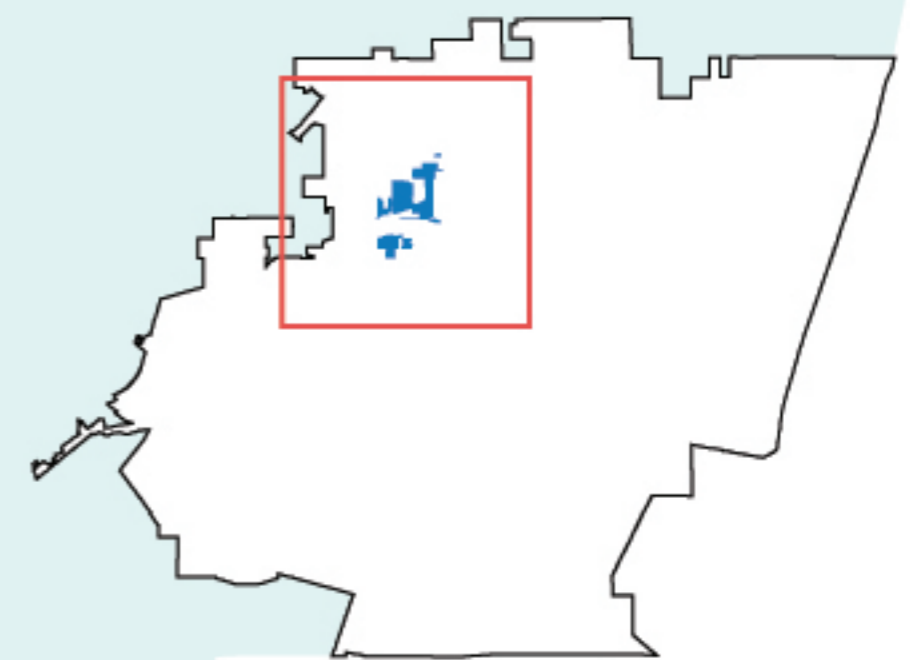


COVINA ISLANDS



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

COVINA ISLANDS

INTRODUCTION



The Covina Islands is approximately 1.3 square miles, located in the northwest part of the East San Gabriel Valley Planning Area.

The community consists of five separate unincorporated areas surrounded by the City of Covina to the south, the Cities of Covina and Azusa to the west and north, and the Cities of Covina and Glendora to the east.

The Covina Islands is located to the east of the unincorporated community of East Irwindale and west of the unincorporated community of Charter Oak. The population of the Covina Islands is 16,104.

COVINA ISLANDS

COMMUNITY CHARACTERISTICS



Community Layout

The community consists of five separate areas with a largely flat terrain and curving streets with many cul-de-sacs. Many of the major streets are paralleled by frontage streets that buffer neighborhoods from traffic on the main roads. A railroad right-of-way owned by the Southern Pacific Railroad, used by the Metrolink San Bernardino line, acts as the southern boundary of the community. The Covina Metrolink station is located nearby.



Land Use

The majority of land in the Covina Islands is used as single-family residences (86.8%), with 1.3% used for multi-family residences. Approximately 8% of the land is used for government and institutional purposes, which includes parks, schools, public facilities, and infrastructure.



Main Roads

The main north-south roads include Cerritos Ave., Citrus Ave., and Barranca Ave. The main east-west roads include Baseline Rd., Gladstone St., Arrow Highway, Covina Blvd., and Cypress St. The I-210 Freeway bisects Covina Islands and provides access to other communities and major freeways.



Parks

Dalton Park is the only park located within the boundaries of the Covina Islands, though several parks are found in nearby cities. Amenities include basketball courts, a baseball field, a “splash pad”, and playground equipment.



Waterways

Big Dalton Wash bisects the northern part of the community. San Dimas Wash forms the northern boundary of the southern section of the Covina Islands. The Washes converge and flow into the San Gabriel River.



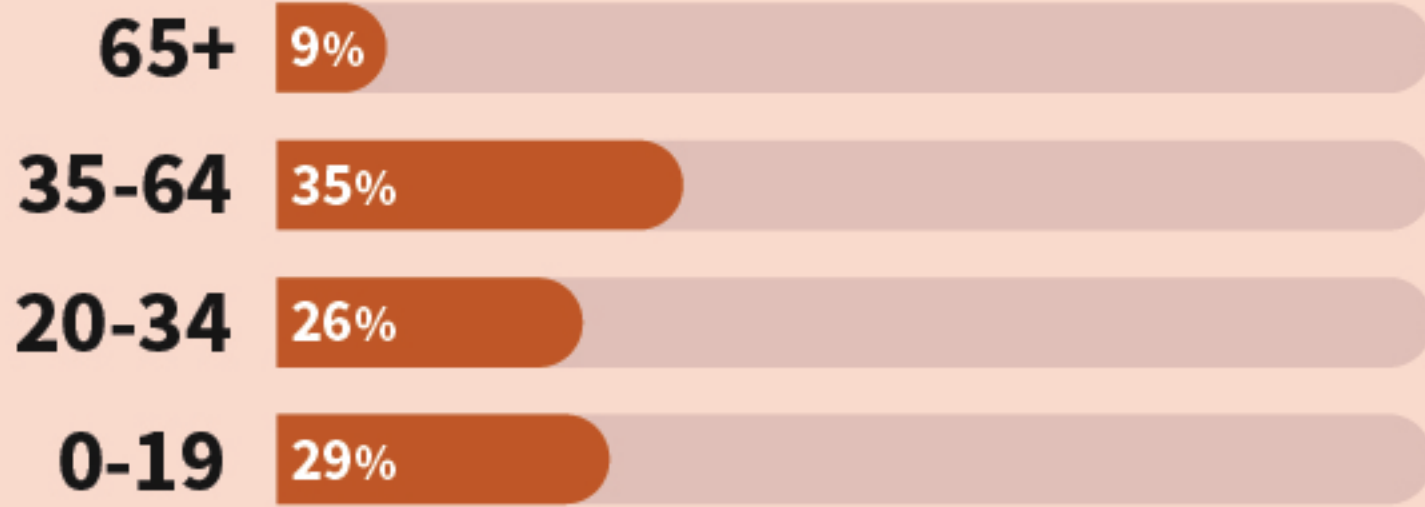


1.3 sq. mile

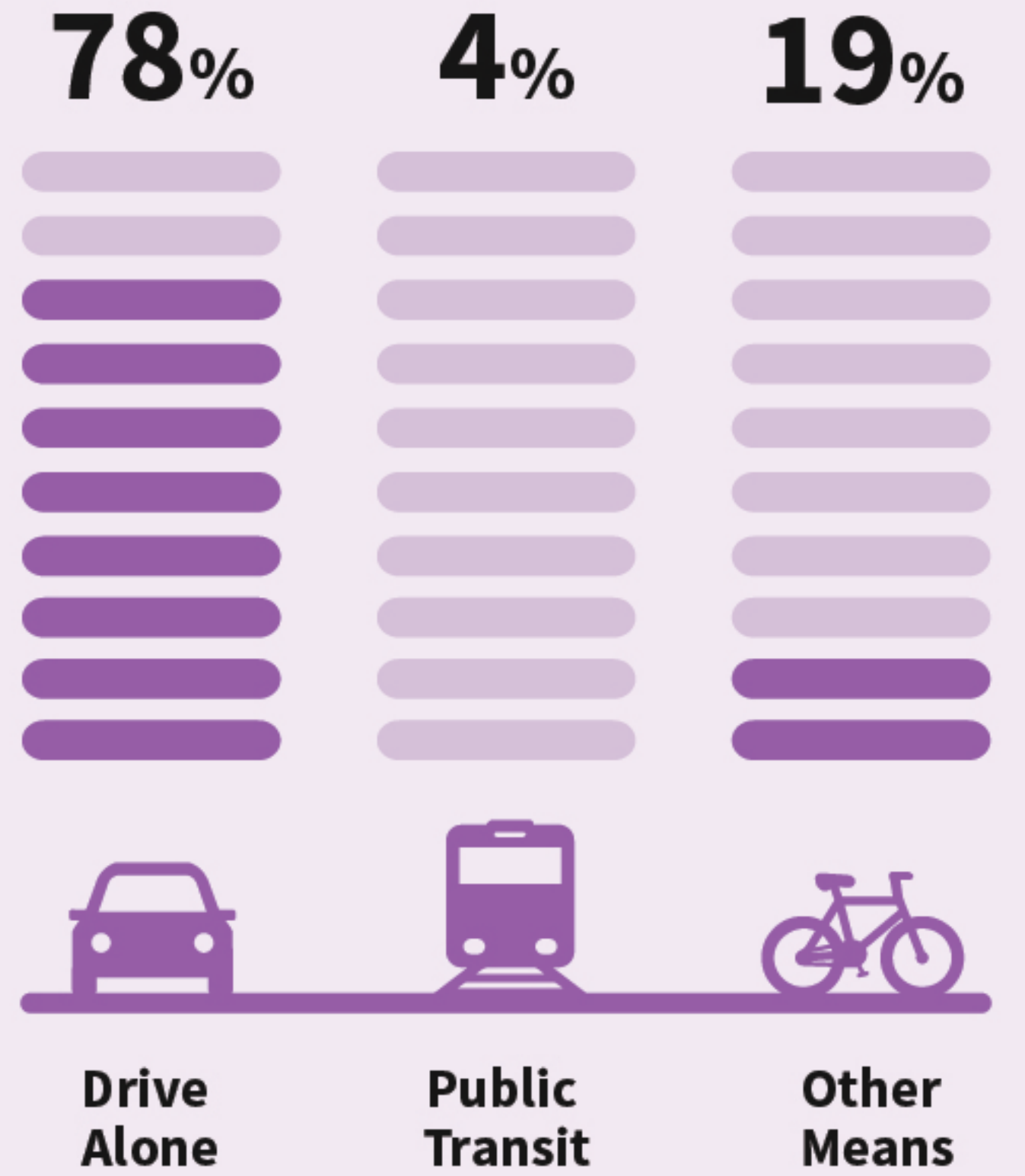
COVINA ISLANDS

POPULATION = 16,104 (12,332 per sq. mile)

AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



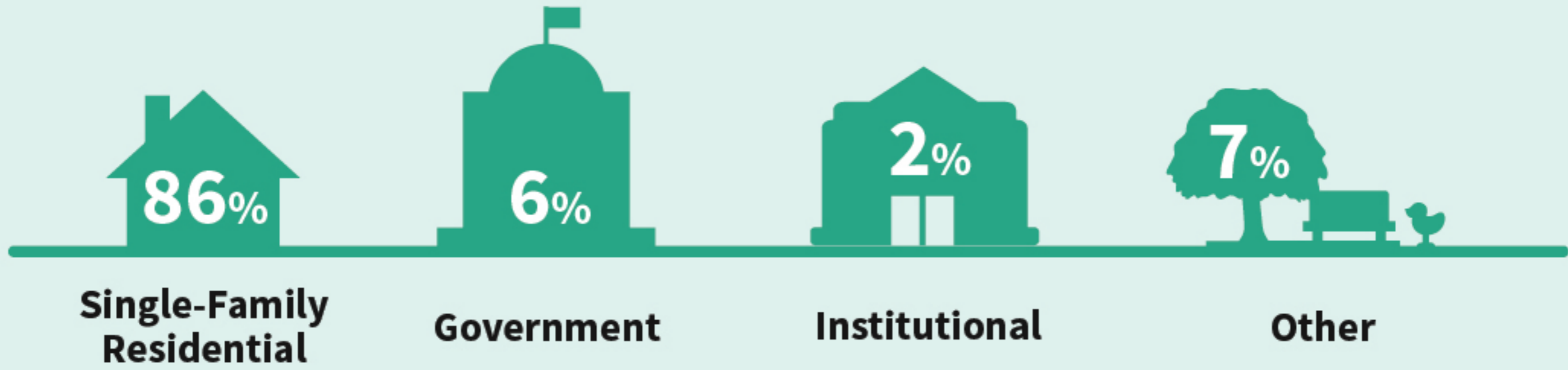
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Covina Islands	23%	30%	37%	11%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **3,955**



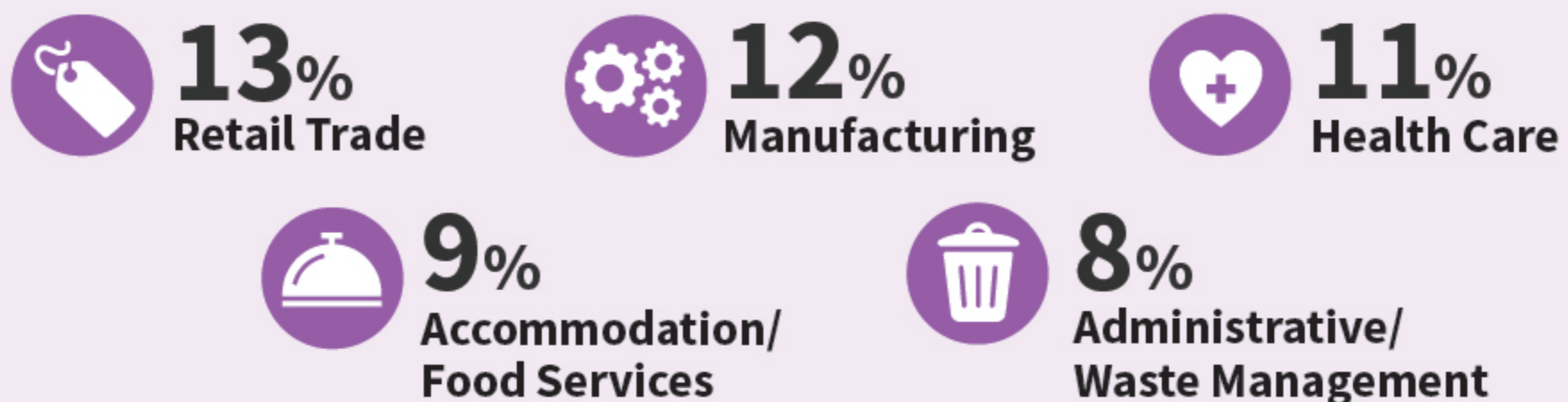
RACE/ETHNICITY

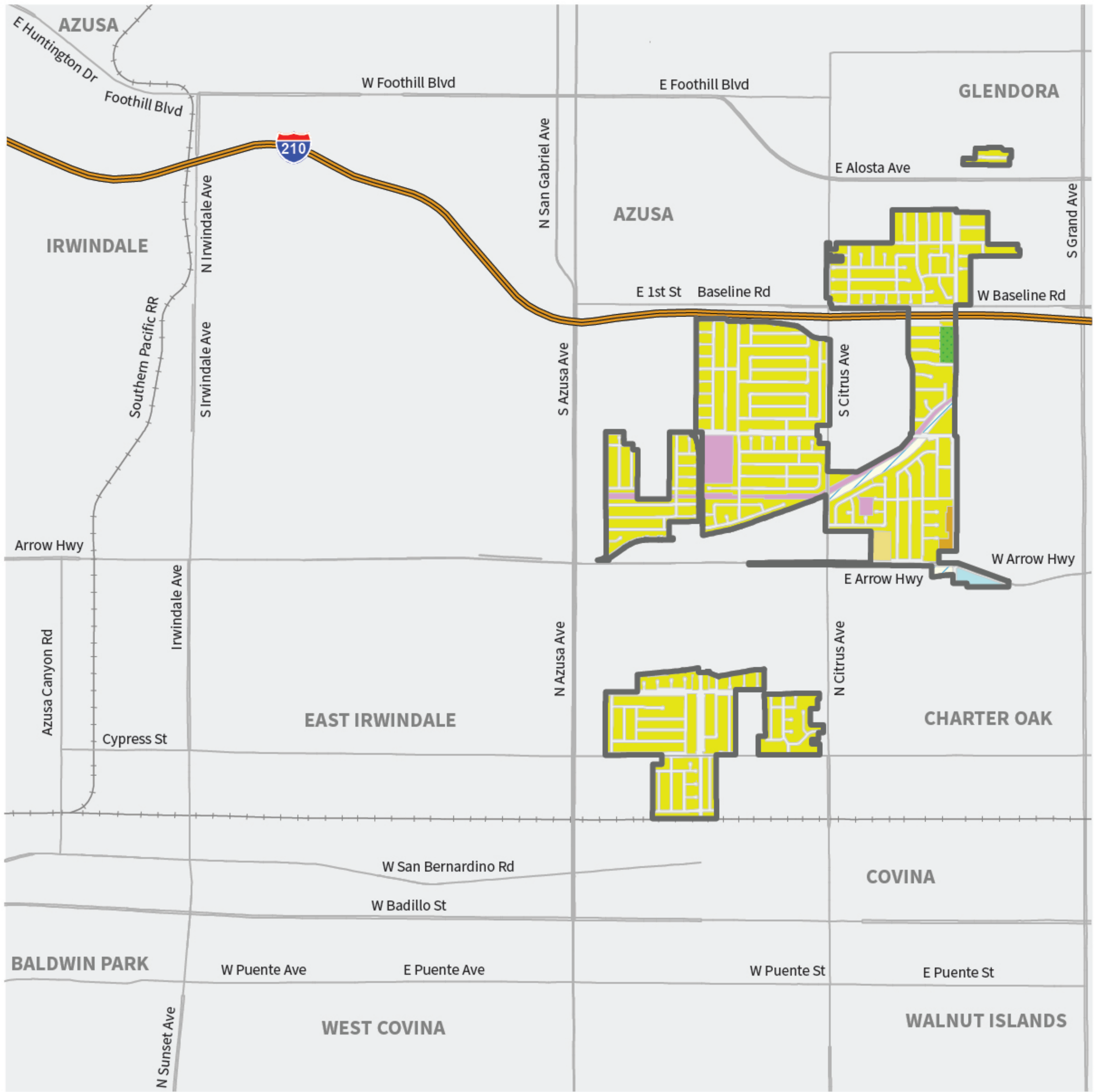


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Covina Islands	14%	\$61,370	6%

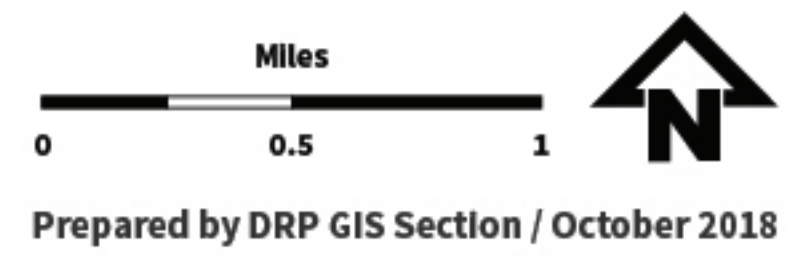
TOP 5 EMPLOYMENT INDUSTRIES





Covina Islands

General Plan Land Use Policy Map

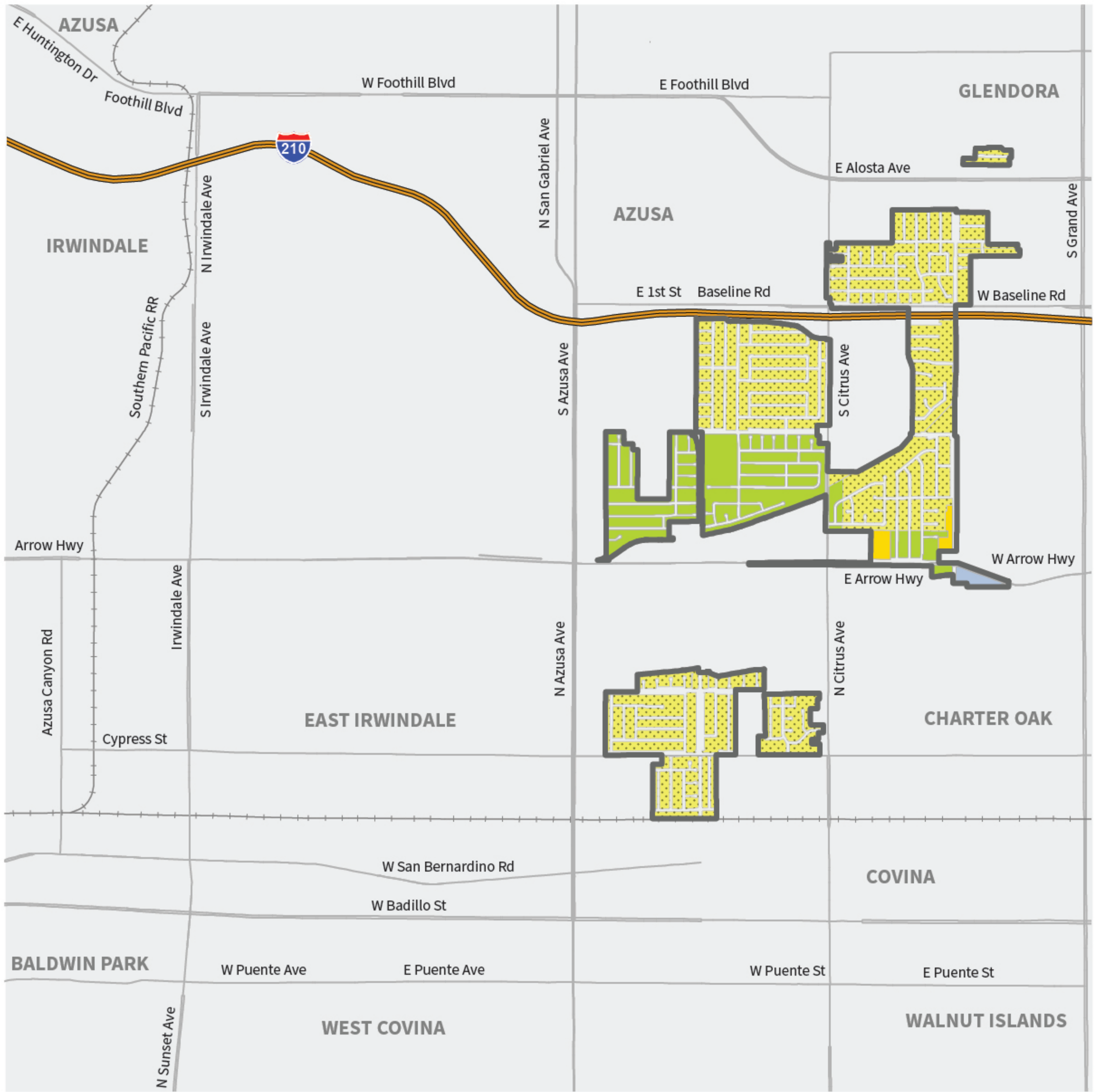


Base Layers

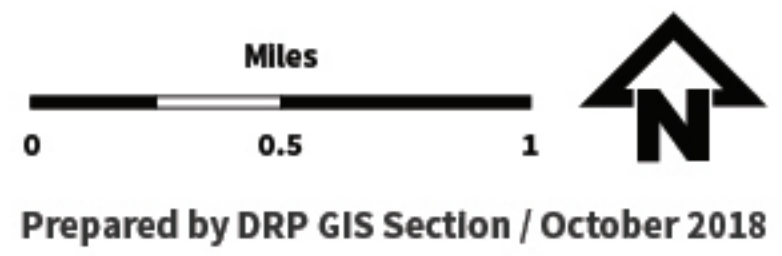
- Railroad
- City / Community Boundary
- Major Road
- Freeway

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 |



Covina Islands 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 | | |



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