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CHAPTER 8 Unincorporated Communities

8.1 Introduction

This chapter presents a community-specific vision for each of the 24 unincorporated communities in the East San Gabriel Valley (ESGV) through targeted policies that build upon the guiding framework and goals for the East San Gabriel Valley Area Plan (ESGVAP or Area Plan) contained within the six elements of this plan.

The connective thread that links all of these communities together to achieve a singular ESGV vision is the desire to (1) preserve the rural and equestrian character of communities in the ESGV; (2) create walkable communities linked by paths and greenways; and (3) achieve affordable communities where residents can stay and age in the neighborhoods they call home. It is this common vision that lends support for community-specific policies that aim to diversify land uses and housing types; capitalize and grow from the economic strengths of the region; create more walkable, connected mixed-use communities with an emphasis on neighborhood greenways that link to transit and commercial centers; and preserve the unique and cherished qualities of the ESGV Planning Area (Planning Area).



This chapter builds upon the policies in the General Plan, the Sustainability Plan, the Community Climate Action Plan, the Southern California Association of Governments Connect SoCal: 2020–2045 Regional Transportation Plan/Sustainable Community Strategy, and other applicable County and regional plans that address community-level planning concerns. The community-specific discussions in this chapter identify issues and opportunities, goals, and policies organized according to the six elements contained in the ESGVAP.

8.2 Growth and Preservation Strategies

To achieve the ESGVAP vision for diverse, walkable, thriving, connected communities, Los Angeles County (County) identified growth and preservation communities—of the 24 unincorporated communities in the Planning Area, 9 were identified as growth communities and 15 were identified as preservation communities. Decisions for where and how to direct growth and preservation were guided by an existing conditions report prepared at the beginning of the planning process, through visioning workshops and other meetings with community members, and based on guidance provided by County and regional planning documents. From these foundational documents, a set of vision statements and growth and preservation strategies were developed (see **Table 8-1, Growth and Preservation Strategies**). For a description of each vision statement, refer to Chapter 1, *Introduction*.

TABLE 8-1 Growth and Preservation Strategies

Vision Statement	Strategies
I. Sustainable Growth Patterns	1. Plan for the orderly and sustainable growth of the ESGV. Focus growth within a mile from major transit stops, a half mile from high-quality transit corridors, and a quarter mile from established or new commercial centers where there is access to existing or proposed frequent transit and commercial services. Combine residential with mixed-use along major and secondary commercial corridors and combine growth with infrastructure improvements and investments that support walkable, thriving, and connected communities.
II. Diverse, Walkable Communities	<p>2. Enable a more diverse land use pattern to support the varied needs of residents and employees in the ESGV. Support housing for all ages, stages, and incomes.</p> <p>3. Enable new commercial nodes to locate at key intersections and community gateways, to support a more equitable distribution of retail and commercial uses, and to enhance accessibility to daily goods and services.</p> <p>4. Identify potential locations for village centers and open space amenities (e.g., parks, plazas, paseos) within each community, where possible, and link these areas to transit and greenways.</p>
III. Connected and Active Communities	5. Create dedicated neighborhood greenways designed to connect neighborhoods and communities together, create a sense of unity and district identity, and provide clear, safe, enjoyable, and convenient routes to transit, active transportation routes, commercial centers, employment centers, parks, schools, and other amenities.
IV. Shared Community Identity and Character	6. Ensure that the scale and massing of new development provide appropriate transitions in building height and massing and are sensitive to the physical and visual character of adjoining lower-density neighborhoods.
V. Thriving Economy and Workforce	7. Support the success of existing employment and commercial centers by enabling them to be more distributed; reinhabited with uses that meet community needs for jobs, services, and amenities; and redesigned to beautify the public realm, create clear pedestrian and vehicular mobility, and encourage pedestrian activity.
VI. Sustainable Built and Natural Environment	8. Preserve the sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the ESGV. Identify locations to enhance and restore these sensitive resources and amenities for current and future populations.
VII. Informed, Empowered, and Environmentally Just Communities	9. Prioritize the needs of disproportionately affected communities in the allocation of funding and capital investments, to ensure the equitable distribution of resources and amenities, and to address environmental injustices, correct social and economic inequities, and support the health, safety, and well-being of all ESGV residents.

A. GROWTH COMMUNITIES

Recommendations from previous planning studies and regional guidance point to the need to target growth toward existing and proposed transit and active transportation investments, as well as to diversify land uses to support residential needs and access to daily goods within walking distance. The prevalent issues derived from having fewer housing options also present opportunities to enhance ESGV communities with an increase in land use diversity and housing affordability, reduce overcrowding, decrease traffic congestion, and improve air quality. Out of the 24 unincorporated communities in the Planning Area, the following 9 were identified as growth communities:

- Avocado Heights
- Charter Oak
- Covina Islands
- East Irwindale
- East San Dimas
- Hacienda Heights
- Rowland Heights
- South San Jose Hills
- Valinda

B. PRESERVATION COMMUNITIES

Out of the 24 unincorporated communities in the Planning Area, the following 15 were identified as preservation communities:

- East Azusa
- Glendora Islands
- North Claremont
- North Pomona
- Northeast La Verne
- Northeast San Dimas
- Pellissier Village
- South Diamond Bar
- South Walnut
- Unincorporated North Whittier
- Unincorporated South El Monte
- Walnut Islands
- West Claremont
- West Puente Valley
- West San Dimas

The following sections consist of community-specific discussions of the Planning Area communities. Each section includes an introduction, community-specific issues and opportunities, and community-specific policies intended to implement areawide vision statements and goals presented in each of the six elements of this Area Plan, as applicable. Each community-specific policy is linked to a vision statement and/or goal from a corresponding element of this Area Plan. Existing conditions and background information for each community is included in Appendix D, *ESGV Unincorporated Communities Background*.