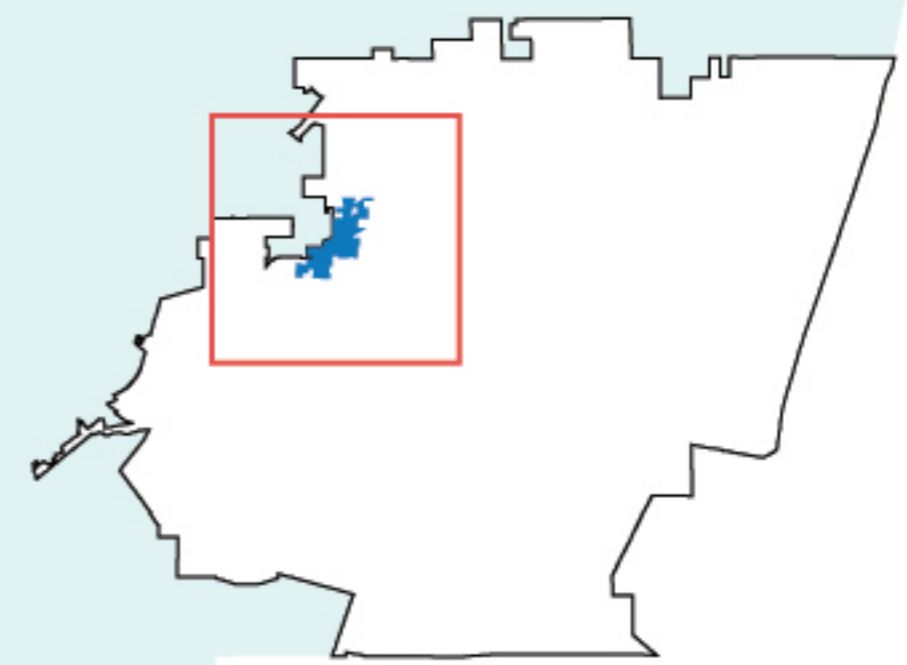


EAST IRWINDALE



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

EAST IRWINDALE

INTRODUCTION



East Irwindale is approximately 1.5 square miles, located in both the 1st and 5th Supervisorial Districts. It is found in the northwest portion of the East San Gabriel Valley Planning Area.

The community shares boundaries with the City of Covina to the east, the City of West Covina to the south, the Cities of Irwindale and Baldwin Park to the west, and the City of Azusa to the north. The unincorporated community of the Covina Islands is located to the east of East Irwindale.

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

EAST IRWINDALE

COMMUNITY CHARACTERISTICS



Community Layout

East Irwindale is largely flat with a curvilinear street layout mostly ending in cul-de-sacs. Many of the major streets in the community are paralleled by frontage streets that serve local residents. A railroad right-of-way, owned by the Southern Pacific Railroad, also bisects the community.



Land Use

East Irwindale is largely residential. Single and multi-family residential uses make up 86.4% of development. Government or institutional land uses, including schools and parks, make up 11.2%. Only 1.4% of the current land use is commercial.



Main Roads

Major highways include Irwindale Ave., Azusa Ave., Arrow Highway, and Badillo St. Secondary highways include Vincent Ave., Vemon Ave., Gladstone St., and Cypress St. North-south streets provide connections to I-210 Freeway, located directly north of the community.



Parks

Vallydale Park is in the northern portion of East Irwindale and is the only park located within the unincorporated community. The park space also includes the Valleydale Park Senior Neighborhood Center.



Waterways

San Dimas Wash and Big Dalton Wash intersect in the central portion of the community. This combined wash joins Little Dalton Wash to the immediate west of the community. This waterway eventually joins the San Gabriel River to the west.



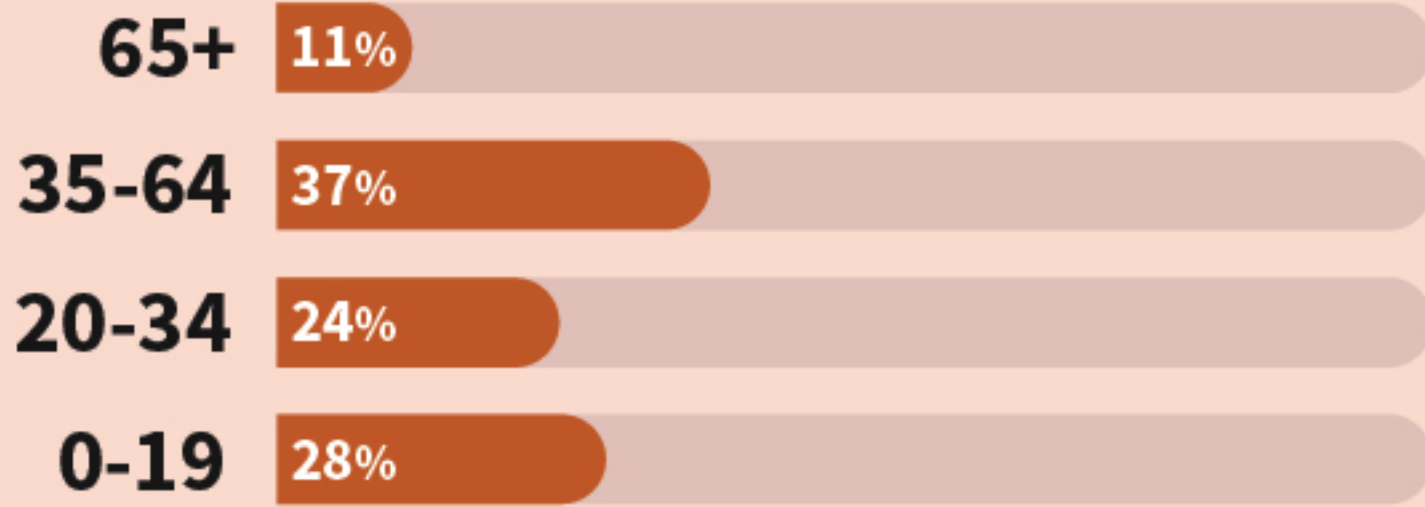


1.5 sq. mile

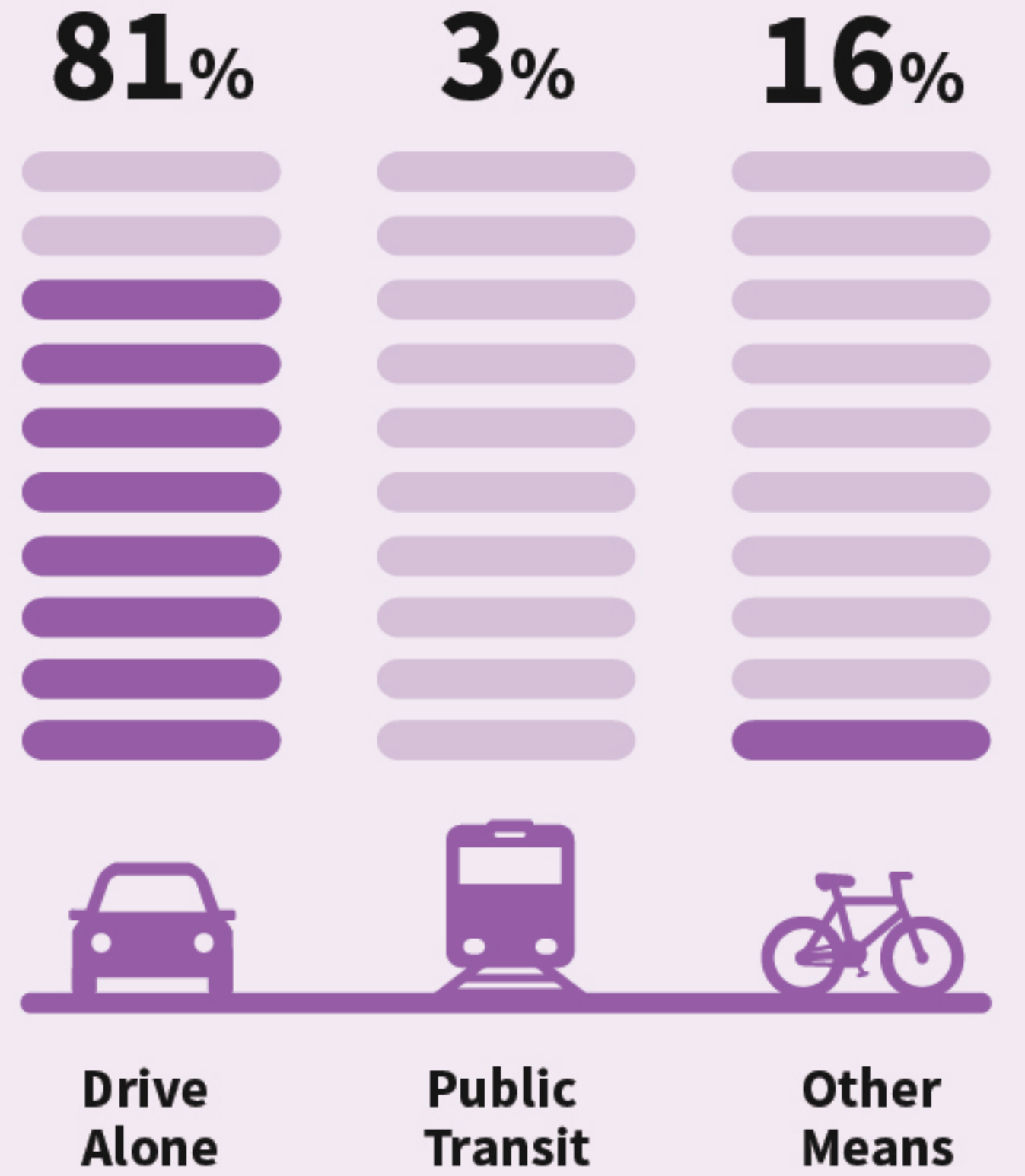
EAST IRWINDALE

POPULATION = 16,700 (11,250 per sq. mile)

AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



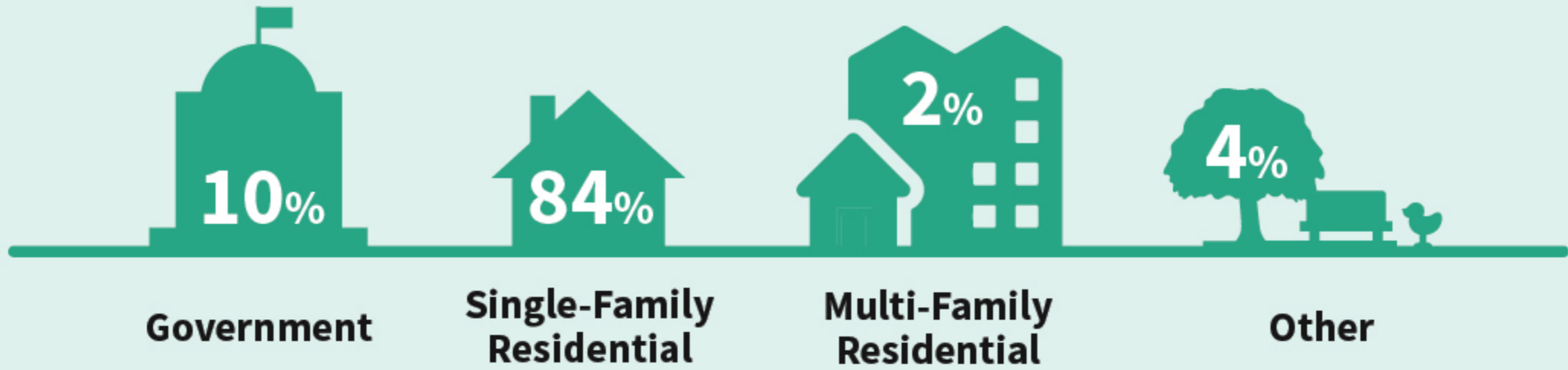
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
East Irwindale	19%	29%	36%	16%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES

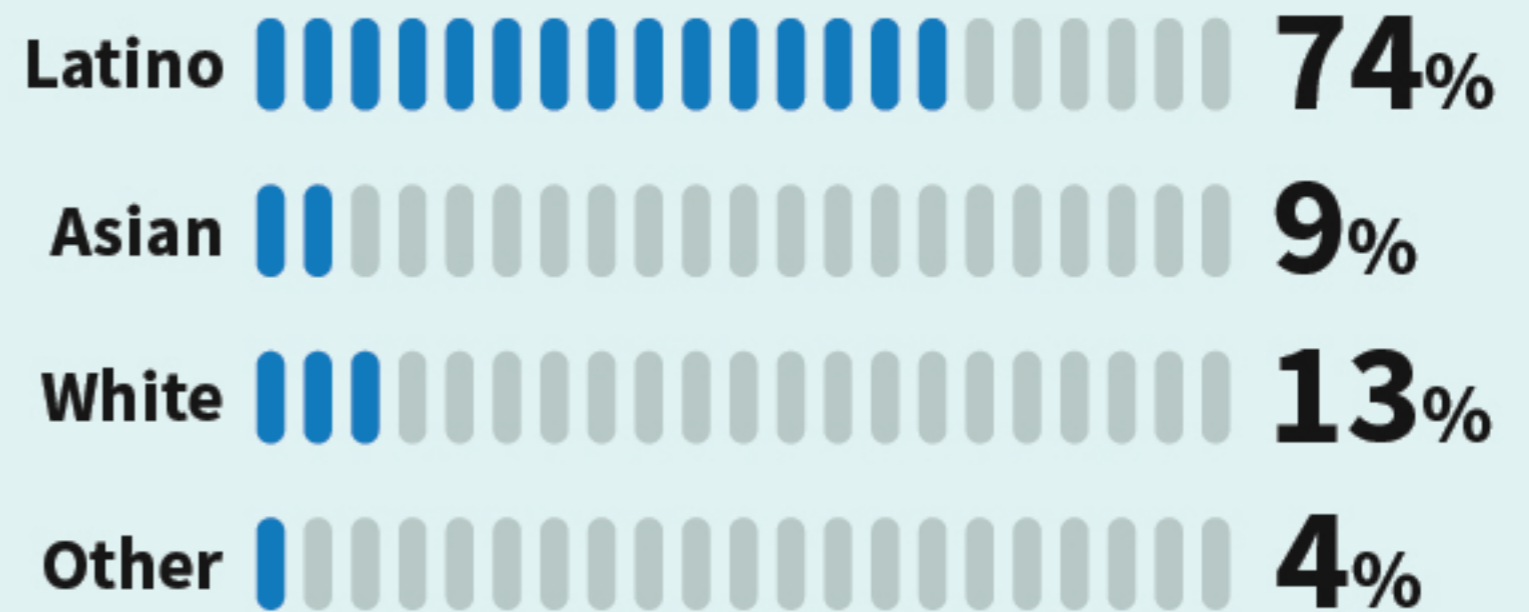


HOUSEHOLDS

2017 Housing Unit Total: **76**



RACE/ETHNICITY

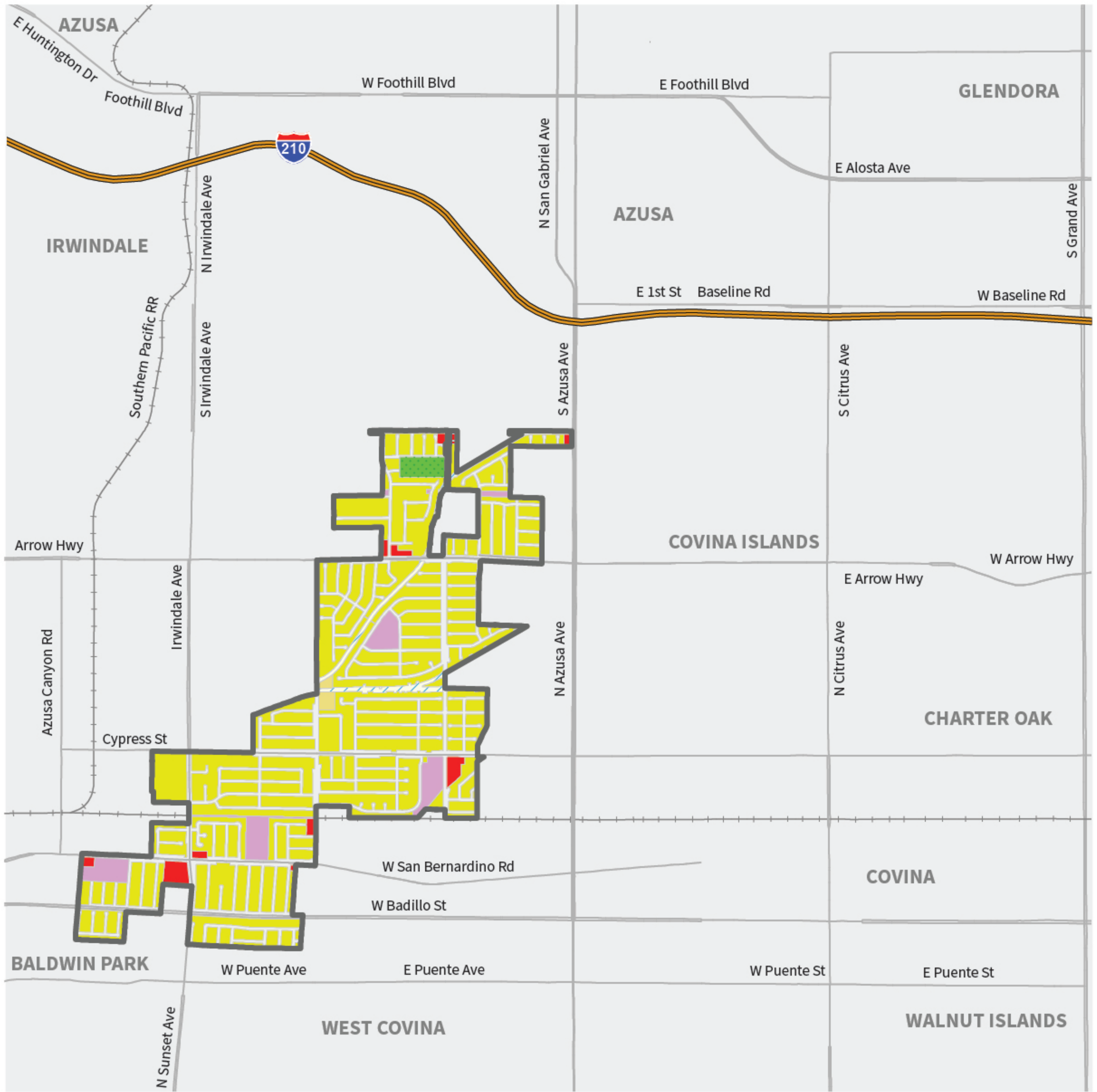


INCOME FACTORS

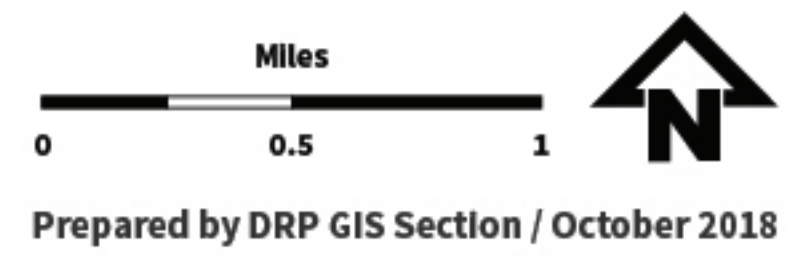
	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
East Irwindale	15%	\$69,861	5%

TOP 5 EMPLOYMENT INDUSTRIES





East Irwindale General Plan Land Use Policy Map



Base Layers

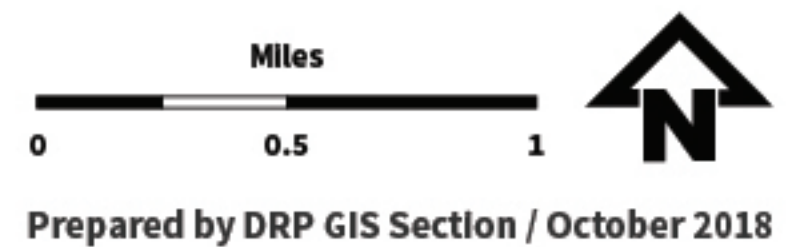
- Railroad
- City / Community Boundary
- Major Road
- Freeway

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 Irwindale 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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