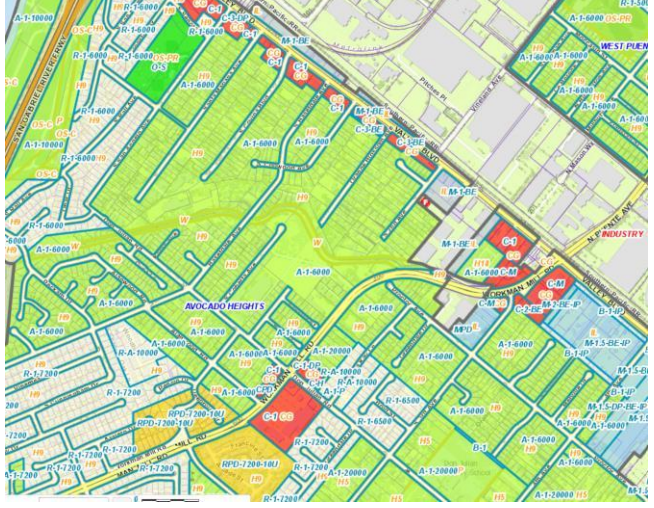
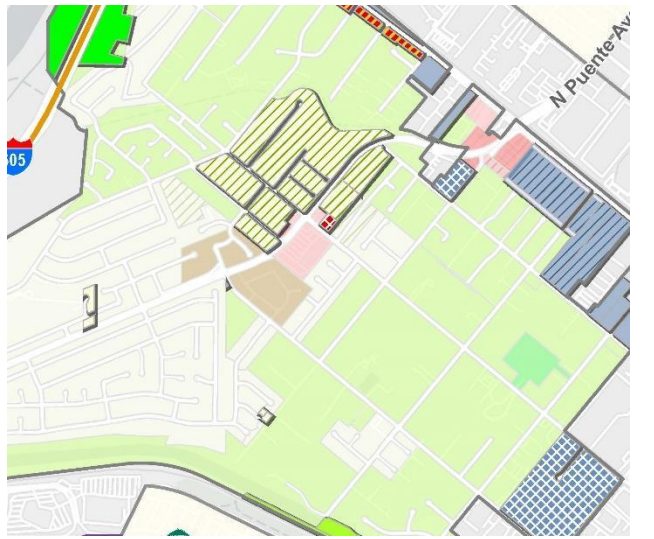


East San Gabriel Valley Area Plan
Record of Zoning and Land Use Policy Revisions

The following list details changes to zoning and land use policy categories that have been revised since the release of the East San Gabriel Valley draft plan and EIR.

To view all proposed zoning and land use information, visit the project map page:

<https://planning.lacounty.gov/long-range-planning/east-san-gabriel-valley-area-plan/maps/>

| | |
|---|--|
| <p>Community: Avocado Heights Area: existing A-1 zone parcels with residential uses in Avocado Heights (Outside of mapped Equestrian Districts).</p> <p>Original recommendation: - Zone A-1 to Zone R-A</p> <p>Revised rezoning recommendation: - Retain A-1 zoning (No Change)</p> <p>Reason for the Update: This revision is based off of ongoing community feedback and to preserve existing agricultural uses.</p> |  |
| <p>Community: Avocado Heights Area: Properties zoned A-1 within one half mile of the intersection of Workman Mill Road and Don Julian Road.</p> <p>Original recommendation: - Zone A-1 to Zone R-2 (H18) and Zone R-3 (H30)</p> <p>Revised rezoning recommendation: - Zone A-1 to R-A, with no change to existing Land Use Policy category (H9)</p> <p>Reason for the Update: This revision is based off of ongoing community feedback and to preserve existing agricultural uses.</p> |  |

Community: Avocado Heights

Area: Commercial center property at the southeast corner of the intersection of Workman Mill Road and Don Julian Road.

Original recommendation:

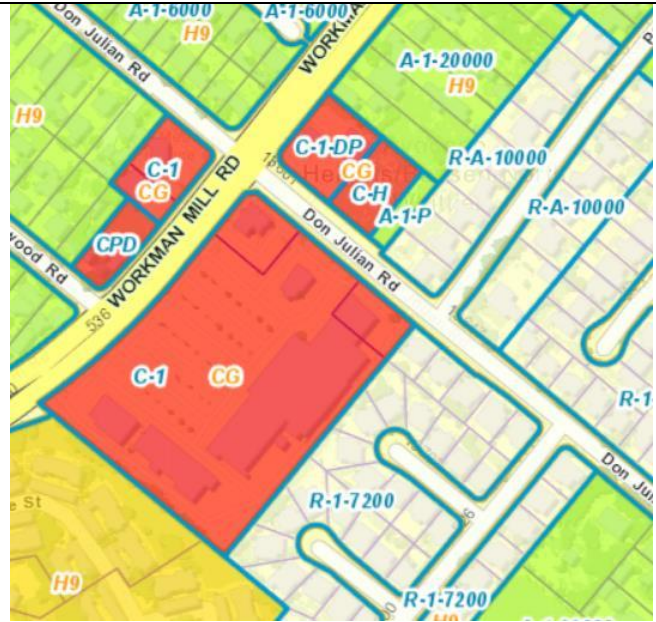
- Zone C-1 to Zone MXD

Revised rezoning recommendation:

- Retain C-1 Zoning, with no change to existing zoning or the land use policy category (CG)

Reason for the Update:

This revision is based off of ongoing community feedback.



Community: Unincorporated South El Monte

Area: Existing A-1 zone properties in the community outside of the mapped equestrian district.

Original recommendation:

- Zone A-1 to Zone R-A

Revised rezoning recommendation:

- Retain A-1 zoning (No Change)

Reason for the Update:

This revision is based off of ongoing community feedback and to preserve existing agricultural uses.



Community: South San Jose Hills

Area: existing A-1-10000 parcels along Giano Ave, Jeannie Dr, and La Puente Rd

Original recommendation:

- Zone A-1-10000 to R-1-10000

Updated rezoning recommendation:

- No change to zoning

Reason for the updated recommendation:

To preserve existing agricultural uses and existing nurseries on the properties and to maintain consistency with zoning recommendations in other areas for larger agricultural lots.



Community: South San Jose Hills

Area: west area, between Azusa Ave and Sandalwood, from around Renault St, to north of Hemphill St.

Original recommendation:

- Zone A-1-6000 to R-1-6000

Updated recommendation:

- Zone A-1-6000 to R-A-6000

Reason for the updated recommendation:

This area has agricultural uses that are small-scale, but go beyond what is allowed in R-1, with small-scale sale and subsistence use of agricultural products, including orchards.



Community: South San Jose Hills.

Area: 18 parcels on the south end of Yorbita Road, south of Sunshine Court and north of existing CM-zone parcels.

Original Recommendation;

- Zone A-1-6000 to R-1-6000

Updated recommendation:

- No change, maintain existing A-1-6000 Zoning



Reason for the updated recommendation:
 Properties have commercial agricultural uses, with heavy equipment and animal raising.

These properties should remain A-1, in addition there is only a private road running between the 10 parcels opposite from each other. Maintaining the A-1 zone allowed for a transition between the heavier commercial zoning along and just north of Valley Blvd. to the residential uses north of this area.

Community: West Claremont
 Area: existing A-1-15000 lots along Baseline Road and Glen Way

- Original recommendation:
 - Zone A-1-15000 to R-A-15000
- Updated recommendation:
 - No change to zoning

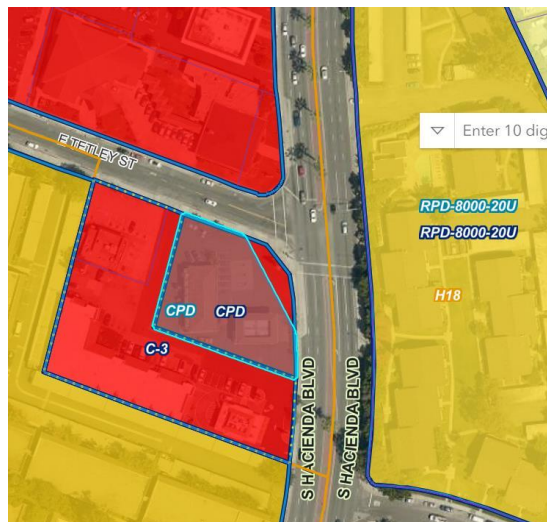
Reason for the updated recommendation:
 To preserve existing agricultural/equestrian uses and to maintain consistency with zoning recommendations in other areas for larger agricultural lots.



Community: Hacienda Heights
 Area: Southwest corner parcels of Hacienda Blvd and Tetley St. (APN 8222001023, 8222001024)

- Original recommendation:
 - Zone CPD to C-3
- Updated recommendation:
 - All parcels updated from Zone CPD to C-3

Reason for the updated recommendation:
 Consistency with the Los Angeles County Housing Element Update. Proposed CPD to C-3 rezoning for L-shaped parcel west and south. For consistency, the corner parcels will



also be rezoned to C-3 to match adjacent parcels.

Community: Hacienda Heights

Area: Subdivision north of Colima and west of Azusa and east of Countrywood.

Original recommendation:

- Zone R-A to R-2
- LUP H5 to H30

Updated recommendation:

- Zone R-A to R-2
- LUP H5 to H18

Reason for the updated recommendation:

Consistency with existing surrounding development intensity in the subdivision.



Community: Hacienda Heights

Area: subdivisions north and south of Halliburton Ave, near Stimson Avenue

Original recommendation:

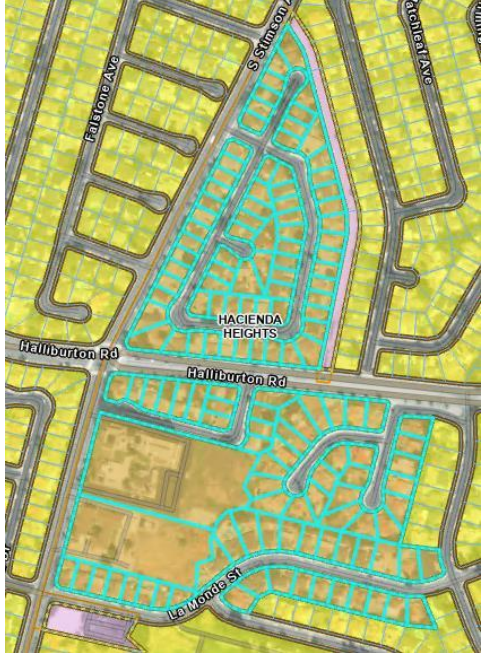
- Zone R-A/R-1 to R-2
- LUP H5 to H30

Updated recommendation:

- Zone R-A/R-1 to R-2
- LUP H5 to H18

Reason for the updated recommendation:

Consistency with existing surrounding development intensity in the subdivision.



Community: Rowland Heights

Area: Calle Barcelona subdivision, South of Colima Road

Original Recommendation:

- Zone R-1-10000 to Zone R-2
- Land Use Policy Category U1 to H18

Updated recommendation:

- Zone R-1-10000 to Zone R-2
- Land Use Policy Category U1 to H9



Reason for the updated recommendation:
 Consistency with existing surrounding development intensity in the subdivision.

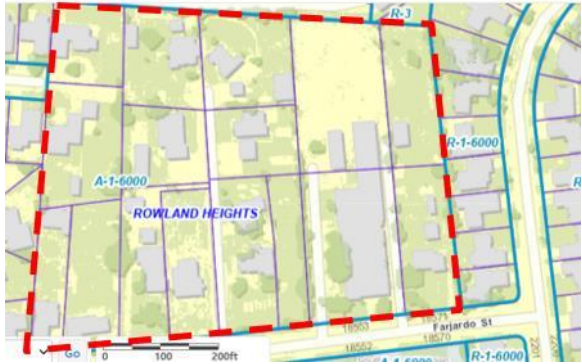
Community: Rowland Heights
 Area: A-1-6000 properties, Farjardo St. and Los Padres Dr.

Original Recommendation:

- Zone A-1-6000 to Zone R-1-6000

Updated recommendation:

- Zone A-1-10000 to Zone R-A-6000



Reason for the updated recommendation:
 Development pattern of these properties is not similar to surrounding subdivisions. These are large parcels with existing equestrian and agricultural uses.

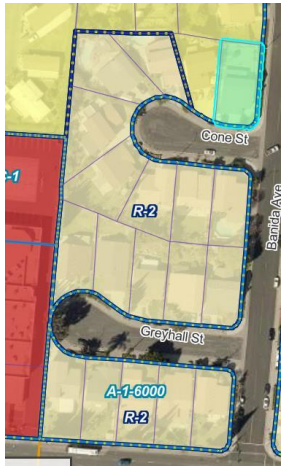
Community: Rowland Heights
 Parcels: APNs 8761026018, 8761026019

Original Recommendation:

- Zone A-1-6000 to Zone R-1-6000
- U2 to H9

Updated recommendation:

- Zone A-1-6000 to Zone R-2
- U2 to H18



Reason for the updated recommendation:
 Mapping error. This update is intended provide more consistency with the other properties in their cul-de-sac.

Community: Rowland Heights
 Area: Seven parcels at the end of Greyhall Street.

Original Recommendation:

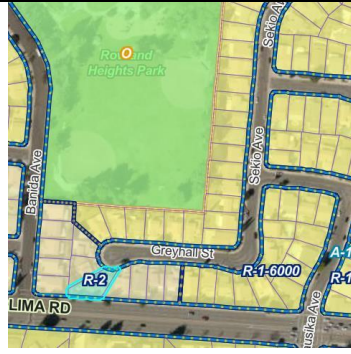
- Zone A-1-6000 to Zone R-2
- U2 to H18

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000
- U2 to H6

Reason for the updated recommendation:

Consistency with other properties in the subdivision. These parcels are at the end of their cul-de-sac without direct access to Colima Ave.



Community: Rowland Heights

Area: 16 parcels along Brea Canyon Cutoff, between Walnut and Searls Dr.

Original Recommendation:

- No change

Updated recommendation:

- A-1-7500 to Rezone to R-A-7500.

Reason for the updated recommendation:

These parcels were overlooked in error in the initial noticing for the proposed zoning program. Property owners have since been notified, and these properties are proposed to be updated to match existing uses and surrounding zoning.



Community: East Irwindale

Area: A-1-6000 properties along E Orkney Street, Enid Ave, Renwick Road, Banewell Ave, Leaf Ave.

Original Recommendation:

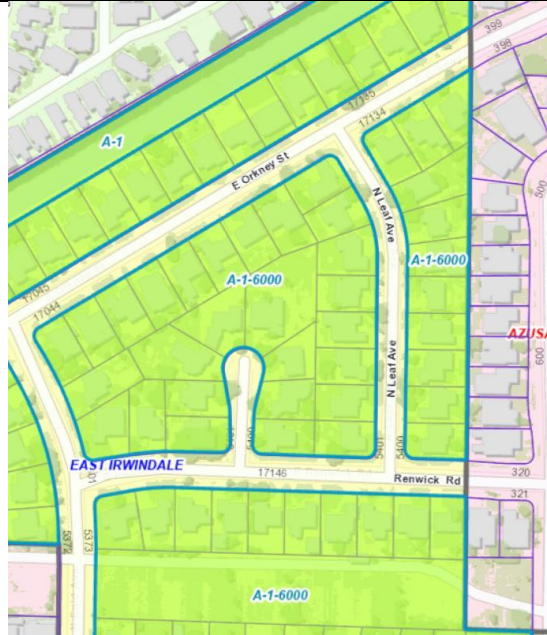
- Zone A-1-6000 to Zone R-2
- LUP H9 to H18

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000
- No change to LUP of H9

Reason for the updated recommendation:

Consistency with existing surrounding land uses and development intensity.



Community: East Irwindale

Area: A-1-6000 properties along Enid Avenue, Alcross Street, Bygrove Street, Gragmont Street, Devanah Street, and E Nubia Street,

Original Recommendation:

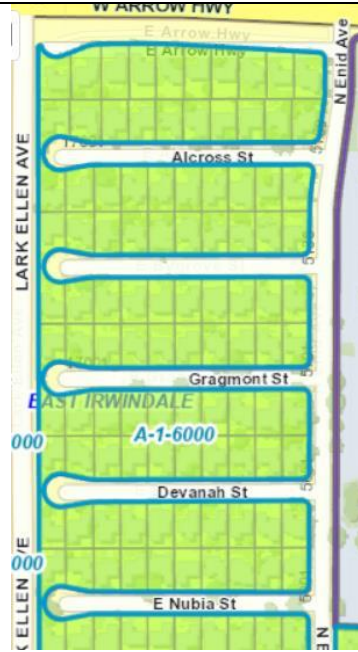
- Zone A-1-6000 to Zone R-2
- LUP H9 to H18

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000
- No change to LUP of H9

Reason for the updated recommendation:

Consistency with surrounding land uses and development intensity.



Community: East Irwindale

Area: A-1-6000 properties along Arrow Highway, Enid Avenue, Woodcroft Street, Vogue Avenue, Hyacinth Avenue, N Banewell Avenue, Leaf Avenue, Homerest Avenue, Millburgh Road, Woodcroft Street, E Laxford Road, E Newburgh Street

Original Recommendation:

- Zone A-1-6000 to Zone R-3
- LUP H9 to H30

Updated recommendation:

- Zone A-1-6000 to Zone R-2
- LUP H9 to H18

Reason for the updated recommendation:

Updated recommendation better matches existing surrounding land uses and development intensity, while still supporting nearby commercial areas and public facilities.



Community: East Irwindale

Area: Existing A-1-6000 properties along the southern boundary of Arrow Highway, bounded between Little Dalton Wash to the west and Lark Ellen Avenue to the East.

Original Recommendation:

- Zone A-1-6000 to C-1
- LUP H9 to CG

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000
- Retain the existing H9 category.

Reason for the updated recommendation:

Community feedback. Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.



Community: East Irwindale

Area: Existing A-1 properties along the northern boundary of Arrow Highway, bounded between Little Dalton Wash to the east, Millburgh Road to the North, and N Gareloch Avenue to the west.

Original Recommendation:

- Zone A-1 to C-1
- LUP H9 to CG

Updated recommendation:

- Zone A-1 to Zone R-1
- Retain the existing H9 category.

Reason for the updated recommendation:

Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.



Community: East San Dimas

Area: Parcels along the eastern side of San Dimas Canyon Road, between E Allen Ave to the north and Juanita Avenue to the South. Also included are parcels bounded by Sedalia Ave

to the East, Damien Avenue to the west, and Juanita Ave to the south.

Original Recommendation:

- Zone R-A-7500 to C-1
- LUP H9 to CG

Updated recommendation:

- Zone R-A-7500 to R-1-7500
- Retain the existing H9 category.

Reason for the updated recommendation:

Stakeholder feedback. Updated recommendations matches surrounding land uses and jurisdictions.



Community: East San Dimas

Area: Parcels between and surrounding Gladstone Street to the north, N San Dimas Canyon Road to the west, E Juanita Avenue to the south, Sedalia Ave to the East. Also included are parcels along E Baseline Road.

Original Recommendation:

- Zone R-A-7500 to R-2
- LUP H9 to H18

Updated recommendation:

- Zone R-A-7500 to R-1-7500
- Retain the existing H9 category.

Reason for the updated recommendation:

Stakeholder feedback. Updated recommendations matches surrounding land uses and jurisdictions.



Community: Charter Oak

Area: Church site and 6 residential parcels along the northwest corner of the intersection of E Cienega Ave and N Valley Center Ave

Original Recommendation:

- Zone A-1-7500 to MXD
- LUP H9 to CG

Updated recommendation:

- Zone A-1-7500 to Zone R-2
- LUP H9 to H18

Reason for the updated recommendation:

Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.



Community: Covina Islands

Area:

A-1-6000 properties bounded by E Gladstone Steet to the north, N Cerritos Avenue to the east, Big Dalton Wash to the south, and N Donna Beth Ave to the west.

Original Recommendation:

- Zone A-1-6000 to Zone R-2

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000

Reason for the updated recommendation:

Community feedback. Updated recommendation better matches existing surrounding land uses and development intensity, while still supporting nearby commercial areas and public facilities.



Community: Valinda

Area:

Existing A-1-8000 and A-1-10000 parcels in northern Valinda. Located along Area is Francisquito Avenue, Alwood Street, Doublegrove Street, Dubesor Street, Fellowship Street, Maplegrove Street, Walnut Avenue, Mullender Avenue, and Griffith Avenue.

Original Recommendation:

- Zone A-1-10000/8000 to Zone R-1-10000/8000

Updated recommendation:

- No zone change, keeping A-1 zoning as is.

Reason for the updated recommendation:

Community feedback. Updated recommendation matches existing agricultural uses and traditions.



Community: Valinda

Area: Parcels along Amar Road, between Echelon Avenue and N Indian Summer Avenue.

Original Recommendation:

- Zone R-1-6000 to Zone MXD
- LUP H9 to CG

Updated recommendation:

- No zone change, keeping R-1 zoning as is.

Reason for the updated recommendation: Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.

