

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 27, 2023		
MEETING DATE:	8/9/2023	AGENDA	7
		ITEM:	
PROJECT NUMBER:	2020-000612-(1,5)		
PROJECT NAME:	East San Gabriel Valley Area Plan		
PLAN NUMBER(S):	Advance Planning Case No. RPPL2021013047, General Plan Amendment No. RPPL2022003554, Zone Change No. RPPL2022003557, Ordinance No. RPPL2022014158, Environmental Assessment No. RPPL2022003550		
SUPERVISORIAL DISTRICT:	1, 5		
PROJECT LOCATION:	East San Gabriel Valley Planning Area		
PROJECT PLANNER:	Mi Kim, Supervising Regional Planner mkim@planning.lacounty.gov		

RECOMMENDATION

LA County Planning staff (“staff”) recommends the Regional Planning Commission adopt the attached resolution recommending approval to the County of Los Angeles Board of Supervisors the East San Gabriel Valley Area Plan, Project No. 2020-000612, Advance Planning Case No. RPPL2021013047, General Plan Amendment No. RPPL2022003554, Zone Change No. RPPL2022003557, Ordinance No. RPPL2022014158, Environmental Assessment RPPL2022003550.

Staff recommends the following motion:

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

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS THE EAST SAN GABRIEL VALLEY

AREA PLAN, PROJECT NO. 2020-000612-(1,5), ADVANCE PLANNING CASE NO. RPPL2021013047, GENERAL PLAN AMENDMENT NO. RPPL2022003554, ZONE CHANGE NO. RPPL2022003557, ORDINANCE NO. RPPL2022014158, ENVIRONMENTAL ASSESSMENT NO. RPPL2022003550 WITH THE REVISIONS AS RECOMMENDED BY STAFF.

PROJECT DESCRIPTION

A. Summary

Project No. 2020-000612-(1,5) is an amendment to the General Plan and Title 22 of the Los Angeles County Code (Title 22) to establish the East San Gabriel Valley Area Plan and the East San Gabriel Valley Planning Area Standards District (Project) for the 24 unincorporated communities of the East San Gabriel Valley Planning Area (Planning Area).

The unincorporated communities total approximately 51.3 square miles, with a diverse population of approximately 242,000. Land uses are predominantly residential, with limited industrial and commercial areas. In addition, some residential areas include active equestrian and small-scale agricultural uses. Furthermore, the Planning Area includes primarily designated as open space and resource areas or are privately-held land with minimal development.

The Planning Area spans the easternmost portions of Los Angeles County and shares boundaries with 13 cities. It is bordered by the Angeles Forest and San Gabriel Mountains to the north, the Puente Hills and Orange County to the south, Interstate-605 and the San Gabriel River to the west, and San Bernardino County to the east.

The 24 unincorporated communities within the Planning Area are:

Avocado Heights	North Claremont	Valinda
Charter Oak	North Pomona	Walnut Islands
Covina Islands	Northeast La Verne	West Claremont
East Azusa	Northeast San Dimas	West Puente Valley
East Irwindale	Rowland Heights	West San Dimas
East San Dimas	South Diamond Bar	Pellissier Village
Glendora Islands	South San Jose Hills	Unincorporated South El Monte
Hacienda Heights	South Walnut	Unincorporated North Whittier

The Project aims to conserve the character of the East San Gabriel Valley communities, while growing sustainably into a dynamic regional hub that provides diverse options for housing, goods and services, recreation, and mobility for its residents, workers, and visitors. To achieve this vision, the Project developed a guiding framework, consisting of seven vision statements, that directed the development of all aspects of the Project. The seven vision statement categories are included below. For additional details on the Project's vision statements, see Staff Analysis Attachment 1.

1. *Sustainable Growth Patterns*
2. *Diverse, Walkable Communities*
3. *Connected and Active Communities*
4. *Thriving Economy and Workforce*
5. *Shared Community Identity and Character*
6. *Sustainable Built and Natural Environment*
7. *Informed, Empowered, and Environmentally Just Community*

The Project proposes the following changes to the General Plan and Title 22:

1. Amend the General Plan to incorporate the East San Gabriel Valley Area Plan (ESGVAP or Area Plan) and its accompanying Land Use Policy Map;
2. Amend the General Plan to incorporate the Rowland Heights and Hacienda Heights Community Plans into the ESGVAP; and update and revise the goals, policies, and Land Use Policy Map for Hacienda Heights and Rowland Heights to be consistent with the General Plan goals, policies, and Land Use Legend;
3. Amend the General Plan to update the East San Gabriel Planning Area boundary to include the unincorporated communities of South El Monte, Pellisier Village, and North Whittier;
4. Amend Title 22 to establish the East San Gabriel Valley Planning Area Standards District (PASD), update and incorporate the Rowland Heights and Avocado Heights Community Standards Districts (CSDs), and incorporate standards applicable to communities in the Planning Area;
5. Amend Title 22 to adjust the boundaries, consolidate, and standardize the Avocado Heights and Trailside Ranch Equestrian Districts (EQDs);
6. Redesignate land use and zoning categories for 23,519 properties in the Planning Area to encourage walkable communities, diverse housing opportunities, economic development, diverse land uses in proximity to transit, services, facilities, and commercial centers, and to conserve natural and scenic resource areas. Proposed changes include corrections to parcels with split land use or zoning categories and parcels with inconsistency between the land use and zoning designations. The

Project also implements land use policy and zone changes identified in the Housing Element Rezoning Program; and

7. Amend the Zoning Map to add a "-GZ" zoning suffix for properties in existing Green Zones districts to clarify the applicability of the adopted Green Zones Ordinance standards to those properties.

B. Project Background

The Project was initiated in 2018 to implement the General Plan Planning Areas Framework, which outlines 11 Planning Areas. The Planning Areas Framework provides a mechanism to respond to the unique needs and diverse character of the local unincorporated communities within a Planning Area. This is achieved through the development of an area plan and its components that tailor countywide objectives to the local context, geography, and needs.

The Project is informed by several background reports on existing conditions and needs assessments on transportation, demographics, land use, community character and design, natural resources, economic development, and socioeconomic conditions. The studies identify areas of opportunity for housing, commercial activities, improved proximity between diverse land uses, mobility improvements, conservation of natural and scenic resources, and economic development. This includes the East San Gabriel Valley Mobility Action Plan, which was developed in partnership with the Southern California Association of Governments to improve transit, pedestrian and bike infrastructure, and alternative mobility options in the Planning Area.

C. Major Elements and Key Components

General Plan

East San Gabriel Valley Area Plan (ESGVAP or Area Plan)

As a policy document and a component of the General Plan, the ESGVAP (Exhibit A) directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area.

The vision of the ESGVAP, which was informed with extensive stakeholder input, is to conserve the character of the East San Gabriel Valley communities, while growing sustainably into a regional hub. The vision for the ESGVAP, as realized through the seven guiding vision statements (see Attachment 1), functions as an organizing mechanism for the goals and policies included in the six areawide elements (Chapters 2-

7, Land Use Element; Economic Development Element; Community Character and Design Element; Natural Resources, Conservation, and Open Space Element; Parks and Recreation Element; and Mobility Element) and the East San Gabriel Valley Unincorporated Communities (Chapter 8), which includes goals and policies addressing the unique conditions and needs of the 24 individual communities in the Planning Area. Finally, ESGVAP includes Chapter 9, Implementation Programs and Actions.

Community-Based Plans

Two community plans exist within the Planning Area, the Rowland Heights Community Plan, adopted in 1981, and the Hacienda Heights Community Plan, adopted in 2011. The ESGVAP effort included a review of development conditions in both communities. Each community has a dedicated section in Ch. 8 with community-specific analysis, goals, and policies. As such, the two community plans will be rescinded with relevant community-specific policies incorporated into the ESGVAP.

General Plan Land Use Policy Map

The following describes changes to the General Plan Land Use Policy Map (Exhibit C):

1. **Growth Area Changes:**

These land use changes implement the ESGVAP'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. A total of 1, 447 changes are proposed for Growth Areas.

To select potential growth areas, staff reviewed areas generally within a mile of major transit stops, a half mile of high-quality transit corridors, and near major intersections with access to existing or proposed transit and commercial services. Areas recommended for changes have also been reviewed for adequate means of access to ensure consistency of community character, and for presence of hazards.

2. **Housing Element Changes:**

These land use changes are required to meet the Regional Housing Needs Assessment (RHNA) as identified in the Housing Element, which includes a list of sites to be

redesignated by 2024 to accommodate the County's RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A). A total of 120 changes are proposed to implement the Housing Element.

3. Administrative Changes:

The General Plan requires consistency with the General Plan Land Use Legend to implement the General Plan's goals and policies. As such, properties in Hacienda Heights and Rowland Heights, which are currently covered by the separate land use legends in the Hacienda Heights and Rowland Heights Community Plans, are being updated to be consistent with the General Plan. In addition, a total of 4,766 properties with multiple land use categories have been updated to reflect the predominant land use and consistency with its context.

Zoning Map

The General Plan Land Use Policy Map, with the Project's proposed changes, establishes the long-range vision for general intended uses within the Planning Area. The Zoning Map implements that vision on a parcel-level by providing details on specific allowable uses and development standards. The Zoning Map must be consistent with the Land Use Policy Map.

Zone Changes (Exhibit D) are proposed for 22,987 parcels throughout most of the developed communities to ensure consistency with the Land Use Policy Map and the Project's overall goals. The following describes the changes to the Zoning Map:

1. Growth Area Changes:

The changes initiated by ESGVAP include zone changes that allow for additional housing types and greater diversity of land uses in proximity to neighborhoods. They are also proposed to align with the proposed land use changes within the growth areas, as previously described. Areas recommended for zone changes have been reviewed for adequate means of access and to ensure consistency of community character. A total of 1,498 changes are proposed.

The specific types of zone changes in the growth areas include the following:

- A-1 (Light Agriculture) to: R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), or C-1 (Restricted Business)
- R-A (Residential Agriculture) to: R-2 (Two-Family Residence), or R-3 (Limited Multiple Residence)
- R-1 (Single-Family Residence) to R-2 (Two-Family Residence)

- C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (General Commercial), or C-H (Commercial Highway) to MXD (Mixed Use Development)

2. Housing Element Changes:

The zone changes for 135 properties are intended to be consistent with the Land Use Policy recommendations and are required by the Housing Element to implement and meet the RHNA.

3. Administrative Changes:

The following represent a majority of the zone changes:

- Zoning Consistency: Fixes inconsistencies between land use and zoning;
- Multiple Categories: Updates zoning for parcels with multiple zoning designations, ensuring consistency with their context; and
- Agricultural Legacy Zoning: Updates the A-1 (Light Agricultural) zoning in developed residential subdivisions where the land use category is residential (H5, H9, H18) and where residential is the primary use of the property. The legacy A-1 zoning was established prior to the residential subdivision of the area; however, after land uses transitioned from agricultural to residential the A-1 zoning, which allows primary single-family uses, remained unchanged. The majority of proposed zone changes consist of A-1 to: R-A (Residential Agricultural) or R-1 (Single-Family Residence). In areas where agricultural or equestrian uses are predominant, the A-1 zoning has been maintained.

4. Green Zones Program Changes

The “-GZ” zoning suffix has been added to specific properties to implement the existing Green Zones Program.

Zoning Code/Title 22

Planning Area Standards District (PASD)

The PASD is established to enhance the character of the 24 unincorporated communities within the Planning Area. The PASD implements the goals and policies of the ESGVAP. For a detailed summary of the PASD standards, please refer to Staff Analysis Attachment 2. For the full ordinance text, please refer to Exhibit E.

1. PASD Area Wide Development Standards

This section contains new standards applicable to the Planning Area. Standards include protections for designated significant ridgelines, biological resource protections, expanded project notification requirements, and pedestrian-friendly parking standards, among other requirements.

2. PASD Zone Specific Development Standards

New standards are proposed to apply to all commercial zones to foster a vibrant public realm and pedestrian-friendly environment. New standards include lot coverage limits, requirements for pedestrian amenities, requirements to incorporate building design details and architectural elements, and building height limits, among other requirements.

3. Avocado Heights Community Standards District (CSD)

The existing standards in the Avocado Heights CSD are moved into the PASD with minor revisions to the CSD, including new language to clarify that a Type II (Minor Conditional Use Permit) is required for minor variations to the CSD and to clarify that existing commercial zone standards apply to the MXD zone, including the 45-foot C-3 Zone height limit.

4. Rowland Heights Community Standards District (CSD)

Working with community stakeholders in the Rowland Heights community, this CSD is updated to better address the design and orientation of commercial development, particularly along the Colima Road corridor, and hillside grading. The revisions include requirements to improve the pedestrian experience of commercial areas, provisions for public gathering areas in commercial developments, requirements for specific wall and fencing materials, consistent signage and awning design, compact parking limits, lot coverage increases, and language updates for clarification purposes.

5. Setback and Equestrian Districts

The PASD incorporates the four equestrian districts within the Planning Area. The EQD 5 (Trailside Ranch) and EQD 7 (Avocado Heights) are proposed to be consolidated into one equestrian district, the Avocado Heights Equestrian District, with no changes to the current standards or outer boundaries. The Southwest Puente Setback District, located in Hacienda Heights, is also incorporated into the PASD with no changes to the standards.

ANALYSIS

A. Draft Plan/Ordinance Updates

There is a change in the zoning proposed for a property in Charter Oak (APN: 8401021062) near the intersection of Arrowy Hwy and Valley Center Ave. The property is developed with a religious institution and is zoned A-1, with a land use designation of H9. The zoning is recommended to change to R-2 instead of MXD, with a proposed land use

of H18 instead of CG to reflect consistency with the existing context and recommendations for other properties in the area.

B. General Plan Consistency

The Project implements the General Plan's Planning Area Framework Program No. LU-1 for the East San Gabriel Valley Planning Area. The Project is consistent with and helps to implement the following applicable goals and policies of the General Plan at the sub-regional level:

Land Use Element:

- *Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.*
- *Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.*
- *Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.*
- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.*
- *Goal LU 10: Well-designed and healthy places that support a diversity of built environments.*

Mobility Element:

- *Goal M 1: Street designs that incorporate the needs of all users.*
- *Goal M 2: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.*
- *Goal M 4: An efficient multimodal transportation system that serves the needs of all residents.*
- *Goal M 5: Land use planning and transportation management that facilitates the use of transit.*

Air Quality Element:

- *Goal AQ 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.*
- *Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.*

Conservation and Natural Resources Element:

- *Goal C/NR 1: Open space areas that meet the diverse needs of Los Angeles County.*
 - *Policy C/NR 1.4: Create, support and protect an established network of dedicated open space areas that provide regional connectivity, between the southwestern extent of the Tehachapi Mountains to the Santa Monica Mountains, and from the southwestern extent of the Mojave Desert to Puente Hills and Chino Hills.*
- *Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.*
 - *Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.*
- *Goal C/NR 7: Protected and healthy watersheds.*
- *Goal C/NR 13: Protected visual and scenic resources.*

Parks and Recreation Element:

- *Goal P/R 1: Enhanced active and passive park and recreation opportunities for all users.*
- *Goal P/R 4: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.*

Economic Development Element:

- *Goal ED 1: An economic base and fiscal structures that attract and retain valuable industries and businesses.*
- *Goal ED 2: Land use practices and regulations that foster economic development and growth.*

Housing Element:

- *Goal HE 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.*

Safety Element:

- *Goal S 1: An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.*
- *Goal S 3: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.*

ENVIRONMENTAL ANALYSIS

A Program Environmental Impact Report (PEIR) was prepared in compliance with the California Environmental Quality Act (CEQA) and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

Staff held a scoping meeting on May 10, 2022 to provide project information and receive public comments. To protect public health and safety during the COVID-19 pandemic, the scoping meeting was held via the Zoom virtual platform.

The PEIR (Exhibit F.1) 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 (Exhibit F.1): Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources. However, impacts to Aesthetics, Air Quality, Biological Resources, Noise, and Transportation were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations (Exhibit F.4). The Final PEIR and CEQA Findings of Fact and Statement of Overriding Considerations is included as Exhibits F.1 and F.4.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

The Departments of Public Works, Parks and Recreation, and Public Health were involved throughout the development of the Project, offering comments and feedback on the Project and PEIR through the revision process. In addition, the Fire, Sheriff, Sanitation, and Library Departments were also consulted upon public release of the Draft Project and PEIR. Comments received by these departments were considered and addressed, as feasible.

B. Project Outreach and Engagement

The goals shaping the engagement process included meeting community members where they are to gain local perspectives on community needs and opportunities, as well as local assets and valued community features. Staff incorporated various strategies, methods, and partnerships to engage a diversity of community members. Language access was provided throughout the development of the Project, including providing

materials in Spanish and Chinese, the predominant non-English languages spoken the Planning Area; and simultaneous translation of different languages at in-person and online events.

In total, staff organized and/or attended over 107 engagement events with community groups and members of the public. In addition, engagement efforts were coordinated with the Department of Arts and Culture, Department of Parks and Recreation, and the Center for Cities and Schools at UC Berkeley to reach broad levels of participation. For additional details on the ESGVAP Engagement Plan and outreach efforts, please refer to Staff Analysis Attachment 3.

Staff emailed a courtesy RPC public hearing notice on July 6, 2023, to the interested parties list, local agencies, adjacent jurisdictions, and local organizations. Staff also noticed the RPC public hearing in 19 local and regional newspapers on July 6-9, 2023, including Spanish, Chinese, Korean, and Vietnamese language newspapers. The public hearing notice and materials were posted on the Department's website on July 6, 2023, promoted through social media, and placed at several libraries within the Planning Area.

C. Public Comments

Since the start of the 30-day public hearing review period, staff has received 148 letters. *Staff has received letters from the public, public agencies, community groups, and non-governmental organizations in support of the Project, including the significant ridgeline protections, reduced potential land use intensity in the Puente Hills, and directing future growth to areas near transit, existing infrastructure, and away from hazard areas.*

D. Public Comments

A total of 148 letters have been received in support of the Project, which included local residents, Puente Hills Habitat Preservation Authority, San Bernardino Valley Municipal Water District, Hacienda Heights Improvement Association, Rowland Heights Community Coordinating Council, Friends of the Whittier Hills, Hills for Everyone, Responsible Land Use, Endangered Habitats League, Sierra Club, California Cultural Resources Preservation Alliance, and Orange County Chapter of California Native Plant Society.

A total of 0 letters were received in opposition of the project.

See Exhibit G for copies of correspondence(s).

Report
Reviewed By:



Mi Kim, Supervising Regional Planner

Report
Approved By:



Connie Chung, Deputy Director

Attachments to Staff Analysis:

1. *ESGVAP Guiding Vision Statements*
2. *PASD Detailed Summary*
3. *Engagement Plan and Outreach Activities*

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	East San Gabriel Valley Area Plan and Appendices
EXHIBIT B	Draft Resolution
EXHIBIT C	General Plan Amendment, Land Use Policy Maps, and Significant Ridgelines
EXHIBIT D	Zone Change Ordinance and Community Zoning Maps
EXHIBIT E	Planning Area Standards District
EXHIBIT F	Environmental Documentation: Final PEIR and Mitigation Monitoring Program; Draft PEIR, Figures, and Appendices; and CEQA Findings of Fact and Statement of Overriding Considerations
EXHIBIT G	Public Correspondence

Staff Analysis Attachment 1: ESGVAP Guiding Vision Statements

The seven guiding vision statements that provide the ESGVAP's framework and organize the goals and policies include the following, with an abridged description:

1. Sustainable Growth Patterns - Growth will be sustainably targeted away from hazard areas and natural resources, and towards areas with existing and future transit opportunities near major transit stops, high-quality transit corridors, and commercial centers.
2. Diverse, Walkable Communities - Growth moving forward aims to bring diverse land use, housing choices, and everyday services and amenities within walking distance of neighborhoods.
3. Connected and Active Communities - Mobility improvements will support walkable communities, with safe and convenient access to transit, jobs, goods, services, and recreation for healthy lifestyles.
4. Thriving Economy and Workforce - The ESGV will be an economically thriving region that fosters innovation and the expansion of strong industry niches. Employment opportunities will be expanded through strategies that support the needs of existing businesses and attract quality jobs that match residents' skillsets.
5. Shared Community Identity and Character - The community character and identity that make ESGV a special place to live, work, and play with be enhanced and shared in public spaces and facilities, and other community destinations.
6. Sustainable Built and Natural Environment - The built environment will contribute to reductions in greenhouse gas emissions and facilitate a cleaner environment. The ESGV's natural setting and environmental resources will be conserved, enhanced, and restored for the continued benefit, safety, and health of the current and future population and habitats.
7. Informed, Empowered and Environmentally Just Community - Residents will be informed and empowered to participate in land use decision-making processes. Land

use decisions will be made through the lens of environmental justice, considering the varied needs of all residents, especially those who are most vulnerable.

Staff Analysis Attachment 2: PASD Detailed Summary

The PASD is established to enhance the character of the 24 unincorporated communities within the Planning Area. The PASD implements the goals and policies of the ESGVAP to achieve the Project's vision which include context-sensitive growth and development, walkable and accessible neighborhoods, shared community identity and character, and sustainable built and natural environments.

1. Division 10 Reorganization

This ordinance includes a reorganization of Division 10 of Title 22. Under the new organization, new and existing standards unique to the Planning Area, including the Planning Area Standards District, Community Standards Districts, Equestrian Districts, and a Setback District are now consolidated into a single chapter of Title 22. This change is intended to facilitate communication, understanding, and implementation of the applicable standards.

2. PASD Area Wide Development Standards

This section contains new standards applicable to the Planning Area. If there is a conflicting standard in a district located in the PASD, such as a CSD or Equestrian District, the stricter standard applies.

- **Significant Ridgelines.** To preserve and protect significant ridgelines and the integrity of hillsides, the Project included a comprehensive analysis of ridgelines throughout the Planning Area which resulted in newly mapped significant ridgelines proposed for additional protections. New standards included in the PASD limit the highest point of a structure so that it is located at least 50 vertical and 50 horizontal feet from a mapped significant ridgeline. A variance and specific findings are required for proposed projects that cannot meet the requirements.
- **Biological Resources.** For projects requiring a Conditional Use Permit, on land containing native vegetation, new standards require the preparation of a biological inventory that must contain:
 - A biological survey and map of biological resources and physical site features on the project site;
 - Historic, existing, and potential plants, animals, and habitats found on the project site;
 - Assessment of need for additional surveys;
 - Proximity of the project site to locations of known sensitive resources;\
 - Photo documentation of the site; and Native tree survey and map.
- **Parking.** New standards require that parking areas be located in the rear of a commercial structure and screened from residential areas using specific materials.

Driveway widths are limited to the minimum required to improve walkability and mitigate conflicts between vehicles and pedestrian environments. Truck loading and parking spaces are limited to specific hours of operation and are required to be located away from adjacent residential uses.

- **Additional Notification Radius.** A new notification requirement increases the community's noticing radius from 500 feet to 1,000 feet, which matches existing standards in specific communities in the Planning Area.

3. PASD Zone Specific Development Standards

- **All Commercial and Mixed-Use Zones.** New standards are proposed that would apply to all commercially-zoned property in the Planning Area.
 - Lot Coverage. New standards limit the lot coverage of buildings and structures to no more than 85 percent of the net area of a lot. The standards also require a minimum of 15 percent of the net lot area to be landscaped.
 - Groundfloor Design. New standards require a pedestrian-oriented design element to be included as part of any exterior building modification.
 - Façade Composition. New façade composition standards require building facades to have differentiation between the building top, building middle, and building base.
 - Roofs and Mechanical Equipment Screening. New standards require articulation or ornamentation along the roof line, adding visual interest to the structure.
 - Architectural Elements. New standards require new primary structures to incorporate architectural elements along the width of the façade to improve the public realm and permeability with the pedestrian environment.
 - Articulation, Wall Surfaces, Wall Openings, and Windows. New standards require structures to incorporate horizontal and vertical articulation through variations in the building, window, and roof forms, and ground floor transparency
 - Exterior lighting. New standards require exterior lighting to be oriented towards the pedestrian environment, limiting light trespass and unshielded light fixtures.
 - Landscaping. New standards require the preservation of native trees on sites.
- **Zone C-3 and MXD Height.** New height standards limit the maximum height of structures in C-3 (General Commercial) and MXD(Mixed Use Development) zones to 50 feet above grade with requirements for stepbacks when adjacent to a residential zone.

4. Avocado Heights Community Standards District (CSD)

The existing standards in the Avocado Heights CSD are moved into the PASD. The figure map for the CSD is also updated. The following consists of the changes to the CSD:

- **Minor Variations.** Clarifies that Type II review (Minor Conditional Use Permit) is required for minor variation from CSD standards.
- **MXD Zone.** Clarifies the applicability of existing standards to the proposed MXD zones including the applicability of the C-3 zone height limit of 45 feet to MXD.

5. Rowland Heights Community Standards District (CSD)

Working with community stakeholders and groups in the Rowland Heights community, this CSD is updated to better address the design and orientation of commercial development in the community, particularly along the Colima Road corridor. Updates are also intended to protect hillsides through additional grading requirements.

- **Zone Specific Development Standards**

- **Zones A-1, A-2, R-1, and R-A.**

- Front Yard Landscaping and Grading. New standard require a Conditional Use Permit (CUP) for grading on a lot that cumulatively exceeds 50,000 total cubic yards of cut and fill.

- **Zones C-1, C-2, C-3, and MXD**

- Yard setbacks. Updated standards allow for outdoor dining, exterior furniture, and pedestrian areas in required landscaped areas.
- Awnings. New standards require awnings to consist of specific materials, be in good condition, and the use of multiple awnings to be of the same color and style.
- Walls and Fences. New standards specify the materials allowed for use in new walls and fences.
- Signs. New menu of sign types and conditions and prohibition of video or flashing illumination signs.
- Lot Coverage and Landscaping. Lot coverage maximums increase to 80 percent of the net area of the lot, with an increase of the required landscaped area to 20 percent of the net area of the lot.
- General Landscaping. New standards require landscaping to consist of substantial trees, shrubs, and groundcover, and be regularly maintained. Landscaping is also required to be placed in locations to buffer parking, storage, and maintenance areas from pedestrian areas, supporting an improved pedestrian environment.
- Minor CUP for new restaurants. This standard is not changing, but the wording has been updated to clarify existing standards.
- Compact Parking. This new standard limits the provision of compact spaces that can be used to satisfy parking requirements from 40 percent (Countywide standard) to 20 percent of total required spaces.

- **Zones M-1 and M-1.5.** This standard is not changing, but the language is updated to clarify applicability.

6. PASD and CSD Modification of Development Standards

Existing modification sections within the CSDs are reconfigured as subsections of a consolidated PASD modification section. New modification standards are established for new PASD standards. Existing CSD modification standards are clarified.

7. Sub-Area Districts: Setback and Equestrian Districts

The reorganization of Division 10 will move four established equestrian districts from the existing Title 22 code section 22.70.40 to Division 10. As part of the ESGVAP and based on community feedback, EQD 5 (Trailside Ranch) and EQD 7 (Avocado Heights) are proposed to be consolidated into a single Avocado Heights Equestrian District, which will consist of the same standards as currently interpreted and no change to the outer boundaries. The intention of this consolidation is to clarify existing standards across adjacent equestrian areas.

There is one existing Setback District in the Plan Area, the Southwest Puente Setback District, located in Hacienda Heights, which is being incorporated into the PASD and thus relocated in Title 22. The existing setback district standards and boundaries are unchanged.

Staff Analysis Attachment 3: Engagement Plan and Outreach Summary

The Project's engagement plan outlines several outreach strategies and methods which are described below. The Engagement Methods table that was made available to members of the public is also included.

1. 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), faith-based organizations, advocacy and interest groups, and non-profit groups. The objective was to establish relationships and an ongoing dialogue about the present concerns and future of the Planning Area. We made informational presentations to increase awareness and participation in the Project, held workshops to engage residents and gain feedback, and attended regular standing meetings of community groups.

Staff attended meetings of several community groups beginning in January, 2018 and continued to do so through the planning process, including the Rowland Heights Community Coordinating Council (RHCCC), Hacienda Heights Improvement Association (HHIA), Workman Mill Association, Clean Air Coalition, South San Jose Hills Neighborhood Watch, Equestrian Stakeholder Meetings, in addition to programs convened by the Supervisorial Districts in several communities. Staff has continued to meet with community groups throughout the plan development and review process to provide information and respond to questions and concerns about the ESGVAP. Staff scheduled office hours for the public as the Project neared the public hearing process to allow direct engagement with community members and address questions or concerns.

Staff partnered with Department of Parks and Recreation to engage with seniors and their specific concerns at a workshop at Steinmetz Senior Center in Hacienda Heights in May 2019. Staff also convened a joint Open Space and Sustainability workshop with the Homestead Museum and Theodore Payne Foundation where community members shared specific input on open space and mobility concerns, in March 2019. Overall, staff attended 26 community-based events and information sessions to engage with different community and interest groups, with attendance ranging from 10-85 people and 94 responses to surveys that were passed out at the events.

As part of the engagement strategy to meet people where they are and facilitate broad participation in the planning process, staff attended various community events, held Pop-Up events at libraries and parks, tabled at Parks After Dark, in addition to

other forums. These events fostered more one-on-one dialogue and allowed for longer conversations 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 37 tabling and Pop-Up events throughout Project development. At these events, surveys were passed out and 125 written comments were received.

In October-December 2019 staff held four Visioning Workshops at different park facilities throughout the Planning Area to engage community members in generative workshops on their community needs and aspirations. We employed the Place-It method to foster creative discussions 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 and with surveys submitted communicating priority planning goals and issues.

2. 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 2018 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 have included staff from Foothill Transit, Caltrans, Metro, Metrolink, County agencies, California Highway Patrol, Puente Hills Habitat Preservation Authority, Watershed Conservation District, Advancement Project, Bike SGV, California Walks, The River Project, RHCCC, HHIA, and many others. Meetings were usually attended by a range of 13-35 attendees.

3. Youth Engagement:

A goal of the engagement effort was to provide a forum for youth participation, which presents a unique perspective on and experience of the built environment. We partnered with Y-Plan, a program of the Center for Cities + Schools at UC Berkeley, that empowers young people to tackle real-world problems in their communities through project-based civic learning. We worked with their staff, educators, and 65 students at Rowland High School to engage them in the planning process, identify areas of need in their community, and ideas for improvement. Feedback from students has helped inform the goals, policies, and implementation actions of the Project. The students presented their projects and vision for their communities at the Regional Planning Commission on May 27, 2020.

In addition, staff partnered with Don Julian Elementary School in Avocado Heights to share lessons on urban planning with 5th graders and learn what the students value in their community, what needs improvement, and what they would like to see happen.

4. Arts-Based Engagement - A People's Map: Stories from the East San Gabriel Valley
Staff collaborated with the Los Angeles County Department of Arts and Culture and the arts group, Fonografia Collective (Fonografia). Fonografia developed "A People's Map" which employed arts-based public engagement and community storytelling in a multi-lingual, multi-media format to celebrate the people and places of East San Gabriel Valley and inform community planning decisions. The objective was to provide an accessible and inclusive platform to welcome diverse participation, reflect a wide range of experiences, and allow planners to have meaningful dialogue with community members to ground the plan development process in the lived experience of these communities. The stories help to identify key themes and shared experiences among residents, which attuned planners to key concerns and values to guide the planning process. The project reached across geographic and jurisdictional fragmentation and language barriers to connect with residents who may not traditionally participate in government processes.

From Aug. 2018-Sept. 2019, Fonografia attended events and spoke with community members using storytelling to create an intimate portrait of the residents and their communities. Fonografia features 22 stories from residents in "The People's Map". In total, over 70 individuals were interviewed. The events facilitated engagement with over 700 individuals in multiple languages through the various events. Fonografia produced 25 photo panels, an [interactive website](#), 10,000 newspaper prints, and 175 books, presented in three languages – English, Spanish, and Chinese. The project's video and photo panels were displayed at various community events. The newsprints were distributed at events and placed at local facilities and businesses.

5. 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/east-san-gabriel-valley-area-plan/>)

A blog has been used to provide regular updates on the planning process and events, as well as a project courtesy list, which has been regularly updated to keep interested parties informed. The Project used Social Media platforms to keep community members informed and up to date. The mapping survey platform Map.Social was used to gain insight into community members' concerns. The platform facilitated posting of comments to a location to let us know about an issue, a desire for an improvement, or other feedback.

6. Advisory Group:

Staff sought participation from local groups and residents to form the Rowland Height Planning Advisory Group (RHPAG) which met monthly from April 2021- April 2023 to gain community feedback on updates and revisions the Rowland Heights CSD and the Rowland Heights Community Chapter to better reflect community member's objectives for updates and the Project's objectives. Attendance ranged from 7-19 people who were actively engaged in providing feedback and updating and revising the Project.

7. Zone Change Notice:

Staff mailed 25,183 courtesy letters to property owners and tenants of parcels proposed for zone and/or land use changes to implement the ESGVAP and Housing Element. Staff received phone calls, emails, and offered information and guidance to over 325 property owners who received the notices. In cases where property owners were opposed or voiced concerns regarding the proposed changes and potential limitations to their existing use, we engaged in conversations and reviewed the proposed changes considering the concerns raised. We incorporated revisions to the proposed changes when feasible and when aligned with the goals and policies of the Project and the General Plan.

8. Project Review and Feedback:

A preliminary Draft Plan was released for public input and feedback on April 1, 2022. Staff held 4 online and 1 in person meeting to gain feedback. Notification emails were sent to the Project's interested parties list and to local organizations to forward to their members. 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 February 27, 2023, with the comment period lasting through April 12, 2023. The NOA was noticed on February 22, 2023 in the following local and regional newspapers: Pasadena Star News, San Gabriel Valley Tribune, Chinese Daily News, and La Opinion. An email notice of the NOA and availability of the Project materials was sent to the email list for interested parties, local agencies, adjacent jurisdictions, and local organizations, totaling 405 emails. Project materials were physically available at 13 libraries throughout the Planning Area, in addition to their availability on the Department's website.



Los Angeles County Department of Regional Planning

East San Gabriel Valley Area Plan (ESGVAP)

Engagement Methods

	Outreach Method	Target Audience	Objective
1. Stakeholder Meeting	Steering Committee	DRP	<ul style="list-style-type: none"> Consistency with the General Plan Guidance on the scope of the Area Plan Internal review of draft documents
	ESGVAP Workgroup	DRP	<ul style="list-style-type: none"> Consistency with the General Plan Guidance on the scope of the Area Plan Internal review of draft documents
	Agencies	<ul style="list-style-type: none"> LA County Departments Neighboring Jurisdictions External Public Agencies 	<ul style="list-style-type: none"> Technical expertise and input from practitioners (engineers, planners, health professionals, etc.) Coordinate and network with surrounding cities and public agencies (Cal Trans, California Highway Patrol)
	Community-based Organizations (CBOs)	<ul style="list-style-type: none"> Non-profits Interest Groups Other Community Groups 	Discuss community/neighborhood specific issues, challenges, opportunities, and assets
2. Community Events	Community Presentations	<ul style="list-style-type: none"> CBOs Faith-based Organizations Advocacy and Interest Groups Residents General Public Youth Local Businesses 	<ul style="list-style-type: none"> Informational presentations to increase awareness and participation Workshops to engage residents and get feedback Recurring attendance at standing meetings
	Tabling Sessions	<ul style="list-style-type: none"> CBOs Faith-based Organizations Advocacy and Interest Groups Residents General Public Youth Local Businesses 	Meeting people where they are through tabling and pop-up events at community events, public facilities, shopping centers, etc.

	Outreach Method	Target Audience	Objective
3. Online	Blog	General Public	Share information and update the public on the project's progress
	List of Events/Outreach Calendar	General Public	Provide information on upcoming events and track past events
	Translated Materials	<ul style="list-style-type: none"> Non-English Speakers 	Provide information in Spanish, Chinese, and other languages
	Surveys and Feedback	<ul style="list-style-type: none"> General Public Stakeholders who may not be able to attend in-person 	Residents provide information at their convenience
	map.social	<ul style="list-style-type: none"> General Public Stakeholders who may not be able to attend in-person 	User-generated maps to share local knowledge on landmarks, likes, dislikes, needs within the community, etc.
	Social Media	General Public	<ul style="list-style-type: none"> Communication on Twitter, Facebook, Nextdoor, and posting of videos on YouTube Use ethnic media platforms such as WeChat
	Mad Mimi	<ul style="list-style-type: none"> Courtesy List Interested Parties 	Email notification to interested parties for updates on the project
4. Youth School Engagement	Youth-led Planning Project: Arts and Storytelling Contest, Planning Academy	<ul style="list-style-type: none"> Elementary, Middle and High Schools Parent-Teacher Associations 	<ul style="list-style-type: none"> Recognize youth as assets and mobilize them to participate in the planning process Build capacity and help students articulate their vision for the future of communities
5. Universities and Private Partnerships	Cal Poly Pomona Planning Academy	<ul style="list-style-type: none"> General Public College Students 	Student-led planning academy to increase knowledge and build capacity in communities about planning concepts and processes.
	University Studio/ Research Project	<ul style="list-style-type: none"> DRP College Students 	Collaborate with students on research to help inform the Area Plan.
	USC Price School Data Stories	<ul style="list-style-type: none"> DRP General Public 	Students use storytelling combined with data to raise awareness about planning issues.
	Skidmore, Owings & Merrill LLP (SOM)	<ul style="list-style-type: none"> DRP 	Collaborate with SOM's Regenerative Cities Initiative.
6. Artist Collaboration	Place It! Method	<ul style="list-style-type: none"> Youth Residents General Public 	Use storytelling to identify values and guide community development through visioning.
	Placemaking with Artists	<ul style="list-style-type: none"> Youth Residents General Public 	Work with artist group, Fonografia, to promote community identity and placemaking through oral history, photos, and narratives exhibited in various mediums.