

**EAST SAN GABRIEL VALLEY AREA PLAN  
 AVOCADO HEIGHTS ZONING 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.



**EXISTING AVOCADO HEIGHTS ZONING**

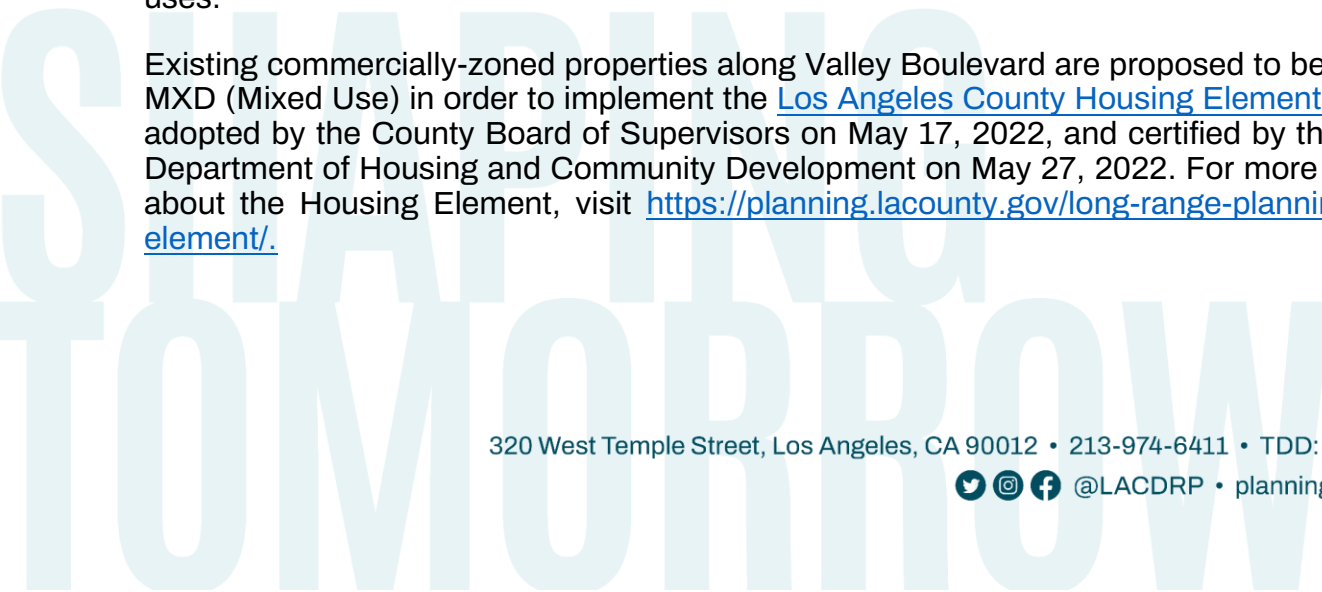
**REVISIONS TO PROPOSED ZONING AND LAND USE UPDATES (JUNE 29, 2023)**

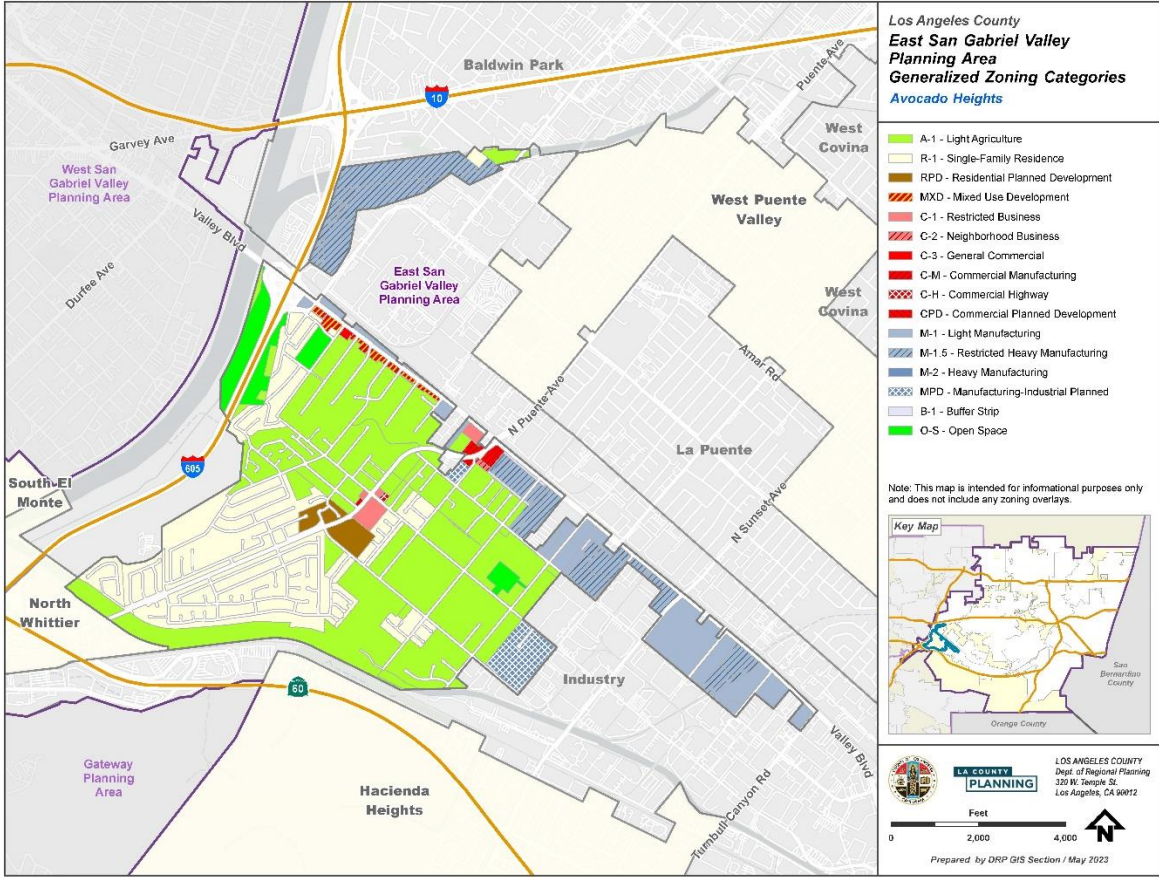
The East San Gabriel Valley Area Plan includes proposed updates to zoning and land use policy categories across several unincorporated communities in the Planning Area. Property owners in the Plan Area were notified if their property was a part of this update.

Based on continued community outreach and feedback from property owners and stakeholders, some of these proposed updates have since been revised. Proposed changes to zoning and land use in Avocado Heights have been revised to retain agricultural zoning. (See the link for detailed information, [https://planning.lacounty.gov/wp-content/uploads/2023/06/PH-Record-of-Zoning-Revisions\\_230629.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/06/PH-Record-of-Zoning-Revisions_230629.pdf))

No changes are proposed to properties with existing agricultural zoning, including parcels inside and outside of the mapped Equestrian Districts. This revision is based on community feedback received per the notice mailed to affected property owners and to preserve existing agricultural uses.

Existing commercially-zoned properties along Valley Boulevard are proposed to be rezoned to MXD (Mixed Use) in order to implement the [Los Angeles County Housing Element](#), which was adopted by the County Board of Supervisors on May 17, 2022, and certified by the California Department of Housing and Community Development on May 27, 2022. For more information about the Housing Element, visit <https://planning.lacounty.gov/long-range-planning/housing-element/>.





**REVISED ZONING MAP (JUNE 29, 2023)**

For more information on the ESGV Area Plan, please visit: <https://planning.lacounty.gov/esgvap>. Or contact the Community Studies East Section at [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov) or (213) 974-6425. Public hearings are anticipated to begin in August 2023.