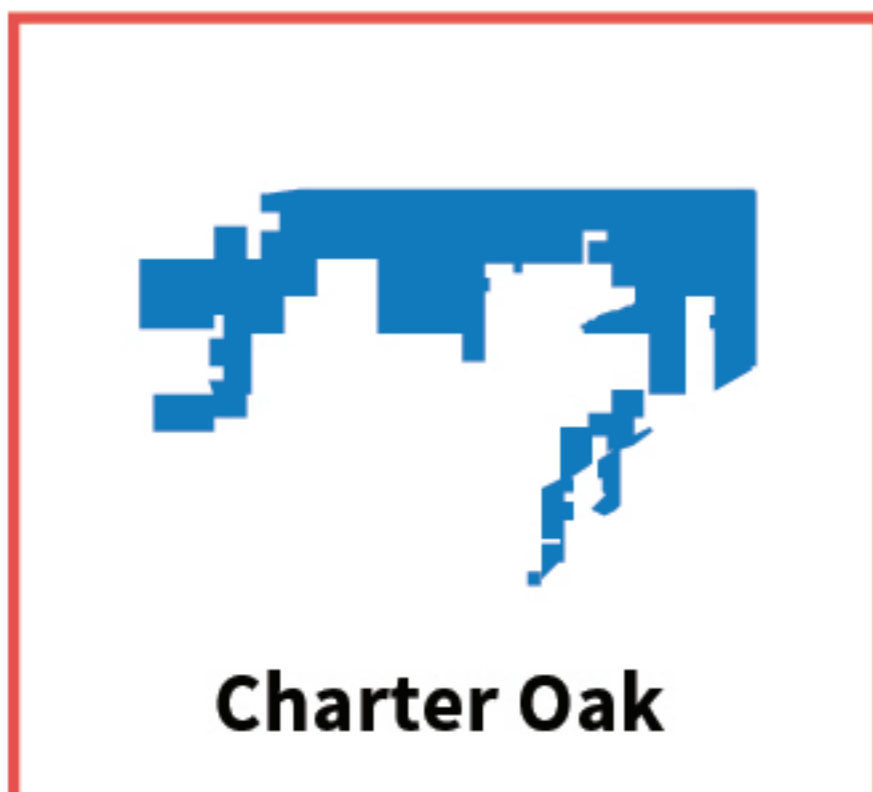
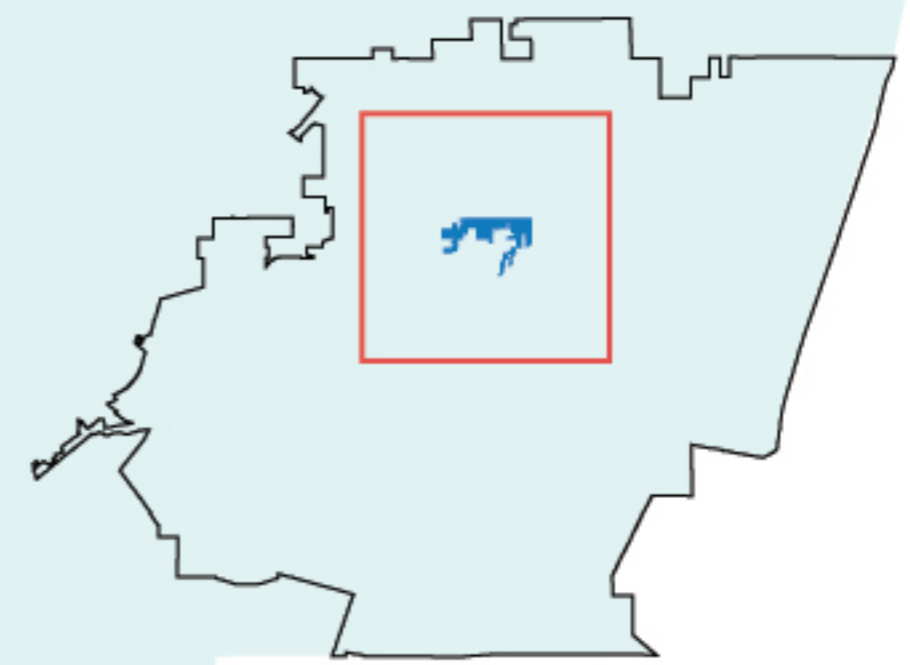


CHARTER OAK



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

CHARTER OAK

INTRODUCTION



Charter Oak is an unincorporated community of approximately 1 square mile located in the northern portion of the East San Gabriel Valley Planning Area. The community shares boundaries with the City of Covina to the west and south, the City of San Dimas to the east and south, and the City of Glendora to the north.

Modern development of the area began in the late 19th century, when Charter Oak was mostly settled by citrus farmers. After World War II, a housing boom influenced the community buildout that we see today. Residential streets in Charter Oak are connected to major roads through select access points, with limited vehicle and pedestrian accessibility.

CHARTER OAK

COMMUNITY CHARACTERISTICS



Community Layout

Most residential streets in Charter Oak end in cul-de-sacs and dead-ends. These streets often connect to main roads via a frontage road which separates traffic in residential areas from major roads.



Land Use

Charter Oak largely consists of residential properties (86.5%). The remaining land consists of some commercial (5.4%) and government (5.4%) uses, including parks, public facilities, and infrastructure.



Main Roads

The main roads in Charter Oak include Arrow Highway, Cienega Ave., and Covina Blvd. The community is accessed by I-210 and SR-57. Arrow Highway is a historically important transportation corridor that connects western areas to the Inland Empire.



Transit

The Metrolink San Bernardino line goes through the community. The closest rail stop to the community is Covina Station in the City of Covina.



Parks

Charter Oak Park is a 12-acre park located in the center of the community. It offers opportunities to play sports, relax, and have family picnics under the shade of large, beautiful trees.



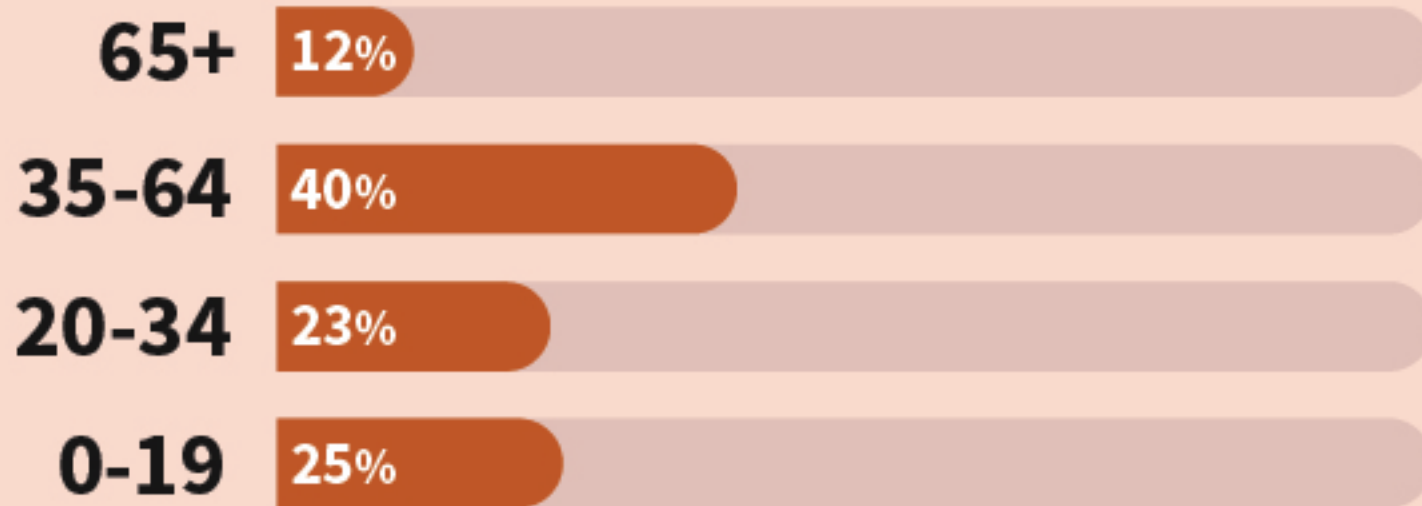


1 sq. mile

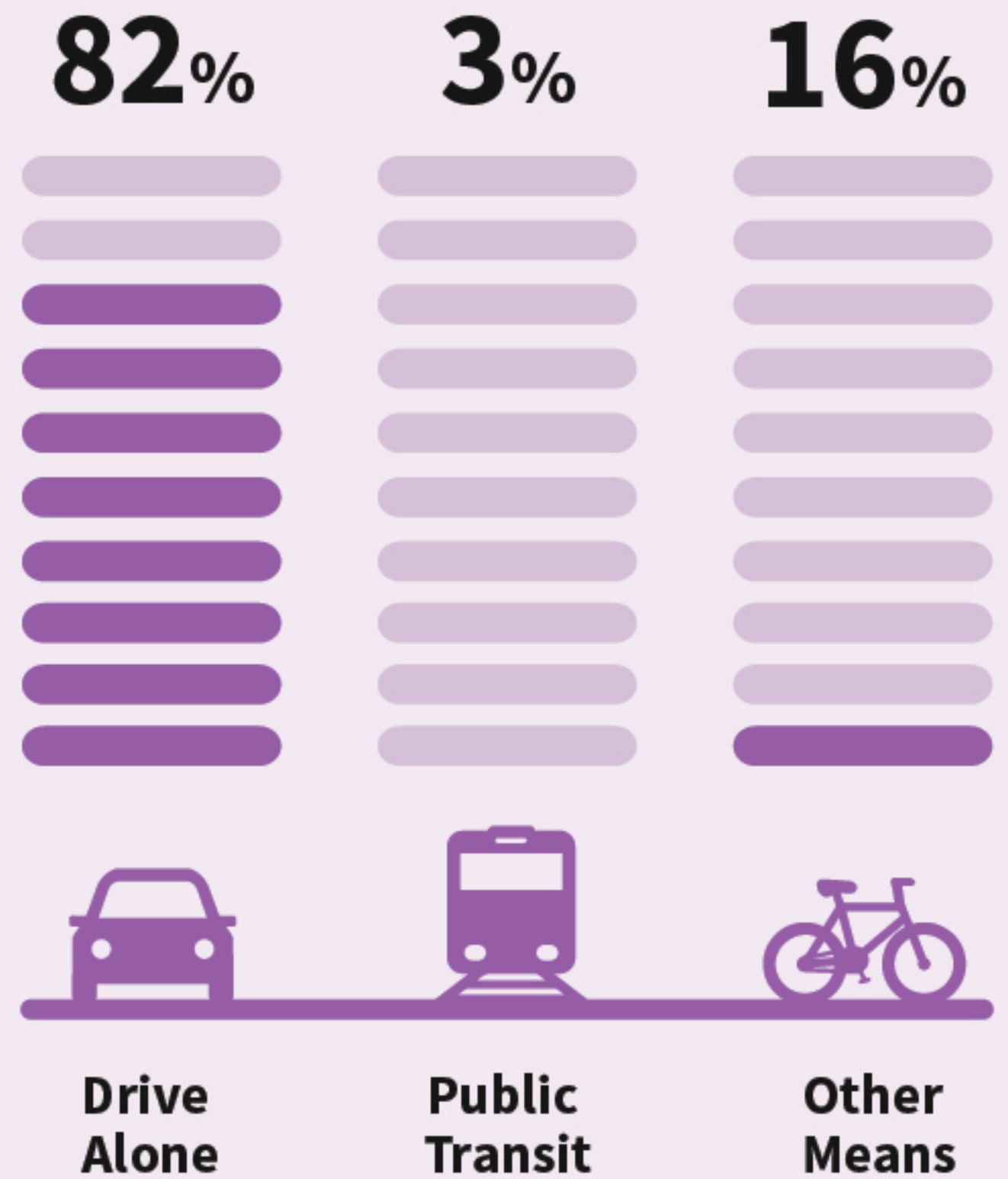
CHARTER OAK

POPULATION = 10,078 (9,888 per sq. mile)

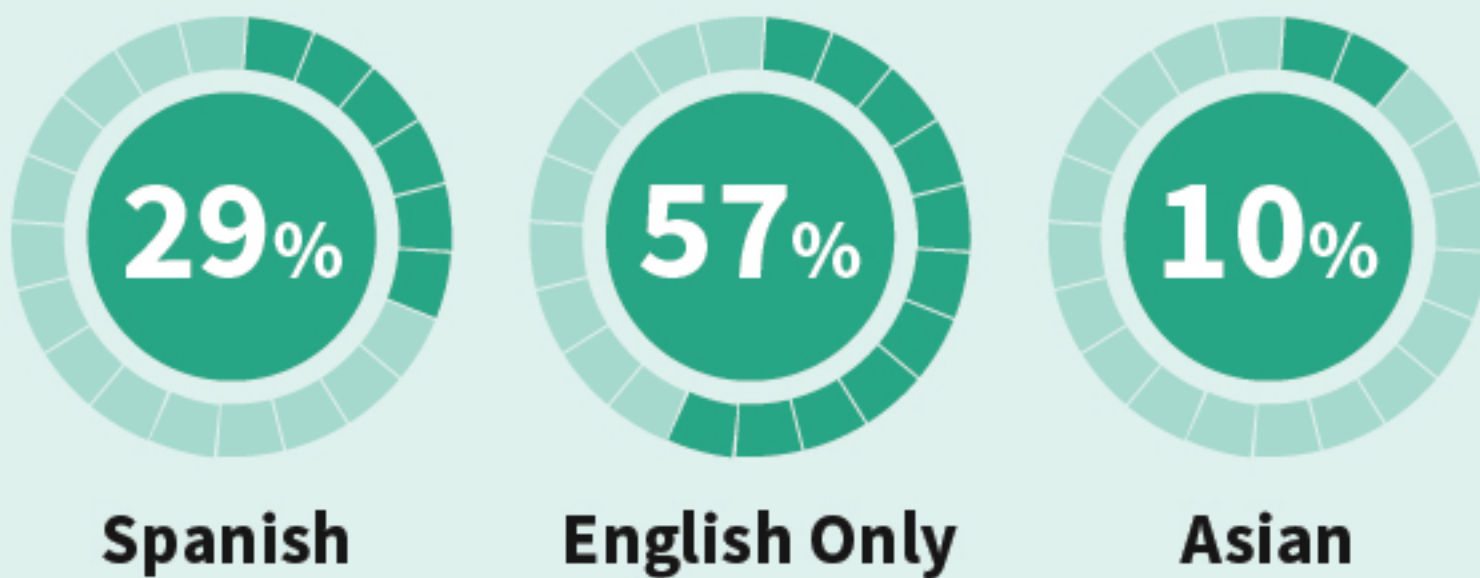
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



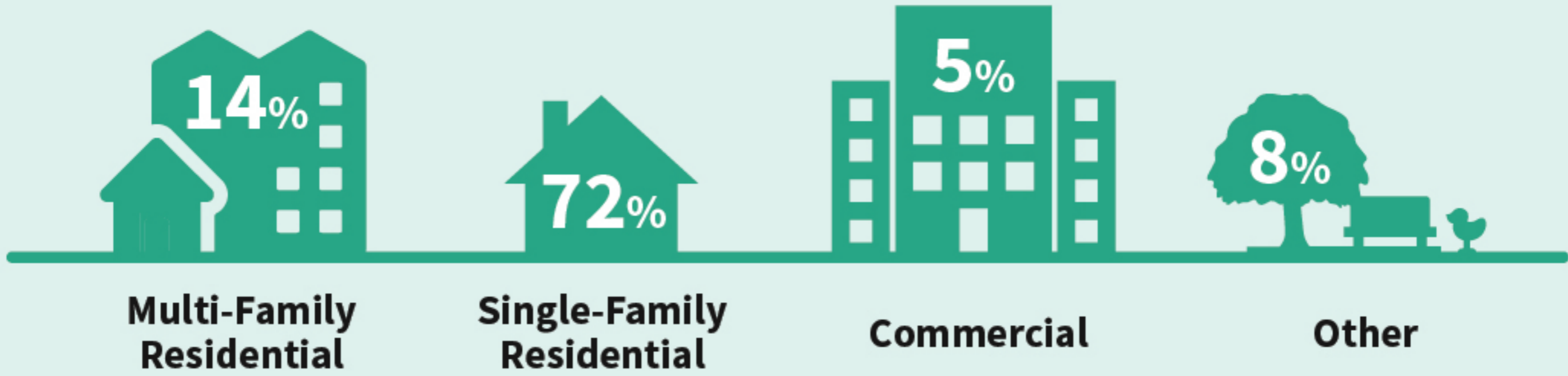
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Charter Oak	21%	25%	37%	18%



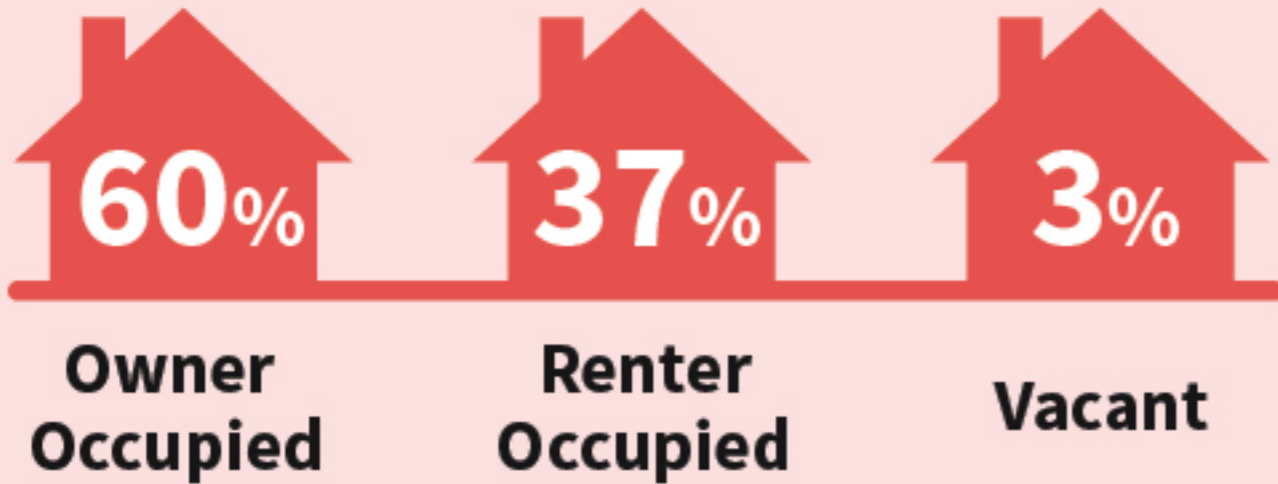
EAST
SAN GABRIEL VALLEY
AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **3,329**



RACE/ETHNICITY

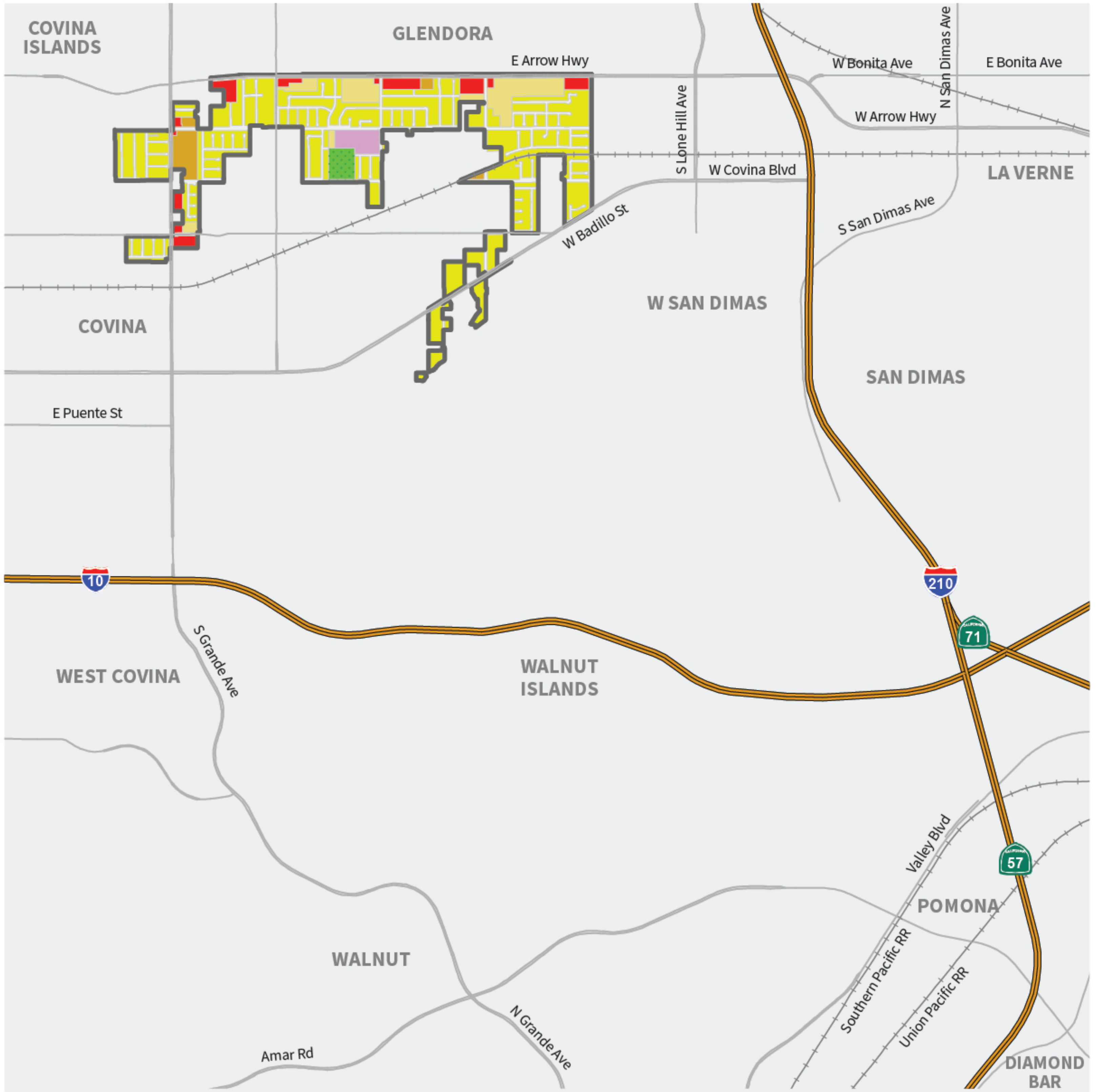


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Charter Oak	24%	\$70,224	5%

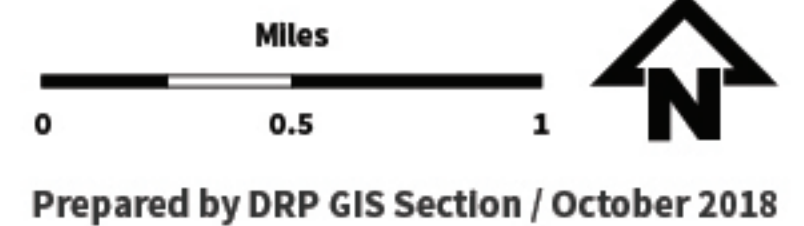
TOP 5 EMPLOYMENT INDUSTRIES





Charter Oak

General Plan Land Use Policy Map

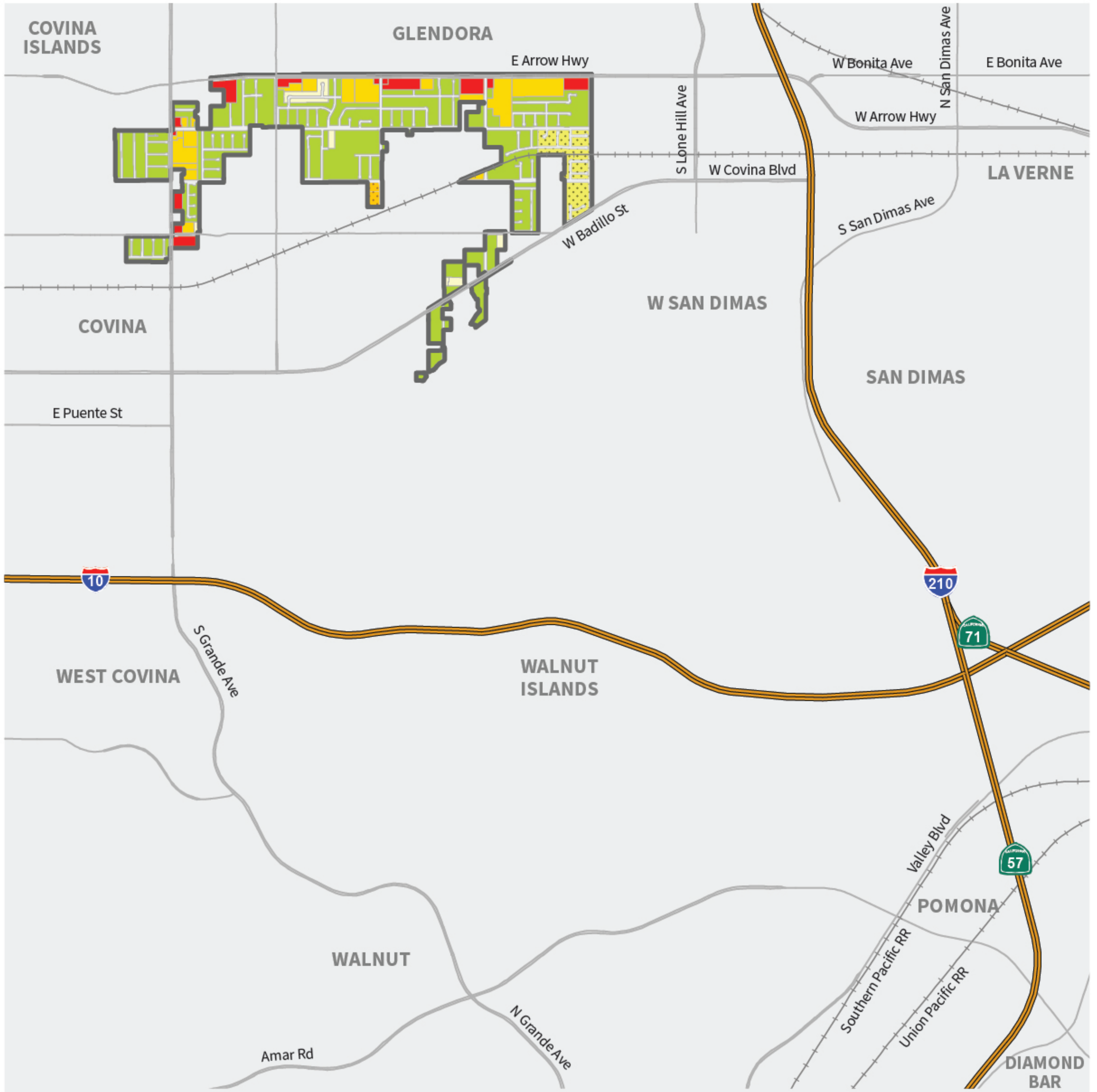


Base Layers

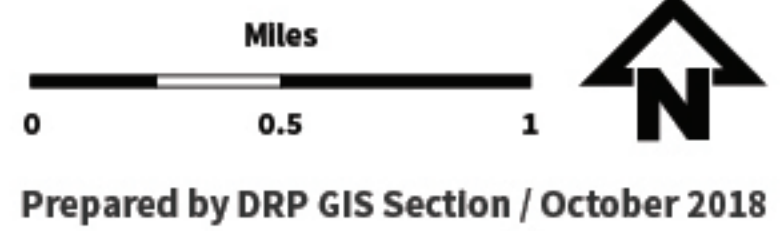
- Railroad
- City / Community Boundary
- Major Road
- Freeway

Land Use Policy Designations

- | | |
|-------------------------|------------------------------|
| 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 |



Charter Oak Zoning Map



Base Layers

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

Zoning Designations

- | | | |
|--|--------------------------------|-----------------------|
| 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 | | |



CONTACT US



WEBSITE

planning.lacounty.gov/esgvap



PHONE

213-974-6425



EMAIL

commplan@planning.lacounty.gov

FOLLOW US



FACEBOOK

facebook.com/ESGVAP



INSTAGRAM

instagram.com/esgvap



WEIBO

weibo.com/u/6993638616



**EAST
SAN GABRIEL VALLEY
AREA PLAN**