


East San Gabriel Valley Area Plan  
 Record of Zoning and Land Use Policy Revisions – **Updated June 29<sup>th</sup>, 2023**

The following list details changes to zoning and land use policy categories that have been revised since the release of the East San Gabriel Valley draft plan and EIR.

To view all proposed zoning and land use information, visit the project map page:

<https://planning.lacounty.gov/long-range-planning/east-san-gabriel-valley-area-plan/maps/>

<p><b>Community: Avocado Heights (Updated 6/29/2023)</b></p> <p>Recommendation (as of 5/30/23):</p> <ul style="list-style-type: none"> <li>- Zone A-1 to R-A, with no change to existing Land Use Policy category (H9)</li> </ul> <p>Revised recommendation (as of 6/29/2023):</p> <ul style="list-style-type: none"> <li>- No change, Retain A-1 zoning and existing Land Use Policy Category (H9)</li> </ul> <p>Reason for the Update:        This revision is based on ongoing community feedback and to preserve existing agricultural uses.</p>	<p>Area: Near Workman Mill Road and Don Julian Road Intersection</p> 
<p><b>Community: Avocado Heights (Updated 5/30/2023)</b></p> <p>Original recommendation:</p> <ul style="list-style-type: none"> <li>- Zone A-1 to Zone R-A</li> </ul> <p>Revised rezoning recommendation:</p> <ul style="list-style-type: none"> <li>- No change. Retain A-1 zoning.</li> </ul> <p>Reason for the Update:        This revision is based on ongoing community feedback and to preserve existing agricultural uses.</p>	<p>Area: Outside of Mapped Equestrian District</p> 

**Community: Avocado Heights  
(Updated 5/30/2023)**

Original recommendation:

- Zone A-1 to Zone R-2 (H18) and Zone R-3 (H30)

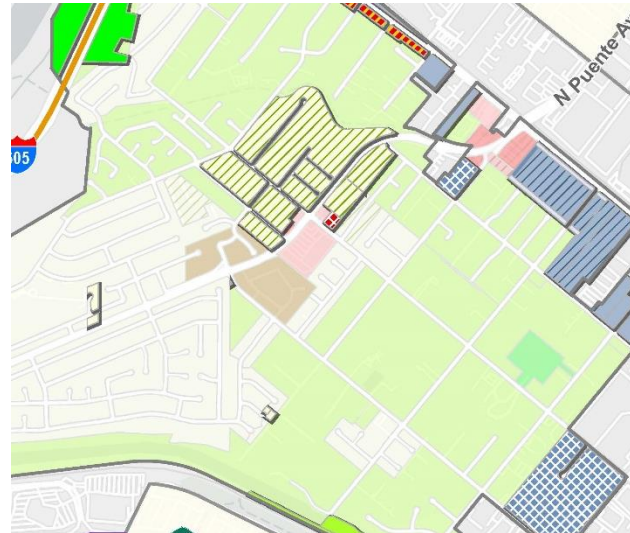
Revised recommendation:

- Zone A-1 to R-A, with no change to existing Land Use Policy category (H9)

Reason for the Update:

This revision is based on ongoing community feedback and to preserve existing agricultural uses.

Area: Near Workman Mill Road and Don Julian Road Intersection



**Community: Avocado Heights  
(Updated 5/30/2023)**

Original recommendation:

- Zone C-1 to Zone MXD

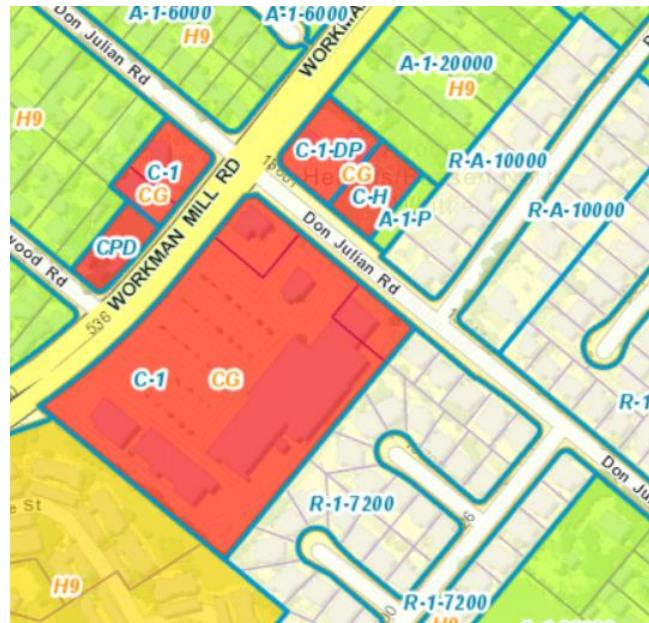
Revised recommendation:

- No change. Retain existing C-1 Zoning and existing land use policy category (CG)

Reason for the Update:

This revision is based on ongoing community feedback.

Area: Southeast Corner of Workman Mill Road and Don Julian Road





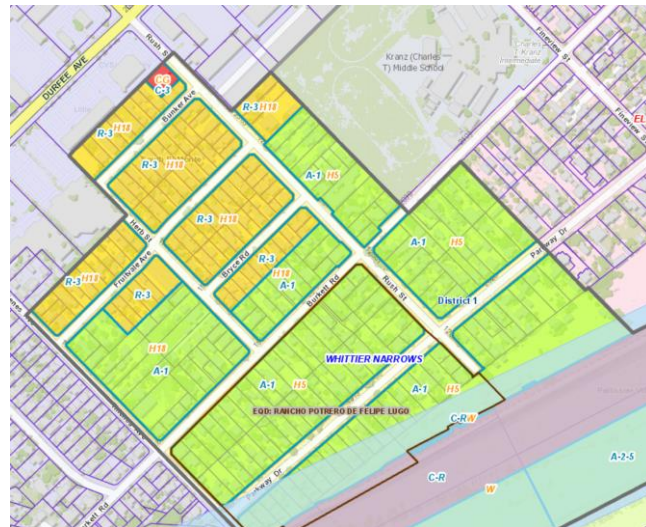
**Community: Unincorporated South El Monte**  
**(Updated 5/30/2023)**

Original recommendation:  
 - Zone A-1 to Zone R-A

Revised recommendation:  
 - No change. Retain A-1 zoning

Reason for the Update:  
 This revision is based on ongoing community feedback and to preserve existing agricultural uses.

**Area: Outside of the Mapped Equestrian District.**



**Community: South San Jose Hills**  
**Area: Along Giano Ave, Jeannie Dr, and La Puente Rd**

Original recommendation:  
 - Zone A-1-10000 to R-1-10000

Updated rezoning recommendation:  
 - No change. Retain A-1 zoning

Reason for the updated recommendation:  
 To preserve existing agricultural uses and existing nurseries on the properties and to maintain consistency with zoning recommendations in other areas for larger agricultural lots.



**Community: South San Jose Hills**  
**Area: West area, between Azusa Ave and Sandalwood, from around Renault St, to north of Hemphill St.**

Original recommendation:  
 - Zone A-1-6000 to R-1-6000

Updated recommendation:  
 - Zone A-1-6000 to R-A-6000

Reason for the updated recommendation:  
 This area has agricultural uses that are small-scale, but go beyond what is



allowed in R-1, with small-scale sale and subsistence use of agricultural products, including orchards.

**Community: South San Jose Hills.**

Area: 18 parcels on the south end of Yorbita Road, south of Sunshine Court and north of existing CM-zone parcels.

Original Recommendation;

- Zone A-1-6000 to R-1-6000

Updated recommendation:

- No change, maintain existing A-1-6000 Zoning

Reason for the updated recommendation:

Properties have commercial agricultural uses, with heavy equipment and animal raising.

These properties should remain A-1, in addition there is only a private road running between the 10 parcels opposite from each other. Maintaining the A-1 zone allowed for a transition between the heavier commercial zoning along and just north of Valley Blvd. to the residential uses north of this area.



**Community: West Claremont**

Area: existing A-1-15000 lots along Baseline Road and Glen Way

Original recommendation:

- Zone A-1-15000 to R-A-15000

Updated recommendation:

- No change to zoning

Reason for the updated recommendation:

To preserve existing agricultural/equestrian uses and to maintain consistency with zoning recommendations in other areas for larger agricultural lots.



**Community: Hacienda Heights**



Area: Southwest corner parcels of Hacienda Blvd and Tetley St. (APN 8222001023, 8222001024)

Original recommendation:

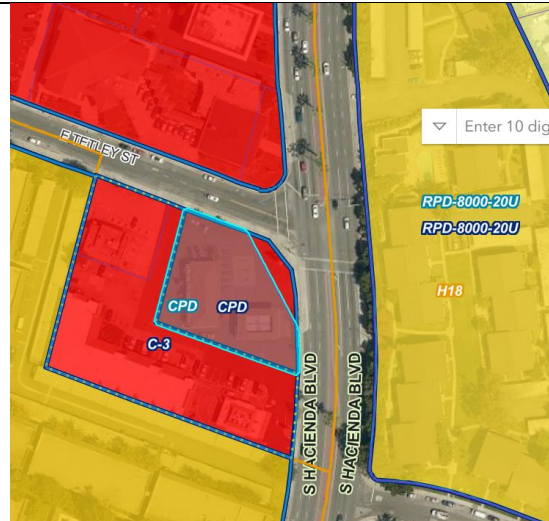
- Zone CPD to C-3

Updated recommendation:

- All parcels updated from Zone CPD to C-3

Reason for the updated recommendation:

Consistency with the Los Angeles County Housing Element Update. Proposed CPD to C-3 rezoning for L-shaped parcel west and south. For consistency, the corner parcels will also be rezoned to C-3 to match adjacent parcels.



**Community: Hacienda Heights**

Area: Subdivision north of Colima and west of Azusa and east of Countrywood.

Original recommendation:

- Zone R-A to R-2
- LUP H5 to H30

Updated recommendation:

- Zone R-A to R-2
- LUP H5 to H18

Reason for the updated recommendation:

Consistency with existing surrounding development intensity in the subdivision.



**Community: Hacienda Heights**

Area: subdivisions north and south of Halliburton Ave, near Stimson Avenue

Original recommendation:

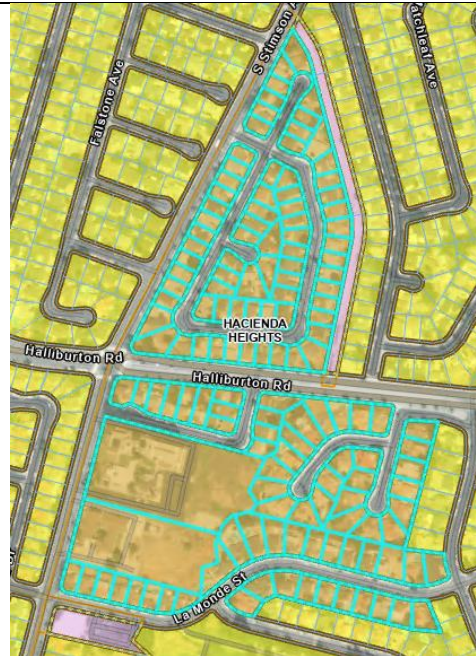
- Zone R-A/R-1 to R-2
- LUP H5 to H30

Updated recommendation:

- Zone R-A/R-1 to R-2
- LUP H5 to H18

Reason for the updated recommendation:

Consistency with existing surrounding development intensity in the subdivision.



**Community: Rowland Heights**  
 Area: Calle Barcelona subdivision,  
 South of Colima Road

Original Recommendation:

- Zone R-1-10000 to Zone R-2
- Land Use Policy Category U1 to H18

Updated recommendation:

- Zone R-1-10000 to Zone R-2
- Land Use Policy Category U1 to H9



Reason for the updated recommendation:

Consistency with existing surrounding development intensity in the subdivision.

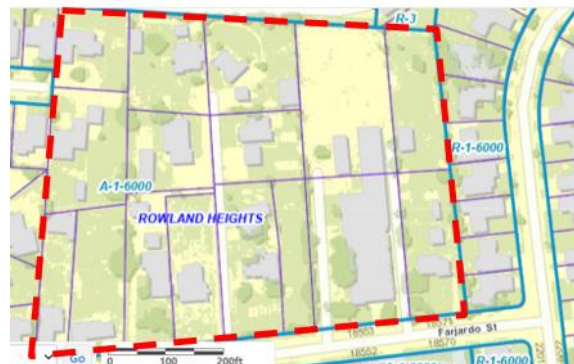
**Community: Rowland Heights**  
 Area: A-1-6000 properties, Farjardo St. and Los Padres Dr.

Original Recommendation:

- Zone A-1-6000 to Zone R-1-6000

Updated recommendation:

- Zone A-1-10000 to Zone R-A-6000



Reason for the updated recommendation:

Development pattern of these properties is not similar to surrounding subdivisions. These are large parcels with existing equestrian and agricultural uses.

**Community: Rowland Heights**

Parcels: APNs 8761026018, 8761026019

Original Recommendation:

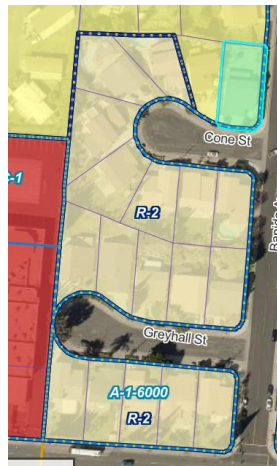
- Zone A-1-6000 to Zone R-1-6000
- U2 to H9

Updated recommendation:

- Zone A-1-6000 to Zone R-2
- U2 to H18

Reason for the updated recommendation:

Mapping error. This update is intended provide more consistency with the other properties in their cul-de-sac.



**Community: Rowland Heights**

Area: Seven parcels at the end of Greyhall Street.

Original Recommendation:

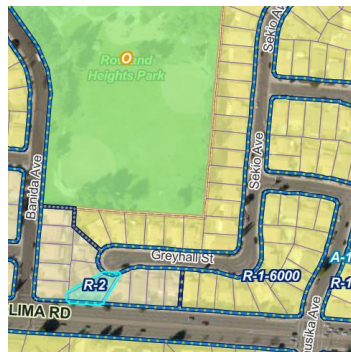
- Zone A-1-6000 to Zone R-2
- U2 to H18

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000
- U2 to H6

Reason for the updated recommendation:

Consistency with other properties in the subdivision. These parcels are at the end of their cul-de-sac without direct access to Colima Ave.



**Community: Rowland Heights**

Area: 16 parcels along Brea Canyon Cutoff, between Walnut and Searls Dr.

Original Recommendation:

- No change

Updated recommendation:

- A-1-7500 to Rezone to R-A-7500.



Reason for the updated recommendation:  
 These parcels were overlooked in error in the initial noticing for the proposed zoning program. Property owners have since been notified, and these properties are proposed to be updated to match existing uses and surrounding zoning.



**Community: East Irwindale**  
 Area: A-1-6000 properties along E Orkney Street, Enid Ave, Renwick Road, Banewell Ave, Leaf Ave.

Original Recommendation:  
 - Zone A-1-6000 to Zone R-2  
 - LUP H9 to H18

Updated recommendation:  
 - Zone A-1-6000 to Zone R-1-6000  
 - No change to LUP of H9

Reason for the updated recommendation:  
 Consistency with existing surrounding land uses and development intensity.

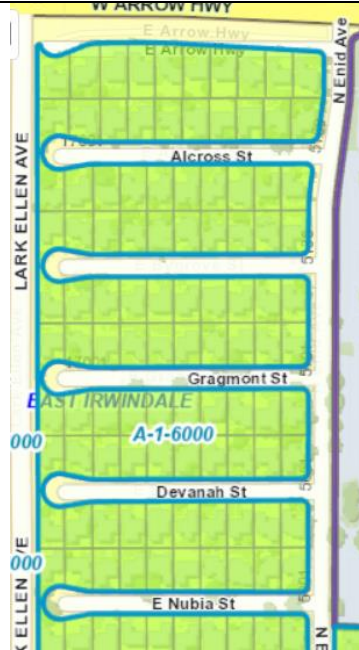


**Community: East Irwindale**  
 Area: A-1-6000 properties along Enid Avenue, Alcross Street, Bygrove Street, Gragmont Street, Devanah Street, and E Nubia Street,

Original Recommendation:  
 - Zone A-1-6000 to Zone R-2  
 - LUP H9 to H18

Updated recommendation:  
 - Zone A-1-6000 to Zone R-1-6000  
 - No change to LUP of H9

Reason for the updated recommendation:  
 Consistency with surrounding land uses and development intensity.





**Community: East Irwindale**

Area: A-1-6000 properties along Arrow Highway, Enid Avenue, Woodcroft Street, Vogue Avenue, Hyacinth Avenue, N Banewell Avenue, Leaf Avenue, Homerest Avenue, Millburgh Road, Woodcroft Street, E Laxford Road, E Newburgh Street

Original Recommendation:

- Zone A-1-6000 to Zone R-3
- LUP H9 to H30

Updated recommendation:

- Zone A-1-6000 to Zone R-2
- LUP H9 to H18

Reason for the updated recommendation:

Updated recommendation better matches existing surrounding land uses and development intensity, while still supporting nearby commercial areas and public facilities.



**Community: East Irwindale**

Area: Existing A-1-6000 properties along the southern boundary of Arrow Highway, bounded between Little Dalton Wash to the west and Lark Ellen Avenue to the East.

Original Recommendation:

- Zone A-1-6000 to C-1
- LUP H9 to CG

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000
- Retain the existing H9 category.

Reason for the updated recommendation:

Community feedback. Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.



**Community: East Irwindale**

Area: Existing A-1 properties along the northern boundary of Arrow Highway, bounded between Little Dalton Wash to the east, Millburgh Road to the North, and N Gareloch Avenue to the west.

Original Recommendation:

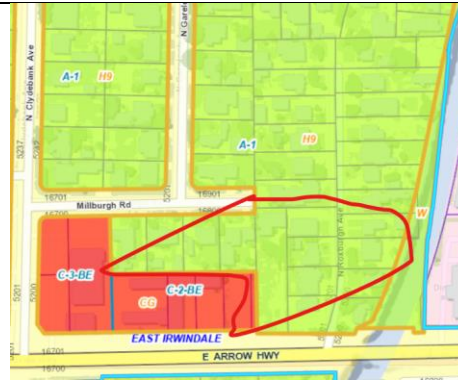
- Zone A-1 to C-1
- LUP H9 to CG

Updated recommendation:

- Zone A-1 to Zone R-1
- Retain the existing H9 category.

Reason for the updated recommendation:

Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.



**Community: East San Dimas**

Area: Parcels along the eastern side of San Dimas Canyon Road, between E Allen Ave to the north and Juanita Avenue to the South. Also included are parcels bounded by Sedalia Ave to the East, Damien Avenue to the west, and Juanita Ave to the south.

Original Recommendation:

- Zone R-A-7500 to C-1
- LUP H9 to CG

Updated recommendation:

- Zone R-A-7500 to R-1-7500
- Retain the existing H9 category.

Reason for the updated recommendation:

Stakeholder feedback. Updated recommendations matches surrounding land uses and jurisdictions.





**Community: East San Dimas**

Area: Parcels between and surrounding Gladstone Street to the north, N San Dimas Canyon Road to the west, E Juanita Avenue to the south, Sedalia Ave to the East. Also included are parcels along E Baseline Road.

Original Recommendation:

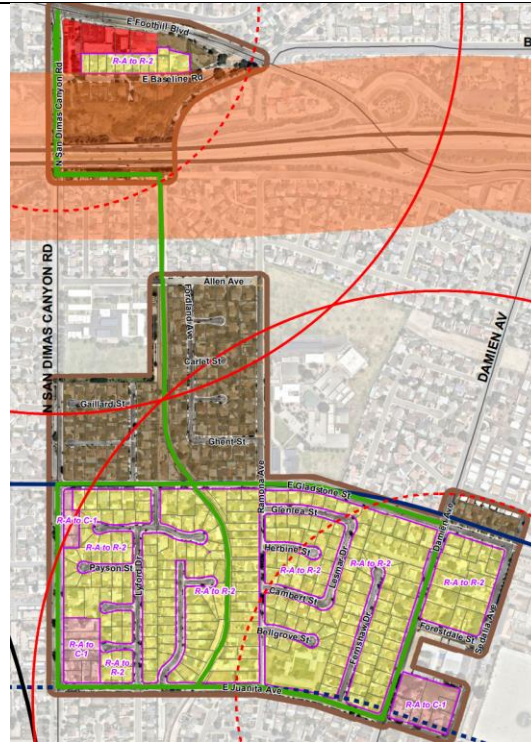
- Zone R-A-7500 to R-2
- LUP H9 to H18

Updated recommendation:

- Zone R-A-7500 to R-1-7500
- Retain the existing H9 category.

Reason for the updated recommendation:

Stakeholder feedback. Updated recommendations matches surrounding land uses and jurisdictions.



**Community: Charter Oak**

Area: Church site and 6 residential parcels along the northwest corner of the intersection of E Cienega Ave and N Valley Center Ave

Original Recommendation:

- Zone A-1-7500 to MXD
- LUP H9 to CG

Updated recommendation:

- Zone A-1-7500 to Zone R-2
- LUP H9 to H18

Reason for the updated recommendation:

Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.



**Community: Covina Islands**

Area:

A-1-6000 properties bounded by E Gladstone Steet to the north, N Cerritos Avenue to the east, Big Dalton Wash to the south, and N Donna Beth Ave to the west.

Original Recommendation:

- Zone A-1-6000 to Zone R-2

Updated recommendation:

- Zone A-1-6000 to Zone R-1-6000

Reason for the updated recommendation:

Community feedback. Updated recommendation better matches existing surrounding land uses and development intensity, while still supporting nearby commercial areas and public facilities.



**Community: Valinda**

Area:

Existing A-1-8000 and A-1-10000 parcels in northern Valinda. Located along Area is Francisquito Avenue, Alwood Street, Doublegrove Street, Dubesor Street, Fellowship Street, Maplegrove Street, Walnut Avenue, Mullender Avenue, and Griffith Avenue.

Original Recommendation:

- Zone A-1-10000/8000 to Zone R-1-10000/8000

Updated recommendation:

- No zone change, keeping A-1 zoning as is.

Reason for the updated recommendation:

Community feedback. Updated recommendation matches existing agricultural uses and traditions.





**Community: Valinda**

Area: Parcels along Amar Road, between Echelon Avenue and N Indian Summer Avenue.

Original Recommendation:

- Zone R-1-6000 to Zone MXD
- LUP H9 to CG

Updated recommendation:

- No zone change, keeping R-1 zoning as is.

Reason for the updated recommendation: Potential for nonconforming existing uses, and new list of allowed uses is incompatible with existing uses on the parcels.

