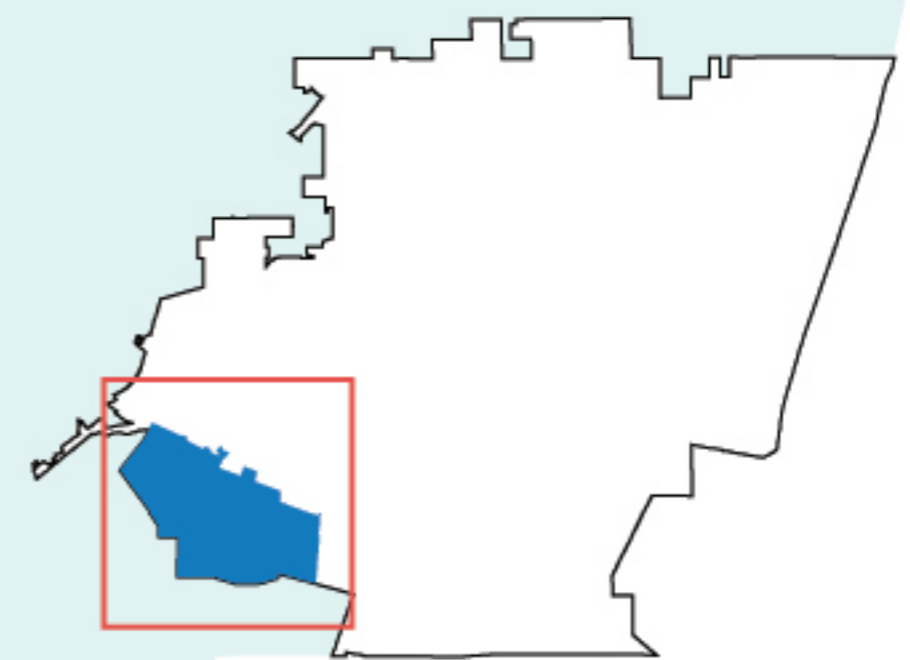


HACIENDA HEIGHTS



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

HACIENDA HEIGHTS

INTRODUCTION



Hacienda Heights is an 11.9 square mile unincorporated community located in the southwest part of the East San Gabriel Valley Planning Area.

The community shares boundaries with the Cities of Industry on the north, La Habra Heights on the south, and Whittier on the southwest side, and the unincorporated communities of North Whittier on the west and Rowland Heights on the east side. The area was a predominantly rural, agricultural community growing citrus, walnut, and avocados for a national market until the post-World War II building boom, which led to its transition to a largely residential community.

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

HACIENDA HEIGHTS

COMMUNITY CHARACTERISTICS



Community Layout

The community is largely developed with single-family residences in a suburban development pattern with cul-de-sacs and winding roads.



Land Use

The community is mostly residential with many commercial properties along Hacienda Blvd. Industrial uses are located near SR-60, Gale Ave., and the railroad tracks in the northern part of the community.



Open Space

The Puente Hills form the southern edge of Hacienda Heights, with heights ranging up to 1200' above sea level. The hills provide access to natural areas and add to the area's identity.



Significant Ecological Areas (SEA)

The southern hillsides contain Significant Ecological Areas which are part of a larger system of designated land with high levels of biodiversity needing protection.



Community Plan

Hacienda Heights has a Community Plan which was adopted in 2011. The Plan guides the community's development and addresses concerns regarding growth, housing, circulation, and ecological protections.



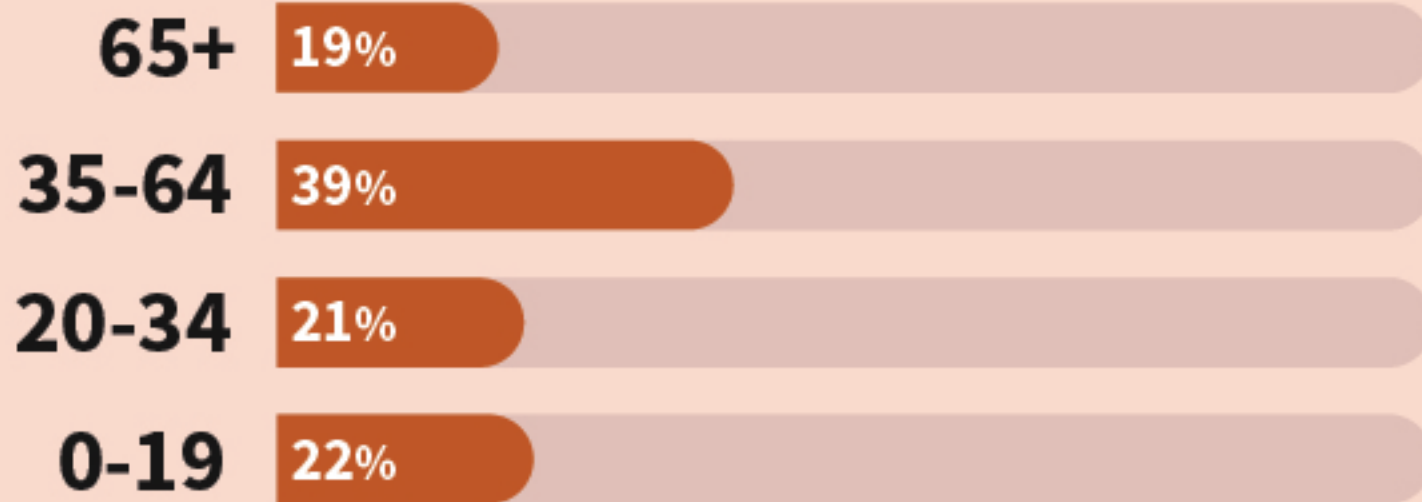


12 sq. mile

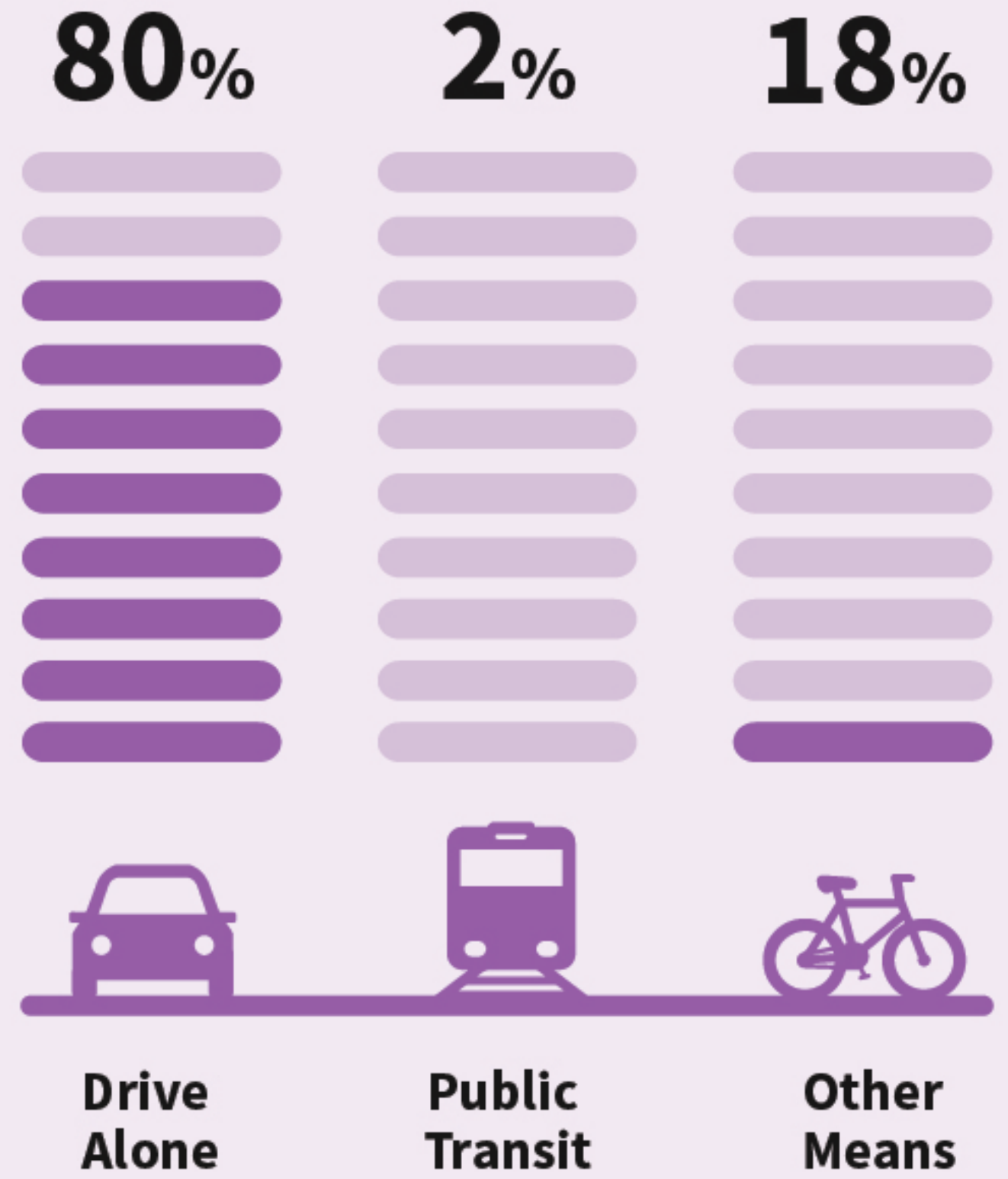
HACIENDA HEIGHTS

POPULATION = 55,695 (4,697 per sq. mile)

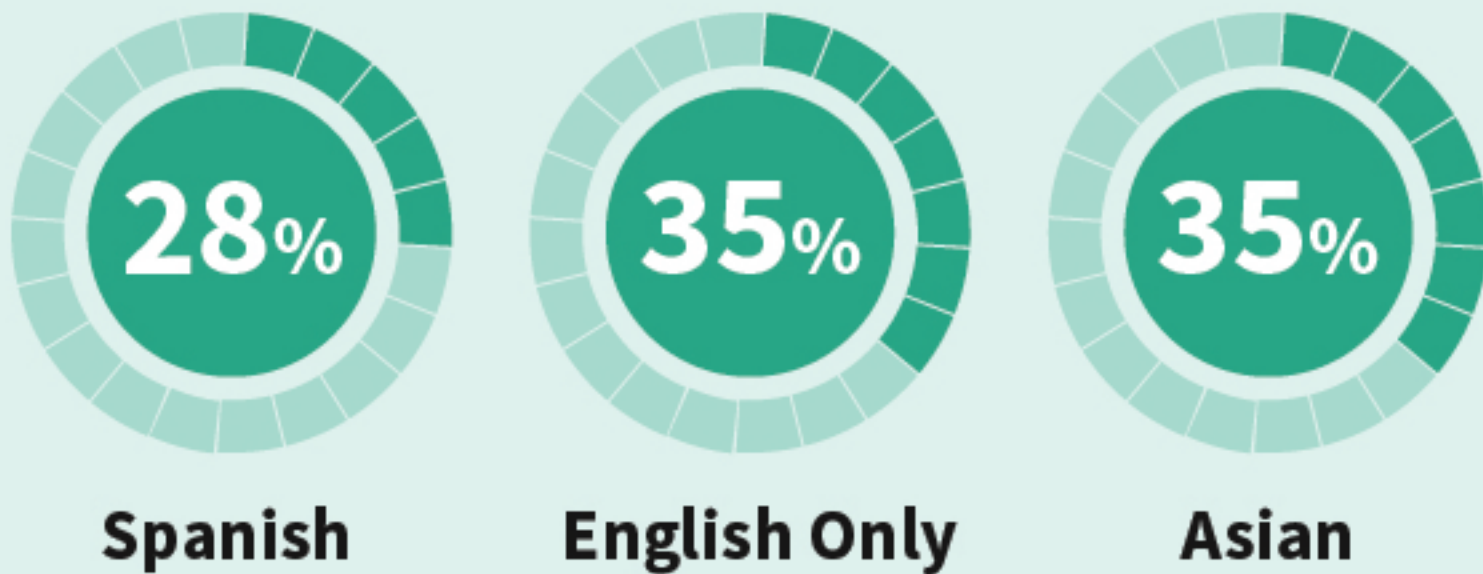
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



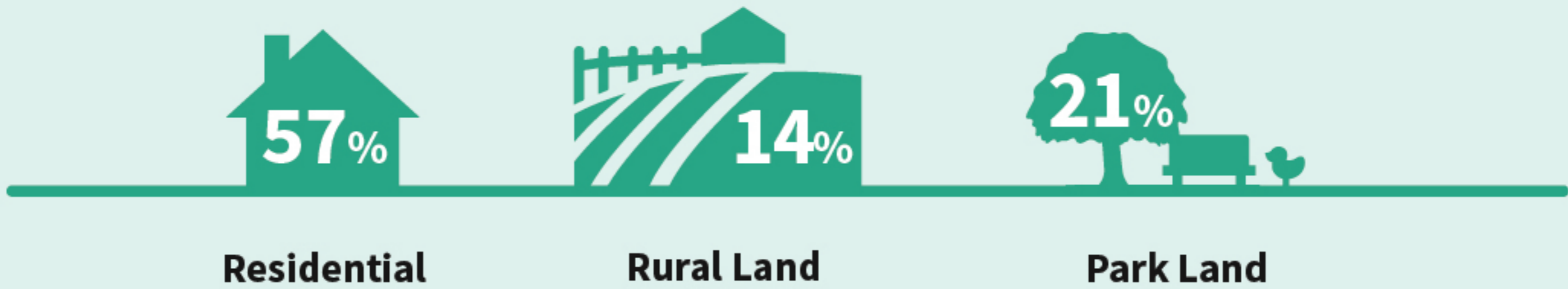
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Hacienda Heights	13%	27%	42%	18%



EAST
SAN GABRIEL VALLEY
AREA PLAN

LAND USE



HOUSEHOLDS

2017 Housing Unit Total: **16,980**



RACE/ETHNICITY

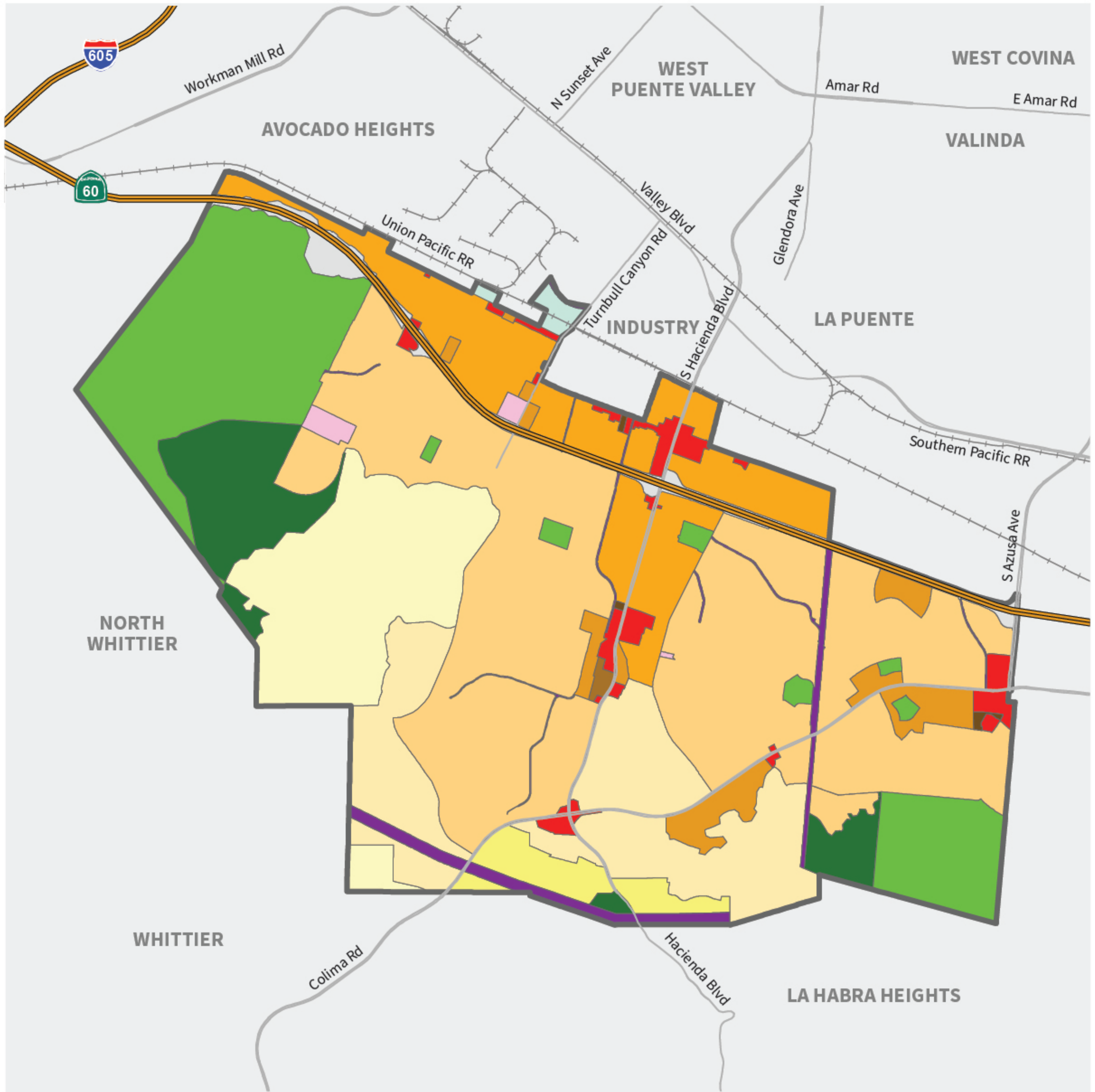


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Hacienda Heights	37%	\$79,160	3%

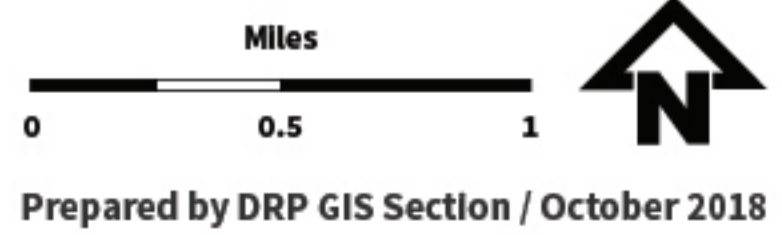
TOP 5 EMPLOYMENT INDUSTRIES





Hacienda Heights Community Plan

Land Use Policy Map

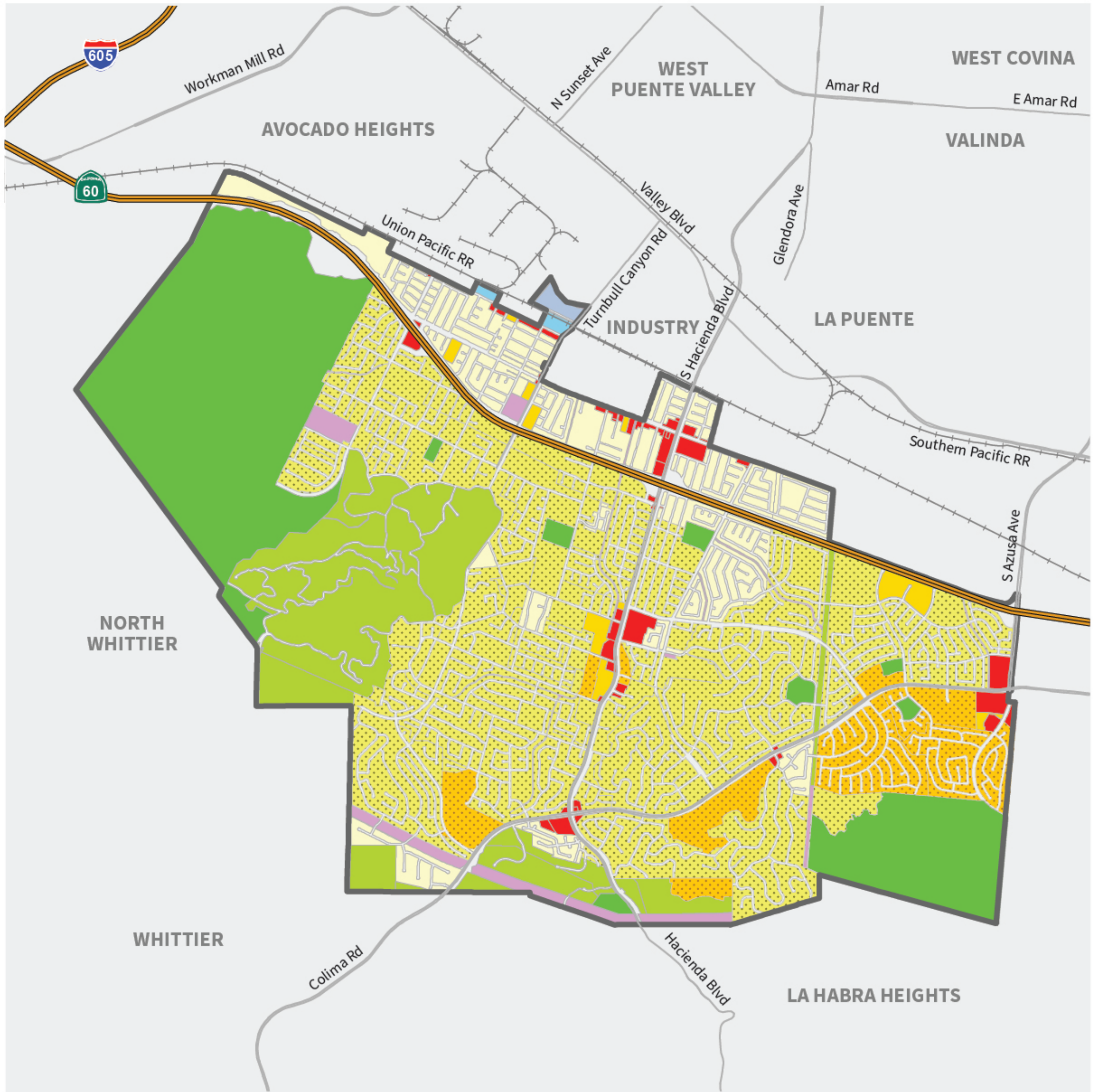


Base Layers

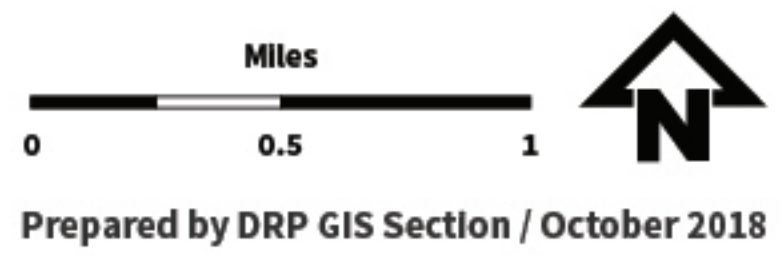
- Railroad
- City / Community Boundary
- Major Road
- Freeway

Land Use Policy Designations

- | | | |
|-----------------------|--|---|
| RL10 - Rural Lands 10 | H30 - Residential 30 | P-TF - Public & Semi-Public Transportation Facilities |
| RL2 - Rural Lands 2 | H50 - Residential 50 | IL - Light Industrial |
| H2 - Residential 2 | CG - General Commercial | OS-PR - Open Space Parks & Recreation |
| H5 - Residential 5 | P-CS - Public & Semi-Public Community Serving | OS-C - Open Space Conservation |
| H9 - Residential 9 | P-UF - Public & Semi-Public Utilities & Facilities | |
| H18 - Residential 18 | | |



Hacienda Heights 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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