

## Planning Rowland Heights: A Data Overview

This document is not intended to provide any guidance toward the development of a specific property. For more land use information about a specific property, please visit: <https://planning.lacounty.gov/contact>

### Table of Contents

- ❖ [Helpful Resources](#)
- ❖ [Rowland Heights Data](#)
  - [Data Sources](#)
  - [Multi-family Development](#)
  - [Rowland Heights Residential Zoning](#)
  - [Rowland Heights Zoning Table](#)
  - [Rowland Heights Land Use Policy \(1981 Community Plan\)](#)
  - [Existing Multi-Family Uses, Rowland Heights and ESGVAP Cities](#)
  - [Existing Land Uses, Rowland Heights and ESGVAP Cities](#)
  - [East San Gabriel Valley Housing Stock \(All cities and communities\)](#)

### Helpful Resources

Name	Description
<a href="#">Los Angeles County Code Title 22 (Planning and Zoning)</a>	Planning in unincorporated Los Angeles County is subject to Title 22 of the Los Angeles County Code
<a href="#">Los Angeles County Regional Planning Commission</a>	The Los Angeles County Regional Planning Commission is a decision-making body for Los Angeles County
<a href="#">Los Angeles County Board of Supervisors</a>	The Los Angeles County Board of Supervisors is the highest decision-making body for Los Angeles County
<a href="#">4th Supervisorial District</a>	Rowland Heights is represented by 4 <sup>th</sup> District Supervisor Janice Hahn.
<a href="#">Los Angeles County General Plan</a>	Adopted in 2015, the Los Angeles County General Plan is the primary local land use document for unincorporated Los Angeles County.
<a href="#">East San Gabriel Valley Area Plan</a>	The forthcoming East San Gabriel Valley Area Plan is a regional land use policy document for the unincorporated communities of the East San Gabriel Valley.
<a href="#">Rowland Heights Community Plan</a>	The current Rowland Heights Community Plan (1981) is the local policy document for the community
<a href="#">Rowland Heights CSD (22.332)</a>	The Rowland Heights Community Standards District (CSD) sets objective standards that guide elements of development in the Rowland Heights

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

<a href="#">LA County GIS-NET</a>	GIS-NET is a publicly available Geographic Information System (GIS) that contains maps including zoning, land use, and other important data layers.
<a href="#">LA County Open Data Portal</a>	The LA County Open Data Portal is an archive of data available to the public. This portal includes important demographic information among other types of data.

## Rowland Heights Data

**Data Sources.** All land use data that the Department of Regional Planning maintains is derived from our Department’s Geographic Information System (GIS). Publicly available County Data is also located in the Los Angeles County Open Data Portal. For links to access this data, please visit the Helpful Resources section of this document.

Demographic data is largely derived from the Census and related [American Community Survey](#) (2019).

**Multi-family development.** For the purposes of this section, multi-family development will refer to any development in which the primary use is not a single-family home. In this context Multi-family development may include duplexes and triplexes (as a primary use), apartments (market-rate and affordable), and mixed-use multi-family development. Depending on the location of a specific property, existing State and County law may allow for additional accessory units on a property with a single-family home as a primary use.

**Acreage.** The “Acreage %” column refers to how much acreage that zone, land use category, or existing use takes up as a percent of the total area of the specific community or city.

**A-1 Zoning.** In Rowland Heights, most single-family development is located on land zoned as A-1 (Light Agricultural. Standards for residential development on light agricultural zones are largely equivalent to residential (R) zones when it comes to single-family homes. .

## Rowland Heights Zoning

Rowland Heights Zoning			
	Category	Acreage	Acreage %
<b>A-1</b>	Light Agricultural	4,052.444	54.61%
<b>A-2</b>	Heavy Agricultural	568.038	7.65%
<b>B-1</b>	Buffer Strip	9.761	0.13%
<b>B-2</b>	Corner Buffer	0.306	0.00%
<b>C-1</b>	Restricted Business	28.011	0.38%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

## East San Gabriel Valley Area Plan (ESGVAP)

<b>C-2</b>	Neighborhood Business	73.468	0.99%
<b>C-3</b>	General Commercial	71.464	0.96%
<b>C-R</b>	Commercial Recreation	5.350	0.07%
<b>CPD</b>	Commercial Planned Development	2.606	0.04%
<b>M-1</b>	Light Manufacturing	5.208	0.07%
<b>M-1.5</b>	Restricted Heavy Manufacturing	118.962	1.60%
<b>O-S</b>	Open Space	687.774	9.27%
<b>P-R</b>	Parking Restricted	1.348	0.02%
<b>R-1</b>	Single-Family Residence	851.452	11.47%
<b>R-2</b>	Two-Family Residence	4.261	0.06%
<b>R-3-(U)</b>	Limited Density Multiple Residence	153.755	2.07%
<b>R-4-(U)</b>	Unlimited Residence	23.564	0.32%
<b>R-A</b>	Residential Agricultural	226.786	3.06%
<b>RPD</b>	Residential Planned Development	536.070	7.22%

## Rowland Heights Land Use Policy

<b>Rowland Heights Land Use Policy (RH Community Plan, 1981)</b>			
	<b>Category</b>	<b>Acreage</b>	<b>Acreage %</b>
<b>C</b>	Commercial	191.973	2.59%
<b>I</b>	Industrial	143.236	1.93%
<b>N1*</b>	Non-Urban 1 (0.2 du/ac)	1,459.404	19.67%
<b>N2*</b>	Non-Urban 2 (0.3 to 1.0 du/ac)	509.721	6.87%
<b>O</b>	Open Space	1,563.656	21.08%
<b>TON1</b>	Transitional Open Space (N1)	272.430	3.67%
<b>TON2</b>	Transitional Open Space (N2)	268.049	3.61%
<b>TOU1</b>	Transitional Open Space (U1)	252.802	3.41%
<b>U1*</b>	Urban 1 (1.1 to 3.2 du/ac)	1,276.387	17.20%
<b>U2*</b>	Urban 2 (3.3 to 6.0 du/ac)	1,277.978	17.23%
<b>U3*</b>	Urban 3 (6.1 to 12.0 du/ac)	68.273	0.92%
<b>U4*</b>	Urban 4 (12.1 to 22.0 du/ac)	51.278	0.69%
<b>U5*</b>	Urban 5 (22.1 to 35.0 du/ac)	83.758	1.13%

\*Residential land use policy categories.

## Existing Multi-Family Uses, Rowland Heights and ESGVAP Cities (LA County Assessor Data)

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

<b>Existing Multi-Family Uses, Rowland Heights and ESGVAP Cities (LA County Assessor Data)</b>		
<b>Name</b>	<b>Acreage</b>	<b>Acreage %</b>
Rowland Heights	197.287	2.66%
<b>Incorporated Cities</b>		
Azusa	326.603	6.11%
Baldwin Park	344.184	10.08%
Claremont	172.060	2.29%
Covina	263.175	7.35%
Diamond Bar	105.848	1.31%
Glendora	269.565	2.40%
Industry	3.482	0.05%
La Puente	127.129	7.35%
Pomona	835.126	7.26%
San Dimas	236.802	2.72%
Walnut	8.588	0.17%
West Covina	393.597	4.76%

**Existing Land Uses, Rowland Heights and ESGVAP Cities (LA County Assessor Data)**

<b>Existing Land Uses, Rowland Heights and ESGVAP Cities (LA County Assessor Data)</b>			
<b>Name</b>	<b>Assessor Use Type</b>	<b>Acreage</b>	<b>Acreage %</b>
<b>Rowland Heights</b>	(no data)	1.298	0.02%
	Commercial	210.065	2.83%
	Government	626.712	8.45%
	Industrial	956.156	12.89%
	Institutional	159.325	2.15%
	Miscellaneous	61.850	0.83%
	Recreational	163.344	2.20%
	Residential - Multi Family	197.287	2.66%
	Residential - Single Family	5,043.398	67.98%
<b>Incorporated Cities</b>			
<b>Azusa</b>	(no data)	30.662	0.57%
	Commercial	259.724	4.86%
	Government	912.345	17.07%
	Industrial	834.193	15.61%
	Institutional	135.990	2.54%
	Irrigated Farm	6.462	0.12%
	Miscellaneous	374.027	7.00%
	Recreational	163.372	3.06%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

	Residential - Multi Family	326.603	6.11%
	Residential - Single Family	2,300.910	43.05%
<b>Baldwin Park</b>	(no data)	5.118	0.15%
	Commercial	302.711	8.87%
	Government	490.262	14.36%
	Industrial	312.159	9.14%
	Institutional	67.996	1.99%
	Irrigated Farm	2.560	0.07%
	Miscellaneous	63.384	1.86%
	Recreational	2.593	0.08%
	Residential - Multi Family	344.184	10.08%
	Residential - Single Family	1,823.640	53.41%
<b>Claremont</b>	(no data)	3.160	0.04%
	Commercial	242.238	3.22%
	Government	559.167	7.44%
	Industrial	104.755	1.39%
	Institutional	697.474	9.28%
	Miscellaneous	239.750	3.19%
	Recreational	47.982	0.64%
	Residential - Multi Family	172.060	2.29%
	Residential - Single Family	5,447.970	72.50%
<b>Covina</b>	(no data)	0.149	0.00%
	Commercial	505.662	14.13%
	Government	515.586	14.41%
	Industrial	170.596	4.77%
	Institutional	131.945	3.69%
	Miscellaneous	24.697	0.69%
	Recreational	19.730	0.55%
	Residential - Multi Family	263.175	7.35%
	Residential - Single Family	1,946.862	54.41%
<b>Diamond Bar</b>	(no data)	29.056	0.36%
	Commercial	479.779	5.95%
	Government	792.866	9.83%
	Industrial	75.532	0.94%
	Institutional	43.981	0.55%
	Miscellaneous	7.665	0.10%
	Recreational	331.554	4.11%
	Residential - Multi Family	105.848	1.31%
	Residential - Single Family	6,196.556	76.85%
<b>Glendora</b>	(no data)	34.018	0.30%
	Commercial	438.135	3.90%
	Government	1,912.073	17.01%
	Industrial	69.334	0.62%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

	Institutional	223.481	1.99%
	Irrigated Farm	2,473.708	22.01%
	Miscellaneous	64.414	0.57%
	Recreational	126.979	1.13%
	Residential - Multi Family	269.565	2.40%
	Residential - Single Family	5,627.266	50.07%
<b>Industry</b>	(no data)	23.848	0.34%
	Commercial	636.337	9.20%
	Government	654.909	9.47%
	Industrial	4,532.622	65.55%
	Institutional	22.801	0.33%
	Irrigated Farm	37.607	0.54%
	Miscellaneous	598.995	8.66%
	Recreational	385.332	5.57%
	Residential - Multi Family	3.482	0.05%
	Residential - Single Family	19.287	0.28%
<b>La Puente</b>	Commercial	196.305	11.34%
	Government	253.021	14.62%
	Industrial	15.478	0.89%
	Institutional	24.114	1.39%
	Miscellaneous	19.703	1.14%
	Recreational	45.705	2.64%
	Residential - Multi Family	127.129	7.35%
	Residential - Single Family	1,049.294	60.63%
<b>Pomona</b>	(no data)	99.382	0.86%
	Commercial	946.997	8.24%
	Government	2,183.303	18.99%
	Industrial	1,441.355	12.53%
	Institutional	460.090	4.00%
	Irrigated Farm	0.646	0.01%
	Miscellaneous	332.477	2.89%
	Recreational	178.665	1.55%
	Residential - Multi Family	835.126	7.26%
	Residential - Single Family	5,020.814	43.66%
<b>San Dimas</b>	(no data)	705.298	8.09%
	Commercial	334.399	3.84%
	Government	2,155.625	24.73%
	Industrial	325.565	3.74%
	Institutional	101.554	1.17%
	Irrigated Farm	507.328	5.82%
	Miscellaneous	54.673	0.63%
	Recreational	590.320	6.77%
	Residential - Multi Family	236.802	2.72%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

	Residential - Single Family	3,704.751	42.50%
<b>Walnut</b>	(no data)	16.124	0.32%
	Commercial	105.193	2.12%
	Government	889.010	17.90%
	Industrial	95.858	1.93%
	Institutional	40.589	0.82%
	Miscellaneous	4.380	0.09%
	Recreational	1.535	0.03%
	Residential - Multi Family	8.588	0.17%
	Residential - Single Family	3,804.387	76.61%
<b>West Covina</b>	(no data)	446.905	5.40%
	Commercial	636.296	7.69%
	Government	778.331	9.40%
	Industrial	169.099	2.04%
	Institutional	151.087	1.83%
	Irrigated Farm	46.196	0.56%
	Miscellaneous	24.782	0.30%
	Recreational	143.558	1.73%
	Residential - Multi Family	393.597	4.76%
	Residential - Single Family	5,486.101	66.29%

East San Gabriel Valley Housing Stock (LA County Assessor Data)

East San Gabriel Valley Housing Stock (LA County Assessor Data)							
City / Unin Community	Housing Type	# of parcels	Total Units	Total Area (SF)	% of total Resident ial parcels	% of total Resident ial units	% of total Resident ial Area
<b>Countywide</b>	Single	1,898,498	1,797,606	62,476,487,198	88.29%	53.50%	92.81%
	Two Units	108,132	214,851	1,080,142,053	5.03%	6.39%	1.60%
	Three Units (Any Combination)	36,496	109,240	333,845,881	1.70%	3.25%	0.50%
	Four Units (Any Combination)	33,772	133,178	290,521,706	1.57%	3.96%	0.43%
	Five or more apartments	69,954	1,061,070	1,263,085,797	3.25%	31.58%	1.88%
	Mobile Home Parks	835	39,638	225,895,114	0.04%	1.18%	0.34%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>



## East San Gabriel Valley Area Plan (ESGVAP)

	Mobile Homes	2,122	1,908	1,643,887,223	0.10%	0.06%	2.44%	
	Rooming Houses	452	2,260	4,637,852	0.02%	0.07%	0.01%	
<b>All Unincorporated</b>	Single	234,088	197,534	12,590,802,722	90.98%	68.84%	85.10%	
	Two Units	13,105	26,051	293,916,093	5.09%	9.08%	1.99%	
	Three Units (Any Combination)	4,055	12,057	77,557,776	1.58%	4.20%	0.52%	
	Four Units (Any Combination)	1,930	7,652	47,201,411	0.75%	2.67%	0.32%	
	Five or more apartments	2,300	34,100	98,246,400	0.89%	11.88%	0.66%	
	Mobile Home Parks	133	7,986	51,502,387	0.05%	2.78%	0.35%	
	Mobile Homes	1,677	1,519	1,635,888,411	0.65%	0.53%	11.06%	
	Rooming Houses	14	40	306,140	0.01%	0.01%	0.00%	
	<b>INCORPORATED CITIES</b>							
	<b>Azusa</b>	Single	9,604	9,147	522,007,235	92.61%	58.96%	97.35%
Two Units		399	783	3,557,782	3.85%	5.05%	0.66%	
Three Units (Any Combination)		111	327	1,236,346	1.07%	2.11%	0.23%	
Four Units (Any Combination)		122	484	1,136,671	1.18%	3.12%	0.21%	
Five or more apartments		125	4,264	6,376,308	1.21%	27.48%	1.19%	
Mobile Home Parks		9	509	1,927,869	0.09%	3.28%	0.36%	
<b>Baldwin Park</b>	Single	13,140	12,803	224,471,280	93.33%	72.28%	93.71%	
	Two Units	570	1,127	6,725,069	4.05%	6.36%	2.81%	
	Three Units (Any Combination)	106	313	1,445,633	0.75%	1.77%	0.60%	
	Four Units (Any Combination)	83	362	1,095,041	0.59%	2.04%	0.46%	

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>



## East San Gabriel Valley Area Plan (ESGVAP)

	Five or more apartments	172	2,850	4,891,752	1.22%	16.09%	2.04%
	Mobile Home Parks	8	257	900,868	0.06%	1.45%	0.38%
<b>Claremont</b>	Single	9,515	9,199	272,189,115	97.08%	79.20%	97.30%
	Two Units	145	294	1,937,470	1.48%	2.53%	0.69%
	Three Units (Any Combination)	42	127	461,275	0.43%	1.09%	0.16%
	Four Units (Any Combination)	24	96	331,150	0.24%	0.83%	0.12%
	Five or more apartments	75	1,899	4,815,836	0.77%	16.35%	1.72%
<b>Covina</b>	Single	10,972	10,640	195,848,314	94.39%	64.81%	94.45%
	Two Units	148	293	1,426,777	1.27%	1.78%	0.69%
	Three Units (Any Combination)	84	248	741,631	0.72%	1.51%	0.36%
	Four Units (Any Combination)	101	405	926,073	0.87%	2.47%	0.45%
	Five or more apartments	310	4,540	7,479,179	2.67%	27.65%	3.61%
	Mobile Home Parks	9	291	929,114	0.08%	1.77%	0.45%
<b>Diamond Bar</b>	Single	18,097	17,764	1,109,412,261	99.88%	94.11%	99.59%
	Two Units	3	6	85,000	0.02%	0.03%	0.01%
	Three Units (Any Combination)	1	3	13,248	0.01%	0.02%	0.00%
	Four Units (Any Combination)	10	40	137,736	0.06%	0.21%	0.01%
	Five or more apartments	4	649	2,804,806	0.02%	3.44%	0.25%
	Mobile Home Parks	3	413	1,580,057	0.02%	2.19%	0.14%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

## East San Gabriel Valley Area Plan (ESGVAP)

<b>Glendora</b>	Single	14,793	14,102	393,578,601	96.81%	78.03%	97.10%
	Two Units	188	377	2,544,505	1.23%	2.09%	0.63%
	Three Units (Any Combinatio n)	77	231	910,471	0.50%	1.28%	0.22%
	Four Units (Any Combinatio n)	69	307	864,265	0.45%	1.70%	0.21%
	Five or more apartments	139	2,338	4,785,162	0.91%	12.94%	1.18%
	Mobile Home Parks	14	718	2,663,496	0.09%	3.97%	0.66%
<b>Industry</b>	Single	28	22	838,888	90.32%	73.33%	84.69%
	Two Units	2	2	71,764	6.45%	6.67%	7.24%
	Five or more apartments	1	6	79,928	3.23%	20.00%	8.07%
<b>La Puente</b>	Single	7,019	6,901	76,542,371	96.77%	73.08%	93.20%
	Two Units	70	138	694,258	0.97%	1.46%	0.85%
	Three Units (Any Combinatio n)	21	63	268,027	0.29%	0.67%	0.33%
	Four Units (Any Combinatio n)	43	172	440,779	0.59%	1.82%	0.54%
	Five or more apartments	99	2,094	3,894,776	1.36%	22.18%	4.74%
	Mobile Home Parks	1	75	285,560	0.01%	0.79%	0.35%
<b>La Verne</b>	Single	8,547	8,249	140,842,403	95.95%	70.73%	91.07%
	Two Units	196	386	1,890,772	2.20%	3.31%	1.22%
	Three Units (Any Combinatio n)	58	170	525,561	0.65%	1.46%	0.34%
	Four Units (Any Combinatio n)	65	261	554,468	0.73%	2.24%	0.36%
	Five or more apartments	17	865	2,155,680	0.19%	7.42%	1.39%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

## East San Gabriel Valley Area Plan (ESGVAP)

	Mobile Home Parks	24	1,712	8,671,997	0.27%	14.68%	5.61%
	Rooming Houses	1	20	6,472	0.01%	0.17%	0.00%
<b>Pomona</b>	Single	27,728	26,636	718,978,403	92.39%	65.88%	95.18%
	Two Units	1,101	2,200	9,904,055	3.67%	5.44%	1.31%
	Three Units (Any Combination)	318	938	3,407,120	1.06%	2.32%	0.45%
	Four Units (Any Combination)	392	1,610	3,950,062	1.31%	3.98%	0.52%
	Five or more apartments	431	7,583	12,479,652	1.44%	18.75%	1.65%
	Mobile Home Parks	21	1,450	6,608,939	0.07%	3.59%	0.87%
	Mobile Homes	20	14	58,785	0.07%	0.03%	0.01%
	Rooming Houses	2	3	21,052	0.01%	0.01%	0.00%
	<b>San Dimas</b>	Single	9,852	9,222	231,046,802	97.79%	77.02%
Two Units		155	266	2,006,148	1.54%	2.22%	0.83%
Three Units (Any Combination)		17	51	229,508	0.17%	0.43%	0.10%
Four Units (Any Combination)		16	60	237,509	0.16%	0.50%	0.10%
Five or more apartments		30	1,649	3,504,714	0.30%	13.77%	1.45%
Mobile Home Parks		5	726	4,162,008	0.05%	6.06%	1.73%
<b>Walnut</b>	Single	9,187	8,869	183,426,818	99.90%	98.03%	99.80%
	Two Units	7	14	132,727	0.08%	0.15%	0.07%
	Three Units (Any Combination)	1	0	35,076	0.01%	0.00%	0.02%
	Five or more apartments	1	164	206,308	0.01%	1.81%	0.11%
<b>West Covina</b>	Single	24,888	24,387	619,938,386	98.01%	73.61%	97.31%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

	Two Units	179	359	1,869,078	0.70%	1.08%	0.29%
	Three Units (Any Combination)	12	36	103,251	0.05%	0.11%	0.02%
	Four Units (Any Combination)	199	772	1,730,238	0.78%	2.33%	0.27%
	Five or more apartments	114	7,310	12,089,848	0.45%	22.07%	1.90%
	Mobile Home Parks	2	265	1,377,598	0.01%	0.80%	0.22%
<b>UNINCORPORATED COMMUNITIES</b>							
<b>Avocado Heights</b>	Single	3,048	2,943	66,365,781	95.19%	87.15%	95.43%
	Two Units	123	247	2,006,709	3.84%	7.31%	2.89%
	Three Units (Any Combination)	15	40	427,981	0.47%	1.18%	0.62%
	Four Units (Any Combination)	6	24	300,548	0.19%	0.71%	0.43%
	Five or more apartments	5	48	126,497	0.16%	1.42%	0.18%
	Mobile Home Parks	4	73	274,789	0.12%	2.16%	0.40%
	Rooming Houses	1	2	43,747	0.03%	0.06%	0.06%
<b>Charter Oak</b>	Single	2,114	2,097	66,160,335	98.05%	61.68%	95.40%
	Two Units	15	30	291,204	0.70%	0.88%	0.42%
	Three Units (Any Combination)	1	3	7,726	0.05%	0.09%	0.01%
	Four Units (Any Combination)	1	4	51,408	0.05%	0.12%	0.07%
	Five or more apartments	20	866	1,553,044	0.93%	25.47%	2.24%
	Mobile Home Parks	5	400	1,288,028	0.23%	11.76%	1.86%
	Single	3,440	3,422	32,311,666	99.59%	96.61%	98.93%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

## East San Gabriel Valley Area Plan (ESGVAP)

<b>Covina Islands</b>	Two Units	10	20	100,504	0.29%	0.56%	0.31%
	Five or more apartments	4	100	249,442	0.12%	2.82%	0.76%
<b>East Azusa</b>	Single	82	70	9,870,789	98.80%	97.22%	98.71%
	Two Units	1	2	128,495	1.20%	2.78%	1.29%
<b>East Irwindale</b>	Single	3,828	3,801	30,155,482	98.97%	95.91%	98.08%
	Two Units	35	70	412,552	0.90%	1.77%	1.34%
	Three Units (Any Combination)	2	6	34,891	0.05%	0.15%	0.11%
	Four Units (Any Combination)	1	4	23,823	0.03%	0.10%	0.08%
	Five or more apartments	2	82	119,909	0.05%	2.07%	0.39%
<b>East San Dimas</b>	Single	415	403	4,069,615	98.81%	97.11%	97.47%
	Two Units	3	6	56,421	0.71%	1.45%	1.35%
	Three Units (Any Combination)	2	6	49,373	0.48%	1.45%	1.18%
<b>Glendora Islands</b>	Single	4	1	4,951,548	100.00%	100.00%	100.00%
<b>Hacienda Heights</b>	Single	15,422	15,144	582,315,423	99.45%	91.90%	99.13%
	Two Units	64	127	1,119,917	0.41%	0.77%	0.19%
	Three Units (Any Combination)	8	24	345,530	0.05%	0.15%	0.06%
	Four Units (Any Combination)	4	17	122,240	0.03%	0.10%	0.02%
	Five or more apartments	8	704	1,068,513	0.05%	4.27%	0.18%
	Mobile Home Parks	1	462	2,462,643	0.01%	2.80%	0.42%
<b>North Claremont</b>	Single	232	98	23,433,387	99.57%	98.00%	99.95%
	Two Units	1	2	12,040	0.43%	2.00%	0.05%
<b>North Pomona</b>	Single	73	72	680,774	98.65%	33.64%	56.48%
	Mobile Home Parks	1	142	524,578	1.35%	66.36%	43.52%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

<b>Northeast La Verne</b>	Single	15	4	17,132,945	100.00%	100.00%	100.00%
<b>Northeast San Dimas</b>	Single	1	0	1,779,975	100.00%	100.00%	100.00%
<b>Rowland Heights</b>	<b>Single</b>	<b>11,617</b>	<b>11,415</b>	<b>292,871,377</b>	<b>98.44%</b>	<b>77.16%</b>	<b>97.12%</b>
	<b>Two Units</b>	<b>37</b>	<b>73</b>	<b>820,376</b>	<b>0.31%</b>	<b>0.49%</b>	<b>0.27%</b>
	<b>Three Units (Any Combination)</b>	<b>27</b>	<b>79</b>	<b>210,333</b>	<b>0.23%</b>	<b>0.53%</b>	<b>0.07%</b>
	<b>Four Units (Any Combination)</b>	<b>73</b>	<b>292</b>	<b>575,017</b>	<b>0.62%</b>	<b>1.97%</b>	<b>0.19%</b>
	<b>Five or more apartments</b>	<b>44</b>	<b>2,845</b>	<b>4,604,791</b>	<b>0.37%</b>	<b>19.23%</b>	<b>1.53%</b>
	<b>Mobile Home Parks</b>	<b>3</b>	<b>90</b>	<b>2,462,395</b>	<b>0.03%</b>	<b>0.61%</b>	<b>0.82%</b>
<b>South Diamond Bar</b>	Single	20	0	68,993,692	100.00%	100.00%	100.00%
<b>South San Jose Hills</b>	Single	3,205	3,190	36,575,720	99.44%	53.97%	89.81%
	Two Units	10	19	107,870	0.31%	0.32%	0.26%
	Three Units (Any Combination)	1	3	19,373	0.03%	0.05%	0.05%
	Mobile Home Parks	7	2,699	4,022,420	0.22%	45.66%	9.88%
<b>Valinda</b>	Single	4,412	4,387	84,954,015	96.12%	87.90%	97.05%
	Two Units	172	341	2,339,749	3.75%	6.83%	2.67%
	Three Units (Any Combination)	3	9	58,369	0.07%	0.18%	0.07%
	Five or more apartments	2	252	173,985	0.04%	5.05%	0.20%
	Mobile Homes	1	2	14,696	0.02%	0.04%	0.02%
<b>Walnut Islands</b>	Single	1,207	1,079	47,788,517	99.59%	99.17%	98.80%
	Two Units	4	6	570,417	0.33%	0.55%	1.18%
	Three Units (Any Combination)	1	3	12,206	0.08%	0.28%	0.03%
	Single	482	371	27,616,702	98.97%	96.61%	98.35%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>

East San Gabriel Valley Area Plan (ESGVAP)

<b>West Claremont</b>	Two Units	4	8	151,305	0.82%	2.08%	0.54%
	Five or more apartments	1	5	312,519	0.21%	1.30%	1.11%
<b>West Puente Valley</b>	Single	4,885	4,877	31,816,288	99.78%	97.52%	99.16%
	Two Units	9	17	123,320	0.18%	0.34%	0.38%
	Five or more apartments	2	107	146,468	0.04%	2.14%	0.46%
<b>West San Dimas</b>	Single	124	115	3,503,359	100.00%	100.00%	100.00%
<b>North Whittier</b>	Single	239	214	1,025,476	100.00%	100.00%	100.00%
<b>Pellissier Village</b>	Single	187	179	1,533,317	98.94%	96.24%	96.58%
	Three Units (Any Combination)	1	3	12,598	0.53%	1.61%	0.79%
	Four Units (Any Combination)	1	4	41,671	0.53%	2.15%	2.62%
<b>South El Monte</b>	Single	164	156	1,900,430	65.34%	41.94%	66.73%
	Two Units	58	115	613,341	23.11%	30.91%	21.54%
	Three Units (Any Combination)	19	57	199,546	7.57%	15.32%	7.01%
	Four Units (Any Combination)	9	36	122,720	3.59%	9.68%	4.31%
	Five or more apartments	1	8	11,990	0.40%	2.15%	0.42%

For More Information about the East San Gabriel Valley Area Plan visit our project website: <https://planning.lacounty.gov/site/esgvap/>