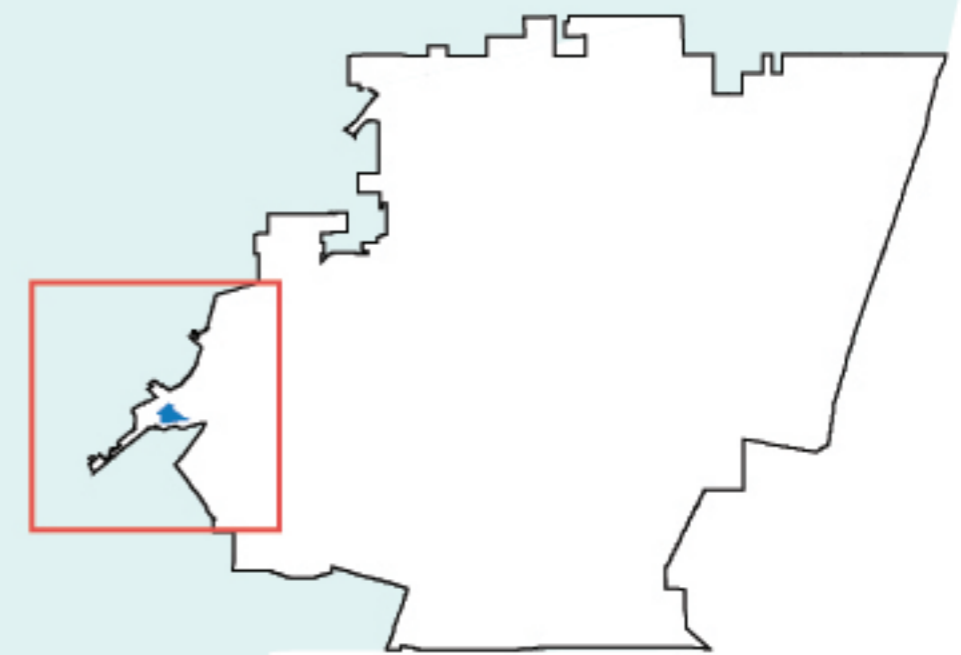


NORTH WHITTIER



North Whittier



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

NORTH WHITTIER

INTRODUCTION



Courtesy, LA County Parks and Recreation.



Courtesy, LA County Parks and Recreation.

North Whittier is a 124-acre unincorporated community located in the west part of the East San Gabriel Valley Planning Area. The community is bounded by the San Jose Creek to the north, the San Gabriel River to the east, and the City of Industry, the unincorporated community of Pellissier Village, and the Union Pacific Railroad line to the south. The community has two freeways running through it, San Gabriel River Freeway (I-605) and the Pomona Freeway (SR-60), as well as the extensive freeway interchange between the two. The area was largely used for ranching and agriculture until the mid-20th century when land in the area was annexed for industry and subdivided for housing.

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

NORTH WHITTIER

COMMUNITY CHARACTERISTICS



Community Layout

The I-605 and SR-60 run through the center of the community, dividing it into four separate areas. The freeways have a large presence and abut large areas of the community. The Union Pacific Railroad runs along the southern edge of the two residential parts of the community.



Land Use

Land use is quite mixed in the community. Single-family residential developments are located in the southern half, with industrial parks in the center areas, and the San Jose Creek Water Reclamation Plant operated by the LA County Sanitation District located in the northern part near the San Gabriel River and San Jose Creek. A plant nursery runs along the San Gabriel River Trail on the east bank of the river



Major Roads

Workman Mill Road which runs northeast/southwest is the primary road used to access the residential areas. It is designated as a major highway, crossing San Jose Creek to the north into the unincorporated community of Avocado Heights.



Waterways

The San Jose Creek runs along the north part of the residential areas and provides access to equestrian trails. The San Gabriel River runs along the west edge of the community, adjacent to the plant nurseries. There is access to recreation areas and the San Gabriel River Trail along the east bank of the river. The San Jose Creek and San Gabriel River waterways join near the community.



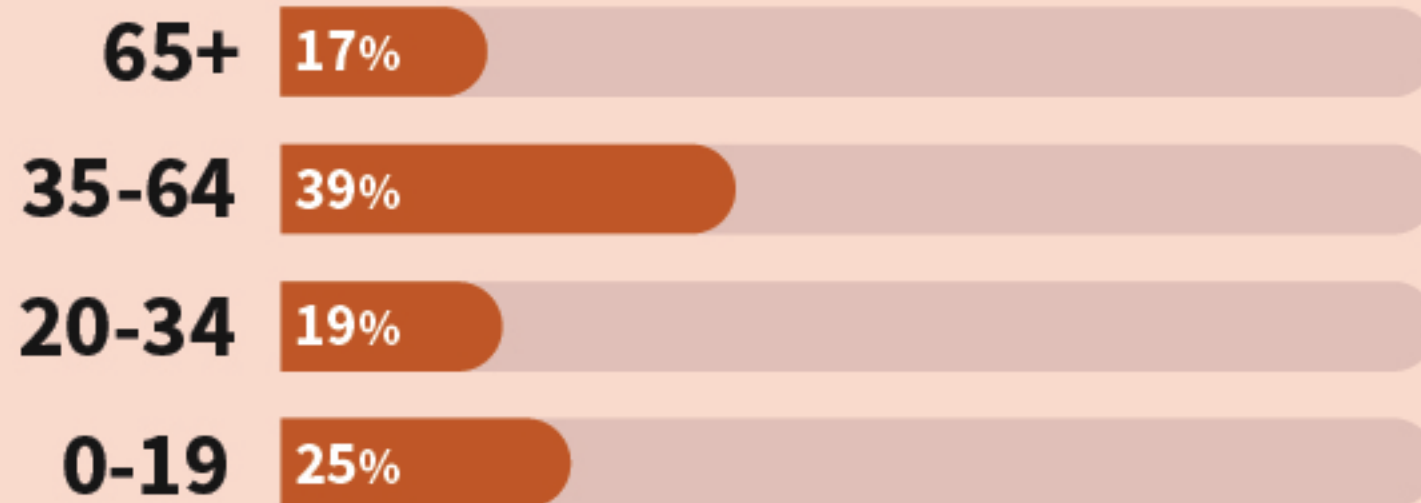


.19 sq. mile

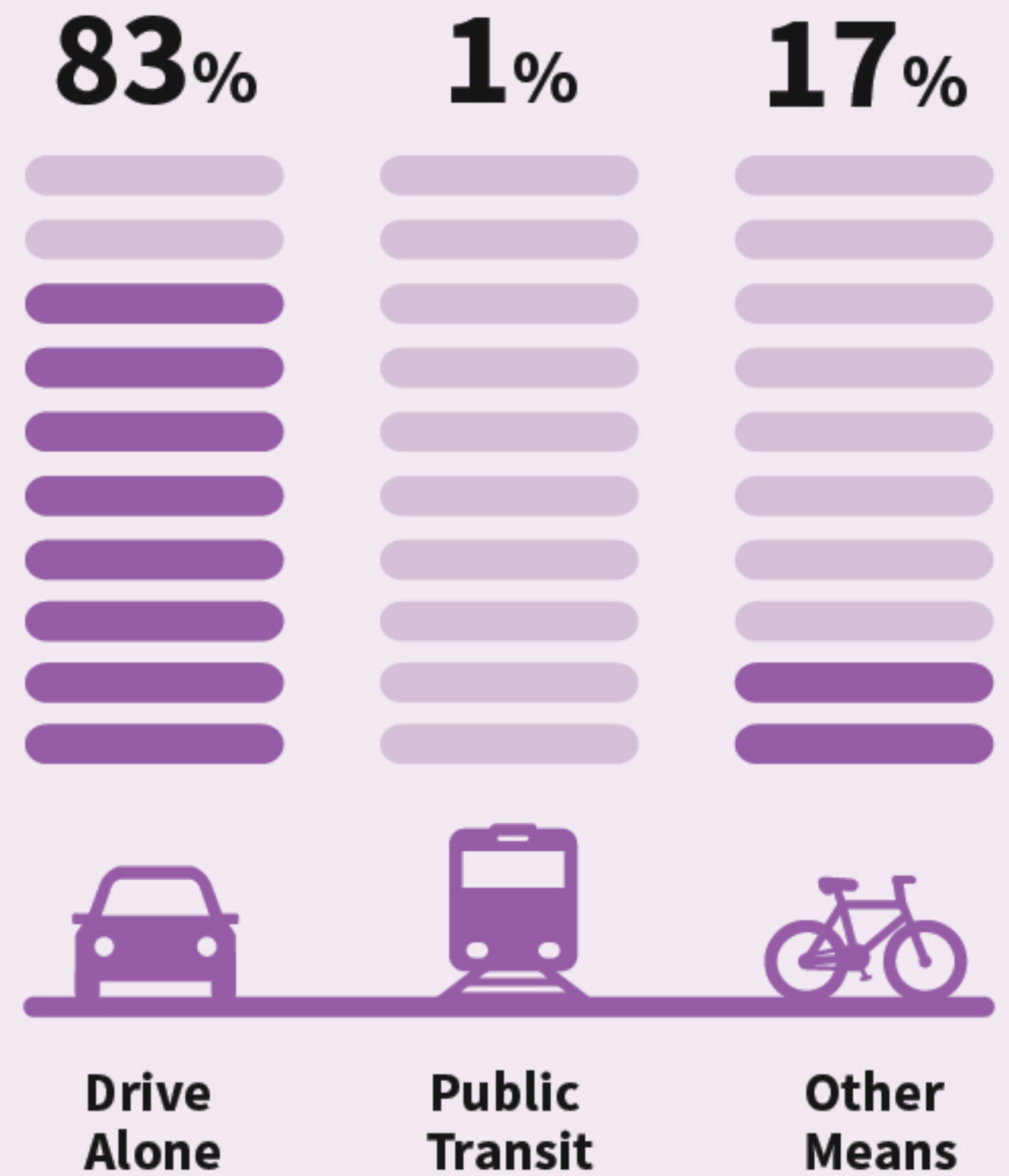
NORTH WHITTIER

POPULATION = 748 (3,878 per sq. mile)

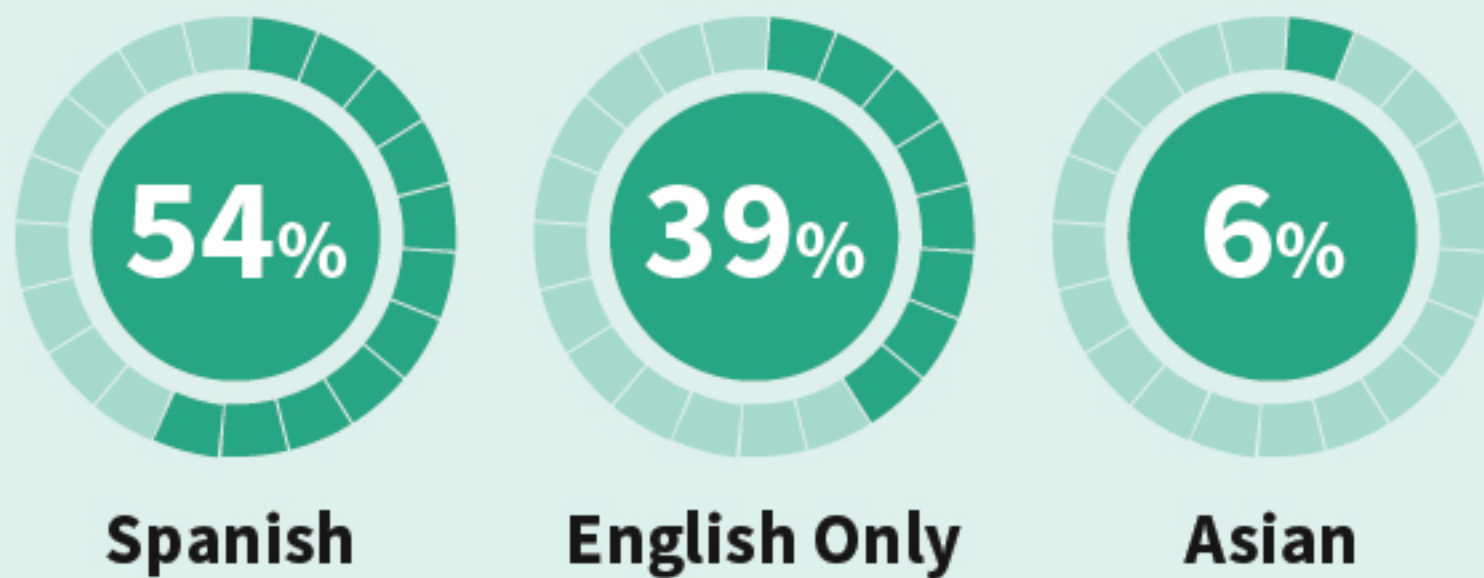
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



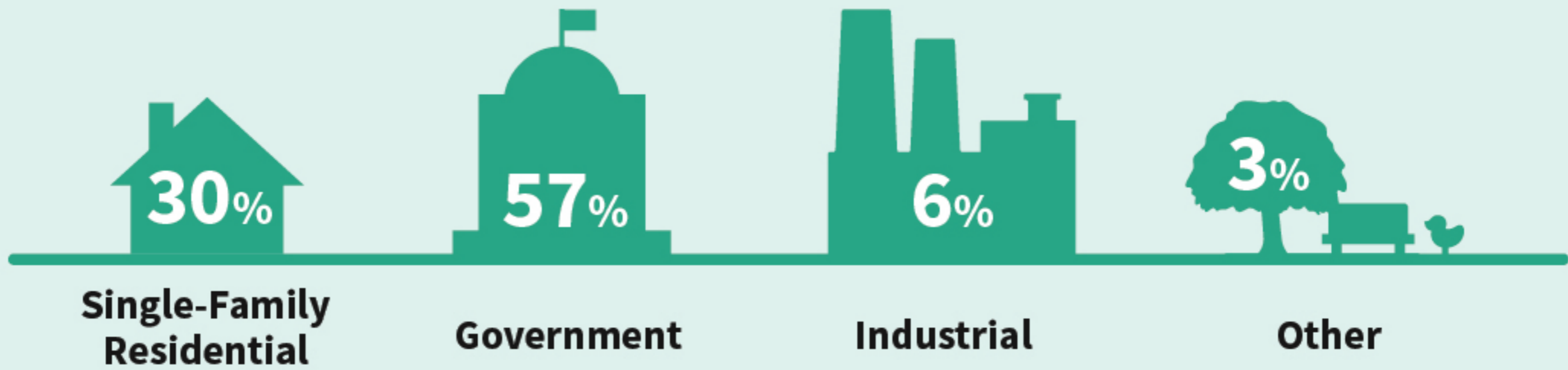
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
North Whittier	11%	23%	50%	17%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: 220



RACE/ETHNICITY



INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
North Whittier	52%	\$86,180	6%

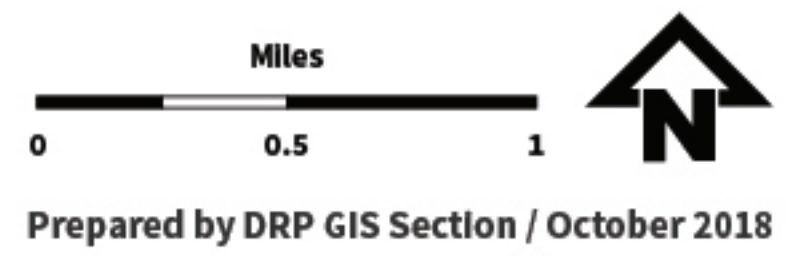
TOP 5 EMPLOYMENT INDUSTRIES





North Whittier

General Plan Land Use Policy Map



Base Layers

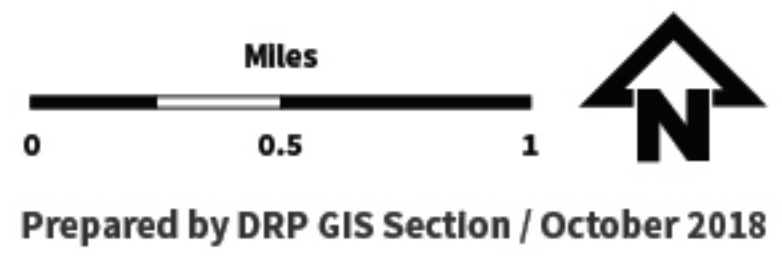
- Railroad
- City / Community Boundary
- Major Road
- Freeway

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 |



North Whittier 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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