



October 2016



DRAFT Concept Alternatives

Walnut General Plan Update and
West Valley Specific Plan

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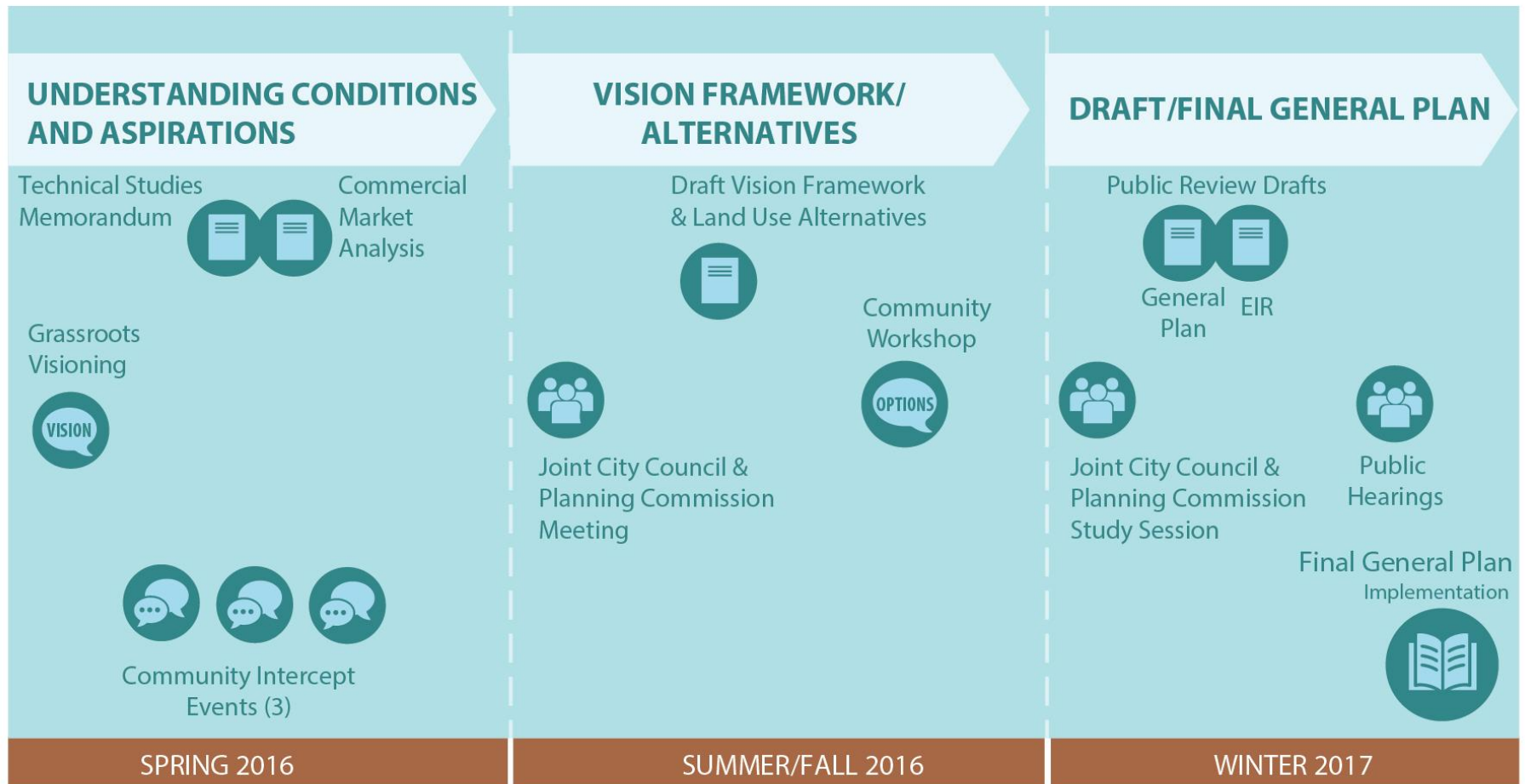
What is the General Plan

- Long-range policy document
- Generally guides growth and development within the City
- Establishes Citywide goals and policies
- Major Elements Included in document:
 - Land Use and Community Design
 - Mobility
 - Conservation, Open Space, and Recreation
 - Community Facilities and Infrastructure
 - Noise and Safety

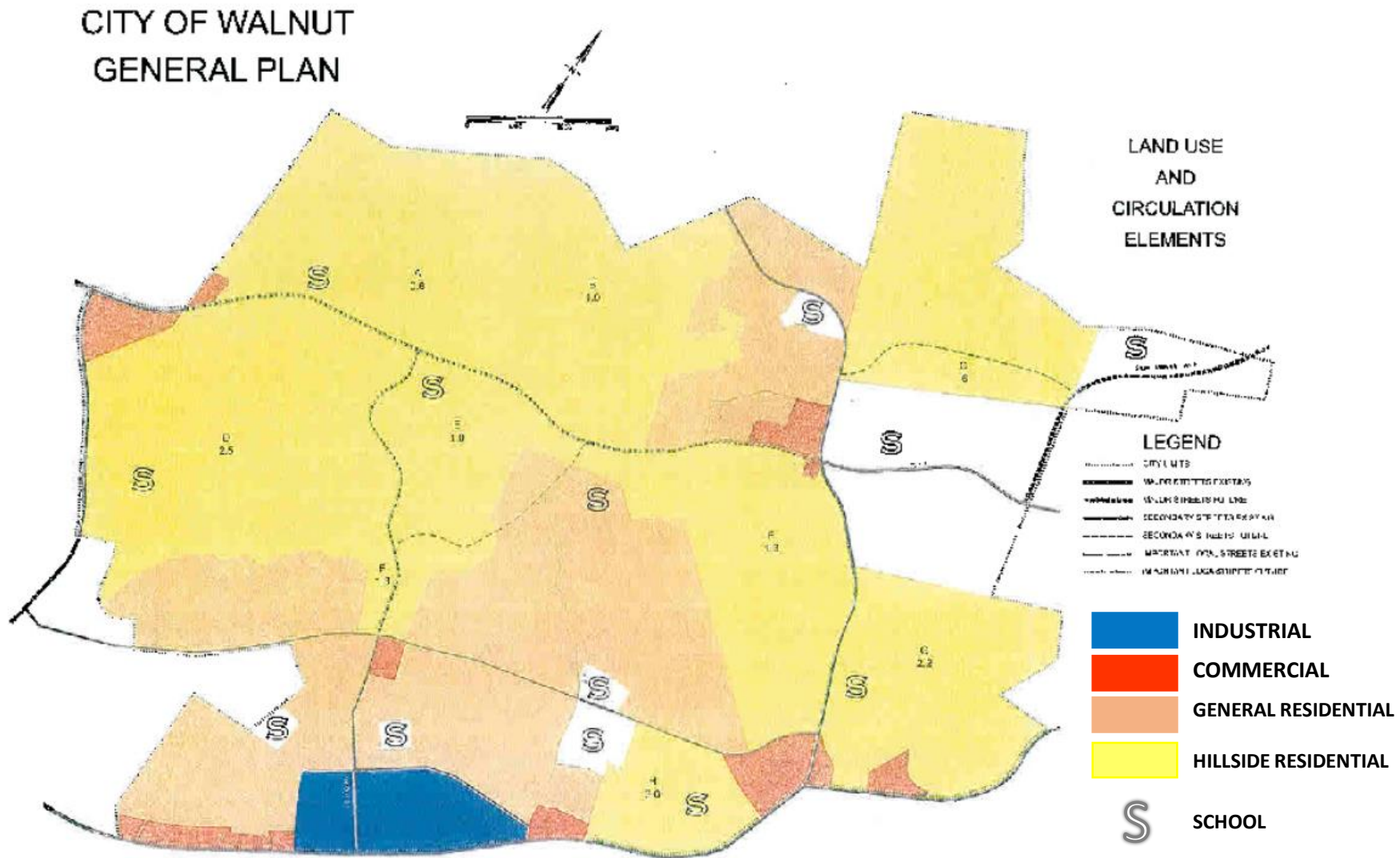
General Plan Process

COMMUNITY PROCESS

ci.walnut.ca.us



Current/ Existing Land Use – General Plan adopted in 1978



Overview | Purpose of the Concept Alternatives

The Concept Alternatives are intended to:

- **Focus on key change areas:** this area will not focus on the entire City since most neighborhoods will not see land use changes.
- **Reflect community input:** on land uses, urban design, and mobility choices.
- **Show a range of potential General Plan land use policy choices:** which will help to guide the selection of preferred alternatives.

Overview | Focus Areas

The three (3) focus areas are:

- **Walnut Hills Plaza**
- **La Puente Road/Grand Avenue**
- **West Valley Specific Plan**

Discussion area:

- **City Maintenance Facility**
- **Mount San Antonio Shopping Center**

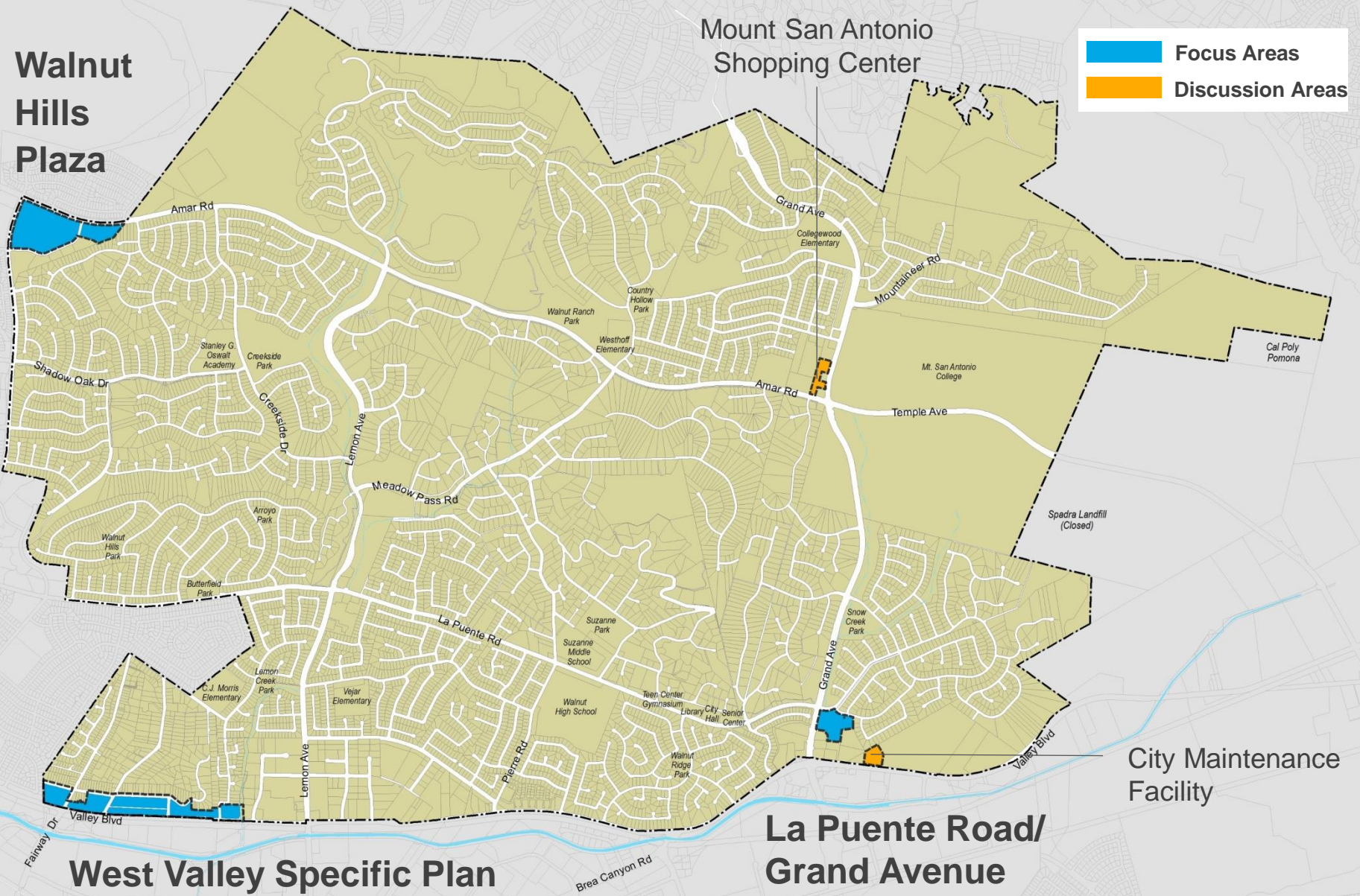
Overview | Focus Areas

Walnut Hills Plaza

Mount San Antonio Shopping Center

Focus Areas

Discussion Areas



West Valley Specific Plan

**La Puente Road/
Grand Avenue**

Walnut Hills Plaza



Walnut Hills Plaza

What's Working

- Businesses that serve neighborhoods
- Small local businesses
- Convenient to surrounding neighborhoods
- Located on two (2) major arterials

What's Not Working

- High vacancies
- Outdated building façades
- Fragmented ownership
- No public gathering spaces
- Underperforming and underutilized businesses and uses

Walnut Hills Plaza | Alt. A: Current/Existing General Plan Land Uses

Commercial
Residential

Existing Land Uses



Walnut Hills Plaza | Alt. B: District Mixed Use

Commercial Nodes

Allow up to three (3) stories or thirty-five feet (35') **residential and office uses** along Nogales Street and Amar Road.

Reinvent **commercial core** while retaining the existing anchor (24 hr. Fitness) with neighborhood retail, restaurants, and public gathering spaces.

Create pedestrian-friendly streetscapes along Nogales Street and Amar Road.



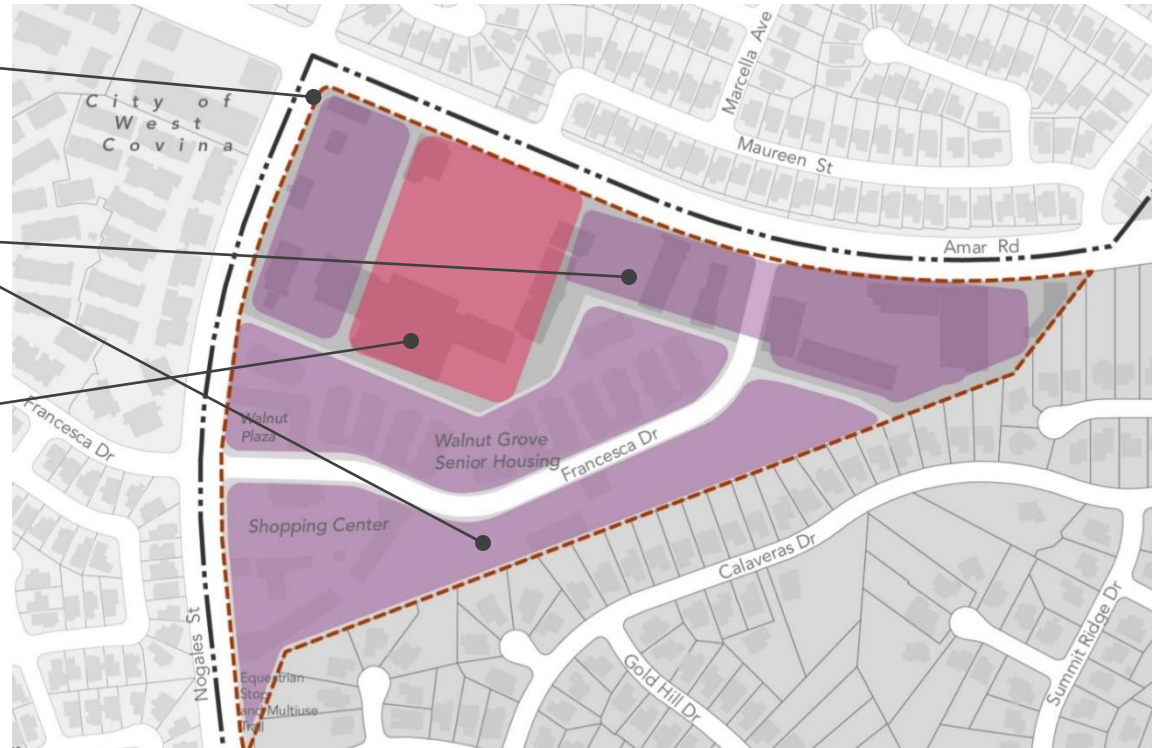
Walnut Hills Plaza | Alt. C: Mixed Use

Boundary expansion.

Mixed uses along Amar Road, Nogales Street, and Francesca Drive.

Reinvent **commercial core** while retaining the existing anchor (24 hr. Fitness) with neighborhood retail, restaurants, and public gathering spaces.

Create pedestrian-friendly streetscapes along Francesca Drive, Nogales Street and Amar Road.



Grand Avenue and La Puente Road Site



Grand Avenue and La Puente Road Site

What's Working

- Key commercial corner in the City
- High visibility near Grand Avenue and Valley Boulevard
- Adjacent to existing thriving commercial and restaurant uses to the west and south
- Located near Civic Center

What's Not Working

- Existing storm drainage easements restricting building development
- Vacant unmaintained property abutting Snow Creek neighborhood
- Current Specific Plan limits land use to Assisted Care Facility

Grand/La Puente | Alt. A: Current/Existing General Plan Land Uses



Existing
Land Uses



Grand/La Puente | Alt. B: Institutional Use

Allow **commercial** uses such as retail and restaurants with public gathering spaces.

Allow education center to remain.

Expand **institutional** uses.



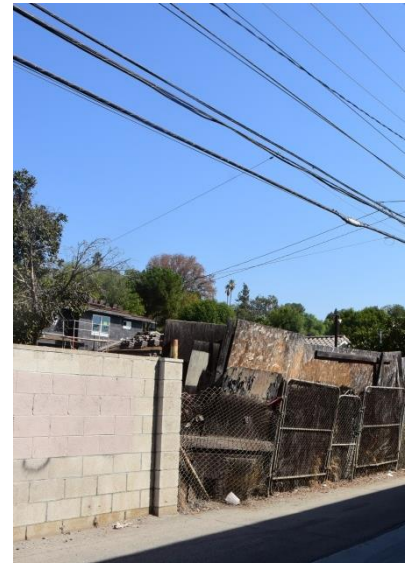
Grand/La Puente | Alt. C: Expanded Commercial

Allow **commercial** uses such as retail and restaurants with public gathering spaces.

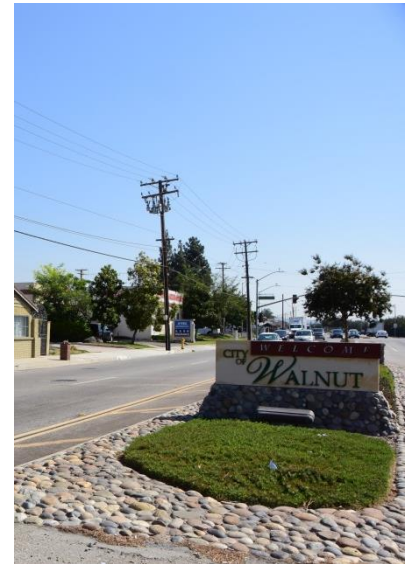
Allow education center to remain.



West Valley Specific Plan Area



West Valley Specific Plan Area



West Valley Specific Plan Area

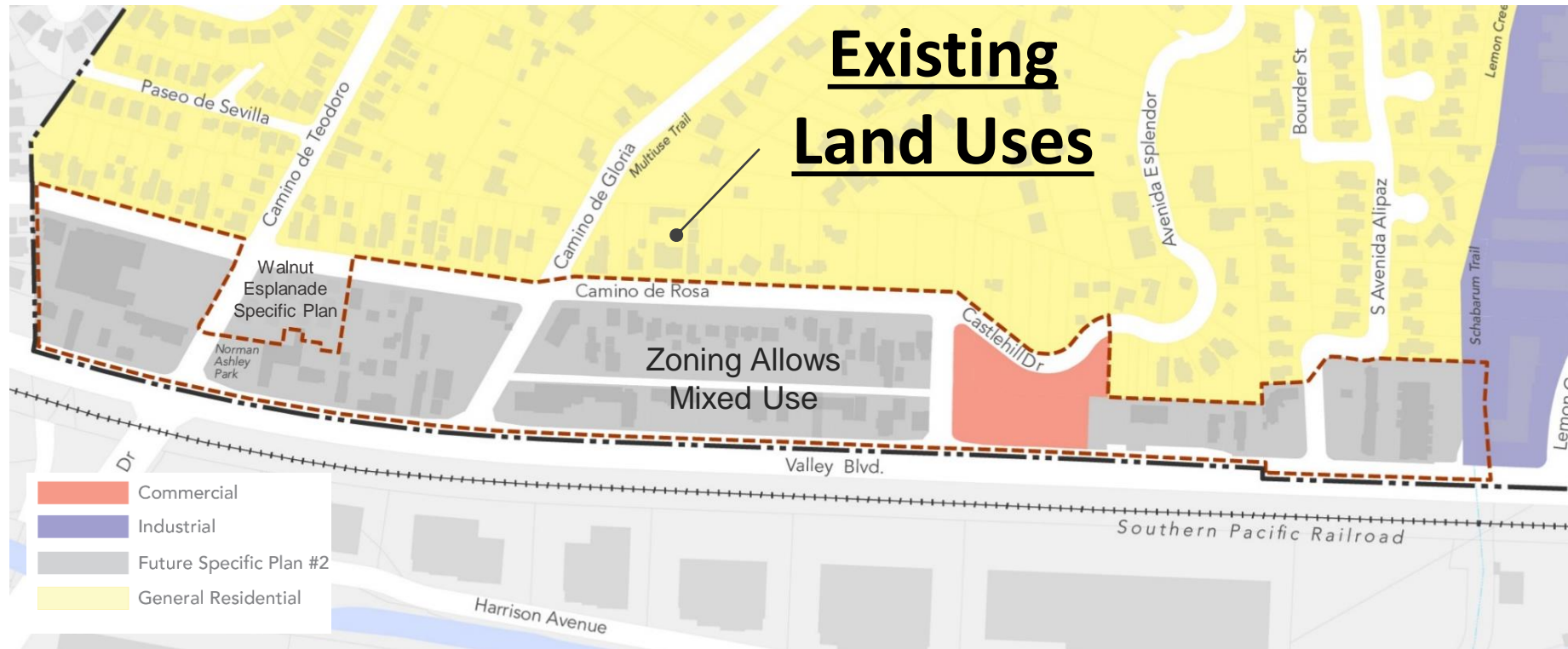
What's Working

- Key gateway into Walnut
- Local businesses serving neighborhood
- High visibility along Valley Boulevard

What's Not Working

- Underutilized commercial services and uses
- Fragmented ownership
- Narrow and shallow lots
- Alley restricts property consolidation
- Lack of investment in maintenance of buildings

West Valley | Alt. A: Current/Existing General Plan Land Uses



West Valley | Alt. B: Residential Mixed Use



Commercial nodes at intersections. Commercial required on first floor and residential on upper floors.

Create a **mixed use** corridor (**residential** uses allowed on any floor or as **stand-alone residential** buildings). Public gathering spaces required.

Residential, **live/work**, and **office** uses allowed along Camino de Rosa, with a two-story height limit.

West Valley | Alt. C: Commercial Mixed Use



Create a **mixed use** corridor with **residential uses** on upper floors. **Commercial uses** would be required on the ground floor. Maximum heights would be thirty-five feet (35') or three (3) stories. Public gathering spaces required.

Residential, **office**, and **live/work** uses allowed along Camino de Rosa, with a two (2) -story height limit; serving as a buffer to the existing residential zones to the north.

West Valley | Alt. B and C Photos

Alternative B



Commercial Node



Two-story Vertical Mixed Use



Stand-alone Two-story Residential

Alternative C



Three-story Vertical Mixed Use

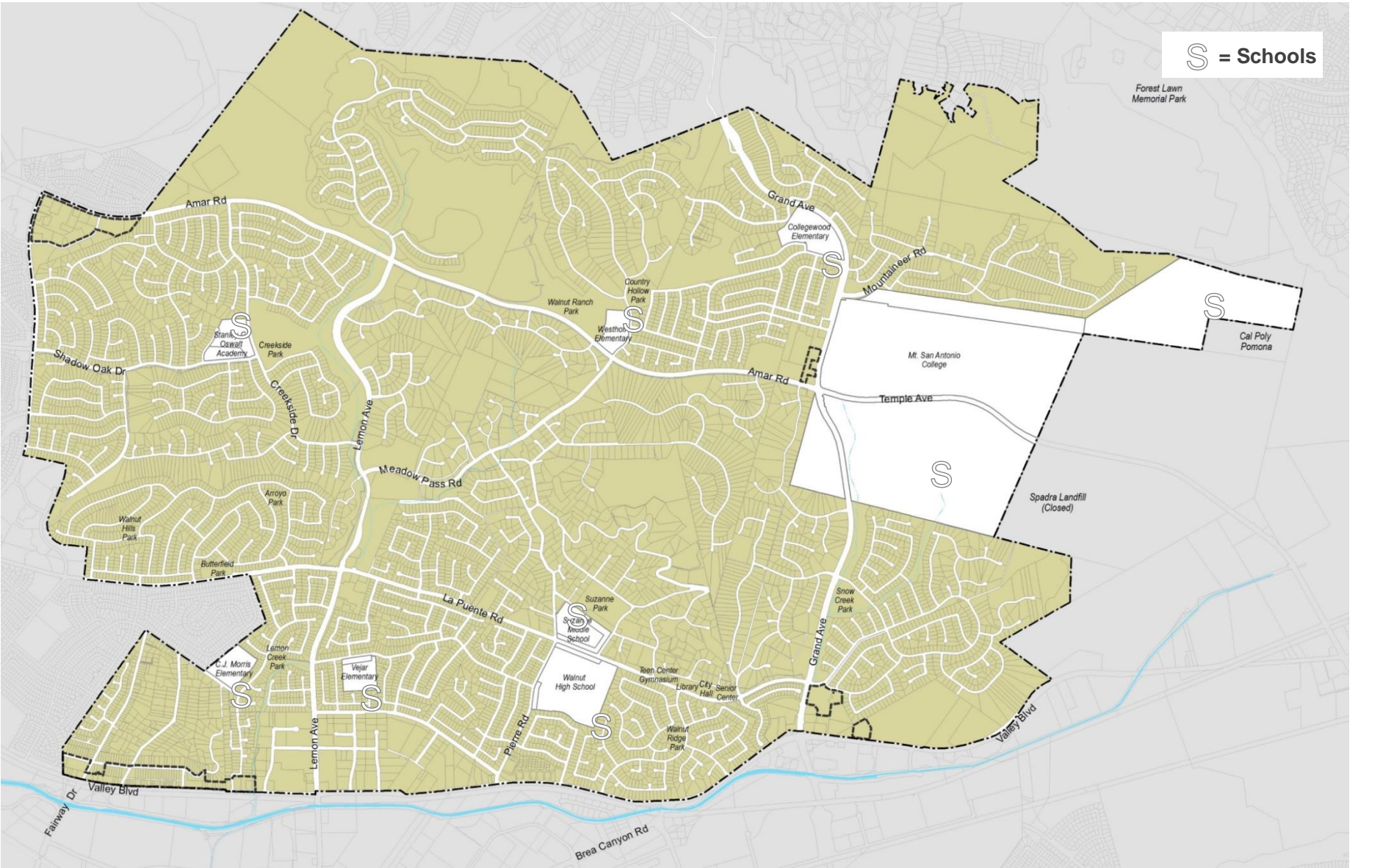


Three-story Vertical Mixed Use



Stand-alone Three-story Residential

Overview | Schools: Existing/Current General Plan Land Use Designation

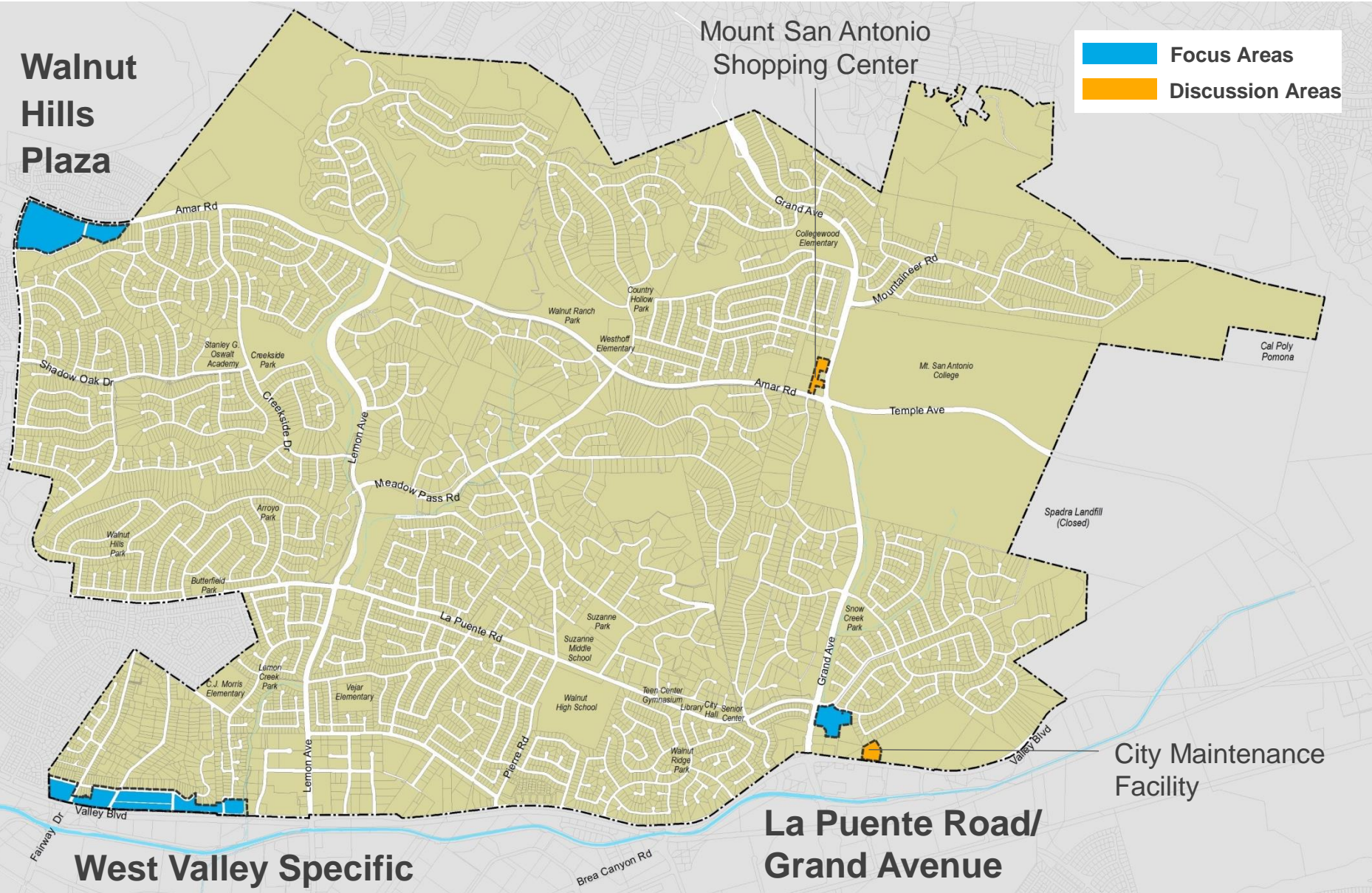


Overview | Discussion Area

Walnut Hills Plaza

Mount San Antonio Shopping Center

Focus Areas
Discussion Areas



West Valley Specific Plan

**La Puente Road/
Grand Avenue**

Discussion

- Public facility occupying commercial/retail space
- Opportunity to expand commercial footprint to adjacent site
- High visibility: located near Grand Avenue and Valley Boulevard

Recommendations

- Maintain land use designation as Commercial
- Add new policy and implementation strategy to move City Maintenance Facility to another appropriate location within Walnut

Discussion

- High vacancies
- Lack of adequate parking
- No gathering/social spaces or outdoor dining
- Fragmented ownership

Recommendations

- No anticipated land use changes
- Improve façades and implement parking management strategies

