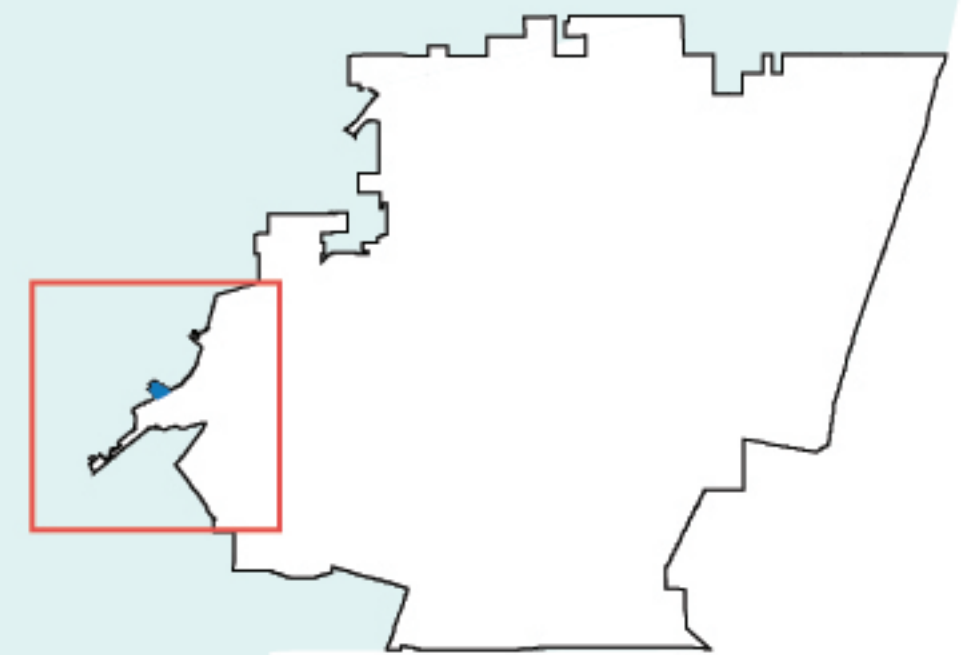




# UNINCORPORATED SOUTH EL MONTE



**Unincorporated  
South El Monte**



**EAST  
SAN GABRIEL VALLEY  
AREA PLAN**



# UNINCORPORATED SOUTH EL MONTE

## INTRODUCTION



*Courtesy, John Wachunas.*



*Courtesy, Sean Garcia.*

Unincorporated South El Monte is an 83-acre unincorporated community located in the west part of the East San Gabriel Valley Planning Area. It is the only unincorporated community in the Planning Area located on the west side of the San Gabriel River and in fact, the San Gabriel River forms its eastern boundary and provides access to recreation and trails.

The community shares boundaries with the Cities of El Monte to the north and South El Monte to the west and south. The community shares a long equestrian history with many other communities in the East San Gabriel Valley and was the first County-designated equestrian district. The area was largely used for ranching and agriculture until the mid-20th century when land in the area was subdivided and developed for housing.

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



# UNINCORPORATED SOUTH EL MONTE

## COMMUNITY CHARACTERISTICS



### Community Layout

The predominantly residential community is laid out in a gridded street network, with larger properties toward the south where equestrian uses are more common. The proximity of the San Gabriel River allows access to recreation and trails.



### Land Use

The community is primarily single-family residential. Some of the larger residential properties have an accessory dwelling unit or “granny flat” in the rear of the property. An equestrian facility is located adjacent to the San Gabriel River, along the west side of the San Gabriel River Trail. There is one commercial property in the north of the community.



### Major Roads

Major roads, such as Durfee Avenue, are found outside the community boundaries but are heavily used to access the secondary and residential streets within the community. Parkway Drive and Rush Street are the largest secondary roads running through the community.



### Local Culture

Equestrian uses are common along the river and creekside communities of the area. Adjacency to the San Gabriel River and Whittier Narrows trails allows easy access to recreation and equestrian trails.



### Equestrian District

The Rancho Potrero De Felipe Lugo Equestrian District was the first equestrian district adopted by the County in 1976. The district consists of two residential blocks in southern part of the community close to the San Gabriel River. The equestrian district designation 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.



EAST  
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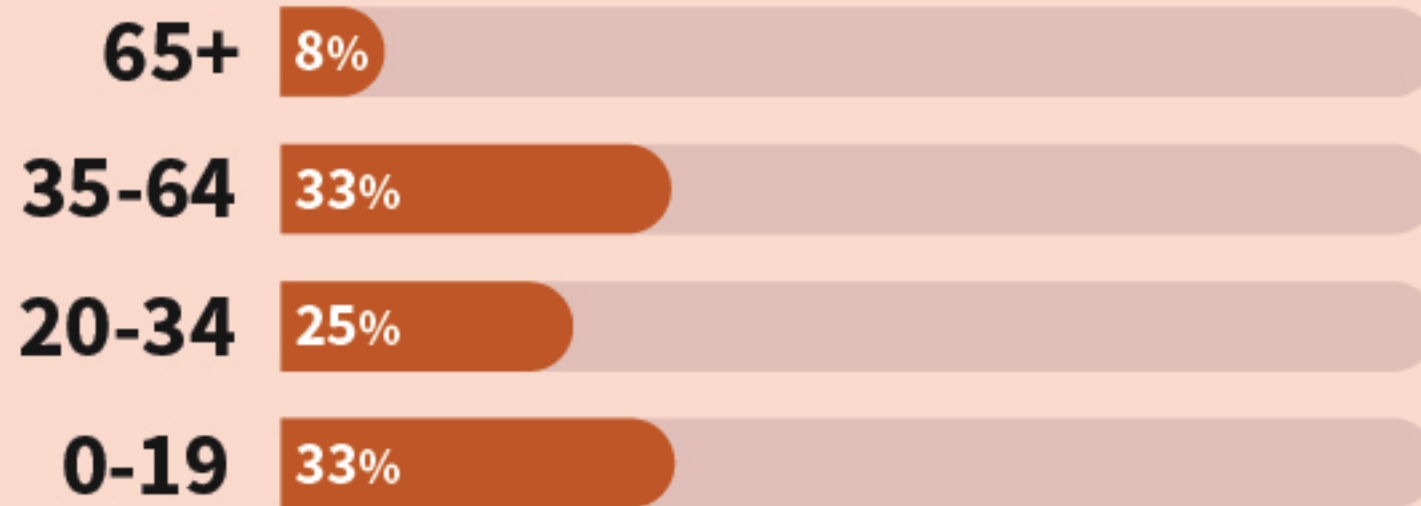
.13 sq. mile

UNINCORPORATED

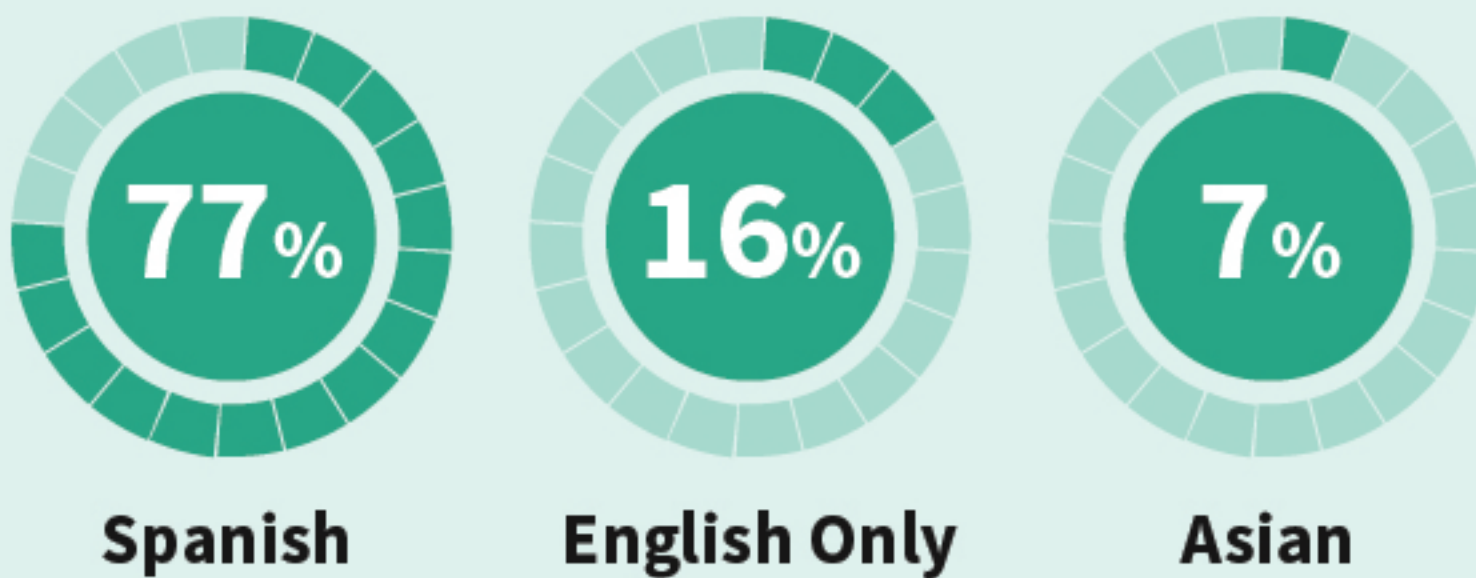
# SOUTH EL MONTE

POPULATION = 1,715 (13,182 per sq. mile)

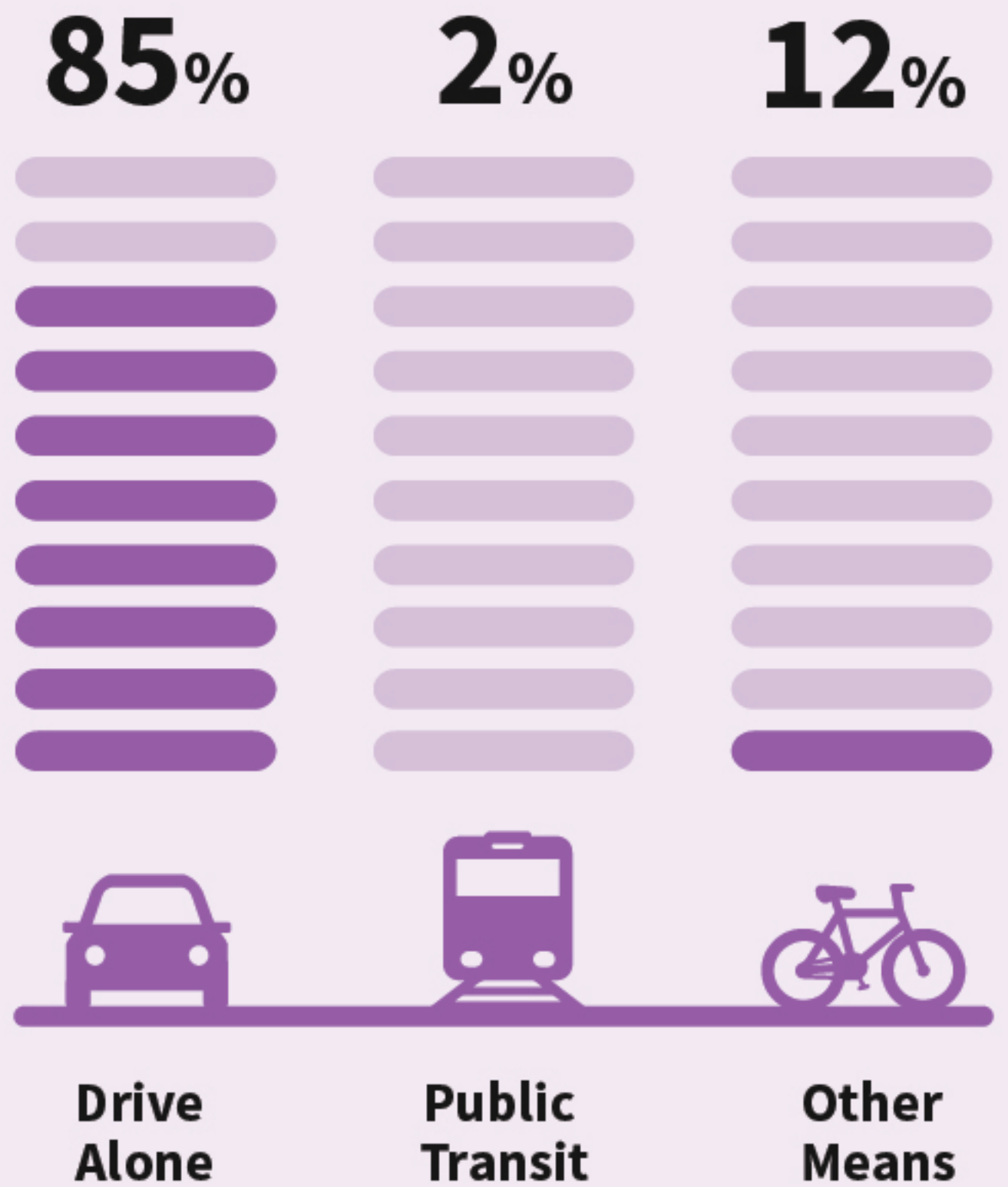
## AGE



## LANGUAGE SPOKEN AT HOME



## MOST COMMON COMMUTE



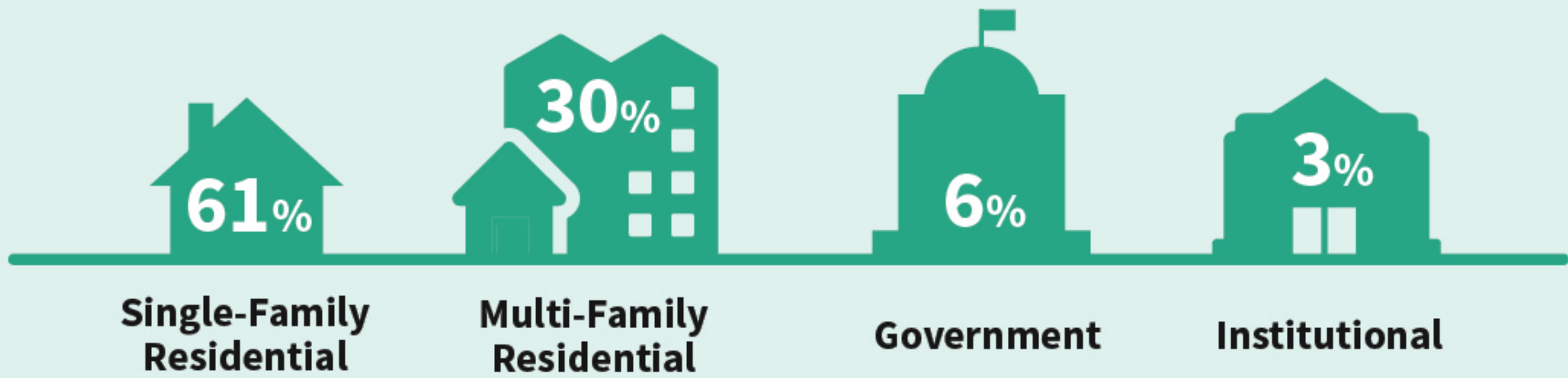
## AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Unincorporated South El Monte	9%	37%	43%	12%



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## TOP EXISTING LAND USES



## HOUSEHOLDS

2017 Housing Unit Total: **394**



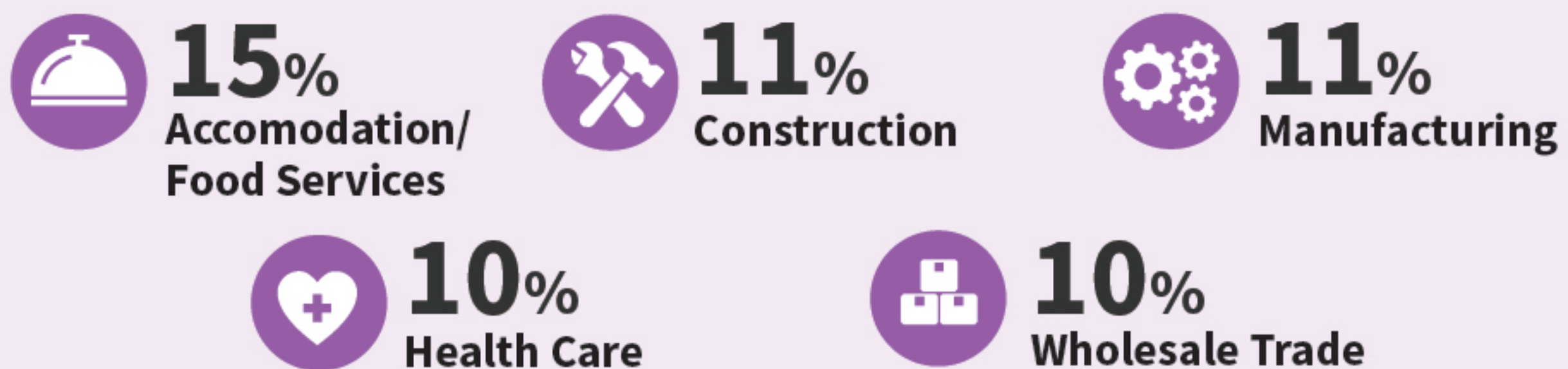
## RACE/ETHNICITY



## INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Unincorporated South El Monte	52%	\$55,538	3%

## TOP 5 EMPLOYMENT INDUSTRIES

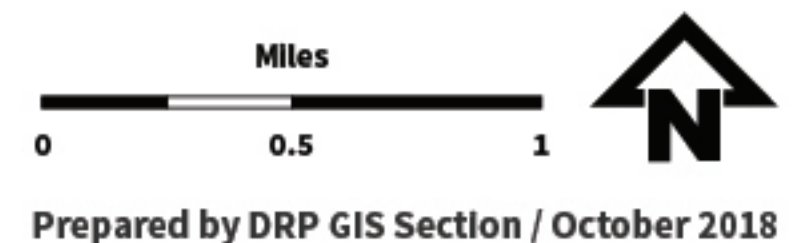






# Unincorporated South El Monte

## General Plan Land Use Policy Map



### Base Layers

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

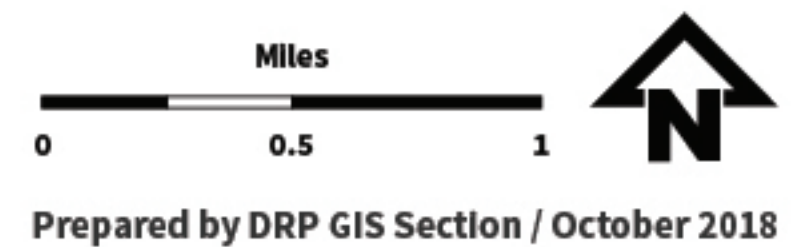
### Land Use Policy Designations

- H5 - Residential 5
- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation
- W - Water





# Unincorporated South El Monte 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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