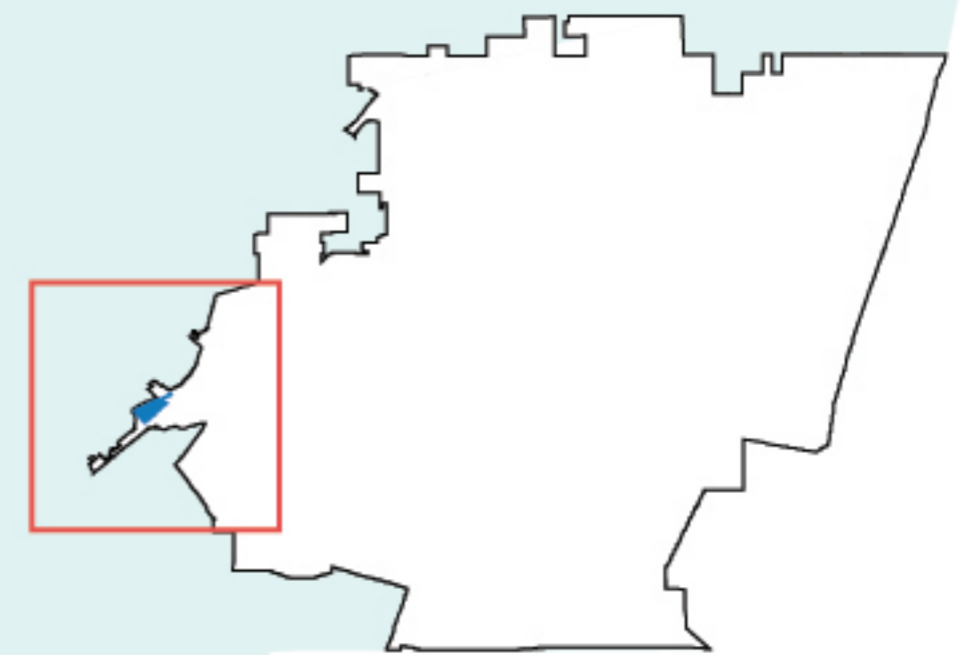


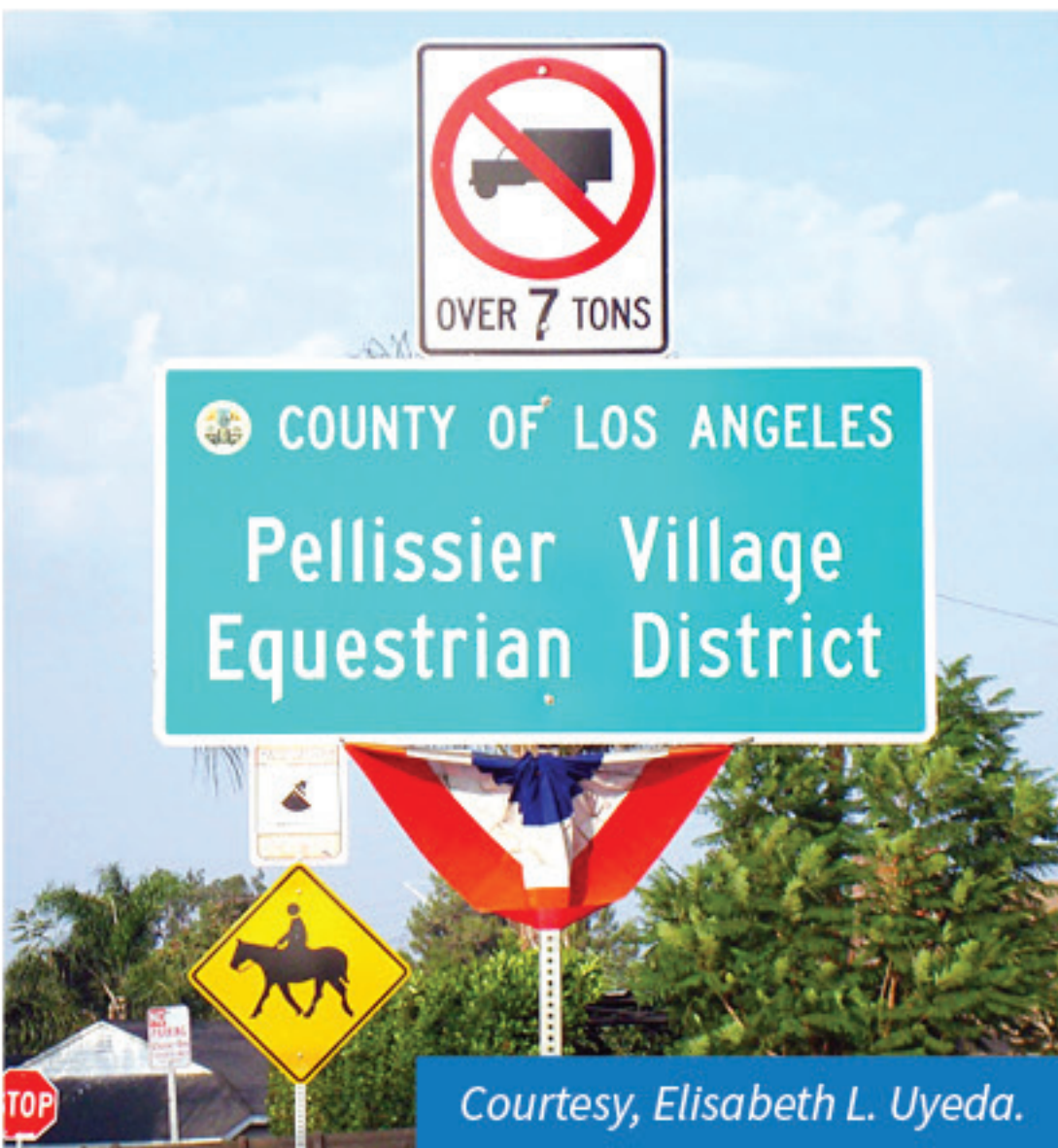
# PELLISSIER VILLAGE



**EAST  
SAN GABRIEL VALLEY  
AREA PLAN**

# PELLISSIER VILLAGE

## INTRODUCTION



Pellissier Village is a 202-acre unincorporated community located in the southwest part of the East San Gabriel Valley Planning Area. The community shares a boundary with the City of Industry to the south. The community is bounded by two freeways, San Gabriel Freeway (I-605) to the east and Pomona Freeway (SR-60) to the north. The San Gabriel River forms the western boundary to the community and provides a source of recreation.

The name Pellissier Village comes from a prosperous dairy ranching family who owned the land in the area from the 1880s to the 1950s. The landowner Francois F. Pellissier, an immigrant from France, initially purchased the 3,200 acres of ranchland from Elias “Lucky” Baldwin who owned much of the Rancho La Puente land grant. Ranching in the area started coming to an end around the late 1940s. Land around the Pellissier dairy farm was being annexed for industry and other land uses, such as freeway construction, the Rio Hondo College, Rose Hills Memorial Park, and Puente Hills Landfill. In addition, with housing pressures in the Post-WW II area, the remaining ranch land throughout the County was being sold and subdivided for housing.

For more information, please visit: [planning.lacounty.gov/esgvap](http://planning.lacounty.gov/esgvap)

# PELLISSIER VILLAGE

## COMMUNITY CHARACTERISTICS



### Community Layout

The community is somewhat hidden and hemmed in by freeways, the San Gabriel River, and industrial areas in the City of Industry. The community is predominantly residential with a long equestrian history.



### Land Use

The community is primarily single-family residential with most of the homes constructed in the late 1940s through the 1960s. There are industrial parks at the western edge. In addition, a nursery is in operation along the river under the power lines. There is a small commercial center along Pellissier Road.



### Major Roads

There is one main road, Kella Avenue, that functions as the primary entrance and exit to the community. However, this road is not a primary road but rather a small-scale residential street, as are most of the roads that run through the largely residential community. Peck Road which runs south of the community through City of Industry is the major road which connects to Pellissier Village.



### Local Culture

The community clearly celebrates its equestrian culture through the elements and decorations that are seen throughout Pellissier Village. Horseback riders of all ages can be seen riding in the neighborhood, heading toward equestrian trails in the area. In 1954, the Pellissier Hills Trail Ride began, lasting until 1968 with a yearly tradition of a 3-hour horse-riding excursion through the rolling hills of the Puente Valley.



### Equestrian District

The Pellissier Village Equestrian District was designated in 1976 to acknowledge the strong equestrian history of the community. It allows for more flexibility than would otherwise be allowed in residential zones regarding keeping of animals such as horses, sheep, cattle, and goats as pets for the residents of the properties.



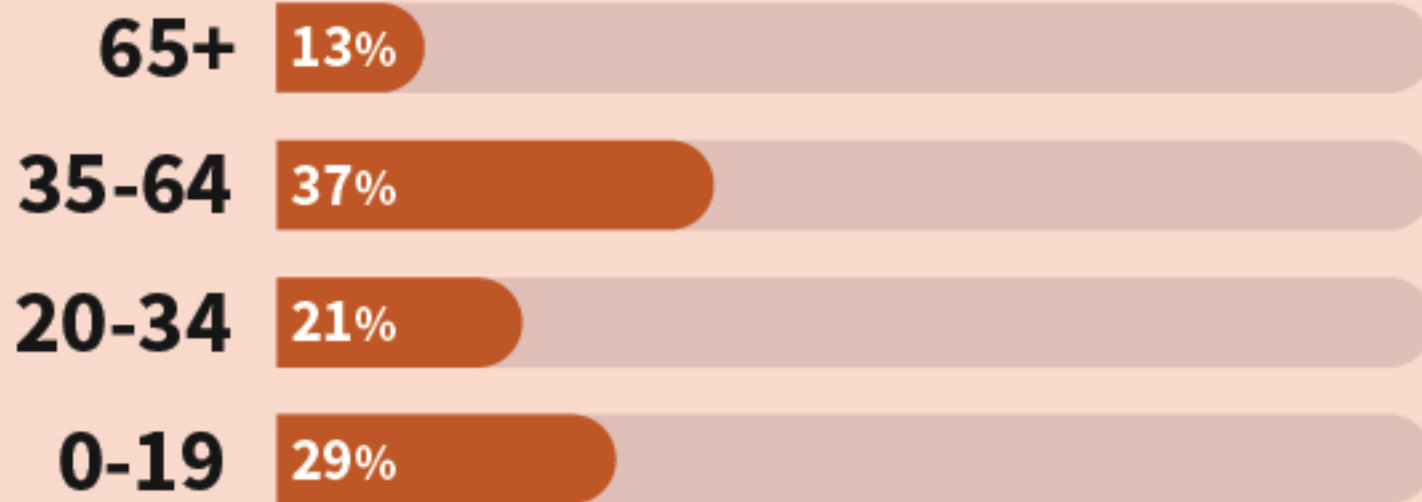


.31 sq. mile

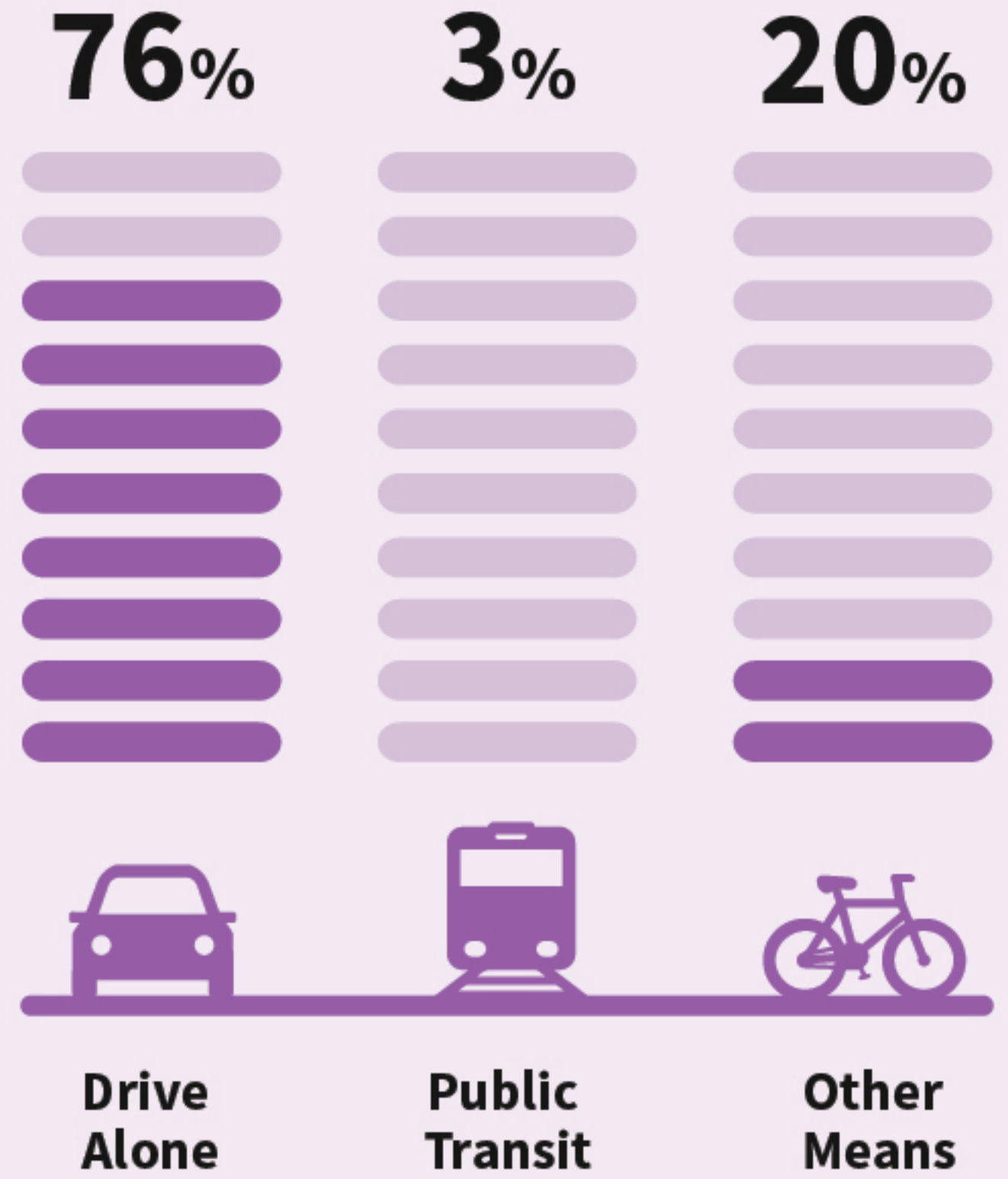
# PELLISSIER VILLAGE

POPULATION = 877 (2,781 per sq. mile)

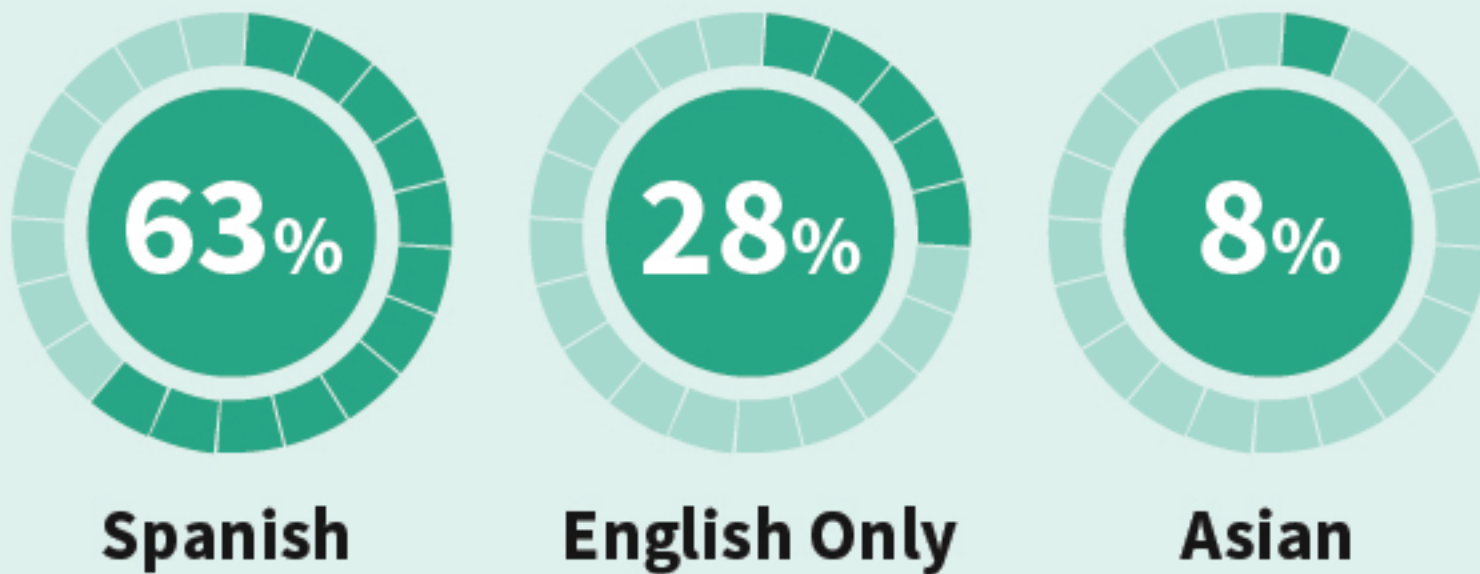
## AGE



## MOST COMMON COMMUTE



## LANGUAGE SPOKEN AT HOME



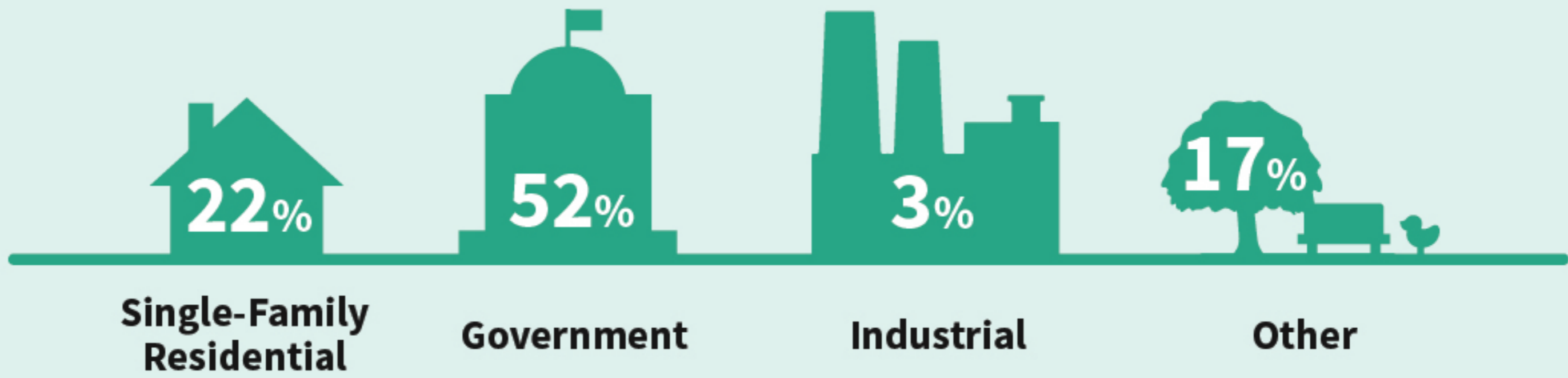
## AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Pellissier Village	22%	36%	30%	12%



EAST SAN GABRIEL VALLEY AREA PLAN

## TOP EXISTING LAND USES



## HOUSEHOLDS

2017 Housing Unit Total: 202



## RACE/ETHNICITY



## INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Pellissier Village	52%	\$82,743	4%

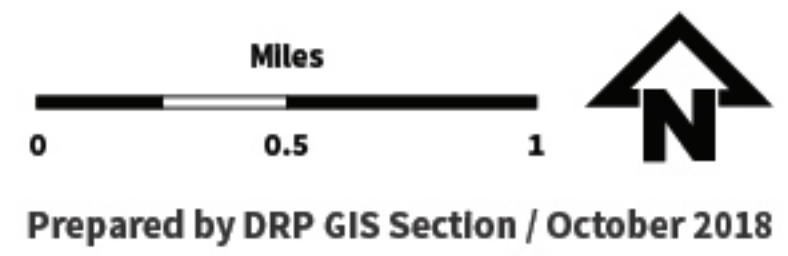
## TOP 5 EMPLOYMENT INDUSTRIES





# Pellissier Village

## General Plan Land Use Policy Map



### Base Layers

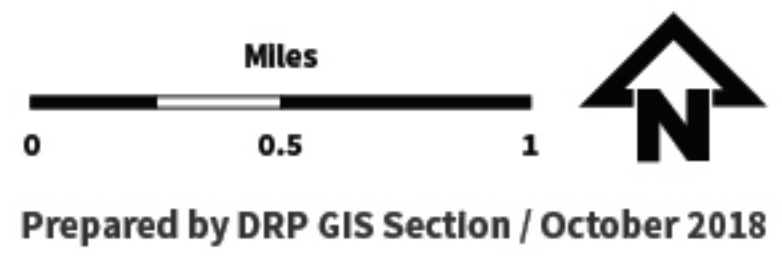
- Railroad
- City / Community Boundary
- Major Road
- Freeway

### 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                    |



# Pellissier Village 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



### WEBSITE

[planning.lacounty.gov/esgvap](http://planning.lacounty.gov/esgvap)



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