderly people also imposes a burden on inter-generational transfer of wealth in Altadena, a neighborhood that was historically favored by African-Americans.

Vulnerable older individuals in R-1 housing would be disfavored to the advantage of younger residents with families. Younger newlyweds and families resent not being able to buy a home. Older residents just want to live their lives in peace, without the noise and nuisance of nearby construction. The WSGVP creates division.

D-65

Although there are needs for affordable housing, builders would not be required to offer affordable housing in Altadena. Mr. Drevno, one of the planners, stated that all units could be offered at market rates in Altadena. The background brief prepared by the ESA consulting firm also stated that Altadena was not eligible for market incentives due to the residents’ higher income.

The WSGVP’s PEIR is Defective Due to Vagueness, Inconsistencies and Omissions of Significant Impacts on Human Health and Safety.

- The WSGVP does not propose any site-specific development because “specific location, timing and type of future projects proposed to be developed are unknown,” detailed analysis would be speculative and beyond the scope of this PEIR. (PEIR at page 4.3-32, page 4.3-46, page 4.4-20, page 4.7-19).
- Although the PEIR acknowledges a potential increase in cancer, acute or chronic risk from exposure to toxic air contaminants based on the nature and extent of future projects under the WSGVP, it states: “Since the exact nature, location and operation of future developments are unknown”...quantification of health risks from toxic air contaminants “would be speculative.” (PEIR at page 4.3-53, page 4.3-34).
- Although the PEIR stated that the quantification of the health risks from toxic air contaminants is considered speculative, it also stated that the health risk is considered significant and unavoidable. (PEIR at page 4.3-53 and page 4.3-50)

D-66

D-67

D-68

The PEIR considered only the health impact on “sensitive receptors.” (PEIR at page 4.3-53)

The draft PEIR states that “construction of future projects developed under the Plan (WSGVP) would be consistent with AQMD.” (PEIR at page 4.3-43).

Only one page later, the draft PEIR states “all future projects would be required to demonstrate compliance with air quality on a project-by-project basis.” (PEIR at page 4.3-45).

D-69

“Impacts related to criteria pollutants associated with future projects developed under the Plan (WSGVP) are considered significant and unavoidable. (PEIR at page 4.3-47).

D-70

Fortunately, a table explains that mobile emissions, only, under the Plan (WSGVP) would exceed threshold for *all* criteria pollutants by 2045, as opposed to “No Project” by 2045. (PEIR at page 4.3-48).

The WSGVP Does Not Achieve Many of its Ostensible Goals.

- One stated goal of the WSGVP is to reduce VMT’s or vehicle miles traveled. (PEIR at page 4.3-29). The PEIR does not achieve its goal. The total VMT’s are increased by implementation of the WSGVP. (PEIR at page 4.6-21; page 4.8-48 to 4.8-49)

D-71

By increasing the population of residents or denominator, the WSGVP plays a numbers game by arguing that the VMT per service population is lower. (PEIR at page 4.6-21) This is disingenuous.

D-72

- Although another stated goal of the WSGVP is to reduce greenhouse gases, the planned construction increases ozone, a greenhouse gas.
- Construction of future projects under the WSGVP would have the potential to further increase GHG emissions through the use of heavy duty equipment such as excavators, cranes, forklifts and haul trucks. (PEIR at page 4.8-39)

D-73

The WSGVP increases the mobile source of GHG as opposed to the “No Project” alternative. (PEIR at page 4.8-48)

D-74

- Fuel consumption, a primary source of greenhouse gas, is greater under the WSGVP than the “No Project” alternative. (PEIR at page 4.6-20)
- The “Cap and Trade” program sets an overall limit on greenhouse gas emissions for covered entities. It does not guarantee reductions in any discrete location or by any source. Reductions are only guaranteed on a state-wide basis. This program allows covered facilities to trade permits to emit GHG. (PEIR at pages 4.8-23 to 4.8-24).
 - This is an easy escape for prolific polluters who use diesel-powered bulldozers, loaders, backhoes and forklifts. (PEIR at page 4.8-25)

D-75

The WSGVP believes that Alternative # 3, Housing Element, Regional Housing Needs, Is the Superior Plan. (PEIR at page 5-44).

- The WSGVP wants to cram an additional 25,954 residents into WSGV.

D-76

The Regional Housing Needs Allocation Plan wants to add only 17,875 new residents into WSGV. (PEIR at page 5-31)

- The WSGVP wants to crowd an additional 16,243 new housing units into WSGV.

D-77



The Regional Housing Needs Allocation Plan wants to add only 7,875 new housing units into WSGV. (PEIR at page 5-31)

D-77
cont.

- The Regional Housing Needs Allocation Plan could satisfy its vision for WGSV by building new units in the other unincorporated areas of Los Angeles County.

D-78

The WSGVP’s concerns for wildfire hazard and wildlife can be mitigated by imposing a moratorium on new building in and near the San Gabriel Mountains, a newly designated federal national monument.

Due to pandemic-related remote work, there are many vacant and unused commercial buildings in downtown Los Angeles and Pasadena.

Increase the number of emissions-free vehicle charging stations in these areas. New zero-emission car sales grew from less than 8% in 2020 to more than 25% in the third quarter of 2023. (PEIR at page 4.6-3)

D-79

Increase parking and charging stations near Metro stations.

Make Metro safe again with enhanced police and safety presence.

To further reduce greenhouse gas, mandate electric leaf-blowers throughout the County and give gardeners a tax incentive for buying them.

Another step would be providing education on the benefits of green waste recycling.

- Under the alternatives presented in the WSGVP summary (PEIR at page 5-45), the WSGVP concedes that its own Plan’s impacts to aesthetics, air quality, biological resources, cultural resources, noise and transportation are significant and unavoidable.
 - Development and construction vibration also pose risks to existing structures in Altadena and risks to residents’ health from the increased noise.

D-80

The Risks to and Burden on Residents’ Health Outweigh Benefits of Earth-disturbing Activities in Altadena

- Minimize the health risks from VOC’s, ozone and particulate matter by minimizing earth-disturbing construction in Altadena.
 - Vision a sustainable world where old buildings are re-purposed into wine bars, restaurants and small retail stores. This has happened naturally on Mariposa and Lake without new construction, whole scale demolition and zoning changes.

D-81

D-82

- The risks of serious adverse health consequences from construction activities outweigh the benefits of the WSGVP's vision of cohesiveness, pedestrian-friendly and green areas, creation of jobs in one sector (construction/infrastructure) and planning consistency in building design and zoning.

To iterate, the health risks to Altadena residents involve cancer, liver damage, breathing problems, inflammation and damage to airways, aggravation of lung diseases, susceptibility to lung infections, chronic obstructive pulmonary disease, permanent lung damage and lung inflammation.

To iterate, the environmental burdens from the WSGVP involve an increase in volatile organic compounds, ozone, exposure from toxic water, soil and air quality, increase in particulate matter(s), an increase in total vehicle miles traveled and an increase in greenhouse gas(es).

To iterate, the social burdens from the WSGVP involve aggravation of racial, age and socio-economic divisions in Altadena.

The risk of wildfire and interference with wild land preservation may be minimized by a moratorium on new development in Altadena. Altadena's 8.5 square miles are near and abut the San Gabriel Mountains, a protected National Monument. Los Angeles County's need for additional housing can be directed to areas that have little to no risks of this nature.

D-83

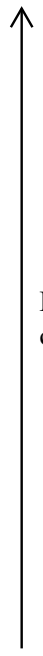
Preliminary Objections to Title 22

- The objections to amendment of Title 22 are:
 - There is no zoning protection for the many religious entities or churches in Altadena. (Free Exercise Clause of both federal and California Constitutions);
 - The proposed rezoning to commercial (C-3) or mixed use, with the proposed amendment of Title 22, allows buildings with a height of 50 feet. This may undermine the full enjoyment of scenic views of National Monuments, such as the San Gabriel Mountains;
 - A buffer zone of only 5 feet between a commercial zone and a residence is not enough for harmonious relations;
 - Altadena has chosen its own Community Standards District and should reject the PASD;
 - Yards, exteriors, fences, walls and driveways are regulated under the proposed PASD regulations; These regulations can easily be used to strong-arm or displace current non-compliant residents whose properties stand in the way of developers.

D-84

- Under the proposed PASD, there are restrictions on renovations, remodeling, the number of windows, parking, floor area and even restoration after damage. This is a possible deprivation of property rights without due process.
- Although the proposed Title 22 references the Lake Avenue, Mixed Use Center at the end of this Chapter, it is missing. (Pages 136-137). In any event, the proposed amendment previously suggested that a building in this area may be 35-45 feet high. Again, this proposed height restricts enjoyment of the scenic San Gabriel Mountains.

I reserve the right to further comment on the proposed amendments to Title 2 and Title 22 in the “Tune-Up 003 Ordinance” by September 5, 2024. Of particular concern, based on headings, are Numbers 9, 10, 12 and 13 in the e-mail dated July 31, 2024.



D-84
cont.

CANCERS
— *in the* —
URBAN
ENVIRONMENT



*Patterns of Malignant Disease in Los Angeles County
and its Neighborhoods*

THOMAS M. MACK, M.D., M.P.H.

Department of Preventive Medicine
Keck School of Medicine
Norris Comprehensive Cancer Center
University of Southern California
Los Angeles, California



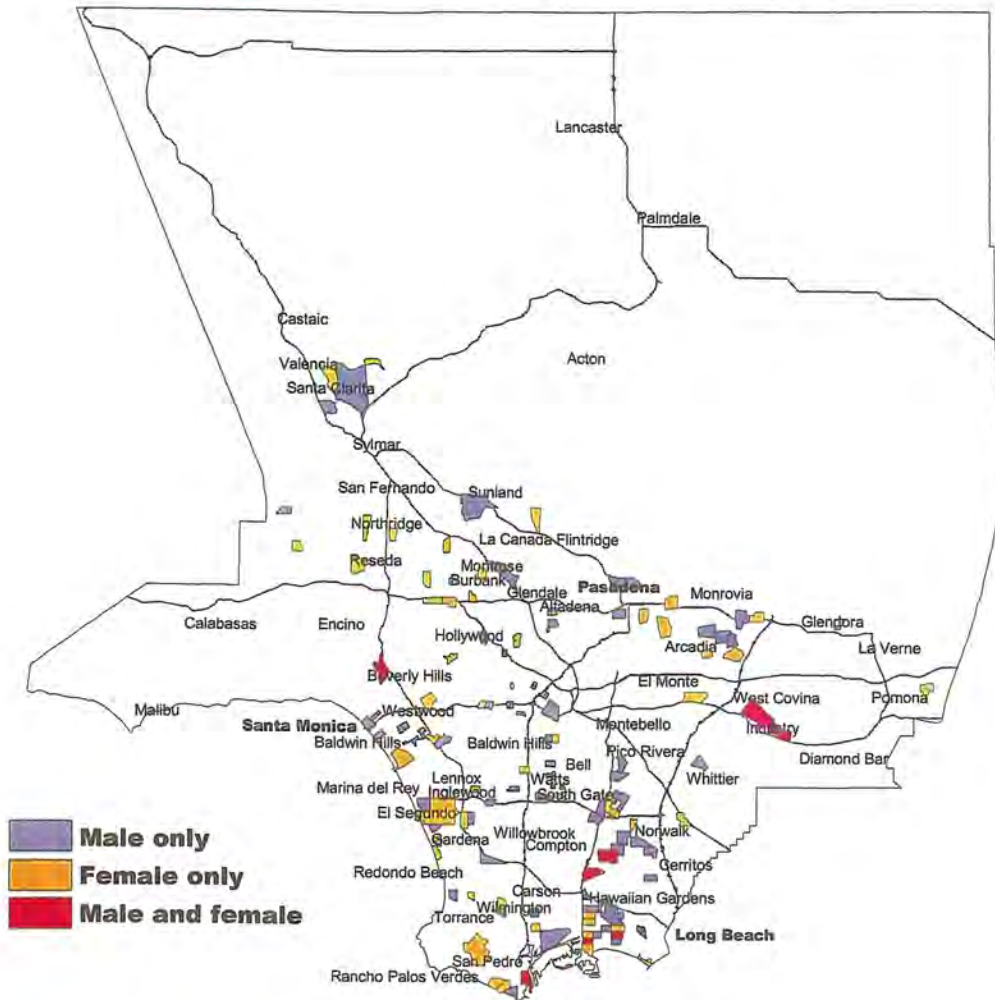
AMSTERDAM • BOSTON • HEIDELBERG • LONDON
NEW YORK • OXFORD • PARIS • SAN DIEGO
SAN FRANCISCO • SINGAPORE • SYDNEY • TOKYO

D-85



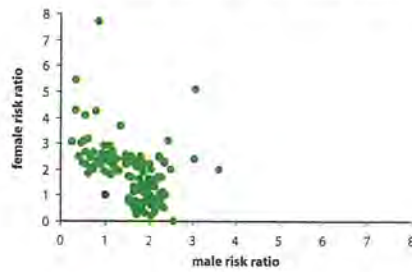
Oropharyngeal Carcinoma

Figure 11: Map of census tracts at high risk, adjusted for social class.



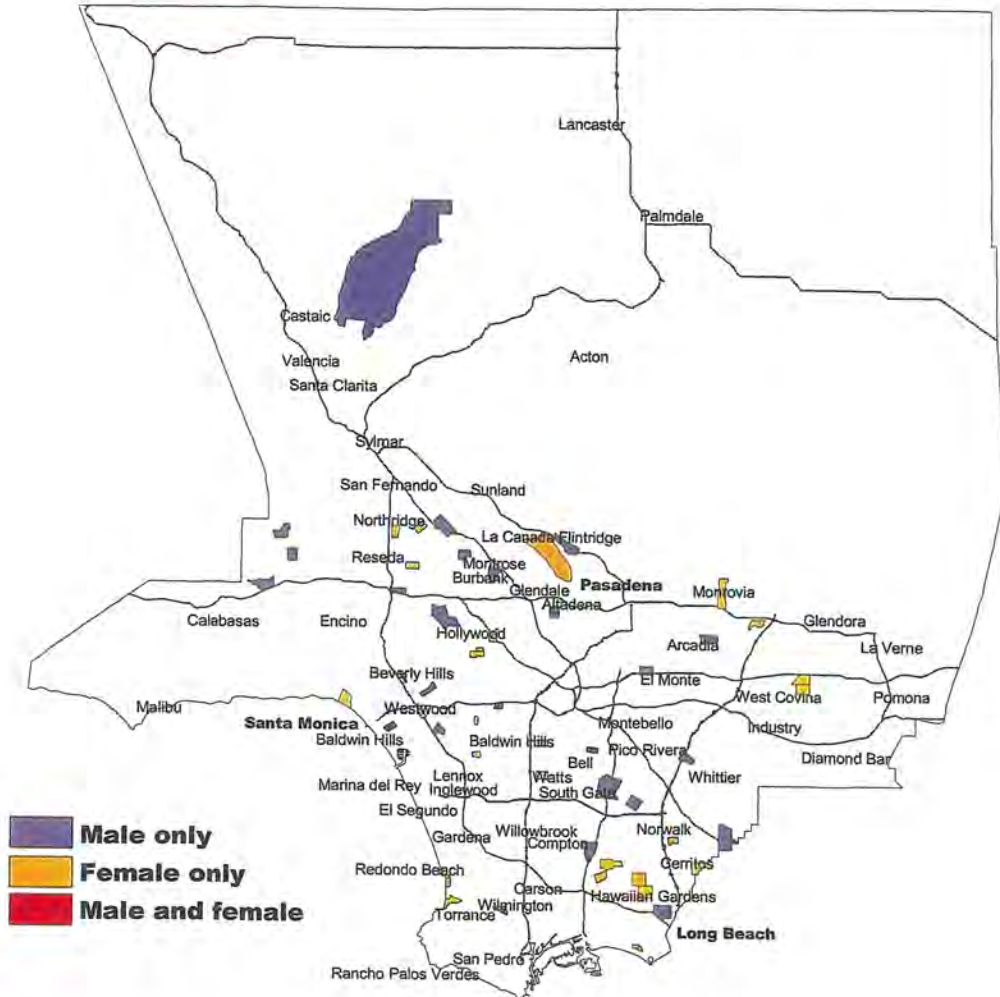
D-85
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



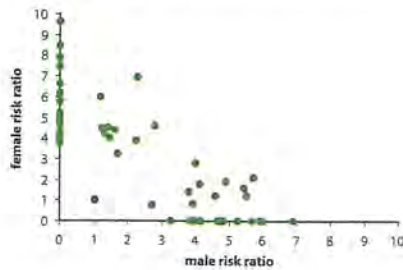
Salivary Gland Malignancies

Figure 11: Map of census tracts at high risk, adjusted for social class.



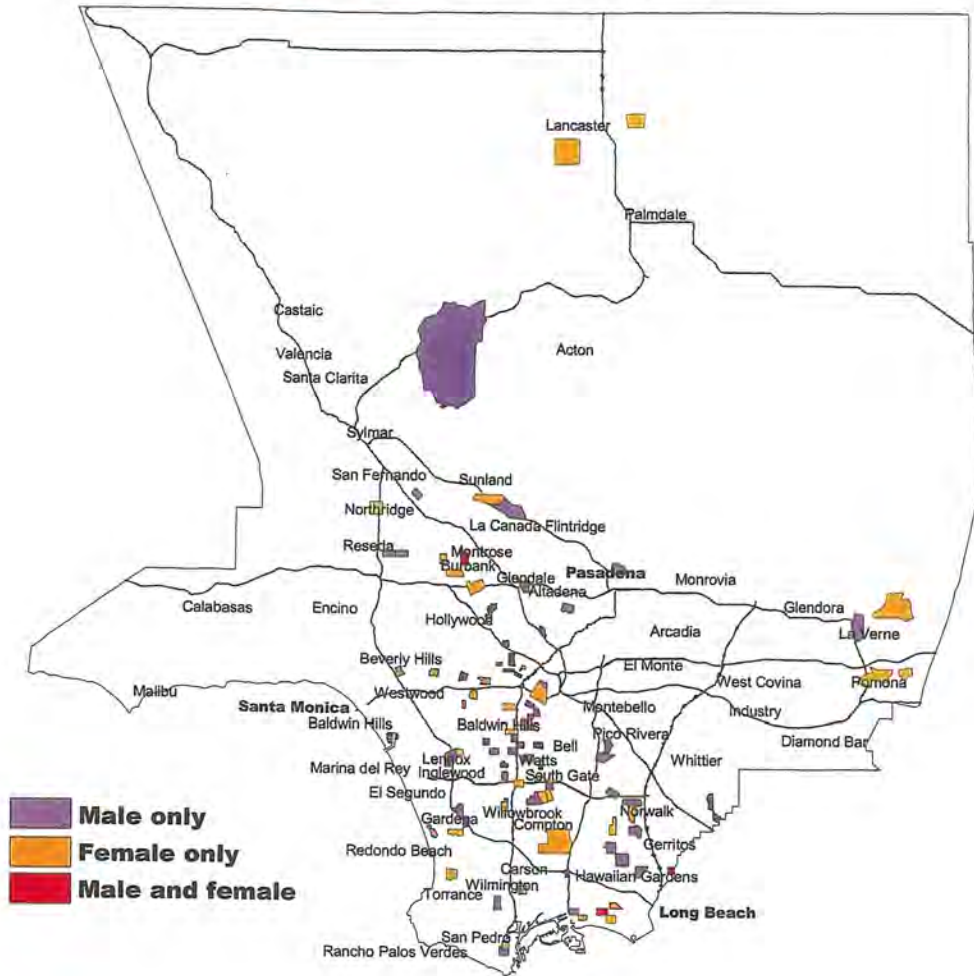
D-85
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



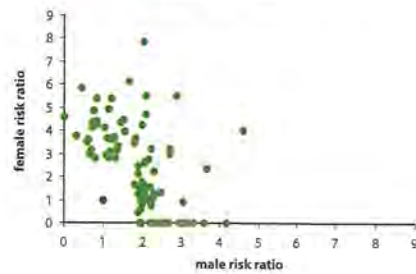
Carcinoma of the Larynx

Figure 9: Map of census tracts at high risk.



D-85
cont.

Figure 10: Male-female correlation between the relative risks for high-risk census tracts.



Adenocarcinoma of the Lung and Bronchus

Figure 9: Map of census tracts at high risk.

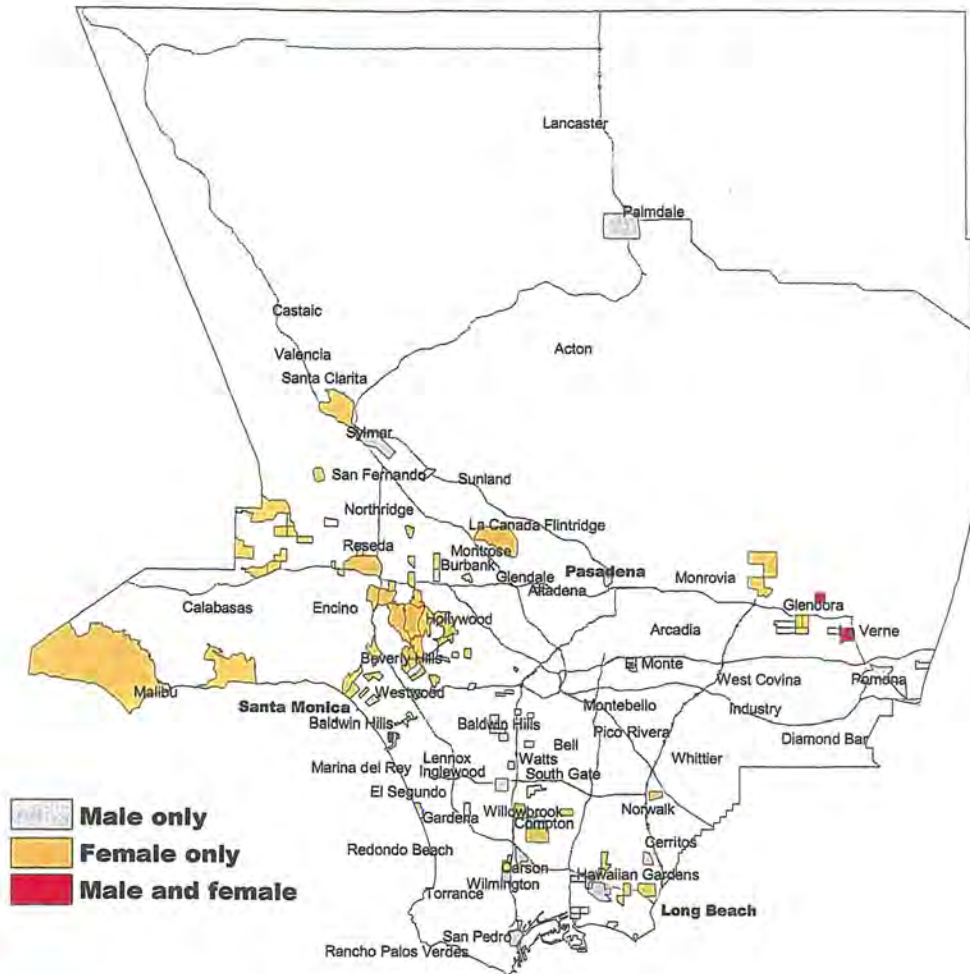
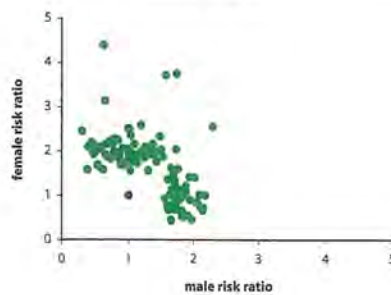


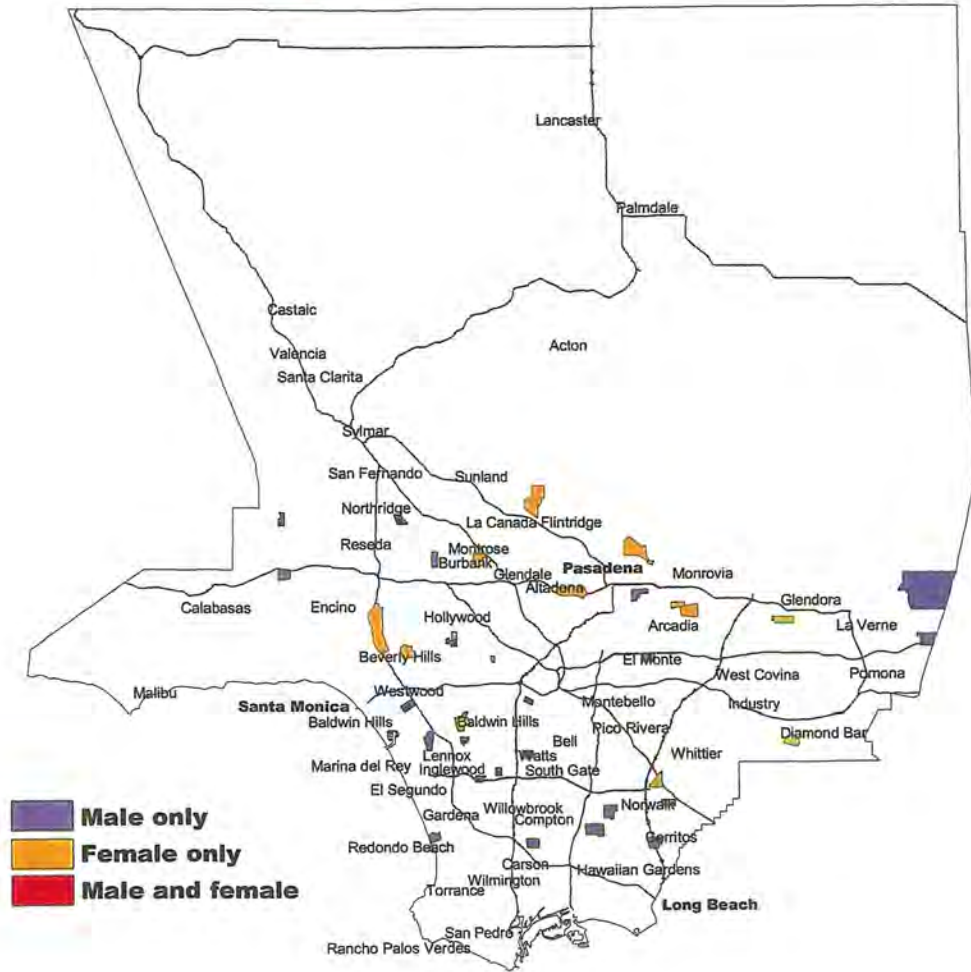
Figure 10: Male-female correlation between the relative risks for high-risk census tracts.



D-85 cont.

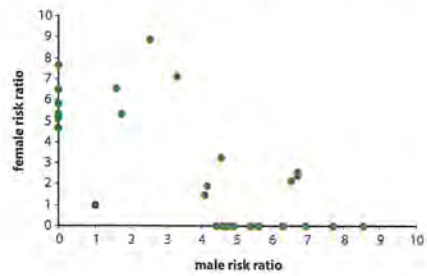
Osteosarcoma

Figure 9: Map of census tracts at high risk.



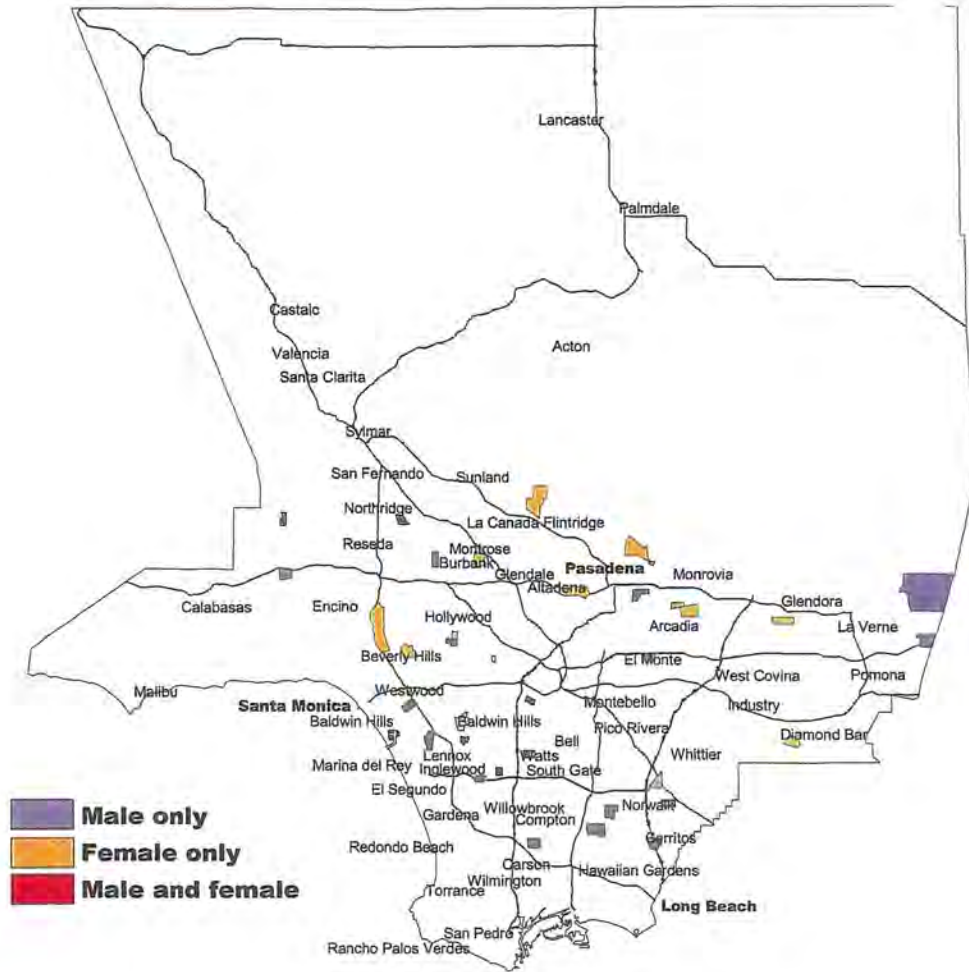
D-85
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Figure 10: Male-female correlation between the relative risks for high-risk census tracts.



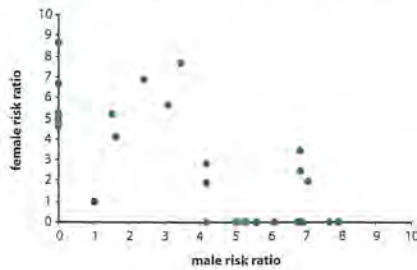
Osteosarcoma

Figure 11: Map of census tracts at high risk, adjusted for social class.



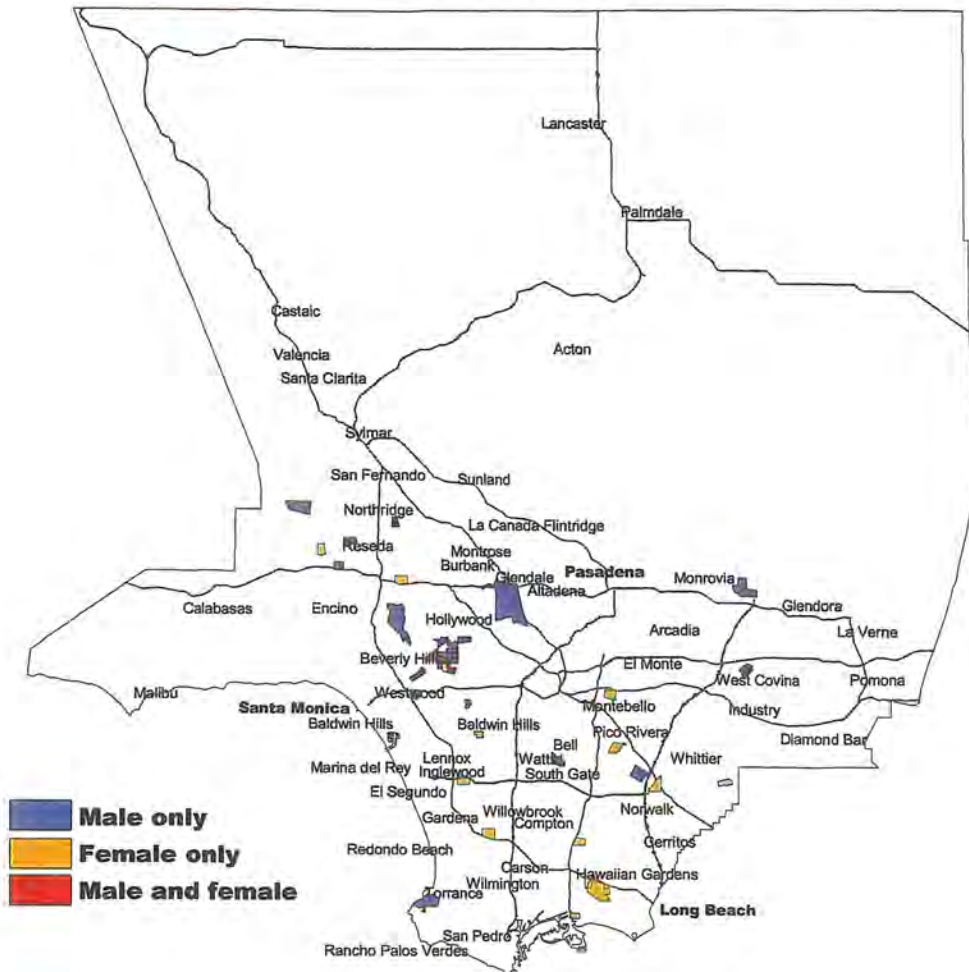
D-85
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



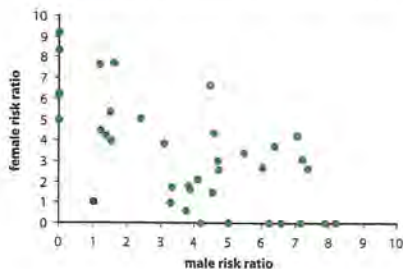
Squamous Bladder Carcinoma

Figure 11: Map of census tracts at high risk, adjusted for social class.



D-85
cont.

Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



Brain Malignancies (Gliomas)

Figure 9: Map of census tracts at high risk.

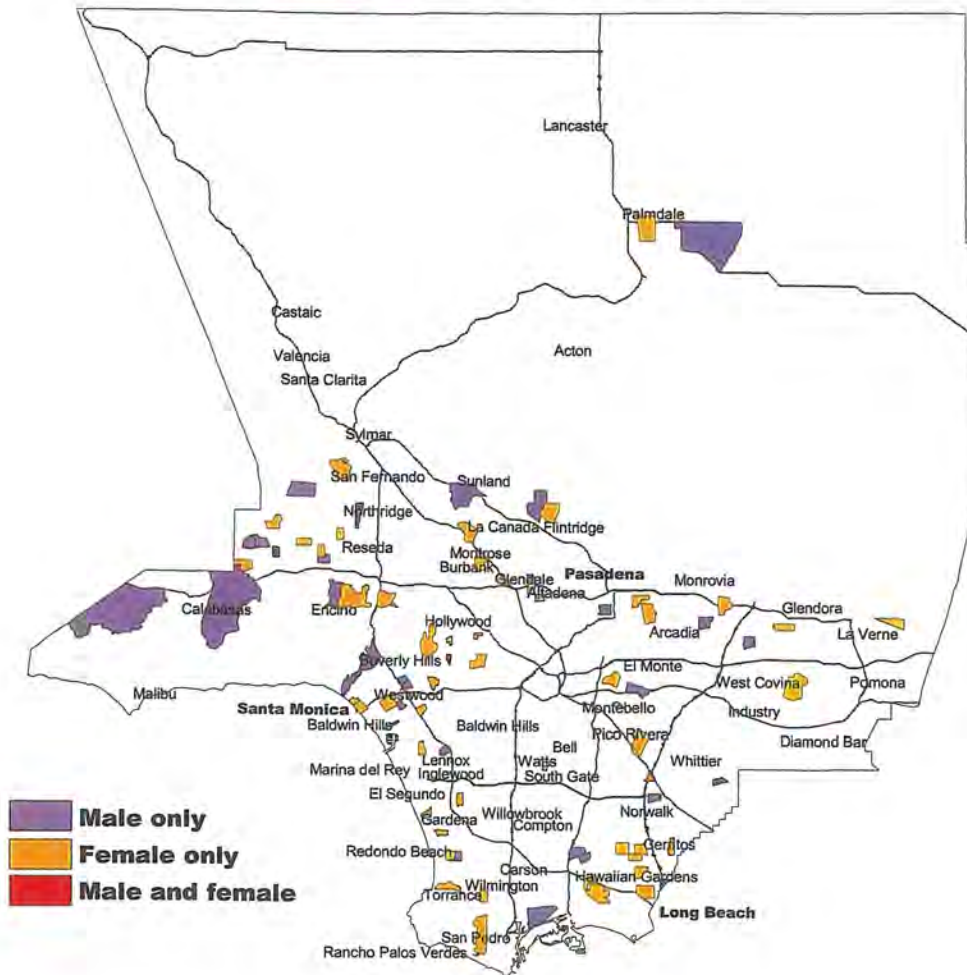
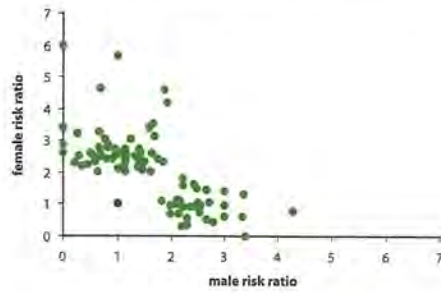


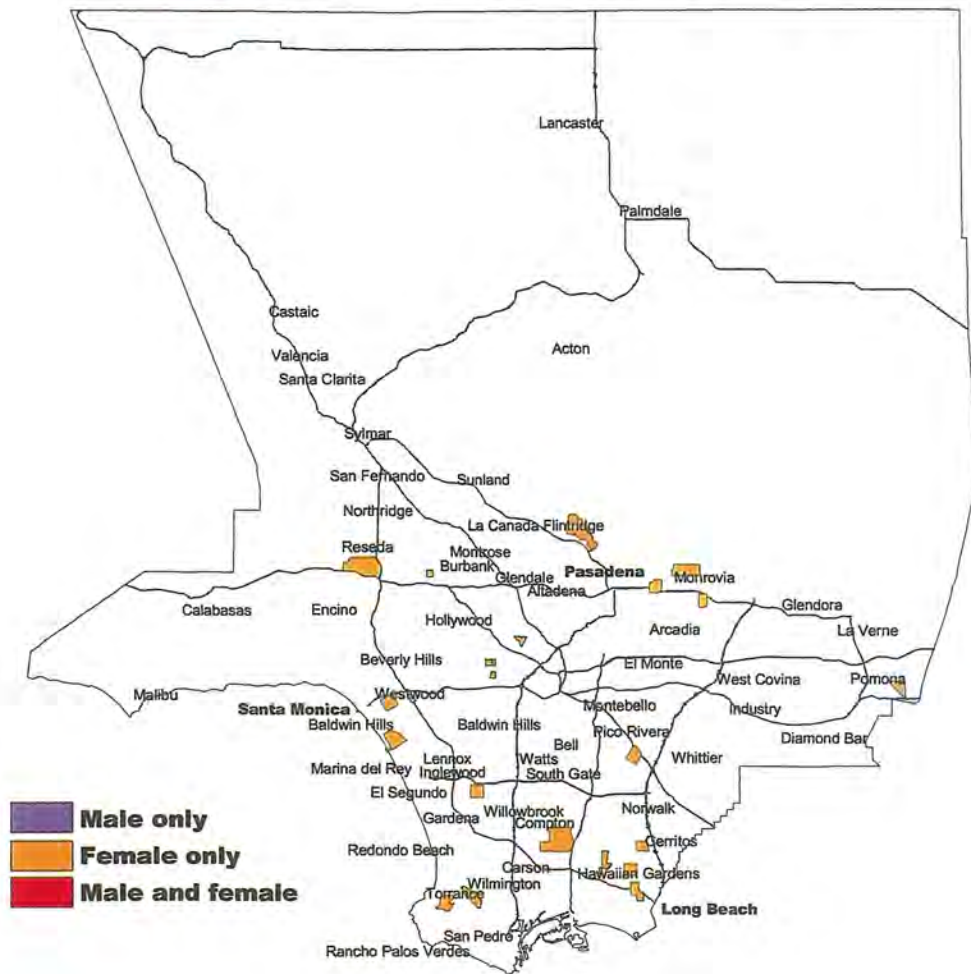
Figure 10: Male-female correlation between the relative risks for high-risk census tracts.



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cont.

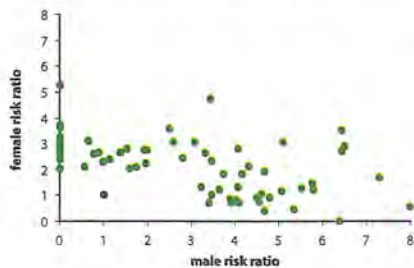
Papillary Carcinoma of the Thyroid

Figure 11: Map of census tracts at high risk, adjusted for social class.



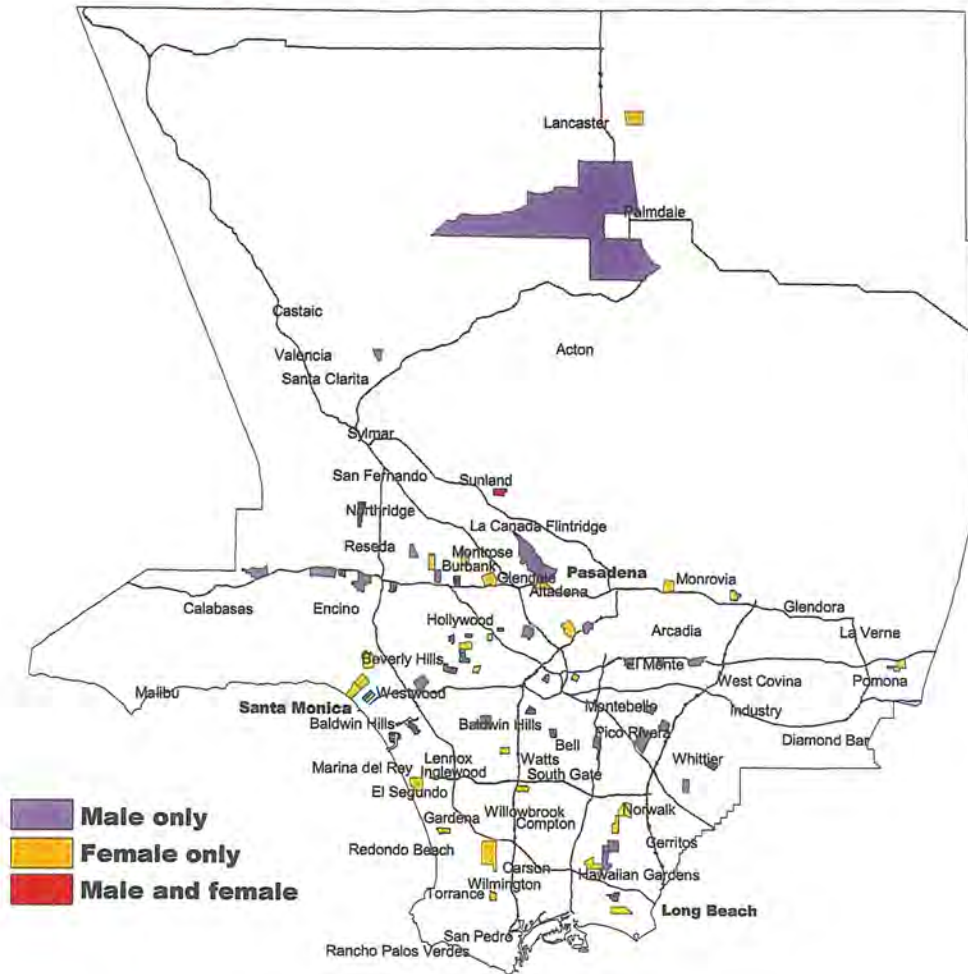
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



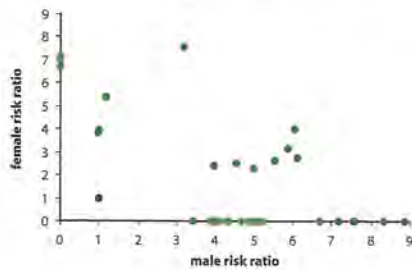
Nodular Sclerosis Hodgkin Lymphoma

Figure 11: Map of census tracts at high risk, adjusted for social class.



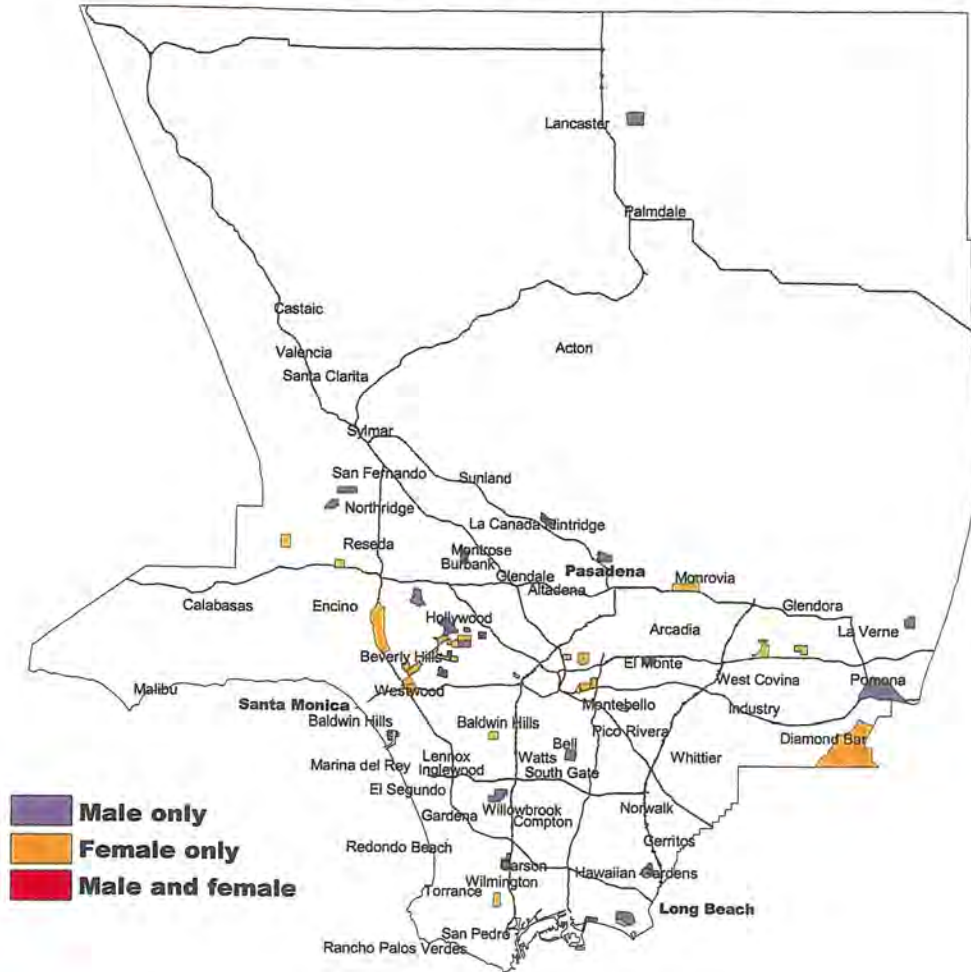
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



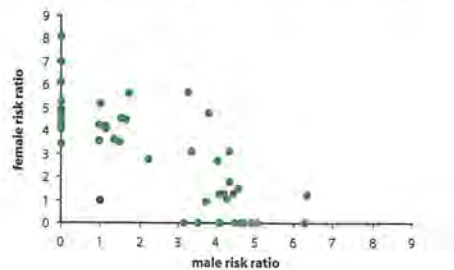
Diffuse Mixed B-Cell Non-Hodgkin Lymphoma

Figure 11: Map of census tracts at high risk, adjusted for social class.



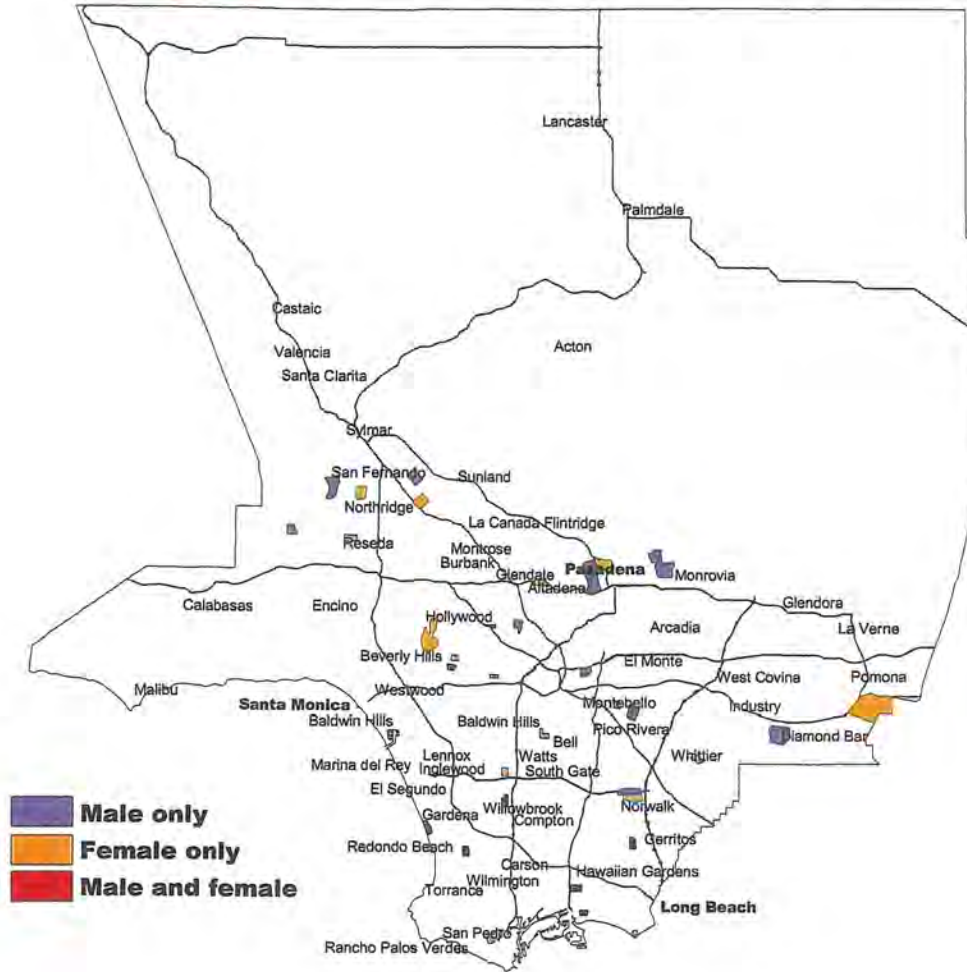
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



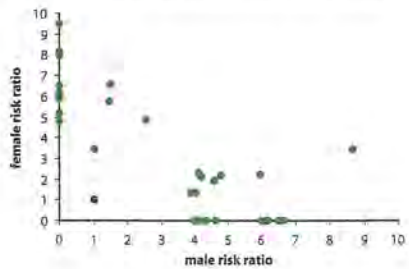
Other Leukemias

Figure 11: Map of census tracts at high risk, adjusted for social class.



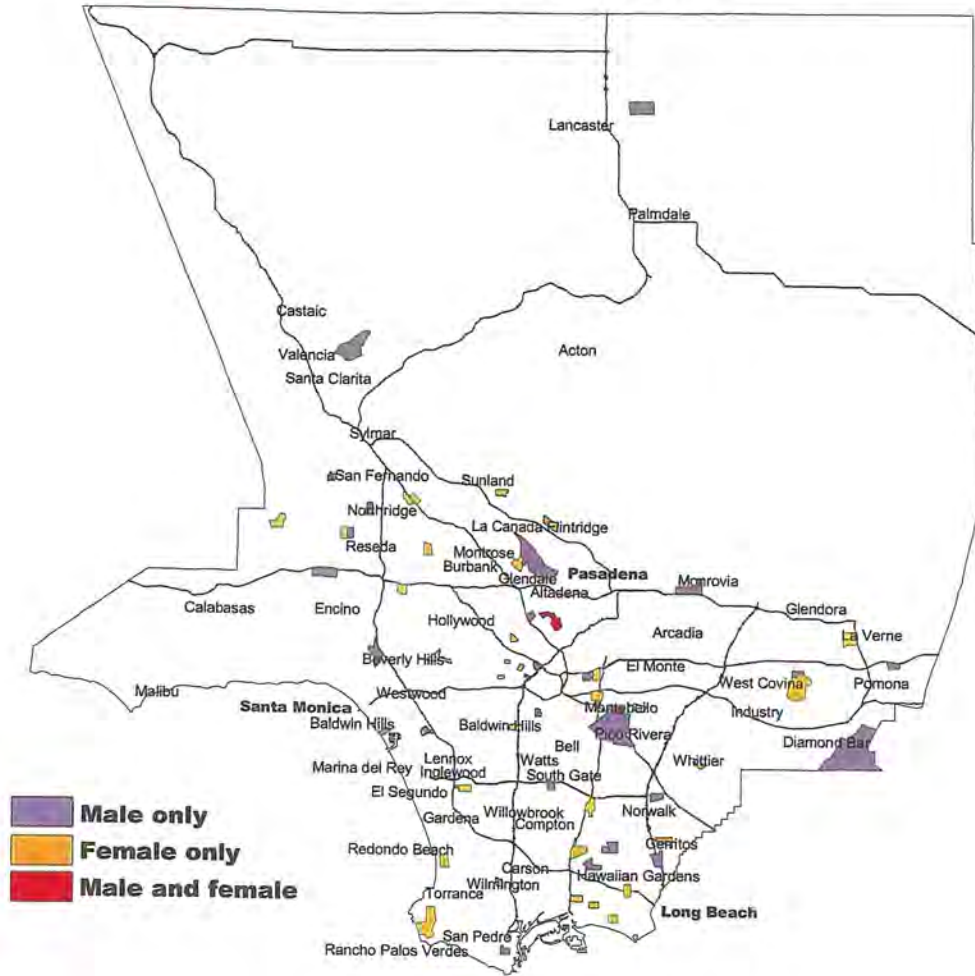
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



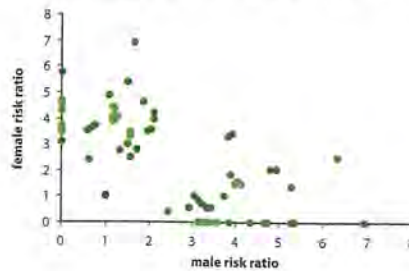
All Malignancies of Older Children

Figure 11: Map of census tracts at high risk, adjusted for social class.



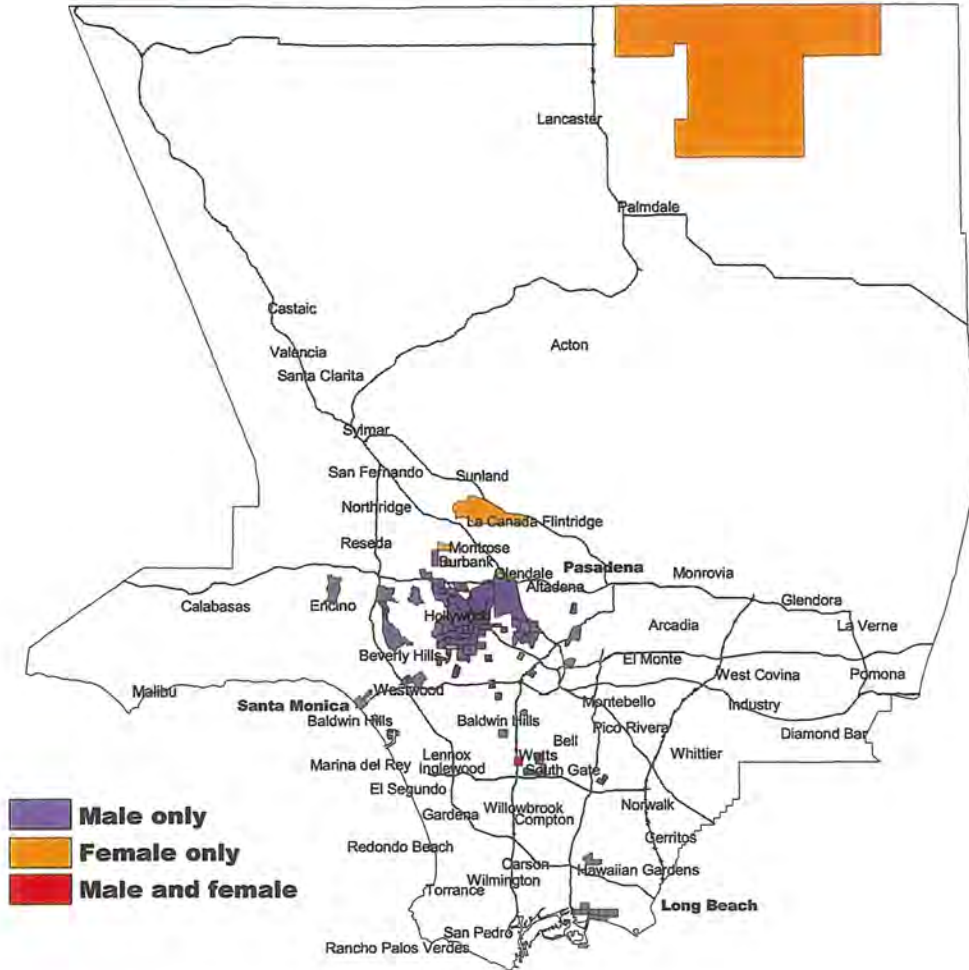
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Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



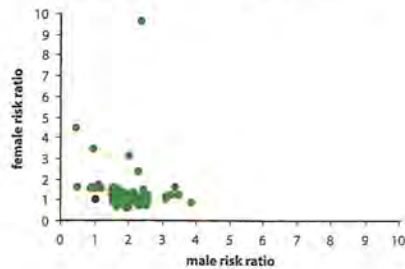
All Malignancies of Young Adults

Figure 11: Map of census tracts at high risk, adjusted for social class.



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cont.

Figure 12: Male-female correlation between the relative risks for high-risk census tracts, adjusted for social class.



Overall Summary

By describing the patterns of occurrence of malignancies in Los Angeles County, we have demonstrated that "cancer" is not a single disease, but a collection of many different diseases, each occurring because a different type of cell has grown out of control. We have tried to acquaint readers with the factors, notably chance and bias, which make it difficult to verify a local increase in incidence. We have explained that dramatic nonrandom patterns of occurrence sometimes are produced by exposures that are very personal and have nothing to do with pollution. Malignancies with different patterns of occurrence can be safely assumed to have different causes, whether or not the latter are all known.


A total of 72 different malignancies plus 12 combinations have been examined in the various ways permitted by available information. Excluding geographical considerations, every malignancy in some way or other gives evidence of occurring in a systematic, that is a nonrandom, pattern, although in the case of a few very rare malignancies the number of cases is too small to be completely certain. In general, the degree of variability in risk goes far beyond age differences. In most cases, there are differences between persons according to sex, race/ethnicity, or social class, all indicating

some form of personal or environmental factor.

In many cases there are characteristic trends over time, and about half the individual malignancies also provide evidence of some degree of systematic, i.e., nonrandom, geographic variation, thus indicating that factors other than chance determine the pattern of community incidence. Among the factors known to be responsible are personal experiences, such as occupational exposures, habits, recreational preferences, past reproductive and medical events, and genetic inheritance.

In at least six instances in this book the geographic distribution of high risk of disease was clearly nonrandom, but did not conform to the pattern that would have been predicted by available knowledge. The malignancies in question include oropharyngeal carcinoma, small cell carcinoma and adenocarcinoma of the lung, papillary carcinoma of the thyroid, squamous carcinoma of the bladder, and diffuse mixed B-cell non-Hodgkin lymphoma. The true explanation for none of these patterns is currently known, although educated guesses provide tentative hypotheses that are currently under evaluation. As of this writing, no evidence of a malignancy caused by a strictly environmental carcinogen has yet been confirmed.

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cont.

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Drinking Water Requirements for States and Public Water Systems

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Chemical Contaminant Rules

On this page:

- Rule Summary
- Rule History
- Compliance

Rule Summary

The chemical contaminants were promulgated in phases collectively called the Phase II/V Rules or the Chemical Contaminant Rules. These rules regulate over 65 contaminants in three contaminant groups:

- Inorganic Contaminants (IOCs) (including nitrate and arsenic),
- Volatile Organic Contaminants (VOCs), and
- Synthetic Organic Contaminants (SOCs).

In 2001, EPA adopted a lower standard for arsenic in drinking water that applies to both community water systems and non-transient non-community water systems. The new arsenic standard of 10 parts per billion (ppb) replaces the old standard of 50 ppb. Several useful reference materials are provided below:

- The *Technical Fact Sheet: Final Rule for Arsenic in Drinking Water* contains requirements and compliance dates, the health effects associated with exposure to arsenic, the costs, benefits, and number of systems affected by the rule. Read the Arsenic Rule Technical Fact Sheet (PDF)(6 pp, 347 K, About PDF <<https://epa.gov/home/pdf-files>>) EPA 815-F-00-016, January 2001
- The *Drinking Water Standard for Arsenic Fact Sheet* provides information on the potential health effects from exposure to arsenic, an overview of the Final Rule, and background information on the natural occurrence of arsenic. Read the Drinking Water Standard for Arsenic Fact Sheet (PDF)(2 pp, 140 K, About PDF <<https://epa.gov/home/pdf-files>>) EPA 815-F-00-015, January 2001

Rule History

Background Information on the Chemical Contaminant Rules

The chemical contaminants were promulgated in phases collectively called the Phase II/V Rules or the Chemical Contaminant Rules. These rules regulate over 65 contaminants in three contaminant groups:

- Inorganic Contaminants (IOCs) (including arsenic and nitrate),

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- Volatile Organic Contaminants (VOCs), and
- Synthetic Organic Contaminants (SOCs).

The rules apply to all public water systems (PWS). PWS type, size, and water source type determine which contaminants require monitoring for that system.

Over a five year period, EPA gathered and analyzed occurrence and health effects data. Through the Phase II/V Rules, EPA established:

- Maximum Contaminant Level Goals (MCLGs),
- Maximum Contaminant Levels (MCLs),
- Monitoring requirements, and
- Best available technologies for removal for 65 chemical contaminants.

The Chemical Contaminants Rules provide public health protection through the reduction of chronic, or long-term, risks from:

- Cancer,
- Organ damage,
- Circulatory system disorders,
- Nervous system disorders, and
- Reproductive system disorders.

There is an acute health risk from nitrate and nitrite. The regulations reduce the risk of Methemoglobinemia or "blue baby syndrome." Blue Baby Syndrome is caused from ingestion of high levels of nitrate or nitrite.

Regulated Chemical Contaminants

EPA set a Maximum Contaminant Level Goal (MCLG) for each contaminant. The MCLG is the maximum level of a contaminant in drinking water at which no known or anticipated adverse effect on the health of persons would occur, and which allows an adequate margin of safety. MCLGs are not enforceable.

The MCLG is not a legal limit set for PWSs. It is based solely on human health. For known cancer-causing contaminants the MCLG is set at zero. This is because any chemical exposure could present a cancer risk.

The Chemical Contaminants Rules also set Maximum Contaminant Level (MCL) for each contaminant. EPA sets MCLs as close to the health goal as possible. The MCL weighs the technical and financial barriers with public health protection.

The following link is a table of all regulated drinking water contaminants:

- Contaminants with established MCLs and MCLGs <<https://epa.gov/your-drinking-water/table-regulated-drinking-water-contaminants>>

The following table details the VOCs, SOCs, and IOCs that are regulated in each phase of the Phase II/V Rules.

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cont.

Phases of the Phase II/V Rules	VOC	SOC	IOC
Phase I, July 7, 1987 (52 FR 25690) Effective: 1989	Benzene Carbon tetrachloride p-dichlorobenzene Trichloroethylene Vinyl chloride 1,1,1-trichloroethane 1,1-dichloroethylene 1,2-dichloroethane		
Phase II, January 1991 (56 FR 3526) Effective: 1992	cis-1,2-dichloroethylene Ethylbenzene Monochlorobenzene (chlorobenzene) o-dichlorobenzene Styrene Tetrachloroethylene Toluene Trans-1,2-Dichloroethylene Xylenes 1,2-dichloropropane	Alachlor Atrazine Carbofuran Chlordane EDB (ethylene dibromide) DBCP (1,2-dibromo-3-chloropropane) Heptachlor Heptachlor epoxide Lindane Methoxychlor Toxaphene PCBs 2,4-D 2,4,5-TP	Asbestos Cadmium Chromium Fluoride Mercury Nitrate Nitrite Selenium
Phase IIB, July 1991 (56 FR 30266) Effective: 1993		Pentachlorophenol Aldicarb ¹ Aldicarb sulfone ¹ Aldicarb sulfoxide ¹	Barium

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cont.

Phases of the Phase II/V Rules	VOC	SOC	IOC
Phase V, July 1992 (57 FR 31776) Effective: 1994	Dichloromethane 1,1,2-trichloroethane 1,2,4-trichlorobenzene	Benzo(a)pyrene Dalapon Di(ethylhexyl)-adipate Di(ethylhexyl)-phthalate Dinoseb Diquat Endothall Endrin Glyphosate Hexachlorobenzene Hexachlorocyclopentadiene Oxamyl Picloram Simazine 2,3,7,8-TCDD (dioxin)	Antimony Beryllium Cyanide Nickel ² Thallium

¹Aldicarb, aldicarb sulfone, and aldicarb sulfoxide are considered regulated chemicals. However their MCLs are stayed and no monitoring is required (57 FR 22178, May 27, 1992).

² The MCL for nickel was remanded in 1995 but PWSs are still required to monitor.

Background Information on Arsenic

Arsenic is one of the inorganic contaminants regulated under the Phase II/V Rules. In 2001, under the Arsenic Rule, EPA adopted a lower standard for arsenic in drinking water. The lower standard of 10 parts per billion (ppb) replaced the prior standard of 50 ppb.

Arsenic is a semi-metal element in the periodic table. It is odorless and tasteless. It can enter drinking water supplies from natural deposits in the earth or from agricultural and industrial practices.

Non-cancer effects of arsenic can include:

- Thickening and discoloration of the skin,
- Stomach pain,
- Nausea,
- Vomiting,
- Diarrhea,
- Numbness in hands and feet,
- Partial paralysis, and
- Blindness.

Arsenic has been linked to a number of cancers. These include cancer of the bladder, lungs, skin, kidney, nasal passages, liver, and prostate.

EPA set the arsenic standard for drinking water at 10 ppb (or 0.010 parts per million). This protects consumers from the effects of long-term, chronic exposure to arsenic. PWSs had to comply with the lower standard by January 23, 2006.

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Background Information on Nitrate and Nitrite

Nitrate and Nitrite are the only acute inorganic contaminants regulated under the Phase II/V Rules. The greatest use of nitrates is as a fertilizer.

Nitrates and nitrites are nitrogen-oxygen chemical units which combines with various organic and inorganic compounds. Once taken into the body, nitrates are converted into nitrites. High levels of nitrate and nitrite are most serious for infants.

The conversion of nitrate to nitrite by the body, can interfere with the oxygen-carrying capacity of the child's blood, sometimes called Blue Baby Syndrome. This acute condition can occur rapidly over a period of days. Symptoms include shortness of breath and blueness of the skin.

The standard for Nitrate is 10 mg/L or ppm and for Nitrite it is 1 mg/L or ppm.

For more information, including federal register notices, use the links below:

- Chemical Contaminant: Phase II/V Rule Regulatory History <<https://epa.gov/dwreginfo/chemical-contaminant-phase-ii-v-rule-regulatory-history>>
- Phase II/V Rule Regulatory Corrections and Significant Rule Developments <<https://epa.gov/dwreginfo/chemical-contaminant-phase-ii-v-rule-regulatory-corrections-and-significant-rule>>
- Phase II/V Rules in the Code of Federal Regulations <<https://epa.gov/dwreginfo/chemical-contaminant-rule-phase-ii-v-rules-code-federal-regulations-0>>
- Arsenic Rule History <<https://epa.gov/dwreginfo/drinking-water-arsenic-rule-history>>

Compliance

Compliance is key to public health protection. EPA and the state and tribal primacy agencies help to support compliance monitoring in public water systems. The following provide support for compliance assistance to both the co-regulators and the regulated community water systems:

- Chemical Contaminant Rule Compliance for Primacy Agencies <<https://epa.gov/dwreginfo/chemical-contaminant-rules-compliance-primacy-agencies-state-and-tribal-agencies>>
- Chemical Contaminant Rule Compliance for Community Water System Owners and Operators <<https://epa.gov/dwreginfo/chemical-contaminant-rules-compliance-community-water-system-owners-and-operators>>
- Arsenic Rule Compliance for Primacy Agencies <<https://epa.gov/dwreginfo/arsenic-rule-compliance-help-states>>
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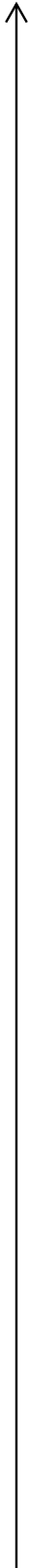
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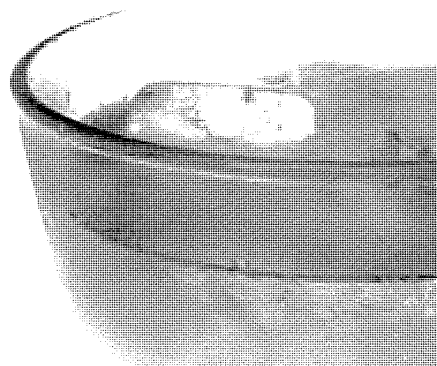
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- Water Infrastructure Security



List of Drinking Water Contaminants & MCLs

National Primary Drinking Water Regulations

National Primary Drinking Water Regulations (NPDWRs or primary standards) are legally enforceable standards that apply to public water systems. Primary standards protect public health by limiting the levels of contaminants in drinking water. Visit the list of regulated contaminants with links for more details.



- [List of Contaminants & their Maximum Contaminant Level \(MCLs\)](#)
- [Setting Standards for Safe Drinking Water](#) to learn about EPA's standard-setting process
- [EPA's Regulated Contaminant Timeline](#) (86 K PDF FILE, 1 pg) ([ALL ABOUT PDF FILES](#))
- [National Primary Drinking Water Regulations](#) [EXIT disclaimer](#) - The complete regulations regarding these contaminants available from the Code of Federal Regulations Website

National Secondary Drinking Water Regulations

National Secondary Drinking Water Regulations (NSDWRs or secondary standards) are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. EPA recommends secondary standards to water systems but does not require systems to comply. However, states may choose to adopt them as enforceable standards.

- [List of National Secondary Drinking Water Regulations](#)
- [National Secondary Drinking Water Regulations](#) [EXIT disclaimer](#) - The complete regulations regarding these contaminants available from the Code of Federal Regulations Web Site.

Unregulated Contaminants

This list of contaminants which, at the time of publication, are not subject to any proposed or promulgated national primary drinking water regulation (NPDWR), are known or anticipated to occur in public water systems, and may require regulations under SDWA. For more information check out the list, or visit the Drinking Water Contaminant Candidate List (CCL) web site.

- [List of Unregulated Contaminants](#)



blood; kidney, intestine, or liver problems
 processing sites; discharge from electronics, glass, drug factories

Organic Chemicals

Contaminant	MCLG ¹ (mg/L) ²	MCL or TT ¹ (mg/L) ²	Potential Health Effects from Ingestion of Water	Sources of Contaminant Drinking Water
<u>Acrylamide</u>	zero	TT ⁹	Nervous system or blood problems; increased risk of cancer	Added to water during sewage/waste treatment
<u>Alachlor</u>	zero	0.002	Eye, liver, kidney or spleen problems; anemia; increased risk of cancer	Runoff from herbicide use on row crops
<u>Atrazine</u>	0.003	0.003	Cardiovascular system or reproductive problems	Runoff from herbicide use on row crops
<u>Benzene</u>	zero	0.005	Anemia; decrease in blood platelets; increased risk of cancer	Discharge from factories; leach from gas storage tanks and landfills
<u>Benzo(a)pyrene (PAHs)</u>	zero	0.0002	Reproductive difficulties; increased risk of cancer	Leaching from linings of water storage tanks and distribution lines
<u>Carbofuran</u>	0.04	0.04	Problems with blood, nervous system, or reproductive system	Leaching of soil fumigant used on rice and alfalfa
<u>Carbon tetrachloride</u>	zero	0.005	Liver problems; increased risk of cancer	Discharge from chemical plant and other industrial activities

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<u>Chlordane</u>	zero	0.002	Liver or nervous system problems; increased risk of cancer	Residue of ba termiticide
<u>Chlorobenzene</u>	0.1	0.1	Liver or kidney problems	Discharge fro chemical and agricultural chemical facto
<u>2,4-D</u>	0.07	0.07	Kidney, liver, or adrenal gland problems	Runoff from herbicide usec row crops
<u>Dalapon</u>	0.2	0.2	Minor kidney changes	Runoff from herbicide usec rights of way
<u>1,2-Dibromo-3-chloropropane (DBCP)</u>	zero	0.0002	Reproductive difficulties; increased risk of cancer	Runoff/leachin from soil fumig used on soybe cotton, pineap and orchards
<u>o-Dichlorobenzene</u>	0.6	0.6	Liver, kidney, or circulatory system problems	Discharge fro industrial chen factories
<u>p-Dichlorobenzene</u>	0.075	0.075	Anemia; liver, kidney or spleen damage; changes in blood	Discharge fro industrial chen factories
DCA *** 1,2-Dichloroethane	zero	0.005	Increased risk of cancer	Discharge fro industrial chen factories
* <u>1,1-Dichloroethylene</u>	0.007	0.007	Liver problems	Discharge fro industrial chen factories
* <u>cis-1,2-Dichloroethylene</u>	0.07	0.07	Liver problems	Discharge fro industrial chen factories
* <u>trans-1,2-Dichloroethylene</u>	0.1	0.1	Liver problems	Discharge fro industrial chen factories
<u>Dichloromethane</u>	zero	0.005	Liver problems; increased risk of cancer	Discharge fro drug and chen factories

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cont.

			blood	
	<u>Styrene</u>	0.1	0.1	Liver, kidney, or circulatory system problems Discharge from rubber and plastic factories; leach from landfills
PCE *	<u>Tetrachloroethylene</u>	zero	0.005	Liver problems; increased risk of cancer Discharge from factories and cleaners
	<u>Toluene</u>	1	1	Nervous system, kidney, or liver problems Discharge from petroleum factories
	<u>Toxaphene</u>	zero	0.003	Kidney, liver, or thyroid problems; increased risk of cancer Runoff/leaching from insecticides used on cotton and cattle
	<u>2,4,5-TP (Silvex)</u>	0.05	0.05	Liver problems Residue of herbicide
	<u>1,2,4-Trichlorobenzene</u>	0.07	0.07	Changes in adrenal glands Discharge from textile finishing factories
	<u>1,1,1-Trichloroethane</u>	0.20	0.2	Liver, nervous system, or circulatory problems Discharge from metal degreasing sites and other factories
	<u>1,1,2-Trichloroethane</u>	0.003	0.005	Liver, kidney, or immune system problems Discharge from industrial chemical factories
TCE	<u>Trichloroethylene</u>	zero	0.005	Liver problems; increased risk of cancer Discharge from metal degreasing sites and other factories
	<u>Vinyl chloride</u>	zero	0.002	Increased risk of cancer Leaching from pipes; discharge from plastic factories
	<u>Xylenes (total)</u>	10	10	Nervous system damage Discharge from petroleum factories; discharge from chemical factories

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cont.

Radionuclides

ORIGINAL
Public Health
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for

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JET PROPULSION LABORATORY (NASA)
PASADENA, LOS ANGELES COUNTY, CALIFORNIA
CERCLIS NO. CA9800013030
AUGUST 5, 1999

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U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH SERVICE
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Prepared by:

Federal Facilities Assessment Branch
Division of Health Assessment and Consultation
Agency for Toxic Substances and Disease Registry

BACKGROUND

Site Description and History

The National Aeronautics and Space Administration (NASA) Jet Propulsion Laboratory (JPL) is located in Pasadena, California, northeast of Interstate 210. JPL consists of approximately 155 buildings on a 176-acre campus situated on a foothill ridge of the San Gabriel Mountains (see Figure 1). The facility is located within the boundaries of the cities of Pasadena and La Cañada-Flintridge; residential areas of these cities and the community of Altadena are within 1 to 3 miles of JPL. JPL is bordered to the north by the Angeles National Forest; to the east by the Arroyo Secco (an intermittent stream bed) and spreading grounds (a series of man-made basins used to percolate runoff water to replenish the aquifer); to the west by a residential neighborhood; and to the south by an equestrian club, a fire station, a U.S. Forest Service Ranger Station, and the Hahamonga Community Watershed Park (formerly known as Oak Grove Park). Also located south of the facility are several schools and the Devil's Gate Reservoir.

In 1936, a group of researchers began experimenting with rocket fuels in Pasadena's Arroyo Secco area. The group was soon enlisted to conduct research for the U.S. military, and in 1945 the group was designated the Jet Propulsion Laboratory, under the jurisdiction of the U.S. Army. In 1958, the facility was transferred to NASA and assigned a mission of research and development in aeronautics, space technology, and space transportation (JPL, 1991b).

The California Institute of Technology is currently under contract with NASA to perform research and development at JPL, as well as to manage the facilities. NASA maintains a presence at the facility in a supervisory role only. Primary activities at JPL currently include automated exploration of the solar system and deep space (including the Mars Pathfinder mission) and design and operation of the Deep Space Network that tracks spacecraft.

In performing these tasks, support facilities and research and development laboratories at JPL have used a variety of chemicals, including chlorinated solvents, solid rocket fuel propellants, cooling tower chemicals, sulfuric acid, Freon, mercury, and various laboratory chemicals. From 1945 to 1960, JPL disposed of liquid and solid wastes, including chemical wastes, in over 40 seepage pits and waste pits on the facility grounds (JPL, 1991a). It is believed that the seepage pits were backfilled between 1960 and 1963, when JPL installed a sewer system (Ebasco, 1990a, 1993). Since there is very little undeveloped land on the facility grounds, these disposal areas are now located under buildings, retaining walls, parking lots, roads, and flower planters. JPL now transports all of its hazardous wastes off site for destruction, disposal, or recycling.

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cont.

Remedial and Regulatory History

In 1980, the city of Pasadena detected volatile organic compounds (VOCs)—carbon tetrachloride (CTC) and trichloroethylene (TCE)—in municipal wells located in and east of the Arroyo Secco spreading grounds southeast of JPL. VOCs were also detected at around the same time in two drinking water wells operated by the Lincoln Avenue Water Company, which primarily supplies the community of Altadena. Although the detected VOC concentrations initially did not exceed California drinking water standards (5 parts per billion [ppb] for CTC and TCE) the contaminant levels gradually rose so that the contamination in these wells was eventually above state standards (JPL, 1997a, 1994). These elevated contaminant concentrations forced the temporary closure of two Pasadena municipal wells in 1985, followed by the temporary closure of the two Lincoln Avenue wells in 1987, and finally the remaining two Pasadena wells in 1989 (JPL, 1994).

Because JPL is the major industrial establishment near these wells, it was suspected to be the source of the groundwater contamination. JPL and the city of Pasadena conducted preliminary assessment (PA) activities in 1982, 1984, 1986, and 1987 to identify the source(s) of contamination (JPL, 1991a).

In 1990, NASA funded the construction of a water treatment plant for the four contaminated Pasadena municipal wells. This allowed the city of Pasadena to resume production of drinking water from these wells. Also in 1990, JPL removed a suspected contaminant source area consisting of a storm drain and 160 cubic yards of soil and sludge (JPL, 1994). The Lincoln Avenue Water Company built a water treatment system in 1992, which allowed them to reopen the two closed drinking water wells.

In 1992, following an expanded site inspection (ESI) that identified CTC, TCE, and 1,1-dichloroethane (DCA), and to a lesser extent tetrachloroethylene (PCE), above drinking water standards in on-site groundwater (Ebasco, 1990a), JPL was placed on the U.S. Environmental Protection Agency's (EPA's) National Priorities List (NPL). Later that year (December 1992), EPA, the state of California, and JPL negotiated a Federal Facilities Agreement specifying how investigation and cleanup work at the site would be conducted.

During the site investigation process, JPL was divided into three operable units (OUs) to facilitate characterization of the sources, nature, and extent of contamination at and around the installation and to enable the proper design of cleanup measures. At each OU, JPL is conducting both a remedial investigation (RI) to identify and characterize the contamination and a feasibility study (FS) to determine the best methods of remediation. For OUs 1 and 3, JPL anticipates completing

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cont.

Basin, an aquifer covering approximately 40 square miles which is replenished by water flows from the San Gabriel Mountains, including the Arroyo. The Raymond Basin is an important source of drinking water for many communities in the area including Alhambra, Altadena, Arcadia, La Cañada-Flintridge, Pasadena, San Marino, and Sierra Madre. Sixteen water purveyors, who are each allowed to pump a certain amount of water per year, supply groundwater from the Raymond Basin to the public. In 1944 the Superior Court of California approved the Raymond Basin Judgement, which adjudicated the rights to groundwater production to preserve the safe yield of the groundwater basin (Raymond Basin, 1998b). Under authority of a 1984 court order, the Raymond Basin Management Board, made up of representatives of the water purveyors, oversees the management and protection of the Raymond Basin (Raymond Basin, 1997a, 1997b). A total of six Raymond Basin water purveyors operate wells within 4 miles of JPL. The closest—within 2,500 feet of JPL—are four drinking water wells, directly east of the Arroyo Secco, that are operated by the city of Pasadena. Other nearby municipal wells are located in Altadena, La Cañada-Flintridge, and Pasadena (locations of nearby drinking water wells and monitoring wells are shown in Figure 3).

The climate in Pasadena is semiarid and is characterized by hot, dry summers and mild winters with intermittent rain. The average annual precipitation in the area is 22.5 inches. The local aquifer is recharged by both natural infiltration of precipitation and artificial recharge from spreading grounds located on the eastern edge of the Arroyo Secco. The spreading basins and the Arroyo Secco are used for flood control during rainy months (December to March), when the intermittent stream running through the arroyo reaches its highest levels. The arroyo drains into the Devil's Gate Reservoir located 1 mile south of JPL. The reservoir is formed by the Devil's Gate Dam, which is situated at the southern edge of the reservoir by Interstate 210. The level of the reservoir fluctuates during the year, with little or no standing water present during dry seasons. During major floods, water has risen over portions of Hahamonga Community Watershed Park to the west and the spreading basins to the east. The Devil's Gate Dam and Reservoir has undergone renovations that should result in a several-acre-large permanent pond. The level of this pond will be raised and lowered throughout the year to maintain proper flow downstream of the dam. There are no other lakes, ponds, or wetlands in the vicinity of JPL.

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cont.

ATSDR Involvement

ATSDR conducted initial site visits at JPL on August 12 and August 20, 1997, to meet with JPL environmental personnel and state public health and environmental officials and to gather information pertinent to the preparation of a public health assessment (PHA) for this site. On December 2 and 3, 1997, ATSDR conducted another site visit to collect further information for

Arroyo Secco, although the direction can change, and even reverse for short periods of time, depending on seasonal variations, pumping rates of the various supply wells in the area, and the quantity of infiltration of surface runoff water in the Arroyo Secco basins (Ebasco, 1993). Groundwater elevations at JPL are generally lower between July and December and higher between January and June.

Thrust faults in the vicinity of JPL include the Mount Lukens Thrust Fault, the south branch of the San Gabriel Thrust Fault, and the JPL Thrust Fault. These faults comprise part of the Sierra Madre Fault system that separates the San Gabriel Mountains from the Raymond Basin. The JPL Thrust Fault runs along the hillside at the uphill edge of the JPL campus, and creates an uplifted, or perched, aquifer that is separate from the larger regional aquifer (Ebasco, 1993).

Groundwater Quality and Sources of Contamination

Through the RI and previous investigations, JPL has installed a total of 19 monitoring wells on site and in the adjacent Arroyo Secco to characterize contaminant concentrations in groundwater beneath source areas of the site, and to track contaminant movement (see Figure 3). There are a number of suspected contaminant source areas at JPL. Some of the source areas include seepage pits, waste pits, stormwater discharge points, and spill areas where hazardous waste may have been released indirectly to groundwater through the soil.

Many of these monitoring wells have screens at several different depths in the aquifer to provide information about the three-dimensional distribution of contaminants beneath JPL. Since August 1996, JPL has sampled its monitoring wells quarterly and analyzed the samples for VOCs and metals; JPL now analyzes these quarterly samples for perchlorate, as well (Foster Wheeler, 1997a, 1997b).

As part of the RI/FS, JPL has also installed five off-site monitoring wells to the south and east of the facility, in Altadena, Pasadena, and the Hahamonga Community Watershed Park (see Figure 3). These wells will help identify groundwater contamination that may have migrated from JPL and determine the horizontal and vertical extent of contamination. JPL also samples these wells quarterly.

The available data indicate that JPL is a source of VOC and perchlorate contamination in both on-site and off-site groundwater. Of the contaminants detected on site, TCE, CTC, 1,2-DCA, and perchlorate were detected most frequently and at concentrations above California maximum contaminant levels (MCLs) or action levels. The highest concentrations of these chemicals were

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cont.

found in the north-central portion of the site, just downgradient from the Liquid and Solid Propellant Laboratory and the Assembly Handling and Equipment and Shipping Facility.

Much lower concentrations of VOCs and perchlorate have migrated off site. Following the current direction of groundwater flow (southeastward), CTC, TCE, and perchlorate plumes have migrated approximately 2,500 feet downgradient toward the city of Pasadena and Lincoln Avenue Company production wells. (1,2-DCA has not been observed at any off-site well over the course of the RI groundwater monitoring.) While the highest levels of these VOCs were largely found in the upper layer of the aquifer, lower levels (0.5 to 5 ppb) had extended vertically to the deeper aquifer and laterally to the city of Pasadena wells. Concentrations and direction of contaminant flow can fluctuate in response to pumping of wells and seasonal variations in groundwater elevations. *Since 1996, however, the shapes of the plumes have stayed relatively stable, suggesting that widespread or higher levels of contaminants are not traveling further downgradient and in the direction of public water supply wells* (Foster Wheeler, 1998a).

Groundwater investigations performed by JPL indicate that VOC concentrations beneath JPL vary seasonally and may indicate the presence of an off-site sources in addition to on-site sources (JPL, 1997b). One such potential source of contamination is associated with the use of septic systems in La Cañada-Flintridge, an area without sewers. According to JPL and the Valley Water Company, citizens in these areas have often cleaned their plumbing pipes by pouring solvent down their drains (JPL, 1997a; Raymond Basin, 1997a).

The groundwater investigation conducted by JPL of Operable Units 1 and 3: on-site and off-site groundwater (Foster Wheeler, 1999) developed additional information on the configuration of the contaminated groundwater plumes and the distribution of contaminants within those plumes. Although not conclusive, the evidence gathered strongly suggests that potential additional sources of groundwater contamination lie upgradient to the west, in the direction of the Valley Water Company wells. Because VOCs are used in a wide variety of commercial application, many potential sources exist upgradient for those compounds. The injection of imported Colorado River water for aquifer recharge by Valley Water Company may be the source of additional perchlorate contamination detected in local municipal wells. The source of the perchlorate contamination (recently detected at levels as high as 16 ppb) in the water of the Colorado River may be traced to two sites near Henderson, Nevada associated with the manufacture of ammonium perchlorate.

D-88
cont.

Route of Exposure

The way in which a person may contact a chemical substance. For example, drinking (ingestion) and bathing (skin contact) are two different *routes of exposure* to contaminants that may be found in water.

Significant Health Risk

Circumstances where people are being or could be exposed to hazardous substances at levels that pose an urgent public health hazard or a public health hazard; public health advisories are generally issued when urgent public health hazards have been identified.

Superfund

Another name for the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), which created ATSDR.

Superfund Amendments and Reauthorization Act (SARA)

The 1986 legislation that broadened ATSDR's responsibilities in the areas of public health assessments, establishment and maintenance of toxicologic databases, information dissemination, and medical education.

Toxicological Profile

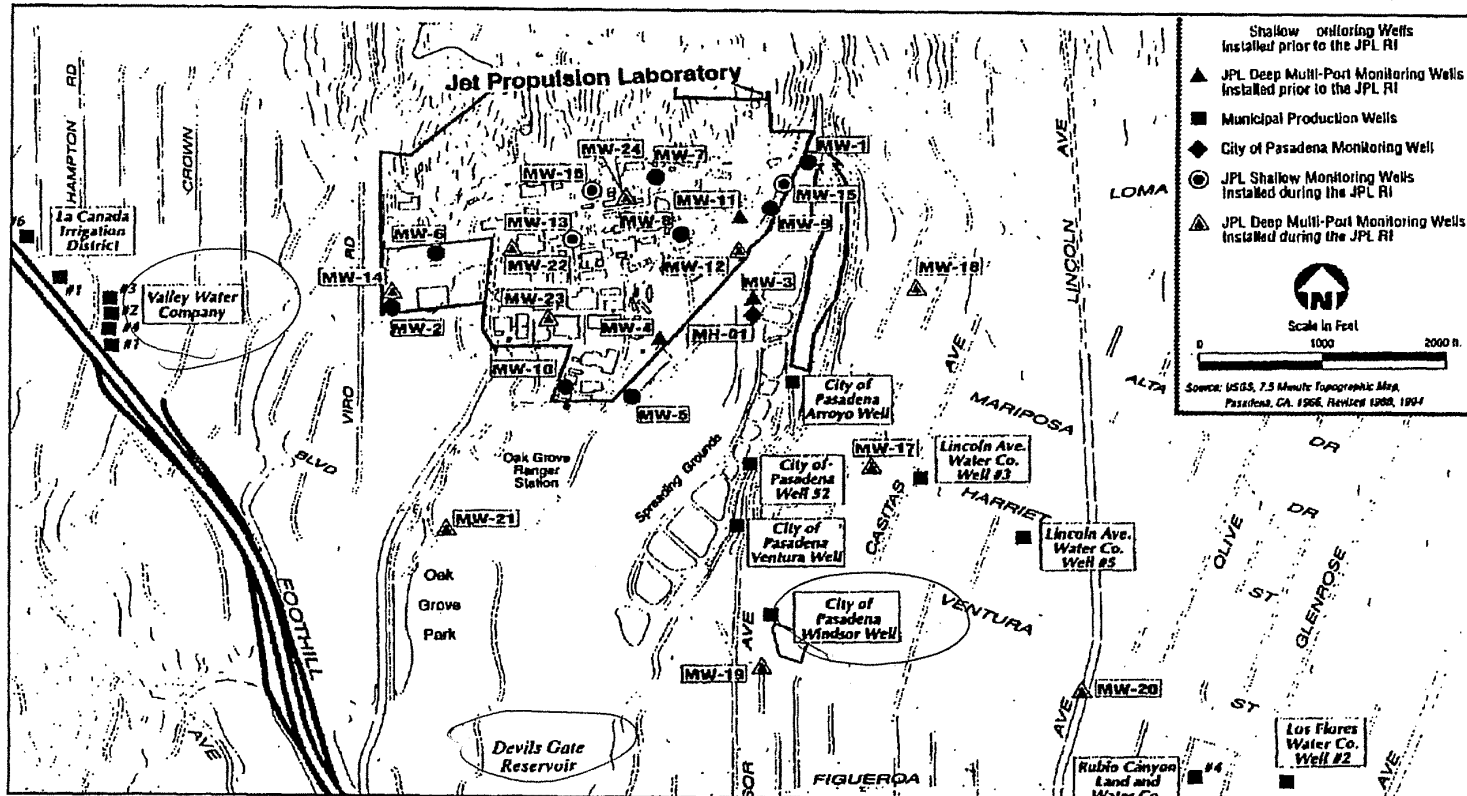
A document about a specific substance in which ATSDR scientists interpret all known information on the substance and specify the levels at which people may be harmed if exposed. The *toxicological profile* also identifies significant gaps in knowledge on the substance, and serves to initiate further research, where needed.

Volatile organic compounds (VOCs)

* Substances containing carbon and different proportions of other elements such as hydrogen, oxygen, fluorine, chlorine, bromine, sulfur, or nitrogen; these substances easily become vapors or gases. A significant number of the *VOCs* are commonly used as solvents (paint thinners, lacquer thinner, degreasers, and dry cleaning fluids).

D-88
cont.

Figure 3. Locations for JPL Groundwater Monitoring Wells and Nearby Municipal Production Wells



Source: Foster Wheeler, 1998a

Response to Comment D-1

This comment is introductory in nature, indicating that M. Calvert submitted comments and objections to the proposed Project and Draft PEIR on Monday, August 5, 2024, as well as their educational background. This comment also notes that they have forwarded relevant source documents referenced within the letter, which have been included as Comments D-85 through D-88, below. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-2

This comment is introductory in nature, provides an overview of the content of the comments provided in the comment letter and the commentors position that objects to all plans, projects, and/or construction, as well as proposed amendments of Title 22. The comment also notes the commentors background in relation to the Project. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-3

This comment states that the anticipated construction activities pose an “unacceptable risk to resident’s health and safety” from exposure of [VOCs] in the soil and groundwater of Altadena.” This comment is speculative to the construction conditions of specific projects not included in the Draft PEIR. As discussed throughout the PEIR, the WSGVAP is a long-range program policy document and does not include any specific projects that are currently approved or proposed. Section 4.3, Air Quality, of the Draft PEIR, states that each future project developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, which would evaluate future projects’ air quality impacts on a project-by-project basis. Through each project’s individual environmental review process, localized emissions may be quantified and compared against project-specific thresholds. Individual projects that exceed the thresholds would normally be considered significant. Since future projects could occur close to existing sensitive receptors, the development that could be accommodated by implementing the WSGVAP has the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions or DPM. For these reasons, construction impacts are considered significant and unavoidable with the Draft PEIR. It is to be emphasized that future proposed projects would be required to undergo environmental review in accordance with CEQA, their impacts would be identified and mitigated as applicable. For this reason, no further environmental analysis is necessary.

Response to Comment D-4

This comment identifies statements discussed in a Background Brief. The full text reads:

“Four major superfund sites are found in the vicinity of the WSGV, and soil contamination from underground storage tanks is dispersed throughout the area, particularly in the southeastern portion of the WSGV (SWRCB 2023)”

The comment identifies the Jet Propulsion Lab (JPL), which is included in the mentioned four superfund sites, as a National Priority Site under the EPA. The NASA Jet Propulsion Laboratory is not located

within the unincorporated communities of the WSGV Planning Area, and therefore, the Project proposes no changes to the NASA Jet Propulsion Laboratory location. This Superfund site was not included within the existing conditions discussion because it is not located within the WSGVAP. The WSGVAP is a program-level document and does not include specific projects within the region. Rather, the documents' objective is to guide long-term growth in the West San Gabriel Valley. Individual projects will be subject to environmental review and areas under the jurisdiction of the JPL Superfund site will be held to federal/CERCLA standards of remediation.

Response to Comment D-5

This comment summarizes the JPL superfund site history and context in relation to environmental impacts to soil and groundwater. The scope of this information is outside of the WSGVAP and is subject to project level review under CERCLA. The NASA Jet Propulsion Laboratory is not located within the unincorporated communities of the WSGV Planning Area, and therefore, the Project proposes no changes to the NASA Jet Propulsion Laboratory location. This Superfund site was not included within the existing conditions discussion because it is not located within the WSGVAP.

Response to Comment D-6

This comment reiterates statements made in the Draft PEIR regarding the Raymond Groundwater Basin and extraction amounts for the Basin. This comment emphasizes the scale and importance of the Basin for the region. The Draft PEIR acknowledges the Basin in Section 4.10, Hydrology and Water Quality. No further discussion is necessary.

Response to Comment D-7

This comment describes the volatility of VOCs and routes of human exposure through inhalation, ingestion, and skin contact. This comment reiterates what is discussed in Section 4.3, Air Quality, of the Draft PEIR, regarding VOCs and their health impacts as framed by federal and state regulatory agencies. No further discussion is necessary.

Response to Comment D-8

This comment expresses concern that activities that create disruption cause release of VOCs into the air. The WSGVAP is a program-level document and does not include specific projects within the region. Rather, the documents' objective is to guide long-term growth in the West San Gabriel Valley. Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with CEQA, which would evaluate future projects' impacts on a project-by-project basis.

Response to Comment D-9

This comment provides a summary of statements made in the PEIR on Page 4.3-53, and does not provide any comment on these statements. For this reason, no further discussion is necessary.

Response to Comment D-10

This comment reiterates statements made in the Background Brief regarding cancer rates in Altadena, CA. As discussed in the Draft PEIR, future proposed projects would be required to undergo

environmental review in accordance with CEQA, their impacts would be identified and mitigated as applicable. For this reason, no additional environmental analysis is necessary.

Response to Comment D-11

This comment summarizes information and provides notes from an attachment to the comment letter, included as Comment D-85, below. Information cited from the attachment include statistics of the health demographic in areas within the Los Angeles County and surrounding neighborhoods. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-12

This comment paraphrases a discussion from the Draft PEIR stating that future development would increase the number of residents in Altadena, and would potentially increase the number of people exposed to toxic contaminants. The full discussion from Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR states:

“Future development facilitated by the WSGVAP would increase the number of residents and businesses within the WSGV Planning Area, primarily focused along commercial corridors and major roadways, resulting in an increase in the amount of hazardous materials being transported, used, and stored during operation and the potential number of people being exposed to these materials. The use, storage, transport, and disposal of hazardous materials by residents and commercial and industrial businesses of development under the Project would be required to comply with mandatory regulations for hazardous materials adopted by USEPA, OSHA, USDOT, DTSC, Caltrans, CHP, Los Angeles County CUPA, and SCAQMD as described above in *Regulatory Framework* during operation. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur.”

This discussion was referring to the WSGV Planning Area as a whole, not specifically Altadena. Based on Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR, impacts were determined to be less than significant.

Response to Comment D-13

This comment paraphrases a discussion from the Draft PEIR stating that it is reasonably foreseeable that future projects and/or natural disasters would release hazardous materials into the environment. The full discussion from Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR states:

“Future projects developed under the WSGVAP would increase the number of residents and businesses within the WSGV Planning Area, resulting in an increase in hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. In addition, seismic activity, flooding, and fires could result in hazardous materials being released onto land or into the air and water, contaminating the environment and endangering public safety. However, future projects developed under the WSGVAP would comply with Cal/OSHA regulations concerning the use of hazardous materials, including

requirements for safety training, exposure warnings, availability of safety equipment, and preparation of emergency action/prevention plans. All contaminated waste would be collected and disposed of at an appropriately licensed disposal or treatment facility.”

Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with CEQA, which would evaluate future projects’ impacts on a project-by-project basis. Based on Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR, impacts were determined to be less than significant.

Response to Comment D-14

This comment states that while the WSGVAP would implement OSHA standards, OSHA remedial measures do not reduce the adverse impact to Altadena’s residents. The federal Occupational Safety and Health Administration (OSHA) provides standards for general industry and construction industry on hazardous waste operations and emergency response. OSHA’s standards are one of many laws, regulations, and policies that must be followed by the Project. All of these standards are provided within the Regulatory Setting discussion in Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR. Future development under the WSGVAP would be required to comply with the requirements and regulations set forth by the County, US EPA, OSHA, USDOT, DTSC, Caltrans, CHP, Los Angeles County CUPA, the County’s OAERP and All-Hazard Mitigation Plan and SCAQMD.

Response to Comment D-15

This comment states that the WSGVAP overlooked the hazards site at JPL/Hahamonga Superfund site. The NASA Jet Propulsion Laboratory is not located within the unincorporated communities of the WSGV Planning Area, and therefore, the Project proposes no changes to the NASA Jet Propulsion Laboratory location. This Superfund site was not included within the existing conditions discussion because it is not located within the WSGVAP. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-16

This comment states that VOCs in soil and groundwater is discussed within the Draft PEIR, but that the impact of VOCs on human health is not mentioned. The Project impact on VOCs is discussed within Section 4.3, Air Quality of the Draft PEIR. The impact of the existing groundwater quality on residents is not discussed within the Draft PEIR as it is not required to be analyzed under CEQA. However, as discussed within Section 4.10, Hydrology and Water Quality, of the Draft PEIR the Project would not violate any water quality standards that would degrade groundwater quality.

Response to Comment D-17

This comment provides quotes related to vapors and fugitive dust from the Draft PEIR and from Dr. Mack’s book (Comment D-85). Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-18

This comment states that the future projected growth would increase the demand for water and pumping from groundwater wells. Groundwater is discussed in detail within Section 4.10, Hydrology and Water

Quality, of the Draft PEIR. Additionally, water supply is discussed within Section 4.19, Utilities and Service Systems, of the Draft PEIR. As discussed in Section 4.10, Hydrology and Water Quality, of the Draft PEIR, the two groundwater basins that underlie the Plan Area are considered very low priority groundwater basins as a result of less than 9,500 AFY being pumped annually. Implementation of the WSGVAP would not preclude groundwater recharge within the two underlying groundwater basins, and impacts would be less than significant. As discussed in Section 4.19, Utilities and Service Systems, of the Draft PEIR, the region has a surplus of water supply compared to the water demand, which would be used to supply the growth under the WSGVAP. As a result, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry, and multiple-dry years.

Response to Comment D-19

This comment states that it is not clear how many new residents would be added to Altadena because this section was omitted from the Draft PEIR and appendices, and states that Altadena is only 8.5 square miles. As discussed in Section 4.14, Population and Housing, of the Draft PEIR, implementation of the WSGVAP is projected to result in an additional 16,061 residents in the WSGV Planning Area compared to existing projections. The projected growth under the WSGVAP would occur within the nine unincorporated WSGV communities. Compared to existing projections, implementation of the WSGVAP is anticipated to increase population by 1.5 percent. These calculations were done for the WSGV Planning Area as a whole, and were not calculated individually by unincorporated community. Therefore, the future buildout information on Altadena specifically is not available.

Response to Comment D-20

This comment states that it is not clear how many new housing units would be added to Altadena because this section was omitted from the Draft PEIR and appendices. As discussed in Section 4.14, Population and Housing, of the Draft PEIR, implementation of the WSGVAP is projected to result in an additional 14,707 housing units in the WSGV Planning Area compared to existing projections. The projected growth under the WSGVAP would occur within the nine unincorporated WSGV communities. Compared to existing projections, implementation of the WSGVAP is anticipated to increase the number of housing units by 3percent. These calculations were done for the WSGV Planning Area as a whole, and were not calculated individually by unincorporated community. Therefore, the future buildout information on Altadena specifically is not available.

Response to Comment D-21

This comment claims that compliance with applicable environmental laws would not be enough to protect the public from health risks, and cites two examples of the JPL/Hahamonga Superfund site and the Stringfellow Acid Pits. The Draft PEIR assumes that all applicable regulatory requirements would be followed, as required by law. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-22

This comment criticizes the significance thresholds used within Section 4.3, Air Quality, of the Draft PEIR for VOC. Significance thresholds for ambient air for CEQA are based on the requirements of the appropriate air district, in this case, South Coast Air Quality Management District (SCAQMD). The

commentor recommends using VOC significance criteria levels established by the EPA for drinking water. Using a threshold established for water quality to analyze air quality would be an inappropriate use of the EPA drinking water threshold.

Response to Comment D-23

This comment voices opinion on the credentials of the SCAQMD advisory group board members, citing no “scientific-based knowledge.” This comment is outside of the scope of the Draft PEIR and does not raise an environmental issue regarding the adequacy of the Draft EIR, no further response required.

Response to Comment D-24

This comment critiques the determined SCAQMD’s cancer burden as defined under Rule 1401 and Rule 212. The analysis of health risk is discussed qualitatively with Section 4.3, Air Quality, of the Draft PEIR, because there are no specific future developments identified in the WSGVAP, the location of the development projects, and the exact nature of the development are unknown, therefore, determining health risk as this time is speculative. This comment is outside of the scope of the Draft PEIR and does not raise an environmental issue regarding the adequacy of the Draft EIR, no further response required.

Response to Comment D-25

This comment critiques the determined SCAQMD’s criteria pollutant significance thresholds as being “dated” from 1993. The SCAQMD Air Quality Significance Thresholds have most recently been revised as of March 2023. The Draft PEIR cites the most up to date published thresholds in the regulatory framework in Section 4.3, Air Quality, of the Draft PEIR.

Response to Comment D-26

The comment argues that the SCAQMD and Draft PEIR assumption that construction impacts are temporary is a false claim based on long-term health impacts of pollutants in the region. Construction emissions are assumed to be transitory in nature in relation to the life of a project, however, construction emissions are still assessed based on SCAQMD, as discussed in Section 4.3, Air Quality, of the Draft PEIR. The WSGVAP is a program-level document and does not include specific projects within the region. Rather, the documents’ objective is to guide long-term growth in the West San Gabriel Valley. Individual proposed projects under the WSGVAP would be required to undergo environmental review in accordance with CEQA, their impacts would be identified and mitigated as applicable. For this reason, no further environmental analysis is necessary at this time.

Response to Comment D-27

This comment states that the Draft PEIR marginalizes significant health risks from VOCs by using recycled water for landscape irrigation in County parks. Water conservation efforts are mandated by the State, as discussed in Section 4.19, Utilities and Services Systems, of the Draft PEIR. Respiratory risks of VOC are discussed in Section 4.3, Air Quality, of the Draft PEIR.

Response to Comment D-28

This comment states that project developers are allowed to purchase credits at an approved mitigation bank in lieu of remediation, referring to Mitigation Measure 4.4-1, Aquatic Resources, of the Draft PEIR.

Compensatory mitigation shall ensure no net loss of wetlands if impacts to wetlands are unavoidable, which is an allowable form of mitigation as determined by USACE and CDFW.

Response to Comment D-29

This comment states that the process for monitoring pollutant discharged under the Construction General Permit seems questionable and seems to have little oversight by government authorities.

As discussed in Section 4.7, Geology and Soils, of the Draft PEIR, this process was established by Section 402 of the Clean Water Act. The State Water Resources Control Board (SWRCB) adopted the original Construction General Permit for Stormwater Discharges from Construction Activities on September 2, 2009 (Order No. 2009-0009-DWQ, General NPDES Permit No. CAS000002) and recently adopted the updated Construction General Permit on September 8, 2022 (Order No. 2022-0057-DWQ). To obtain coverage under the Construction General Permit, a developer is required to file a Notice of Intent (NOI) with the appropriate Regional Water Quality Control Board (RWQCB) and provide proof of the NOI prior to applying for a grading or building permit from the local jurisdiction and must prepare a State SWPPP that incorporates the minimum best management practices (BMPs) required under the permit as well as appropriate project specific BMPs. The SWPPP must be completed and certified by the developer, and BMPs must be implemented prior to the commencement of construction and may require modification during the course of construction as conditions warrant. When project construction is complete, the developer is required to file a Notice of Termination with the RWQCB certifying that all the conditions of the Construction General permit, including conditions necessary for termination, have been met.

Response to Comment D-30

This comment summarizes criteria pollutant discussion in Section 4.3, Air Quality, of the Draft PEIR, and makes a statement about VOC's and nitrogen oxides being precursors to ozone. The SCAQMD considers the significant thresholds of ozone and its precursors (VOCs and NO₂) as set in the *South Coast AQMD Air Quality Significance Thresholds*.

Response to Comment D-31

This comment reiterates the “non-attainment” status of the CAAQS 1-hour and NAAQS 8-hour ozone thresholds of Los Angeles County as published by CARB and EPA and mentioned in the Draft PEIR Section 4.3, Air Quality. Since this comment does not raise an environmental issue regarding the adequacy of the Draft EIR, no further response is required.

Response to Comment D-32

This comment reiterates the health impacts of ozone as a criteria pollutant as summarized in Section 4.3, Air Quality, of the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft EIR, no further response is required.

Response to Comment D-33

This comment reiterates the formation of ozone from precursors and demographic of sensitive populations as mentioned in Section 4.3, Air Quality, of the Draft PEIR and ESA Background Brief.

Sensitive populations are considered in CEQA review. Sensitive receptors, as defined by SCAQMD, are analyzed with respect to individual projects that undergo a separate review process.

Response to Comment D-34

This comment reiterates statements made throughout the Draft PEIR that individual projects developed under the WSGVAP would involve ground-disturbing activities during construction and may cause fugitive dust emissions. Projects, during the construction phase, may include different components such as demolition, grading, architectural coating, and paving. It is to be emphasized that future proposed projects, both construction and operation components, would be required to undergo environmental review in accordance with CEQA, their impacts would be identified and mitigated as applicable. For this reason, no further environmental analysis is necessary at this time.

Response to Comment D-35

This comment reiterates statements contained in the discussion of the environmental setting of the WSGVAP in Section 4.3, Air Quality, of the Draft PEIR, that details the topography and metrological condition of the region. The governing body of the air district considers the environmental setting of the AQMD and considers this is the development of its rules and regulations. Since this comment is a summary of statements from the Draft PEIR and does not raise an issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-36

This comment summarizes the health impacts of PM10 and PM2.5 as discussed in Section 4.3, Air Quality, of the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-37

This comment critiques the WSGVAP recommendation to recycle the construction and demolition debris from construction sites, as discussed in Section 4.3, Air Quality, of the Draft PEIR, despite the particulate matter from these activities. Any future construction facilitated by the WSGVAP would be required to comply with SCAQMD Rule 403 to control dust emissions during any dust-generating activities. Individual projects will undergo separate CEQA review and their impacts in regard to particulate matter be governed by SCAQMD rules and regulations. Additionally, the recycling of construction and demolition debris is required by the County's Municipal Code, Chapter 20.87, Construction and Demolition Debris Recycling and Reuse).

Response to Comment D-38

This comment reiterates the statement from Section 4.3 of the Draft PEIR regarding PM2.5 sources from the combustion of fossil fuels and how off-road construction equipment emit criteria pollutants. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

This comment also reiterates the SCAQMD policy concerning efficiency of off-road equipment. It is a conservative assumption that off-road equipment will be more efficient in the future, as current policy

requires fleets to continually upgrade equipment that meet federal, state, and local standards. For this reason, no further environmental analysis is necessary.

Response to Comment D-39

This comment reiterates the “non-attainment” status of the CAAQS and NAAQS PM10 and PM2.5 thresholds of Los Angeles County as published by CARB and EPA and mentioned in the Draft PEIR Section 4.3-36. Since this comment does not raise an environmental issue regarding the adequacy of the Draft EIR, no further response is required.

Response to Comment D-40

This comment claims most residents did not receive notice of the WSGVAP NOP or scoping meetings. As discussed in Section 1, Introduction, of the Draft PEIR, the NOP was sent to the State Clearinghouse, public agencies, special districts, responsible and trustee agencies, and other interested parties, and posted on the County’s website for a 39-day public review period that began on November 14, 2023 and ended on December 22, 2023. The NOP was published in the following regional newspapers on November 14, 2023: Crescenta Valley Weekly, Monrovia Weekly, Pasadena Star News, San Gabriel Valley Tribune, and La Opinión. In addition, the County hosted a virtual scoping meeting on Thursday, December 14, 2023 at 6:30 p.m. The scoping meeting date and instructions on how to attend the meeting was advertised within the NOP and registration was made available through the County’s website. Attendees of the webinar were able to provide comments and questions about the WSGVAP to County staff and the project consultants during the question and answer portion of the meeting.

Response to Comment D-41

This comment claims that most residents did not receive notice of the NOP in November of 2023. Please refer above to Response to Comment D-40.

Response to Comment D-42

The comment discusses a public meeting conducted by the County to gather public input on the Project. This public meeting was not part of the CEQA process. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-43

This comment states that the time of publication of the Draft PEIR during summer, and the length of the Draft PEIR imposes an impediment to transparency. The CEQA Guidelines do not preclude lead agencies from publishing a Draft EIR during the summer months. Additionally, the Draft PEIR has been prepared in conformance with the CEQA statute (California Public Resources Code Section 2100, et seq.), its implementing guidelines (14 CCR 15000 et seq., hereinafter “CEQA Guidelines”), and the County Environmental Document Reporting Procedures and Guidelines (hereinafter “County Guidelines”).

Response to Comment D-44

This comment states that the Draft PEIR references the County General Plan, but the commenter did not receive notice of the County General Plan’s EIR and cannot compare the two documents. Section 1, Introduction, of the Draft PEIR provides a link to the County’s documents and provides contact

information in case members of the public need assistance locating the documents. The County's General Plan was adopted in 2015, therefore, noticing of availability of the County's General Plan EIR would not be appropriate at this time, as noticing for the County's General Plan would have already occurred prior to adoption.

Response to Comment D-45

This comment states that post cards with QR codes were sent to each resident, which did not inform residents of the extent of the WSGVAP, and many believed the post cards were related to a specific project's development at the former location of Webster's Pharmacy. As discussed in Section 1, Introduction, of the Draft PEIR, a notice announcing the Notice of Availability of the Draft PEIR was published in the following local newspapers: Crescenta Valley Weekly, La Opinión, Los Angeles Sentinel, Monrovia Weekly, Pasadena Star News, and San Gabriel Valley Tribune. According to the CEQA Guidelines Section 150(a)(1), noticing in a newspaper of general circulation is an allowable method of notifying the public regarding the public review of a Draft EIR.

Response to Comment D-46

This comment states that the process of tiering assumes that all unincorporated areas of Los Angeles are the same, and the commenter expresses opposition to the WSGVAP. The Draft PEIR is a Programmatic EIR, meaning that site specific CEQA analyses for future development of the WSGVAP area, including the City of Altadena, may tier off this document in the future. As discussed in Section 1, Introduction, of the Draft PEIR, the Project involves the implementation of an areawide plan, which serves as a policy document for the WSGV Planning Area. If future development is consistent with the WSGVAP PEIR, that development would incorporate feasible mitigation measures from the PEIR. If future activities would have effects that were not examined in the PEIR, a new CEQA document would be prepared. The tiering process is related to the type of CEQA document that has been prepared for this Project, not the grouping of unincorporated areas.

Response to Comment D-47

This comment states that after the Draft PEIR was drafted, the San Gabriel Mountains were designated as a federal National Monument, and the Draft PEIR does not consider that the foothills of Altadena directly abuts the National Monument. The San Gabriel Mountains National Monument was expanded to border the WSGVAP on May 2, 2024. According to the CEQA Guidelines Section 15125 (a)(1), "the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published." The notice of preparation (NOP) for the Project was published on November 14, 2023. Therefore, this expansion of the San Gabriel Mountains National Monument was not captured in the Draft PEIR, consistent with the CEQA Guidelines, because this expansion happened approximately 6 months after the publication of the NOP. Additionally, Policy LU-2.3 in the WSGVAP would ensure that future growth and development would be directed away from wildland/urban interface areas along the San Gabriel Mountains and foothills. While the Draft PEIR does not discuss the fact that the San Gabriel Mountains were recently designated as a federal National Monument, the Draft PEIR discussed potential impacts to the San Gabriel Mountains throughout the document.

Response to Comment D-48

This comment states that a goal of the WSGVAP is to reduce wildfire hazards and preserve biological resources, and states that density should not be increased in Altadena because Altadena is directly adjacent to the natural resources in the San Gabriel Mountains. Density is being decreased in areas of Altadena within wildfire hazard zones and adjacent to biological resources, while also being increased in commercial areas. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-49

This comment claims that the National Monument designation of the San Gabriel Mountains causes more traffic and VMT than what is analyzed within the Draft PEIR. As discussed in Section 4.17, Transportation, of the Draft PEIR, VMT is influenced by the households, population, and employment densities within the WSGV Planning Area. The San Gabriel Mountains are not within the WSGV Planning Area, and therefore, the expansion of the National Monument would not have an impact on the VMT analyzed for the Project.

Response to Comment D-50

This comment states that the only freeway that runs near Altadena is the I-210, and by framing the geographic area more broadly, the WSGVAP has misstated the extend of freeway access. The Draft PEIR encompasses nine unincorporated communities within the WSGV Planning Area, which includes but is not limited to Altadena. Discussions of the I-210 within the Draft PEIR are mostly centered around the unincorporated community of La Crescenta-Montrose. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-51

This comment states that Altadena has no north-south highways for evacuation purposes and lists many secondary roads that run north-south. This comment also mentions there is traffic along many of these listed secondary roads. Evacuation routes are evaluated within Section 4.9, 4.17, and 4.20 of the Draft PEIR, Hazards and Hazardous Materials, Transportation, and Wildfire, respectively, and impacts were determined to be less than significant. As discussed in Section 4.20, Wildfire, of the Draft PEIR, future projects developed under the WSGVAP would primarily be infill development, located along major roadways and commercial corridors and within select areas near commercial corridors and transit with low existing residential densities, with existing access to the regional circulation system. As part of subsequent planning and environmental review, individual projects proposed under the WSGVAP would be reviewed by the County and LACoFD prior to the obtaining project approval and relevant permits to ensure that projects do not interfere with applicable emergency response plans or evacuation plans, including the County's OAERP and All-Hazard Mitigation Plan. In addition, WSGVAP Policy LU-2.4 would ensure that any new development is designed to be accessible from existing public roads and provides direct access to multiple primary roads to support safety and aid in efficient evacuation during hazard events.

Response to Comment D-52

This comment refers to various freeways within Los Angeles County, and states that these areas are more reasonable choices for new growth. One of the purposes of the WSGVAP is to implement the rezoning recommendations from the County's Housing Element Update, which includes targeted changes to zoning and/or land use policies to accommodate development of approximately 7,479 additional dwelling units in the nine unincorporated communities of the West San Gabriel Valley. This commenter's suggestion of developing additional housing elsewhere would hinder the County's ability to meet the RHNA goal in unincorporated areas of the County, which has been defined in the County's Housing Element Update. In addition, some of the freeways mentioned by the commenter are not located in the WSGV Planning Area. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-53

This comment states that the hilly topography of Altadena is not conducive to walking, riding bicycles or scooters, and also states that the buses that run from the Lake Avenue Metro Station are infrequent. This comment has to do with topography and public transportation, independent of the Draft PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-54

This comment paraphrases a discussion from the Draft PEIR stating that there are areas within Altadena with underlying materials that include undocumented fills, soft compressible deposits or loose debris that could be inadequate to support development, especially of multi-story buildings, and that is a reason to keep height and set-back limits in Altadena's own CSD. This discussion regarding undocumented fills was in Section 4.7, Geology and Soils. The full quote states:

“Future projects developed under the WSGVAP could be located on geologic units or soils that are unstable, or that could become unstable, and result in geologic hazards if not addressed appropriately. Areas with underlying materials that include undocumented fills, soft compressible deposits, or loose debris could be inadequate to support development, especially multi-story buildings.”

In the next paragraph on page 4.7-25 of the Draft PEIR, it is explained that “potential hazards of unstable soil or geologic units would be addressed largely through the integration of geotechnical information in the subsequent planning and design process for future projects developed under the WSGVAP to determine the local soil suitability for specific projects in accordance with standard industry practices and State-provided requirements, such as CBC requirements that are used to minimize the risk associated with these hazards.” This discussion was referring to the WSGV Planning Area as a whole, not specifically Altadena. The discussion regarding the Altadena CSD is not an environmental issue analyzed under CEQA.

Response to Comment D-55

This comment discusses the historic significance of Jane's Village homes and paraphrases the Draft PEIR claiming the homes were dismissively referred to as having no legally binding protection. The discussion regarding no legally binding protection to Jane's Village homes was provided within Section 4.5, Cultural

Resources, of the Draft PEIR. The full quote states, “In 2002, Altadena Heritage designated Janes Village, a neighborhood located in the northwest portion of Altadena, which is comprised of Tudor Revival homes designed and built by Elisha Janes from 1926 to 1926, as a “Altadena Heritage Area.” While this does not offer legally binding protections, it represents the local community’s support of continued historic preservation.” This statement was within a section discussing background information for Altadena historic resources, and was not an impact analysis on the historical significance of the Jane’s Village homes.

Response to Comment D-56

This comment claims that the WSGVAP is taking the Altadena’s Community Standards District and folding it into the WSGVAP despite the differences between Altadena and other unincorporated areas. This comment also paraphrases a discussion from the Draft PEIR stating that local land use plans and policies are not required to be consistent with the SCAG RTP/SCS.

The discussion regarding the Altadena CSD is not an environmental issue analyzed under CEQA. However, it should be noted that the WSGVAP includes community-specific policies for Altadena. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

The discussion regarding local land use plans was in Section 4.6, Energy, of the Draft PEIR within a discussion related to SB 375. The full quote states, “Certain transportation planning and programming activities would then need to be consistent with the SCS; however, SB 375 expressly provides that the SCS does not regulate the use of land, and further provides that local land use plans and policies (e.g., general plans and zoning codes) are not required to be consistent with either the RTP or SCS.” However, as outlined within Section 4.11, Land Use and Planning, of the Draft PEIR, the growth areas proposed as part of the WSGVAP were informed by SCAG Connect SoCal 2020 (the formal name of SCAG’s 2020 RTP/SCS). In addition, relevant goals, policies, and actions were informed by the SCS of the Connect SoCal 2020 plan. Consistency between the WSGVAP and SCAG Connect SoCal 2020 and 2024 plans are also provided in Section 4.3, Air Quality, and Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR. Therefore, while SB 375 expresses that local land use plans and policies are not required to be consistent with the RTP or SCS, the WSGVAP demonstrates consistency with SCAG’s 2020 RTP/SCS throughout the Draft PEIR.

Response to Comment D-57

This comment correctly references a quote from the Draft PEIR stating the WSGVAP wants to increase development intensity along commercial corridors and wants to concentrate growth near transit corridors, transit stops, and commercial areas. Since this comment provides a direct quote from the Draft PEIR and does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-58

This comment provides a suggestion that planners could propose new transit in an area of Altadena to change the growth pattern. This comment does not comment on the Draft PEIR, but provides a suggestion to propose new transit within Altadena. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-59

This comment paraphrases a discussion from the Draft PEIR stating that the WSGVAP wants to increase population density over and beyond that is contemplated by the RHNA. The quote the commenter is referring to comes from Chapter 5, Alternatives, of the Draft PEIR. Within Chapter 5, it is explained that the WSGVAP is planning for a buildout year of 2045, while the RHNA has a buildout year of 2029. Therefore, the WSGVAP is planning for a longer range, and is including more housing units so the WSGVAP would not have to make multiple revisions to accommodate every new 4-year RHNA cycle until the cycle reaches a buildout year of 2045.

Response to Comment D-60

This comment correctly references a quote from the Draft PEIR stating the WSGVAP contemplates infill development and redevelopment of underutilized sites. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-61

This comment states that the WSGVAP disfavors existing single-family homes in Altadena, and favors mixed use residences that block scenic views of the San Gabriel Mountains. As discussed in Section 4.1, Aesthetics, of the Draft PEIR, future projects developed under the WSGVAP would be clustered primarily along targeted commercial corridors and major roadways with limited development allowed only in a select few existing low-density residential areas near commercial corridors and transit stops. The proposed increase in building heights and massing in those areas may be noticeable as part of larger scenic vistas. However, policies included in the WSGVAP and the County's General Plan, as well as amendments to Title 22, would guide the design of future development in these areas to the extent that such development would be integrated into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the West San Gabriel Valley area from elevated vantage points. The WSGVAP is not proposing development at this time, and therefore, would not displace existing single-family homes.

Response to Comment D-62

This comment provides a quote from the Draft PEIR stating that the plan wants to utilize anti-displacement measures. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-63

This comment states that the WSGVAP has not identified sites for new residents or multi-density complexes, and claims that vulnerable residents would be displaced from their homes. As stated in the introduction within the Executive Summary of the Draft PEIR, the WSGVAP does not identify sites for new residents because this programmatic document is a community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the West San Gabriel Valley Planning Area. The Project does not propose any specific development; therefore, no sites have been identified for new development. Specifically, the WSGVAP proposes land use and zoning modifications to increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways as well as within a select few areas near commercial corridors and transit with

existing low residential density. In addition, the WSGVAP proposes to decrease densities in hazard areas, WUI areas, and areas within or adjacent to natural resource areas. The WSGVAP goals and policies combined with the County's recent housing initiatives related to inclusionary housing and interim and supportive housing would minimize the potential for exclusionary displacement and displacement pressures. The WSGVAP contains goals and policies that protect residents from physical displacement and encourages a diverse housing mix to ensure communities retain their character, amenities, and access to services and infrastructure while providing housing for all socioeconomic levels.

Response to Comment D-64

This comment discusses the ages of homeowners and average prices of rental units in Altadena. These topics are not environmental issues analyzed under CEQA. In addition, the WSGVAP contains goals and policies that protect residents from physical displacement and encourages a diverse housing mix to ensure communities retain their character, amenities, and access to services and infrastructure while providing housing for all socioeconomic levels. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-65

This comment discusses the ages of homeowners and affordable housing. These topics are not environmental issues analyzed under CEQA. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-66

This comment correctly provides a quote from the Draft PEIR stating that the WSGVAP does not propose any site-specific development at this time. As described in Chapter 3, Project Description, of the Draft PEIR, the WSGVAP is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. Therefore, the Draft PEIR does not assess the site-specific construction and operation details of each future development within the WSGV Planning Area. Rather, it assesses the impacts associated with the proposed modifications to existing land uses and zoning and the associated overall effects of buildout of the WSGVAP through 2045.

Response to Comment D-67

This comment critiques the qualitative nature of TAC emissions in Section 4.3, Air Quality, of the Draft PEIR. The WSGVAP is a program-level document and does not include specific projects within the region. As such, there is no quantitative data to model the overall impact of the program and would be speculative at best. As stated in Section 4.3, Air Quality, of the Draft EIR, the SCAQMD submitted an amicus brief that indicates it is not feasible to quantify program-level health impacts based on the available modeling tools.¹ Therefore, the analysis of health risk is discussed qualitatively in the analysis based on the potential for TAC emissions to exceed threshold values in the context of development

¹ SCAQMD, 2015. Brief of Amicus Curiae in Support of Neither Party. *Sierra Club v. County of Fresno*. Case No. S219783. April 13, 2015. Available at: <https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf>. Accessed March 2024.

intensity, proximity to sensitive receptors, and compliance with regulatory emissions standards. Based on this qualitative analysis, impacts were determined to be significant and unavoidable.

Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, which would evaluate future projects' air quality impacts on a project-by-project basis. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds.

Response to Comment D-68

This comment critiques the reasoning of qualitative assessment of TACs and conclusion of significant and unavoidable risk. It is recommended by the SCAQMD to use locations of sensitive receptors as localized significant thresholds to compare project emissions. As stated in Section 4.3, Air Quality, of the Draft EIR, the SCAQMD submitted an amicus brief that indicates it is not feasible to quantify program-level health impacts based on the available modeling tools.² Therefore, the analysis of health risk is discussed qualitatively in the analysis based on the potential for TAC emissions to exceed threshold values in the context of development intensity, proximity to sensitive receptors, and compliance with regulatory emissions standards. Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, which would evaluate future projects' air quality impacts on a project-by-project basis. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds.

Response to Comment D-69

This comment quotes the Draft PEIR Section 4.3 regarding the environmental review of individual projects developed under the WSGVAP. Both cited quotes are consistent in stating that future project-level developments would be subject to their own CEQA review to ensure compliance with federal, state, and local regulation and control strategies.

Response to Comment D-70

This comment quotes the statements for the Draft PEIR that "Impacts related to criteria pollutants associated with future projects developed under the Plan (WSGVP) are considered significant and unavoidable. (PEIR at Section 4.3-47)" and compares this conclusion to the "No Project" alternative. As discussed in Chapter 5, Project Alternatives, of the Draft PEIR, development under Alternative 1 (the No Project Alternative) would occur in the same areas as the Project but would be in accordance with existing zoning and land use designations as the WSGVAP would not be adopted. Even though future development would be consistent with the existing land use and zoning designations, future projects' potential to impact air quality would be determined on a site-by-site basis and would be evaluated during their individual environmental review process in accordance with CEQA. Impacts to air quality under Alternative 1 would remain significant and unavoidable, similar to those identified for the Project.

² SCAQMD, 2015. Brief of Amicus Curiae in Support of Neither Party. *Sierra Club v. County of Fresno*. Case No. S219783. April 13, 2015. Available at: <https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf>. Accessed March 2024.

Response to Comment D-71

This comment claims that reducing VMT is a goal of the WSGVAP, and claims this goal is not met. This comment also says that VMT will be increased by implementation of the WSGVAP. The goal that the commenter is referring to is a goal of the County's General Plan, not the WSGVAP. As shown in Table 4.17-5 within the Draft PEIR, VMT is higher in both the 2045 No Project scenario and the 2045 with Project scenario compared to VMT in 2024. However, the 2045 with Project scenario results in less total VMT per service population than the 2045 No Project scenario.

Response to Comment D-72

This comment claims that the Draft PEIR's conclusion that the VMT per service population is lower under the WSGVAP is disingenuous. The commenter does not elaborate on why they believe the analysis is flawed. As discussed in Section 4.17, Transportation, of the Draft PEIR, the WSGVAP Land Use and Mobility Elements, and the 2023 Active Transportation Strategic Plan include policies to focus growth within a mile from major transit stops, encourage transit-oriented development, expand multi-modal facilities, improve access to transit, and coordinate mobility investments. Through implementation of the WSGVAP, the County would work to implement these policies in coordination with State, regional, and local agencies to ensure projects throughout the WSGV Planning Area contribute to the region achieving a substantial reduction in VMT.

Response to Comment D-73

This comment states that a stated goal of the WSGVAP is to reduce greenhouse gases and also mentioned that the construction of future projects under the WSGVAP would have the potential to further increase GHG emissions. The commenter does not cite where this goal was referenced in the Draft PEIR. Reducing greenhouse gas emissions is not a Project objective of the WSGVAP. However, as stated in Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR, the WSGVAP policies would reduce potential GHG emissions from future new development and would be consistent with GHG-reduction 2045 CAP strategies.

Response to Comment D-74

This comment states that the WSGVAP increases greenhouse gas emissions through mobile sources and fuel consumption compared to the "No Project" alternative. As discussed in Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR, the WSGVAP Future Development, 2024 analysis year, mobile sources are estimated to emit 56,817 CO₂e more annually compared to the "No Project" alternative.

Response to Comment D-75

This comment summarizes the California Air Resource Board's (CARB) Cap and Trade Program. As discussed in Section 4.8, Greenhouse Gas Emissions, the CARB Cap and Trade Program is a key strategy for California to achieve its GHG reduction targets by reducing capped sector emissions over time. The Cap and Trade Program is significant in the State regulation framework pertaining to GHG emission reduction. The commenter also questions the effectiveness of the program in reducing the emissions from heavy-duty off-road heavy-duty vehicles, such as "diesel-powered bulldozers, loaders, backhoes and forklifts." The Cap and Trade Program is enforced and managed by CARB, and these pollution sources under the Cap and Trade Program should follow CARB Cap and Trade guidance. Diesel-powered

vehicles are also regulated by other programs other than the Cap and Trade, such as In-Use Off-Road Diesel-Fueled Fleets Regulation and Low Carbon Fuel Standard, which are discussed in Section 4.8. Since this comment does not raise an issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-76

This comment voices opinion in favor of WSGVAP Alternative 3, Housing Element/RHNA Only Alternative, which is described in Chapter 5, Project Alternatives. The commentor is in favor of less additional residences in the WSGV. This comment also states that the RHNA only proposes to add 17,875 new residents to the WSGV, while the WSGVAP proposes to add 25,954 residents. Within Chapter 5, it is explained that the WSGVAP is planning for a buildout year of 2045, while the RHNA has a buildout year of 2029. Therefore, the WSGVAP is planning for a longer range, and is including more housing units so the WSGVAP would not have to make multiple revisions to accommodate every new 4-year RHNA cycle until the cycle reaches a buildout year of 2045. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-77

This comment voices opinion in favor of WSGVAP Alternative 3, Housing Element/RHNA Only Alternative, which is described in Chapter 5, Project Alternatives. The commentor is in favor of less additional residences in the WSGV. This comment also states that the RHNA only proposes to add 7,875 new housing units in the WSGV, while the WSGVAP proposes to add 16,243 new housing units. Within Chapter 5, it is explained that the WSGVAP is planning for a buildout year of 2045, while the RHNA has a buildout year of 2029. Therefore, the WSGVAP is planning for a longer range, and is including more housing units so the WSGVAP would not have to make multiple revisions to accommodate every new 4-year RHNA cycle until the cycle reaches a buildout year of 2045. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-78

This comment states that the RHNA could be satisfied by adding new units in other unincorporated areas of Los Angeles County. As discussed within the footnote of Table 4.14-4 of Section 4.14, Population and Housing, of the Draft PEIR, the County's Housing Element determined the RHNA allocation for each Planning Area based on SCAG's allocation for unincorporated Los Angeles. SCAG did not provide a RHNA allocation specifically for the WSGV Planning Area. Therefore, in order for the WSGVAP to be consistent with the County's Housing Element, 7,479 housing units need to be added to the unincorporated WSGV Planning Area and cannot be transferred elsewhere.

Response to Comment D-79

This comment provides suggestions related to electric vehicles, parking, vacant office buildings due to remote work, green waste recycling, and electric leaf blowers, and a moratorium of building in and near the San Gabriel Mountains. Various goals and policies of the WSGVAP are consistent with these suggestions. Policy LU-2.3 of the WSGVAP aims to direct future growth and development away from the San Gabriel Mountains. Policy LU-3.5 aim to revitalize underutilized spaces, which could include vacant office buildings. Policy COS-6.3 would help protect scenic hillsides and significant ridgelines in the San

Gabriel Mountains. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-80

This comment summarizes the impacts that were determined to be significant and unavoidable within the Draft PEIR. This comment also mentions that vibration impacts pose risks to existing structures and risks to residents' health from increased noise. Vibration impacts to existing structures is discussed within Section 4.5, Cultural Resources, and noise impacts are discussed in Section 4.13, Noise, of the Draft PEIR.

Response to Comment D-81

This comment proposes to minimize earth-disturbing construction in Altadena, in order to minimize health risk from VOC's, ozone, and particulate matter. All proposed projects under the WSGVAP will undergo individual analysis and approval under CEQA, including appropriate air quality assessments as deemed necessary by the local air district, in order to minimize project health risks from air pollutants.

Response to Comment D-82

This comment provides an idea of repurposing old buildings into new uses. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-83

This comment summarizes previous comments and serves as a conclusion to the comment letter. Refer to Response to Comments above for detailed responses. No further response is required.

Response to Comment D-84

This comment provides objections to the amendment of Title 22, mostly consisting of objections to the modification to development standards. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-85

This comment is an attachment to the comment letter. The comment provides scanned pages from Cancers in the Urban Environment by Thomas M. Mack, M.D., M.P.H. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-86

This comment is an attachment to the comment letter. The comment provides scanned pages from "Chemical Contaminant Rules" from the U.S. EPA website. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-87

This comment is an attachment to the comment letter. The comment provides scanned pages from “List of Drinking Water Contaminants & MCLs” from the U.S. EPA website. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment D-88

This comment is an attachment to the comment letter. The comment provides scanned pages from the Public Health Assessment of the Jet Propulsion Laboratory (NASA), prepared by the Federal Facilities Assessment Branch, Division of Health Assessment and Consultation, Agency for Toxic Substances and Disease Registry. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.



COMMUNITY ENHANCEMENT-PLANNING

CITY OF TEMPLE CITY 9701 LAS TUNAS DR. TEMPLE CITY, CA 91780 (626) 285-2171

August 12, 2024

Evan Sensibile, Regional Planner
County of LA Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Re: Comments for Draft Program Environmental Impact Report (EIR) for the West San Gabriel Valley (WSGV) Area Plan

Dear Evan Sensibile,

Thank you for including the City of Temple City in the review process for the Draft Program EIR for the WSGV Area Plan. Based on our review of the public review documents, the planning areas that are within close proximity and would potentially affect the City of Temple City are the "East Pasadena–East San Gabriel" and "South Monrovia Islands". Upon review of the proposed zoning changes for these areas, the following comments have been prepared for your response:

1. Community Standards Districts. It appears that specific community development standards (also known as "Community Standards Districts" or CSDs) were previously established exclusively for the following planning areas: Altadena, East Pasadena – East San Gabriel, La Crescenta-Montrose, South San Gabriel, and Chapman Woods. As such, the Draft Area Plan Ordinance proposes to amend various sections of the CSDs for these planning areas and area-wide development standards have been proposed that would establish general development standards for the entire WSGV planning area. Please confirm that this is the intention and that the South Monrovia Islands would only need to follow the area-wide development standards.
2. Allowed Density. The East Pasadena–East San Gabriel and South Monrovia Islands areas include proposals to re-zone properties to allow "Mixed Use Development" that would be reclassified as "MXD". Please confirm what the maximum allowable density will be for the MXD zone within the East Pasadena–East San Gabriel area and for the South Monrovia Islands area. In addition, provide an explanation on how to calculate the allowable densities (e.g., based on lot size). Also, please provide the exact reference document(s) and section(s) that stipulate such allowed densities.
3. Public Noticing. For proposed projects within the East Pasadena-East San Gabriel and South Monrovia Islands areas in the MXD zone, please confirm the type of projects that require public noticing. Also, provide the exact reference document(s) and section(s) that stipulate such public noticing requirements.

Your detailed response to the comments listed above is much appreciated. Should you have any questions regarding this letter, please feel free to contact me at tbu@templecity.us or (626) 285-2171 ext. 4328.

Thank you,

Tony Bu, Community Development Supervisor
CC: Scott Reimers, Community Development Director

Response to Comment E-1

This comment serves as an introduction, and notes that the unincorporated communities of East Pasadena–East San Gabriel the South Monrovia Islands are in proximity to the City of Temple City. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment E-2

This comment asks for confirmation that the East Pasadena–East San Gabriel CSD would be amended and that the South Monrovia Islands would only need to follow the area-wide development standards. Future development in East Pasadena–East San Gabriel would comply with the amended CSD and the area-wide development standards, while future development in South Monrovia Islands would only need to comply with the area-wide development standards since there is no CSD for the community. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment E-3

This comment asks for confirmation as to what the maximum allowable density will be for the MXD zone within the East Pasadena–East San Gabriel and the South Monrovia Islands areas. The maximum allowable density under the MXD zone would depend on the underlying land use policy, which would either be MU (Mixed-Use) or CG (General Commercial). Please refer to Table 6.2, Land Use Designations, in the County’s General Plan Land Use Element for more information on these land use policy categories.³ Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment E-4

This comment asks how to calculate allowable densities in the MXD zone, and the exact reference documents and sections that stipulate such allowed densities. The maximum allowable density under the MXD zone would depend on the underlying land use policy, which would either be MU (Mixed-Use) or CG (General Commercial). Please refer to Table 6.2, Land Use Designations, in the County’s General Plan Land Use Element for more information on these land use policy categories.⁴ Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment E-5

This comment asks for confirmation as to which type of projects within the East Pasadena–East San Gabriel and South Monrovia Islands areas in the MXD zone require public noticing, and also ask for the exact reference documents and sections that stipulate such public noticing requirements. Future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, which would provide public noticing on a project-by-

³ County of Los Angeles, 2022. County of Los Angeles General Plan 2035, last updated July 14, 2022, https://planning.lacounty.gov/wp-content/uploads/2024/07/GP_Chapter6_052024.pdf

⁴ County of Los Angeles, 2022. County of Los Angeles General Plan 2035, last updated July 14, 2022, https://planning.lacounty.gov/wp-content/uploads/2024/07/GP_Chapter6_052024.pdf.

project basis. For uses subject to a public hearing, please refer to Section 22.222.120 of the Los Angeles County Planning and Zoning Code ⁵. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment E-6

This comment serves as the conclusion to the letter and provides contact information. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

⁵ County of Los Angeles, 2024, Los Angeles County Planning and Zoning Code. Last updated August 2, 2024.
https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV9AD_CH22.222A_DPR_22.222.120PUHEPR



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



August 12, 2024

Mr. Evan Sensibile, Planner
County of Los Angeles
Department of Regional Planning
Community Studies East Area
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Sensibile:

**WEST SAN GABRIEL VALLEY AREA PLAN
NOTICE OF AVAILABILITY OF
DRAFT ENVIROMENTAL IMPACT REPORT
BACK CHECK REVIEW COMMENTS**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the June 2024 Notice of Availability of Draft Program Environmental Impact Report (NOA DPEIR), for the proposed West San Gabriel Valley Area Plan (WSGVAP). The proposed WSGVAP would be implemented in the following nine unincorporated areas of Los Angeles County (County): 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. These nine communities in the WSGVAP make up approximately 23 square miles and are primarily single-family residential, with some commercial corridors and concentrated areas of open space.

F-1

As mentioned in the previous departmental review comments, the law enforcement service ratio noted in the Sheriff Protection Services section of the DPEIR (page 4.15-3 and page 4.15-22) is considered an inaccurate statement due to continuous change in communities. The Sheriff's Department does not have a standardized law enforcement service ratio at the present time, as staffing needs vary significantly between Stations. The appropriate service ratio should be based on the patrol personnel at the corresponding Sheriff Station relative to the factors that influence these needs, including the volume

F-2

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
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Mr. Sensibile

- 2 -

August 12, 2024

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cont.

and nature of service calls, patrol and response times based on priority, personnel workload, performance metrics, and the modeling of service call patterns.

Beyond population and housing, the proposed policies for expanding community recreation, parks, open spaces, and trails on pages 2-12 of the Area Plan will result in the growth of daytime and evening population within the servicing Patrol Stations and Parks Bureau. It will generate an increased demand for law enforcement services, which have not been addressed in the cumulative impacts.

F-3

The Department expects future environmental documents for individual projects to be considered to describe potential impacts in order for decision-makers to identify additional funding resources to support increased patrol operations. The Department's Contract Law Enforcement Bureau shall be informed during the planning phases so that potential impacts and their cost implications to our resources, operations, and law enforcement services may be properly re-evaluated and amended as necessary.

F-4

For future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

Tracey Jue, Bureau Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012


F-5

Attention: Planning Section

Should you have any questions regarding this matter, please contact me at (323) 526-5657, or your staff may contact Ms. Yu Chun Teresa Ou of my staff, at (323) 526-5568.

Sincerely,

ROBERT G. LUNA, SHERIFF


Tracey Jue, Bureau Director
Facilities Planning Bureau

Response to Comment F-1

This comment serves as an introduction and summarizes unincorporated areas that make up the WSGV Planning Area. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment F-2

This comment raises concern that the analysis contained within the Draft PEIR is based on a standardized law enforcement service ratio that does not exist, and states that the appropriate service ratio should be based on the patrol personnel at the corresponding Sheriff Station relative to many factors that influence these needs. The service ratio used in the Draft PEIR was established in the County's General Plan EIR. However, as stated in Section 4.15, Public Services, of the Draft PEIR, "As future projects are developed under the WSGVAP, tax revenues from property and sales taxes would be generated and deposited in the County's General Fund and the State Treasury. A portion of these revenues would be allocated to the LASD during the County's annual budgeting process, as is the case in current conditions, to address staffing and equipment needs to serve the communities, including WSGV Planning Area. Development, population and law enforcement demands are all considered when determining funding, which would ensure that each County department has the necessary resources to provide sufficient services." Therefore, as future projects facilitated by the Project are required to undergo environmental review in accordance with CEQA, impacts to LASD resources and operations would be identified and mitigated, as needed.

Response to Comment F-3

This comment claims that the increased demand on law enforcement activities from the combination of population with expanding parks, open spaces, and trails has not been addressed in the cumulative impacts. As stated in Section 4.15, Public Services, of the Draft PEIR, "Cumulative development in the County would incrementally increase the demand for law enforcement services to serve new population and development." While the WSGVAP itself does not include any physical development, future projects developed under the WSGVAP could increase population growth within the WSGV Planning Area. The impact analyses contained within the Draft PEIR, including cumulative analyses, consider the whole of the Project.

Response to Comment F-4

This comment states that the Sheriff's Department expects future environmental documents to describe potential impacts in order to identify additional funding resources and inform the Department's Contract Law Enforcement Bureau during the planning process. As stated in Section 4.15, Public Services, of the Draft PEIR, individual projects proposed under the WSGVAP would be reviewed by County and LASD staff prior to obtaining project approval and relevant permits. Additionally, all future projects developed under the WSGVAP would be required to pay all applicable developer fees and comply with relevant federal, State, and local laws and regulations to minimize impacts related to Sheriff's services.

Response to Comment F-5

This comment serves as the conclusion to the letter and provides contact information. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

manatt

August 12, 2024

VIA EMAIL (wsgvap@planning.lacounty.gov)

Mr. Evan Sensibile, Regional Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012

Re: West San Gabriel Valley Area Plan – Comments on Draft Program Environmental Impact Report, Project No. PRJ2023-003982; Environmental Assessment No. RPPL2023005884; Advance Planning Case No. RPPL2023005880; General Plan Amendment No. RPPL2023005882; Zone Change No. RPPL2023005883; Ordinance No. RPPL2024002630; State Clearinghouse No. 2023110351

Dear Mr. Sensibile:

This firm represents Enoteca, LLC (“Enoteca”), a small, family-run business that owns real property that will be *significantly downzoned* by and through the County of Los Angeles’ (“County”) adoption of West San Gabriel Valley Area Plan (“WSGVAP”). Specifically, Enoteca owns approximately 52 acres of real property¹ within the unincorporated community of Altadena herein referred to as the “Enoteca Property.” The County’s existing land use regulatory framework for the Enoteca Property permits the development of up to approximately **52 homes**. Under the WSGVAP, this allowance would be reduced to *a mere two homes*.

For obvious reasons, Enoteca strongly objects to adoption of the WSGVAP as proposed because it would completely extinguish Enoteca’s redevelopment rights in the Enoteca Property. However, Enoteca also objects to adoption of the WSGVAP on grounds that the environmental review document prepared to analyze the potential significant impacts of the WSGVAP fails to meet the procedural and substantive mandates of the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*). Thus, we request that the County include this comment letter in the record of proceedings for Draft Program Environmental Impact Report (“Draft PEIR”), Project No. PRJ2023-003982; Environmental Assessment No. RPPL2023005884; Advance Planning Case No. RPPL2023005880; General Plan Amendment No. RPPL2023005882; Zone Change No. RPPL2023005883; and Ordinance No. RPPL2024002630.

Furthermore, we are compelled to point out that the County’s persistence in drastically downzoning entire communities without involving those communities and land owner stakeholders is procedurally and constitutionally improper. We note that the Draft PEIR, Section

¹ This real property is identified as Assessor’s Parcel Number 5862-011-001.

G-1

G-2

Mr. Evan Sensibile, Regional Planner
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Page 2

ES.7, “Areas of Controversy,” offers a highly misleading discussion of “the primary areas of controversy known to the County” and the County’s purported community engagement efforts when the County commenced environmental review in November 2023. The Draft PEIR states that, “Prior to preparation of this Draft PEIR, the County circulated a Notice of Preparation (NOP) . . . Comments on the NOP were received from two agencies, one group, and one individual . . .” (Draft PEIR ES-7.) From that incredibly small set of responses, the County concluded that “The primary areas of controversy known to the County” included impacts to lighting and dark skies, facilitation of urban farming and the Urban Agriculture Incentive Zone Program, wildlife movement, lighting impacts to wildlife, how to best analyze air quality and greenhouse gas emissions, and unspecified “guidance” on “park and recreation facilities.” (Draft PEIR ES-8.)

G-2
cont.

Without question, the draconian downzoning of numerous properties across the lands encompassed by the WSGVAP is an “area of controversy,” and the impacted stakeholders would have made the County aware of this fact had the County meaningfully engaged those stakeholders. As discussed below, there are numerous legal issues implicated by the planned downzoning, none of which have been addressed by the County, let alone resolved. Given the County utter failure to include those community members most directly harmed by the WSGVAP as currently proposed, the WSGVAP can hardly be described as a “community-based plan” as the Draft PEIR does throughout.

G-3

Finally, on behalf of Enoteca and similarly situated land owners in the community who have found their property suddenly stripped of its development potential, we strongly urge the County to consider adoption of “Alternative 2: Dispersed Growth Alternative.” As discussed more fully below, Alternative 2: Dispersed Growth Alternative, allows for the County to grow in ways that will accommodate its housing needs, assure the development of new housing stock (which in turn will reduce housing costs for County residents), and provide a better diversity of housing options *all without stripping existing property owners of their rights*. Alternative 2 is good planning policy and is much more likely than the proposed WSGVAP to result in increased housing development. As discussed below in regards to the Draft PEIR’s flawed analysis of land use and planning and population and housing impacts, downzoning Enoteca’s property slashes its development potential from more than 50 dwelling units to a mere two units—an action that directly obstructs the community’s ability to address ongoing issues such as aging housing stock and high housing costs. Downzoning available and primarily vacant developable land results in *less* housing construction and *higher* housing costs. Further, the WSGVAP is a suburban area—increasing land use designation densities *on paper* on property that is already developed (even if that development is low and not high density residential) is not likely to actually result in new housing construction. Alternative 2: Dispersed Growth Alternative, addresses this flaw.

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G-5

G-6

I. CEQA STANDARD OF REVIEW

Public agency determinations as to the cause, effect, and significance of environmental impacts must be supported by substantial evidence. (Pub. Resources Code, §21168.) A public agency abuses its discretion and fails to proceed in the manner required by law when its actions or decisions do not substantially comply with the requirements of CEQA. (Pub. Resources Code, §§ 21168, 21168.5.) An agency’s application of an erroneous legal standard in making a CEQA determination also constitutes a failure to proceed as required by law. (*City of San Diego v. Board of Trustees of Cal. State University* (2015) 61 Cal.4th 945, 956.) Whether an environmental impact report (“EIR”) fails to include the information necessary for an adequate analysis of an environmental issue is a question of law, and when reviewed by the courts, the courts do not defer to an agency’s determinations. (*Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal.App.4th 48, 102 [“whether an EIR is sufficient as an informational document is a question of law subject to independent review by the courts”].) Failure to comply with the basic substantive requirements of CEQA is necessarily prejudicial error, requiring the decertification of any EIR and vacation of any project approvals adopted in reliance upon the same. (*North Coast Rivers Alliance v. Kawamura* (2015) 243 Cal.App.4th 647, 671.)

G-7

While program EIRs are necessarily broader in scope than project-level EIRs, they must still adhere to CEQA’s requirements; significance determinations must still be supported by substantial evidence, program EIRs must still apply the correct legal standard to CEQA determinations, and program EIRs must still include all information necessary for an adequate analysis of environmental effects. (*Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 431.) Use of a program EIR does not permit a lead agency to defer an analysis of reasonably foreseeable significant environmental impacts to a later stage of review to avoid addressing those impacts in the program EIR itself. (State CEQA Guidelines, § 15152(b).) “The ‘foremost principle’ in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 109.)

II. CEQA COMMENTS

A. Unclear and Indecipherable Project Description

EIR project descriptions must be accurate, stable and complete, including all components of a proposed project, and include all foreseeable future activities that are consequences of the project being approved. (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 199.) However, here, the maps presented in the Draft PEIR are very small in scale and depicted in unclear colors, making it nearly impossible for an individual property owner to understand how

G-8



the WSGVAP will affect his or her property. This is especially inequitable where the County is proposing to drastically downzone property.

B. Aesthetics

The Draft PEIR summarily concludes that impacts to scenic vistas, visual character and public views will be significant and unavoidable. Yet the Draft PEIR fails to analyze these impacts with any particularity and fails to identify any mitigation measures that could reduce these impacts. Instead, the Draft PEIR merely lists a handful of policies that offer *generic and permissive* suggestion about how to maintain aesthetic quality. The efficacy and enforceability of these policies is utterly speculative. By way of example, see the Draft PEIR’s assertion that a land use policy that “encourages new and existing development to use locally native species in landscaping” will function as feasible, *enforceable* mitigation for impacts to visual resources. (Draft PEIR at 4.1-17.)

With respect to impacts to views from bike trails, multi-use trails and hiking trails, the Draft PEIR concludes that impacts will be less than significant because it *assumes* that such trails exist exclusively in open spaces. However, the Draft PEIR offers zero evidence to support that conclusion. (Draft PEIR 4.1-18 – 4.1-19 “However, the proposed focused densification that would occur under the WSGVAP is not anticipated to occur in proximity to regional riding, hiking, or multi-use trails, which are understood to primarily exist in open space areas.”)

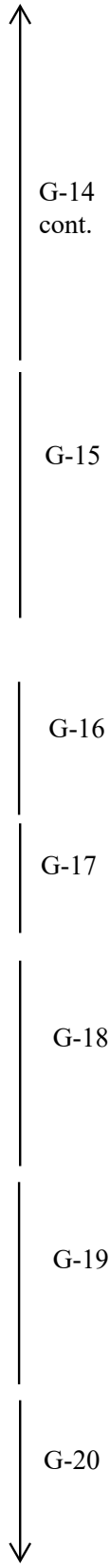
Similarly, the Draft PEIR offers no evidence to support its conclusion that impacts to scenic highways will be less than significant. The Draft PEIR merely asserts that “intervening topography and soundwalls” will screen future development from view. There is no evidence presented to demonstrate that planned, future multi-story development will not be readily visible from scenic highways. (Draft PEIR 4.1-19.)

Finally, the Draft PEIR’s conclusion that there will be no significant impacts associated with the new sources of shadow, light and glare created by future development also fails to meet CEQA’s legal requirements. The Draft PEIR acknowledges that new sources of light, shadow and glare will be generated, but dismisses the relative significance of those new sources because they will be generated “within an urban setting.” The Draft PEIR simply dismisses the impacts because the receptors are in an urban setting. (Draft PEIR 4.1-21.)

C. Agriculture and Forestry Resources

The Draft PEIR discloses that important farmland exists near San Gabriel and Rosemead and that “there are approximately 218 acres of Unique Farmland and 51 acres of Prime Farmland within the approximately 14,848-acre Plan Area.” (Draft PEIR 4.2-10.) The Draft PEIR then concludes, without any further elaboration, that impacts to agricultural lands will be





G-14
cont.

insignificant because: (1) any agricultural lands that will be converted to other uses under the WSGVAP “are not currently being utilized for agricultural purposes”; and (2) “future projects developed under the WSGVAP would be required to preserve agricultural areas” in order to be consistent with WSGVAP Policy LU-5.14. These two assertions cannot be reconciled. On the one hand, the Draft PEIR asserts agricultural lands will be converted, but assures the public and decision makers that such conversion “is fine” because those lands are not being used for agricultural purposes anyway. On the other hand, the Draft PEIR asserts that agricultural lands will not be converted because Policy LU-5.14 will prevent such conversion. Policy LU-5.14 in no way prevents such conversion. (Draft PEIR 4.2-9 quoting Policy LU-5.14 “Support preservation of nurseries and other agricultural uses located on utility easements in the WSGV[AP] for agricultural and open space uses.”) For the above reasons, the DEIR’s significance conclusion regarding Impact 4.2-4 is also legally infirm.

G-15

D. Air Quality

The Draft PEIR identifies several significant and unavoidable impacts associated with the emission of air pollutants. However, throughout the analysis, the Draft PEIR fails to analyze these impacts with any particularity and fails to identify any mitigation measures that could reduce these emissions to a level of less than significant. In nearly every instance, the Draft PEIR punts any analysis and mitigation to future projects, but the County cannot avoid CEQA review simply because it is proceeding with a program-level, as opposed to a project-level, environmental review document.

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G-17

Impacts associated with air quality management plan consistency are potentially significant, yet the Draft PEIR does not identify any mitigation measures. The Draft PEIR concludes that the WSGVAP is consistent with the South Coast Air Quality Management District’s (“South Coast AQMD”) 2022 Air Quality Management Plan (“AQMP”), but the analysis is perfunctory and conclusory. The analysis focuses on the consistency between the 2022 AQMP and the Connect SoCal 2020, which is the Southern California Association of Governments’ (“SCAG”) plan and not the WSGVAP. The Draft PEIR attempts to avoid any and all analysis of the WSGVAP’s impacts with generalized statements such as the WSGVAP’s “aim [is] to create more defined community centers” and a desire for future residents to “be able to easily access commercial, retail, and community-serving uses” but there is nothing in the Draft PEIR explaining how the WSGVAP will achieve these broad goals. These generic statements are not enough to show, with substantial evidence, that the WSGVAP “would be consistent with the AQMP” and thus impacts would be less than significant.

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G-19

Furthermore, the Draft PEIR concludes, somehow, that the WSGVAP “is considered to be generally consistent with SCAG’s regional projections” despite the fact that just one sentence earlier, the PEIR admits that the anticipated growth under the WSGVAP *will be greater* than SCAG’s Connect SoCal 2020 projections. Given that, as the Draft PEIR states, a project might

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be in conflict with the AQMP if the development is greater than that anticipated in the SCAG’s growth projections, the Draft PEIR fails to explain how the greater growth here is “generally consistent” such that impacts associated with conflicts with the growth projections is less than significant. The Draft PEIR fails to identify any applicable significance threshold above which growth is significant and below which growth is less than significant, let alone support that threshold with substantial evidence.

G-20
cont.

Next, the Draft PEIR concludes that because “all future projects developed under the WSGVAP would be subject to subsequent planning and environmental review” any inconsistencies with the 2022 AQMP can be overlooked. But this is false—the WSGVAP is not being approved in a vacuum, and also includes a myriad of zoning code amendments with the potential to offer future developers the opportunity to develop by-right, and/or tier from the WSGVAP Draft PEIR. The promise of “future environmental review” cannot be a basis for excusing a failure to provide adequate environmental review now, before the WSGVAP and its numerous implementation actions are adopted.

G-21

Finally, the Draft PEIR states, without any analysis or quantification, that a small selection of WSGVAP policies “would potentially reduce emissions, which would address potential impacts related to conflicts with an applicable air plan. Therefore, impacts are considered less than significant.” CEQA requires more than conclusory statements to support an EIR’s significance determinations.

G-22

The Draft PEIR determines emissions of criteria air pollutants is significant, yet puts no effort into identifying feasible mitigation measures, or even explaining why such measures would be infeasible. The Draft PEIR concludes that emissions of ozone, PM10, and PM2.5 will be significant and unavoidable, but simultaneously notes that analysis of the quantity or effects of such emissions “would be speculative at best.” The Draft PEIR once again punts even the most basic impacts analysis to future projects undergoing environmental review, arguing that at that point the County might quantify emissions and identify mitigation measures. However, just because this is a program and not project-level EIR does not allow the County to avoid any attempt to comply with CEQA today. Furthermore, as discussed above, the promise of “future environmental review” is specious at best, considering the implementation actions that are being proposed alongside adoption of the WSGVAP.

G-23

G-24

The Draft PEIR relies on unspecified “transportation policies” in making an unsubstantiated conclusion that the WSGVAP “would further help to reduce VMT.” Instead of identifying concrete mitigation measures that would reduce the admittedly significant impacts associated with criteria air pollutants, the Draft PEIR makes a passing reference to the WSGVAP’s transportation policies and concludes that these policies would reduce VMT and therefore reduce air pollutant emissions. But there is absolutely no analysis of what these policies are, whether they are *feasible*, where they will be implemented, and how and to what

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extent emissions will be reduced. There are feasible mitigation measures available, such as requiring future projects within the WSGVAP to be conditioned on the incorporation and implementation of specific policies. However, the Draft PEIR fails to even consider such measures.

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Despite a clear warning from the South Coast AQMD, the Draft PEIR does not contain a Health Risk Assessment. In its December 22, 2023 comment letter on the NOP, the South Coast AQMD noted: “If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment.” The Draft PEIR references the air district’s recommendation in its analysis of impacts associated with exposing sensitive receptors to substantial pollutant concentrations. Yet, once again, instead of performing the analysis, the Draft PEIR merely punts to future projects, again arguing that “future project[s] developed under the WSGVAP would be subject to subsequent planning and environmental review.” For all the reasons addressed above, this cannot absolve the County from performing the necessary environmental analysis now.

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G-28

E. Biological Resources

The Draft PEIR identifies several significant and unavoidable impacts associated with biological resources (*see* Impact 4.4-1, 4.4-2). However, throughout the analysis, the Draft PEIR fails to analyze these impacts with any particularity and fails to identify any mitigation measures that could reduce these impacts to a level of less than significant. Instead, the Draft PEIR punts any analysis and mitigation to future projects, but the County cannot avoid CEQA review simply because it is proceeding with a program-level, as opposed to a project-level, environmental review document. The Draft PEIR suffers from the same legal infirmity in concluding that impacts to wetlands would be less than significant (*see* Impact 4.4-3).

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F. Energy

The Draft PEIR concludes that wasteful or inefficient energy consumption associated with buildout (construction) of the WSGVAP will be insignificant, but fails to support that conclusion with any evidence. (Draft PEIR 4.6-18 – 4.6-19.) The WSGVAP envisions densification and intensification of residential and commercial uses over the decades-long life of the WSGVAP. This means that there will be major construction activities taking place over many years within the WSGVAP. Nevertheless, the Draft PEIR concludes that *none* of these future construction activities will rise to a level of significance in terms of energy consumption because: (1) construction equipment will be powered off when not in use; (2) natural gas typically isn’t used in construction activities; and (3) domestic transportation fuel supplies for construction vehicles are adequate to serve construction needs over the life of the WSGVAP. None of this amounts to evidence supporting the Draft PEIR’s significance conclusion. The Draft

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cont.

PEIR’s significance conclusion regarding operational energy consumption is equally unsupported.

G. Greenhouse Gas Emissions

The Draft PEIR finds that the WSGVAP will not result in any greenhouse gas emissions-related impacts, even without the imposition of any mitigation measures. The Draft PEIR’s conclusion is based in substantial part on the fallacy that “[t]he WSGVAP is a long-range policy document, the approval of which would not directly result in the development of land uses and would not directly result in GHG emissions.” However, as the Draft PEIR admits, adoption of the WSGVAP “would increase land use and zoning densities and development intensity” in many areas.

G-34

With no explanation whatsoever as to how emissions were calculated, the Draft PEIR asserts that future development under the WSGVAP would result in an additional 56,817 metric tons per year of greenhouse gas emissions. Yet, despite the admitted emission of this significant amount of emissions, the Draft PEIR does not provide any significance threshold against which to compare this amount. The analysis then pivots, once again, to its reiteration that future projects will undergo separate CEQA review, and thus, no review is required today.

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G-36

The Draft PEIR’s greenhouse gas emissions analysis concludes by describing the State’s mandated GHG emissions target of reducing Statewide emissions to 40 percent below 1990 levels by 2023, and achieving carbon neutrality no later than 2045. Yet, again, buildout of the WSGVAP will *increase* emissions by 56,817 metric tons per year, which is the antithesis of consistency with California’s statewide emissions reductions targets. There is no explanation provided of how *this increase* is consistent with goals and policies mandating *reductions*.

G-37

H. Hazards and Hazardous Materials

With respect to the WSGVAP’s impact on emergency response plan or evacuation plan (*see* Impact 4.9-6), the Draft PEIR concedes that the WSGVAP will introduce new development that could impede or impair emergency response and evacuation. Nevertheless, the Draft PEIR once again punts on addressing this impact with mitigation measures and insists that this impact will be addressed at some point on the future when development proposals come forward. This is improper under CEQA.

G-38

I. Hydrology and Water Quality

The Draft PEIR’s conclusion that buildout of the WSGVAP will not deplete groundwater supplies is not supported, and is arguably undermined by the what little discussion on this topic is contained in the Draft PEIR. Per the Draft PEIR, the WSGVAP will “result in approximately

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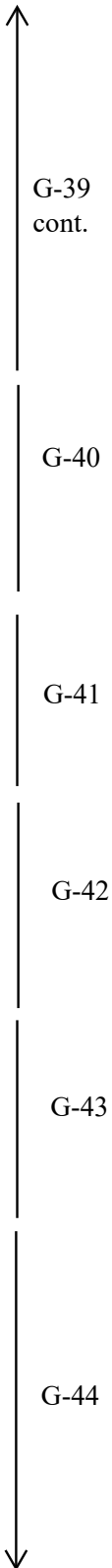
25,954 new residents, 10,874 new jobs, and 16,243 new housing units, which would increase the demand for water, which in turn could lead to groundwater pumping.” (Draft PEIR 4.10-22.) The Draft PEIR then seems to argue that this clear increase in water demand will somehow not impact water supply because the County does not control groundwater pumping. (*Id.*) Whether or not groundwater pumping is controlled by the County is irrelevant. Under CEQA, the County cannot conclude that groundwater supply impacts will be less than significant if it does not show that increase in groundwater consumption can be offset by groundwater replenishment. The Draft PEIR does not make this showing. Additionally, the Draft PEIR concedes that buildout of the WSGVAP could impede implementation of a groundwater plan due to increased use of groundwater, but nevertheless concludes that impacts will be insignificant without any basis for that conclusion.

J. Land Use and Planning

The Draft PEIR’s analysis of and land use and planning impacts fails to note the inconsistencies between the WSGVAP’s downzoning of significant swaths of property that, today, could be developed with housing, and the ongoing issues that the WSGVAP identifies as needed to be addressed within the Area Plan bounds. Specifically, the WSGVAP and Draft PEIR acknowledge that the communities within the proposed WSGVAP struggles with aging housing stock, high housing costs, and lack of housing diversity. (See, e.g., Draft PEIR, p. 2-1.) Yet, at the same time, the WSGVAP downzones Enoteca’s property such that its housing development potential falls from more than 50 *to a mere two units*—an action that directly obstructs the community’s ability to address ongoing issues such as aging housing stock and high costs. If anything, downzoning results in *less* housing construction and *higher* housing costs. Further, in suburban areas, such as the WSGVAP, increasing land use designation densities *on paper* likely will do nothing to increase development, or the density of development, even in those areas that the WSGVAP purports to concentrate density. So, in the end, the WSGVAP loses development potential on those parcels that it downzones, but will likely never realize a gain in units and density elsewhere, ending up with a net loss of buildable units.

The severe downzoning proposed in the WSGVAP also results in internal inconsistencies between the WSGVAP’s proposed land use designation changes and the Area Plan’s own goals, policies, and objections. Specifically, downzoning property so significantly in the Altadena community conflicts with at least the following:

- WSGVAP Policy LU-1.2: Increase Land Diversity. Enable a diverse land use pattern to meet the needs of residents and employees, including increased proximity between housing and commercial uses, job centers, parks and open spaces, and community services and amenities to support the well-being of the community.



- WSGVAP Policy LU-3.1: Promote diverse housing options. Promote development of duplex, fourplex, accessory dwelling units and cottage court housing in low-density housing areas.
- WSGVAP Policy LU-3.2: Allow compatible uses in residential neighborhoods. Allow compatible uses on or near the edges of residential neighborhoods that bring amenities closer to homes, such as child and adult day-care centers, educational facilities, cultural facilities, and corner markets.
- WSGVAP Policy LU-11.1: Ensure equitable and accessible community engagement. Expand community engagement efforts to people who otherwise might not participate, including working parents, people with disabilities, and people of color.
- WSGVAP Policy LU-11.2: Encourage collaboration with community partners. Partner with community groups, local community-based organizations, and public agencies to increase participation in the planning process and foster collaboration.

G-44
cont.

We find the inconsistency with the last two of the above policies, “ensure equitable and accessible community engagement” and “encourage collaboration with community partners” to be especially egregious. The land use decision to downzone Enoteca’s property, and reduce its development potential by nearly 100 percent without any engagement or collaboration with the property owner is the absolute opposite of “equitable and accessible community engagement” or “collaboration with community partners.”

G-45

K. Mineral Resources

Here, the Draft PEIR once again concludes that WSGVAP implementation will have no impact on “known mineral resources” within the communities of East San Gabriel, South Monrovia Islands, Altadena, and Kinneloa Mesa because “there are no active sand or gravel mines within any of these unincorporated WSGV[AP] communities.” (Draft PEIR at 4.12-7.) Whether or not such resources are actively being extracted is not the CEQA question. The required analysis here is to disclose where the mineral resources are located and analyze whether new development under the WSGVAP will impair *access to and recovery of* those mineral resources. The Draft PEIR fails to do this.

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G-47

L. Population and Housing

Like the Draft PEIR’s land use analysis, the analysis of population and housing-related impacts is based on the fallacy that by wiping out nearly all development potential on currently vacant or underdeveloped property (like Enoteca’s) and increasing (paper) density “along commercial corridors and major roadways through infill development and redevelopment as well as within a select few areas near commercial corridors and transit with low existing residential density” will ultimately result in an increase in actual, built dwelling units. The County is ignoring the fact that is highly likely that *vacant* and *underdeveloped* property will be converted

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into new housing, while *existing low density housing* will likely not be razed and replaced with high density development merely because a planner at the County decided to change the shades on a land use map one day.

Again, the WSGVAP downzones Enoteca’s property such that its housing development potential falls approximately 96 percent, from more than 50 homes to only two. Downzoning of primarily vacant, developable land results in less housing construction, higher housing costs, and lack of housing diversity. At the same time, increasing the density of *existing low density residential development*, like the WSGVAP proposes to do, is not likely to result in an increase in actual development. The result in that the WSGVAP loses development potential, rather than gaining it. These factors are wholly ignored by the Draft PEIR’s analysis of population and housing impacts, which tout growth projects that are unmoored from reality.

G-50

M. Public Services

Once again the Draft PEIR reaches a conclusion without evidence to support it when it asserts that impacts to fire, emergency and law enforcement services will be insignificant. The Draft PEIR recognizes that “approximately 25,954 new residents” will move into the WSGVAP, but simply chooses to ignore the additional burden those residents will place on these critical services. Instead, the Draft PEIR alternatively relies on: (1) the bare assertion that future projects developed under the WSGVAP would be required to demonstrate consistency with the goals and policies of the General Plan related to such services (*see* Draft PEIR at 4.15-21, 4.15-23); and (2) the assumption that these impacts will be addressed in subsequent CEQA review. (*Id.*) This is improper. The number of residents that will burden these service providers is known now, and mitigation for the impacts those known residents will generate must be mitigated now. For the same reasons the Draft EIR’s conclusions regarding school and library impacts are likewise legally infirm.

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G-52

N. Recreation

Once again the Draft PEIR reaches a conclusion without evidence to support it when it asserts that recreational facilities will not substantially deteriorate or deteriorate at an accelerated rate due to increased use. The Draft PEIR recognizes that “approximately 25,954 new residents” will move into the WSGVAP. Those new residents will use the available recreational facilities within the WSGVAP, which is an increase in the use of those facilities compared to current conditions. Yet the Draft PEIR provides no analysis or explanation as to why those additional people will not cause the existing recreational facilities to deteriorate at an increased rate. (Draft PEIR 4.16-20). Instead, the Draft PEIR simply asserts that population growth will not be “unplanned” and because the growth is not unplanned, recreational facilities will not be affected. (*Id.*)

G-53

O. Transportation

The Draft PEIR determines that implementation of the WSGVAP will result in significant and unavoidable direct and cumulative impacts relating to vehicle miles traveled (“VMT”). The Draft PEIR identifies two ineffective mitigation measures that fail to reduce these impacts to a level of less than significant.

G-54

The Draft PEIR admits that the WSGVAP falls far short in meeting the County’s threshold of significance for VMT. For impacts to be less than significant, the WSGVAP would have to result in VMT of no greater than 25.3 daily total VMT, a mark the WSVAP misses by 17.1 percent. Yet, instead of identifying measures that would actually reduce VMT, the Draft PEIR again kicks the can down the road with the pointedly indeterminate statement that, in the future, “the County would work to implement [VMT reduction] policies in coordination with State, regional and local agencies to ensure projects throughout the WSGV Planning Area contribute to the region achieving a substantial reduction in VMT.” This statement is so vague and non-committal as to be meaningless. Similarly, the Draft PEIR directs future project applications “to *consider* a menu of [transportation demand management] strategies that *could* be implemented” at some point in the future. (Emphasis added.)

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G-56

The Draft PEIR identifies a short menu of strategies for reducing VMT in Mitigation Measures 4.17-1 and 4.17-2, but does little to analyze the effectiveness of these strategies except to say that that many “would only have a marginal effect” on overall VMT. The Draft PEIR admits that the “predominantly suburban land use context of the West San Gabriel Valley may limit the effectiveness” of any strategy the County may employ. Yet, if that is truly the case, then it begs the question of why the County is building up land use density in some areas of the this Area Plan at all. If, overall, the WSGVAP is too suburban to contribute to a County-wide reduction in VMT, perhaps the County should be focusing its planning efforts elsewhere, and leave the WSGVAP land use designations where they stand.

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P. Utilities and Service Systems

Once again the Draft PEIR reaches a conclusion without evidence to support it when it asserts that impacts to utilities and service systems will be insignificant. As discussed above, the increase in users of services within the WSGVAP is known, and the impacts those users have on water supply, wastewater treatment, solid waste, solid waste disposal and the facilities that provide these service must be evaluated now. The Draft PEIR improperly fails to undertake this analysis and, once again offers the unsupported assertion that any impacts to utilities and service systems will be addressed through some unknown level of future CEQA review. (Draft PEIR at 4.19-20, 4.19-21, 4.19-22, 4.19-25.)

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The Draft PEIR’s assessment of water supply is also legally infirm due to its failure to show that there is, in fact, sufficient water to meet the needs of the WSGVAP buildout. The Draft PEIR expressly admits that it is unknown at this time whether water needs can be met if the WSGVAP is adopted. (Draft PEIR at 4.19-22 “growth under the WSGVAP was not specifically accounted for in MWD’s 2020 UWMP, MWD would be required to account for this projected growth during the next UWMP update cycle in 2025.”) The County cannot adopt a project absent a showing that there is actual water available to serve that project. (*See Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412.)

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Q. Wildfire

In purporting to consider and evaluate wildfire risks, the Draft PEIR once again asserts, without proper basis, that such risks will be less than significant. As to impairing an emergency response plan or evacuation plan, the Draft PEIR states “[t]he General Plan also includes goals and policies that ensure that emergency response and evacuation is not impaired or interfered with by new development.” (Draft PEIR 4.20-12.) As to exacerbating wildfire risks, the Draft PEIR also generally punts to County general plan policies that may or may not actually address this risk. (Draft PEIR 4.20-14.) As to the installation of WSGVAP infrastructure that could exacerbate wildfire risk, the Draft PEIR defers consideration to some future date when some level of CEQA review may be undertaken. (Draft PEIR 4.20-15.) The foregoing does not meet CEQA’s requirements.

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R. Alternatives

The Draft PEIR identifies just two project alternatives aside from the mandatory “No Project Alternative.” The first, the “Dispersed Growth Alternative” proposes the same amount of potential growth as the proposed WSGVAP, but would not locate the additional growth “primarily along commercial corridors and major roadways” and would instead more equitably disperse the additional density “throughout the nine WSGV communities.”

G-65

Enoteca **strongly** supports the approval of Alternative 2 over the WSGVAP as it is currently proposed. Because Alternative 2 would not modify land use density (i.e., longstanding, existing development potential) on entire Altadena neighborhoods, Alternative 2 is more equitable and in line with the WSGVAP’s purported goals and policies of “ensur[ing] equitable and accessible community engagement” and “encourag[ing] collaboration with community partners.” Selection of Alternative 2 over the WSGVAP avoids one of the central defects associated with the WSGVAP—the fact that the WSGVAP’s proposed land use designation changes remove vacant and developable land and does not replace it anywhere else within the plan’s boundaries. As discussed at length above, the supposed densification in already-built-out locations within the plan will likely never happen. If anything, downzoning available and vacant developable land (like Enoteca’s property) results in **less** housing construction and **higher**

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County of Los Angeles, Department of Regional Planning
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cont.

housing costs. Because the WSGVAP is a suburban area, increasing land use designation densities *on paper* on property that is already developed with commercial or lower density residential is not likely to result in actual new housing construction.

The Draft PEIR’s conclusion that Alternative 2 will result in greater impacts than the WSGVAP is not based on substantial evidence; that conclusion relies on the fallacy reiterated throughout the EIR that the paper upzoning of already developed property along existing commercial corridors will somehow result in significant redevelopment and substantial numbers of new housing units being constructed. But, as discussed above, the WSGVAP downzones swaths of developable property—the property most likely to be developed with new homes. Alternative 2 will have impacts similar to the proposed Project—not greater impacts.

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Finally, Table 5-2, “Ability of Alternatives to Meet Project Objectives” belies the fact that the WSGVAP’s objectives are either too narrowly drafted or too narrowly interpreted. Per Table 5-2, not a single project objective is met by a single one of the analyzed alternatives. CEQA requires that the County identify alternatives to the proposed Project in good faith. That fact that not one objective is (in the County’s view) achieved by any of the analyzed alternatives indicates that the County did not adequately identify a reasonable range of alternatives, or drafted too narrow a set of Project objectives as to leave County decision makers no true choice.

G-70

S. Cumulative Impacts

The Draft PEIR’s cumulative impacts analyses are flawed for the same reasons the analyses addressed above are flawed. Unless and until the direct impacts of the WSGVAP are adequately analyzed—and, as detailed above, they are not—the Draft PEIR’s cumulative impacts analyses are similarly inadequate.

G-71

III. CONCLUSION

We appreciate your consideration and attention to these CEQA comments. We are available to discuss these matters further, and we wish to work with the County to resolve these matters. Please contact Jennifer Lynch JLynch@manatt.com or Sigrid Waggener SWaggener@manatt.com.

G-72

Sincerely,
MANATT, PHELPS & PHILLIPS, LLP
on behalf of Enoteca, LLC

Response to Comment G-1

This comment serves as an introduction and explains that Enoteca, who is being represented by Manatt, owns 52 acres of property within the WSGV Planning Area, and objects to the Project due to the downzoning that would occur to Enoteca's property under the WSGVAP. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-2

This comment states that downzoning entire communities without involving those communities and stakeholders is procedurally and constitutionally improper. This comment also summarizes the Areas of Controversy section contained within the Executive Summary of the Draft PEIR, and that this is misleading due to the small set of responses. The environmental topics documented in the Areas of Controversy section of the Draft PEIR are topics that were discussed within comments made on the Notice of Preparation. As discussed in Section 1, Introduction, of the Draft PEIR, the NOP was sent to the State Clearinghouse, public agencies, special districts, responsible and trustee agencies, and other interested parties, and posted on the County's website for a 39-day public review period that began on November 14, 2023 and ended on December 22, 2023. The NOP was published in the following regional newspapers on November 14, 2023: Crescenta Valley Weekly, Monrovia Weekly, Pasadena Star News, San Gabriel Valley Tribune, and La Opinión. In addition, the County hosted a virtual scoping meeting on Thursday, December 14, 2023 at 6:30 p.m. The scoping meeting date and instructions on how to attend the meeting was advertised within the NOP and registration was made available through the County's website. Attendees of the webinar were able to provide comments and questions about the WSGVAP to County staff and the project consultants during the question and answer portion of the meeting. Response to Comment G-3

This comment states that the downzoning of properties is an area of controversy, and claims there are numerous legal issues implicated by the planned downzoning. The commenter does not further explain what these specific legal issues are. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-4

This comment expresses support for the Draft PEIR's Alternative 2, Dispersed Growth Alternative. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-5

This comment states that the WSGVAP would reduce this property's development potential due to downzoning, and that downzoning this developable land would result in less housing construction and higher housing costs. As discussed in Chapter 3, Project Description, of the Draft PEIR, a goal of the WSGVAP is to preserve areas within or adjacent to natural resources or hazard areas and in the wildland-urban interface by decreasing land use densities and development intensities. This land may be vacant, but development of this land would potentially increase environmental impacts as a result of being developed. In addition, the WSGVAP would increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways through infill development and

redevelopment as well as within a select few existing low-density residential areas near commercial corridors and transit. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-6

This comment states that increasing land use designation densities in areas that are already developed will not result in new housing construction, and Alternative 2 would address this flaw. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-7

This comment provides CEQA case law regarding EIRs and Program EIRs. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-8

This comment states that EIR project descriptions must be accurate, stable and complete, and states that the maps within the Draft PEIR are very small in scale, making it nearly impossible for a property owner to understand how the WSGVAP will affect their property. As stated in Chapter 3, Project Description, of the Draft PEIR, maps depicting proposed land use and zoning changes are included within Appendix C of the Draft PEIR, *WSGV Planning Area Communities: Land Use and Zoning Modification Maps*. The Draft PEIR predominantly includes figures showing the entire regional setting of the WSGVAP, as this PEIR covers a large area of land. Therefore, no revisions are required.

Response to Comment G-9

This comment states that impacts to scenic vistas will be significant and unavoidable, but states that the Draft PEIR failed to analyze these impacts with particularity and fails to identify mitigation measures to reduce this impact. As stated in Section 4.1, Aesthetics, of the Draft PEIR, while future projects developed under the WSGVAP would be primarily focused along commercial corridors and major roadways, implementation of the WSGVAP could result in significant impacts to scenic vistas if new development were to obscure views of such vistas. Given that the WSGVAP plans for higher density development than what currently exists in the Plan Area, no feasible mitigation measures are available to reduce this impact. The Draft PEIR is unable to go into any further detail regarding the future development because the WSGVAP is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. Analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR.

Response to Comment G-10

This comment states that the enforceability of the policies mentioned is speculative, and claims that the Draft PEIR asserts that land use policies will function as enforceable mitigation for impacts to visual resources. As stated in Section 4.1, Aesthetics, of the Draft PEIR, given that the WSGVAP plans for higher density development than what currently exists in the Plan Area, no feasible mitigation measures

are available to reduce this impact. However, since the WSGVAP is a policy document, the Draft PEIR includes a discussion related to the proposed policies under the WSGVAP that would help preserve scenic vistas within the Plan Area and minimize the visual impact of new development constructed under the WSGVAP. These policies are not mitigation measures, but the addition of these policies as part of the WSGVAP is relevant to the discussion of Aesthetics within the PEIR.

Response to Comment G-11

This comment states that the Draft PEIR concludes that impacts to views from bike trails, multi-use trails and hiking trails will be less than significant with zero evidence. As stated in Section 4.1, Aesthetics, of the Draft PEIR, future projects developed under the WSGVAP would be primarily focused along targeted commercial corridors and major roadways with limited development in a select few existing low-density residential areas near commercial corridors and transit stops. Views from bike trails, multi-use trails and hiking trails in the Plan Area primarily exist in open space areas. All future projects developed under the WSGVAP would occur within the existing urban setting and would not represent a visually conspicuous feature of the long-range view field available from regional trails in the Plan Area.

Response to Comment G-12

This comment states that the Draft PEIR offers no evidence to support the conclusion that impacts to scenic highways will be less than significant. This comment also summarizes the statement made in the Draft PEIR that intervening topography and soundwalls will screen future development from view, and states that there is no evidence presented to support this claim. As discussed in Section 4.1, Aesthetics, of the Draft PEIR, there is only one designated scenic highway located in the WSGV Planning Area, and the designated portion of SR-2 is not located within one of the nine unincorporated WSGV communities. The commenter is referring to a discussion related I-210, which is identified by Caltrans as being eligible for designation as a state scenic highway. Due to intervening topography and soundwalls along the I-210, future development along Foothill Boulevard would not be visible from this eligible portion of the I-210.

Response to Comment G-13

This comment claims that the Draft PEIR acknowledged that new sources of light, shadow and glare will be generated, but dismissed the relative significance of those new sources because they will be generated within an urban setting. As discussed in Section 4.1, Aesthetics, of the Draft PEIR, all exterior lighting would comply with the light shielding and orientation requirements established in Title 22, Planning and Zoning, of the County's Code in order to minimize light pollution and spillover effects. The proposed WSGVAP PASD would also include new development standards on shielding exterior lighting, including for La Crescenta-Montrose, to minimize effects exterior lighting on surrounding uses. It is also noted in Section 4.1 of the Draft PEIR that future project would be located within an urban setting where street lighting, parking area lighting, and auto traffic are typical and therefore their implementation would not substantially change ambient nighttime light conditions in the Plan Area.

Response to Comment G-14

This comment claims that the Draft PEIR discloses that important farmland exists near San Gabriel and Rosemead, and then concludes, without any further elaboration, that impacts to agricultural lands will be insignificant because any agricultural lands that will be converted to other uses under the WSGVAP are

not currently being utilized for agricultural purposes and future projects developed under the WSGVAP would be required to preserve agricultural areas. As stated in Section 4.2, Agriculture and Forestry Resources, of the Draft PEIR, “future projects developed under the WSGVAP would be located within the urban environment on proposed redesignated parcels as shown in the land use policy and zone change maps proposed for the unincorporated WSGV communities.” Although the WSGVAP is rezoning certain A-1 parcels that are not currently used for agricultural purposes to R-A (Residential Agricultural), R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space), these areas are not currently being utilized for agricultural purposes and rezoning is not anticipated to result in the loss of existing agricultural uses.

Response to Comment G-15

This comment claims that the Draft PEIR asserted agricultural lands will be converted, but claims that such conversion is fine because those lands are not being used for agricultural purposes. This comment states that the Draft PEIR asserts that agricultural lands will not be converted because Policy LU-5.14 will prevent such conversion. This comment concludes by stating Impact 4.2-4 is legally infirm for the same reason. This comment is very similar to Comment G-14. Refer to Response to Comment G-14 for a detailed response.

Response to Comment G-16

This comment states that the Draft PEIR identified several significant and unavoidable air quality impacts, but the analysis is without any particularity and does not identify any mitigation measures that can reduce these impacts. As discussed in Section 4.3, Air Quality, of the Draft PEIR, the WSGVAP is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. However, implementation of the WSGVAP would encourage development in a manner consistent with the Area Plan, which would facilitate additional future development. Therefore, this Draft PEIR does not assess the site-specific construction and operation details of each future development within the WSGV Planning Area. Since the timing and location of these future projects are unknown at this time, it would be speculative to determine if site-specific mitigation measures are feasible and/or are able to reduce significant impacts to a less than significant level.

Response to Comment G-17

This comment states that the Draft PEIR punts any analysis and mitigation to future projects, and claims that the County is trying to avoid CEQA review because this is a program level document. Section 4.3, Air Quality, of the Draft PEIR, contains analysis and modeling. Overall, the Draft PEIR proposes many mitigation measures.

As discussed in Section 4.3, Air Quality, of the Draft PEIR, the WSGVAP is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. However, implementation of the WSGVAP would encourage development in a manner consistent with the Area Plan, which would facilitate additional future development. It assesses the impacts associated with the proposed modifications to existing land uses and zoning and the associated overall effects of buildout of the WSGVAP through 2045. Analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects

proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR.

Response to Comment G-18

This comment states that the Draft PEIR concludes impacts associated with air quality management plan consistency are potentially significant, but does not identify any mitigation measures. This comment also states that the analysis focuses on the consistency between the 2022 AQMP and the Connect SoCal 2020, which is the Southern California Association of Governments' (SCAG) plan and not the WSGVAP. The first statement in the comment is incorrect, the Draft PEIR concluded that impacts were less than significant, and did not state that impacts associated with air quality management plan consistency are potentially significant. Therefore, no mitigation measures are required. The analysis of air quality management plan consistency does not include consistency between the WSGVAP and the Project because the Project is the WSGVAP. Therefore, the analysis focuses on the consistency between WSGVAP and the 2022 AQMP and the Connect SoCal 2020, and does not include a consistency between the WSGVAP and the Project.

Response to Comment G-19

This comment states that the Draft PEIR attempts to avoid any and all analysis of the WSGVAP's impacts with generalized statements and provides policies of the WSGVAP as an example. As discussed in Section 4.3, Air Quality, of the Draft PEIR, "the WSGVAP is a long-range policy document, and, as such, there are no specific projects, project construction dates, or specific construction plans identified. Thus, quantification of emissions associated with buildout cannot be specifically determined at this time. Therefore, the analysis will be based on the potential for construction emissions to exceed threshold values in the context of development intensity and compliance with regulatory emissions standards." As previously stated, the WSGVAP is a policy document, therefore, the analysis the commenter is referring to provides policies of the WSGVAP that demonstrates how the WSGVAP would be consistent with the AQMP.

Response to Comment G-20

This comment states that the Draft PEIR admits that the anticipated growth under the WSGVAP will be greater than SCAG's Connect SoCal 2020 projections, which is deemed to be generally consistent, but does not explain how the growth is generally consistent. This comment also states that the Draft PEIR fails to identify any applicable significance threshold above which growth is significant and below which growth is less than significant supported with substantial evidence. As described in Section 4.3, Air Quality, of the Draft PEIR, which this comment is specifically referring to, the anticipated growth under the WSGVAP is discussed in greater detail in Section 4.14, Population and Housing, of the Draft PEIR. As discussed throughout the Draft PEIR, the difference in growth between SCAG's forecasts and the WSGVAP would be approximately 1.5 percent, which is not considered substantial; therefore, the anticipated growth under the WSGVAP is considered generally consistent with SCAG's regional population forecasts. The Draft PEIR did not establish specific thresholds for growth because implementation of the WSGVAP would not require new construction or expansion of existing roadway infrastructure. Indirect growth impacts were determined to be less than significant because compared to existing projections for the nine unincorporated communities under SCAG, implementation of the WSGVAP is anticipated to increase population by 1.5 percent over SCAG's projections. Due to this small

percentage, it was determined in Section 4.14, Population and Housing, of the Draft PEIR, that implementation of the WSGVAP would not substantially increase growth compared to existing projections for the WSGV Planning Area.

Response to Comment G-21

This comment claims that the Draft PEIR concluded because all future projects developed under the WSGVAP would be subject to subsequent planning and environmental review any inconsistencies with the 2022 AQMP can be overlooked. This comment also states that the promise of future environmental review cannot be a basis for excusing a failure to provide adequate environmental review now, before the WSGVAP and its numerous implementation actions are adopted. The first statement made by the commenter is untrue. As stated in Section 4.3, Air Quality, of the Draft PEIR, “However, all future projects developed under the WSGVAP would be subject to subsequent planning and environmental review in accordance with County requirements and CEQA, where projects would be required to demonstrate compliance with the AQMP and SCAQMD’s rules and regulations governing air quality on a project-by-project basis.” This statement was made in the Draft PEIR after analysis of WSGVAP was conducted using two consistency indicators: control strategies and growth projections. CEQA requires that general plans be evaluated for consistency with the AQMP. Because the AQMP strategy is based on projections from local general plans, only new or amended general plan elements, specific plans, or individual projects under the general plan need to undergo a consistency review. Projects considered consistent with the local general plan are consistent with the air quality-related regional plan. Therefore, the analysis provided in the Draft PEIR was consistent with the requirements of CEQA.

Response to Comment G-22

This comment claims that the Draft PEIR listed a small selection of WSGVAP policies in order to reach the conclusions that conflicts with an applicable air plan would be less than significant. This statement is untrue. Section 4.3, Air Quality, of the Draft PEIR, analyzed control strategies and growth projections for construction and operation of future projects under the WSGVAP in order to conclude impacts with an applicable air plan would be less than significant. Since the WSGVAP is a policy document, the discussion of how policies would be consistent with the AQMP was part of the analysis, but the entire analysis was not solely based on the policies of the WSGVAP.

Response to Comment G-23

This comment claims that the Draft PEIR put no effort into identifying mitigation measures to reduce emissions of criteria air pollutants, and claims that the Draft PEIR did not explain why mitigation measures would be infeasible. It should be noted that the SCAQMD thresholds for criteria air pollutants were specifically developed for use in determining significance for individual projects and not for program-level documents, such as the WSGVAP. In Section 4.3, Air Quality, of the Draft PEIR, it is explained that without knowing the exact specifications for future projects that may be developed under the WSGVAP, there is no way to accurately calculate the construction impacts and the potential for health impacts from the WSGVAP. Therefore, it would be speculative to determine if site-specific mitigation measures are feasible and/or are able to reduce potentially significant impacts to a less-than-significant level.

Response to Comment G-24

This comment states that the Draft PEIR calculates emissions but notes that emissions would be speculative. This comment also claims that the Draft PEIR punts the most basic impact analysis to future projects, and reiterates comments made within Comment G-17. Refer to Response to Comment G-17 for a response related to the claim that the County is trying to avoid CEQA review because this is a program level document. As explained within Section 4.3, Air Quality, of the Draft PEIR, the SCAQMD thresholds for criteria air pollutants were specifically developed for use in determining significance for individual projects and not for program-level documents, such as the WSGVAP. Therefore, while operational emissions were calculated within the Draft PEIR, the WSGVAP is a policy document with no specific projects identified. Quantification of operational emissions associated with energy and area sources cannot be specifically determined at this time, and only mobile source emissions were able to be calculated at this time. This is the reason why the calculated emissions would be speculative. With the exception of mobile source emissions, qualitative analysis was used instead of quantitative.

Response to Comment G-25

This comment claims that the Draft PEIR relies on unspecified transportation policies in making an unsubstantiated conclusion that the WSGVAP would further help to reduce VMT. As stated in Section 4.17, Transportation, “the WSGVAP Land Use and Mobility Elements, and the 2023 Active Transportation Strategic Plan include policies to focus growth within a mile from major transit stops, encourage transit-oriented development, expand multi-modal facilities, improve access to transit, and coordinate mobility investments. Through implementation of the WSGVAP, the County would work to implement these policies in coordination with State, regional, and local agencies to ensure projects throughout the WSGV Planning Area contribute to the region achieving a substantial reduction in VMT. In addition, Mitigation Measure 4.17-1 ensures the County’s commitment to exploring the feasibility of future VMT mitigation program concepts, such as VMT fees, to continue striving to reach the County’s reduction targets.” The applicable WSGVAP policies are provided in Section 4.17, Transportation, of the Draft PEIR. In addition, Tables 4.17-4 and 4.17-5 of the Draft PEIR provides a VMT summary for the Project-level and cumulative-level. As shown in Table 4.17-5 within the Draft PEIR, VMT is higher in both the 2045 No Project scenario and the 2045 with Project scenario compared to VMT in 2024. However, the 2045 with Project scenario results in less total VMT per service population than the 2045 No Project scenario.

Response to Comment G-26

This comment states that the Draft PEIR did not provide a detailed analysis of how transportation policies from the WSGVAP will reduce air pollutant emissions. This comment suggests that the Draft PEIR should consider mitigation measures to reduce impacts related to criteria air pollutants. The applicable policies from the WSGVAP are provided in Section 4.3, Air Quality, of the Draft PEIR under *Proposed Project Characteristics and Relevant WSGVAP Goal and Policies*. Since the applicable WSGVAP goals and policies are provided earlier in the section, they are not restated within the Impact Analysis section. Table 4.3-6 of the Draft PEIR quantified regional mobile source emissions but did not include implementation of the WSGVAP transportation policies for a conservative analysis. However, the discussion of the transportation policies are still relevant in the context of air quality due to the focused growth under the WSGVAP primarily around commercial corridors, high-quality transit corridors, and major roadways in proximity to existing and future transit stops and services.

Response to Comment G-27

This comment states that the comment letter on the NOP from the South Coast Air Quality Management District (SCAQMD) noted that projects that generate diesel emissions from construction or attracts diesel-fueled vehicular trips, it is recommended that a mobile source health risk assessment is performed. This comment also notes that the Draft PEIR referenced SCAQMD's recommendation in the analysis of impacts associated with exposing sensitive receptors to substantial pollutant concentrations. This information serves as context for Comment G-28. Refer to Response to Comment G-28 for a detailed response.

Response to Comment G-28

This comment states that instead of performing the health risk assessment analysis, the Draft PEIR punts this analysis to future projects. As stated in Section 4.3, Air Quality, of the Draft EIR, the SCAQMD submitted an amicus brief that indicates it is not feasible to quantify program-level health impacts based on the available modeling tools.⁶ Furthermore, without knowing the exact specifications for future projects that may be developed under the WSGVAP, including specific buildings and facilities proposed to be constructed, construction schedules, quantities of grading, and other information that would be required in order to provide a meaningful estimate of emissions, there is no way to accurately calculate the potential for health impacts from the WSGVAP.

Response to Comment G-29

This comment states that the Draft PEIR identifies several significant and unavoidable impacts associated with biological resources, but fails to analyze these impacts with any particularity and fails to identify any mitigation measures that could reduce these impacts to a level of less than significant. This comment also claims that the Draft PEIR punts any analysis to future project and the County is trying to avoid CEQA review because this is a program level document. As explained within Section 4.4, Biological Resources, of the Draft PEIR, analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR. Impact 4.4-1 of the Draft PEIR identified 25 plant and 31 wildlife species of special concern, including 14 State and/or federally listed candidate, threatened, and/or endangered species have been identified as occurring or potentially occurring in the Plan Area. Impact 4.4-2 identified the following sensitive natural communities present within the WSGV Planning Area: California Walnut Woodland, Open Engelmann Oak Woodland, Riversidian Alluvial Fan Sage Scrub, Southern Coast Live Oak Riparian Forest, and Southern Sycamore Alder Riparian Woodland. However, it would be speculative to determine if site-specific mitigation measures are feasible and/or are able to reduce significant impacts to a less than significant level because no development is proposed at this time, therefore, impacts are considered to be significant and unavoidable.

⁶ SCAQMD, 2015. Brief of Amicus Curiae in Support of Neither Party. *Sierra Club v. County of Fresno*. Case No. S219783. April 13, 2015. Available at: <https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf>. Accessed March 2024.

Response to Comment G-30

This comment states that the Draft PEIR suffers from the same legal infirmity in concluding that impacts to wetlands would be less than significant. As explained within Section 4.4, Biological Resources, of the Draft PEIR, water bodies and drainages and their associated wetland habitats are protected aquatic resources that, if impacted, may require permits from federal and/or state resources agencies such as the USACE, Los Angeles RWQCB, and CDFW. Additionally, implementation of Mitigation Measure 4.4-1 would require future projects developed under the WSGVAP that are subject to the jurisdiction of USACE, Los Angeles RWQCB, and/or CDFW to identify state and federally protected wetlands and waters, implement avoidance and/or minimization measures, obtain necessary permits, and implement compensatory mitigation for projects that would result in the direct removal, filling, or other alteration of protected aquatic resources.

Response to Comment G-31

This comment states that the WSGVAP envisions densification and intensification of residential and commercial uses, which will result in major construction activities taking place over many years. This comment also claims that the Draft PEIR concluded that wasteful or inefficient energy consumption associated with buildout (construction) of the WSGVAP will be insignificant without any evidence to support that conclusion. As explained under Methodology within Section 4.6, Energy, of the Draft PEIR, the WSGVAP is a planning-level document, and, as such, there are no specific projects, project construction dates, or specific construction plans identified. Therefore, quantification of energy consumption associated with buildout cannot be specifically determined at this time. Therefore, this analysis is based on the potential for construction energy from future projects developed under the WSGVAP to result in adverse impacts relative to the significance thresholds in the context of development intensity and compliance with regulatory plans, policies, standards, and regulations.

The conclusion that energy impacts would be less than significant during construction was based on the assumption that electricity use from construction activities would be short-term, limited to working hours, and only used for necessary construction-related activities. When not in use, electric equipment would be powered off to avoid unnecessary energy consumption. For transportation energy during construction, fuel-efficient equipment would be used, consistent with federal and State regulations, such as the fuel efficiency regulations in accordance with the new CAFE standards and Advanced Clean Truck Program. Construction equipment and vehicles would also be required to comply with anti-idling regulations in accordance with Section 2485 in Title 13 of the CCR, and fuel requirements in accordance with Section 93115 in Title 17 of the CCR. Compliance with these requirements would ensure that the WSGVAP would not result in the wasteful, inefficient, and unnecessary consumption of energy.

Response to Comment G-32

This comment summarizes portions of the impact analysis within the Draft PEIR. A more complete summary of the analysis contained within Section 4.6, Energy, of the Draft PEIR, is provided within Response to Comment G-31.

Response to Comment G-33

This comment states that the Draft PEIR's significance conclusion regarding operational energy consumption is unsupported. As explained under Methodology within Section 4.6, Energy, of the Draft PEIR, operation of future projects developed under the WSGVAP would require energy in the form of electricity and natural gas for building heating, cooling, cooking, lighting, water demand and wastewater treatment, consumer electronics, and other energy needs, and transportation-fuels, primarily gasoline, for vehicles traveling to, from, and within the County. However, as mentioned previously, the WSGVAP is a planning-level document, and, as such, there are no specific projects identified. Therefore, quantification of energy consumption associated with electricity and natural gas consumption cannot be specifically determined at this time. Therefore, the operational analysis in the Draft PEIR is based on the potential for operational energy from future projects developed under the WSGVAP to result in adverse impacts relative to the significance thresholds in the context of development intensity and compliance with regulatory plans, policies, standards, and regulations. Transportation energy was quantified within the Draft PEIR in Table 4.6-2.

The conclusion that energy impacts would be less than significant during operation was based on the assumption that future projects developed under the WSGVAP would be required to comply with the applicable provisions of Title 24 and the CALGreen Code in effect at the time of building permit issuance to minimize demand for electricity and natural gas. Compliance with these requirements would ensure that the WSGVAP would not result in the wasteful, inefficient, and unnecessary consumption of energy. For transportation energy during operation, fuel consumption at full buildout of the WSGVAP would be greater than that of the No Project scenario primarily due to the focus of the WSGVAP to support higher land use intensities within the WSGV Planning Area. However, it should be noted that traffic reduction policies within the WSGVAP's Mobility Element may not be fully reflected in the VMT and transportation fuel consumption estimates. Therefore, estimated mobile source transportation fuel consumption are conservatively higher. Additionally, future projects developed under the WSGVAP would minimize operational transportation fuel demand in line with state, regional, and County goals.

Response to Comment G-34

This comment states that the Draft PEIR concluded that GHG impacts would be less than significant without mitigation measures. This comment claims that this conclusion is based on the incorrect assumption that the WSGVAP, being a long-term policy document, will not directly lead to land development or GHG emissions, which is a contraction to the fact that the WSGVAP will increase land use and zoning densities. As discussed within Methodology of Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR, the WSGVAP is a long-range policy document and does not include quantification of any specific projects that may be developed under the WSGVAP. The Climate Action Registry General Reporting Protocol provides procedures and guidelines for calculating and reporting GHG emissions from general and industry-specific activities. Although no numerical thresholds of significance have been adopted, and no specific protocols are available for land use projects, the General Reporting Protocol provides a framework for calculating and reporting GHG emissions. The GHG emissions provided in this report are consistent with the General Reporting Protocol framework. For the purposes of this Draft PEIR, estimated GHG emissions from the operation of future projects developed under the WSGVAP are not quantified with the exception of mobile emissions, which would contribute the largest GHG emissions.

The Draft PEIR acknowledges that GHG emissions would occur under the WSGVAP, but based on the analysis contained within the Draft PEIR, impacts would be less than significant. It is also noted that operational mobile source GHG emissions from the WSGVAP Future Development (2045) scenario would be greater compared to the No Project (2045) scenario conditions primarily due to the focus of the WSGVAP to increase employment opportunities close to future and existing housing. However, while the operational mobile GHG emissions would increase under the WSGVAP, the Area Plan's land use and growth strategy and transportation policies would help in reducing vehicle trips within the WSGV Planning Area. The WSGVAP proposes land use and zoning modifications that would focus growth primarily around commercial corridors, high-quality transit corridors, and major roadways in proximity to existing and future transit stops and services.

Response to Comment G-35

This comment states that the Draft PEIR did not explain how greenhouse gas emissions were calculated within the Draft PEIR, and provides the quantitative amount of greenhouse gas emissions that was provided within the Draft PEIR. The methodology for how emissions were calculated is provided under Methodology in Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR. As stated in the Draft PEIR, construction emissions associated with future projects developed under the WSGVAP cannot be specifically determined at this time. Operational emissions were calculated using a representative motor vehicle fleet mix for the region based on the CARB EMFAC2021 model and default fuel type. This calculation did not take traffic reduction policies into account, therefore, estimated mobile source emissions are conservatively higher. No revisions are required.

Response to Comment G-36

This comment states that the Draft PEIR does not provide a significant threshold for greenhouse gas emissions, and reiterates that future projects will undergo separate CEQA review. As stated under Thresholds of Significance in Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR, "Although GHG emissions can be quantified, CARB, SCAQMD, and the County have not adopted quantitative project-level significance thresholds for GHG emissions that apply to the Project." Therefore, no quantitative significance threshold was provided for greenhouse gas emissions. GHG impacts are evaluated by assessing whether the WSGVAP conflicts with applicable GHG reduction strategies and local actions approved or adopted by CARB, SCAG, and the County. No revisions are required.

Response to Comment G-37

This comment states that the Draft PEIR highlights California's GHG reduction goals but fails to address how the WSGVAP's increase of 56,817 metric tons per year aligns with these goals. As explained under Methodology within Section 4.8, Greenhouse Gas Emissions, of the Draft PEIR, Section 15183.5 of the CEQA Guidelines states that a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted mitigation program, or plan for the reduction of GHG emissions. GHG impacts are evaluated by assessing whether the WSGVAP conflicts with applicable GHG reduction strategies and local actions approved or adopted by CARB, SCAG, and the County. The 2022 Scoping Plan, SCAG's Connect SoCal 2024, and County General Plan policies and goals all apply to the WSGVAP and all are intended to reduce GHG emissions to meet the Statewide targets. Thus, the significance of future projects developed under the WSGVAP GHG emissions is evaluated consistent with CEQA Guidelines Section

15064.4(b)(2) by considering whether the WSGVAP would conflict with applicable plans, policies, regulations adopted for the purpose of reducing GHG emissions, including CARB's 2022 Scoping Plan, SB 37 and E-3-05, SCAG's Connect SoCal 2024, 2045 CAP, OurCounty Sustainability Plan, CALGreen Code, and County Green Building Codes.

Response to Comment G-38

This comment claims that the Draft PEIR concluded that the WSGVAP will introduce new development that could impede or impair emergency response and evacuation, does not propose mitigation, and this impact would be addressed in the future under other projects. As described in Section 4.9, Hazards and Hazardous Materials, of the Draft PEIR, future projects developed under the WSGVAP would primarily be infill development along major roadways and commercial corridors with existing access to the regional circulation system. However, continued growth and development associated with implementation of the WSGVAP has the potential to strain the emergency response and recovery capabilities of federal, State, and local governments. The impact analysis then goes on to list relevant plans and policies that future development would have to adhere to, including but not limited to, the County's OAERP, the County's All-Hazard Mitigation Plan, the County's General Plan goals and policies related to emergency response and evacuation, and policies proposed under the WSGVAP. Compliance with existing laws and regulations and consistency with the goals and policies contained in the General Plan and the WSGVAP would ensure that impacts would be less than significant. No revisions are required.

Response to Comment G-39

This comment expresses concern regarding the groundwater supply analysis provided in the Draft PEIR. While the commenter is correct that the County does not control groundwater pumping, this is regulated by SGMA as well as individual basin plans. As such, as discussed in Section 4.10.2 of the Draft PEIR, while the County is not in control over the sources of its water supply provided by MWD, the groundwater basins pumped by water agencies are regulated by the SGMA as well as individual basin plans, as applicable. Since the groundwater supply used by both of this water provider is regulated, there are limits on the amount of groundwater each provider can pump for potable use and for this reason, the potential for overdraft is limited. Additionally, this water provider does not rely solely on groundwater to service the WSGV Planning Area and would be able to utilize other sources of potable water to supplemental a decrease in the amount of available groundwater, if needed. Therefore, implementation of the WSGVAP is not anticipated to deplete groundwater supplies.

Response to Comment G-40

This comment argues that the Draft PEIR fails to justify its conclusion that the WSGVAP's increased groundwater use will have insignificant impacts, despite acknowledging that buildout could hinder the implementation of a groundwater plan. The Draft PEIR does not state that the WSGVAP could impede implementation of a groundwater plan. As described in Section 4.10.2 of the Draft PEIR, no GSPs has been prepared for the San Gabriel Valley or Raymond groundwater basins.

Response to Comment G-41

This comment expresses concern that the Draft PEIR fails to note the inconsistencies between the WSGVAP's downsizing of significant swaths of property that could be developed with housing. As

discussed in Section 4.14.2 of the Draft PEIR, implementation of the WSGVAP would increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways through infill development and redevelopment as well as within a select few areas near commercial corridors and transit with low existing residential density. The updates to land use designations associated with the WSGVAP are based on a comprehensive analysis of current and projected housing needs, environmental constraints, and infrastructure capacity.

The reduction in land use intensity in the San Gabriel Mountain foothills is consistent with the General Plan's guiding principles, goals, and policies.⁷ In addition, the reduction in land use intensity in the San Gabriel Mountain foothills is consistent with the proposed WSGVAP's principles, goals, and policies related to smart growth, which prioritize infill areas for housing growth; direct future housing and development away from hazard, natural resource, and WUI areas; prioritize areas with transit access; and reduce potential development densities in areas without existing infrastructure to support such densities. Therefore, the Project is not inconsistent, but rather implements and aligns with existing and proposed policies. Specifically, and as further discussed in Section 4.11.2 of the Draft EIR, the WSGVAP is consistent with and supports General Plan Goals 2, 3, and 4, and associated policies.

Response to Comment G-42

This comment expresses concern regarding the downzoning of Enoteca's property under the WSGVAP and its potential impact on housing issues within the community. The WSGVAP aims to address a range of community issues, including the need for diverse, affordable housing options, while also considering the preservation of community character, environmental sustainability, and infrastructure capacity. The Plan is designed to balance growth with these broader goals, and the land use changes proposed, including the downzoning of certain properties, reflect a strategic approach to achieving this balance. In addition, the County acknowledges the challenges mentioned by the commenter, including aging housing stock, high housing costs, and a lack of housing diversity. The WSGVAP aims to address these issues through a variety of strategies, not solely by maximizing density on every available property. The WSGVAP promotes housing diversity by identifying areas where higher-density, affordable, and diverse housing types can be developed, particularly in areas near commercial corridors and transit that are better suited to accommodate such growth. This targeted approach is intended to foster sustainable development patterns. Regarding the commenter's concern that the WSGVAP would result in less housing construction and higher housing costs, it should be noted that housing costs and construction rates are influenced by a variety of factors, including market conditions, developer interest, and availability of infrastructure. The WSGVAP seeks to create a regulatory environment that encourages the development of a range of housing types across the Plan Area, addressing housing affordability and diversity in a manner consistent with community goals and environmental considerations. Additionally, it should be noted that the mere change in land use designation under the WSGVAP does not automatically result in immediate development. Instead, the WSGVAP sets the framework for future development, which will be subject to further project-specific CEQA review and community input.

The comment claims that the property's development potential falls from more than 50 units to two units. The current land use designation for the Enoteca property, which is Non-Urban per the Altadena

⁷ County of Los Angeles, General Plan 2035, Updated July 14, 2022, <https://planning.lacounty.gov/long-range-planning/general-plan/general-plan-elements/>.

Community Plan, provides a range of housing density allowed. Given the current constraints on the property, including topography, SEA, Hillside Management, very high fire hazard, and National Forest, achieving the maximum development allowed per the current land use designation is speculative and not likely achievable. Additionally, the property has limited ingress/egress access for emergency evacuation. An exact number for the reduction in potential development density is not realistic given a subdivision application that demonstrated the number of units achievable on that property given the significant land constraints and current regulations was never submitted. The property's land use designation is proposed to change from Non-Urban in the Altadena Community Plan to Rural Land 20 (RL 20) with the WSGVAP. The Non-Urban designation has variable allowances for density depending on slope, from 1du/acre to 1 du/20 acres. The vast majority of the land has slopes greater than 25%, which would allow a possible range of densities depending on the severity of the slope from 1 du/2 acres to 1du/20 acres. The WSGVAP proposes a potential reduction in the maximum allowable density of the property. Given the existing Hillside Management, SEA, and hazard constraints, as well as being located in the Angeles National Forest, it would likely not be possible for the commenter to achieve the maximum density claimed in this letter, even per the existing regulations.

Response to Comment G-43

This comment expresses concern that increasing land use designation densities in suburban areas like those covered by the WSGVAP would not result in actual increases in development or density, and that downzoning certain parcels may lead to a net loss in buildable units. The commenter is correct that the mere change in land use designation under the WSGVAP does not automatically result in immediate development. While it is true that land use designation changes alone do not guarantee immediate development, the WSGVAP is designed to create the conditions under which such development can occur. The purpose of the WSVAP is to strategically guide future growth and development within the Plan Area. More specifically, the WSGVAP is intended to respond to local planning issues, guide long-term development, foster harmonious and coordinated growth balanced with natural resources conservation, improve connectivity and walkability, generate a thriving business friendly region while enhancing sustainability in the built and natural environments, and ensure equitable decision-making throughout the Plan Area. The commenter's concern about a net loss of buildable units is addressed by the WSGVAP's comprehensive approach to land use planning. The WSGVAP does not rely solely on increased density in specific areas but also incorporates policies and programs to encourage a diverse range of housing types, support affordable housing development, and revitalize aging housing stock. These efforts are intended to ensure that the WSGVAP meets its housing objectives while preserving sensitive natural resources and large open spaces, reducing development in areas with geologic hazards, and decreasing development in the WUI to reduce wildfire risks.

Response to Comment G-44

This comment expresses concern regarding inconsistencies between the WSGVAP and its proposed downzoning of property in the Altadena community, specifically the Enoteca property. More specifically, the commenter expresses concerns regarding inconsistencies with WSGVAP's Policies LU-1.2, LU-3.1, LU-3.2, LU-11.1, and LU-11.2. The WSGVAP's consistency with supporting General Plan Goals/Policies is outlined in Table 4.11-2, Matrix of WSGVAP Land Use Goals and Policies Consistency, of the Draft PEIR. Table 4.11-2 outlines consistency with Policies LU-1.2, LU-3.1, LU-3.2, LU-11.1, and LU-11.2, mentioned by the commenter. The downzoning of the Enoteca property and

similar parcels within the Altadena community was carefully considered within the context of the WSGVAP's overall goals and policies. More specifically, the Enoteca property would experience a reduction in potential land use density but the property's zoning would largely remain the same. The current zone of the property is A-1-10,000 and it is proposed to be A-1 under the WSGVAP. The property's land use designation is changing from Non-Urban in the Altadena Community Plan to Rural Land 20 (RL 20) with the WSGVAP. The designation has variable allowances for density depending on slope, from 1du/acre to 1 du/20 acres. The vast majority of the land has slopes greater than 25%, which would allow a possible range of densities depending on the severity of the slope from 1 du/2 ac to 1du/20 ac. The reduction in density does not inherently conflict with the Plan's policies but rather supports a strategic approach to land use planning. While the reduction in density of certain properties like the Enoteca site reduces the intensity of development in specific areas, the Plan promotes diverse land uses in other parts of the community, particularly in areas more suitable for higher-density development. Lastly, the purpose of the WSVAP is to strategically guide future growth and development within the Plan Area. Therefore, it should be noted that the mere change in land use designation under the WSGVAP does not automatically result in immediate redevelopment.

Response to Comment G-45

This comment expresses concern regarding the WSGVAP's inconsistency with Policies LU-11.1 and LU-11.2, as it relates to equitable community engagement and collaboration with the community, and the decision to downzone the Enoteca property. The development of the WSGVAP included numerous opportunities for public participation, including public meetings, workshops, and written comment periods, which were designed to reach a diverse cross-section of the community, including property owners, residents, and local stakeholders. Staff used various digital platforms and tools to engage and inform a wider audience who may not have been able to attend the in-person or live online events, including a website, blog, email notifications, and social media posts. More specifically, as discussed in Section 1, Introduction, of the Draft PEIR, public engagement efforts consisted of publication in the following local newspapers: Crescenta Valley Weekly, La Opinión, , Monrovia Weekly, Pasadena Star News, and San Gabriel Valley Tribune. Notices were provided in traditional Chinese and Spanish, with some language access provided for Armenian, Korean, and Vietnamese speakers. According to the CEQA Guidelines Section 150(a)(1), noticing in a newspaper of general circulation is an allowable method of notifying the public regarding the public review of a Draft EIR. Lastly, regarding the comment's concern associated with downzoning the Enoteca property, please refer to Response to Comment G-42, G-43, and G-44, above.

Response to Comment G-46

This comment expresses concern that the mineral resources analysis only based its no impact determination on the fact that no active sand or gravel mines are located within unincorporated WSGVAP communities. As discussed in Section 4.12.2 of the Draft PEIR, while there are portions of East Pasadena – East San Gabriel, South Monrovia Islands, Altadena, and Kinneloa Mesa designated as MRZ-2, the WSGVAP does not propose to modify any existing land use or zoning designations for mineral resource extraction uses or activities within the WSGV Planning Area. Future development associated with the implementation of the WSGVAP would primarily be infill development along major roadways and commercial corridors within existing urban environments, which currently don't support any mineral resource recovery sites delineated in the General Plan or any other land use plans. Therefore,

implementation of the WSGVAP would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a general plan, specific plan, or local land use plan and impacts to aggregate mineral resources from implementation of the WSGVAP would be less than significant. As outlined in Section 4.12.2 and the thresholds for mineral resources in Appendix G of the State CEQA Guidelines, a significant impact would occur if a project would result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state or the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. As no known mineral resource that would be of value to the region and the residents or locally important mineral resources are present within the WSGVAP area, impacts would be less than significant.

Response to Comment G-47

This comment states that the analysis of mineral resources in the Draft PEIR must disclose where the mineral resources are located and analyze whether new development under the WSGVAP will impair access to and recovery of those mineral resources. As discussed in Section 4.12.2 of the Draft PEIR, portions of East Pasadena – East San Gabriel, South Monrovia Islands, Altadena, and Kinneloa Mesa are designated as MRZ-2, which indicate areas that contain known mineral resources. However, as further discussed in this analysis, the WSGVAP does not propose to modify any existing land use or zoning designations for mineral resource extraction uses or activities within the WSGV Planning Area. Therefore, impacts to these existing mineral resource sites would be less than significant.

Response to Comment G-48

This comment expresses concern that the analysis of population and housing-related impacts is based on the fallacy that by wiping out nearly all development potential on currently vacant or underdeveloped property (like Enoteca's) and increasing (paper) density "along commercial corridors and major roadways through infill development and redevelopment as well as within a select few areas near commercial corridors and transit with low existing residential density" will ultimately result in an increase in actual, built dwelling units. As discussed in Section 4.14.2 of the Draft PEIR, implementation of the WSGVAP would increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways through infill development and redevelopment as well as within a select few areas near commercial corridors and transit with low existing residential density. These land use and zoning modifications would help in achieving the WSVG Planning Area and the County's RHNA's by allowing higher residential densities, which would encourage increased housing development through the buildout horizon. The vast majority of the land in the areas proposed for reductions in maximum allowable density have considerable existing constraints including large areas in Hillside Management with slopes greater than 25%, Very High Fire Hazard Severity Zone, and designated SEAs, as well as land within the Angeles National Forest. These constraints would severely limit the development potential of these properties, and even under existing regulations, they would likely not be able to achieve the maximum density allowed on paper per the Altadena Community Plan. As such, the County has proposed a potential reduction in the maximum allowable density of these properties, consistent with the County's General Plan and proposed WSGVAP in consideration of the significant existing land constraints.

Response to Comment G-49

This comment expresses concern regarding the potential for vacant and underdeveloped property to be converted into new housing and that existing low-density housing will likely not be replaced with high-density development. The updates to land use designations associated with the WSGVAP are based on a comprehensive analysis of current and projected housing needs, environmental constraints, and infrastructure capacity, rather than arbitrary decisions. The proposed land use designations reflect areas where higher-density development is more feasible and sustainable, particularly in relation to proximity to services, transportation, and other amenities. In addition, the Draft PEIR acknowledges that the mere change in land use designation does not automatically result in immediate development. Instead, the WSGVAP sets the framework for future development, which will be subject to further project-specific CEQA review and community input.

Response to Comment G-50

This comment expresses concern regarding the downzoning of Enoteca's property and its implications for housing development potential under the WSGVAP. While the comment suggests that downzoning leads to reduced housing construction, higher housing costs, and a lack of housing diversity, it is important to recognize that the WSGVAP aims to achieve a balanced approach to growth. The WSGVAP promotes a mix of housing types and densities across the WSGVAP Area, strategically locating higher-density development near transit, services, and infrastructure, while preserving lower-density areas where appropriate. This approach supports housing diversity and affordability by directing growth to areas where it can be most effectively supported.

The Draft PEIR's analysis of population and housing impacts is presented in Section 4.14.2 of the and considers the potential outcomes of the WSGVAP. As discussed in this section, the primary land use strategy of the WSGVAP is to increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways through infill development and redevelopment as well as within a select few areas near commercial corridors and transit with low existing residential density. The analysis accounts for the anticipated distribution of growth across the WSGVAP Area, recognizing that not all areas will develop at the same rate or density. In addition, the Draft PEIR acknowledges that the mere change in land use designation does not automatically result in immediate development. Instead, the WSGVAP sets the framework for future development, which will be subject to further project-specific CEQA review and community input.

The current land use designation for the Enoteca property, which is Non-Urban per the Altadena Community Plan, provides a range of housing density allowed. Given the current constraints on the property, including topography, SEA, Hillside Management, very high fire hazard, and National Forest, achieving the maximum development allowed per the current land use designation is speculative and not likely achievable. Additionally, the property has limited ingress/egress access for emergency evacuation. An exact number for the reduction in potential development density is not realistic given a subdivision application that demonstrated the number of units achievable on that property given the significant land constraints and current regulations was never submitted.

The property's land use designation is proposed to change from Non-Urban in the Altadena Community Plan to Rural Land 20 (RL 20) with the WSGVAP. The Non-Urban designation has variable allowances

for density depending on slope, from 1 du/acre to 1 du/20 acres. The vast majority of the land has slopes greater than 25%, which would allow a possible range of densities depending on the severity of the slope from 1 du/2 acres to 1 du/20 acres. The WSGVAP proposes a potential reduction in the maximum allowable density of the property. Given the existing Hillside Management, SEA, and hazard constraints, as well as being located in the Angeles National Forest, it would likely not be possible for the commenter to achieve the maximum density claimed in this letter, even per the existing regulations.

Response to Comment G-51

This comment expresses concern that the new addition of approximately 25,954 residents associated with the WSGVAP was not accounted for in the public services analysis and defers the analysis to future CEQA projects. As discussed in Section 4.15.2 of the Draft PEIR, the areas identified for growth under the WSGVAP are already in urban, developed areas that are served by the LACoFD and would not extend its service area. In addition, the WSGVAP would also reduce land use intensities in areas with hazards or within or adjacent to natural resources and in WUI areas, which would help to reduce demand for LACoFD and CAL FIRE services in the more remote, fringe areas of the WSGV Planning.

Response to Comment G-52

The commenter expresses concern regarding the need for immediate mitigation for impacts on public services, as the number of residents introduced as a part of the WSGVAP are known now. As described in Chapter 3, Project Description, and Section 4.15.2 of this Draft PEIR, the WSGVAP is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. However, implementation of the WSGVAP would encourage development in a manner consistent with the Area Plan, which would facilitate additional future development. Therefore, this Draft PEIR does not assess the site-specific construction and operation details of each future development within the WSGV Planning Area. Rather, it assesses the impacts associated with the proposed modifications to existing land uses and zoning and the associated overall effects of buildout of the WSGVAP through 2045. Analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR. All future projects would be required to pay the applicable fee at the time of project approval to ensure impacts to public services would be less than significant.

Response to Comment G-53

This comment expresses concern regarding the potential for the project to deteriorate existing recreational facilities and notes that the Draft PEIR simply asserts that population growth will not be “unplanned” and because the growth is not unplanned, recreational facilities will not be affected. Section 4.16.2 of the Draft PEIR provides additional reasons why the Project would result in less-than-significant impacts to parks and recreation. Generally, adoption of the WSGVAP would increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways through infill development and redevelopment, as well as within a select few areas near commercial corridors and transit with low existing residential density. The areas identified for growth under the WSGVAP are already in urban, developed areas that are served by a range of neighborhood and regional parks and other recreational facilities.

In addition, the PNA+ identified that the majority of the nine unincorporated WSGV communities are not currently meeting the County's parkland standard, with the exception of the unincorporated WSGV communities of South San Gabriel and Whittier Narrows (which is a recreational area itself). Together, the nine unincorporated WSGV communities would need an additional 376.1 acres of parkland to meet the County's parkland standard. The majority of the nine unincorporated WSGV communities have very little to no vacant land that could be developed as parkland in the future to accommodate the projected growth under the WSGVAP and to help meet the County's parkland requirement. While many of the unincorporated communities within the WSGV Planning Area may not have a significant number of parks and recreational resources within their community boundaries, residents of these communities would also be served by parks and recreational facilities in adjacent cities and jurisdictions, as well as the County's regional parks within the larger WSGV Planning Area.

While there is limited potential to create new parks or recreational facilities within the nine unincorporated WSGV communities, future residential subdivisions developed under the WSGVAP would be required to contribute to the maintenance and expansion of the County's parks and recreational facilities through dedication of parkland, in-lieu fees, or both, as required by County Code Sections 21.24.340 and 21.28.140. In accordance with the Quimby Act (Government Code Section 66477), the County can require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions. The Quimby Act specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements. This ensures that when new residential subdivisions are developed, there is an increase in parkland and/or funding for park improvement and/or development proportional to increases in population. Additionally, future residential subdivisions proposed under the WSGVAP would be required to comply with the requirements of Section 21.24.340 and Section 21.28.140 of the County Code (see Section 4.16.2 of the Draft PEIR for details).

Additionally, the project proposes rezoning of some commercial corridors to the MXD zone, which contains requirements for recreational spaces to be incorporated into multifamily mixed-use and residential developments. Further, the WSGVAP contains policies supportive of multi-benefit, multi-functional spaces, such as green streets and recreation associated with water resources projects which are widespread in the Plan Area, as well as joint-use facilities, co-location of recreational facilities with other public facilities, and improved access to regional parks providing enhanced access to and integrating the provision of recreation facilities into neighborhoods.

Response to Comment G-54

This comment accurately describes that, with implementation of two mitigation measures (Mitigation Measures 4.17-1 and 4.17-2, as described in Section 4.17.2 of the Draft PEIR), impacts associated with vehicle miles traveled would remain significant and unavoidable. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-55

This comment accurately describes the analysis presented in Section 4.17.2 of the Draft PEIR. As described in that section, in order to mitigate the total VMT per service population impact to a less-than-

significant level, the proposed Area Plan's 29.62 total daily VMT per service population would need to be reduced by 17.1 percent to be lower than 25.3 total daily VMT per service population.

The comment expresses concern that VMT-reduction mitigation measures are kicked down the road. As discussed in Section 4.17.2 of the Draft PEIR, Mitigation Measure 4.17-1 ensures the County's commitment to exploring the feasibility of future VMT mitigation program concepts, such as VMT fees, to continue striving to reach the County's reduction targets. Mitigation Measure 4.17-2 requires all future implementing agencies and project applicants to consider a menu of TDM strategies that could be implemented to achieve a reduction in project-generated trips and employee commute trips until a formal TDM ordinance is adopted. As discussed in Draft PEIR section 4.17.2, analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR. As site-specific information is not available at this time, more specific information regarding VMT mitigation cannot be accurately and comprehensively provided. In addition, as discussed in Section 4.17.2 of the Draft PEIR, future plans and programs implemented by cities within the WSGV Planning Area would also be subject to the State and regional policies that encourage or require similar improvements and reductions in VMT per capita and per service population. However, if these programs and policies are not implemented by the agencies with the responsibility to do so, the cumulative transportation and traffic impacts would remain significant and unavoidable. Therefore, even with implementation of mitigation measures, impacts would remain significant and unavoidable.

Response to Comment G-56

This comment expresses concern regarding the language that directs future project applications "to consider a menu of [transportation demand management] strategies that could be implemented" at some point in the future. The specific language found on page 4.17-27 of the Draft PEIR states that "Mitigation Measure 4.17-2 requires all future implementing agencies and project applicants to consider a menu of TDM strategies that could be implemented to achieve a reduction in project-generated trips and employee commute trips until a formal TDM ordinance is adopted." As discussed in Draft PEIR Section 4.17.2, analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR. As site-specific information is not available at this time, more specific information regarding VMT mitigation cannot be provided.

Response to Comment G-57

This comment expresses concern that Draft PEIR identifies a short menu of strategies for reducing VMT in Mitigation Measures 4.17-1 and 4.17-2 but does little to analyze the effectiveness of these strategies except to say that that many "would only have a marginal effect" on overall VMT. The specific language found on page 4.17-27 of the Draft PEIR states that strategies encouraging walking, biking, and transit, for example, would only have a marginal effect because the destinations are still too far to effectively reach in a reasonable time by means other than driving. The effectiveness of proposed VMT mitigation is more quantitatively analyzed on page 4.17-26 of the Draft PEIR, which explains that in order to mitigate the total VMT per service population impact to a less-than-significant level, the proposed Area Plan's

29.62 total daily VMT per service population would need to be reduced by 17.1 percent to be lower than 25.3 total daily VMT per service population. Nonetheless, although VMT per capita would be reduced with implementation of the WSGVAP, with Mitigation Measures 4.17-1 and 4.17-2 incorporated, impacts related to VMT per service population would still remain significant and unavoidable.

Response to Comment G-58

This comment expresses concern that the predominantly suburban land use context of the West San Gabriel Valley may limit the effectiveness of any VMT strategy the County may employ and, given this, why is the County building up land use density in some areas of the Plan at all. As discussed in Section 3.4.1 of the Draft PEIR, the WSGVAP proposes land use and zoning modifications to increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways, as well as within a select few areas near commercial corridors and transit with existing low residential density. In addition, the WSGVAP proposes to decrease densities in hazard areas, WUI areas, and areas within or adjacent to natural resource areas.

Response to Comment G-59

This comment questions the County's planning efforts and asks why the County does not leave the WSGVAP land use designations where they currently stand. As discussed in Draft PEIR Section 3.2.1, the WSGVAP is intended to respond to local planning issues, guide long-term development, foster harmonious and coordinated growth balanced with natural resources conservation, improve connectivity and walkability, generate a thriving business-friendly region while enhancing sustainability in the built and natural environments, and ensure equitable decision-making throughout the WSGV Planning Area. One of the purposes of the WSGVAP is to implement the rezoning recommendations from the County's Housing Element Update, which includes targeted changes to zoning and/or land use policy to accommodate development of approximately 7,479 additional dwelling units in the nine unincorporated communities of the West San Gabriel Valley. The WSGVAP would also implement changes for consistency to correct inconsistencies between land use and zoning and clean up split zoning within a property throughout the WSGV Planning Area. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-60

The comment expresses concern that the Draft PEIR fails to properly address impacts to utilities and service systems and improperly defers impacts to future CEQA analysis. As discussed in Section 4.19.2 of the Draft PEIR, analysis at a parcel or site-specific level was not conducted, because the specific location, timing, and type of future projects proposed to be developed under the WSGVAP are unknown at this time, where detailed analysis would be speculative and, therefore, beyond the scope of this Draft PEIR. Therefore, the evaluation of impacts related to utilities and service systems is based on a review of existing conditions in the WSGV Planning Area, the anticipated physical effects that would occur with implementation of the WSGVAP, and applicable regulations and policies that govern utilities and service systems. As described in State CEQA Guidelines Section 15168(c), later activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared. If a later activity would have effects that were not examined in this Program EIR, a new Initial Study would need to be prepared leading to either another EIR or a Negative Declaration. That

later analysis may tier from the Program EIR, as provided in Section 15152. Therefore, the analysis presented in the Draft PEIR appropriately addresses impacts to utilities and service systems.

Response to Comment G-61

This comment expresses concern that the water supply analysis presented in the Draft PEIR is legally infirm due to its failure to show that there is, in fact, sufficient water to meet the needs of the WSGVAP buildout. The comment inaccurately states that the Draft PEIR admits that it is unknown at this time whether water needs can be met if the WSGVAP is adopted. As discussed in Section 4.19.2 of the Draft PEIR, Metropolitan Water District's (MWD) 2020 Urban Water Management Plan (UWMP) projects sufficient water supply availability under normal, single dry and multiple dry years through 2045. While growth under the WSGVAP was not specifically accounted for in MWD's 2020 UWMP, MWD would be required to account for this projected growth during the next UWMP update cycle in 2025. Thus, MWD's UWMP would account for future development in the WSGV Planning Area through the water management planning process prior to the WSGVAP's buildout horizon year of 2045. In addition, as shown in Tables 4.19-1 and 4.19-5, the region has a surplus of water supply compared to the water demand, which would be used to supply any growth that occurs under the WSGVAP. As a result, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry, and multiple dry years consistent with local UWMP projections. In the event of a water supply shortage as described in the MWD's 2020 UWMP and 2021 WSCP, MWD would implement its response actions to six water shortage stages, which correspond to progressively severe water shortage conditions as compared to the normal reliability condition. Implementation of the WSCP strategies would ensure adequate water supply even during water shortages. In addition to the MWD's 2020 UWMP, the County's IRWMP identifies the Upper Los Angeles River Subregion, the Upper San Gabriel and Rio Hondo Subregion, and the Lower San Gabriel and Los Angeles Rivers Subregion as water sources for the WSGV Planning Area. According to the water supply and demand projections in IRWMPs, which are compiled from UWMPs for water wholesalers and water purveyors within each IRWM subregion, the Upper Los Angeles River Subregion, the Upper San Gabriel and Rio Hondo Subregion, and the Lower San Gabriel and Los Angeles Rivers Subregion would have sufficient water supplies to meet projected regional demands through 2035. All of the water purveyors that provide water supplies to the unincorporated communities within the WSGV Planning Area forecasted water demand within their service areas for the year 2035 within the IRWMPs.

Response to Comment G-62

This comment reiterates language included on page 4.19-22 of the Draft PEIR, stating that "growth under the WSGVAP was not specifically accounted for in MWD's 2020 UWMP, MWD would be required to account for this projected growth during the next UWMP update cycle in 2025." The comment also expresses concern that the County cannot adopt a project absent a showing that there is actual water available to serve that project and cites *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412. Also as discussed on page 4.19-22 of the Draft PEIR, MWD's UWMP would be required to account for future development in the WSGV Planning Area through the water management planning process prior to the WSGVAP's buildout horizon year of 2045.

Response to Comment G-63

This comment expresses concern regarding wildfire risks, emergency response plans, and evacuation plans and states that the Draft PEIR punts these issues to the County's General Plan for impact analysis. Please see Section 4.20.2 of the Draft PEIR regarding the basis for a less-than-significant determination for wildfire impacts. Regarding emergency response and evacuation specifically, in addition to plans and policies incorporated into the WSGVAP to reduce impacts, the analysis provided in Draft PEIR Section 4.20.2 also includes a discussion regarding the Operational Area Emergency Response Plan (OAERP), which identifies various emergency management phases, incident management systems, and identifies operational priorities. In addition, the County's All-Hazard Mitigation Plan establishes mitigation responsibilities of the various County departments and unincorporated communities, including the WSGV Planning Area. Approval of the WSGVAP itself, as a policy document, would not change these regulations. Rather, the WSGVAP includes policies that support and enhance existing emergency systems. For these reasons, and for reasons further outlined in Section 4.20.3 of the Draft PEIR, impacts related to impairment of an adopted emergency response plan or emergency evacuation plan are considered less than significant.

Response to Comment G-64

This comment states that installation of infrastructure could exacerbate wildfire risks and expresses concern that deferring analysis to a future date does not meet CEQA requirements. As described in State CEQA Guidelines Section 15168(c), later activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared. If a later activity would have effects that were not examined in this Program EIR, a new Initial Study would need to be prepared leading to either another EIR or a Negative Declaration. That later analysis may tier from the Program EIR, as provided in Section 15152. Therefore, as discussed in Draft PEIR Section 4.20.2, as part of subsequent planning and environmental review, individual projects proposed under the WSGVAP would be reviewed by the County and LACoFD prior to the obtaining project approval and/or relevant permits to ensure that projects prepare and incorporate all applicable project-specific wildfire plans and protection measures, including fire prevention infrastructure, such as fuel breaks and emergency water sources, in order to minimize wildfire risks. In addition, impacts related to wildfire and fire prevention infrastructure would be evaluated on a project-by-project basis and mitigated to the greatest extent feasible, as necessary. Therefore, subsequent planning and environmental review by the County and LACoFD prior to obtaining project approval and relevant permits would ensure that any potential impacts associated with fire prevention infrastructure are minimized.

Response to Comment G-65

This comment accurately describes Alternative 2 of the project, described in Section 5.5.2 of the PEIR. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-66

This comment expresses support for the Draft PEIR's Alternative 2, Dispersed Growth Alternative. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment G-67

This comment seems to prefer the selection of Alternative 2 over the WSGVAP as it avoids removal of vacant and developable land and expresses concerns regarding the impact that downzoning leads to reduced housing construction and higher housing costs. The WSGVAP promotes a mix of housing types and densities across the WSGVAP Area, strategically locating higher-density development near transit, services, and infrastructure, while preserving lower-density areas where appropriate. This approach supports housing diversity and affordability by directing growth to areas where it can be most effectively supported. The commenter is correct that the mere change in land use designation under the WSGVAP would not automatically result in immediate housing development. While it is true that land use designation changes alone do not guarantee immediate development, the WSGVAP is designed to create the conditions under which such development can occur, which would be subject to further project-specific CEQA review. The purpose of the WSVAP is to strategically guide future growth and development within the Plan Area. More specifically, the WSGVAP is intended to respond to local planning issues, guide long-term development, foster harmonious and coordinated growth balanced with natural resources conservation, improve connectivity and walkability, generate a thriving business friendly region while enhancing sustainability in the built and natural environments, and ensure equitable decision-making throughout the Plan Area.

Response to Comment G-68

This comment states that the conclusion that Alternative 2 would result in greater impacts than the WSGVAP is based on the fallacy that upzoning of already-developed property along existing commercial corridors will result in significant redevelopment and substantial numbers of new housing. The analysis provided in the DEIR states that Alternative 2 would still result in the same number of allowable units and potential population increase; however, under Alternative 2 development would be more dispersed, resulting in increased impacts to air quality, biological resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, land use and planning, mineral resources, transportation, and wildlife.

Response to Comment G-69

This comment states that the WSGVAP proposes to downzone vacant, developable property that is most likely to be developed with new homes. The reduction in density of the Enoteca property and similar parcels within the Altadena community was carefully considered within the context of the WSGVAP's overall goals and policies. The reduction in density does not inherently conflict with the Plan's policies but rather supports a strategic approach to land use planning. Please refer to Response to Comments G-44, G-48 and G-50, above.

In addition, the commenter expresses the opinion that Alternative 2 would result in similar impacts to the project. Please refer to Response to Comment G-68, above.

Response to Comment G-70

As discussed in CEQA Guidelines Section 15126.6(a), Consideration and Discussion of Alternatives to the Proposed Project, "an EIR shall describe a range of reasonable 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 significant effects of the project, and evaluate the comparative merits of the alternatives.” Alternatives 2 and 3 partially meet Objective 2, as shown in Table 5-2, Ability of Alternatives to Meet Project Objectives. This reflects the inherent trade-offs associated with balancing diverse goals, such as housing needs, sustainable growth, connectivity and walkability, and environmental protection.

Response to Comment G-71

This comment expresses concern that the cumulative impact analysis presented in the Draft PEIR are flawed as they do not identify direct impacts. As discussed in Draft PEIR Section 1.3, this Draft PEIR is intended to serve as a Program EIR under CEQA. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general or qualitative discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in CEQA Guidelines Section 15168, a Program EIR may be prepared on a series of actions that may be characterized as one large project. Use of a Program EIR provides the County (as lead agency) with the opportunity to consider broad policy alternatives and program wide mitigation measures and provides the County with greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis. Similar to analysis of other issue areas, analysis of the WSGVAP was performed at the program level, consistent with CEQA Guidelines Section 15168.

Program EIR As described in CEQA Guidelines Section 15168(c), later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared. If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. That later analysis may tier from the program EIR as provided in Section 15152.

Response to Comment G-72

This comment serves as the conclusion to the letter and provides contact information. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

FW: DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE WEST SAN GABRIEL VALLEY AREA PLAN PROJECT NO. PRJ2023-003982

West SGV Area Plan <wsgvap@planning.lacounty.gov>

Mon 8/12/2024 5:23 PM

To: Evan Sensibile <ESensibile@planning.lacounty.gov>

FYI, see below.

JAMES DREVNO (he/him/his)

SENIOR PLANNER, Community Studies – East

Office: (213) 974-6425 • Direct: (213) 893-7034

Email: jdrevno@planning.lacounty.gov

From: Susan Maunu <smaunu3@gmail.com>

Sent: Monday, August 12, 2024 4:19 PM

To: West SGV Area Plan <wsgvap@planning.lacounty.gov>

Subject: DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE WEST SAN GABRIEL VALLEY AREA PLAN PROJECT NO. PRJ2023-003982

CAUTION: External Email. Proceed Responsibly.

Dear Evan and WSGVAP Team,

I support approval of the WSGVAP PEIR and adoption of the WSGVAP. In particular, I support the Plan’s objectives to direct future development away from the urban-wildland interface's Significant Ecological Areas, Hillside Management Areas, Fire Hazard Zones and other environmentally sensitive areas. The Plan’s sustainable development measures (including prohibiting use intensifications in hazard areas, and implementing down-zoning for parcels within the urban-wildlife interface and hazard areas) are critical planning tools for protecting open space and natural resources in and adjacent to the San Gabriel Mountains and Angeles National Forest.

The WSGVAP provides a firm foundation for a harmonious balance of growth and preservation for decades to come. Thank you, WSGVAP Team, for your hard work and diligence in preparing this forward-thinking Area Plan.

Sincerely,

Susan Maunu
Altadena, California

H-1

Response to Comment H-1

This comment provides support for the WSGVAP and Draft PEIR. This commenter states that they particularly support the objective to preserve areas within or adjacent to natural resources or hazard areas and in the wildland-urban interface by decreasing land use densities and development intensities. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

FW: West San Gabriel Valley Area Plan

West SGV Area Plan <wsgvap@planning.lacounty.gov>

Tue 8/13/2024 10:50 AM

To: Evan Sensibile <ESensibile@planning.lacounty.gov>

EVAN SENSIBILE (he/him/his)

PLANNER, Community Studies East

Office: (213) 974-6425 • Direct: (213) 893-1093

Email: esensibile@planning.lacounty.gov

From: dale matsuda <dalexcski@hotmail.com>
Sent: Saturday, July 20, 2024 10:35 AM
To: West SGV Area Plan <wsgvap@planning.lacounty.gov>
Subject: West San Gabriel Valley Area Plan

CAUTION: External Email. Proceed Responsibly.

Hello LA County Planners:

I live in Altadena, CA. Please be mindful of:

- **Minimize and reduce regulations to preserve individual liberty**, as long as it does not infringe upon others people's liberties.
 -
- **Protect low density single family residential character of Altadena (ie peace and quiet)**:
 - Limit multi-family housing, businesses and and other non-single family residential activities to commercial corridors or major roadways
 - Restrict development to reduce traffic, noise and pollution

I-1

I-2

Dale

Response to Comment I-1

This comment lists multiple requests of the Project, including reducing regulations to preserve individual liberties and limiting non-single family uses to commercial corridors or major roadways. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

Response to Comment I-2

This comment requests that development is restricted to reduce traffic, noise, and pollution. As discussed in Chapter 3, Project Description, of the Draft PEIR, the WSGVAP is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. Impacts related to traffic, noise, and air pollution are discussed in Sections 4.17, 4.13, and 4.3 of the Draft PEIR, respectively. Since this comment does not raise an environmental issue regarding the adequacy of the Draft PEIR, no further response is required.

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CHAPTER 3

Additions and Corrections to the Draft PEIR

This chapter contains revisions to the Draft PEIR as a result of responses to comments received on the Draft PEIR during the public review period from June 27, 2024, to August 12, 2024. As described in Chapter 1, *Introduction*, to this Final PEIR, additions and corrections have been made to various sections of the Draft PEIR to provide clarity or revisions based on comments received on the Draft PEIR.

The changes described in this chapter do not result in any new or increased significant environmental impacts that would result from implementing the Project. The revised text does not provide new information that identifies new significant environmental impacts and does not identify mitigation measures that, if implemented, would result in significant environmental impacts. Instead, the additions and corrections made to the Draft PEIR below merely “clarifies or amplifies or makes insignificant modifications” in the already adequate Draft PEIR, as is permitted by State CEQA Guidelines Section 15088.5(b). Therefore, the text changes provided below do not change any of the conclusions presented in the Draft PEIR in a manner that would require recirculation of the Draft PEIR.

3.1 Revisions to the Draft PEIR

The additions and corrections that follow are made to the text of the Draft PEIR in this chapter of the Final EIR. Amended text is identified by Draft PEIR page number. Additions to the Draft PEIR text are shown with underline and text removed from the PEIR is shown with ~~strike through~~. The additions and corrections to the Draft EIR have been included in this volume with the stated format to easily disclose these minor changes or revisions to the Draft PEIR to the public and decision-makers of the Project.

Executive Summary

Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-7, and 4.5-8 within Table ES-1 on Pages ES-15 through ES-21 would be amended for clarification purposes, consistent with the minor text changes listed below. These minor text changes would also be applied to the same mitigation measures listed on Pages 4.5-30 through 4.5-33 (Cultural Resources). The mitigation measures would be amended to:

Mitigation Measure 4.5-1 Historic Built Resources. Prior to development of any future discretionary project within areas that contain properties more than 45 years old, the project proponent shall retain a qualified architectural historian, defined as meeting the Secretary of the Interior’s Professional Qualification Standards for architectural history, to conduct a historic resources assessment including: a records search at the South Central Coastal Information Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All

identified historic resources will be assessed for the project's potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under National and State criteria prior to Los Angeles County's approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, Los Angeles County shall require appropriate mitigation to lessen the impact to the degree feasible.

Mitigation Measure 4.5-2: Archaeological Resources Assessment. Prior to conducting construction activities for future discretionary projects that would involve ground disturbance, the project proponent shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment.

Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. If archaeological monitoring is warranted, the Qualified Archaeologist shall determine the locations and duration of monitoring and reporting requirements. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to archaeological resources assessments, Extended Phase I and Phase II reports, and monitoring reports).

Mitigation Measure 4.5-3: Construction Worker Cultural Resources Sensitivity Training. For future discretionary projects with ground disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural

resources sensitivity training program. The Qualified Archaeologist, or its designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

Mitigation Measure 4.5-7: Paleontological Resources Assessment and Monitoring. For future discretionary projects developed under the WSGVAP within the communities of South Monrovia Islands and South San Gabriel that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities.

The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities within units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths within units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods which do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present onsite. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.

Mitigation Measure 4.5-8: Paleontological Resources Sensitivity Training. Prior to the start of ground disturbing activities for future discretionary projects developed under the WSGVAP within the communities of South Monrovia Islands and South San Gabriel, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

Chapter 3, Project Description

Table 3-2 on Page 3-15 would be amended as follows:

**TABLE 3-2
WSGVAP VISION STATEMENTS AND GROWTH AND PRESERVATION STRATEGIES**

Vision Statement	Growth and Preservation Strategies
Harmonious and Coordinated Growth	Encourage diverse housing options by promoting ADUs, mixed-use development, affordable housing and 'missing middle' housing in appropriate zones.
	Upzone areas near transit and commercial hubs for multifamily housing, aligning with sustainable growth principles.
	Enable new commercial nodes and local-serving businesses to locate at key intersections and community gateways (e.g., accessory commercial uses).
	Distribute community facilities equitably to support the well-being of all residents.
	Coordinate growth with infrastructure improvements and investments that support walkable, green, safe, and connected communities.
	Implement community design standards that guide new development to be aesthetically and environmentally harmonious with existing neighborhood.
Thriving Business-Friendly Region	Identify through outreach to the business community barriers that are impeding new commercial and employment investments in the WSGV Planning Area.
	Create incubator programs and local business support initiatives that foster entrepreneurship , focusing on leveraging local talents and resources.
	Support small and medium-sized enterprises (SMEs) through streamlined processes and access to resources.
	Develop incentives and support for businesses implementing sustainable practices.
	Promote diversity in locally-based businesses by providing platforms for minority and women-owned businesses.
Connected and Walkable Communities	Expand public transportation options, <u>infrastructure, and amenities</u> , especially in underserved areas, to reduce dependency on private vehicles.
	Facilitate more walkable communities by designating neighborhood greenways that create safe, comfortable, and scenic routes to key destinations.
	Develop pedestrian pathways through cul-de-sacs to enhance walkability and neighborhood connectivity.
	Identify gaps where sidewalks, bike lanes, and trail connectivity are needed and desired to create safe and connected communities.
Strong Social and Cultural Cohesion	Foster community-driven development projects that provide spaces for socializing, cultural events, recreation, and entertainment.
	Identify centrally located vacant and underutilized sites that are publicly available, or could be privately incentivized, to develop as uses beneficial to the community and for potential community gathering (e.g., community gardens, pocket parks, local markets, etc.).
	Launch cultural celebration programs to foster inclusiveness and appreciation of diverse communities.
Resilient and Sustainable Built and Natural Environment	Preserve the sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the WSGV Planning Area.
	Identify locations to enhance and restore these sensitive resources and amenities for current and future populations (e.g., connected wildlife corridors, clean water resources, green infrastructure).

Vision Statement	Growth and Preservation Strategies
Equitable Decision-Making	Prioritize the needs of disproportionately affected communities in the allocation of funding and capital investments, to ensure the equitable distribution of resources and amenities, and to address environmental injustices, correct social and economic inequities, and support the health, safety, and well-being of all WSGV residents.
	Enhance digital and virtual platforms for community engagement to ensure broad participation in planning processes.
	Regularly assess community needs to inform equitable distribution of resources and amenities

Chapter 4, Environmental Analysis

WSGVAP Land Use Element Policy LU-7.4 on Pages 4.3-40 (Air Quality), 4.8-45 (Greenhouse Gas Emissions), 4.11-36 (Land Use and Planning), and 4.17-24 (Transportation) would be amended to:

Policy LU-7.4: Repurpose underutilized surface parking. Encourage developments with underutilized surface parking to repurpose spaces for community gathering and temporary community events, including parklets, plazas and paseos.

WSGVAP Land Use Element Policy LU-10.1 on Pages 4.1-15 (Aesthetics) 4.3-41 (Air Quality), 4.8-45 (Greenhouse Gas Emissions), and 4.11-39 (Land Use and Planning) would be amended to:

Policy LU-10.1: Promote heat-resilient urban design. Promote the integration of heat resilience measures in new developments projects, through requirements for cool roofs and pavements, increased pervious surfaces, shading, optimized building orientation, and the incorporation of native landscaping features designed to mitigate heat.

WSGVAP Conservation and Open Space Element Policy COS-1.1 on Page 4.4-23 (Biological Resources) would be amended to:

Policy COS-1.1: Strengthen ecosystem preservation for biodiversity. Ensure the protection and enhancement of biological resources through strategic habitat preservation efforts, including actions to acquire and conserve areas of high biological significance, sensitive natural communities, and SEA-designated land.

WSGVAP Conservation and Open Space Element Policy COS-1.2 on Page 4.4-23 (Biological Resources) would be amended to:

Policy COS-1.2: Protect habitat areas and wildlife linkages. Coordinate with County agencies and adjacent jurisdictions to conserve, ~~and~~ protect and enhance habitat areas and wildlife linkages in SEAs and other areas, taking special consideration into studying ~~the~~ connections to the Verdugo Mountains, San Rafael Hills, and surrounding ~~and~~ waterways (~~e.g.,~~ such as streams, and washes).

WSGVAP Conservation and Open Space Element Policy COS-1.3 on Page 4.4-23 (Biological Resources) would be amended to:

Policy COS-1.3: Engage and educate the community in preserving biodiversity. Foster community education and stewardship around biological conservation, restoration, and climate adaptation, and the challenges to restore native habitat whether in yards, parks, or degraded open spaces.

WSGVAP Conservation and Open Space Element Policy COS-1.5 on Page 4.4-23 (Biological Resources) would be amended to:

Policy COS-1.5: Restored habitat on degraded lands. Collaborate with agencies, jurisdictions, and nongovernmental organizations to prevent degradation of lands from oil and gas drilling and surface mining and other impactful uses in areas ~~ensure that habitat is restored on degraded lands (e.g., those used for oil and gas drilling, surface mining operations, and other impactful uses)~~ near biologically sensitive resources and ensure that fuel modification best practices are in place to protect native species and habitat.

WSGVAP Conservation and Open Space Element Policy COS-2.2 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-2.2: Foster safe wildlife crossings. Support the development of Connect fragmented habitat through safe wildlife crossings, such as overpasses and culverts, as alternatives to street crossings, and connecting of fragmented habitat.

WSGVAP Conservation and Open Space Element Policy COS-2.4 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-2.4: Facilitate Species Migration. Identify and protect existing and potential networks of habitat connectivity, linkages, and wildlife corridors between open spaces, reserves, and protected areas to facilitate species migration and range shifts in consideration of future climate change impacts.

WSGVAP Conservation and Open Space Element Policy COS-2.5 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-2.5: Habitat Stepping-Stones. Create habitat stepping-stones on County-owned or managed properties and County facilities to better link to SEAs and sensitive habitats in the region and encourage the same on other lands.

WSGVAP Conservation and Open Space Element Policy COS-3.2 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-3.2: Habitat-Sensitive Designs. Ensure that developments in and adjacent to SEAs incorporate wildlife-permeable fencing, limit removal of native vegetation, limit non-native vegetation and incorporate design features that support and enhance the biodiversity and natural processes of the region.

WSGVAP Conservation and Open Space Element Policy COS-3.3 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-3.3: Increase native vegetation and tree canopy coverage across WSGV. To decrease heat-island effects and increase biodiversity, encourage private and commercial property owners to increase landscaping in Landscape urban and suburban spaces with locally native plant species that function well in urban conditions and thrive in smaller, isolated stands of vegetation such as in parking lots, driveways, and parkways. ~~to foster biodiversity and decrease heat island effects.~~

WSGVAP Conservation and Open Space Element Policy COS-3.4 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-3.4: Increase native vegetation and tree canopy coverage on County-owned parcels. Require the use of locally native vegetation on County-owned parcels and projects, such as in as feasible (e.g., community parks, and government buildings, as feasible, etc.).

WSGVAP Conservation and Open Space Element Policy COS-3.6 on Page 4.4-24 (Biological Resources) and 4.7-21 (Geology and Soils) would be amended to:

Policy COS-3.6: Preserve vegetated hillsides for erosion control. Implement conservation practices to maintain and enhance vegetated hillsides, mitigating erosion, and reducing the risk of land/mudslides, particularly following wildfires, thereby enhancing climate change resilience.

WSGVAP Conservation and Open Space Element Policy COS-3.7 on Page 4.1-15 (Aesthetics) and 4.4-24 (Biological Resources) would be amended to:

Policy COS-3.7: 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 by encouraging implementation of the County's Rural Outdoor Lighting District Ordinance (ROLD) practices outside of mandated areas, and by requiring the installation of timers to automatically shut lights during "dark hours" in the middle of the night at night to protect wildlife from the effects of artificial light.

WSGVAP Conservation and Open Space Element Policy COS-3.8 on Page 4.4-24 (Biological Resources) would be amended to:

Policy COS-3.8: Biodiverse Urban Forest. Ensure the planting of a locally native, climate-appropriate urban forest in parks, public rights-of-way, and on private properties to support locally native and migratory species, help build healthier soils, enrich biodiversity, and improve community health and well-being.

WSGVAP Conservation and Open Space Element Policy COS-3.9 on Page 4.4-25 (Biological Resources) would be amended to:

Policy COS-3.9: Sensitive Tree-Trimming on Public Properties. Public agencies responsible for maintaining trees along public rights-of-way, on public properties, and in open spaces and parks must avoid tree maintenance activities during bird nesting season, generally between February and August, and schedule pruning for various species at their respective optimal times.

WSGVAP Conservation and Open Space Element Policy COS-3.10 on Page 4.4-25 (Biological Resources) would be amended to:

Policy COS-3.10: Sensitive Tree-Trimming Education. Support educational programming that informs the public and businesses to avoid tree maintenance activities during bird nesting season, generally between February and August to foster responsible tree-trimming practices and maintain tree canopy to the maximum extent feasible.

WSGVAP Conservation and Open Space Element Policy COS-3.11 on Page 4.4-25 (Biological Resources) would be amended to:

Policy COS-3.11: Replace Displaced Vegetation and Tree Canopy. When a development displaces pre-existing tree canopy provide replacement trees and vegetation to restore the tree canopy and increase the coverage area over time.

WSGVAP Conservation and Open Space Element Policy COS-4.2 on Page 4.1-15 (Aesthetics), 4.4-25 (Biological Resources), and 4.16-18 (Recreation) would be amended to:

Policy COS-4.2: Provide multi-benefit open spaces. Ensure the creation and enhancement of open space and passive recreational areas that deliver multiple environmental and community benefits. These spaces should integrate water quality improvements, support groundwater recharge, provide locally native habitat, mitigate heat island effects, enable habitat connectivity, enhance biodiversity, and offer means of equitable access compatible with sensitive biological resources.

WSGVAP Conservation and Open Space Element Policy COS-4.3 on Page 4.1-15 (Aesthetics), 4.4-25 (Biological Resources), and 4.16-18 (Recreation) would be amended to:

Policy COS-4.3: Minimize habitat fragmentation in open space design. Design open spaces, including trails and public access to recreation areas, to minimize habitat fragmentation and avoid impacts to sensitive habitat areas, while optimizing available space for the passive recreation.

WSGVAP Conservation and Open Space Element Policy COS-5.2 on Page 4.4-25 (Biological Resources) would be amended to:

Policy COS-5.2: Protect nesting sites. Preserve potential nesting sites and habitats for native migratory and resident bird species, including owls and raptors, wherever they are found or have been known to occur. Provide temporary protective buffering around nesting sites of species sensitive to disturbance.

WSGVAP Conservation and Open Space Element Policy COS-7.3 on Page 4.10-18 (Hydrology and Water Quality) would be amended to:

Policy COS-7.3: Encourage best groundwater management practices. Encourage private property owners to implement best practices to manage surface water runoff by installing cisterns and other such structures to capture and re-use roof, driveway, and other solid surface runoff.

WSGVAP Conservation and Open Space Element Policy COS-8.1 on Page 4.4-25 (Biological Resources) and 4.10-19 (Hydrology and Water Quality) would be amended to:

Policy COS-8.1: Promote healthy streambeds and rivers. Support healthy streams, rivers, and their associated riparian ecosystems by dechannelizing rivers and streambeds, diverting water from existing channels to create soft-bottom streams and riparian areas and restoring natural riparian vegetation to promote wildlife usage, where and when feasible.

WSGVAP Conservation and Open Space Element Policy COS-8.2 on Page 4.4-25 (Biological Resources) and 4.10-19 (Hydrology and Water Quality) would be amended to:

Policy COS-8.2: Naturalized water channels. Prioritize the use of bioengineering alternatives over traditional "hard" solutions such as concrete or riprap for flood protection, where feasible.

Favor naturalistic, ecologically sensitive approaches that align with stream preservation, riparian habitat creation, and ecological integrity.

WSGVAP Conservation and Open Space Element Policy COS-8.3 on Page 4.4-26 (Biological Resources), 4.10-19 (Hydrology and Water Quality), and 4.19-18 (Utilities and Service Systems) would be amended to:

Policy COS-8.3: Multi-benefit spaces for water quality improvements. Provide multi-benefit spaces incorporating environmental services with water quality improvements. These can include slowing and capturing water for groundwater recharge, redirecting water into newly created tributaries and riparian areas, installing bioswales, using locally native vegetation, and creating habitat for birds and pollinators. Provide suitable public access where feasible.

WSGVAP Conservation and Open Space Element Policy COS-9.4 on Page 4.4-26 (Biological Resources) and 4.10-19 (Hydrology and Water Quality) would be amended to:

Policy COS-9.4: Prohibit alteration of streams for stream crossings. Protect existing stream resources by prohibiting alteration or modifications that could negatively affect water quality or watershed health. Set a minimum distance for bridge columns to be located outside streambeds and banks. Wherever possible, shared bridges shall be used and wildlife passages incorporated when desirable.

WSGVAP Mobility Element Policy M-2.2 on Page 4.3-41 (Air Quality), 4.6-16 (Energy), 4.8-45 (Greenhouse Gas Emissions), and 4.17-22 (Transportation) would be amended to:

Policy M-2.2: Enhance regional transit service through partnerships. Coordinate with LA Metro and other transit agencies to advocate and ~~provide for reliable, safe, and high-quality service that connect unincorporated communities in the West San Gabriel Valley to the rest of the region.~~ Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from ~~transit service and~~ mobility hubs to facilitate first last-mile connectivity.

~~Work with transit agencies and neighboring jurisdictions to improve the efficiency of the public transportation system through bus-only lanes, signal prioritization, and useful transfer windows to the larger regional transportation network.~~

~~Work with LA Metro to develop First/Last Mile plans at two Metro A Line stations in the WSGV area—Sierra Madre Villa Station and Monrovia Station, as well as four bus stop FLM areas within WSGV communities identified in the 2023 Active Transportation Strategic Plan. These FLM areas include Altadena Drive/Lake Avenue and Woodbury Road/Lincoln Avenue in Altadena, as well as Rosemead Boulevard/Huntington Drive and Rosemead Boulevard/Colorado Boulevard in East Pasadena—East San Gabriel.~~

WSGVAP Mobility Element Policy M-3.6 and M-3.7 on Page 4.6-17 (Energy) and 4.17-23 (Transportation) would be amended to:

~~**Policy M-3.6: Apply the latest accessibility standards.** Evaluate proactively adopting Public Right of Way Accessibility Guidelines (PROWAG) through an ADA transition update that reflects the latest version of the guidelines and creates a prioritization and funding strategy for addressing ADA deficiencies in WSGV communities to ensure accessibility for vulnerable users.~~

Policy M-3.67: Enhance signage and wayfinding. Create distinctive wayfinding and signage throughout communities to facilitate active transportation connectivity and guide residents and visitors to local services and amenities.

Appendix C. WSGVAP Plan Area Communities: Land Use and Zoning Modifications Maps

The Draft PEIR was prepared in conjunction with the Draft West San Gabriel Valley Area Plan and associated supporting information such as the WSGVAP Proposed Land Use Policy and Zoning Web App (available online at: <https://lacounty.maps.arcgis.com/apps/instant/sidebar/index.html?appid=0017dce2842049e2b6b573538744b780>). The Web App is dynamic and as part of ongoing outreach efforts undertaken by the County, has been updated frequently since publication of the Draft EIR. As such, all of the Land Use and Zoning Maps included within Appendix C have been updated online. At this time, revised figures are not proposed to be included within the Final PEIR, as the County's outreach is ongoing. The WSGVAP Proposed Land Use Policy and Zoning Web App should be used for up-to-date Land Use and Zoning information.

CHAPTER 4

Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.4-1	Biological Resources	<p>MM 4.4-1. Aquatic Resources. Projects subject to the jurisdiction of the USACE, Los Angeles RWQCB, and/or CDFW shall provide an aquatic resources delineation of wetlands and water courses prior to disturbance of any aquatic, wetland, or riparian habitat. Findings shall be included in an aquatic resources delineation report suitable for submittal to these agencies for obtaining a Section 404 Clean Water Act permit (CWA), Section 401 Water Quality Certification (WQC), Waste Discharge Requirements (WDR), and/or streambed alteration agreement (SAA).</p> <p>Based on the findings of the aquatic resources delineation report and agency verification of the extent of state/federally protected wetlands and waters resources, riparian vegetation, wetlands, and waters shall be avoided to the extent feasible, and appropriate 100-foot setbacks shall be marked from the edge of jurisdictional waters or riparian vegetation (whichever is wider) to maintain riparian and aquatic functions and values wherever feasible. In areas where avoidance of stream channels or riparian vegetation is infeasible, impacts shall be minimized and the site slopes and hydrology of remediated areas shall be restored to pre-construction conditions to the extent possible. If impacts to wetlands are unavoidable, compensatory mitigation shall ensure no net loss of wetlands.</p> <p>A compensatory mitigation plan addressing temporary and permanent impacts to jurisdictional wetlands and waters shall be prepared prior to disturbance. The plan shall be developed in consultation with the USACE, Los Angeles RWQCB, and/or CDFW. All restored/established/enhanced habitats shall be protected in perpetuity, subject to regular maintenance activities, if necessary, and appropriate to permitting agencies. Alternatively, compensatory mitigation can be achieved through purchasing credits at a USACE- or CDFW-approved mitigation bank.</p>	Conduct pre-construction wetland delineation surveys within the project disturbance footprint, consult with USACE, Los Angeles RWQCB, and/or CDFW, and if necessary, prepare a compensatory mitigation plan.	Prior to ground disturbance activities.	Applicant or subsequent owner(s)	DRP, DPW
4.4-2	Biological Resources	<p>MM 4.4-2. Nesting Birds. Construction, ground-disturbing activities, and vegetation removal shall avoid the general avian nesting season of February 15 through September 15. If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction clearance survey shall be conducted within 7 days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the pre-construction clearance survey, an adequate buffer shall be established around the active nest depending on sensitivity of the species and proximity to project impact areas. Typical buffer distances include up to 300-feet for passerines and up to 500-feet for raptors but can be reduced as deemed appropriate by a monitoring biologist. On site construction monitoring may also be required to ensure that no direct or indirect impacts occur to the active nest. Project activities may encroach into the buffer only at the discretion of the monitoring biologist. The buffer shall remain in place until the nest is no longer active as determined by the monitoring biologist.</p>	Pre-construction surveys of all potential nesting habitats shall be conducted within the project area for project activities that are initiated during the breeding season (February 15 to September 15).	Pre-construction surveys shall be conducted within 7 days prior to the start of construction activities.	Applicant or subsequent owner(s)	DRP, DPW
4.5-1	Cultural Resources	<p>MM 4.5-1. Historic Built Resources. Prior to development of any future discretionary project within areas that contain properties more than 45 years old, the project proponent shall retain a qualified architectural historian, defined as meeting the Secretary of the Interior's Professional Qualification Standards for architectural history, to conduct a historic resources assessment including: a records search at the South Central Coastal Information Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project's potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under National and State criteria prior to Los Angeles County's approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, Los Angeles County shall require appropriate mitigation to lessen the impact to the degree feasible.</p>	Retain a qualified architectural historian, assess the site for historic architectural resources, and, if necessary, provide recommendations for affected historical resources.	Prior to issuance of a demolition or building permit.	Applicant or subsequent owner(s)	DRP, DPW

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.5-2	Cultural Resources	<p>MM 4.5-2. Archaeological Resources Assessment. Prior to conducting construction activities for future discretionary projects that would involve ground disturbance, the project proponent shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment.</p> <p>Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. If archaeological monitoring is warranted, the Qualified Archaeologist shall determine the locations and duration of monitoring and reporting requirements. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to archaeological resources assessments, Extended Phase I and Phase II reports, and monitoring reports).</p>	Retain a qualified archaeologist and conduct an archaeological resources assessment. If warranted, conduct archaeological monitoring and reporting.	Prior to any ground disturbing activities.	Applicant or subsequent owner(s)	DRP, DPW
4.5-3	Cultural Resources	<p>MM 4.5-3. Construction Worker Cultural Resources Sensitivity Training. For future discretionary projects with ground disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or its designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.</p>	Implement a Construction Worker Cultural Resources Sensitivity Training to train all contractors and earth-moving personnel.	Prior to any ground-disturbing activities.	Applicant or subsequent owner(s)	DRP, DPW
4.5-4	Cultural Resources	<p>MM 4.5-4. Archaeological Resources Discoveries. In the event archaeological resources are encountered during construction of a project, the project proponent shall cease all activity within 50 feet of the find shall cease. The discovery shall be evaluated for significance by the Qualified Archaeologist. If the Qualified Archaeologist determines that the resource is significant (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure 4.5-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).</p>	If archaeological resources are discovered, cease construction activities and evaluation by a Qualified Archaeologist shall occur.	Upon discovery of archaeological resources during the course of project development.	Applicant or subsequent owner(s)	DRP, DPW
4.5-5	Cultural Resources	<p>MM 4.5-5. Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure 4.5-2 or Mitigation Measure 4.5-4 identifies significant archaeological resources (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.</p>	Avoidance and preservation in place of identified significant archaeological resources.	Upon identification of any significant archaeological resources during the course of project development.	Applicant or subsequent owner(s)	DRP, DPW

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.5-6	Cultural Resources	MM 4.5-6. Curation and Disposition of Cultural Materials. Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of Native American human remains and associated funerary objects or grave goods (i.e. artifacts associated with human remains) shall be determined by the landowner in consultation with the County and the MLD. The project proponent shall curate all significant historic-period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.	Appropriate curation and disposition of Native American archaeological resources in conjunction with a Qualified Archaeologist shall occur.	Upon discovery of Native American archaeological resources during the course of project development.	Applicant or subsequent owner(s)	DRP, DPW
4.5-7	Cultural Resources	MM 4.5-7. Paleontological Resources Assessment and Monitoring. For future discretionary projects developed under the WSGVAP within the communities of South Monrovia Islands and South San Gabriel that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities within units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths within units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods which do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present onsite. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.	Retain a Qualified Paleontologist, prepare a paleontological resources assessment report, and if warranted, conduct paleontological monitoring and reporting.	Prior to the start of any construction activities for discretionary projects within the communities of South Monrovia Islands and South San Gabriel that involve ground disturbance.	Applicant or subsequent owner(s)	DRP, DPW
4.5-8	Cultural Resources	MM 4.5-8. Paleontological Resources Sensitivity Training. Prior to the start of ground disturbing activities for future discretionary projects developed under the WSGVAP within the communities of South Monrovia Islands and South San Gabriel, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.	Conduct construction worker paleontological resources sensitivity training for all construction workers.	Prior to any ground-disturbing activities for projects within the communities of South Monrovia Islands and South San Gabriel that involve ground disturbance.	Applicant or subsequent owner(s)	DRP, DPW
4.5-9	Cultural Resources	MM 4.5-9. Paleontological Discoveries. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP. Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes. If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure. Any salvage reports resulting from implementation of this measure shall be filed with the Natural History Museum of Los Angeles County.	If resources are discovered, construction activities shall be diverted and evaluation by a Qualified Paleontologist shall occur.	Upon discovery of paleontological resources during the course of project development.	Applicant or subsequent owner(s)	DRP, DPW

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.5-10	Cultural Resources	<p>MM 4.5-10. Human Remains Discoveries. If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the MLD. The MLD may, with the permission of the land owner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment.</p> <p>Until the project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices (e.g., the <i>NAHC's A Professional Guide for the Preservation and Protection of Native American Human Remains and Associated Grave Goods</i> [NAHC 2022], which reiterates statutory requirements), and that further activities take into account the possibility of multiple burials.</p> <p>If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.</p>	In the event that human remains are encountered, halt work and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.	Upon discovery of human remains during the course of project development.	Applicant or subsequent owner(s)	DRP, DPW
4.13-1	Noise	<p>MM 4.13-1. Commercial/Industrial/Accessory Commercial Unit (ACU) Operational Noise. Prior to issuance of a building permit for any future commercial, industrial, mixed-use, or ACU development projects within the WSGV Planning Area that are located within 500 feet of sensitive receptors, project applicant shall submit a noise mitigation plan to Department of Public Health (DPH) for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for DPH to make a determination of whether the project will be in compliance with all applicable County Noise standards and regulations. At minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by DPH shall be incorporated into the project building plans and be implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:</p> <ul style="list-style-type: none"> • Install permanent noise-occluding shrouds or screens on operating equipment. • Maintain all equipment and noise control features in accordance with the manufacturer's specifications. • Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features. • Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible. • Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s). <p>This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes operational noise standards for commercial, industrial, mixed-use, or ACU development projects within the WSGV Planning Area.</p>	Prepare and submit a noise mitigation plan for review and approval. Implement applicable noise-reduction measures.	Prior to issuance of a building permit.	Applicant or subsequent owner(s)	DRP, DPH
4.13-2	Noise	<p>MM 4.13-2. Construction Noise. Applicants for future development projects pursuant to implementation of the WSGVAP that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to DPH for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County of Los Angeles Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:</p> <ul style="list-style-type: none"> • Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors. • Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT). • Limit non-essential idling of construction equipment to no more than five minutes per hour. <p>This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensures project construction noise compliance with the County of Los Angeles Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the WSGV Planning Area.</p>	Prepare and submit a noise study for review and approval. Implement applicable noise-reduction measures.	Prior to the issuance of a grading or building permit.	Applicant or subsequent owner(s)	DRP, DPH

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.13-3	Noise	<p>MM 4.13-3. Construction Vibration. For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the WSGV Planning Area, project applicant shall submit a vibration impact evaluation to DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS or 0.04 inches per second PPV vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction.</p> <p>Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:</p> <ul style="list-style-type: none"> • Jackhammer: 23 feet. • Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet. • Roller (for site ground compaction or paving): 75 feet. • Impact pile-driving: 280 feet. <p>This mitigation measure shall not apply and is superseded once a Countywide groundborne vibration ordinance goes into effect that establishes construction groundborne vibration standards for vibration-reduction measures that ensures project construction groundborne vibration compliance with the applicable County of Los Angeles standard for development projects within the WSGV Planning Area.</p>	Prepare and submit a vibration impact evaluation for review and approval. Implement applicable vibration-reduction measures.	Prior to issuance of a grading or building permit.	Applicant or subsequent owner(s)	DRP, DPH
4.17-1	Transportation	<p>MM 4.17-1. VMT Reduction Projects. The County will work with State, regional, and local agencies to reduce regional VMT. Land use policies in the WSGVAP to improve and/or expand transit service, bicycle and pedestrian facilities, and transportation projects will help the region to achieve the projected decreases in regional VMT. The County will also collaborate with State and other agencies to explore the feasibility of new programs for reducing VMT, such as VMT fees.</p>	Consult with State, regional, and local agencies to reduce regional VMT.	Prior to final map approval.	Applicant or subsequent owner(s)	DRP, DPW
4.17-2	Transportation	<p>MM 4.17-2. TDM Strategies. Implementation of TDM strategies, where feasible and necessary based on project- and site-specific considerations, may include but are not limited to those identified below:</p> <ol style="list-style-type: none"> 1. Commute Trip Reduction Marketing 2. Ridesharing Programs 3. Subsidized or Discounted Transit Program 4. En-of-Trip Bicycle Facilities 5. Employer-Sponsored Vanpool 6. Limit Residential Parking Supply 7. Unbundle Residential Parking Costs from Property Cost 8. Extend Transit Network Coverage or Hours 9. Increase Transit Service Frequency 10. Implement Transit-Supportive Roadway Treatments 11. Provide Bus Rapid Transit 	Implement TDM strategies.	Prior to final map approval.	Applicant or subsequent owner(s)	DRP, DPW
4.18-1	Tribal Cultural Resources	<p>MM 4.18-1. Tribal Cultural Resources. During subsequent project-level environmental review, the County shall obtain a NAHC SLF Search, as appropriate, and comply with all applicable requirements of AB 52. Pursuant to AB 52, the County shall provide formal notification of the project to designated contact of each traditionally and culturally affiliated California Native American tribe that has requested notice. The County shall begin the consultation process within 30 days after receiving a tribe's request for consultation. The County shall consider all relevant information available for the property to identify potential tribal cultural resources in the project area, evaluate the project's potential impacts to tribal cultural resources, and mitigate those potential impacts.</p>	Obtain a NAHC SLF search and comply with all applicable requirements of AB 52.	During project-level environmental review.	Applicant or subsequent owner(s)	DRP, DPW
	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

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WEST SAN GABRIEL VALLEY AREA PLAN

Findings of Fact and Statement of Overriding Considerations

1 Introduction

This Findings of Fact (Findings) and the Statement of Overriding Considerations summarize the findings of environmental impacts of the *West San Gabriel Valley Area Plan Program Environmental Impact Report* (WSGVAP PEIR) – County of Los Angeles Department of Regional Planning (SCH No. 2023110351) and presents the Statement of Overriding Considerations. This section presents an overview of the purpose of this document, summarizes the proposed Project, and presents the organization of this document.

Purpose of Findings and the Statement of Overriding Considerations

Section 15091 of the California Environmental Quality Act (CEQA) Guidelines (and Section 21081 of the California Public Resources Code) require a public agency, prior to approving a project, to identify significant impacts of the project and make one or more written findings for each such impact. According to Section 15091, “No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

Additionally, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable significant environmental effects, the significant environmental effects may be considered “acceptable.” When the lead agency approves a project which will result in the occurrence of significant effects, which are identified in the Final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action

based on the Final EIR and/or other information in the record. (Public Resources Code (PRC) § 21081(b); CEQA Guidelines § 15093).

Overview of the Proposed Project

The proposed West San Gabriel Valley Area Plan (WSGVAP, Area Plan, or Project), described in Chapter 3.0 of the Draft PEIR, is a community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the WSGV Planning Area. The WSGVAP is intended to respond to local planning issues, guide long-term development, foster harmonious and coordinated growth balanced with natural preservation, improve connectivity and walkability, generate a thriving business friendly region while enhancing sustainability in the built and natural environments, and ensure equitable decision-making throughout the WSGV Planning Area. The Project would update and consolidate the existing Altadena Community Plan into the WSGVAP. The East Pasadena-East San Gabriel, La Crescenta-Montrose, Altadena, Chapman Woods, and South San Gabriel Community Standards Districts (CSDs) are located within the WSGV Planning Area. The East Pasadena-East San Gabriel, La Crescenta-Montrose, Altadena, and South San Gabriel CSDs are being updated to bring them into conformance with the Area Plan's goals and policies related to conserving natural resources and directing development away from hazard areas. These four CSDs are being consolidated into the Planning Area Standards District (PASD) of the Area Plan. While the Chapman Woods CSD is located within the WSGV Planning Area, this CSD is not being updated since it was recently adopted by the County in November 2023.

Project Objectives

The overarching vision of the WSGVAP is to provide for the diverse needs of the WSGV communities, to incentivize neighborhood-serving small business commercial centers integrated with mixed-use development, to conserve natural resources and direct development away from hazard areas, to focus growth primarily along commercial corridors and major roadways, to preserve existing industrial uses, and to incorporate urban greening in commercial corridors to provide for the varied interests and needs of the residents, workers, and visitors of the WSGV Planning Area.

The primary objectives of the WSGVAP are to:

1. Foster harmonious and coordinated growth balanced with the preservation of natural areas and resources within the WSGV Planning Area. Implement growth that locates resident-serving uses in proximity to residential with enhanced urban greening and historic preservation;
2. Improve connectivity and walkability within the communities of the WSGV Planning Area to create pedestrian-friendly, accessible neighborhoods with complete streets. Promote landscaping and other greening measures, lighting, wayfinding signage, and open spaces along the streets to create community-centric "healthy streets";
3. Strengthen community identity and culture through inclusion of multi-functional spaces and facilities that foster play, social cohesion, cultural inclusivity, exploration, dining, recreation, and entertainment throughout the WSGV Planning Area;
4. Improve the jobs-housing balance within the WSGV Planning Area through increasing access to workforce training, partnerships with targeted employers, and skills development resources in order to connect community members to local well-paying and high-quality career opportunities.

5. Promote economic development in the WSGV Planning Area by attracting a wide range of businesses, including small businesses and non-profits, to create neighborhood-serving commercial centers/corridors integrated with mixed-use development with diverse options for housing, shopping, entertainment, recreation, and amenities;
6. Preserve areas within or adjacent to natural resources or hazard areas and in the wildland-urban interface by decreasing land use densities and development intensities;
7. Create strong community identity through public art, street beautification, and activities and programming centered around the community centers; and
8. Develop goals, policies, and implementation programs that support smart growth, sustainable development, and equitable enhancement of residential neighborhoods while preserving the historical resources of the WSGV Planning Area.

Document Organization

This Findings of Fact and the Statement of Overriding Considerations are organized as follows:

- **Section 1. Introduction:** provides background information of the purpose of Findings of Fact and the Statement of Overriding Considerations and presents the organization of this document and provides a brief overview of the proposed Project.
- **Section 2. Statement of Environmental Effects and Required Findings:** identifies the issue areas for which the proposed Project would have no impact or a less than significant impact, and presents a summary of the significant effects of the proposed Project along with the one or more written findings made by the County, as the Lead Agency, explaining how it dealt with each of the significant effects and mitigation measures.
- **Section 3. Evaluation of Alternatives:** describes the alternatives evaluated in the PEIR, and the findings and rationale for selection of the proposed Project and rejection of the alternatives, including the Environmentally Superior Alternative.
- **Section 4. Findings Regarding the Final EIR:** outlines the contents and findings of the Final PEIR
- **Section 5. Statement of Overriding Considerations:** explains in detail why the social, economic, legal, technical, or other beneficial aspects of the proposed Project outweigh the unavoidable, adverse environmental impacts and why the County, as the Lead Agency, is willing to accept such impacts.

2 Statement of Environmental Effects and Required Findings

The following sections (Sections A, B, C and D) set forth the County's findings regarding significant environmental impacts and the mitigation measures proposed to address the significant impacts. Although State CEQA Guidelines Section 15091 and PRC Section 21081 only require findings to address significant environmental effects, findings often address impacts that were found to be less than significant; therefore, these findings will account for all effects identified in the Final PEIR.

The Final PEIR addresses the direct, indirect, and cumulative environmental effects of construction and operation activities associated with the proposed Project. The Final PEIR provides the environmental information necessary for the County to make a final decision on the requested discretionary actions for all phases of this Project.

These findings provide the written analysis and conclusions of the County regarding the environmental impacts of the proposed Project, the mitigation measures included as part of the Final PEIR and adopted by the County as part of the Project, and the alternatives that have been rejected as infeasible. These findings refer to the analysis contained within the Final EIR to avoid duplication and redundancy. Because the County agrees with, and hereby adopts, the conclusions in the Final PEIR, which includes the analysis provided in the Draft EIR, these findings will not repeat the analysis and conclusions in the Final PEIR, but instead incorporates them by reference in these findings and relies upon them as substantial evidence supporting these findings.

A. Findings of Less than Significant prior to Mitigation

The County finds that the following environmental effects were identified in the Draft PEIR, the Final PEIR and the record of proceedings in this matter contain substantial evidence establishing that the Project would result in less than significant effects on the environment with respect to the areas listed below:

1. Agriculture and Forestry Resources
2. Energy
3. Geology and Soils
4. Greenhouse Gas Emissions
5. Hazards and Hazardous Materials
6. Hydrology and Water Quality
7. Land Use and Planning
8. Mineral Resources
9. Population and Housing
10. Public Services
11. Recreation
12. Utilities and Service Systems
13. Wildfire

A.1 Agriculture and Forestry Resources

Facts/Effects:

- i. The Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use (Impact 4.2-1).
- ii. The Project would not conflict with the existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production (Impact 4.2-2).
- iii. The Project would not result in the loss of forest land or conversion of forest land to non-forest use (Impact 4.2-3).
- iv. The Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use (Impact 4.2-4).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to agriculture and forestry resources.

A.2 Energy

Facts/Effects:

- i. The Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation (Impact 4.6-1).
- ii. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency (Impact 4.6-2).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to energy.

A.3 Geology and Soils

Facts/Effects:

- i. The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; (ii) strong seismic ground shaking; (iii) seismic-related ground failure, including liquefaction; or (iv) landslides (Impact 4.7-1).
- ii. The Project would not result in substantial soil erosion or the loss of topsoil (Impact 4.7-2).
- iii. The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project that would result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse (Impact 4.7-3).
- iv. The Project would not be located on expansive soil, creating substantial direct or indirect risks to life or property (Impact 4.7-4).
- v. The Project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater (Impact 4.7-5).
- vi. The Project would not conflict with the Hillside Management Area Ordinance (Impact 4.7-6).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to geology and soils.

A.4 Greenhouse Gas Emissions

Facts/Effects:

- i. The Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment (Impact 4.8-1).
- ii. The Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs (Impact 4.8-2).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to greenhouse gas emissions.

A.5 Hazards and Hazardous Materials

Facts/Effects:

- i. The Project would not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials (Impact 4.9-1).
- ii. The Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment (Impact 4.9-2).
- iii. The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses (Impact 4.9-3).
- iv. The Project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment (Impact 4.9-4).
- v. The Project would not result in a safety hazard or excessive noise for people residing or working in the Project area, specifically within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport (Impact 4.9-5).
- i. The Project would not impair implementation of or interfere with an adopted emergency response plan or emergency evacuation plan (Impact 4.9-6).
- ii. The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires (Impact 4.9-7).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to hazards and hazardous materials.

A.6 Hydrology and Water Quality

Facts/Effects:

- i. The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality (Impact 4.10-1).

- ii. The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (Impact 4.10-2).
- iii. The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces (Impact 4.10-3).
- iv. The Project would not otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements (Impact 4.10-4).
- v. The Project would not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84) (Impact 4.10-5).
- vi. The Project would not use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course) (Impact 4.10-6).
- vii. The Project would not be located in flood hazard, tsunami, or seiche zones and risk release of pollutants due to project inundation (Impact 4.10-7).
- viii. The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan (Impact 4.10-8).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to hydrology and water quality.

A.7 Land Use and Planning

Facts/Effects:

- i. The Project would not, either directly or as a result of future projects facilitated by the WSGVAP, physically divide an established community (Impact 4.11-1).
- ii. The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (Impact 4.11-2).
- iii. The Project would not conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas (Impact 4.11-3).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to land use and planning.

A.8 Mineral Resources

Facts/Effects:

- i. The Project would not result in loss of availability of a known mineral resources that would be of value to the region and the residents of the state, or result in a loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan (Impact 4.12-1 and Impact 4.12-2).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to mineral resources.

A.9 Population and Housing

Facts/Effects:

- i. The Project would not induce substantial unplanned population growth in an area, directly nor indirectly (Impact 4.14-1).
- ii. The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere (Impact 4.14-2).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to population and housing.

A.10 Public Services

Facts/Effects:

- i. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (i) fire protection, (ii) police protection, (iii) schools, (iv) parks, (v) other public facilities (Impact 4.15-1).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to public services.

A.11 Recreation

Facts/Effects:

- i. The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Impact 4.16-1).
- ii. The Project would not result in the construction or expansion of recreational facilities which might have an adverse effect on the environment (Impact 4.16-2).
- iii. The Project would not interfere with regional trail connectivity (Impact 4.16-3).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to recreation.

A.12 Utilities and Service Systems

Facts/Effects:

- i. The Project would not create new demand related to water, wastewater, stormwater drainage, electric power, natural gas power, or telecommunications utilities (Impact 4.19-1).
- ii. The Project would not induce growth beyond regional SCAG projections. As a result, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry and multiple dry years consistent with local UWMP projections (Impact 4.19-2).
- iii. The Project would ensure adequate treatment capacity is available in the WSGV Planning Area to service future development (Impact 4.19-3).
- iv. The Project would not generate substantial solid waste or impair attainment of solid waste reduction goals (Impact 4.19-4).
- v. The Project would not increase regional capacity requirements for local solid waste facilities compared to existing capacity projections. (Impact 4.19-5).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to utilities and service systems.

A.13 Wildfire

Facts/Effects:

- i. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan (Impact 4.20-1).
- ii. The Project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors (Impact 4.20-2).

- iii. The Project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment (Impact 4.20-3).
- iv. The Project would not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes (Impact 4.20-4).

Mitigation: No mitigation measures are required to reduce impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant effects on the environment with respect to wildfire.

B. Findings of Less than Significant with Mitigation

The County finds that although the following environmental effects were identified as potentially significant in the Draft PEIR, changes or alterations have been required in, or incorporated into, the Project which avoid or lessen the potential significant environmental effects listed below to a less-than-significant level:

- 1. Tribal Cultural Resources

B.1 Tribal Cultural Resources

Facts/Effects:

- i. Future projects developed under the WSGVAP could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could, depending on their location, result in direct or indirect substantial adverse changes to the significance of tribal cultural resources. Future projects developed under the WSGVAP would be required to comply with applicable federal, state, and local regulations and, as appropriate, to undergo the County's discretionary review process, including completion of subsequent project-level planning and environmental review under CEQA. These projects would similarly require compliance with AB 52 and SB 18 (as applicable) to ensure that tribal cultural resources are properly identified. Such projects could nonetheless result in significant impacts to sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe qualifying as tribal cultural resources (Impact 4.18-1).

Mitigation: Implementation of Mitigation Measure 4.18-1 would reduce impacts to tribal cultural resources to less than significant levels.

Mitigation Measure 4.18-1: Tribal Cultural Resources. During subsequent project-level environmental review, the County shall obtain a NAHC SLF Search, as appropriate, and comply with all applicable requirements of AB 52. Pursuant to AB 52, the County shall provide formal notification of the project to designated contact of each traditionally and culturally affiliated California Native American tribe that has requested notice. The County shall begin the consultation process within 30 days after receiving a tribe's request for consultation. The County shall consider all relevant information available for the property to identify potential tribal cultural resources in the project area, evaluate the project's potential impacts to tribal cultural resources, and mitigate those potential impacts.

If project impacts to tribal cultural resources are determined to be potentially significant, the County shall require the project to incorporate appropriate measures to avoid or minimize impacts to tribal cultural resources, including but not limited to, the measures recommended in Public Resources

Code Section 21084.3, tribal monitoring, or other alternative measures identified in consultation with the California Native American tribe. If an archaeological resource that is Native American in origin is identified in the preparation of a Phase I Archaeological Report as required by Mitigation Measure 4.5-2 (refer to Section 4.5, *Cultural Resources*) or Native American archaeological resources are encountered during construction, the County shall consult and coordinate with the California Native American Tribal representatives who are traditionally or culturally affiliated with the geographic area of the development project to evaluate and mitigate impacts in accordance with the requirements set forth in Mitigation Measure 4.5-2.

Finding: The County finds that changes or alterations have been required in, or incorporated into, the Project that lessen significant impacts to tribal cultural resources, as identified in the Final PEIR. The County finds that based on the Final PEIR and the record of proceedings, with the implementation of a mitigation measure, impacts to tribal cultural resources would be reduced to a less-than-significant level.

C. Impacts Found to Be Significant after Mitigation (Significant and Unavoidable)

The County finds that the following environmental effects were identified as potentially significant and that even with the implementation of mitigation measures, the PEIR and the record of proceedings in this matter identify or contain substantial evidence identifying significant and unavoidable environmental effects as listed below:

1. Aesthetics
2. Air Quality
3. Biological Resources
4. Cultural Resources
5. Noise
6. Transportation

C.1 Aesthetics

Facts/Effects:

- i. The Project would result in a significant and unavoidable impact with respect to having a substantial adverse effect on scenic vistas and visual resources (Impact 4.1-1).
- ii. The Project would not have an adverse impact to existing views of the WSGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails (Impact 4.1-2).
- iii. The Project would not substantially damage scenic resources within a state scenic highway (Impact 4.1-3).
- iv. The Project would result in a significant and unavoidable impact with respect to substantially degrading the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality (Impact 4.1-4).
- v. The Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views. The impact would be less than significant (Impact 4.1-5).

Mitigation Measures: No feasible mitigation measures are available to reduce the impact of Impact 4.1-1 and Impact 4.1-4.

Finding: The County has determined that there are no feasible mitigation measures to reduce impacts related to adverse effects on scenic vistas and degradation of the existing visual character or quality of public views of the site and its surroundings with implementation of the Project. Based on the Final PEIR and the record of proceedings, the Project would result in significant and unavoidable impacts related to aesthetics.

C.2 Air Quality

Facts/Effects:

- i. The Project would not conflict with or obstruct implementation of the applicable air quality plan (Impact 4.3-1).
- ii. The Project would result in a significant and unavoidable impact with respect to a cumulatively considerable net increase of a criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard (Impact 4.3-2).
- iii. The Project would result in a significant and unavoidable impact with respect to the exposure of sensitive receptors to substantial pollutant concentrations during construction and operations due to future development projects facilitated by adoption of the WSGVAP generating substantial emissions in proximity to sensitive receptors (Impact 4.3-3).
- iv. The Project would result in a significant and unavoidable impact with respect to other emissions (such as those leading to odors) during construction or operation (Impact 4.3-4).

Mitigation: No feasible mitigation measures are available to reduce the impact of Impact 4.3-2, Impact 4.3-3 and Impact 4.3-4.

Finding: The County has determined that there are no feasible mitigation measures to reduce impacts related to net increases of criteria pollutants, exposure of sensitive receptors to substantial pollutant concentrations and other emissions (such as those leading to odors) during construction or operation. Based on the Final PEIR and the record of proceedings, the Project would result in significant and unavoidable impacts related to air quality.

C.3 Biological Resources

Facts/Effects:

- i. The Project would have a significant and unavoidable impact relating to the loss of special-status species through direct mortality or via indirect effects such as habitat loss and edge effects at the urban-wildland interface. Buildout of the WSGVAP could have significant adverse impacts on special-status species and/or their habitats (Impact 4.4-1).
- ii. The Project would have significant and unavoidable impacts relating to sensitive natural communities (Impact 4.4-2).
- iii. The Project could result in impacts to aquatic habitats, particularly those located in proximity to water bodies. Implementation of Mitigation Measure 4.4-1 would require identification of state and federally protected wetlands and waters, implementation of avoidance and minimization measures, obtaining necessary permits, and compensatory mitigation for projects that would result in the direct removal,

filling, or other alteration of protected aquatic resources. Impacts would be less than significant with mitigation (Impact 4.4-3).

- iv. The Project would have no impact on oak woodlands or other unique native woodlands (Impact 4.4-4).
- v. Future construction associated with the Project could result in impacts to nesting resident and migratory birds. Potential impacts could include disruption of nesting activity due to construction-related noise and direct removal of active nests associated with construction or vegetation removal/disturbance. Implementation of Mitigation Measure 4.4-2 would avoid and/or minimize impacts to nesting avian species and active nests. Potential impacts would be less than significant with mitigation (Impact 4.4-5).
- vi. The Project would not conflict with local policies or ordinances protecting biological resources (Impact 4.4-6).
- vii. The Project would not conflict with adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state, regional, or local habitat conservation plans in effect in the West San Gabriel Valley (Impact 4.4-7).

Mitigation: No feasible mitigation measures are available to reduce the impact of Impact 4.4-1 and Impact 4.4-2. The following mitigation measures are required to reduce Impact 4.4-3 and Impact 4.4-5 below a level of significance:

Mitigation Measure 4.4-1: Aquatic Resources. Projects subject to the jurisdiction of the USACE, Los Angeles RWQCB, and/or CDFW shall provide an aquatic resources delineation of wetlands and water courses prior to disturbance of any aquatic, wetland, or riparian habitat. Findings shall be included in an aquatic resources delineation report suitable for submittal to these agencies for obtaining a Section 404 Clean Water Act permit (CWA), Section 401 Water Quality Certification (WQC), Waste Discharge Requirements (WDR), and/or streambed alteration agreement (SAA).

Based on the findings of the aquatic resources delineation report and agency verification of the extent of state/federally protected wetlands and waters resources, riparian vegetation, wetlands, and waters shall be avoided to the extent feasible, and appropriate 100-foot setbacks shall be marked from the edge of jurisdictional waters or riparian vegetation (whichever is wider) to maintain riparian and aquatic functions and values wherever feasible. In areas where avoidance of stream channels or riparian vegetation is infeasible, impacts shall be minimized and the site slopes and hydrology of remediated areas shall be restored to pre-construction conditions to the extent possible. If impacts to wetlands are unavoidable, compensatory mitigation shall ensure no net loss of wetlands.

A compensatory mitigation plan addressing temporary and permanent impacts to jurisdictional wetlands and waters shall be prepared prior to disturbance. The plan shall be developed in consultation with the USACE, Los Angeles RWQCB, and/or CDFW. All restored/established/enhanced habitats shall be protected in perpetuity, subject to regular maintenance activities, if necessary, and appropriate to permitting agencies. Alternatively, compensatory mitigation can be achieved through purchasing credits at a USACE- or CDFW-approved mitigation bank.

Mitigation Measure 4.4-2: Nesting Birds. Construction, ground-disturbing activities, and vegetation removal shall avoid the general avian nesting season of February 15 through September 15. If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction clearance survey shall be conducted within 7 days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is

observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the pre-construction clearance survey, an adequate buffer shall be established around the active nest depending on sensitivity of the species and proximity to project impact areas. Typical buffer distances include up to 300-feet for passerines and up to 500-feet for raptors but can be reduced as deemed appropriate by a monitoring biologist. On site construction monitoring may also be required to ensure that no direct or indirect impacts occur to the active nest. Project activities may encroach into the buffer only at the discretion of the monitoring biologist. The buffer shall remain in place until the nest is no longer active as determined by the monitoring biologist.

Finding: The County has determined that there are no feasible mitigation measures to reduce impacts related to candidate, sensitive, or special status species, or their habitats, including those in Significant Ecological Areas (SEAs), and sensitive natural communities with implementation of the Project. Based on the Final PEIR and the record of proceedings, the Project would result in significant and unavoidable impacts related to biological resources.

C.4 Cultural Resources

Facts/Effects:

- i. The Project would have a significant and unavoidable impact to historic architectural and/or archaeological resources qualifying as historical resources under CEQA due to structural improvements, demolition/alteration of existing structures, and/or ground disturbing activities (for construction of residential, commercial and mixed-use development) that could, depending on their location, result in direct or indirect adverse changes to the significance of historical resources. Despite implementation of Mitigation Measure 4.5-1, this impact would remain significant and unavoidable (Impact 4.5-1).
- ii. Future projects facilitating land use/zoning changes and policies included in the WSGVAP could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could, depending on their location, result in direct or indirect adverse changes to the significance of historical resources. Future projects would be required to comply with existing federal, State, and local regulations that protect unique archaeological resources and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Any project that involves ground disturbing activities could result in a significant impact to a unique archaeological resource (Impact 4.5-2).
- iii. Future projects facilitating land use/zoning changes and policies included in the WSGVAP could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could, depending on their location, result in direct or indirect adverse changes to the significance of paleontological resources. Future projects would be required to comply with existing federal, State, and local regulations that protect paleontological resources and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Such projects could nonetheless result in significant impacts to unique paleontological resources or sites under CEQA (Impact 4.5-3).
- iv. Future projects facilitating land use/zoning changes and policies included in the WSGVAP could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could, depending on their location, disturb human remains. Future projects would be required to comply with existing federal, State, and local regulations that protect human remains and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Such projects could nonetheless result in significant impacts to human remains under CEQA, including to human remains interred outside of dedicated cemeteries (Impact 4.5-4).

Mitigation: No feasible mitigation measures are available to reduce the impact of Impact 4.5-1. The following mitigation measures are required to reduce Impact 4.5-2, Impact 4.5-3, and Impact 4.5-4 below a level of significance:

Mitigation Measure 4.5-1 Historic Built Resources. Prior to development of any future discretionary project within areas that contain properties more than 45 years old, the project proponent shall retain a qualified architectural historian, defined as meeting the Secretary of the Interior's Professional Qualification Standards for architectural history, to conduct a historic resources assessment including: a records search at the South Central Coastal Information Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project's potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under National and State criteria prior to Los Angeles County's approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, Los Angeles County shall require appropriate mitigation to lessen the impact to the degree feasible.

Mitigation Measure 4.5-2: Archaeological Resources Assessment. Prior to conducting construction activities for future discretionary projects that would involve ground disturbance, the project proponent shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment.

Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. If archaeological monitoring is warranted, the Qualified Archaeologist shall determine the locations and duration of monitoring and reporting requirements. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but

not limited to archaeological resources assessments, Extended Phase I and Phase II reports, and monitoring reports).

Mitigation Measure 4.5-3: Construction Worker Cultural Resources Sensitivity Training. For future discretionary projects with ground disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or its designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

Mitigation Measure 4.5-4: Archaeological Resources Discoveries. In the event archaeological resources are encountered during construction of a project, the project proponent shall cease all activity within 50 feet of the find shall cease. The discovery shall be evaluated for significance by the Qualified Archaeologist. If the Qualified Archaeologist determines that the resource is significant (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure 4.5-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).

Mitigation Measure 4.5-5: Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure 4.5-2 or Mitigation Measure 4.5-4 identifies significant archaeological resources (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.

Mitigation Measure 4.5-6: Curation and Disposition of Cultural Materials. Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of

Native American human remains and associated funerary objects or grave goods (i.e. artifacts associated with human remains) shall be determined by the landowner in consultation with the County and the MLD. The project proponent shall curate all significant historic-period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.

Mitigation Measure 4.5-7: Paleontological Resources Assessment and Monitoring. For future discretionary projects developed under the WSGVAP within the communities of South Monrovia Islands and South San Gabriel that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities.

The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities within units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths within units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods which do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present onsite. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.

Mitigation Measure 4.5-8: Paleontological Resources Sensitivity Training. Prior to the start of ground disturbing activities for future discretionary projects developed under the WSGVAP within the communities of South Monrovia Islands and South San Gabriel, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

Mitigation Measure 4.5-9: Paleontological Discoveries. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for

initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP. Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes.

If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure. Any salvage reports resulting from implementation of this measure shall be filed with the Natural History Museum of Los Angeles County.

Mitigation Measure 4.5-10: Human Remains Discoveries. If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the MLD. The MLD may, with the permission of the land owner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment.

Until the project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices (e.g., the NAHC's *A Professional Guide for the Preservation and Protection of Native American Human Remains and Associated Grave Goods* [NAHC 2022], which reiterates statutory requirements), and that further activities take into account the possibility of multiple burials.

If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Finding: The County has determined that it is impossible to know if future development implemented under the Project would avoid substantial adverse impacts on historical resources without project-specific information at this time. Therefore, even with implementation of Mitigation Measure 4.5-1, impacts would be significant and unavoidable. Based on the Final PEIR and the record of proceedings, the Project would result in significant and unavoidable impacts related to historic resources.

C.5 Noise

Facts/Effects:

- i. The Project would have a significant and unavoidable impact relating to construction noise levels in excess of standards. Despite implementation of Mitigation Measures 4.13-1 and 4.13-2, this impact would remain significant and unavoidable (Impact 4.13-1).
- ii. Construction activities for future projects facilitated by adoption of the WSGVAP could result in significant construction groundborne vibration and groundborne noise levels in excess of standards and result in a significant and unavoidable impact. Despite implementation of Mitigation Measure 4.13-3, this impact would remain significant and unavoidable during construction (Impact 4.13-2).
- iii. Implementation of the proposed WSGVAP would not expose people residing or working in the project area to excessive noise levels, and thus this impact would be less than significant and no mitigation is required (Impact NOI-3).

Mitigation: No feasible mitigation measures are available to reduce the impact of Impact 4.13-1 and Impact 4.13-2 to a less than significant level. The following mitigation measures are required to reduce the severity of Impact 4.13-1 and Impact 4.13-2, but they would remain significant and unavoidable:

Mitigation Measure 4.13-1: Commercial/Industrial/Accessory Commercial Unit (ACU) Operational Noise. Prior to issuance of a building permit for any future commercial, industrial, mixed-use, or ACU development projects within the WSGV Planning Area that are located within 500 feet of sensitive receptors, project applicant shall submit a noise mitigation plan to Department of Public Health (DPH) for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for DPH to make a determination of whether the project will be in compliance with all applicable County Noise standards and regulations. At minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by DPH shall be incorporated into the project building plans and be implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install permanent noise-occluding shrouds or screens on operating equipment.
- Maintain all equipment and noise control features in accordance with the manufacturer's specifications.
- Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features.
- Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible.

- Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s).

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes operational noise standards for commercial, industrial, mixed-use, or ACU development projects within the WSGV Planning Area.

Mitigation Measure 4.13-2: Construction Noise. Applicants for future development projects pursuant to implementation of the WSGVAP that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to DPH for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County of Los Angeles Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.
- Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT).
- Limit non-essential idling of construction equipment to no more than five minutes per hour.

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensures project construction noise compliance with the County of Los Angeles Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the WSGV Planning Area.

Mitigation Measure 4.13-3: Construction Vibration. For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the WSGV Planning Area, project applicant shall submit a vibration impact evaluation to DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS or 0.04 inches per second PPV vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction.

Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:

- Jackhammer: 23 feet.
- Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet.
- Roller (for site ground compaction or paving): 75 feet.
- Impact pile-driving: 280 feet.

This mitigation measure shall not apply and is superseded once a Countywide groundborne vibration ordinance goes into effect that establishes construction groundborne vibration standards for vibration-reduction measures that ensures project construction groundborne vibration compliance with the applicable County of Los Angeles standard for development projects within the WSGV Planning Area.

Finding: The County has determined that there are no feasible mitigation measures to reduce impacts to a less than significant level related to noise and vibration with implementation of the Project. Based on the Final PEIR and the record of proceedings, the Project would result in significant and unavoidable impacts related to noise and vibration.

C.6 Transportation

Facts/Effects:

- i. The Project would be consistent with all applicable plans and programs related to transportation (Impact 4.17-1).
- ii. The Project would result in a potentially significant VMT impact. Although VMT per capita would be reduced as a result of the Project, with Mitigation Measures 4.17-1 and 4.17-2, the impact related to VMT per service population will remain significant and unavoidable (Impact 4.17-2).
- iii. The Project would not result in hazards due to design features or incompatible uses (Impact 4.17-3).
- iv. The Project would facilitate the consideration of the needs for emergency access in transportation planning during buildout (Impact 4.17-4).

Mitigation: No feasible mitigation measures are available to fully reduce the impact of Impact 4.17-2. The following mitigation measures are required to reduce the severity of Impact 4.17-2, but the impact would remain significant and unavoidable:

Mitigation Measure 4.17-1: VMT Reduction Projects. The County will work with State, regional, and local agencies to reduce regional VMT. Land use policies in the WSGVAP to improve and/or expand transit service, bicycle and pedestrian facilities, and transportation projects will help the region to achieve the projected decreases in regional VMT. The County will also collaborate with State and other agencies to explore the feasibility of new programs for reducing VMT, such as VMT fees.

Mitigation Measure 4.17-2: TDM Strategies. Implementation of TDM strategies, where feasible and necessary based on project- and site-specific considerations, may include but are not limited to those identified below:

1. Commute Trip Reduction Marketing
2. Ridesharing Programs
3. Subsidized or Discounted Transit Program
4. En-of-Trip Bicycle Facilities
5. Employer-Sponsored Vanpool
6. Limit Residential Parking Supply
7. Unbundle Residential Parking Costs from Property Cost

8. Extend Transit Network Coverage or Hours
9. Increase Transit Service Frequency
10. Implement Transit-Supportive Roadway Treatments
11. Provide Bus Rapid Transit

Finding: The County has determined that there are no feasible mitigation measures to fully reduce impacts related to VMT with implementation of the Project. Based on the Final PEIR and the record of proceedings, the Project would result in significant and unavoidable impacts related to transportation.

D. Cumulative Impacts

As indicated previously, the Final PEIR addresses the direct, indirect, and cumulative environmental effects of construction and operation activities associated with the Project. The Draft PEIR provides a detailed cumulative analysis, and this section provides the Findings relative to the cumulative environmental impacts that would result from implementation of the Project.

Cumulative Impacts Found to Be Less than Significant:

1. Agriculture and Forestry Resources
2. Energy
3. Geology and Soils
4. Greenhouse Gas Emissions
5. Hazards and Hazardous Materials
6. Hydrology and Water Quality
7. Land Use and Planning
8. Mineral Resources
9. Population and Housing
10. Public Services
11. Recreation
12. Utilities and Service Systems
13. Wildfire

Cumulative Impacts Found to Be Less than Significant with Mitigation:

14. Tribal Cultural Resources

Cumulative Impacts Found to Be Significant and Unavoidable:

15. Aesthetics
16. Air Quality
17. Biological Resources
18. Cultural Resources

- 19. Noise
- 20. Transportation

D.1 Agriculture and Forestry Resources

Facts/Effects:

- i. The Project's less-than-significant incremental contribution would not be cumulatively considerable when considered together with the incremental impacts of other cumulative projects because projects developed under the WSGVAP would not be located on parcels used or designated for agricultural or forestry uses, and site-specific discretionary environmental and permitting processes would address potential significant impacts. As a result, the WSGVAP would make a less than cumulatively considerable contribution (Impact 4.2-5).
- ii. No significant cumulative condition exists with respect to conflicts with zoning for forest land. Therefore, no significant cumulative impact exists to which the WSGVAP could contribute, and no cumulative impact would occur (Impact 4.2-6).
- iii. As mentioned in Impact 4.2-6, it is unlikely that throughout the county, there is a significant cumulative condition with regard to the conversion of forest land and the Project includes measures intended to protect and conserve forestland. There is no significant cumulative condition to which the Project could contribute and no cumulative impact (Impact 4.2-7).
- iv. The WSGVAP includes policies to protect open space, agricultural lands, and forest lands to ensure that future development protects and conserves those areas. Therefore, the Project would have a less than significant cumulative impact related to changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use (Impact 4.2-8).

Mitigation: No mitigation measures are required to reduce cumulative agriculture and forestry resources impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to agriculture and forestry resources.

D.2 Energy

Facts/Effects:

- i. Development under the proposed Project would be required to incorporate energy conservation features to comply with applicable mandatory regulations including CALGreen Code and state energy standards under Title 24. Therefore, the impact with respect to electricity and natural gas consumption from new development under the Project would be less than cumulatively considerable.
- ii. Development under the proposed Project would be required to demonstrate consistency with federal and state fuel efficiency goals and incorporate mitigation measures as required under CEQA. Siting land use development projects at infill sites is consistent with the state's overall goals to reduce VMT pursuant to SB 375, and VMT per capita would decrease compared to existing conditions. Therefore, the impact of development anticipated by the Project would be less than cumulatively considerable with respect to transportation energy (Impact 4.6-3).
- iii. Development under the proposed Project would be required to comply with the RPS, California Integrated Energy Policy Plan, Title 24 Building Energy Efficiency Standards, Connect SoCal 2024,

OurCounty Los Angeles Countywide Sustainability Plan, or the County's 2045 CAP. Other cumulative projects would also have to comply with the goals and policies of these plans. Therefore, the impact on the implementation of a state or local plan for renewable energy or energy efficiency would be less than cumulatively considerable (Impact 4.6-4).

Mitigation: No mitigation measures are required to reduce cumulative energy impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to energy.

D.3 Geology and Soils

Facts/Effects:

- i. The majority of impacts from geologic hazards, such as surface fault rupture, seismically induced ground shaking, liquefaction, lateral spreading, landslides, subsidence, and expansive soils, are site-specific and are therefore generally mitigated on a project-by-project basis and do not combine with other projects resulting in a cumulative impact. All future project would need to adhere to required building engineering design, the most recent version of the CBC, and would incorporate individual mitigation or geotechnical requirements for site-specific geologic hazards present on each individual cumulative project site, as needed. Therefore, a cumulative impact related to site-specific geologic hazards would not occur and the Project's incremental contribution to impacts associated with geologic hazards would not be cumulatively considerable (Impact 4.7-7).
- ii. For cumulative projects disturbing more than one acre of ground surface, the Construction General Permit requires the preparation and implementation of a SWPPP that would include erosion control and sediment control BMPs, such as sandbags, straw wattles, and covering of soil stockpiles, which would ensure that soil erosion and loss of topsoil on the construction site would be minimized. Cumulative project sites that disturb less than one acre of ground surface would be required to implement, at a minimum, the BMPs identified in the Los Angeles County MS4 Permit, which includes erosion control and sediment control strategies for small construction sites. Therefore, the Project's incremental contribution to impacts related to soil erosion and loss of topsoil would not be cumulatively considerable (Impact 4.7-8).
- iii. Potential cumulative impacts on geology and soils would result from projects that combine to create geologic hazards. The majority of impacts from geologic hazards, including unstable soils, are site-specific and are therefore generally mitigated on a project-by-project basis and do not combine with other projects resulting in a cumulative impact. Therefore, the Project's incremental contribution to impacts related to unstable soils would not be cumulatively considerable (Impact 4.7-9).
- iv. The majority of impacts from geologic hazards, including unstable soils, are site-specific and are therefore generally mitigated on a project-by-project basis and do not combine with other projects resulting in a cumulative impact. Therefore, the Project's incremental contribution to impacts related to expansive soils would not be cumulatively considerable (Impact 4.7-10).
- v. Similar to the Project, other closely related past, present, and reasonably foreseeable probable future projects include connections to the sanitary sewer system and would not use onsite or alternative wastewater treatment systems. If a future project were to include use of alternative wastewater treatment system, those projects would be subject to the same State and County permitting requirements, which would ensure impacts are less than significant. As a result, there is no significant

cumulative impact related to septic and alternative sanitary sewer or wastewater systems and thus, the Project would not contribute to cumulative impact associated with wastewater systems (Impact 4.7-11).

- vi. As required for all developments within Hillside Management Areas (HMAs), unless exempted under the HMA Ordinance provisions, conformance with the County's HMA Ordinance and the General Plan goals and policies would ensure compliance with Hillside Design Guidelines. Since the Project and cumulative development would be required to comply with these requirements, no significant cumulative effect would occur. Cumulative impacts are considered less than significant (Impact 4.7-12).

Mitigation: No mitigation measures are required to reduce cumulative geological impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to geology and soils.

D.4 Greenhouse Gas Emissions

Facts/Effects:

- i. Currently, there are no adopted CARB, SCAQMD, or County significance thresholds or specific numeric reduction targets applicable to the WSGVAP, and no approved policy or guidance to assist in determining significance at the cumulative level. Additionally, there is currently no generally accepted methodology to determine whether GHG emissions associated with a specific project represent new emissions or existing, displaced emissions. Therefore, consistent with CEQA Guidelines Section 15064(h)(3), the County, as lead agency, has determined that the WSGVAP's contribution to cumulative GHG emissions and global climate change would be less than significant if the WSGVAP is consistent with the strategies, measures, and actions of applicable regulatory plans and policies to reduce GHG emissions: 2022 Scoping Plan, SCAG's Connect SoCal 2024, and the 2045 CAP. Given that the Project would not conflict with the strategies, measures, and actions of applicable GHG reduction plans, policies, and regulations, emissions associated with future development facilitated by adoption of the WSGVAP would be less than significant on a cumulative basis (Impact 4.8-3 and Impact 4.8-4)

Mitigation: No mitigation measures are required to reduce cumulative greenhouse gas emissions impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to greenhouse gas emissions.

D.5 Hazards and Hazardous Materials

Facts/Effects:

- i. Future projects developed under the WSGVAP would be required to comply with all requirements and regulations set forth by the County, USEPA, OSHA, USDOT, DTSC, Caltrans, CHP, Los Angeles County CUPA, and SCAQMD related to the transport, use, and disposal of hazardous materials. Cumulative projects would also be subject to the requirements and regulations set forth by the County, USEPA, OSHA, USDOT, DTSC, Caltrans, CHP, Los Angeles County CUPA, and SCAQMD related to the transport, use, and disposal of hazardous materials. Accordingly, cumulative development would not result in physical changes that would result in a significant environmental effect. Cumulative projects

would also be required to implement a SWPPP and comply with the CCR during construction, site grading, excavation operations, and building demolition. For these reasons, the Project in conjunction with cumulative projects would have a less than significant cumulative effect (Impact 4.9-8).

- ii. Future development associated with implementation of the WSGVAP would involve the transportation, storage, use, or disposal of a variety of hazardous materials, including batteries, hydraulic fluid, diesel fuel, gasoline, grease, lubricants, paints, solvents, and adhesives. Compliance with applicable federal, state, and local laws and regulations would ensure that impacts related to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions would be less than significant. Therefore, the Project's contribution to cumulative impacts would be considered less than significant (Impact 4.9-9).
- iii. The potential exists for the routine transport of hazardous materials and waste to result in the release of hazardous materials from an accident near a school site or the release of contamination near a school site resulting from the development of a site that has been previously contaminated, which could result in a potentially significant cumulative impact. However, compliance with existing federal, State, and local regulations related to the transport, use, and disposal of hazardous materials mentioned above in Impacts 4.9-1 and 4.9-2 would reduce potential Project and cumulative impacts related to handling hazardous materials and waste near a school to a less than significant level. Therefore, the Project's contribution to this cumulative impact would not be cumulatively considerable (Impact 4.9-10).
- iv. Should any hazardous materials be inadvertently encountered during construction activities from cumulative development, the handling, transportation, and disposal of hazardous materials would be required to comply with the requirements and regulations set forth by the County, USEPA, OSHA, USDOT, DTSC, Caltrans, CHP, Los Angeles County CUPA, and SCAQMD. In reviewing individual cumulative project applications, local jurisdictions in the area would determine which regulations and general plan policies apply, depending on the specific characteristics of the project type and/or project site during the development review process. Therefore, the Project's contribution to this cumulative impact would not be cumulatively considerable (Impact 4.9-11).
- v. All cumulative development would be required to comply with the all applicable FAA and ALUCP requirements and would be required to demonstrate consistency with the applicable General Plan goals and policies. Compliance with these regulations would ensure that the Project in conjunction with cumulative projects would result in less-than-significant cumulative impacts related to airport safety or noise hazards (Impact 4.9-12).
- vi. All new projects would be subject to the same federal, State, and local traffic regulations, which would ensure the cumulative impact related to emergency response or evacuation plans would be less than significant (Impact 4.9-13).
- vii. Compliance with the provisions of the CFC and the CBC as well as consistency with the goals and policies of the WSGVAP and General Plan policies would ensure that cumulative impacts related to exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires would be less than significant. For this reason, the contribution of the Project to this impact would not be cumulatively considerable. Therefore, cumulative impacts related to wildland fire hazards are considered less than significant (Impact 4.9-14).

Mitigation: No mitigation measures are required to reduce cumulative hazards and hazardous materials impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to hazards and hazardous materials.

D.6 Hydrology and Water Quality

Facts/Effects:

- i. Cumulative development would be required to adhere to regulations such as the Construction General Permit, the MS4 NPDES Permit and the County LID Standards Manual. Compliance with these regulations would require the implementation of BMPs to ensure surface and groundwater quality. Therefore, the Project's contribution to cumulative impacts would be less than cumulatively considerable with regulatory compliance (Impact 4.10-9).
- ii. The water rights of each water purveyor that has rights to groundwater from the San Gabriel Valley and Raymond basins are limited based on the adjudication that established the pumping rights for each purveyor. Compliance with the set pumping rights would eliminate the potential for the water agencies that will serve cumulative development growth to substantially impact the groundwater aquifers. Therefore, cumulative development would result in less-than-significant impacts on groundwater from the San Gabriel Valley and Raymond groundwater basins, and the Project's incremental contribution would not be cumulatively considerable (Impact 4.10-10).
- iii. Cumulative development would be required to comply with all pertinent regulations, such as the Construction General Permit, County LID Standards Manual, and the MS4 NPDES permit. Compliance with these regulations would require the implementation of BMPs to ensure stormwater runoff and flood hazards would be minimized. Therefore, the Project's contribution to cumulative impacts would not be cumulatively considerable with regulatory compliance and BMP implementation (Impact 4.10-11).
- iv. The land use and zoning modifications proposed under the WSGVAP would not occur within these mapped 100- and 500-year flood zones and as such, future development under the Area Plan would not occur within a mapped flood zone. As such, the Project's contribution to impact related to flood hazards would not be cumulatively considerable (Impact 4.10-12).
- v. Cumulative development would be required to adhere to regulations such as the Construction General Permit, the MS4 NPDES Permit and the County LID Standards Manual. Compliance with these regulations would require the implementation of BMPs to ensure surface and groundwater quality. Therefore, the Project's contribution to cumulative impacts would be less than cumulatively considerable with regulatory compliance and implementation of BMPs (Impact 4.10-13).
- vi. If future projects developed under the WSGVAP proposed to use onsite wastewater treatment systems, regulatory and permitting requirements would ensure impacts would be less than significant. Therefore, the Project's contribution to cumulative impacts would be less than cumulatively considerable (Impact 4.10-14).
- vii. Any future development or facility that would require the use or storage of hazardous materials (or other pollutants) would be required to prepare and implement a HMBP, SWPPP, and a SPCC Plan. Compliance with these plans would ensure that any hazardous materials on-site are properly contained to prevent accidental release. In addition, the County General Plan and the WSGVAP discourage development in flood hazard zones, floodplains, or flood prone areas. Therefore, the Project's incremental impacts are considered in combination with the incremental impacts of past, present, and reasonably foreseeable future projects, its incremental contribution to the risk of release of pollutants due to inundation would not be cumulatively considerable (Impact 4.10-15).
- viii. No GSP has been prepared for the San Gabriel Valley or Raymond groundwater basins. Since groundwater withdrawals are limited based on the adjudication, compliance with the judgments that set pumping rights would eliminate the potential for the water agencies that serve the WSGV Planning Area to substantially impact the groundwater aquifer. Therefore, the Project's incremental contribution would not be cumulatively considerable (Impact 4.10-16).

Mitigation: No mitigation measures are required to reduce cumulative hydrology and water quality impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to hydrology and water quality.

D.7 Land Use and Planning

Facts/Effects:

- i. Impacts related to the division of an established community are generally site-specific, meaning that cumulative development projects outside of the WSGV Planning Area would be unlikely to contribute to a cumulative impact related to division of an established community through construction of roadway, structures, or other transportation facilities within the Plan Area. Similarly, buildout associated with the Project would not contribute to a cumulative impact related to division of established communities within the County (Impact 4.11-4).
- ii. Cumulative development projects, like the proposed WSGVAP, would be subject to CEQA, as appropriate, and would be required to demonstrate consistency with applicable planning documents, such as the County's General Plan, general plans prepared by nearby cities, and regional plans, such as the Connect SoCal 2024, 2045 CAP, 2023 ATSP, Our County, and Step-by-Step plans. The WSGVAP in combination with other cumulative growth in unincorporated areas of the County would contribute to a less than significant cumulative impact related to conflicts with the General Plan or other regional and use plans adopted to avoid or mitigate environmental impacts (Impact 4.11-5).
- iii. Any cumulative development projects proposed within HMAs in unincorporated areas of the County would be subject to the County's HMA Ordinance and Hillside Design Guidelines, which implement the policies of the General Plan by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. All cumulative projects within HMAs would be subject to the same local development standards as future projects developed under the WSGVAP in HMAs, including those identified in the County Code. Cumulative impacts would be less than significant (Impact 4.11-6).

Mitigation: No mitigation measures are required to reduce cumulative land use and planning impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to land use and planning.

D.8 Mineral Resources

Facts/Effects:

- i. Future development under the WSGVAP would not preclude access to mineral resources, including aggregate or oil and gas resources, within the WSGV Planning Area. Therefore, the Project would not result in the loss of a regionally or locally important mineral resources. Furthermore, the WSGVAP does not propose growth within areas developed for mineral resource extraction. Therefore, the Project would not contribute to a cumulatively considerable impact related to the loss of availability of mineral resources (Impact 4.12-3 and Impact 4.12-4).

Mitigation: No mitigation measures are required to reduce cumulative mineral resource impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to mineral resources.

D.9 Population and Housing

Facts/Effects:

- i. Future development, including growth anticipated under the proposed Project, would not result in the displacement of substantial numbers of existing people or housing as future development would be required to comply with planning documents, such as the Los Angeles County General Plan, general plans prepared by nearby cities, and regional plans, such as the WSGVAP, SCAG's Regional Comprehensive Plan, and the SCAG RTP/SCS. The Project in combination with other cumulative growth in Los Angeles County would contribute to a less than significant cumulative-induced population increase (Impact 4.14-3 and Impact 4.14-4).

Mitigation: No mitigation measures are required to reduce cumulative population and housing impacts below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to population and housing.

D.10 Public Services

Facts/Effects:

- i. Development of future projects under the WSGVAP in combination with other cumulative projects throughout the County may result in the need for increased staffing for existing facilities, additional fire protection facilities, and relocation of present fire protection facilities. Operational funding for LACoFD and other fire departments serving related cumulative projects in adjacent areas comes from a variety of sources, including property taxes, sales taxes, user taxes, vehicle license fees, and deed transfer fees. These funds are allocated annually in a manner designed to provide for adequate staffing levels and facilities to serve future developments throughout Los Angeles County. All future projects developed under the WSGVAP would be required to pay all applicable developer fees and comply with relevant federal, State, and local laws and regulations to minimize impacts related to fire protection services. Therefore, the Project's incremental contribution to impacts on fire protection services would not be cumulatively considerable (Impact 4.15-2 (i)).
- ii. Cumulative development in the County would incrementally increase the demand for law enforcement services to serve new population and development. Operational funding for LASD and other police departments serving related projects in adjacent areas comes from a variety of sources, including property taxes, sales taxes, user taxes, vehicle license fees, and deed transfer fees. All future projects developed under the WSGVAP would be required to pay all applicable developer fees and comply with relevant federal, State, and local laws and regulations to minimize impacts related to Sheriff's services. Therefore, the Project's incremental contribution to impacts on Sheriff services would not be cumulatively considerable (Impact 4.15-2 (ii)).

- iii. Cumulative development in the County would incrementally increase the demand on the various school districts within the County in order to serve new population and development. However, State law requires residential development projects to pay established school impact fees in accordance with Sections 65995 and 66000 of the California Government Code prior to the issuance of a building permit. Therefore, the fees authorized for collection this section are conclusively deemed full and adequate mitigation of impacts on school district facilities. Therefore, the Project's incremental contribution to impacts on school services would not be cumulatively considerable (Impact 4.15-2 (iii)).
- iv. The Project's contribution to a cumulative impact with respect to the overuse and degradation of existing park facilities and the construction or expansion of additional parks and recreation facilities are considered in Section 4.14, Recreation (Impact 4.15-2 (iv)).
- v. When the Project's incremental impacts are considered in combination with the incremental impacts of past, present, and reasonably foreseeable future projects, the Project's incremental contribution to library services would be cumulatively considerable. However, the Project would cause a potential significant impact that could be avoided/reduced to less than significant with the incorporation of the library facilities mitigation fee. Present and future projects would be required to pay a fee to reduce the impacts that new development will have on the library system by funding the expansion of library facilities. Since the Project would not induce regional population growth beyond SCAG projections, the demand for libraries would be consistent with regional demand projections and would not increase the cumulative demand compared to current projections. The library facilities fee would mitigate cumulative impacts on the Los Angeles County Library system. As a result, the Project's contribution to cumulative demands for libraries would not be considerable (Impact 4.15-2 (v)).

Mitigation: No mitigation measures are required to reduce cumulative impacts to public services.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to public services.

D.11 Recreation

Facts/Effects:

- i. Adherence to existing regulations, General Plan policies, WSGVAP policies, Implementation Programs, and strategies and guidance from the DPR 2016 PNA and 2022 PNA+ Final Reports would ensure that the funding for parkland acquisition and park development, operation, and maintenance would be proportional to increases in population pursuant to the Quimby Act, additional funding mechanisms including, Prop A and Measure A, and collaboration with other agencies, school districts, and organizations, and cumulative impacts would be less than significant (Impact 4.16-4).
- ii. The majority of cumulative projects for the construction or expansion of these facilities would be discretionary and would be required to demonstrate compliance with CEQA prior to project approval; existing federal, state, and local regulations, would mitigate potential adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and trails. Therefore, the Project would not result in a cumulatively considerable contribution to a significant cumulative impact associated with construction recreational facilities (Impact 4.16-5).
- iii. The Project is not anticipated to have a significant impact on regional trail connectivity, it would not contribute to a cumulative impact on regional trail connectivity. Therefore, the Project would not result in a cumulatively considerable contribution to a significant cumulative impact associated with interference with regional trail connectivity (Impact 4.16-6).

Mitigation: No mitigation measures are required to reduce cumulative impacts to recreation below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to recreation.

D.12 Utility and Service Systems

Facts/Effects:

- i. While adoption of the WSGVAP would increase land use and zoning densities and development intensity, which could result in population growth, this projected growth under the WSGVAP would be consistent with the anticipated growth accounted for in the County's adopted Housing Element and slightly larger than the Southern California Association of Governments' (SCAG's) population growth forecast for the region through the buildout horizon of 2045. However, the difference in growth between SCAG's forecasts and the WSGVAP would be approximately 1.5 percent, which is not considered substantial; therefore, the anticipated growth under the WSGVAP is considered generally consistent with SCAG's regional population forecasts. Therefore, the increased demand on utilities associated with the projected growth under the WSGVAP would be accounted for in the utility providers service plans. As such, implementation of the WSGVAP would not cause or contribute a cumulatively considerable contribution to a significant cumulative impact relating to the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities (Impact 4.19-6).
- ii. Cumulative water demands could exceed planned levels of supply, which could potentially require building new water treatment facilities or expanding existing facilities beyond what is currently planned for in existing capital improvement plans for water infrastructure and facilities. As discussed above, construction and installation of new conveyance and distribution infrastructure would be the responsibility of MWD and the County. The MWD and the County's water suppliers would also be responsible to plan, design and construct these new water supply facilities, and would also be subject to individual CEQA review and clearance to determine whether any would have significant environmental impacts. Therefore, the Project's incremental contribution to impacts would not be cumulatively considerable (Impact 4.19-7).
- iii. The County has the capacity to treat wastewater from cumulative projects at existing wastewater treatment plants and additional policies and goals outlined in the General Plan will ensure that future projects do not exceed the combined capacity of wastewater treatment plants in Los Angeles County. Given that the Project would not induce regional population growth beyond SCAG projections, regional wastewater treatment facilities would accommodate the local increases without increasing overall regional demand projections. As a result, the Project's contribution to cumulative demands for utilities would not be considerable (Impact 4.19-8).
- iv. Solid waste generated by the buildout of the WSGVAP would not exceed State or local standards, or exceed the capacity of the County's landfills, or otherwise impair the attainment of solid waste reduction goals. Additionally, future projects developed under the WSGVAP in combination with other cumulative projects would be required to comply with AB 939, which requires the County to construct new solid waste infrastructure if its capacity will be exhausted in 15 years. Therefore, cumulative impacts related to generation of solid waste are considered less than significant (Impact 4.19-9).
- v. Disposal of solid waste generated by cumulative development as well as the Project would be subject to the requirements set forth in AB 939, AB 341, and the policies in the Los Angeles County Integrated Waste Management Plan. Moreover, the majority of future cumulative projects would be required to

comply with the applicable federal, State, and local laws and regulations, which would require diversion of 80 percent of solid waste generated in the unincorporated county areas from landfills by 2025; 90 percent by 2035; and 95 percent or more by 2045. Furthermore, the County is committed to maintaining 15 years' worth of identified disposal capacity in conformance with AB 939. As such, implementation of the WSGVAP in combination with other cumulative projects would comply with applicable regulations related to management and reduction of solid waste. As a result, the Project's contribution to cumulative impacts would not be cumulatively considerable (Impact 4.19-10).

Mitigation: No mitigation measures are required to reduce cumulative impacts to utilities and service systems below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to utilities and service systems.

D.13 Wildfire

Facts/Effects:

- i. The WSGVAP and all other cumulative projects in the County are subject to a number of emergency response plans, most notably the County's OAERP and All-Hazard Mitigation Plan, which provides guidance for the County's response to emergency situations, including wildfire and emergency evacuation. The WSGVAP and all other cumulative projects in the County are also subject to compliance with the numerous federal, State, and County laws, regulations, polices, and development standards adopted to ensure new adequate access for emergency response and evacuation. Regulatory compliance would ensure that implementation of the WSGVAP would not combine with potential cumulative projects and result in a significant cumulative impact related to impairment of an adopted emergency response plan or emergency evacuation plan (Impact 4.20-5).
- ii. Compliance with all applicable federal, State, and local laws and regulations would require the Project and all cumulative projects to adhere with requirements relating to emergency planning and preparedness, fire service features, building services and systems, access requirements, water supply, fire and smoke protection features, building materials, construction requirements, defensible space and vegetation management, and specific requirements for specialized uses involving flammable and hazardous materials. Therefore, impacts associated with accidental ignitions and would also reduce impacts associated with wildfires encroaching onto sites from adjacent areas. Therefore, a cumulatively significant effect would not occur (Impact 4.20-6).
- iii. Any new development within Los Angeles County, including unincorporated areas, would be subject to Title 32 of the County Code. Compliance with the County Fire Code would ensure that any new development would have adequate access for emergency vehicles and personnel, and adequate water and pressure to meet flow standards. Compliance with the County Fire Code would also ensure that any developments located within VHFHSZs, including associated infrastructure improvements, would be properly designed, constructed, and inspected prior to and during occupancy. In this regard, future fire risks would be addressed at the design and construction stage of a given project before potential impacts could result. Infrastructure included with future cumulative projects, including those proposed under the WSGVAP, would be evaluated as part of the CEQA project-level review, which would identify any potentially significant impacts and mitigation requirements to address those impacts. As such, cumulative impacts associated with the provision and maintenance of new infrastructure to serve future proposed development is considered less than significant (Impact 4.20-7).
- iv. All future cumulative projects, including those proposed under the WSGVAP, would be required to comply with all applicable federal, State, and local laws and regulations, including but not limited to

the NPDES permits and SWPPP, CBC, County Building Code, County LID Ordinance. In addition, any development proposed in these areas would be subject to engineering and permit review as part of the County approval process, and potential constraints associated with upslope areas or other factors would be evaluated at the time of application and appropriate design standards implemented prior to issuance of building permits. Based on these considerations, the effect of implementation of the Project in combination with other cumulative projects would not create a cumulatively considerable effect (Impact 4.20-8).

Mitigation: No mitigation measures are required to reduce cumulative impacts to wildfire below a level of significance.

Finding: The County finds that the Final PEIR and the record of proceedings contain substantial evidence establishing that the Project will not result in significant cumulative effects on the environment with respect to wildfire.

D.14 Tribal Cultural Resources

Facts/Effects:

- i. All future projects developed under the WSGVAP would be required to comply with all regulatory requirements as well as implement Mitigation Measure 4.18-1, which would require tribal consultation to ensure tribal cultural resources are properly identified. In addition, all future projects developed under the WSGVAP requiring discretionary approval would be required to undergo subsequent project-level planning and environmental review in accordance with CEQA. These projects would similarly require compliance with the provisions of AB 52 and SB 18 (as applicable) and that project-specific mitigation measures are identified to reduce impacts on these resources, as prescribed in Mitigation Measure 4.18-1. All of the tribes identified on the County's tribal consultation lists would be contacted on a project-by-project basis as projects are proposed under the WSGVAP, including the FTBMI and the Kizh Nation, to ensure tribal consultation and project-specific mitigation measures are incorporated into the planning and environmental review process of each discretionary project proposed under the WSGVAP. Therefore, the Project's contribution to this potentially significant cumulative impact would not be cumulatively considerable (Impact 4.18-2).

Mitigation: Implementation of Mitigation Measure 4.18-1 is required to reduce impacts below a level of significance.

Finding: The County finds that changes or alterations have been required in, or incorporated into, the Project would help to reduce the severity of the cumulative impact to tribal cultural resources.

D.15 Aesthetics

Facts/Effects:

- i. Notwithstanding compliance with objective and quantitative County policies and standards and the adoption of General Plan and zoning amendments as part of the WSGVAP, the extent of physical change that could occur in many areas under the Project would result in a considerable contribution to the significant cumulative impact on scenic vistas. Given the Project's plan for higher density development than currently exists in the Plan Area, no feasible mitigation measures are available to reduce this significant or unavoidable impact (Impact 4.1-6).
- ii. The implementation of policies included in the Project and the County's General Plan that would guide the design of future development in these areas, would be anticipated to lessen this effect to the extent

that such development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the WSGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails. For this reason, development that would occur pursuant to the Project would be anticipated to have a less-than-cumulatively-considerable impact on the significant cumulative impact to views from regional riding, hiking, or multi-use trails (Impact 4.1-7).

- iii. The proposed changes within the WSGVAP would not be visible from the currently designated portion of SR-2. I-210 is identified by Caltrans as eligible for designation as a state scenic highway, and this segment passes through La Crescenta-Montrose. Proposed land use zoning modifications in La Crescenta-Montrose primarily consist of areas being designated for mixed use development along Foothill Boulevard. Due to intervening topography and soundwalls along the I-210, future development along Foothill Boulevard would not be visible from this portion of the I-210. For this reason, implementation of the Project is not anticipated to substantially damage scenic resources within a state scenic highway, and its contribution to a potentially significant cumulative impact to scenic resources would be less-than-cumulatively considerable (Impact 4.1-8).
- iv. New developments of increased density, greater scale, and increased building heights than what currently exists in many areas could result in potentially adverse effects to visual character and the quality of public views. While policies of the WSGVAP would guide future development to be visually compatible with the existing visual characteristics of the WSGV community where development would occur, the extent of physical change and the associated alteration to the existing landscape, including potential obstruction of public views, would still be considered substantial. Given that the WSGVAP together with cumulative developments could result in higher density development than what currently exists in the Plan Area, no feasible mitigation is available to reduce this impact. Therefore, cumulative impacts are considered significant and unavoidable. (Impact 4.1-9).
- v. Anticipated development patterns within the WSGVAP would not preclude other cities and counties within West San Gabriel Valley viewsheds from developing substantial new sources of light or glare. For this reason, there would be a potential cumulatively significant impact related to the creation of new sources of substantial light or glare, which could adversely affect day or nighttime views in the West San Gabriel Valley area. However, with the application of relevant County policies related to the control of sources of light and glare, implementation of the Project would have a less-than-cumulatively-considerable contribution to this potentially significant cumulative impact (Impact 4.1-10).

Mitigation: No feasible mitigation measures are available to reduce the cumulative impact related to aesthetics to a less than significant level.

Finding: The County has determined that no feasible mitigation measures are available to reduce the cumulative impact related to aesthetics to a less than significant level. Based on the Final PEIR and the record of proceedings, the Project would result in a significant and unavoidable cumulative impact related to aesthetics.

D.16 Air Quality

Facts/Effects:

- i. The Project would not conflict with AQMP construction, land use, and transportation strategies that are intended to reduce construction emissions, VMT, and resulting regional mobile source emissions. In addition, construction and operation would not conflict with growth projections as the County continues to coordinate with SCAQMD and SCAG to ensure county-wide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. As such, a cumulatively considerable impact would be less than significant (Impact 4.3-5).

- ii. The cumulative analysis of air quality impacts follows SCAQMD's guidance such that construction or operational project emissions would be considered cumulatively considerable if project-specific emissions exceed an applicable SCAQMD recommended significance threshold. Future development facilitated by adoption of the Project may result in construction or operational emissions that could exceed the SCAQMD significance thresholds. Therefore, the cumulative impact would remain significant and unavoidable (Impact 4.3-6).

Mitigation: No feasible mitigation measures are available to reduce the cumulative impact related to air quality to a less than significant level.

Finding: The County has determined that no feasible mitigation measures are available to reduce the cumulative impact related to air quality to a less than significant level. Based on the Final PEIR and the record of proceedings, the Project would result in a significant and unavoidable cumulative impact related to air quality.

D.17 Biological Resources

Facts/Effects:

- i. Due to the loss of common habitats and diminished resource availability that could occur under buildout of the WSGVAP, impacts to special-status species remain significant at the cumulative level. It is presumed that direct impacts to special-status species and their habitats would be mitigated, as feasible, with other cumulative projects in other regions of the cumulative impacts study area. However, the significant incremental contribution of future individual projects under the WSGVAP, when taken into consideration with the cumulative projects' impacts to special-status species over the span of the buildout of WSGVAP, is cumulatively considerable and are significant and unavoidable (Impact 4.4-8).
- ii. Depending on the location of future projects developed under the WSGVAP, construction and operation could result in significant impacts to riparian and other sensitive natural communities. The significant incremental contribution of future projects under the WSGVAP, when taken into consideration with the cumulative projects' impacts to riparian and other sensitive natural communities over the span of the buildout of the WSGVAP, would be cumulatively considerable. Therefore, cumulative impacts to sensitive natural communities are considered significant and unavoidable (Impact 4.4-9).
- iii. Depending on the location of future WSGVAP projects, construction could result in impacts to state and/or federally protected wetlands or waters, particularly those located in proximity to water bodies. Implementation of Mitigation Measure 4.4-1 would require identification of state and federally protected wetlands and waters, implementation of avoidance and minimization measures, obtaining necessary permits, and compensatory mitigation for projects that would result in the direct removal, filling, or other alteration of protected aquatic resources. Impacts would be less than significant with mitigation. Presuming that impacts to wetlands would be similarly mitigated in other regions of the cumulative impacts study area, cumulative impacts would be less than significant with mitigation (Impact 4.4-10).
- iv. There are no proposed changes to the zoning or land use intensities within oak woodlands or other unique native woodlands that would result habitat loss or conversion. As such, there would be no cumulative impacts to oak woodlands or other unique native woodlands (Impact 4.4-11).
- v. While there are no proposed changes that increase intensities of the existing zoning or land use intensities within regional wildlife linkages or SEAs, future construction could result in impacts to nesting resident and migratory birds such as through disruption of nesting activity due to construction-related noise and direct removal of active nests associated with construction or vegetation removal/disturbance. Implementation of mitigation measure 4.4-2 would avoid and/or minimize

impacts to nesting avian species and active nest at the project level. Thus, the significant incremental contribution of future individual projects under the WSGVAP, when taken into consideration with the cumulative projects' impacts to wildlife movement and corridors over the span of the WSGVAP, is less than significant with mitigation incorporated (Impact 4.4-12).

- vi. Future individual projects implementing the WSGVAP's goals, policies, strategies, and implementation actions would also be consistent with those identified in the General Plan, as well as other local, state, and federal regulations, for the protection of biological resources. Impacts would be less than significant at the WSGVAP level. Similarly, applicable County policies and ordinances pertaining to biological resources protection would be applied to projects within the cumulative impacts study area. Therefore, cumulative impacts would be less than significant (Impact 4.4-13).

Mitigation: No feasible mitigation measures are available to reduce the cumulative impact associated with special-status species and their habitats, and sensitive natural communities. Implementation of Mitigation Measures 4.4-1 and 4.4-2 are required to reduce impacts below a level of significance for impacts related to aquatic, wetland, or riparian habitat, and related to nesting birds.

Finding: The County has determined that no feasible mitigation measures are available to fully reduce the cumulative impact related to biological resources to a less than significant level. Based on the Final PEIR and the record of proceedings, the Project would result in a significant and unavoidable cumulative impact related to biological resources.

D.18 Cultural Resources

Facts/Effects:

- i. The County has a rich prehistoric and historic archaeological record. Because all historical resources are unique and nonrenewable members of finite classes, projects that destroy or alter them could cause or contribute to a significant cumulative impact on historical resources. For these reasons, future cumulative development within the County in combination with future projects developed under the Area Plan could result in a substantial adverse change in the significance of existing and future historical resources. Future projects developed under the WSGVAP that involve ground-disturbance would be required to comply with all applicable federal, State, and local laws and regulations; be subject to subsequent environmental review, which could identify project-specific mitigation measures; and would be required to implement Mitigation Measure 4.5-1 to reduce impacts to historic resources to the greatest extent feasible. However, since the timing and location of these future projects are unknown at this time, it would be speculative to determine if project-specific mitigation measures are feasible and/or are able to reduce significant impacts to a less than significant level. Therefore, the Project's contribution to this potentially significant cumulative impact would be considerable. Cumulative impacts to historic resources are considered significant and unavoidable (Impact 4.5-5).
- ii. Cumulative projects located throughout the County would have the potential to result in a cumulative impact associated with the loss of archaeological resources through the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings such that the significance of a resource would be materially impaired. Even with existing laws and regulations in place designed to protect archaeological resources, individual archaeological resources would still have the potential to be impacted as a result of construction associated with cumulative projects and the Project. Therefore, even with implementation of Mitigation Measures 4.5-2 through 4.5-6, the Project's incremental contribution to cumulative archaeological resource impacts would be cumulatively considerable. Cumulative impacts to archaeological resources are considered significant and unavoidable (Impact 4.5-6).

- iii. Potentially significant cumulative impact to paleontological resources could occur as a result of ground disturbance associated with cumulative project in combination with future projects developed under the WSGVAP. Based on geologic mapping and paleontological sensitivity, future development under the WSGVAP in the South Monrovia Islands and South San Gabriel communities have the potential to impact paleontological resources. However, all future projects in these communities that involve ground disturbance would be required to comply with applicable laws and regulations as well as implement Mitigation Measures 4.5-7 through 4.5-9, which would reduce impacts to paleontological resources to a less-than-significant level. Therefore, the Project's incremental contribution to cumulative archaeological resource impacts would not be cumulatively considerable (Impact 4.5-7).
- iv. Future project developed under the WSGVAP would comply with all applicable federal, State and local laws and regulations associated with the inadvertent discovery and treatment of human remains, including Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. To further ensure impacts to unknown buried human remains would be reduced to the greatest extent feasible, Mitigation Measure 4.5-10 would be implemented by all future projects developed under the WSGVAP that involve ground disturbance. Therefore, regulatory compliance and implementation of Mitigation Measure 4.5-10 would ensure the Project's incremental contribution to cumulative impacts to human remains would not be cumulatively considerable. Cumulative impacts to paleontological resources are considered less-than-significant with mitigation incorporated (Impact 4.5-8).

Mitigation: No feasible mitigation measures are available to fully reduce the cumulative impact associated with historic and archeological resources. Implementation of Mitigation Measures 4.5-1 through 4.5-6 are required to reduce the severity of cumulative impacts, but they would remain significant and unavoidable. Implementation of Mitigation Measures 4.5-1 through 4.5-10 are required to reduce impacts below a level of significance for impacts related paleontological resources and human remains.

Finding: The County has determined that no feasible mitigation measures are available to fully reduce the cumulative impact related to cultural resources to a less than significant level. Based on the Final PEIR and the record of proceedings, the Project would result in a significant and unavoidable cumulative impact related to cultural resources.

D.19 Noise

Facts/Effects:

- i. Determining the exact location and potential noise levels of future construction and operational activities from projects developed under the WSGVAP would be considered speculative at this time. Future projects developed under the WSGVAP would be required to comply with the County's Noise Ordinance. Nonetheless, it is possible that the construction and operation of future projects developed under the WSGVAP and other projects in the vicinity could occur in proximity to each other and sensitive receptors. Since the timing and location of these future projects are unknown at this time, it would be speculative to determine if site-specific or cumulative mitigation measures, including Mitigation Measures 4.13-1 and 4.13-2, are feasible and/or are able to reduce potentially significant impacts to a less-than-significant level. Therefore, cumulative construction and operational impacts would remain significant and unavoidable (Impact 4.13-4).
- ii. Construction and operation of future development facilitated by adoption of the WSGVAP could combine with the incremental vibration impacts of other cumulative projects, which may include truck and bus routes; projects near active railroad tracks (within 200 feet, according to the FTA's vibration screening distances); projects that use construction vehicles or heavy-duty construction equipment typically associated with substantial vibrational impacts (such as pile drivers, jackhammers, impact hammers, and earth compaction tools), or could cause or contribute to a significant impact related to

localized groundborne vibration and/or groundborne noise, and thus, disturb nearby receptors or cause structural damage. Since the timing and location of these future projects are unknown at this time, it would be speculative to determine if site-specific or cumulative mitigation measures, including Mitigation Measure 4.13-3, are feasible and/or are able to reduce potentially significant impacts to a less-than-significant level. Therefore, cumulative construction vibration impacts are considered significant and unavoidable (Impact 4.13-5).

- iii. The WSGV Planning Area is not located within the vicinity of a private airstrip, airport land use plan, or public or public use airport. Since future projects developed under the WSGVAP would result in a less than significant impact, even if other projects were to be developed within the vicinity of an airport, impacts would still be less than significant because future development facilitated by adoption of the WSGVAP would not in construction or operational impact within the vicinity of an airport and would not increase noise impacts. Therefore, cumulative noise impacts would not expose people residing or working in the project area to excessive noise levels in the vicinity of an airport (Impact 4.13-6).

Mitigation: No feasible mitigation measures are available to fully reduce the cumulative impact associated with construction and operational noise and vibration. Implementation of Mitigation Measures 4.13-1 through 4.13-3 are required to reduce the severity of cumulative impacts, but they would remain significant and unavoidable.

Findings: The County has determined that no feasible mitigation measures are available to fully reduce the cumulative impact related to noise to a less than significant level. Based on the Final PEIR and the record of proceedings, the Project would result in a significant and unavoidable cumulative impact related to noise.

D.20 Transportation

Facts/Effects:

- i. The Project would not contribute to a cumulative impact with respect to consistency with programs, plans, policies, and ordinances. Cumulative impacts are considered less than significant (Impact 4.17-5).
- ii. The Project may result in cumulatively considerable significant impacts to VMT per service population, although the cumulative impact of the proposed Area Plan traffic along with other regional growth will be reduced through Mitigation Measures 4.17-1 and 4.17-2, along with regional programs that are the responsibility of other agencies such as cities within the Planning Area and Caltrans. In addition, the goals and policies of the WSGVAP would result in a decrease in VMT per capita by prioritizing transit-oriented development, mixed use development, as well as safe and accessible multimodal transportation circulation improvements. Future plans and programs implemented by cities within the WSGV Planning Area would also be subject to the State and regional policies that encourage or require similar improvements and reductions in VMT per capita and per service population. However, if these programs and policies are not implemented by the agencies with the responsibility to do so, the cumulative transportation and traffic impacts would remain significant and unavoidable. Under these circumstances, the WSGVAP could result in a cumulatively significant traffic impact and as such, are considered significant and unavoidable (Impact 4.17-6).
- iii. The Project would not contribute to a cumulatively considerable impact related to hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (Impact 4.17-7).
- iv. Implementation of the Project would not contribute to a cumulatively considerable impact related to inadequate emergency access. Cumulative impacts are considered less than significant (Impact 4.17-8).

Mitigation: No feasible mitigation measures are available to fully reduce the cumulative impact associated with transportation. Implementation of Mitigation Measures 4.17-1 and 4.17-2 are required to reduce the severity of cumulative impacts, but they would remain significant and unavoidable.

Finding: The County has determined that no feasible mitigation measures are available to fully reduce the cumulative impact related to transportation to a less than significant level. Based on the Final PEIR and the record of proceedings, the Project would result in a significant and unavoidable cumulative impact related to transportation.

3 Evaluation of Alternatives

In accordance with State CEQA Guidelines Section 15126.6(a), an EIR shall describe a range of reasonable 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 significant effects of the project, and evaluate the comparative merits of the alternatives. The Project's objectives are provided above within Section 1.2, *Overview of the Proposed Project*.

State CEQA Guidelines Section 15126.6(b) states that the selection of project alternatives “shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” Because the Project would result in significant and unavoidable environmental impacts after implementation of the mitigation measures, the County considered alternatives to the Project specifically to reduce those impacts. State CEQA Guidelines Section 15126.6(f) further direct that “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.” State CEQA Guidelines Section 15126.6(f) goes on to say that the “range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.”

The PEIR considers a total of six alternatives to the Project. Three alternatives were considered but were not selected for further analysis due to a failure to meet most of the basic Project Objectives, infeasibility, and/or an inability to avoid significant environmental impacts, and in accordance with the criteria established in State CEQA Guidelines Section 15126.6(c). Three alternatives were comprehensively evaluated in the Draft PEIR, including the “no project” alternative, the dispersed growth alternative, and the Housing Element/RHNA only alternative. State CEQA Guidelines Section 15126.6(e)(2) indicates that an analysis of alternatives to a proposed project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR, and that if the “no project” alternative is the environmentally superior alternative, the EIR shall identify another environmentally superior alternative among the remaining alternatives. In general, the environmentally superior alternative is the alternative with the least adverse impacts on the environment.

The alternatives considered or evaluated in the Draft PEIR include:

- Alternative Location/Alternative Sites (rejected from further consideration in the Draft PEIR)
- Reduced Development (rejected from further consideration in the Draft PEIR)
- Reduced Vehicle Miles Traveled (VMT) Alternative

- No Project Alternative (evaluated in detail in the Draft PEIR)
- Dispersed Growth Alternative (evaluated in detail in the Draft PEIR)
- Housing Element/RHNA Only Alternative (evaluated in detail in the Draft PEIR).

The impacts of each of alternative evaluated in detail in the Draft PEIR are compared to the Project's impacts in Draft PEIR Chapter 5, *Alternatives*, with a summary of comparative impacts provided in in Draft PEIR Table 5-1.

3.1 Alternatives Considered and Rejected

According to State CEQA Guidelines Section 15126.6(c), the following factors may be used to eliminate alternatives from detailed consideration: the alternative's failure to meet most of the basic Project Objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. Alternatives that were considered but rejected after initial analysis include the Alternative Location/Alternative Sites Alternative, which seeks to put the project in another location, the Reduced Development Project Alternative which would reduce or eliminate the amount of candidate parcels proposed for re-designation, and the Reduced VMT Alternative, which outlines how reducing VMT is infeasible.

a) Alternative Location/Alternative Sites

Pursuant to Section 15126.6(f)(2) of the State CEQA Guidelines, the County considered the potential for alternative locations to the Project. As stated in Section 15126.6(f)(2)(A), the key question and first step in analyzing alternative sites is whether any of the significant effects of a project would be avoided or substantially lessened by putting that project in another location. Only locations that would avoid or substantially lessen any of the significant effects of a project need to be considered in the PEIR.

Finding. The County rejects the Alternative Location/Alternative Sites Alternative and it is not evaluated in the Draft PEIR.

Basis for finding: The WSGVAP is an Area Plan specific to the West San Gabriel Valley, which is itself a specific geographic location. The main land use strategies of the WSGVAP is to focus growth in targeted areas (growth strategy) and to conserve natural, hazard, and wildland-urban interface (WUI) areas (preservation strategy) within the WSGV Planning Area. Specifically, the WSGVAP proposes land use and zoning modifications to increase land use and zoning densities and development intensity primarily along commercial corridors and major roadways as well as in select few existing low-density residential areas near commercial corridors and transit. In addition, the WSGVAP proposes to decrease densities in hazard areas, WUI areas, and areas within or adjacent to natural resource areas. These modifications aim to create more defined community centers with neighborhood-serving small business commercial uses integrated with mixed-used development along existing commercial corridors, where residents would be able to easily access commercial, retail, and community-serving uses, such as plazas and urban open spaces.

In order to achieve the desired smart-growth within the WSGV Planning Area, the County determined that targeted growth areas would be largely near commercial centers and other amenities such as parks, schools and libraries where new residents can easily access everyday goods and services on foot. Due to the nature of creating pedestrian friendly development, the County could not consider alternative locations outside of

the identified planning radii because the effectiveness of locating residential uses near commercial centers and transit as a way to foster smart growth decreases as the distance between the two uses increase.

For the existing agricultural-zoned properties currently serving as residential uses, the County would rezone these properties for residential uses to create consistency between the County's land use and zoning documents and existing use of those properties. Similarly, the County would also streamline zoning to create consistencies throughout the WSGV, which in turn could create new residential uses. For both of these zoning processes, the parcels that meet the County's existing land use and zoning designations would be applicable, where alternative sites or locations that do not match the County's zoning criteria would not apply. Therefore, due to the nature of land use and zoning designations being site-specific, the County could not consider alternative sites or alternative locations for these two zoning processes. For preserving natural areas and directing development away from hazard areas, the County would rezone hazard areas and natural resource areas to limit impacts from potential future development.

Therefore, due to the nature of the Area Plan being connected with the West San Gabriel Valley and the locations of the proposed land use and zoning modifications identified for the growth and preservation strategies being site-specific, the County could not consider alternative sites or alternative locations. For the reasons listed above, the County rejected the alternative site or location alternative as it would not achieve the objectives of the Project and would not foster the desired type of development within the WSGV Planning Area. This alternative was not further evaluated within the Draft PEIR.

b) Reduced Development Project

Finding. The County rejects the Reduced Development Project Alternative and it is not evaluated in the Draft PEIR.

Basis for finding: The County considered an alternative that would reduce or eliminate the amount of candidate parcels proposed for re-designation under the proposed land use and zoning amendments as a way to reduce environmental impacts compared to the Project (hereinafter refer to as the Reduced Development Alternative). However, the Reduced Development Alternative was rejected as it would not allow for the increase in designated residential uses throughout the WSGV Planning Area that is necessary to accommodate the County's share of the regional housing needs allocation (RHNA) established by the Southern California Association of Governments (SCAG) for the 6th Cycle planning period. Furthermore, the Project would update and reorganize the existing overlapping land use plans, policies, and regulations throughout the WSGV communities, as well as simplify and streamline land use and zoning regulations for the WSGV Planning Area. In contrast, the Reduced Development Alternative would only partially achieve these land use and zoning goals, as the excluded parcels from the WSGVAP would remain subject to existing land use and zoning designations, which would create further land use and zoning inconsistencies in the WSGV Planning Area, as the entire Planning Area would not be updated as a whole. For these reasons, the Reduced Development Alternative was considered but rejected from further evaluation within the Draft PEIR.

c) Reduced VMT Alternative

Finding. The County rejects the Reduced VMT Alternative and it is not evaluated in the Draft PEIR.

Basis for finding: As discussed in Section 4.17, *Transportation*, of the Draft PEIR vehicle miles traveled (VMT) forecasts were modeled under the Project conditions through the building horizon of 2045 (refer to the *West San Gabriel Valley Area Plan Vehicle Miles Traveled Analysis Memorandum*, prepared by Fehr and Peers, in Appendix I of the Draft PEIR). Based on the results of the VMT modeling conducted for the Project, implementation of the WSGVAP through 2045 would result in a 1.1 percent difference in total daily VMT per service population compared to the No Project 2045 scenario (refer to Table 4.17-5, *WSGVAP Cumulative VMT Summary*, in Section 4.17, *Transportation*, of the Draft PEIR). Since the difference between the Project and the No Project scenarios is relatively slight, identifying an alternative aimed at reducing the Project's VMT's impacts while being distinguishable from the Project was determined to be infeasible. For this reason, the Reduced VMT Alternative was considered but rejected from further evaluation within the Draft PEIR.

3.2 Alternatives Analyzed in the PEIR

a) No Project Alternative

As specified in Section 15126.6(e)(3)(A), when a project is the revision of an existing land use or regulatory plan or policy or an ongoing operation, the No Project Alternative (Alternative 1) will be the continuation of the plan, policy, or operation into the future. Therefore, the No Project Alternative, as required by the State CEQA Guidelines, would analyze the effects of not adopting and implementing the WSGVAP. Future development under the No Project Alternative would continue to be guided by the existing General Plan land use and zoning designations. The No Project Alternative would result in the continuation of existing conditions and planned development within the County as no land use or zoning amendments would be processed under this alternative. No new significant environmental impacts or an increased severity of environmental impacts identified in the County's General Plan, including the updated Housing Element, or Community Plan EIRs would occur under this alternative because it would retain the current General Plan and Community Plan land use designations and policy provisions.

Finding. The County rejects the No Project Alternative and finds that the alternative is infeasible because it would not fully achieve the Project Objectives.

Basis for finding: Although the No Project Alternative would reduce the Project's significant and unavoidable aesthetic impact to a less than significant level, it would also result in three new significant and unavoidable impacts associated with GHG emissions, hazards and hazardous materials, and wildfire. Furthermore, while the significance conclusion would be the same as the Project, Alternative 1 would result in more severe impacts related to biological resources, geology and soils, energy, and transportation as Alternative 1 would not reduce the land use intensities in hazards or wildland urban interface areas and the smart growth of developing near commercial centers and major roadways would not be provided. Finally, while the significance conclusion would be the same as the Project, Alternative 1 would result in less severe impacts related to population and housing, as growth would occur at a slower rate as projected in the County's General Plan and Communities Plans. This alternative would not accomplish any of the Project objectives.

b) Dispersed Growth Alternative

Under the Dispersed Growth Alternative (Alternative 2) the WSGVAP would not be adopted as the long-range planning document for the WSGV Planning Area. Alternative 2 would be similar to the Project as it would propose the same amount of potential growth, allowing up to 10,874 additional units to be developed

within the WSGV Planning Area. Unlike the Project, the potential future growth would not be located primarily along commercial corridors and major roadways but would be dispersed throughout the nine WSGV communities. Alternative 2 would still result in the same number of allowable units and potential population increase. Alternative 2 would not include the proposed administrative “cleanup” of zoning data applicable to the Project area (e.g., rezoning of A-1 parcels to be consistent with existing General Plan designations), and would not introduce new or revise existing development standards under the Project’s proposed PASD. Alternative 2 would have no proposed modifications to the land use intensity in areas with hazards and natural resource areas. Under Alternative 2, individual projects could require a General Plan Amendment and a Zone Change if the proposed densities and development intensities would be increased above existing levels.

Finding. The County rejects the Dispersed Growth Alternative and finds that the alternative is infeasible because it would not fully achieve the Project Objectives.

Basis for finding: Implementation of Alternative 2 would result in similar impacts for the majority of issue areas as identified for the Project, with the exception of hazards and hazardous materials and land use and planning, which would result in two new significant and unavoidable impacts. Hazards and hazardous materials are site-specific and regulatory compliance and mitigation measures cannot guarantee the reduction of impacts to a less than significant level. Since the timing, intensity, and location of future development permitted under Alternative 2 is unknown at this time, it is speculative at this time to assume that all future projects would be able to reduce this impact to a less than significant level under Alternative 2; thus, the potential impact remains significant and unavoidable.

Additionally, Alternative 2 would result in a new significant and unavoidable impact to land use and planning. Since development would not have a planning document guiding the potential growth, future development projects under Alternative 2 may conflict with the County’s General Plan or other regional land use plans adopted to avoid or mitigation impacts on the natural or built environment. Furthermore, while the significance conclusion would be the same as the Project, Alternative 2 would result in more severe impacts related to air quality, biological resources, energy, geology and soils, greenhouse gas emissions, mineral resources, transportation and wildfire, as Alternative 2 would not reduce the land use intensities in hazards or wildland urban interface areas nor focus growth along commercial corridors and major roadways with access to transit.

c) Housing Element/Regional Housing Needs Allocation (RHNA) Only Alternative

Under the Housing Element/RHNA Only Alternative (Alternative 3), only implementation of zoning recommendations from the recently adopted Housing Element Update would occur, which was guided by SCAG’s 6th Cycle RHNA. Thus, buildout of the Alternative 3 would include a targeted redesignation/rezoning program to accommodate development of approximately 7,479 additional dwelling units, which would generate a new population of approximately 17,875 additional residents. Under Alternative 3, the redesignation of certain residential and commercial areas to facilitate additional housing and local-serving businesses would not occur, and land use intensity in areas with hazards and natural resources would not be altered. Alternative 3 would also not include the proposed administrative “cleanup” of zoning data applicable to the Project area (e.g., rezoning of A-1 parcels to be consistent with existing General Plan designations), and would not introduce new or revise existing development standards under

the Project's proposed PASD. Under Alternative 3, the WSGVAP would not be adopted. Under Alternative 3, individual projects could require a General Plan Amendment and/or a Zone Change if the proposed densities and development intensities would be increased above existing levels in order to implement the recommendations within the recently adopted Housing Element Update.

Finding. The County rejects the Housing Element/RHNA Only Alternative and finds that the alternative is infeasible because it would not fully achieve the Project Objectives.

Basis for finding: Implementation of Alternative 3 would result in similar impacts for the majority of issue areas as identified for the Project. While the significance conclusion would be the same as the Project, Alternative 3 would result in more severe impacts related to biological resources, geology and soils, and wildfire, as Alternative 3 would not reduce the land use intensities in hazards or wildland urban interface areas. Alternative 3 would have the same population and housing significance conclusion as the Project, but impacts would be reduced because implementation of Alternative 3 would not encourage development to the extent of the Project (3,395 units less than the Project). Alternative 3 would facilitate the implementation of the Housing Element Update by increasing housing units within the WSGV Planning Area, which is one of the overarching goals of the Project, but Alternative 3 would not provide the community benefits of the WSGVAP.

3.3 Environmentally Superior Alternative

Section 15126.6 of the State CEQA Guidelines requires that an "environmentally superior" alternative be identified and the reasons for such a selection be disclosed and if the No Project Alternative is identified as environmentally superior, then the EIR is required to identify an alternative from among the others evaluated as environmentally superior. In general, the environmentally superior alternative is the alternative that would be expected to generate the least amount of adverse impacts. As detailed in Chapter 5 of the Draft PEIR (see Table 5-1), the No Project Alternative would reduce the Project's significant and unavoidable aesthetics impact but would also result in three new significant and unavoidable impacts associated with GHG emissions, hazards and hazardous materials, and wildfires. Therefore, this alternative is not the environmentally superior alternative.

Alternative 2 and 3 would result in similar impacts and would partially achieve the Project objectives. However, since Alternative 2 would increase the severity of many of the Project's impacts due to the dispersed development of the same number of allowable units as the Project, impacts under this Alternative would overall be greater than the Project. While Alternative 3 would not reduce any of the Project's significant and unavoidable impacts, this Alternative would reduce the impacts related to population and housing due to having fewer potential units than the Project. Alternative 3 would not reduce land use densities in hazardous and natural resources areas and would have more severe biological, geological, mineral resource, and wildfire impacts than the Project. Lastly, Alternative 3 would result in similar impacts to all other issue areas as compared to the Project. Therefore, Alternative 3 would be considered the environmentally superior alternative.

However, while Alternative 3 would reduce the severity of the Project impacts, this Alternative would not fully achieve the Project's objectives nor provide the Project's benefits to the same extent as the Project. This Alternative would not include the proposed administrative "cleanup" of zoning data applicable to the Project area (e.g., rezoning of A-1 parcels to be consistent with existing General Plan designations), and

would not introduce new development standards or revise existing development standards under the Project's proposed PASD. Additionally, this Alternative would not include implementation of the WSGVAP, which contains the benefits of providing for the diverse needs of the WSGV communities, incentivizing neighborhood-serving small business commercial centers integrated with mixed-use development, conserving natural resources and direct development away from hazard areas, preserving existing industrial uses, and improving urban greening in commercial corridors.

4 Findings Regarding the Final PEIR

The Responses to Comments, provided as Chapter 2 of the Final PEIR, includes the comments received during the public review period on the Draft PEIR, as well as the County's responses to these comments. The focus of the Responses to Comments is on the disposition of significant environmental issues as raised in the comments, as specified by State CEQA Guidelines Section 15088(c). The County provided a written proposed response to each public agency on comments made by that public agency pursuant to State CEQA Guidelines Section 15088(b).

The purpose of the Final PEIR is to respond to all comments received by the County regarding the environmental information and analyses contained in the Draft PEIR. Corrections and Addition to the PEIR, provided as Chapter 3 of the Final PEIR, includes any clarifications/corrections to the text, tables, figures, and appendices of the PEIR generated either from responses to comments or independently by the County. The County finds that comments made on the Draft PEIR, the responses to these comments, and revisions to the PEIR clarify or update the analysis presented in the document but do not change the analysis or conclusions of the PEIR. Accordingly, no significant new information, as described in State CEQA Guidelines Section 15088.5, was added to the PEIR after the Draft PEIR was made available for public review.

The comments, responses to comments, and the clarifications to the PEIR do not trigger the need to recirculate the PEIR pursuant to State CEQA Guidelines Section 15088.5. These changes merely clarify or update the discussion but do not change the analysis or conclusions of the PEIR. Based on the analysis in the Draft PEIR, the comments received, and the responses to these comments, no substantial new environmental issues have been raised that have not been adequately addressed in the PEIR. Also, no changes to the analysis or conclusions of the PEIR are necessary based on the comments, the responses to the comments, and the revisions to the PEIR.

All feasible mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP) that will be adopted if the County approves the Project. As discussed above, the County finds that specific economic, legal, social, technological, or other considerations, make it infeasible to mitigate significant impacts with respect to aesthetics, air quality, biological resources, cultural resources, noise, and transportation.

Nonetheless, as indicated above, some significant and unavoidable impacts will remain, and all of the feasible mitigation measures are included in the Project's MMRP, which will be adopted by the County if the Project is approved. The MMRP ensures implementation of the mitigation measures and provides the following information: (1) the full text of the mitigation measure and the impact statement(s) to which it applies; (2) the agency responsible for enforcing implementation of the mitigation measure; (3) the phase of the Project during which the measure would be monitored; and (4) the agency responsible for monitoring

implementation of the mitigation measure. The MMRP is provided in Chapter 4 of the Final PEIR. For significant and unavoidable impacts, a Statement of Overriding Considerations has been prepared to provide substantial evidence that the Project's benefits outweigh its significant environmental impacts and will be adopted by the County if the Project is approved. The Statement of Overriding Considerations is provided in Section 5 of these Findings of Fact.

5 Statement of Overriding Considerations

The County finds on the basis of the Final PEIR and the record of proceedings in this matter that the unavoidable significant impacts of the Project and the unavoidable significant cumulative impacts are acceptable when balanced against the benefits of the Project. This determination is based on the following factors and the substantial public, social, economic, and environmental benefits flowing from the Project as identified in the Final PEIR and the record of proceedings in the matter.

The Final PEIR identifies significant environmental effects that will occur as a result of implementation of the WSGVAP. With implementation of the Project's mitigation measures and regulatory requirements, as discussed in the Final PEIR, these effects can be mitigated to levels considered less than significant, except for significant and unavoidable impacts in the areas of aesthetics, air quality, biological resources, cultural resources, noise and transportation as described above.

Considering the information contained in and related to the Final PEIR, and pursuant to State CEQA Guidelines Section 15092, the County finds that in approving the Project, it has eliminated or substantially lessened all significant and potentially significant effects of the Project on the environment where feasible as shown in these Findings. The County further finds that it has balanced the economic, social, technological, and other benefits of the Project against the remaining unavoidable environmental risks in determining whether to approve the Project and has determined that those benefits outweigh the unavoidable risks and that those risks are acceptable. The County makes this statement of overriding considerations in accordance with State CEQA Guidelines Section 15093 in support of approval of the Project. Specifically, in the County's judgment, the benefits of the Project, as proposed, outweigh the significant and unavoidable impacts, and the Project should be approved. The following provides the County's rationale:

- The proposed WSGVAP will improve connectivity and walkability by creating pedestrian-friendly, accessible neighborhoods with complete streets.
- The proposed WSGVAP will strengthen community identity and culture through inclusion of multi-functional spaces and facilities that foster play, social cohesion, cultural inclusivity, exploration, dining, recreation, and entertainment throughout the WSGV Planning Area.
- The proposed WSGVAP promotes economic development by attracting a wide range of businesses, including small businesses and non-profits, to create neighborhood-serving commercial centers/corridors integrated with mixed-use development with diverse options for housing, shopping, entertainment, recreation, and amenities.
- The proposed WSGVAP would preserve areas within or adjacent to natural resources or hazard areas and in the wildland-urban interface by decreasing land use densities and development intensities.
- The proposed WSGVAP would create strong community identity through public art, street beautification, and activities and programming centered around the community centers.

Accordingly, the County hereby concludes that the Project's benefits outweigh and override its unavoidable significant impacts for the reasons stated above. The County reached this decision after having: (1) adopted all feasible mitigation measures, (2) rejected as infeasible alternatives to the Project, (3) rejected alternatives that do not fully meet the Project objectives (4) recognized all significant, unavoidable impacts, and (5) balanced the benefits of the Project against its significant and unavoidable impacts.

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**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
WEST SAN GABRIEL VALLEY AREA PLAN
PROJECT NO. PRJ2023-003982
ADVANCE PLANNING CASE NO. RPPL2023005880
GENERAL PLAN AMENDMENT NO. RPPL2023005882
ZONE CHANGE NO. RPPL2023005883
ORDINANCE NO. RPPL2024002630
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884**

September 25, 2024 Regional Planning Commission (RPC) Hearing

At the public hearing on September 25, 2024, staff presented the West San Gabriel Valley Area Plan (WSGVAP) and the associated amendments to: (1) the General Plan and (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the land use and zoning map changes, collectively known as the Project. Staff also provided information on the engagement process, General Plan consistency, and relationship between the Project and the Housing Element, which was certified by the California Department of Housing and Community Development on May 27, 2022.

Seventeen individuals testified at the hearing. Seven spoke in opposition and cited the following issues:

1. Opposition to changes in the land use category that potentially reduce the future residential development potential for hazard areas and resource sensitive land in the San Gabriel Mountain foothills in Altadena. The proposed changes would negatively impact the property owners and the community, devalue their property, and take away the property rights of the owners.
2. Opposition to local land use laws and claims that local laws do not apply to private property.
3. The EIR does not adequately analyze or address the potential impacts of the Project and that the EIR does not address future air quality impacts from development.
4. Opposition to zone changes from the A-1 Zone (Light Agricultural) to an R-1 (Single-Family Residential) or R-A (Residential-Agricultural) and a desire to maintain their neighborhood's agricultural identity.
5. Concerns regarding a lack of adequate outreach regarding land use and zone changes and that the notices that were sent to notify property owners of the proposed changes were misleading and too difficult to understand.

Eight commenters spoke in favor of the Project as follows:

1. Appreciation for the comprehensive engagement process and the opportunity to provide input.
2. Appreciation for the thoughtful approach to providing context-sensitive housing options and directing future growth opportunities to areas near transit and existing infrastructure.
3. Support for safe, walkable, and less car dependent connections to recreational amenities and local businesses in the community.
4. Support for habitat conservation and wildlife corridors, directing future development away from hazard and sensitive resource areas, and improved open space access.
5. Several supporters asked the RPC to consider the greater good and to keep in mind the benefits of the Project for future generations in their recommendations to the Board.

Two commenters did not oppose or support the project. One commenter stated that they appreciated the staff's efforts on the Project, but thought the Project was rushed and they would have liked more time for engagement and better project noticing. Another commenter stated he was neutral but was aware that the Project was complex with parties in support and opposition, and asked that a potential solution be considered.

The RPC asked staff to respond to the issues raised and asked for further clarification on the potential land use reductions, the changes to the A-1 zones, the claim of a taking of private property, and clarification on engagement with the community for development of the Project.

Staff explained the engagement process and phases at which community outreach and feedback were conducted. Staff held several phases of community outreach, developed the Project's guiding vision from the comments received from community members, and sent notices to each property upon availability of the first public draft to receive continued feedback from community members.

In regard to the change in A-1 zoning, staff clarified that the changes do not impact the existing use of subsistence agriculture, such as growing food and keeping animals, and that the existing primary use of the properties is residential and the zone change is proposed to reflect the primary use of the property.

Regarding the potential land use reductions claimed by property owners, staff clarified that properties in the Altadena Community Plan were converted to the General Plan and properties with multiple land use constraints were reviewed for consistency with the Project. There was confusion among members of the public regarding the existing

Altadena Community Plan's N – Nonurban land use category and its range of density. Staff clarified that the density for properties in that category is determined by the slopes present on the property and existing regulatory, as well as land use constraints, and that the existing land use categories were adopted with the Altadena Community Plan in 1986. Staff added that many of the properties are significantly sloped, thus reducing the potential developable density on those properties. Regarding claims of a taking, County Counsel stated that individual taking claims are evaluated.

The RPC closed the public hearing and voted to recommend approval of the Project to the Board of Supervisors.

Concurring: Commissioners Hastings, O'Connor, Duarte-White, and Moon

Dissenting: None

Abstaining: None

Absent: Commissioner Louie

Action Date: September 25, 2024

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2023-003982
ADVANCE PLANNING CASE NO. RPPL2023005880
GENERAL PLAN AMENDMENT NO. RPPL2023005882
ZONE CHANGE NO. RPPL2023005883
ORDINANCE NO. RPPL2024002630
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884**

WHEREAS, the County is authorized to adopt amendments to the County General Plan pursuant to the State Law (commencing with §65350 of the California Government Code);

WHEREAS, the County is authorized to adopt amendments to the County Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code);

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on (1) amendments to the County General Plan ("General Plan") and to Title 22 ("Planning and Zoning") of the Los Angeles County Code ("County Code") to consider establishment of an area plan and changes to the land use and zoning for the nine unincorporated communities of the West San Gabriel Valley Planning Area ("Planning Area") (hereinafter, the "West San Gabriel Valley Area Plan" or "Area Plan"); an ordinance, (hereinafter, the "West San Gabriel Valley Planning Area Standards District" or "WSGVAP Ordinance"); and (2) Final Program Environmental Impact Report ("FEIR") on September 25, 2024; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The County Board of Supervisors ("Board") adopted the General Plan, pursuant to California Government Code ("Government Code") section 65300 on October 6, 2015;
2. The Area Plan is consistent with and implements the General Plan. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 Planning Areas, one of which is the West San Gabriel Valley Planning Area. The General Plan serves as the foundation for all community-based plans, such as area plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. Area plans are tailored toward the unique geographic, demographic, and social diversity of the Planning Area;

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3. The Planning Area is located in the central portion of Los Angeles County and shares boundaries with 18 cities. It is bordered by the Angeles Forest and San Gabriel Mountains to the north, Interstate-605 and the San Gabriel River to the east, and the Arroyo Seco to the west. The northern portion of the Planning Area is characterized by the urban-wildland interface with the Angeles National Forest and San Gabriel Mountains. The Whittier Narrows Natural Area and Puente Hills Significant Ecological Area form the southeastern portion of the Planning Area. The Planning Area includes nine unincorporated communities totaling approximately 23.2 square miles with a population of over 74,680. Most of the communities are predominantly residential, with limited industrial and commercial areas. The Planning Area also includes land in the San Gabriel Mountain foothills and along the San Gabriel River that is primarily designated as open space with protected natural resources, or that contain privately-held land with minimal development and designated Significant Ecological Areas (SEAs), as well as areas within the Angeles National Forest.
4. The nine unincorporated communities within the Planning Area are 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;
5. As a policy document and a component of the General Plan, the Area Plan directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area, considering the unique features and needs of the Planning Area and its individual communities. The overarching vision is to promote harmonious and sustainable growth and inclusive community development, while addressing the unique characteristics of the Planning Area;
6. The La Vina Specific Plan is part of the Planning Area, however no changes are proposed with the Area Plan, as the area is predominantly developed in accordance with the adopted Specific Plan;
7. The Area Plan rescinds the existing Altadena Community Plan, which was adopted in 1986, and incorporates relevant community-specific policies into the Area Plan;
8. All land use policy designations in the Altadena Community Plan are converted and updated to be consistent with the General Plan Land Use Policy Legend and the goals and policies of the General Plan;
9. The Area Plan updates the Land Use Policy Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the General Plan Land Use Policy Map, and implements zoning tools as

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needed to realize the goals and objective of the General Plan at the local scale;

10. The Area Plan includes amendments to the General Plan Land Use Policy Map to implement the Area Plan's and General Plan's goals to increase housing diversity, increase commercial and mixed-use options along major corridors and near transit, bring diverse land uses in proximity to residential neighborhoods, promote transit use and active transportation for walkable communities, and focus growth in areas with existing infrastructure and away from hazard and natural resource areas. Reductions in land use intensities are proposed for areas with hazards, scenic and biological resources, and where existing infrastructure does not meet the needs of the current land use designation. The criteria used to select potential growth areas consisted of reviewing areas generally within a mile of major transit stops, a half mile of high-quality transit corridors ("HQTA"), and near major intersections with access to existing or proposed transit and commercial services. Areas recommended for changes have been reviewed to ensure adequate means of access and consistency of community character. Areas with potential for hazards were removed from consideration. The changes will also correct parcels with split land use categories;
11. The Area Plan implements zone changes to align with the changes to the Land Use Policy Map within the Area Plan's designated "growth areas." The zone changes include those that allow for additional housing types and a greater diversity of land uses in proximity to each other. The specific types of zone changes within the growth areas include the following: R-A (Residential Agricultural) and R-1 (Single-Family Residence) to R-2 (Two-Family Residence); R-2 to R-3 (Limited Density Multiple Family Residence); R-3 to C-1 (Restricted Commercial); R-2 and R-3 to C-3 (General Commercial); R-1, R-2, R-3, and C-1 to MXD (Mixed Use Development);
12. The Area Plan provides no-net-loss of housing under SB330 and provides increased housing opportunities through land use and/or zone changes in the designated growth areas.
13. The Area Plan includes a zoning consistency analysis to update zoning for consistency with the existing General Plan Land Use Policy Map, to correct the zoning category for parcels with multiple zoning designations and apply the predominant zone to the entire property, ensuring consistency with its context, and to address legacy agricultural zoning in areas developed with residential subdivisions. The legacy agricultural zone changes apply to A-1 (Light Agricultural) properties with primary residential uses and residential land use policy categories (H5, H9, H18). The properties are rezoned to either R-A (Residential Agricultural) or R-1 (Single-Family Residence) depending on property size and location, where appropriate, to ensure consistency between

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the General Plan Land Use Policy Map, the Zoning Map, and the existing land use of the properties. The A-1 and R-A zoning was maintained, where feasible and consistent with the goals of the Area Plan, where rural, agricultural, or equestrian uses exist;

14. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is as follows: 25,648 units for extremely low/very low-income households; 13,691 units for low-income households; 14,180 units for moderate-income households; and 36,533 units for above moderate-income households for a total of 90,052 units;
15. The County determined that there is not sufficient capacity to accommodate the RHNA, and identified the following shortfall by income level: 16,393 units for extremely low/very low-income households; 4,357 units for low-income households; 9,019 units for moderate-income households; and 26,005 units for above moderate-income households;
16. The County will complete the rezoning through various community-based efforts, including the West San Gabriel Valley Area Plan, as described in Program 17: Adequate Sites for RHNA of the Revised Housing Element;
17. The Area Plan implements land use and zone changes as required by the Revised Housing Element, adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, which includes a list of sites to be rezoned by 2024 to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A). A maximum of 6,168 potential housing units would result from implementing the land use and/or zone changes recommended in the Housing Element.
18. A notice of a change to land use and/or zoning designation was sent to approximately 6,791 property owners on April 22, 2024 informing them of the proposed changes in advance of the public hearing to allow time to contact the Department for further information or to voice their concern. The Department received approximately 504 calls and emails requesting further information or to express concerns. The Department reviewed properties where concerns were voiced and communicated with the affected property owners;
19. The availability of GIS technology allows the development of parcelized and digitized maps. The ESGVAP includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways. The maps are available online at <https://planning.lacounty.gov/long-range-planning/wsgvap/maps/>;

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20. The Project includes an WSGVAP Ordinance. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan in that it promotes environmentally sensitive and sustainable design, addresses scenic and biological impacts, promotes pedestrian-oriented design, ensures that new development addresses its context, and strengthens and enhances development in the Planning Area;
21. The WSGVAP Ordinance is established to implement specific development standards for and enhance the character of the nine unincorporated communities of the Planning Area. The Ordinance is necessary to ensure that the goals and policies of the Area Plan and the community-specific regulations for each community are accomplished in a manner which protects the health, safety and general welfare of the community;
22. The WSGVAP Ordinance takes the existing Community Standards Districts (“CSDs”) into a newly established Planning Area Standards District (“PASD”). The Ordinance updates and incorporates the Altadena, East Pasadena-East San Gabriel, La Crescenta-Montrose, and South San Gabriel Community Standards Districts CSDs, and incorporates additional supplemental districts applicable to communities in the Planning Area into the new PASD. In addition, the WSGVAP Ordinance streamlines and reorganizes the additional standards applicable to communities within the Planning Area to facilitate use and application;
23. The WSGVAP Ordinance contains standards to address the specific character and needs of the communities of the Planning Area including: protections for significant ridgelines; protections for biological resources; requirements for planting native oak species; pedestrian-oriented commercial design; consistent maintenance of landscaping; standards for incorporation of enhanced architectural features, articulation, and design for commercial and mixed use zones; and a 50-foot height limit and height step-back standards from adjoining residential zones for C-3 (General Commercial) and MXD (Mixed Use Development) zones;
24. In updating and incorporating the La Crescenta-Montrose CSD into the Ordinance, members of the community of La Crescenta-Montrose participated with the Department to develop the updates to the CSD to address requests from the community to revise the CSD to better address their concerns regarding light trespass and residential gross structural area;
25. The WSGVAP Ordinance is in the interest of the public health, safety, and general welfare and in conformity with good zoning practice as required by Section 22.244.040 of the County Code;

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26. Pursuant to County Code Section 22.244.040, the WSGVAP Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;
27. Pursuant to Section 1.5.1 of the Airport Land Use Commission (“ALUC”) Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan, if the General Plan Amendment or ordinance includes areas that are within an airport influence area. Because no unincorporated property in the Planning Area is within an airport influence area, the West San Gabriel Valley Area Plan and Ordinance do not involve an area of concern from an airport compatibility perspective;
28. In accordance with Public Resources Code section 21080.3.1 and Government Code sections 65352 and 65352.3, California Native American Tribes traditionally and culturally affiliated with the Project area that have requested Project notification were notified and invited to request consultation regarding the Area Plan and Ordinance;
29. One written response was received from the Fernandeano Tataviam Band of Mission Indians. The representative of the Fernandeano Tataviam Band of Mission Indians provided mitigation measures to incorporate into the Project. The mitigation measures were incorporated with no further request for consultation on the West San Gabriel Valley Area Plan and Ordinance;
30. A Program EIR was prepared in compliance with the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The draft Area Plan and Draft EIR were publicly released on June 27, 2024. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders to share information about the Project, newspaper notices were published, and the draft documents were placed for review at 12 County libraries within the Planning Area. The official public review period lasted for 45 days until August 12, 2024.
31. The Final PEIR identified that the Project would result in less than significant impacts to the following 13 areas: Agriculture and Forestry Resources; Energy; Geology and Soils; Greenhouse Gas (“GHG”) Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; Utilities and Service Systems; and Wildfire. The PEIR concludes that the Project would have potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures to the following areas, requiring a Mitigation Monitoring Program: Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources. However, impacts to Aesthetics, Air Quality, Cultural Resources, Biological Resources, Noise, and Transportation were

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determined to be significant and unavoidable, requiring a Statement of Overriding Considerations.

32. The Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts on short-term air quality, ambient noise level, and ground-borne vibration during construction activities of future development in the Planning Area. In addition, the Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts to scenic vistas and visual character or quality of public views; potential increased operation-based exposure to any criteria pollutants for which the Planning Area is in non-attainment and substantial emission exposure in proximity to sensitive receptors; to candidate, sensitive, or special status species and sensitive natural communities; to the significance of a historical resource or the significance of a unique archeological resource; and to vehicle miles traveled (“VMT”) from future development in the Planning Area for discretionary projects, by-right development, activities that are subject to ministerial review, or that are statutorily exempt from CEQA. Implementation of the Project supports attainment of state, regional, and County goals for GHG emission reductions, reduction of VMT, and encouragement of housing and economic development opportunities, social equity, and environmental justice;
33. The Department conducted outreach for the development of the proposed Area Plan and Ordinance and engaged local stakeholders, community members, and advisory committees from the community. The Department engaged in a robust and varied outreach strategy attending events and conducting meetings throughout the planning process. The Department organized and/or attended over 50 events and workshops in support of the Area Plan and Ordinance;
34. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in the following 20 local and regional newspapers on August 22, 2024: Arcadia Tribune, Duarte Dispatch, El Monte Examiner, El Monte Herald, LA Sentinel, Glendale Independent, Monrovia News-Post, Monrovia Weekly, Pasadena Star News, Pasadena Weekly, Rosemead Reader, San Gabriel Sun, San Gabriel Valley Tribune, Temple City Tribune, The Duartean, and The Star - Temple City Edition. The public hearing was noticed in additional languages in the following newspapers: Chinese Daily News and World Journal (Chinese), La Opinion (Spanish), The Korea Times (Korean), and the Nguoi Viet Daily News (Vietnamese);
35. The public hearing notice was emailed to 713 interested parties who signed up for Project-related information and departmental contact lists. Materials were also posted on the Department of Regional Planning’s website and promoted through social media; and

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36. The Regional Planning Commission held a hearing on September 25, 2024. Seven individuals spoke in opposition to the Project. Testifiers raised concerns regarding the proposed redesignation of properties in the north Altadena foothills, stating their preference to maintain the current land use density, claiming the proposed changes would reduce their land use density, greatly impact their ability to develop, and greatly reduce the value of their properties. In addition, testifiers raised concerns regarding the rezoning of a select area from A-1 to R-1 or R-A, stating their desire to maintain their community's current zoning and agricultural identity. Staff responded that the proposed changes in land use density are consistent with the potential buildable density of the properties, considering existing land use constraints and regulatory limitations. Staff stated that the properties would not be able to achieve development at the maximum density desired due to the requirements of the existing regulations. Staff also stated that subsistence agriculture and animal keeping as pets and for personal use can continue unchanged on R-1 and R-A properties and that the properties would not be impacted by the change in designation from A-1.

Eight individuals spoke in favor of the Project commending the outreach, context-sensitive housing options, and the Conservation and Open Space and Land Use Elements. Speakers expressed support for walkable and less car dependent communities, directing development away from hazard areas, and protection of natural resources, open space, the foothills, sensitive habitats, and wildlife corridors for the greater good. Two individuals made comments and did not take a position in support or opposition to the Project. One commentor stated the Project could do more to address the impacts to traffic and neighborhoods that would result from State laws and that the Project should have been given more time for engagement. Another neutral commenter recognized the complexity of the Project and stated that a solution could be found with those in opposition due to perceived density reductions. Following discussion, the Regional Planning Commission closed the public hearing and voted unanimously by voting 4 – 0 in favor of recommending the Project for adoption by the Board of Supervisors.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board certify the Final PEIR, Environmental Assessment No. RPPL2023005884, and find that it has been prepared in compliance with CEQA and the State and local agency guidelines related thereto;
2. That the Board determine that where significant adverse environmental effects of the Project, as described in the Final Program EIR, have not

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been reduced to a level of less than significant, the benefits of the West San Gabriel Valley Area Plan and Ordinance, such as specific social, economic, legal, technological, or other considerations outweigh the environmental effects of the Project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations (attached) for the Project;

3. That the Board hold a public hearing and adopt the West San Gabriel Valley Area Plan and Ordinance, Project No. PRJ2023-003982, General Plan Amendment No. RPPL2023005882, Zone Change No. RPPL2023005883, Ordinance No. RPPL2024002630, amending the General Plan to establish the West San Gabriel Valley Area Plan with the updated Land Use Policy Map for the nine unincorporated communities of the West San Gabriel Valley Planning Area, and amending Title 22 to establish the Ordinance and updated zone changes, and find that they are consistent with the General Plan;
4. That the Board find the Area Plan, accompanying Land Use Policy Map, zone changes, and Ordinance compatible with and supportive of the goals and policies of the General Plan, in the interest of public health, safety, and general welfare, in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 25, 2024.



Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By 

Andriy Pazuniak
Deputy County Counsel
County of Los Angeles

**NOTICE OF PUBLIC HEARING CONCERNING
LOS ANGELES COUNTY WEST SAN GABRIEL VALLEY AREA PLAN**

**PROJECT NO. 2023-003982-(1,5)
ADVANCE PLANNING NO. RPPL2023005880
GENERAL PLAN AMENDMENT NO. RPPL2023005882
ZONE CHANGE NO. RPPL2023005883
ORDINANCE NO. RPPL2024002630
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884
STATE CLEARINGHOUSE NO. 2023110351**

Notice is hereby given that the Board of Supervisors will conduct a public hearing on the matter referenced above on **Tuesday, December 10, 2024 at 9:30 a.m.**, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify in person or remotely. Please visit <http://bos.lacounty.gov/Board-Meeting/Board-Agendas> for details on how to listen to the virtual meeting and/or address the Board. Written comments may be submitted to the address above, attention: Board Services Division. For information regarding the hearing, you may also call (213) 974-1426. If the final decision on this proposal is challenged in court, challenges may be limited to issues raised before or at the public hearing.

Location: Unincorporated communities of Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, South El Monte Island, and Whittier Narrows.

General Description of Proposal:

The Project consists of the West San Gabriel Valley Area Plan (WSGVAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map; and (3) rescind the Altadena Community Plan and incorporate updated community-level policies, goals, and Land Use Policy Map revisions into the WSGVAP, collectively known as the Project. The WSGVAP is a component of the General Plan that guides development in the nine unincorporated communities within the West San Gabriel Valley Planning Area, over the next 20 years. The Project implements the goals and policies and maintains consistency with the General Plan. The Board will also consider the certification of the Program Environmental Impact Report (PEIR), which includes the Final PEIR and Draft PEIR; and adoption of the CEQA Findings of Fact, Statement of Overriding Considerations, and County Mitigation Monitoring and Reporting Program.

Contact the Department of Planning, **Mi Kim** at **(213) 974-6425** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (office is closed Fridays) or wsgvap@planning.lacounty.gov directly for questions or additional information. Selected materials are available at planning.lacounty.gov/long-range-planning/wsgvap/documents/. **Si necesita más información en Español, por favor llame al (213) 974-6427.**

If you need reasonable accommodations, such as assistive listening devices, agenda in Braille, interpreters, disability-related accommodations or other auxiliary aids, please contact the Executive Office of the Board at (213) 974-1411 or (213) 974-1707 (TTY), Monday through Friday from 8:00 a.m. to 5:00 p.m., at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Máquinas de traducción están disponibles o si necesita intérprete para las juntas del Condado de Los Angeles, por favor llame al (213) 974-1426, de lunes a viernes de 8:00 a.m. a 5:00 p.m., con tres días de anticipación.

EDWARD YEN
EXECUTIVE OFFICER OF THE
BOARD OF SUPERVISORS

