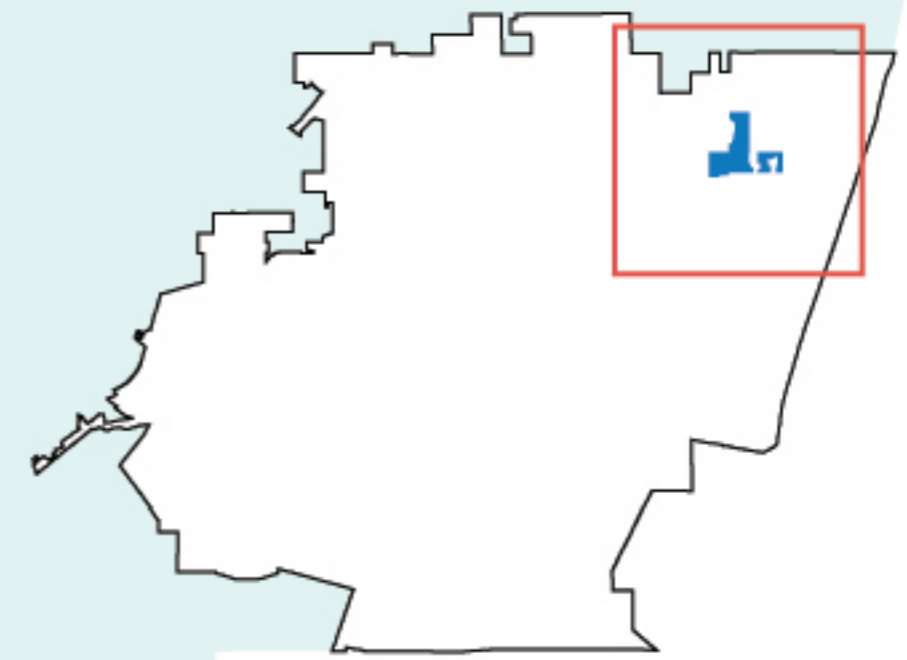


WEST CLAREMONT



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

WEST CLAREMONT

INTRODUCTION



West Claremont is an approximately 1.2 square mile community of 1,166 people located in the northeast portion of the East San Gabriel Valley Planning Area.

The community consists of two separate areas that share boundaries with the City of Claremont partly on all sides, the City of La Verne to the west and south, and the unincorporated community of Northeast La Verne to the north. The community is also near the unincorporated areas of North Claremont, North Pomona, Northeast San Dimas, and East San Dimas.

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

WEST CLAREMONT

COMMUNITY CHARACTERISTICS



Community Layout

West Claremont consists of hilly terrain with curving streets. The eastern part is designed with streets ending in cul-de-sacs, commonly found in many subdivisions, while the western part consists of streets that conform to the hilly topography.



Land Use

Over 85% of the land in West Claremont is used for single and multi-family residences. More than 10% is used for government and institutional uses, while 2.6% is used as an irrigated farm.



Main Roads

Primary access to the community is provided through Baseline Rd. West Claremont is adjacent to I-210 Freeway, which offers access to other parts of the San Gabriel Valley and the surrounding region.



Significant Ecological Area (SEA)

Much of West Claremont lies in the San Dimas Canyon/San Antonio Wash SEA. SEA designated areas have high levels of biodiversity that need additional protections.



Reservoirs

The Live Oak Reservoir is located in West Claremont and is operated by the Metropolitan Water District of Southern California. The reservoir has a capacity of 2,500 acre-feet of water, and is constructed with a dam that is 105 feet high and 3,000 feet long.





1.2 sq. mile

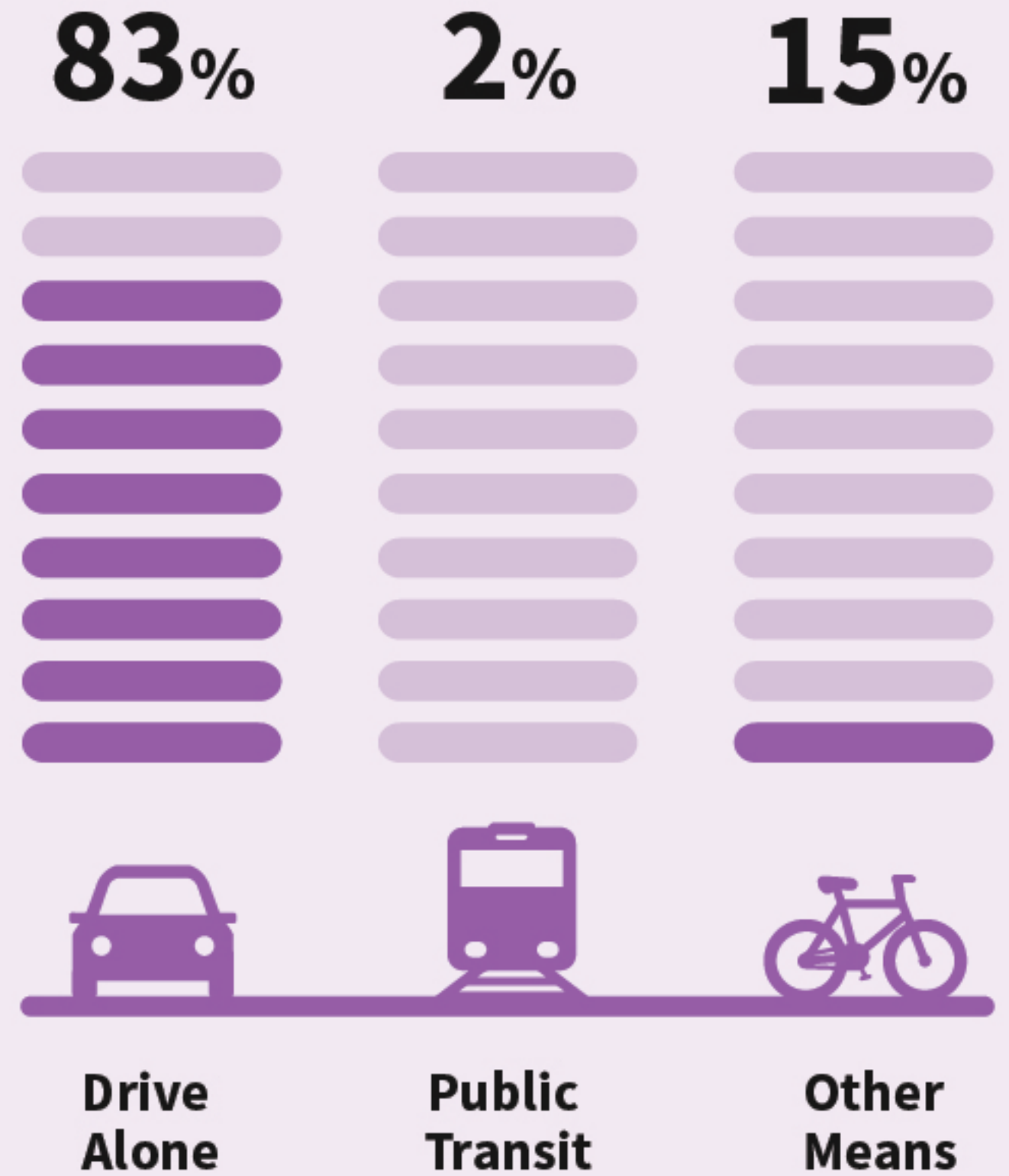
WEST CLAREMONT

POPULATION = 1,166 (955 per sq. mile)

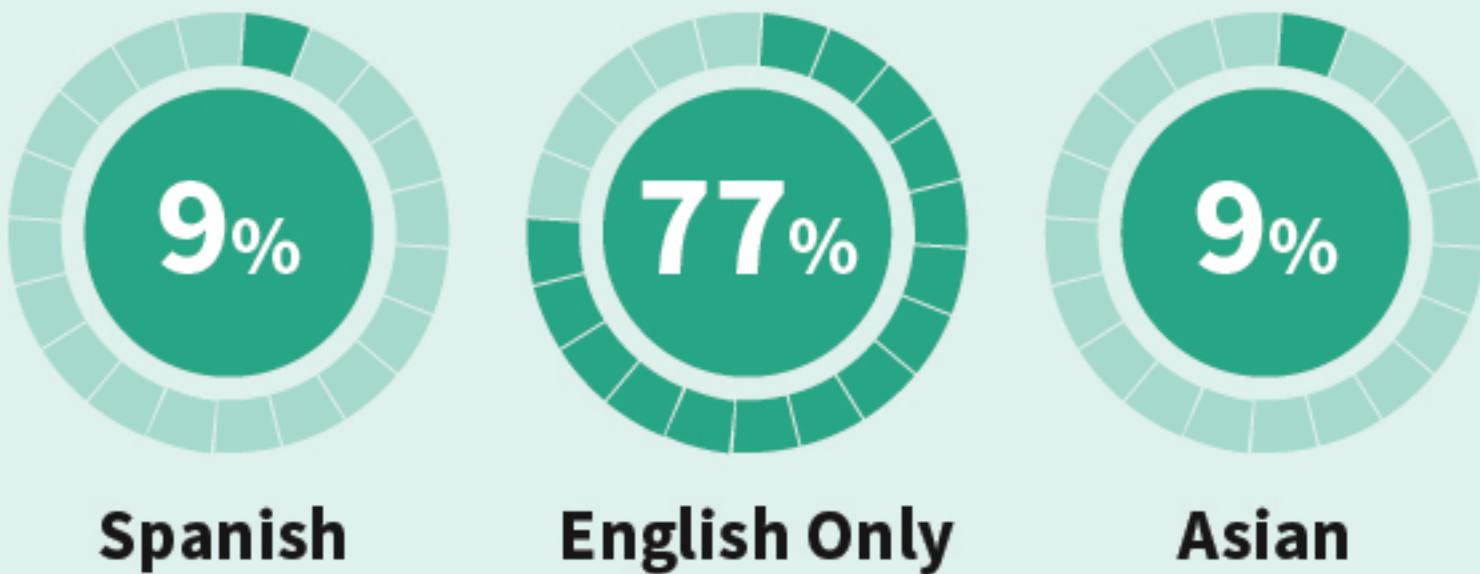
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



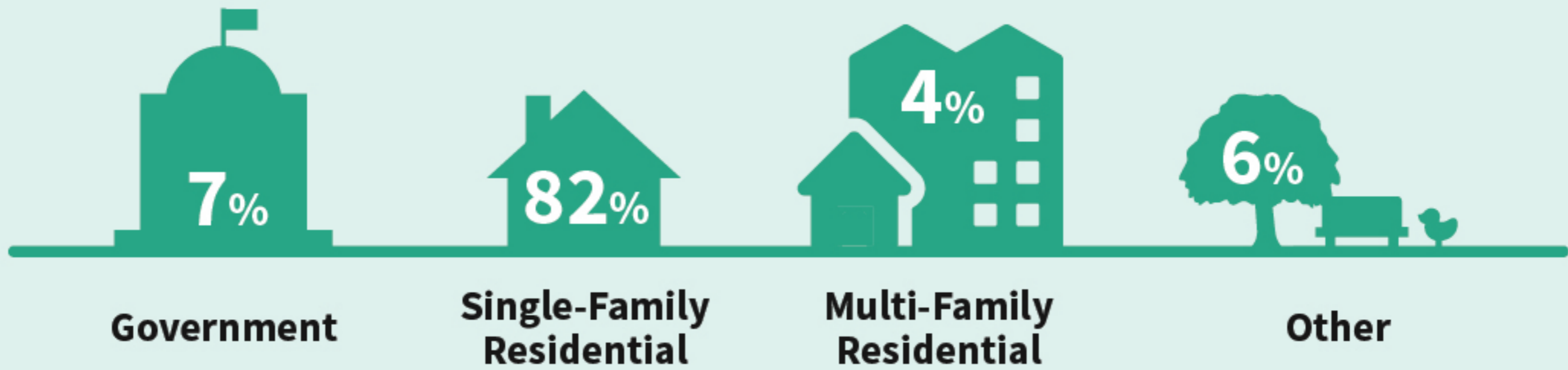
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
West Claremont	19%	30%	38%	13%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES

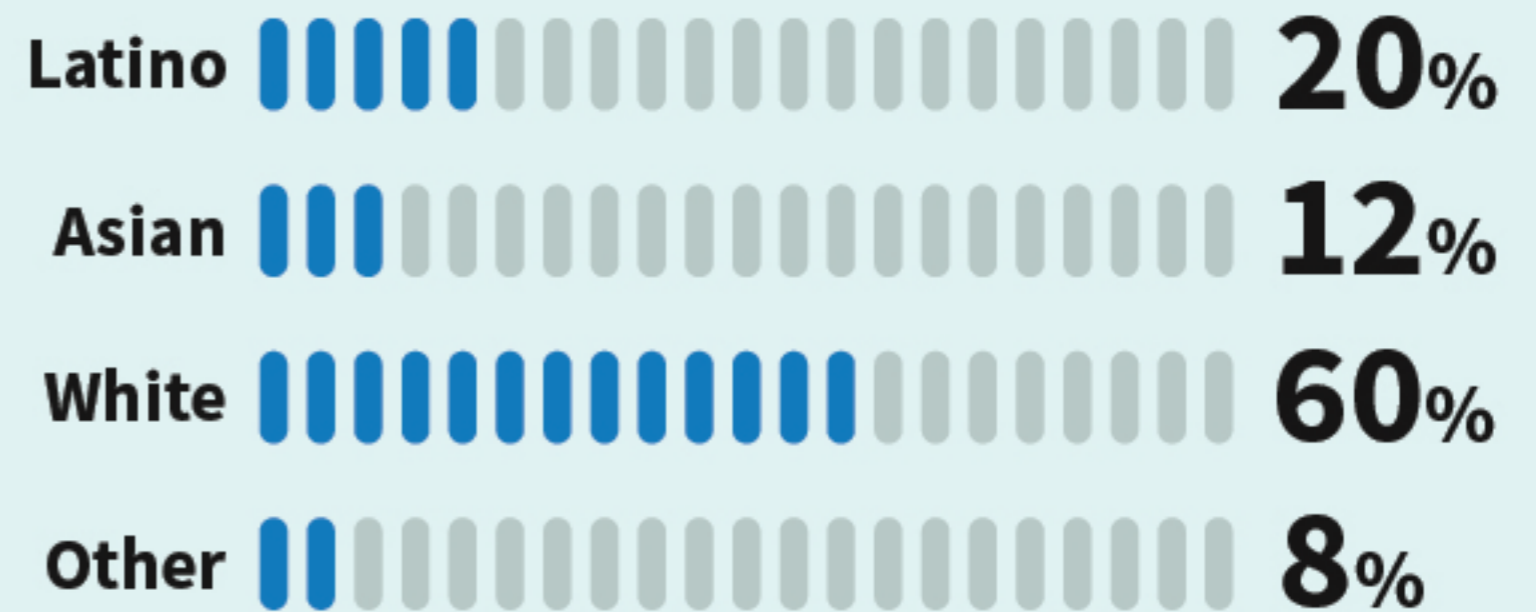


HOUSEHOLDS

2017 Housing Unit Total: 392



RACE/ETHNICITY



INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
West Claremont	51%	\$151,616	2%

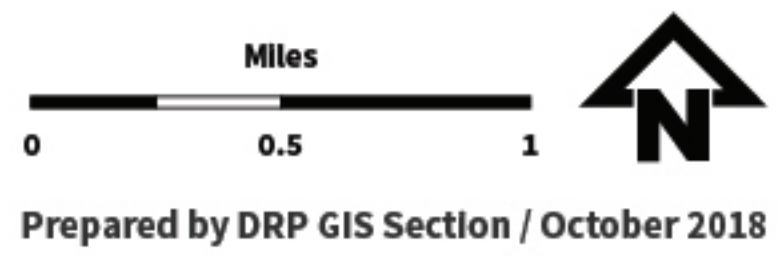
TOP 5 EMPLOYMENT INDUSTRIES





West Claremont

General Plan Land Use Policy Map



Base Layers

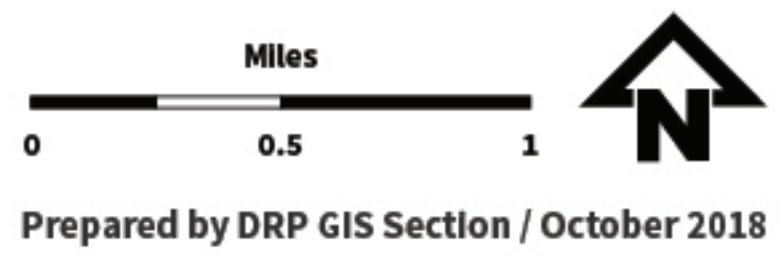
- Railroad
- City / Community Boundary
- Major Road
- Freeway

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 |



West Claremont 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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