



# APPENDIX H Appendix to the Community Character and Design Element

## Existing Conditions

To better understand the community identity of the ESGV, its landforms, housing types, commercial corridors, and public realms and waterways, each of the 24 unincorporated communities were observed and photographed on a community-by-community basis. In this Appendix is included a detailed list of observations and existing conditions for each of the communities in the Planning Area which informed the development of the Community Character and Design Element.

## A. AVOCADO HEIGHTS

Avocado Heights is approximately 2.5 square miles and maintains an agricultural and ranching legacy and character, which is manifested by deep lots seen throughout the community. Today, the area consists primarily of single-family neighborhoods and industrial districts defined by multiple rail lines. Numerous single-family homes abut major vehicle-oriented corridors, sitting behind barriers such as walls, fences, and landscape buffers. The southeast portion of Avocado Heights comprises two Equestrian Districts—the Avocado Heights and Trailside Ranch Equestrian Districts. This community is almost completely surrounded by the City of Industry. **Table H-1, Avocado Heights Community Character**, summarized this community’s characteristics.



Equestrian trails replace sidewalks on one side of some neighborhood streets in Avocado Heights.

**TABLE H-1 Avocado Heights Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority one- to two story single-family houses</li> <li>Single-family homes typically have garages facing the front yard, offset as one-story masses from major building mass</li> <li>Low walls and/or landscaping provide separation between single-family residential lots</li> <li>Single-family homes have earth tone and light colors</li> <li>Barns, stables, and other equestrian structures exist within some residential zones in equestrian districts</li> </ul>	<ul style="list-style-type: none"> <li>Commercial hubs between Workman Hill Road and Don Julian Road, along E. Valley Boulevard</li> <li>Light industrial businesses at northeast community border along E. Valley Boulevard</li> <li>E. Valley Boulevard: wide road, heavy truck traffic, high speeds, not pedestrian-friendly</li> </ul>	<ul style="list-style-type: none"> <li>Parks include Avocado Heights Park, Avenue Park, and San Angelo Park</li> <li>San Jose Creek Channel along the Southern portion of Avocado Heights intersects Workman Mill Road</li> <li>Equestrian trails along public roads</li> </ul>



Two-story single-family homes with different materials and colors in Avocado Heights



Commercial strip malls like the one shown above in Avocado Heights are common throughout the ESGV

## B. CHARTER OAK



This single-family home in Charter Oak incorporates landscaping along the property line to further separate the sidewalk from the front yard setback

Approximately 1 square mile in size, Charter Oak shares boundaries with Dimas, and Glendora. Charter Oak's population grew from the 1960s. The area is predominantly single-family and 17% multifamily residential. The area ends in cul-de-sacs or dead-end streets, contributing to limited vehicular and pedestrian connectivity from neighborhoods to the surrounding community. Residential connectivity to adjoining roadways is also limited to select vehicular access points, typically the entry to a tract of homes. **Table H-2, Charter Oak Community Character**, summarized this community's characteristics.



Prominent intersections in Covina Islands have small commercial uses at each corner, often surrounding the street front



Charter Oak High School located in Charter Oak

**TABLE H-2 Charter Oak Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Some multifamily residential homes or attached duplexes exist across the community</li> <li>Residential dwellings are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>General commercial businesses are located along two major roads: N. Grand Avenue and E. Arrow Highway</li> <li>Parking lots separate commercial structures from the main road</li> <li>Existing shopping centers are aging and in need of enhancement</li> </ul>	<ul style="list-style-type: none"> <li>Charter Oak Park serves the entire community</li> <li>Unprotected bike lane along Arrow Highway</li> </ul>

## C. COVINA ISLANDS



A one-story single-family home in Covina Islands. Note lack of sidewalk

Approximately 1.3 square miles in size, the Covina Islands community consists of five separate areas with a predominantly flat terrain and curving streets, many of which end in cul-de-sacs. Interstate 210 bisects Covina Islands, and many of the major streets are buffered from neighborhoods by frontage streets. Most of the Covina Islands parcels consist of single-family residences. **Table H-3, Covina Islands Community Character**, summarized this community's characteristics.

**TABLE H-3 Covina Islands Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one- to two-story single-family homes</li> <li>Single-story multi-family residential seen along Barranca Avenue</li> <li>Single-family homes have front yard driveways that lead to the garage; garages typically offset from major house massing</li> <li>Single-family homes have ample front yard space for landscaping</li> <li>Low walls, fencing, and/or landscaping provide a separation between single-family residential lots</li> <li>Residential dwellings are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Dalton Park services the entire community</li> <li>San Dimas Wash and Big Dalton Wash border public/semi-public vacant land</li> <li>Frontage roads run parallel to arterial streets to provide a buffer between residential and busier roads (e.g., Arrow Highway and N. Barranca Avenue)</li> </ul>



Single-family neighborhood in East Azusa with views of the surrounding landscape

## D. EAST AZUSA

Approximately 275 acres in size, East Azusa is split into three separate areas; the north and west areas are mostly natural, open, and hilly spaces surrounded by the City of Azusa. The southern area is on flatter land and accommodates residential uses, with roads extending into the surrounding portions of Azusa, Glendora, and the Angeles National Forest. **Table H-4, *East Azusa Community Character***, summarized this community’s characteristics.

**TABLE H-4 East Azusa Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes have wide front yards that allow for landscaping and trees</li> <li>Single-family homes have garages tucked behind the primary residence</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Two large rural parcels</li> </ul>

## E. EAST IRWINDALE



Mini-malls line major roads in East Irwindale



Little Dalton Wash cuts through single-family neighborhoods in East Irwindale

Approximately 1.5 square miles in area, East Irwindale is a predominately residential community with both single-family and multifamily uses. The community is surrounded by the cities of Covina, West Covina, Irwindale, Baldwin Park, and Azusa, as well as unincorporated Covina Islands. **Table H-5, *East Irwindale Community Character***, summarized this community’s characteristics.

**TABLE H-5 East Irwindale Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one- to two story single-family homes</li> <li>Single-family homes are typically recessed from street to provide ample front yard space for landscaping</li> <li>Single-family homes have detached garages located in the rear or attached garages/tuck-under garages that face the front yard</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial centers along major roads (e.g., Irwindale Avenue and E. San Bernardino Road)</li> </ul>	<ul style="list-style-type: none"> <li>Little Dalton Wash and San Dimas waterways are located between single-family residential homes</li> <li>Valleydale Park services the entire community</li> <li>A railroad runs east to west between Vincent Avenue and Irwindale Avenue</li> </ul>

## F. EAST SAN DIMAS



Open channel divides residential neighborhoods in East San Dimas

Approximately 0.25 square miles in size, East San Dimas was known as “Mud Springs” in the early 1800s, in reference to the nearby marsh and the swampy nature of the area. Housing in East San Dimas was largely built during the 1950s. Today, the community shares boundaries with the cities of La Verne and San Dimas. **Table H-6, *East San Dimas Community Character***, summarized this community’s characteristics.

TABLE H-6 East San Dimas Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes have garages and entryways that orient toward the street/front yard</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial center on Historic Route 66</li> </ul>	<ul style="list-style-type: none"> <li>Puddingstone Channel is an open waterway that runs north-south between N. San Dimas Canyon Rd. and Ramona Ave.</li> </ul>



Ramona Middle School in East San Dimas

## G. GLENDORA ISLANDS

Approximately 230 acres in size, Glendora Islands shares a boundary with the city of Glendora and the Angeles National Forest. Lemon orchards used to thrive at the lower elevations of Glendora Islands thanks to the small creeks and runoffs down the slopes. Today, the community is mostly open recreational space, much of it owned by the Glendora Community Conservancy. **Table H-7, *Glendora Islands Community Character***, summarized this community’s characteristics.

TABLE H-7 Glendora Islands Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>No residential dwellings</li> </ul>	<ul style="list-style-type: none"> <li>No commercial businesses</li> </ul>	<ul style="list-style-type: none"> <li>Rural lands that are located near (or within) the Big Dalton Canyon Wilderness Park</li> </ul>



Entrance to the Big Dalton Canyon Wilderness Park in Glendora Islands

## H. HACIENDA HEIGHTS

Approximately 12 square miles in size, Hacienda Heights was an agricultural community from the mid-1800s until after World War II, when a building boom converted the area into suburban communities with predominantly single-family residences. The Puente Hills make up the southern edge of Hacienda Heights, with other portions bordering the cities of La Habra Heights, Whittier, Industry, and unincorporated communities of North Whittier and the Rowland Heights. **Table H-8, *Hacienda Heights Community Character***, summarized this community’s characteristics.



Commercial development in Hacienda Heights

TABLE H-8 Hacienda Heights Community Character



Single-family residential street in Hacienda Heights

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one- to two story single-family homes</li> <li>Multifamily residential dwellings located along S. Hacienda Boulevard</li> <li>Bounding walls separate subdivisions along major roads</li> <li>Single-family homes have garages and entryways that orient toward the street/front yard</li> <li>Residential dwellings typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Three major commercial centers located along Hacienda Boulevard</li> <li>Smaller commercial centers on S. 7th Avenue and S. Azusa Avenue</li> </ul>	<ul style="list-style-type: none"> <li>Major parks include Peter F Schabarum Regional Park, Hacienda Hills, Thomas Burton Park, William Steinmetz Park, Manzanita Park, Pepperbrook Park, Countrywood Park, and Los Robles Park</li> </ul>

## I. NORTH CLAREMONT



Two-story single-family residential home in North Claremont

Approximately 540 acres in size, North Claremont consists of the Padua Hills residential neighborhood at the base of Claremont Wilderness Park and open space beyond the residences. Padua Hills once operated an original theater in an historic arts colony where Mexican musicals were performed, promoting intercultural understanding between newer settlers and Mexican Americans. North Claremont is surrounded by the City of Claremont and the Angeles National Forest. **Table H-9, *North Claremont Community Character***, summarized this community’s characteristics.

TABLE H-9 North Claremont Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one- to two-story single-family homes</li> <li>Single-family homes in southern portion of community</li> <li>Single-family homes located along Via Padova are against the street with minimal front yard space</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Majority of North Claremont’s community is in rural lands, parks, and recreation areas</li> <li>West Fork Palmer Canyon</li> </ul>

## J. NORTH POMONA

Approximately 32 acres in size and with fewer than 600 residents, North Pomona is split into two separate areas—a mobile home park to the north and a small collection of single-family homes to the south. The land was originally used for agriculture and served as a major citrus producer. The community borders the cities of Pomona and Claremont. **Table H-10, North Pomona Community Character**, summarized this community’s characteristics.



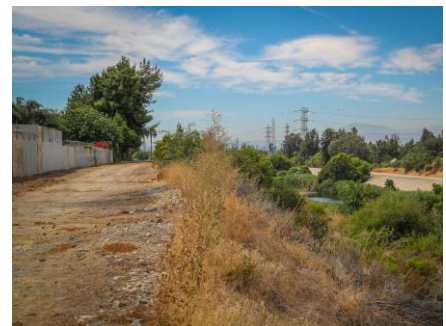
Single-story single-family residential home in North Pomona

**TABLE H-10 North Pomona Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes have driveways and entryways that orient toward the street/front yard</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>No public areas or waterways</li> </ul>

## K. UNINCORPORATED NORTH WHITTIER

Approximately 124 acres in size, the unincorporated community of North Whittier was once a ranching and agricultural community, but it transitioned to industrial and residential purposes after the mid-1900s. Today, the community is split evenly between single-family residential and industrial park uses. **Table H-11, Unincorporated North Whittier Community Character**, summarized this community’s characteristics.



Overlooking San Jose Creek in unincorporated North Whittier



**TABLE H-11 Unincorporated North Whittier Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>• Single-family homes located on the western portion of the community; multifamily residential homes located on the eastern portion of the community</li> <li>• Single-family homes tend to be oriented around cul-de-sacs</li> <li>• Single-family homes typically have fencing in the front yards</li> <li>• Multifamily residential homes have ample landscaping and space between buildings</li> <li>• Housing is cut off from other residential areas due to wide arterials and non-residential uses</li> <li>• Residential dwellings are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial center on Workman Mill Road</li> </ul>	<ul style="list-style-type: none"> <li>• San Jose Creek runs through the north side of the community</li> <li>• State Route 60 splits the community in half, with the State Route 60/ Interstate 605 interchange taking up most of the open space on the west side</li> </ul>

## L. NORTHEAST LA VERNE



View of Northeast La Verne from North Claremont

Approximately 1.85 square miles in size, Northeast La Verne is a mostly rural area with public and semi-public open space. It is surrounded by the cities of La Verne and Claremont, the community of West Claremont, and the San Gabriel Mountains. **Table H-12, *Northeast La Verne Community Character***, summarized this community’s characteristics.

**TABLE H-12 Northeast La Verne Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>• No residential dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>• Parts of Northeast La Verne are located within Marshall Canyon Regional Park</li> </ul>

## M. NORTHEAST SAN DIMAS

Approximately 55 acres in size, Northeast San Dimas is a community made up of mostly open space adjoining residential uses. The community borders the cities of San Dimas and La Verne, as well as the Angeles National Forest. **Table H-13, *Northeast San Dimas Community Character***, summarized this community’s characteristics.



N. San Dimas Canyon Road in Northeast San Dimas

TABLE H-13 Northeast San Dimas Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>No residential dwellings</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Lodi Canyon runs through the community</li> </ul>

## N. PELLISSIER VILLAGE

Approximately 200 acres in area, Pellissier Village is a predominantly residential community with a deep-rooted history of equestrian use. The community is named after a dairy farming family who owned the land in the early 1900s, and housing was introduced after World War II. Pellissier Village is bounded by the City of Industry to the south, freeways to the east and north, and the San Gabriel River to the west. **Table H-14, *Pellissier Village Community Character***, summarized this community’s characteristics.



Horseback rider in Pellissier Village

TABLE H-14 Pellissier Village Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes located around the southwest portion of the community</li> <li>Garages for single-family homes are in the rear yard</li> <li>Single-family homes have entries and driveways that orient toward the street</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood markets and church along Pellissier Road act as major community gathering areas</li> </ul>	<ul style="list-style-type: none"> <li>San Jose Creek Diversion Channel borders the Northern section of Pellissier Village</li> <li>Access to the San Gabriel Valley River pathway</li> </ul>



Cars and horses share the road in Pellissier Village

## 0. ROWLAND HEIGHTS



Commercial strip mall in Rowland Heights

Approximately 13 square miles in area, Rowland Heights is an auto-centric, suburban community with major through streets connecting cul-de-sac residential communities. Commercial areas are located at the major streets intersecting with Colima Road, including Fullerton Road, S. Nogales Street, and Fairway Drive. Rowland Heights was developed for agriculture in the mid-1800s, with the post-World War II building boom responsible for the present-day configuration. The community is surrounded by the cities of Brea, Diamond Bar, City of Industry, La Habra Heights, and the communities of Hacienda Heights and South Diamond Bar. **Table H-15, Rowland Heights Community Character**, summarized this community’s characteristics.

**TABLE H-15 Rowland Heights Community Character**



Schabarum Regional Park borders Rowland Heights

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one- to two-story single-family homes</li> <li>Some multifamily residential apartments located around Fullerton Road</li> <li>Single-family homes have entries and driveways that orient toward the street</li> <li>Single-family homes have landscape buffers or low walls to separate between lots</li> <li>Residential dwellings are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial centers on Colima Road and Fullerton Road</li> <li>Commercial structures are pushed to the rear of lots due to large parking lots fronting the main roads</li> </ul>	<ul style="list-style-type: none"> <li>Parks include Carolyn Rosas Park, Powder Canyon, Rowland Heights Park, and Gloria Heer Park</li> <li>Borders Peter F Schabarum Regional Park with entry at Trailview Park</li> <li>Designated bike lane on Pathfinder Road</li> <li>Nurseries and equestrian uses along Desire Avenue</li> </ul>

## P. SOUTH DIAMOND BAR

South Diamond Bar consists mostly of natural and rural land, as well as the Firestone Boy Scout Reservation and the largely undisturbed Tonner Canyon. The community borders San Bernardino and Orange counties, the community of Rowland Heights, and the city of Diamond Bar. **Table H-16, *South Diamond Bar Community Character***, summarized this community's characteristics.



View of South Diamond Bar from State Route 57

**TABLE H-16 South Diamond Bar Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>No residential dwellings</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Mostly natural and rural land</li> </ul>

## Q. UNINCORPORATED SOUTH EL MONTE

Approximately 80 acres in size, unincorporated South El Monte is a single-family residential community laid out in a gridded street network, with some larger residential and equestrian uses. The community was the first to be designated by Los Angeles County as an equestrian district, and has access to recreation and trails due to its proximity to San Gabriel River. The community borders the cities of El Monte and South El Monte. **Table H-17, *Unincorporated South El Monte Community Character***, summarized this community's characteristics.



Single-family home on a corner lot in unincorporated South El Monte, incorporating a wall along both streets to define the front yard

**TABLE H-17 Unincorporated South El Monte Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes have front yard landscaping and minimal side yards with landscape buffers or walls</li> <li>Single-family homes typically have walls or fencing that define the front yard</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial center on the corner of Durfee Avenue and Rush Street</li> </ul>	<ul style="list-style-type: none"> <li>San Gabriel River and San Gabriel River trail located on the southern portion of the community</li> </ul>

## R. SOUTH SAN JOSE HILLS



Single-family street in South San Jose Hills



Single-family street in South San Jose Hills

Approximately 1.5 square miles in area, South San Jose Hills is predominately residential, with curving streets that access major roads. The community has a concentration of industrial uses along Valley Boulevard to the south, while bordering the cities of West Covina, City of Industry, and La Puente. **Table H-18, *South San Jose Hills Community Character***, summarized this community’s characteristics.

**TABLE H-18 South San Jose Hills Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>One multifamily residential dwelling located on E. La Puente Road</li> <li>Single-family homes have entries and driveways that orient toward the street</li> <li>Single-family homes have landscape buffers, fencing, or low walls to separate between lots</li> <li>Residential dwellings are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial centers located on Valley Boulevard, E. La Puente Road, and S. Azusa Avenue</li> </ul>	<ul style="list-style-type: none"> <li>Sunshine Park services the entire community</li> </ul>

## S. SOUTH WALNUT



Industrial uses in South Walnut

South Walnut is an industrial community divided by an active freight and passenger line. It is surrounded by the city of Walnut. **Table H-19, *South Walnut Community Character***, summarized this community’s characteristics.

**TABLE H-19 South Walnut Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>No residential dwellings</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Waterway running parallel to E. Valley Road</li> </ul>

## T. VALINDA

Approximately 2 square miles in size, Valinda is a mostly single-family residential community with a few multi-family and commercial uses.

**Table H-20, Valinda Community Character**, summarized this community’s characteristics.

TABLE H-20 Valinda Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes can be set back with ample enough front yard landscaping.</li> <li>Single-family homes have entries and driveways oriented toward the street/front yard Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial centers along major streets (e.g., Azusa Avenue, Amar Road, S. Glendora Road, and S. Valinda Avenue)</li> </ul>	<ul style="list-style-type: none"> <li>Ringrove Park services the entire community</li> </ul>



Commercial uses along Amar Road in Valinda



Single-family neighborhood in Valinda

## U. WALNUT ISLANDS

Approximately 4 square miles in size, Walnut Islands consists of mostly single-family residential uses on hilly land. As a reminder of its relatively recent agricultural and cattle-raising past, residents of this community keep horses. The community is surrounded by the cities of San Dimas, Covina, Pomona, Walnut, and West Covina. **Table H-21, Walnut Islands Community Character**, summarized this community’s characteristics.

TABLE H-21 Walnut Islands Community Character

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes have entries and driveways oriented toward the street/front yard</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>No public areas, parks, or waterways</li> <li>Thompson Wash and Walnut Creek run along boundary</li> </ul>



Single-family home on hilly land in Walnut Islands

## V. WEST CLAREMONT



Base Line Road in West Claremont



Rural land overlooking the landscape in West Claremont

At a little over 1 square mile in size and with a population of approximately 1,100 people, West Claremont consists of two distinct street patterns—the eastern side is characterized by streets ending in cul-de-sacs and the western side has streets that follow the hilly terrain. This community is bordered by the cities of Claremont and La Verne, as well as the community of Northeast La Verne. **Table H-22, *West Claremont Community Character***, summarized this community’s characteristics.

**TABLE H-22 West Claremont Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family homes concentrated around W. Baseline Road and Thompson Creek Road</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Rural land</li> </ul>

## W. WEST PUENTE VALLEY



Commercial uses along a wide, major road in West Puente Valley

Approximately 1.9 square miles in size, West Puente Valley is a mostly single-family residential community spotted with parks and public facilities. Named after the La Puente land grant, the community borders the cities of Baldwin Park, West Covina, La Puente, and City of Industry, as well as the communities of Valinda and Avocado Heights. **Table H-23, *West Puente Valley Community Character***, summarized this community’s characteristics.

**TABLE H-23 West Puente Valley Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one story single-family homes</li> <li>Multifamily residential apartment on Francisquito Avenue</li> <li>Entries and driveways oriented toward the street/front yard</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>Commercial centers on Francisquito Avenue and N. Sunset Avenue</li> </ul>	<ul style="list-style-type: none"> <li>Bassett Park and Allen J. Martin Park service the community</li> </ul>

## X. WEST SAN DIMAS

Approximately 230 acres in size with a population of 330, West San Dimas primarily consists of land overseen by the Watershed Conservation Authority and Los Angeles County Department of Parks and Recreation for parks and open space. The arrival of the railroad in the late 1800s contributed to a shift from agricultural to residential uses, which are clustered to the west. Today, the Tzu Chi Foundation is a prominent institutional use in West San Dimas. Walnut Creek naturally flows along the northern portion of the community before it channelizes farther west. West San Dimas is bounded entirely by the City of San Dimas. **Table H-24, West San Dimas Community Character**, summarized this community’s characteristics.



S. Valley Center Avenue in West San Dimas

**TABLE H-24 West San Dimas Community Character**

Housing	Commercial	Public Realm/Waterways
<ul style="list-style-type: none"> <li>Majority of residential dwellings are one-story single-family homes</li> <li>Single-family residential homes on the west side</li> <li>Single-family homes have ample front yard with intentional landscaping and curved driveways</li> <li>Single-family homes are typically uniform in color and architectural style</li> </ul>	<ul style="list-style-type: none"> <li>No commercial centers</li> </ul>	<ul style="list-style-type: none"> <li>Walnut Creek Community Regional Park services the entire community</li> <li>Public and semi-public areas are north of Walnut Creek Community Regional Park</li> </ul>



Entrance to the Valley Center Staging Area and Trailhead