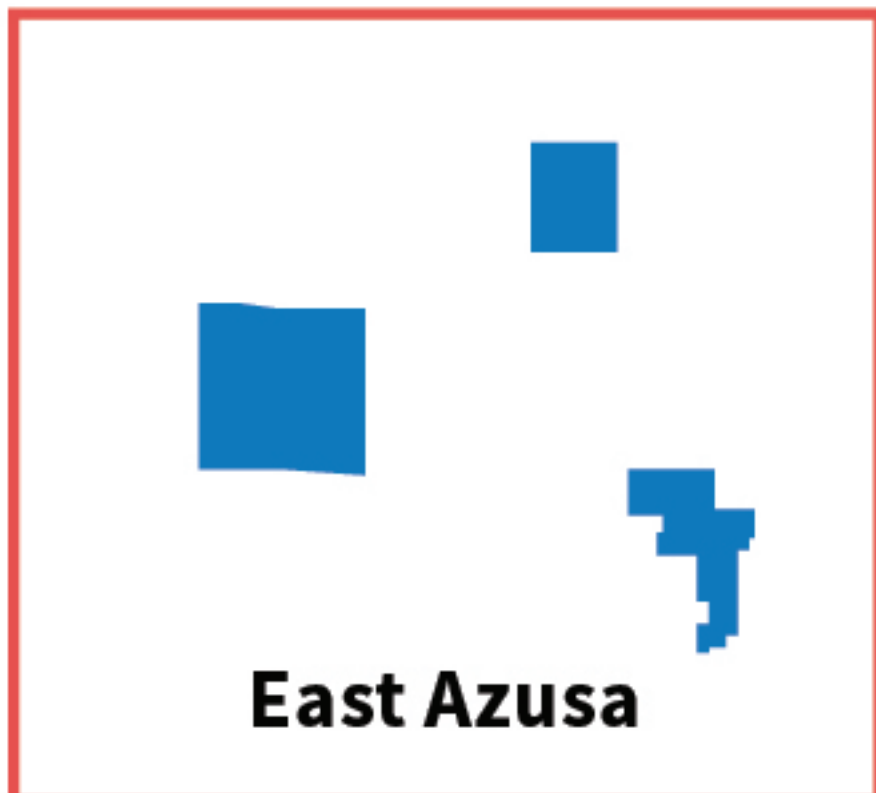
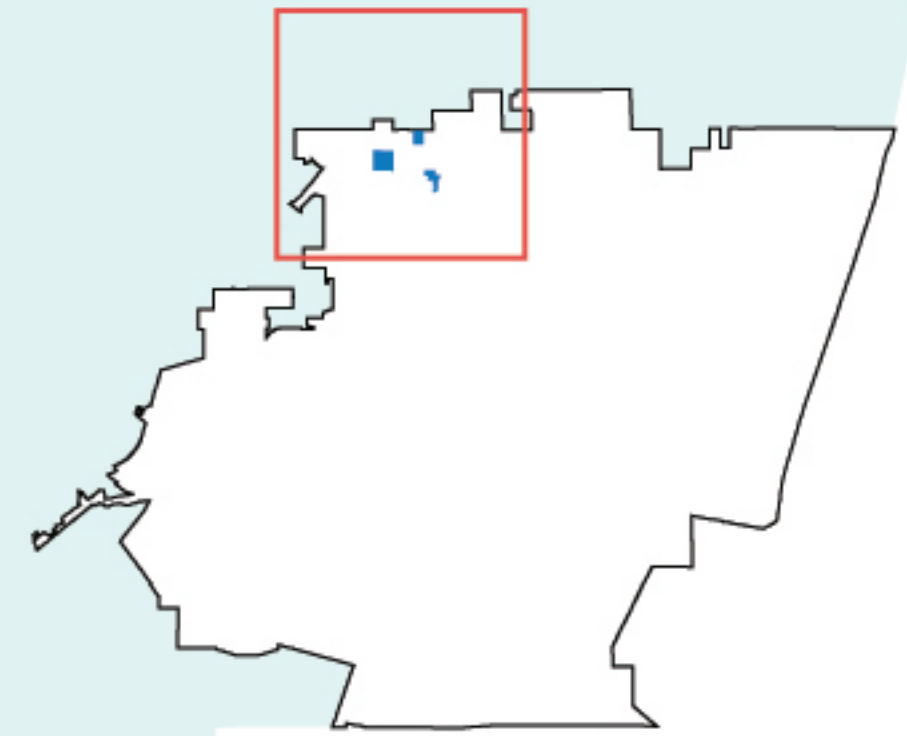


EAST AZUSA



East Azusa



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

EAST AZUSA

INTRODUCTION



East Azusa is located in the northeastern portion of the East San Gabriel Valley Planning Area in the 1st Supervisorial District. The community contains three separate geographic areas, totaling approximately 275 acres.

The character of the three areas varies. The western part is mostly open space and shares boundaries with the City of Azusa on all sides. The northernmost part is mostly open space, bordering the City of Azusa to the west, Glendora to the south, and the Angeles National Forest to the north and east. The southeastern portion is bordered by Glendora on all sides.

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

EAST AZUSA

COMMUNITY CHARACTERISTICS



Community Layout

The topography varies in the three different sections of East Azusa. The north and west sections are mostly natural, hilly areas. The elevation ranges from 750' at the lowest elevation near the San Gabriel River to 1600' at the highest point. The south residential section is partly located on flatter land with straight streets, while curving roads rise into the hillside.



Land Use

The west and north sections are mostly open space and rural. The west section contains an active avocado farm, while the south section is primarily residential.



Major Roads

The west and north sections can only be accessed by private road. The Old San Gabriel Canyon Rd. winds through the north section, along the San Gabriel River. The Glendora Ridge Mountainway winds through the west section, continuing east through Glendora. E. Sierra Madre Ave. runs through the residential section.



Waterways

The San Gabriel River runs through the north part of East Azusa, with small waterways flowing toward the river throughout the north and west sections.



Significant Ecological Areas (SEA)

Part of the west section and the entire north section fall within the San Gabriel Canyon SEA. The designation continues into the Cities of Azusa and Glendora due to the presence of rare plant and animals species. The high level of biodiversity in this area requires the additional protections provided by the SEA designation.





.4 sq. mile

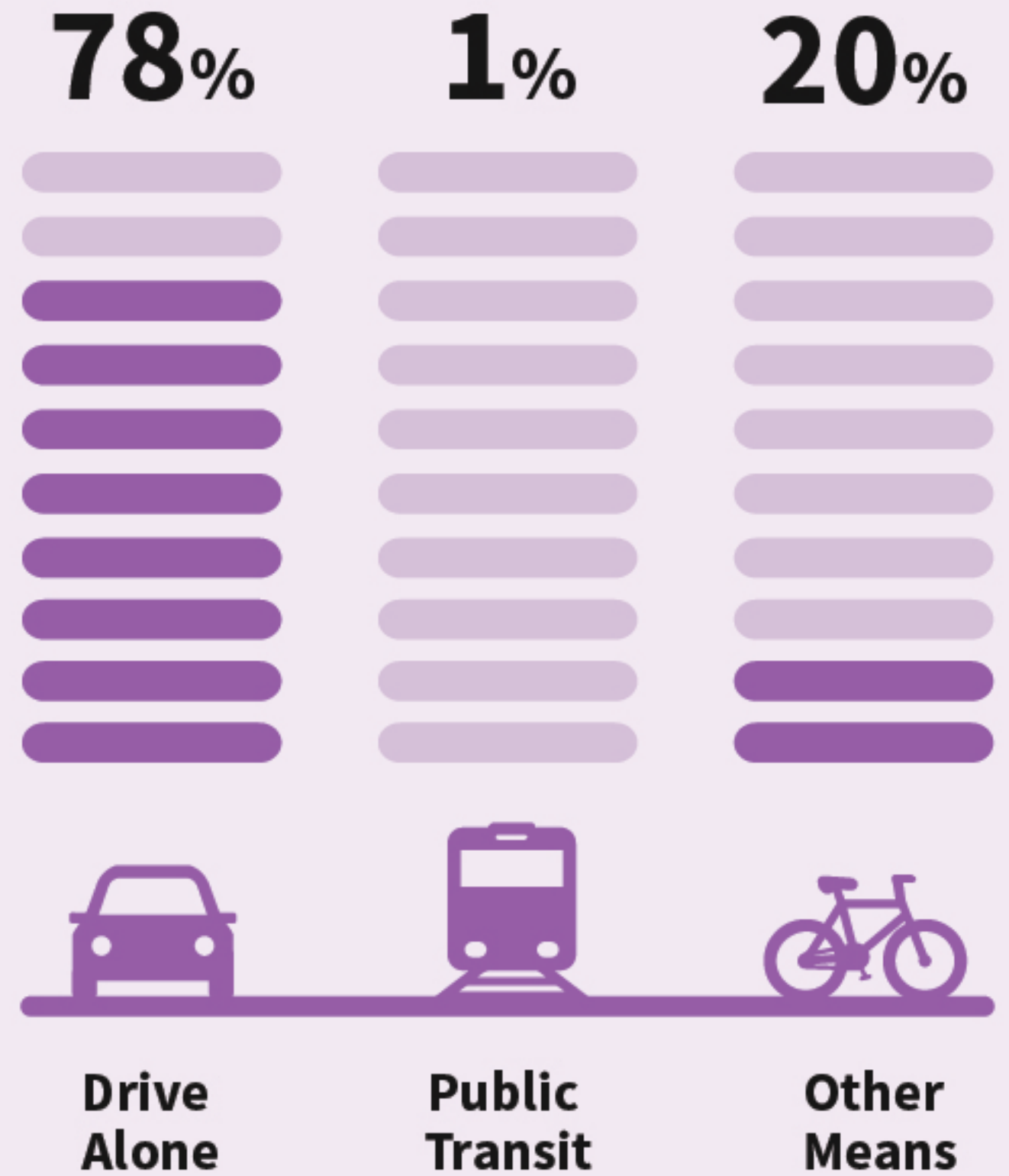
EAST AZUSA

POPULATION = 243 (554 per sq. mile)

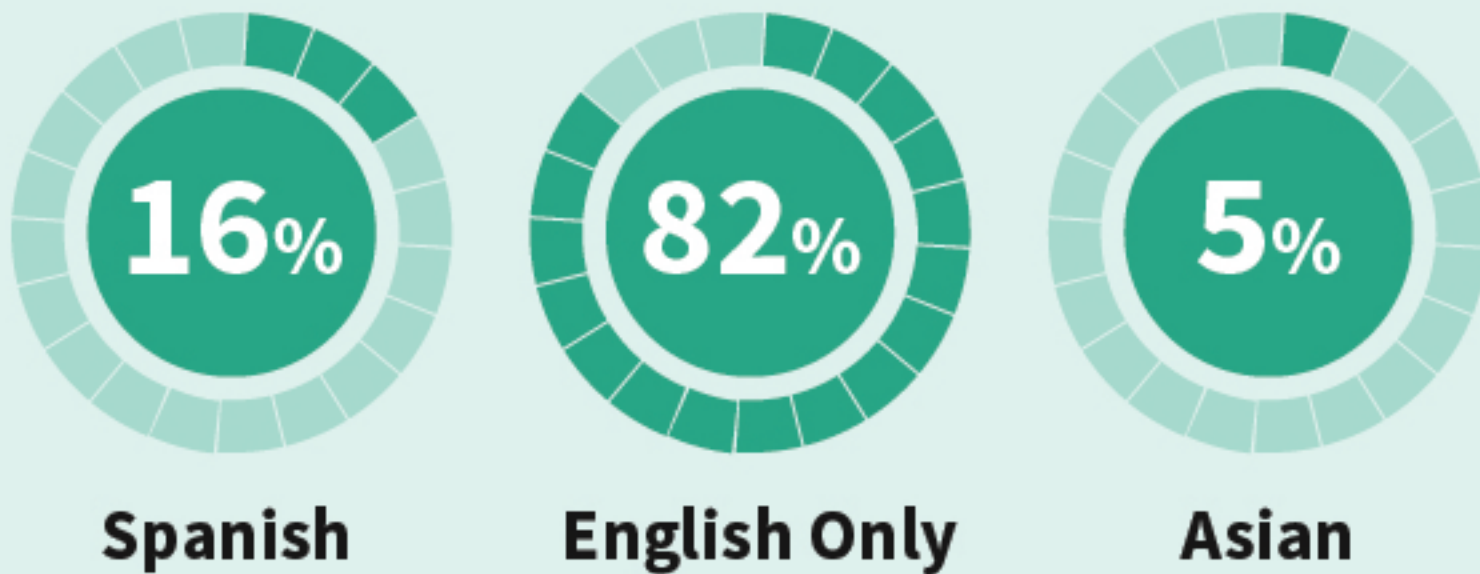
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



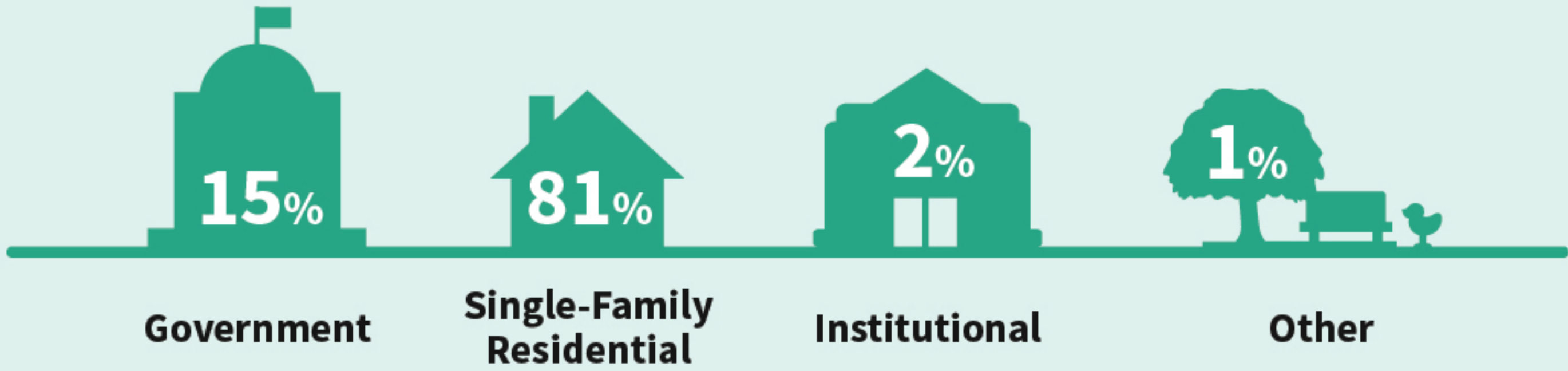
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
East Azusa	25%	35%	27%	13%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **76**



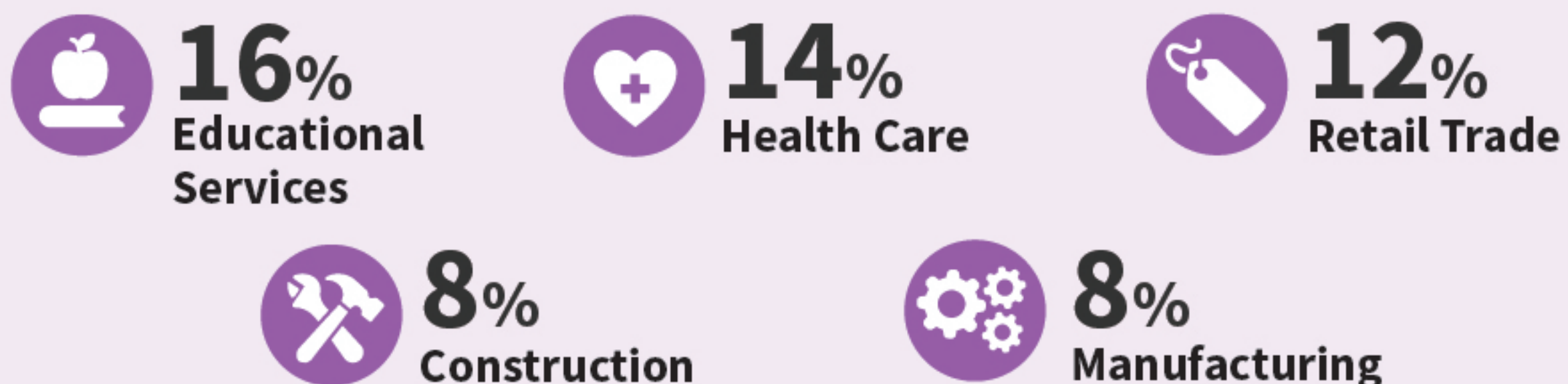
RACE/ETHNICITY



INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
East Azusa	52%	\$107,889	5%

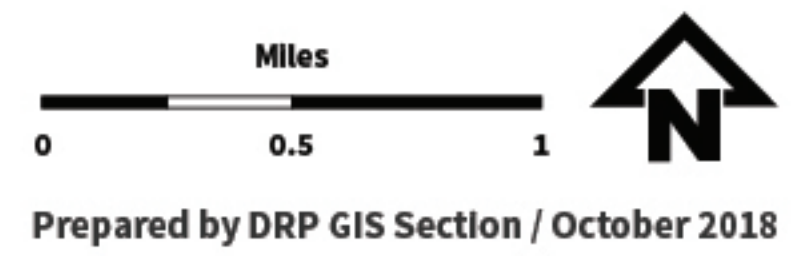
TOP 5 EMPLOYMENT INDUSTRIES





East Azusa

General Plan Land Use Policy Map



Base Layers

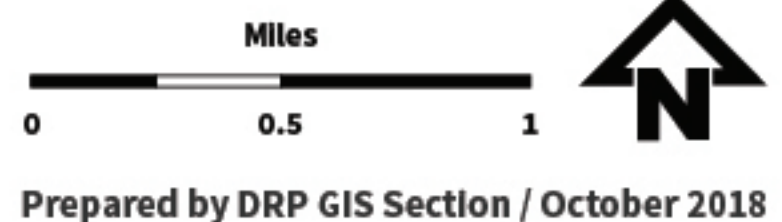
- Railroad
- City / Community Boundary
- Major Road
- Freeway

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 |



East Azusa 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



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**EAST
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AREA PLAN**