Eastside Neighborhood

The Eastside Neighborhood accommodates single-family residential development types and includes Hermosa View school and multiple neighborhood parks. In terms of street activity levels, this neighborhood is one of the quietest areas of the community.

Future Vision

The intent is to preserve building form, orientation and scale, and retain the quiet nature and unique streetscape of this area. Many streets in this neighborhood should be enhanced with new sidewalks to create a complete pedestrian network.

Intended Distribution of Land Uses

This neighborhood is one of the city’s few areas that is almost exclusively comprised of single-family housing units. Parkettes and public facilities such as Hermosa View School and the original Prospect Avenue School Building are found in this neighborhood.

Desired Form and Character

Building Design and Orientation

- House forms are generally small in this area, with small to moderate front and side setbacks.
- Garages, while visible from the street, should not dominate front facades, and any new construction or renovation should strive to minimize their prominence.
- Buildings are predominantly one or two story single-family structures, with a few condominium developments along Prospect Ave.

Public Realm Design

- Prospect Avenue is the primary arterial street connecting this neighborhood to the rest of the city. Prospect Avenue is also a major pedestrian passage, with a wide planting strip to buffer pedestrians from vehicle traffic.
- Many of the local streets have vehicle barriers along Harper Avenue, discouraging cut-through traffic, but allowing for excellent pedestrian connectivity.
- Most properties in this area have a gentle downslope, allowing for many homes to have views of the Pacific Ocean or Los Angeles Basin.