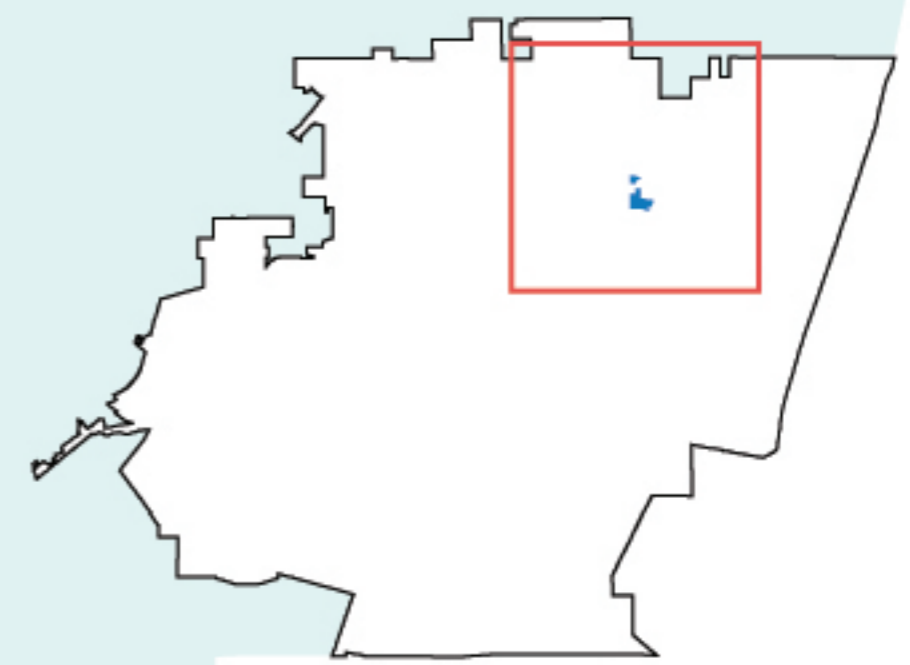


# EAST SAN DIMAS



**EAST  
SAN GABRIEL VALLEY  
AREA PLAN**



# EAST SAN DIMAS

## INTRODUCTION



East San Dimas is approximately .21 square miles (134.4 acres), located in the northeast portion of the East San Gabriel Valley Planning Area. The community shares boundaries with the City of La Verne to the north, east, and south, and the City of San Dimas to the west.

The area was originally referred to as “Mud Springs” in the early 1800s, a reference to the nearby Mud Springs marsh and the relatively swampy topography in the area. In 1887, the Santa Fe Railroad completed one of their lines through the area, which put the San Dimas area on the map and caused a building boom. The homes seen in East San Dimas were largely built throughout the 1950s.



# EAST SAN DIMAS

## COMMUNITY CHARACTERISTICS



### Community Layout

East San Dimas consists of two separate communities. Homes are located along smaller streets that end in cul-de-sacs. Many of the streets within the community are not well connected, requiring a pedestrian or vehicle to exit and reenter the community from a different side.



### Land Use

Most of the existing land use is single-family residential (86.2%). Approximately 7.5% of land is used for government and institutional purposes and 3.4% is used as commercial property.



### Main Roads

Primary roads include Foothill Blvd., Base Line Rd., and San Dimas Canyon. Secondary roads include Damien Ave. and Gladstone St. I-210 freeway runs through the community.



### Historic Route

Historic Route 66 serves as the northern boundary of East San Dimas. It served as one of the major routes for people migrating west throughout the 20th century, which allowed communities located along the route to prosper economically.



### Waterways

The Puddingstone Channel, overseen by the Los Angeles County Flood Control District, bisects the community from north to south. The channel begins in the San Gabriel foothills and leads toward Puddingstone Reservoir.





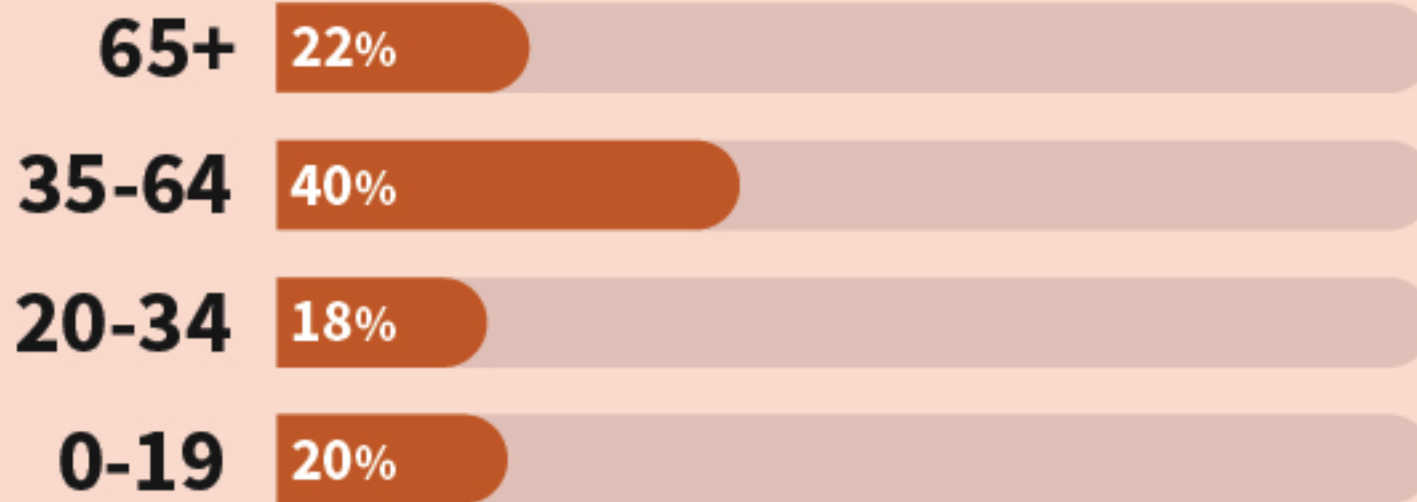


.2 sq. mile

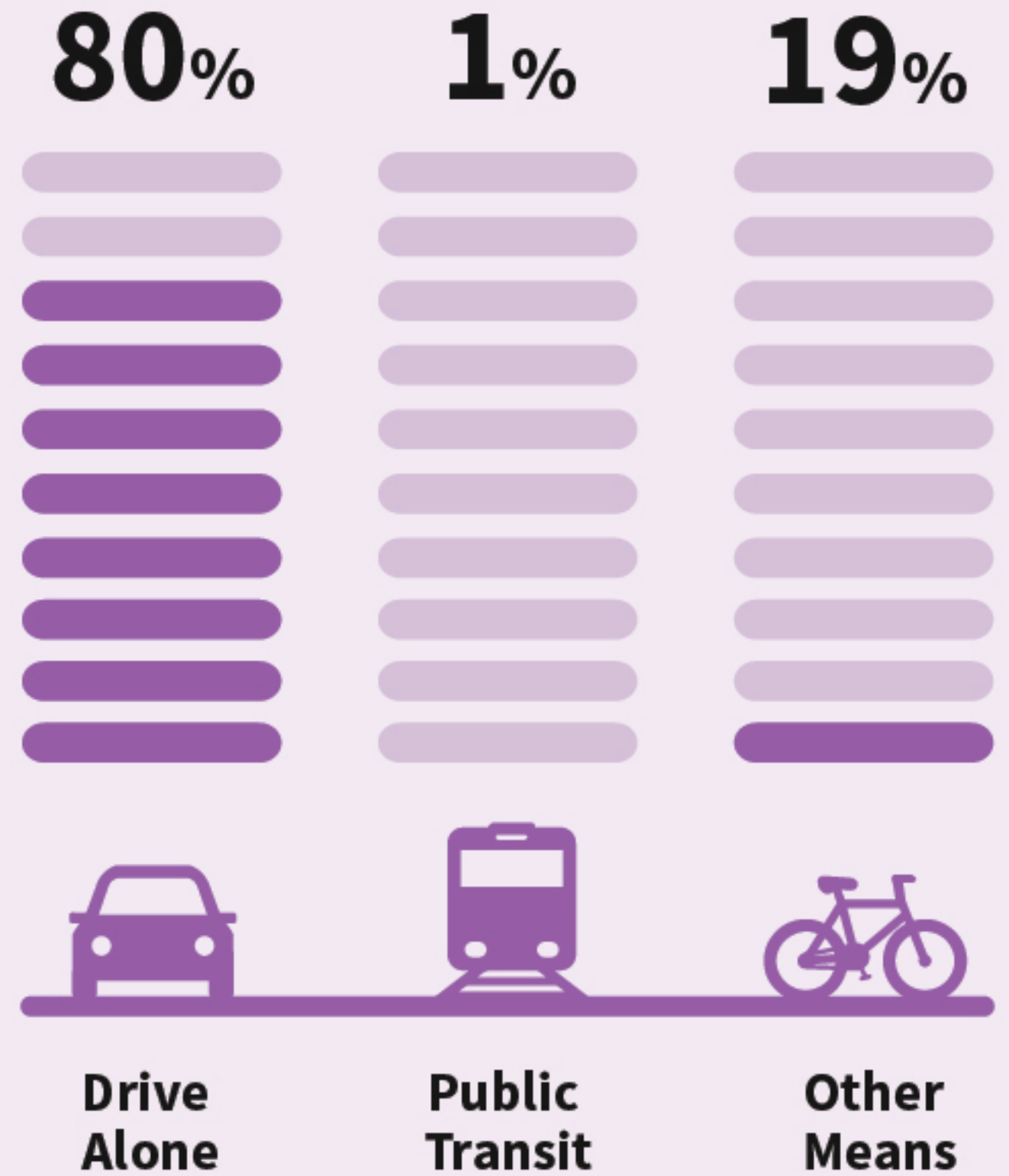
# EAST SAN DIMAS

POPULATION = 1,316 (6,246 per sq. mile)

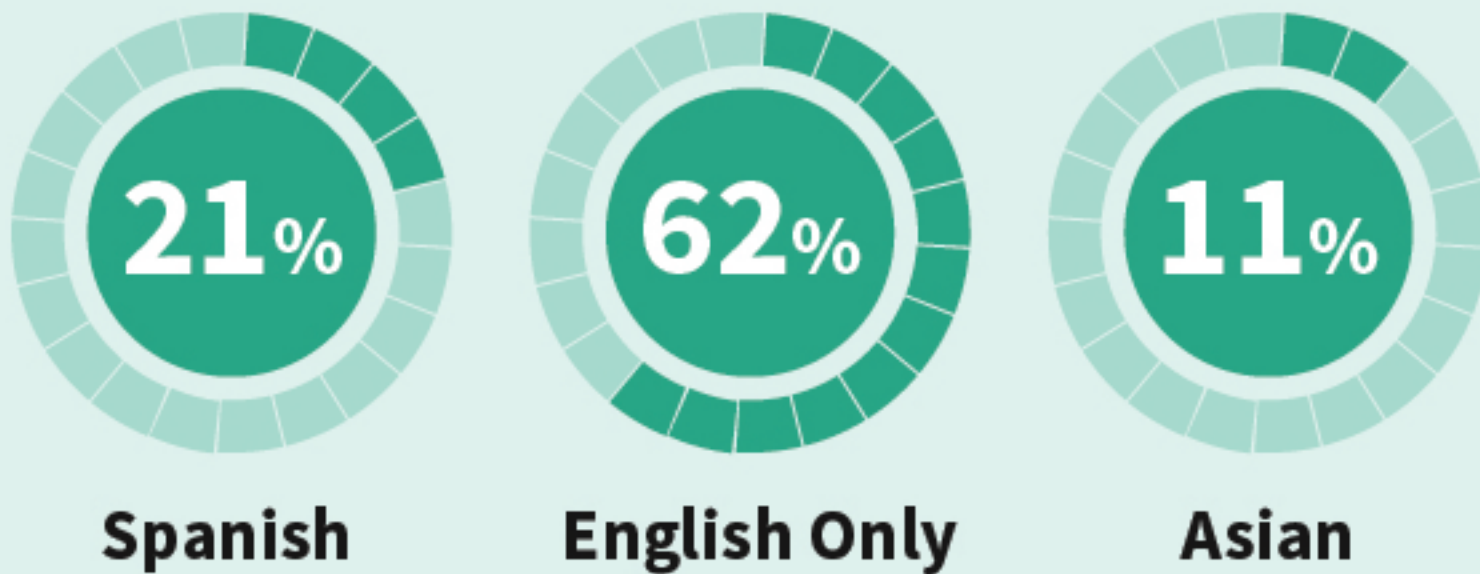
## AGE



## MOST COMMON COMMUTE



## LANGUAGE SPOKEN AT HOME



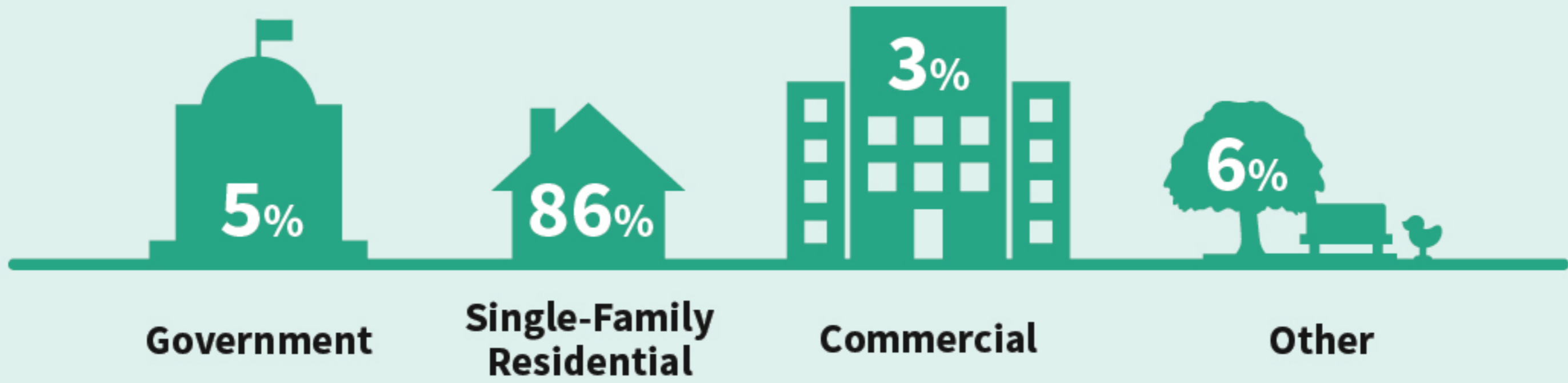
## AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
East San Dimas	23%	29%	34%	14%



EAST SAN GABRIEL VALLEY AREA PLAN

## TOP EXISTING LAND USES



## HOUSEHOLDS

2017 Housing Unit Total: **421**



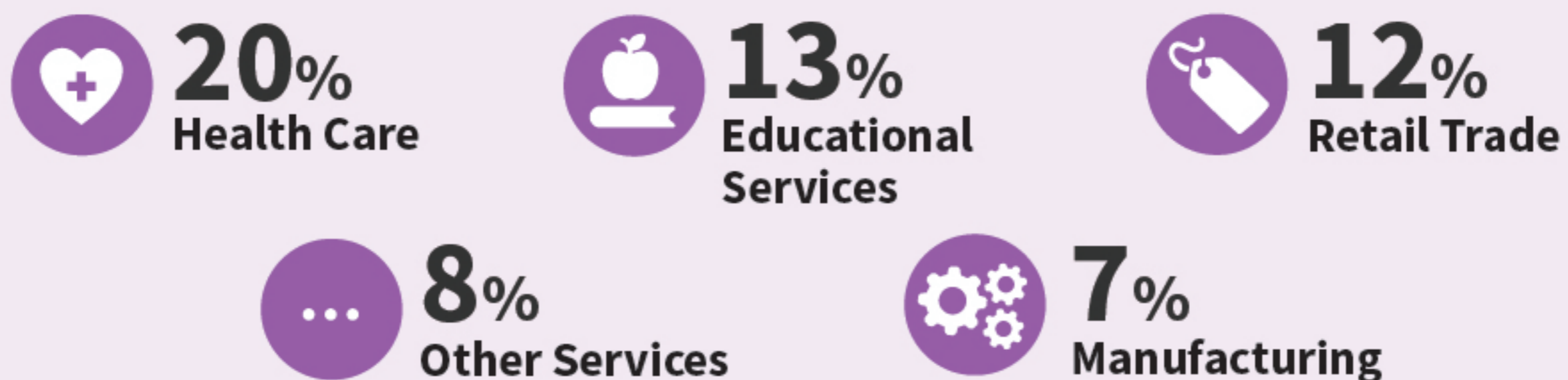
## RACE/ETHNICITY



## INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
East San Dimas	31%	\$77,416	3%

## TOP 5 EMPLOYMENT INDUSTRIES

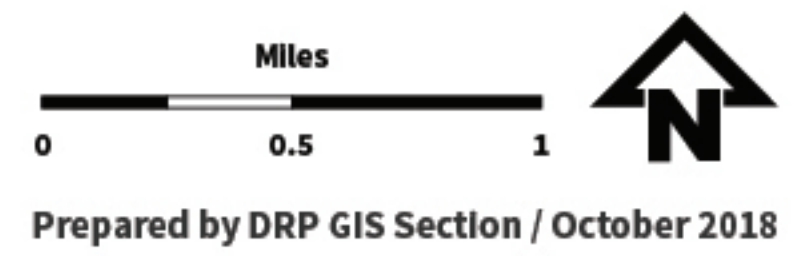






# East San Dimas

## General Plan Land Use Policy Map

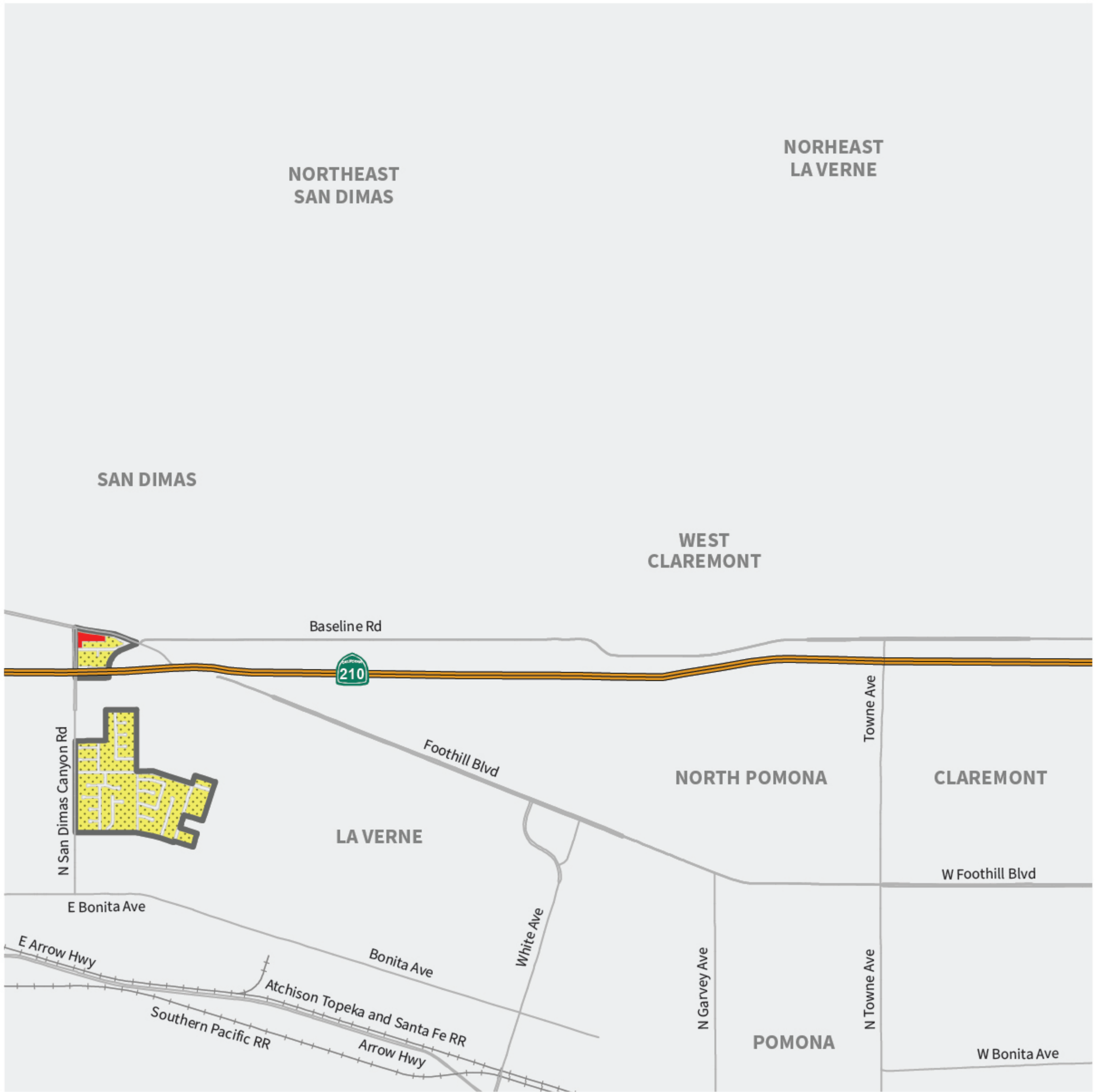


### Base Layers

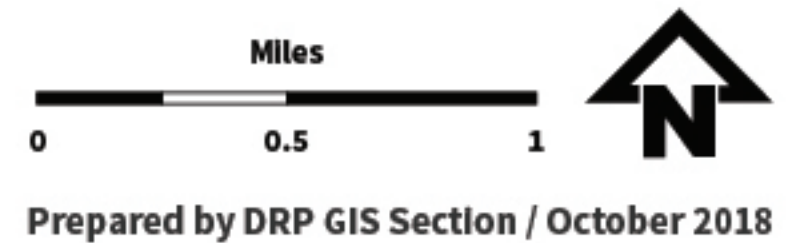
- Railroad
- City / Community Boundary
- Major Road
- Freeway

### 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 San Dimas 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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