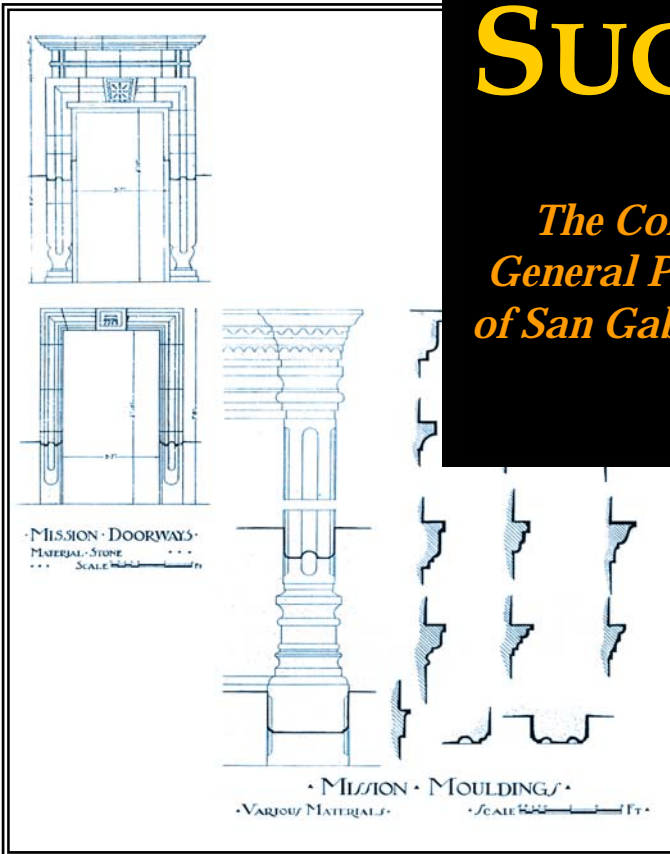




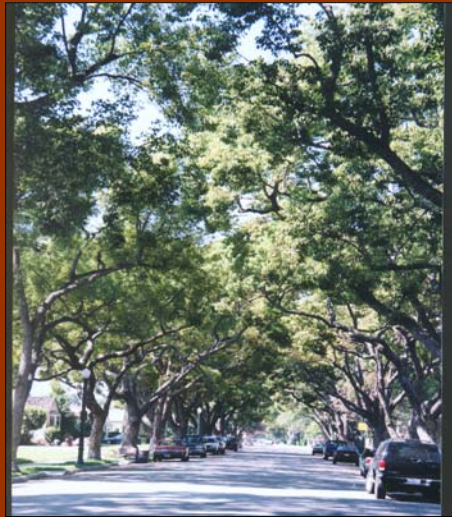
# INGREDIENTS FOR SUCCESS

◆  
*The Comprehensive  
General Plan of the City  
of San Gabriel, California  
2004*



COMPREHENSIVE GENERAL PLAN OF THE CITY OF SAN GABRIEL, CALIFORNIA  
ADOPTED BY RESOLUTION NO. 04-16, MAY 18, 2004

# LET YOUR IMAGINATION RUN FREE.



Imagine a San Gabriel the same, yet better: a San Gabriel of green, tree-lined streets and sensitively designed neighborhoods. A walkable, livable San Gabriel where younger families can afford to live, with adequate places to play, the finest public and safety services, and a quality of life unparalleled in the Los Angeles region.

It's not an impossibility. It is a challenge, one that begins with hundreds of residents participating in the process of defining that very future in terms clear and compelling.

We believe that this San Gabriel is possible with much hard work and the commitment of San Gabriel's residents. We hope you will join us in making your dream a reality. This booklet contains what we believe are the essential **Ingredients for Success** to make that happen.



1 California Environmental Quality Act of 1970, as amended, and the City of San  
2 Gabriel's adopted environmental guidelines; and

3 **WHEREAS**, the Planning Commission conducted a series of "Tell-a-Vision  
4 Nights," being four neighborhood meetings, on the following dates:

5 November 16, 2000  
6 December 2, 2000  
7 January 26, 2001  
8 February 22, 2001

9 And conducted a series of study sessions before the Planning Commission, with  
10 citizen input on the following dates:

11 January 14, 2002  
12 February 11, 2002  
13 May 13, 2002

14 **WHEREAS**, Chapters 33 and 153 of the San Gabriel Municipal Code  
15 authorize the Planning Commission to recommend action to the City Council  
16 concerning the City's orderly growth and development, including both general  
17 plan matters and those environmental matters delegated by the Council; and

18 **WHEREAS**, the Planning Commission conducted a series of public, joint  
19 study sessions with the City Council and separate public hearings on the following  
20 dates, with adjourned meetings as needed following each regular meeting:

21 **PLANNING COMMISSION STUDY SESSIONS**

22 August 23, 1999  
23 April 10, 2001

24 **COUNCIL STUDY SESSIONS**

25 August 19, 2003  
March 2, 2004

**WHEREAS**, the Planning Commission recommended approval of the draft  
comprehensive general plan and the accompanying mitigated negative  
declaration; and

**WHEREAS**, the Planning Commission received additional input and  
recommendations from both the City's Parks and Recreation Commission and the  
Design Review Commission; and



1 b. The draft comprehensive general plan does not propose additional general  
2 plan amendments or zone changes. Where potential future studies are  
3 indicated, it is with the understanding that any resulting proposals will be  
subject to environmental review.

4 **Section 2. Adoption of Negative Declaration.** The City Council HEREBY  
5 FINDS and DETERMINES that if the policies of the updated general plan are  
6 applied as provided in the text and maps of this plan, there shall be no significant  
7 adverse impact. The City Council THEREFORE ADOPTS the environmental  
assessment, including the Background Report, Initial Study, and Negative  
Declaration in conjunction with approval of the plan.

8 **Section 3. Incorporation of Mitigation Measures.** The City Council  
9 HEREBY FINDS and DETERMINES that the mitigation measures contained in the  
10 mitigated negative declaration represent a reasonable effort to eliminate the  
11 environmental consequences associated with implementation of the general plan.  
12 The Council HEREBY DIRECTS that all mitigation measures indicated in the  
13 mitigated negative declaration be incorporated in the new general plan, and  
14 monitored as provided by the California Environmental Quality Act and City  
15 environmental guidelines.

## 14 B. COMPREHENSIVE GENERAL PLAN

15 **Section 4. Adoption of Draft General Plan.** The City Council HEREBY  
16 APPROVES and ADOPTS the comprehensive revision of the San Gabriel general  
17 plan (Case No. PL-03-023), including text, graphics, and land use map as  
18 presented at the public hearing of April 20, 2004. The City Council FURTHER  
19 DECLARES as follows:

19 a. **Finding of Completeness and Adequacy.** The adopted general plan  
20 contains a thorough and adequate treatment of land use, economic and  
21 development issues within the realm of general plan development. The  
22 general plan includes four new or expanded permissive elements not  
previously available: community design, community facilities, cultural  
resources, and economic development.

23 b. **Promotion of Public Health, Safety, and Welfare.** The plan addresses  
24 long-term planning needs for the City's public safety services, incorporating  
25 new policies regarding police, fire and emergency services protection,  
defensible space design, and disaster preparedness. The plan further  
increases housing opportunities through the identification of housing sites

1 and services, cooperative and sweat equity housing development, and  
2 specialized zoning controls for target housing and social service needs.

3 **c. Good City Planning Practices.** The plan calls for improvements in the  
4 handling of new development by improving design standards,  
5 incorporating streetscape standards, traffic and transportation  
6 management, and other initiatives. The plan increases open space and  
7 recreation opportunities, incorporates a community “greening” program,  
8 recommends traffic calming and neighborhood protection strategies, and  
9 offers new policies for the first time in the areas of cultural resource  
10 management, economic development, and community design.

11 **d. Relationship to General Plan Environmental Determination.** It is the  
12 intent of the Council that the general plan update and negative declaration  
13 be seen as integrally related documents.

14 1. The City Council DECLARES that every reasonable attempt has been  
15 made to incorporate the issues, concerns and mitigation measures of the  
16 mitigated negative declaration into the general plan, and vice versa. In  
17 the event that by error or omission some issue, policy, mitigation  
18 measure or action has not been incorporated from the report into the  
19 general plan, the mitigation measure shall be presumed a part of the  
20 general plan as if it had been separately adopted.

21 2. The City Council DECLARES that adoption of this general plan and  
22 mitigated negative declaration does not preclude the necessity or  
23 requirement for any further environmental review which would  
24 normally be conducted in conjunction with project approvals under City  
25 of San Gabriel environmental guidelines.

**Section 5. Consistency with Recent Statutes.** In adopting this general  
plan, the City Council HEREBY FINDS, DETERMINES, and DECLARES that  
every reasonable effort has been made to incorporate recent legislation into the  
general plan. This includes the incorporation of specific provisions, goals,  
objectives and policies as follows:

**a.** Water. This includes water supplies, stormwater management and  
groundwater issues as required by recent legislation.

**b.** Child Care, Social Services, and the Homeless. The general plan, as  
adopted by Council, contains a series of specific objectives and policies with

1 respect to the provision of child care, social services, and the homeless as  
2 provided by relevant provisions of State law.

- 3 c. Environmental Review. The adopted general plan is consistent with the  
4 provisions of Assembly Bill 3180 (1988) in that it incorporates specific  
5 mitigation measures directly into the draft general plan. The Council  
6 DECLARES that the Community Development Director or his designee  
7 shall be the primary party responsible for successful completion of the  
8 mitigation measures specified in the plan. The Community Development  
9 Department shall file an annual report with the governing body  
10 demonstrating progress toward implementation of the plan.
- 11 d. Housing. The general plan, through its housing element, provides  
12 objectives, quantified targets, and specific policies for development of  
13 municipal housing programs consistent with State law. The Housing  
14 Element has been certified by the California Department of Housing and  
15 Community Development.
- 16 e. Environmental Goals and Policy Report. To the extent possible, this plan is  
17 designed to be responsive to the broad environmental, economic and equity  
18 goals of the state Environmental Goals and Policy Report as released by the  
19 Governor’s Office of Planning and Research.

20 **Section 6. Consistency with Regional Plans.** The City Council FINDS and  
21 DECLARES that through its efforts to reduce vehicle trips, promote walkability ,  
22 preserve and protect critical watercourses and embrace sustainable technologies,  
23 the plan is consistent with:

- 24 a. The regional Air Quality Management Plan of the South Coast Air Quality  
25 Management District;
- 26 b. The Southern California Association of Governments *Regional  
27 Comprehensive Plan,*
- 28 c. Applicable adopted Airport Land Use Plans, in that no facility subject to an  
29 Airport Land Use Plan is located in or adjoining the City of San Gabriel.

30 The Council FURTHER FINDS and DETERMINES that the plan as adopted  
31 reaffirms, and is materially consistent with, the regional plan for the San Gabriel  
32 River Basin prepared by the San Gabriel and Lower Los Angeles Rivers and  
33 Mountains Conservancy, and known by the name “Common Ground.”



1  
2       **Section 12. Direction to Prepare and Publish.** The City Council HEREBY  
3 DIRECTS the Deputy City Manager/Community Development Director or  
4 designee to publish a revised edition of the general plan containing all final  
5 revisions as bound in the copy on file with the Council and presented at the public  
6 hearing of May 18, 2004. Copies of this resolution shall be bound into the final  
7 general plan. The final report shall be distributed to local governmental agencies,  
8 utilities, and public libraries.

9       **Section 13. Annual Report.** Consistent with the provisions of State law,  
10 the Community Development Department shall file an annual report with the  
11 Council demonstrating the status of the general plan and its implementation.  
12 Upon receipt and action by the Council, one copy shall be transmitted to the State  
13 Office of Planning and Research.

14       **Section 14. Authorization to Initiate Zoning Ordinance Revisions,  
15 Preparation of New Zoning and Subdivision Ordinances.** The City Council  
16 HEREBY DIRECTS the Community Development Department to begin the  
17 preparation of revised zoning, subdivision and other ordinances necessary to  
18 implement the new general plan. The City Council anticipates that pending  
19 adoption of such ordinances, persons may apply for City development permits  
20 requiring a finding of consistency with both the general plan and zoning  
21 regulations. The Deputy City Manager/Community Development Director shall  
22 be authorized to consider such requests with the limitations set out in this  
23 resolution.

24       **Section 15. Direction Concerning the Parks and Recreation Facilities  
25 Master Development program.** The Council HEREBY DIRECTS that the  
Community Development Department and Parks and Recreation Department  
return at a future date with a proposal for development of a refined parks and  
recreation facilities master plan.

**Section 16. Primacy of General Plan.** The City Council HEREBY FINDS,  
DETERMINES, and DECLARES that the adopted, revised comprehensive general  
plan represents the City's officially adopted policy for the growth, land use,  
development, and protection of San Gabriel. In the event that the general plan is  
found to conflict with any City statute, ordinance, policy, rule, regulation, or  
action, it is the intent of the City Council that the general plan shall have  
precedence.

**Section 17. Statement Concerning Vested Development Rights.** The City  
Council HEREBY FINDS, DETERMINES and DECLARES that adoption of this

1 general plan provides no vested rights with respect to any preceding general plan  
2 or zoning ordinance, to any owner of property not expressly protected by an  
3 existing development agreement, owner participation agreement, disposition and  
4 development agreement or similar tool, reviewed and approved by the City  
5 Council prior to the effective date of this plan.

6 **Section 18. Severability.** The City Council HEREBY FINDS and  
7 DECLARES that it has adopted this general plan in its entirety. In the event that  
8 any court of competent jurisdiction declares any part of this general plan to be null  
9 and void, the remaining portions shall remain in full force and effect. The Council  
10 declares that it adopted this general plan as if it had adopted each phrase, sentence  
11 and element thereof separately.

12 **Section 19. Passage and Adoption.** The Mayor shall sign, and the City  
13 Clerk shall certify to the passage and adoption of this Resolution, and thereupon  
14 the same shall take effect and be in force.

15 APPROVED AND ADOPTED this 18<sup>th</sup> day of May, 2004, by the City  
16 Council of the City of San Gabriel, California.

17  
18  
19 \_\_\_\_\_  
20 Harry Baldwin, Mayor  
21 City of San Gabriel

22 ATTEST:

23  
24 \_\_\_\_\_  
25 Cynthia B. Trujillo, CMC  
City Clerk







1 indicated, it is with the understanding that any resulting proposals will be  
2 subject to full environmental review.

3 **Section 2. Adoption of Negative Declaration.** The Planning Commission  
4 HEREBY FINDS and DETERMINES that if the policies of the updated general plan  
5 are applied as provided in the text and maps of this plan, there shall be no  
6 significant adverse impact. The Planning Commission THEREFORE  
7 RECOMMENDS that the Negative Declaration and all appurtenant mitigation  
8 measures be adopted.

9 **Section 3. Incorporation of Mitigation Measures.** The Planning  
10 Commission RECOMMENDS that the City Council FIND and DETERMINE that  
11 the mitigation measures contained in the mitigated negative declaration represent  
12 a reasonable effort to eliminate the environmental consequences associated with  
13 implementation of the general plan. The Planning Commission HEREBY  
14 RECOMMENDS that the Council DIRECT that all mitigation measures indicated  
15 in the mitigated negative declaration be incorporated in the new general plan.

## 16 B. COMPREHENSIVE GENERAL PLAN

17 **Section 4. Adoption of Draft General Plan.** The Planning Commission  
18 HEREBY RECOMMENDS that the City Council APPROVE and ADOPT the  
19 comprehensive revision of the San Gabriel general plan (Case No. PL-03-023),  
20 including text, graphics, and land use map as presented at the public hearing of  
21 March 8, 2004. The Planning Commission FURTHER RECOMMENDS that the  
22 Council DECLARE that:

- 23 **a. Finding of Completeness and Adequacy.** The adopted general plan  
24 contains a thorough and adequate treatment of land use, economic and  
25 development issues within the realm of general plan development. The  
general plan includes four new or expanded permissive elements not  
previously available: community design, community facilities, cultural  
resources, and economic development.
- b. Promotion of Public Health, Safety, and Welfare.** The plan addresses  
long-term planning needs for the City's public safety services, incorporating  
new policies regarding police, fire and emergency services protection,  
defensible space design, and disaster preparedness. The plan further  
increases housing opportunities through the identification of housing sites  
and services, cooperative and sweat equity housing development, and  
specialized zoning controls for target housing and social service needs.

1  
2 **c. Good City Planning Practices.** The plan calls for improvements in the  
3 handling of new development by improving design standards,  
4 incorporating streetscape standards, traffic and transportation  
5 management, and other initiatives. The plan increases open space and  
6 recreation opportunities, incorporates a community “greening” program,  
7 recommends traffic calming and neighborhood protection strategies, and  
8 offers new policies for the first time in the areas of cultural resource  
9 management, economic development, and community design.

10 **d. Relationship to General Plan Environmental Determination.** It is the  
11 intent of the Planning Commission that the general plan update and  
12 negative declaration be seen as integrally related documents.

13 1. The Planning Commission RECOMMENDS that the Council  
14 DECLARE that every reasonable attempt has been made to  
15 incorporate the issues, concerns and mitigation measures of the  
16 mitigated negative declaration into the general plan, and vice versa.  
17 In the event that by error or omission some issue, policy, mitigation  
18 measure or action has not been incorporated from the report into the  
19 general plan, the mitigation measure shall be presumed a part of the  
20 general plan as if it had been separately adopted.

21 2. The Planning Commission RECOMMENDS that the Council  
22 DECLARE that adoption of this general plan and mitigated negative  
23 declaration does not preclude the necessity or requirement for any  
24 further environmental review which would normally be conducted  
25 in conjunction with project approvals under City of San Gabriel  
environmental guidelines.

**Section 5. Consistency with Recent Statutes.** In adopting this general  
plan, the Planning Commission HEREBY RECOMMENDS that the Council  
HEREBY FIND, DETERMINE, and DECLARE that every reasonable effort has  
been made to incorporate recent legislation into the general plan. This includes  
the incorporation of specific provisions, goals, objectives and policies as follows:

**a.** Water. This includes water supplies, stormwater management and  
groundwater issues as required by recent legislation.

**b.** Child Care, Social Services, and the Homeless. The general plan, as  
adopted by Council, contains a series of specific objectives and policies with

1 respect to the provision of child care, social services, and the homeless as  
2 provided by relevant provisions of State law.

- 3 c. Environmental Review. The adopted general plan is consistent with the  
4 provisions of Assembly Bill 3180 (1988) in that it incorporates specific  
5 mitigation measures directly into the draft general plan. The Planning  
6 Commission FURTHER RECOMMENDS that the Council DECLARE that  
7 the Community Development Director or his designee shall be the primary  
8 party responsible for successful completion of the mitigation measures  
9 specified in the plan. The Community Development Department shall file  
10 an annual report with the governing body demonstrating progress toward  
11 implementation of the plan.
- 12 d. Housing. The general plan, through its housing element, provides  
13 objectives, quantified targets, and specific policies for development of  
14 municipal housing programs consistent with State law. The Housing  
15 Element has been certified by the California Department of Housing and  
16 Community Development; the full text of the plan as approved and certified  
17 is incorporated herein and made a part hereof.
- 18 e. Environmental Goals and Policy Report. To the extent possible, this plan is  
19 designed to be responsive to the broad environmental, economic and equity  
20 goals of the state Environmental Goals and Policy Report as released by the  
21 Governor's Office of Planning and Research.

22 **Section 6. Adoption by Reference of the Los Angeles County Hazardous**  
23 **Waste Management Plan.** The Planning Commission HEREBY RECOMMENDS  
24 that the City Council ADOPT the Los Angeles County Hazardous Waste  
25 Management Plan, and DIRECT that it be incorporated by reference into the San  
Gabriel general plan. The Planning Commission FURTHER RECOMMENDS that  
the Council FIND that the general plan is consistent with the intent of the  
Hazardous Waste Management Plan by ensuring that the City of San Gabriel  
accepts its fair share of responsibility for the provision of critical regional facilities.  
The plan provides additionally for development of stringent local policies  
concerning the development of these facilities.

26 **Section 7. Adoption by Reference of the Regional Air Quality**  
27 **Management Plan of the South Coast Air Quality Management District.** The  
28 Planning Commission HEREBY RECOMMENDS that the City Council ADOPT the  
29 Regional Air Quality Management Plan, and DIRECT that it be incorporated by  
30 reference into the San Gabriel general plan. In making this recommendation, the  
31 Planning Commission intends that in the event any conflict exists between the

1 general plan and the air quality plan, the more precise language of the general  
2 plan shall prevail.

3 **Section 8. Direction Concerning the Parks and Recreation Facilities**  
4 **Master Development program.** The Planning Commission HEREBY  
5 RECOMMENDS that the Council authorize development, subject to budget  
6 authorization and sufficient funding, of a Parks and Recreation Facilities Master  
7 Development Program, prepared as a companion document, which is consistent  
8 with all relevant provisions of the general plan. The Planning Commission  
9 HEREBY RECOMMENDS that the Council DIRECT that the Parks and Recreation  
10 Facilities Master Development Program be incorporated into the general plan by  
11 reference.

12 **Section 9. Adoption by Reference of *Common Ground* and Finding of**  
13 **Consistency.** The Planning Commission HEREBY RECOMMENDS that the  
14 Council reaffirm its previous support of the regional river master plan known as  
15 *Common Ground* (San Gabriel and Lower Los Angeles Rivers and Mountains  
16 Conservancy), and FINDS that the San Gabriel general plan is materially  
17 consistent with that document.

18 **Section 10. Relationship to “One City, One Future”.** The Planning  
19 Commission recognizes the importance of organizational strategic planning. In  
20 adherence to the fundamental tenets of the City’s “One City, One Future” process,  
21 the plan has been updated wherever possible to incorporate goals and objectives  
22 expressed through the City’s organizational strategic planning process.

23 **Section 11. Public Comment.** The Planning Commission HEREBY  
24 RECOMMENDS that the Council AFFIRM that it considered, to the best of its  
25 ability, all public testimony and all relevant information provided to it; and that  
the general plan adopted by this resolution represents its best effort to  
accommodate the diverse and competing needs of residents, property owners, and  
social and economic components of the City’s population and workforce.

**Section 12. Passage and Adoption of the General Plan Map.** The  
Planning Commission HEREBY RECOMMENDS that the Council adopt the  
General Plan Map (attached to this resolution and made a part hereof); and directs  
that upon adoption by City Council, the general plan map shall supersede any  
conflicting zoning designation.

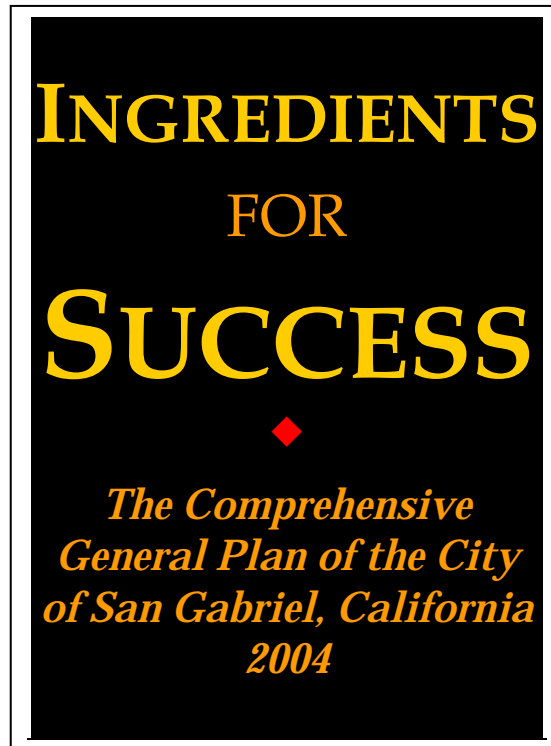
**Section 12. Passage and Adoption.** The Planning Commission Chairman  
shall sign, and the City Clerk shall certify to the passage and adoption of this  
Resolution, and thereupon the same shall take effect and be in force.

1  
2 RECOMMENDED FOR CITY COUNCIL APPROVAL AND ADOPTION  
3 this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by the Planning Commission  
4 of the City of San Gabriel, California.

5 \_\_\_\_\_  
6 Kevin Sawkins  
7 Chairman of the Planning Commission  
8 City of San Gabriel

9 ATTEST:

10 \_\_\_\_\_  
11 Brenda Mulhern  
12 Planning Commission Secretary



## Acknowledgements

---



### **City Council**

Harry Baldwin, Mayor  
Juli Costanzo, Vice Mayor  
Mary Cammarano  
David Gutierrez  
Chi Mui  
Sabino Cici (retired)  
Dominic Polimeni (retired)

### **City Manager**

P. Michael Paules

### **Deputy City Manager**

Steven A. Preston, FAICP

### **Planning Commission**

Kevin Sawkins, Chairman  
Pei-Chi Chang, Vice Chairman  
Norman Garden  
Thomas Klawiter  
William Youngblood (former Chairman)  
Michael Winters (former member)  
Marie Journey (former member)

### **Design Review Commission**

Raymond Cheng, Chairman  
Robert Curley, Vice Chairman  
Monica Garza  
Joe Cotter (former member)

## **City Attorney**

Robert L. Kress, City Attorney

## **Consultants to the City**

- Landscape Architecture  
Lawrence R. Moss Associates
- Architectural Design  
Roger Cantrell, AIA, AICP
- Traffic Engineering  
Austin Foust Associates
- Acoustical Engineering  
Wieland Associates
- Housing Element  
Cotton Bridges Associates
- Group Facilitation  
Civic Solutions

## **Contributors**

- David A. Lawton, Chief of Police
- Joseph Nestor, Fire Chief
- I. W. "Butch" Sweet, Fire Chief\*
- Robert Harris, Parks and Recreation  
Director
- George Kotchnik, Parks and Recreation  
Director\*
- Tom Marston, Finance Director
- Cynthia Trujillo, CMC, City Clerk
- Peter Wallin, Deputy City Attorney  
(\*retired)

## **Special Thanks to...**

- California Planning Roundtable  
*For use of the California General Plan  
Glossary*
- San Gabriel Historical Association
- Sarah Duncan
- Los Angeles Public Library  
Photographic Collection
- Los Angeles County Public Library  
Photographic Collection

# Letter of Transmittal

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March, 2004

## Honorable Mayor Baldwin and Members of the City Council:

**S**an Gabriel is a most wondrous community in which to live. Rich with the wealth of diverse cultures, historic resources, remarkable and well-kept residential areas, and a spirited people, there is no reason why San Gabriel should not – cannot – become the success story of the next decade.

That's why the general plan process has taken on such importance. San Gabriel is, in many ways, at a critical crossroads during which it can determine for itself whether its star remains in the ascendancy, or whether the community will experience the types of slow diminution that face other communities that do not address critical quality of life issues. The commitment of the City Council to this process is evidence that San Gabriel aspires to be the best community it can be, and the comprehensive planning process set by state law is the best means to identify a long-term vision for San Gabriel that translates into meaningful improvement.

This general plan is unique, and not just for San Gabriel – which historically has not been able to invest the time and resources in a general plan that the city truly requires. It is unique in that the plan does more than plan minimally for the basic land use requirements of a growing city. For the first time, the plan before you focuses on a dozen or so initiatives that represent real improvements in the quality of life for San Gabriel residents.

- In **Chapter 3**, you will see how the City is taking the dilemma of **traffic** by the horns, and creating an effective array of strategies to combat congestion.
- In **Chapter 4**, you can learn about San Gabriel's **economic development** strategy, and how those efforts are being designed to ensure a higher quality of life for all.
- In **Chapters 7, 8 and 10**, you will see how developing a **greener, more livable, and more environmentally sustainable city** is incorporated into every aspect of the City's processes, from subdivisions and development review to zoning and redevelopment.

- In **Chapter 10**, you will see for the first time in San Gabriel's history how it is planning for an **improved quality of architecture, landscaping, streetscape and neighborhood beautification**.

There are many other remarkable aspects of the document that we are bringing before you.

This is the first plan ever created by the City's own planning division staff. For as fraction of the expense accorded with using consultants for the majority of this work, the planning staff – sometimes under significant stress and an adverse working environment not truly developed for large scale planning exercises – has somehow constructed a plan from scratch that includes all the requirements of state law, as well as a few new initiatives of note,

- For the first time, the general plan includes the statutory and background data necessary for the use of development exactions and impact fees a means to address critical deficiencies in traffic management, public safety, parks and recreation, and sewer and street systems.
- For the first time, the general plan addresses the dizzying variety of historic and cultural; resources and landscapes, and for the first time establishes true policy options to deal with those resources. As one of the most historic – and one of the oldest – communities in California, it is a shame that the city has never found the opportunity to do this before. With this book, we make up for lost time. And most importantly, it is a largely voluntary and incentive-based strategy
- For the first time, the general plan addresses the long-term effects of having lost or damaged much of its street tree resources. The new plan establishes a zero-net loss policy that ensures that the City continues to grow greener, not more “concrete.”
- For the first time, the general plan actually requires a higher level of design accomplishment in every aspect of land use and development, from architecture to landscaping, from streetscape to signs.

It is a pleasure to present this general plan to the citizens of San Gabriel.

**STEVEN A. PRESTON, FAICP**  
Deputy City Manager

**KEVIN SAWKINS**  
Chairman of the Planning Commission

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