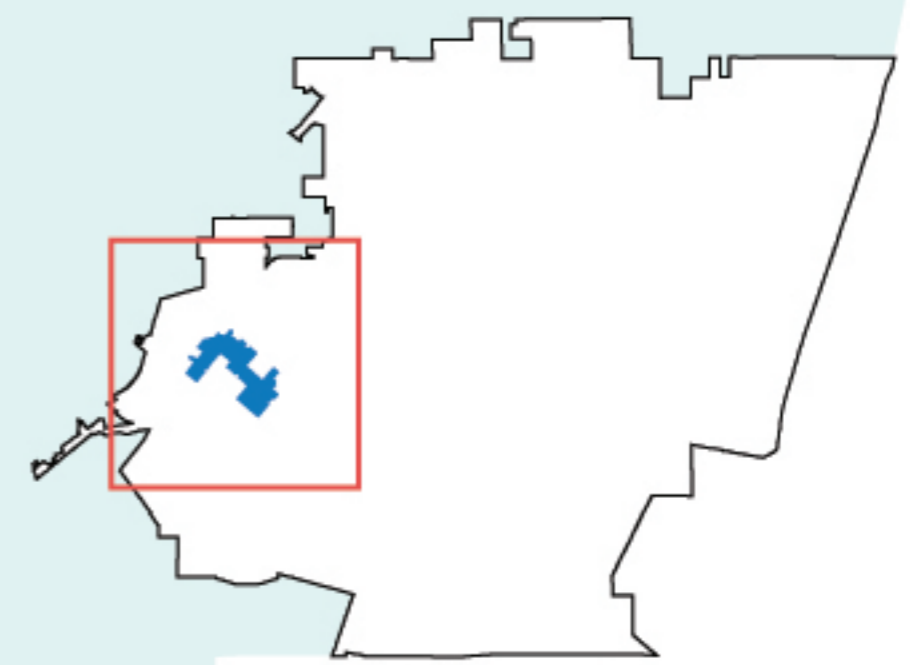


WEST PUENTE VALLEY



West Puente Valley



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

WEST PUENTE VALLEY

INTRODUCTION



West Puente Valley is an unincorporated community located in the southwest portion of the East San Gabriel Valley. The community shares boundaries with the City of Baldwin Park to the north and west, City of West Covina to the north, and the Cities of La Puente and Industry to the east and south. The Walnut Creek Channel forms part of the northwestern boundary. The Southern Pacific railroad right-of-way runs along parts of the western boundary. The unincorporated community of Valinda neighbors West Puente Valley to the east and Avocado Heights is a neighbor to the south.

The name of the community comes from the La Puente land grant, or Rancho La Puente, which included much of the ESGV area.

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

WEST PUENTE VALLEY

COMMUNITY CHARACTERISTICS



Community Layout

The topography of the community is relatively flat and sits at the bottom of the San Gabriel Valley. The streets are oriented in a northeast/southwest direction. Many of the smaller residential streets terminate in cul-de-sacs, without a direct connection to major roads.



Land Use

The community is mostly single-family residential, followed by a smaller share of government uses which include parks, public facilities, and infrastructure.



Main Roads

North Puente Ave. and South Sunset Ave. are the primary north-south corridors. Amar Rd. and West Francisquito Ave. are the primary east-west corridors.



Parks

The community contains two parks. Bassett Park is located in the western part and Allen J. Martin Park is in the eastern part. These parks provide soccer fields, play areas, and places for families to picnic and gather.



Biking

West Puente Valley has several existing and proposed bikeways.

- For east/west connections Fairgrove Ave. is proposed as a bike boulevard connecting to Valinda.
- For north/south connections Puente Ave. is proposed as a bike path connecting to Avocado Heights.
- Sunset Ave. and Temple Ave. have existing bikeways.



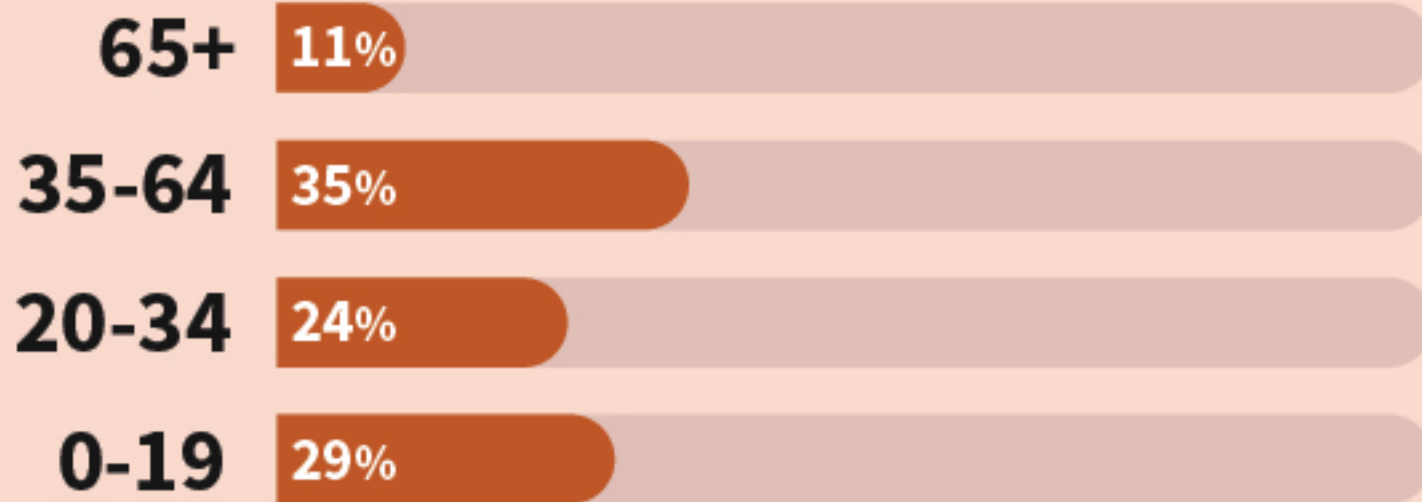


1.9 sq. mile

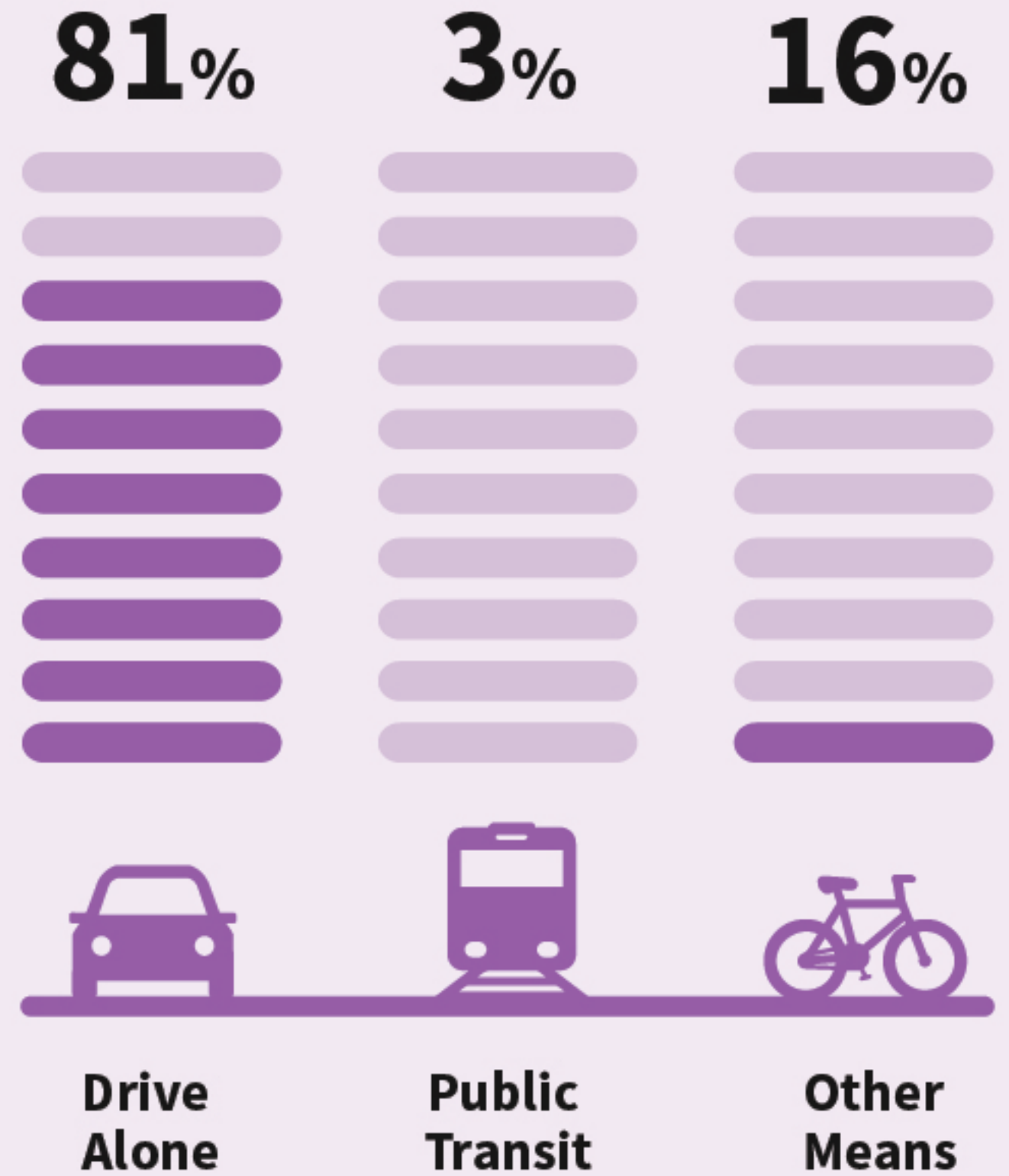
WEST PUENTE VALLEY

POPULATION = 24,905 (13,305 per sq. mile)

AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



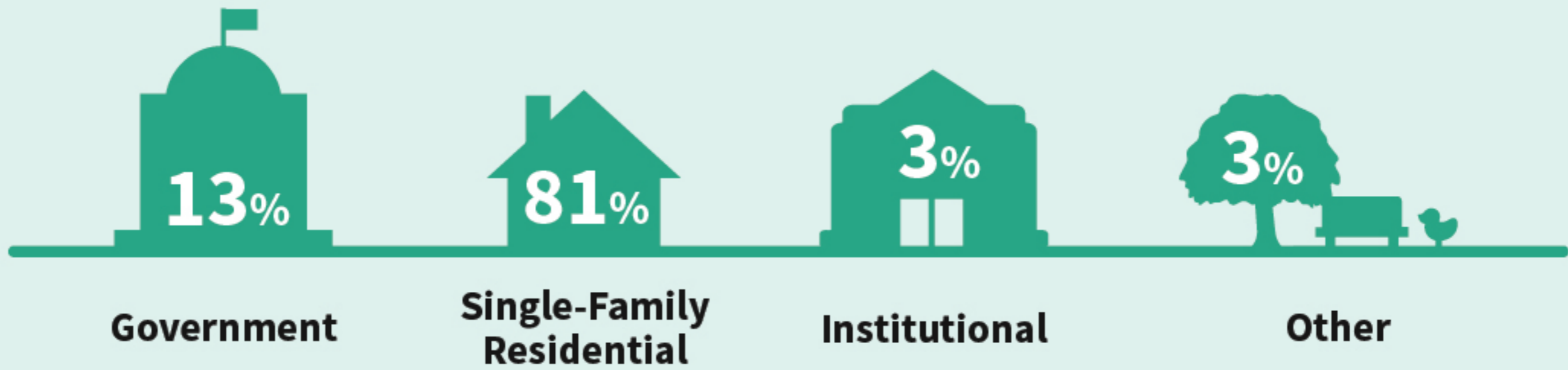
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
West Puente Valley	16%	34%	36%	14%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **5,341**



RACE/ETHNICITY



INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
West Puente Valley	10%	\$60,560	6%

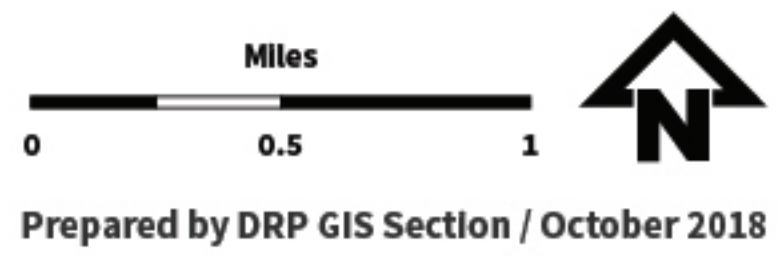
TOP 5 EMPLOYMENT INDUSTRIES





West Puente Valley

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 Puente Valley Zoning Map

Miles
0 0.5 1

Prepared by DRP GIS Section / October 2018

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



PHONE

213-974-6425



EMAIL

commplan@planning.lacounty.gov

FOLLOW US



FACEBOOK

facebook.com/ESGVAP



INSTAGRAM

instagram.com/esgvap



WEIBO

weibo.com/u/6993638616



**EAST
SAN GABRIEL VALLEY
AREA PLAN**