

**EAST SAN GABRIEL VALLEY AREA PLAN  
 UNINCORPORATED SOUTH EL MONTE FACT SHEET**

The proposed East San Gabriel Valley Area Plan focuses on the unique needs and characteristics of 24 unincorporated communities within the East San Gabriel Valley Planning Area. The Area Plan consists of goals and policies on land use, economic development, community character and design, conservation and natural resources, mobility, and parks and recreation. The Area Plan also includes community specific goals and policies for each community or grouping of communities. Zoning and land use policy map changes are also proposed as part of the Project. The Project also consists of new regulations and updates to existing standards.

**There are no proposed changes to the Rancho Potrero De Felipe Lugo Equestrian District in Unincorporated South El Monte and no land use or zone changes proposed in Unincorporated South El Monte as part of the East San Gabriel Valley Area Plan.**



**South El Monte Existing Zoning Map**

**ANIMAL KEEPING FOR PERSONAL USE OUTSIDE OF AN EQUESTRIAN DISTRICT  
 (LA County Code 22.140.070)**

Zone	A-1	R-A	R-3
<b>Zone Name</b>	<b>Light Agricultural</b>	<b>Residential Agricultural</b>	<b>Limited Density Multiple Residence</b>
Minimum area required for keeping livestock as pets	15,000 SF per dwelling unit, not to exceed one animal per 5,000 SF of lot area.	15,000 SF per dwelling unit, not to exceed one animal per 5,000 SF of lot area.	15,000 SF per dwelling unit, not to exceed one animal per 5,000 SF of lot area.
Minimum Setback from Residences	Any structure used for housing any animal, including corrals and fencing, shall be established at least 35 feet from any residence.	Any structure used for housing any animal, including corrals and fencing, shall be established at least 35 feet from any residence.	Any structure used for housing any animal, including corrals and fencing, shall be established at least 35 feet from any residence.

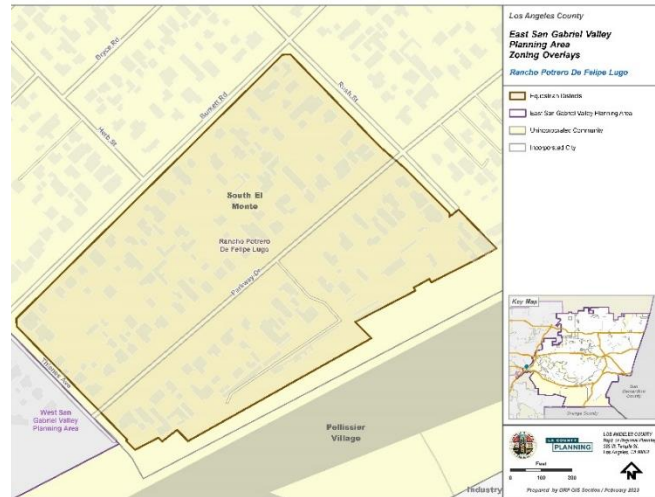
Please note that these uses are also subject to other regulations, including but not limited to the Animal Code and Building Code.

### EQUESTRIAN DISTRICTS

Equestrian Districts are established to recognize areas where the keeping of horses and other large domestic animals for residents' personal use is integral to the character of the area.

### REQUIREMENTS FOR RANCHO POTRERO DE FELIPE LUGO EQUESTRIAN DISTRICT IN UNINCORPORATED SOUTH EL MONTE ([LA County Code 22.70.050](#))

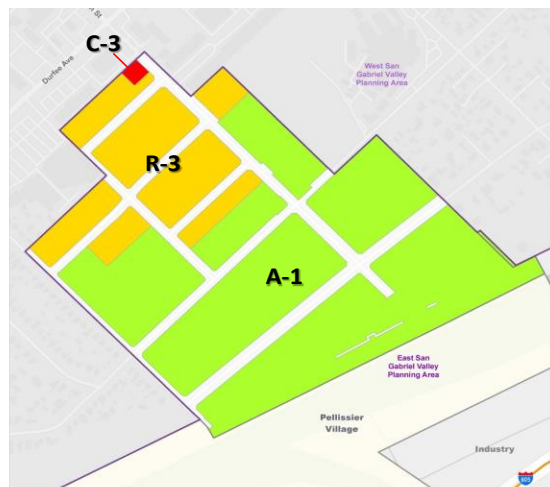
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
Under 6400 SF	1
6,400—7,999 SF	2
8,000—9,499 SF	3
9,500—10,999 SF	4
11,000—12,499 SF	5
12,500—19,999 SF	6
20,000—39,999 SF	7
Over 40,000 SF	1 additional animal per each additional 5,000 SF



### REVISIONS TO PROPOSED ZONING AND LAND USE UPDATES (MAY 30, 2023)

The proposed rezoning for properties located outside of the Rancho Potrero De Felipe Lugo Equestrian District has been revised from the proposed R-A (“Residential Agricultural”) back to the existing A-1 (Light Agriculture) zoning.

This revision is based on community feedback received per the notice mailed to affected property owners and to preserve existing agricultural uses.



**Revised Map (No Changes Proposed)**

**Project Website:** For more information, please visit <https://planning.lacounty.gov/esgvap>

**Schedule:** Public hearings, beginning in August 2023

**Contact:** Community Studies East Section at [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or (213) 974-6425