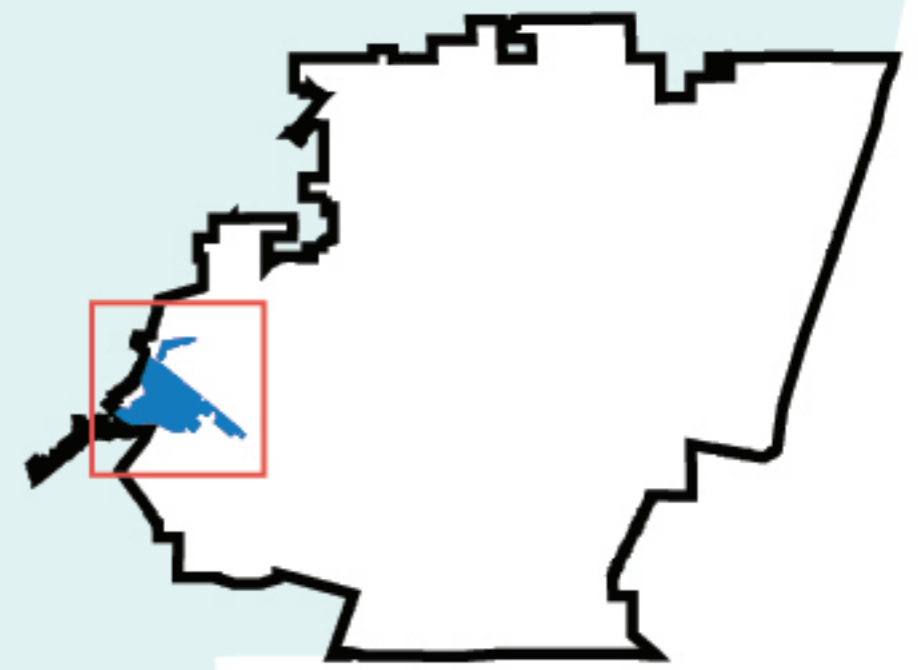


AVOCADO HEIGHTS



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

AVOCADO HEIGHTS

INTRODUCTION



Avocado Heights is an unincorporated community located in the western part of the East San Gabriel Valley Planning Area. The community spans 2.5 square miles, sharing boundaries with the Cities of Baldwin Park and Industry on the north and east sides, the unincorporated community of Hacienda Heights to the south, and Interstate 605, as well as the San Gabriel River to the west. The Walnut Creek Channel flows along part of the northwestern boundary.

The community has an agricultural and ranching history. It is named for the avocado groves planted in the early 1900s, when Edwin G. Hart, a major promoter of the avocado industry, subdivided the area into family farms. Today, the community consists primarily of single-family homes, with industrial uses along its major corridors.

For more information, please visit: planning.lacounty.gov/esgvap

AVOCADO HEIGHTS

COMMUNITY CHARACTERISTICS



Community Layout

Avocado Heights is relatively flat, located mostly within the lower East San Gabriel Valley basin. The main streets are ordered in a grid, making it easier to get across the community.



Land Use

The community has a mix of land uses, including residential next to industrial. Valley Blvd. has a high concentration of industrial uses and runs along the Southern Pacific Railroad right-of-way.



Local Culture

The community has a tradition of animal-keeping on residential lots including, horses and chickens and associated structures. The deep lots found throughout the community were originally used for agriculture and animal raising.



Community Standards District

The Avocado Heights Community Standards District, adopted in 2003, sets specific requirements for the development of properties in the community. The objective is to preserve the open character, support property maintenance, and improve compatibility between residential and industrial uses.



Equestrian Districts

Equestrian districts permit a greater number of horses than normally allowed in the unincorporated County. They also celebrate local equestrian culture. Two districts are located in the community's southeast area, the Avocado Heights and Trailside Ranch Equestrian Districts.



Trails

The Avocado Heights Trail runs along residential streets through the center of Avocado Heights. It connects to the San Jose Creek Trail at the southern end of the community. The trail is made of decomposed granite and is used by equestrians.



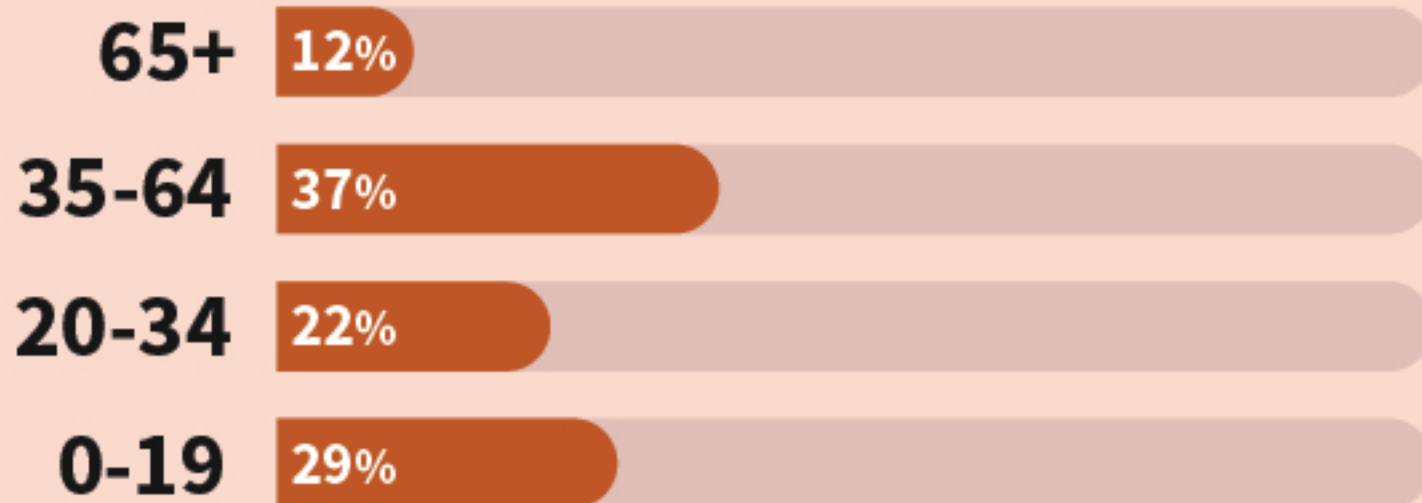


2.5 sq. miles

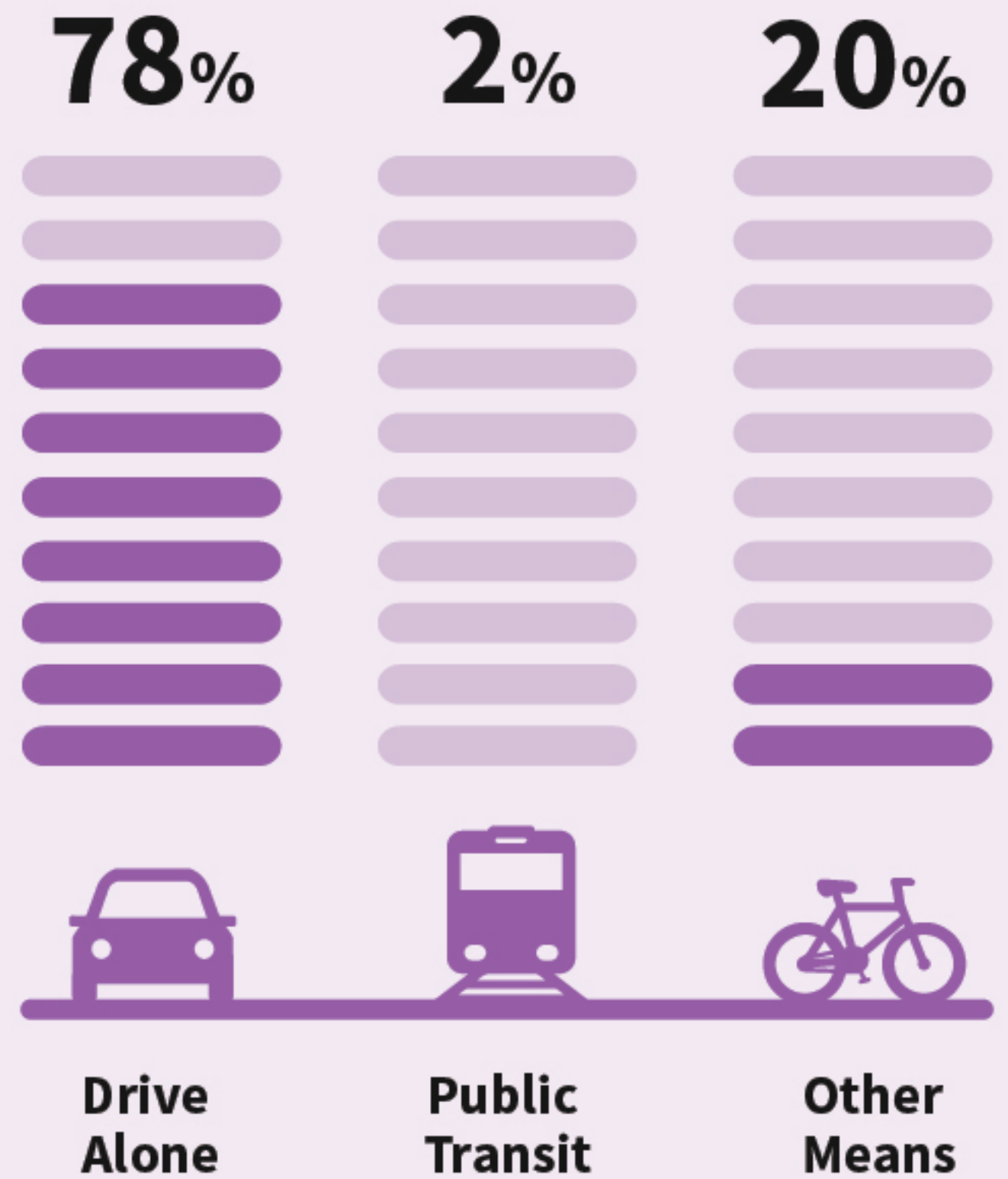
AVOCADO HEIGHTS

POPULATION = 14,064 (5,652 per sq. mile)

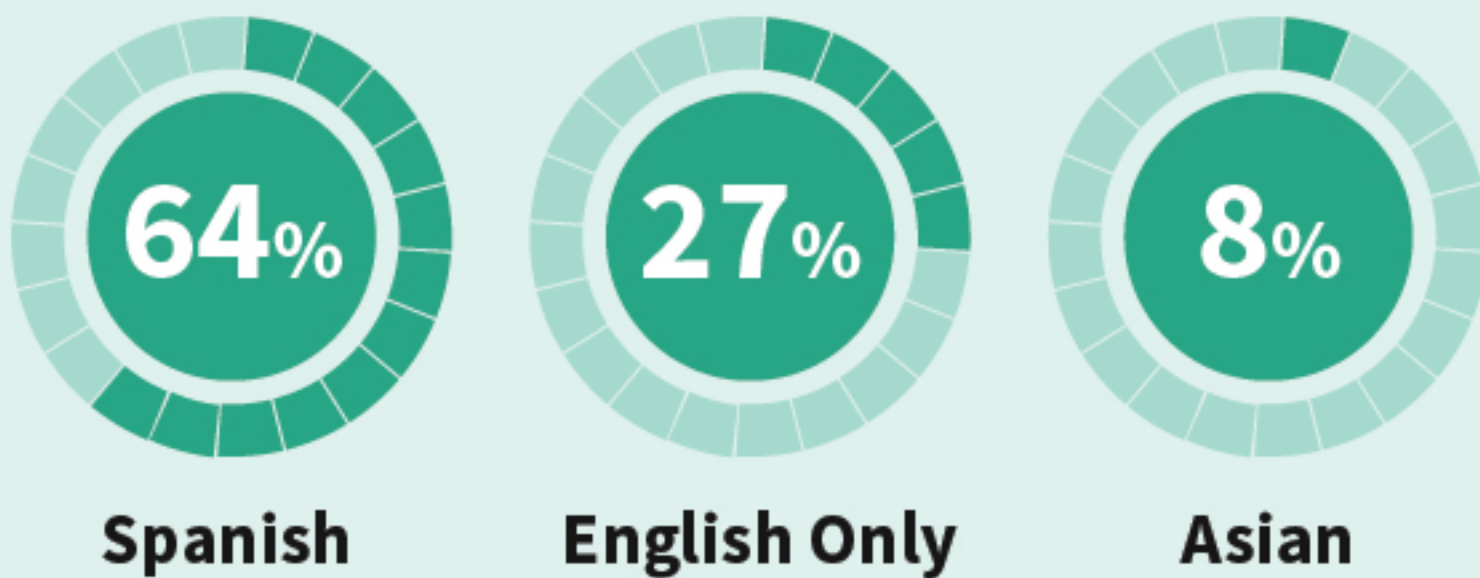
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



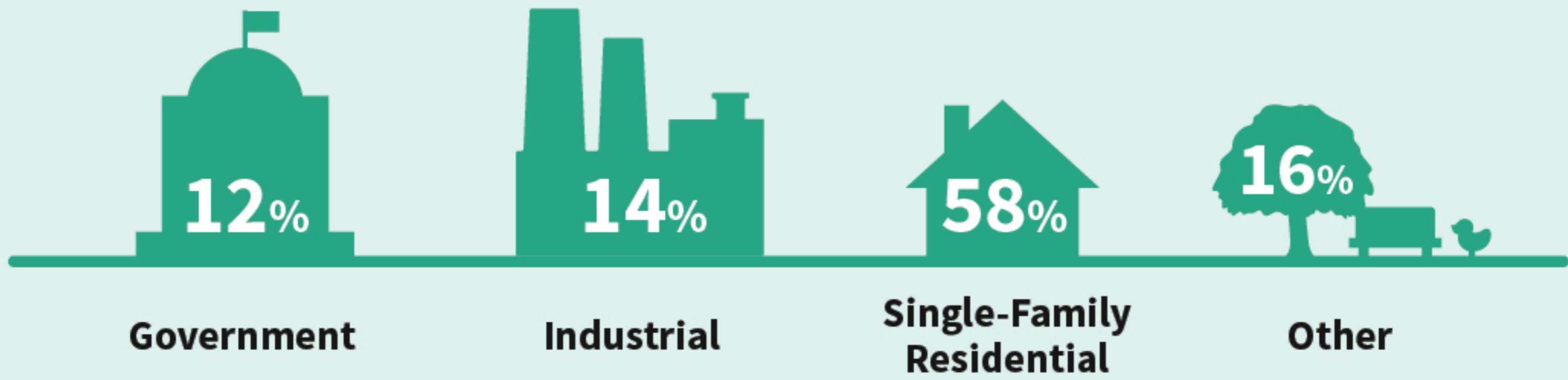
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Avocado Heights	21%	31%	34%	14%



EAST
SAN GABRIEL VALLEY
AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **3,550**



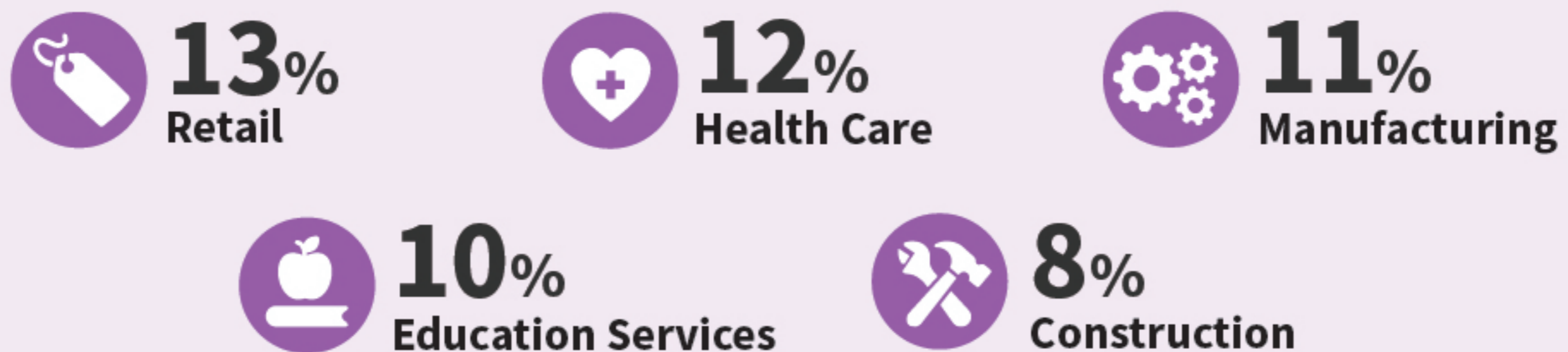
RACE/ETHNICITY

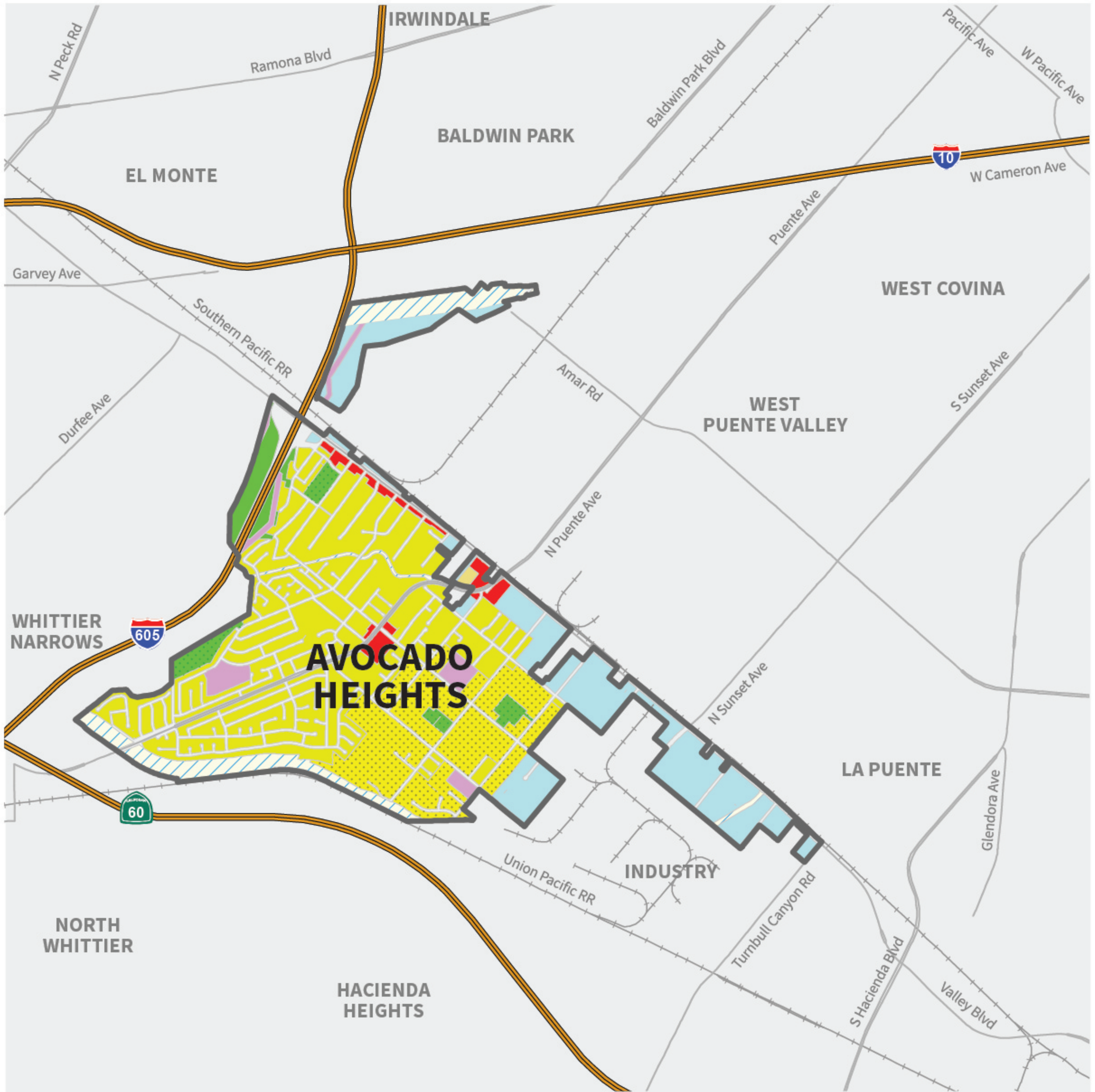


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Avocado Heights	15%	\$75,510	6%

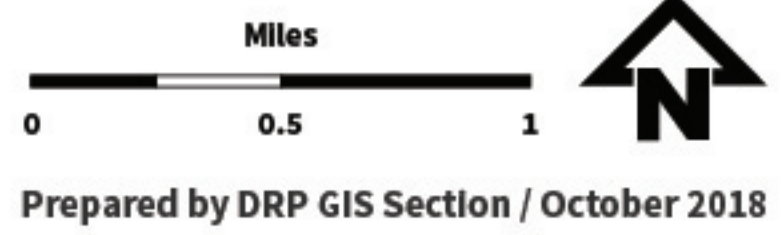
TOP 5 EMPLOYMENT INDUSTRIES





East San Gabriel Valley Area Plan: Land Use Policy

Unincorporated Avocado Heights



Base Layers

- Railroad
- City / Community Boundary
- Major Road
- Freeway

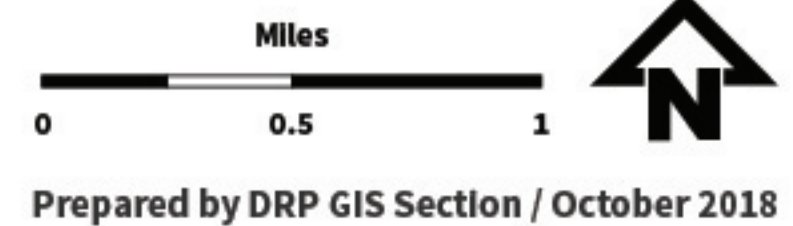
Land Use Policy - General Plan 2035

- | | |
|-------------------------|------------------------------|
| H5 - Residential 5 | IL - Light Industrial |
| H9 - Residential 9 | P - Public and Semi-Public |
| H18 - Residential 18 | OS-C - Conservation |
| H50 - Residential 50 | OS-PR - Parks and Recreation |
| CG - General Commercial | W - Water |



East San Gabriel Valley Area Plan: Generalized Zoning

Unincorporated Avocado Heights



Base Layers

- Railroad
- City / Community Boundary
- Major Road
- Freeway

Land Use Policy - General Plan 2035

- | | | |
|--|--------------------------------|-----------------------|
| Single- and Two-Family Residential | Commercial | Buffer Strip / Corner |
| Residential Agricultural | Light Manufacturing | Open Space |
| Ltd and Med Density Multiple Residential | Heavy Manufacturing | |
| Residential Planned Development | Industrial Planned Development | |
| Light / Heavy Agricultural | | |



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**EAST
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