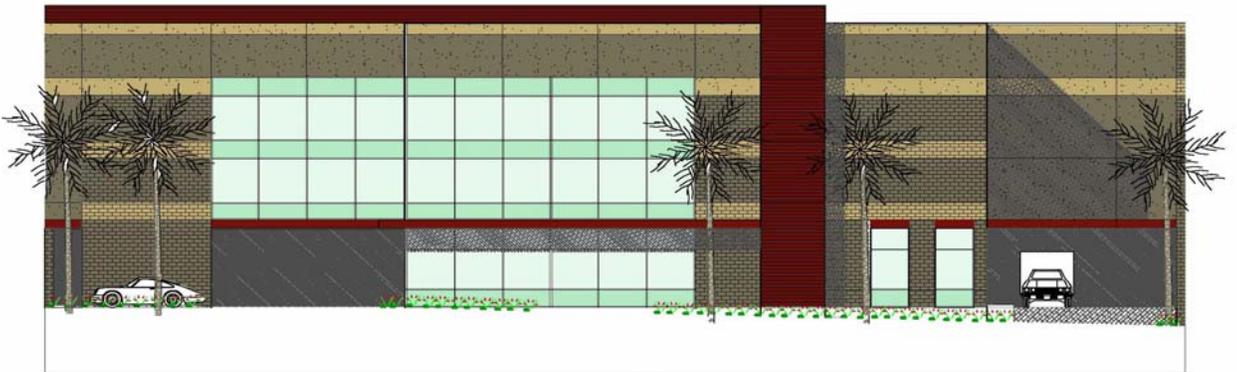


2300 Poplar Boulevard

Specific Plan



2300 Poplar Boulevard

SPECIFIC PLAN

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SECTION 1

INTRODUCTION

1.1 Purpose and Intent

The 2300 Poplar Boulevard Specific Plan provides for the development of a ±0.66-acre site in the City of Alhambra in accordance with the provisions of the City's General Plan and Zoning Code. This document contains design guidelines and development standards that apply to the 2300 Poplar Boulevard development site, and which help in further implementing the goals and policies of the City's General Plan. The land use plan for the development has been designed with the following goals in mind:

- Provide a planning framework that responds to the physical and market - driven aspects of future development opportunities;
- Embrace aspects of good urban design, including considerations for functionality, social needs, economic viability, respect for the environment and aesthetic qualities;
- In recognition of the unique context of the property, reclaim the site and transform it into a productive land use; and
- Encourage compatible land use and interface with adjacent properties.

Implementation of the 2300 Poplar Boulevard Specific Plan provides the parameters for establishment of a cohesive planned development. This will be achieved by coordinating the land use, intensity, scale and aesthetic characteristics of development with goals and policies of the Alhambra General Plan.

1.2 SITE LOCATION

The development site is located within the City of Alhambra, as shown in Exhibit 1.1, Regional Location. Alhambra is located 8 miles northeast of Los Angeles, with the City motto "Gateway to the San Gabriel Valley" expressing Alhambra's strategic location. The site is located on the west side of the City, bordered by Poplar Boulevard to the north, Elm Street to the west, Palm Avenue and Main Street to the east and Commonwealth Avenue to the south. Regional access to the site is readily available from Interstate 10 and nearby Interstate 710. Exhibit 1.2, Local Vicinity, shows the development site within its local context.

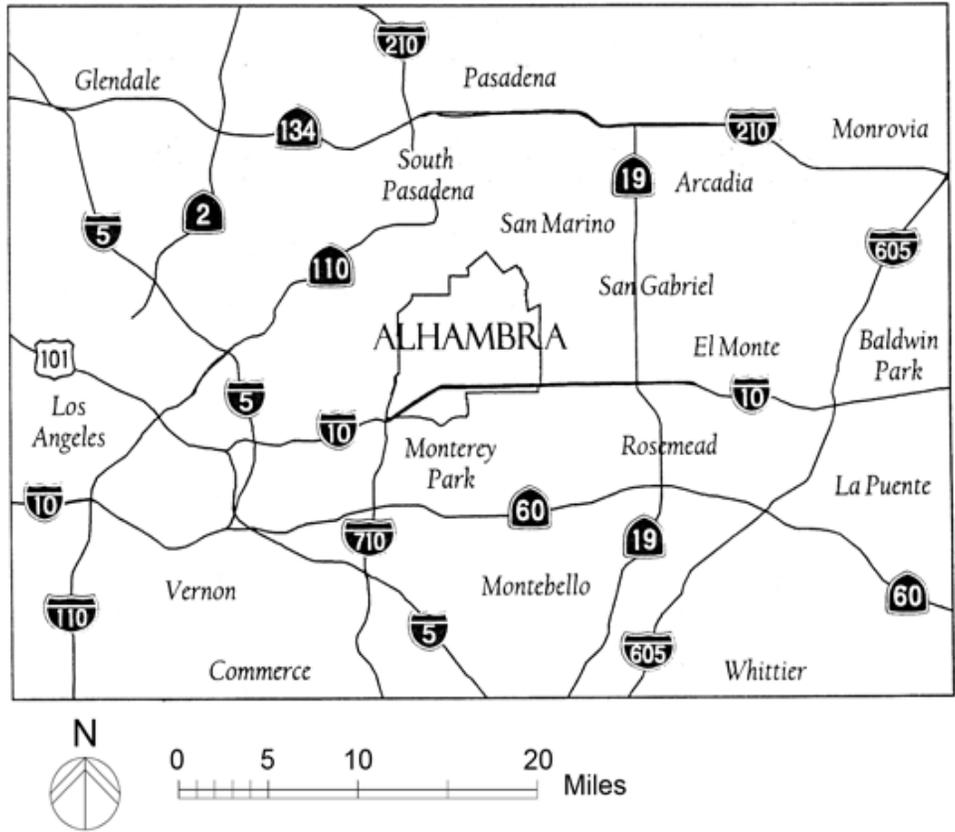


Exhibit 1.1: Regional Location

1.3 PROJECT OVERVIEW

The Specific Plan area covers approximately 0.66 acres, currently a vacant lot. The development of this Specific Plan site will allow the site to be used productively once again while also allowing for consistent land uses in this area of West Alhambra.



Exhibit 1.2: Local Vicinity

The Specific Plan land use concept will transform the site into a mixed-use development consisting of up to 104,000 square feet of self-storage and up to 4,300 square feet of leasable commercial space. The self-storage component consists of interior-accessible climate-controlled self-storage units.

In addition to the storage and commercial space, the complex will contain open and covered parking spaces on the ground floor of the building.

Upon approval, the 2300 Poplar Boulevard Specific Plan site will be subject to the development standards and design guidelines contained in this document as adopted or amended.

SECTION II

PLANNING CONTEXT

2.1 JURISDICTIONAL CONSIDERATIONS

A. Authority for Specific Plan

The 2300 Poplar Boulevard Specific Plan has been prepared and established under the authority granted to the City of Alhambra in accordance with the requirements of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450. The California Government Code authorizes cities to adopt specific plans. A public hearing is required, after which the Specific Plan must be adopted by the Alhambra City Council.

The 2300 Poplar Boulevard Specific Plan is intended to be a regulatory document which will serve as the zoning regulation for the property.

B. General Plan

The City of Alhambra General Plan is the primary policy planning document that provides the framework for management and utilization of the City's physical, economic, and human resources. The General Plan consists of seven elements: Land Use, Housing, Implementation, Circulation, Environmental Management, Economic Development, and Noise. Each element contains a combination of goals and policies to guide development within the City.

The City of Alhambra General Plan designates this site as Regional Commercial. The Regional Commercial designation encompasses several contiguous and adjacent parcels of varying sizes in West Alhambra and encourages a broad range of retail and service commercial uses intended to serve a regional market. A Commercial Planned Development Permit is required for all development within any commercial land use designation in the City. The City has taken this regulatory approach to address land use problems resulting from extensive strip commercial development along major arterials and to meet General Plan policies calling for an expansion of commercial activity when such expansion benefits the community.

C. Zoning Ordinance

The City of Alhambra Zoning Ordinance is the primary tool for implementing the goals and policies of the City's General Plan. For this reason, the Zoning

Map must be consistent with the General Plan Land Use Map. The Zoning Ordinance provides regulations for the logical and orderly development of the City.

The site is zoned CPD-RC (Commercial Planned Development-Regional Commercial). A rezoning from the existing designation to the Specific Plan District (2300 Poplar Boulevard Specific Plan) will be required to implement the development.

D. CEQA

A Negative Declaration of Environmental Impact, in accordance with the provisions of the California Environmental Quality Act (CEQA) was prepared for this project. This Negative Declaration assessed the potential environmental impacts resulting from development implementation such as traffic/circulation, noise, air quality and aesthetics and noted mitigation measures for those impacts.

E. Redevelopment Project Area

The project site is located within the Industrial Redevelopment Project Area.

2.2 EXISTING AND SURROUNDING USES

A. Land Uses on Site

The project site is located on the south side of Poplar Boulevard between Main Street and Primrose Avenue. The site is currently vacant.

B. Surrounding Land Uses

The site is bounded by the Target Store, Costco and retail uses to the east and south, a Southern California Edison substation and industrial uses to the west and low and medium density residential uses and a preschool to the north. Other uses in the vicinity include Costco and Alhambra Fire Station 73.

SECTION III

SPECIFIC PLAN ELEMENTS

3.1 LAND USE PLAN

The planned commercial and storage uses in the 2300 Poplar Boulevard Specific Plan represent a minor change from the site's past industrial/office uses. The Illustrative Land Use Concept, shown in Exhibits 3.1a-e, provide an overall vision and guide for the ultimate development of the site. The design approach addresses the transitional location of the site between the retail uses to the east and the industrial uses to the west. The plan proposes to create a blend of ground-level retail space with storage space at the basement level, ground level and three upper levels. Key elements of the plan include:

- Ground floor retail/office space
- Interior-accessible storage spaces
- Open and covered ground level parking
- No outdoor storage

Limitations include a maximum size for the retail space of 4,300 square feet and a maximum of 104,000 square feet of storage space. A total of 30 parking spaces will be provided.

The maximum building height is 52 feet, with up to 4 levels above grade and one subterranean level.

Table 3-1: Proposed Land Use Summary

Retail	4,300 sq. ft.
Storage	104,000 sq. ft.
Maximum Floor Area Ratio	4.0

Section 4: Development Standards 2300 Poplar Boulevard Specific Plan

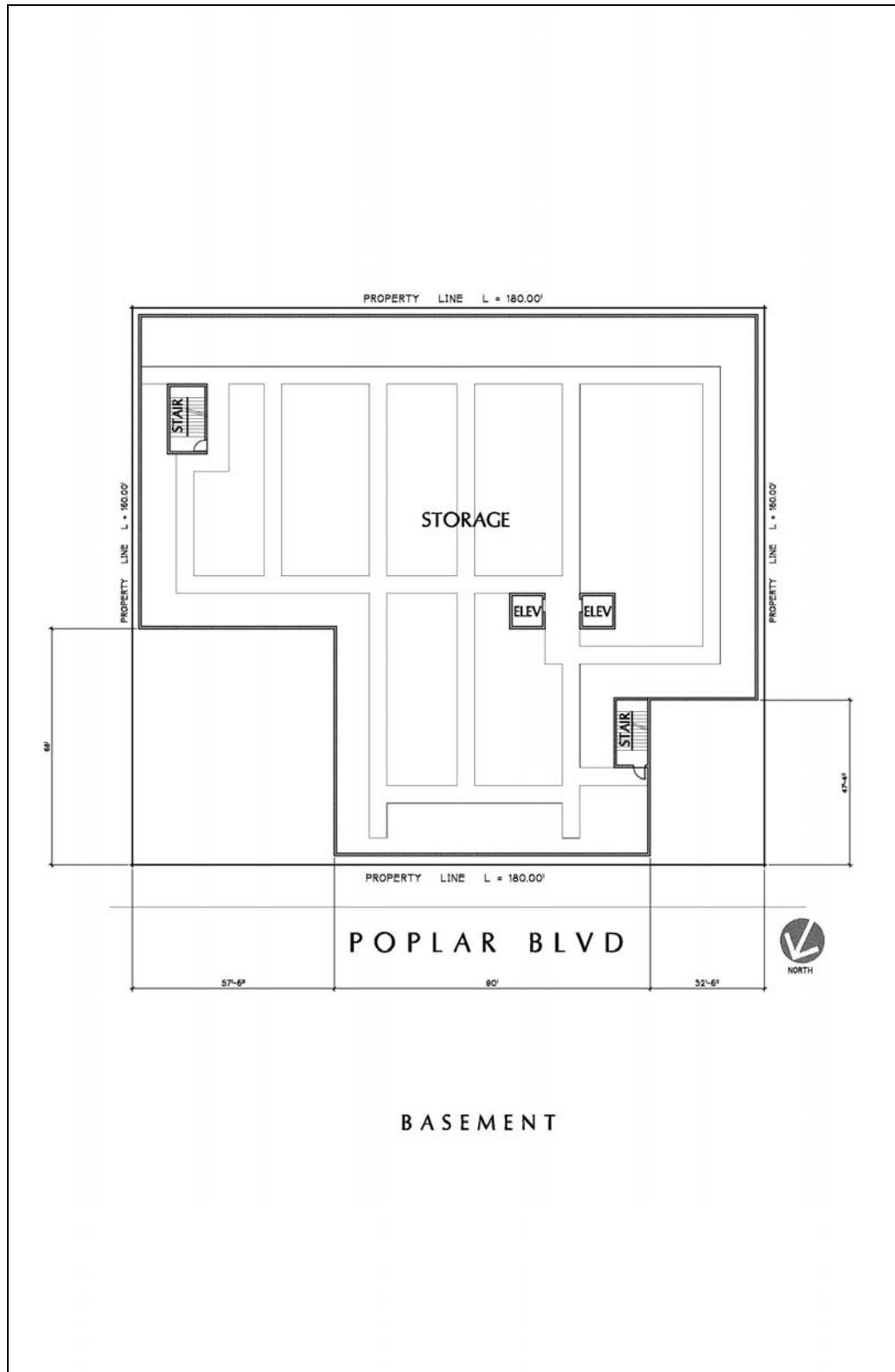
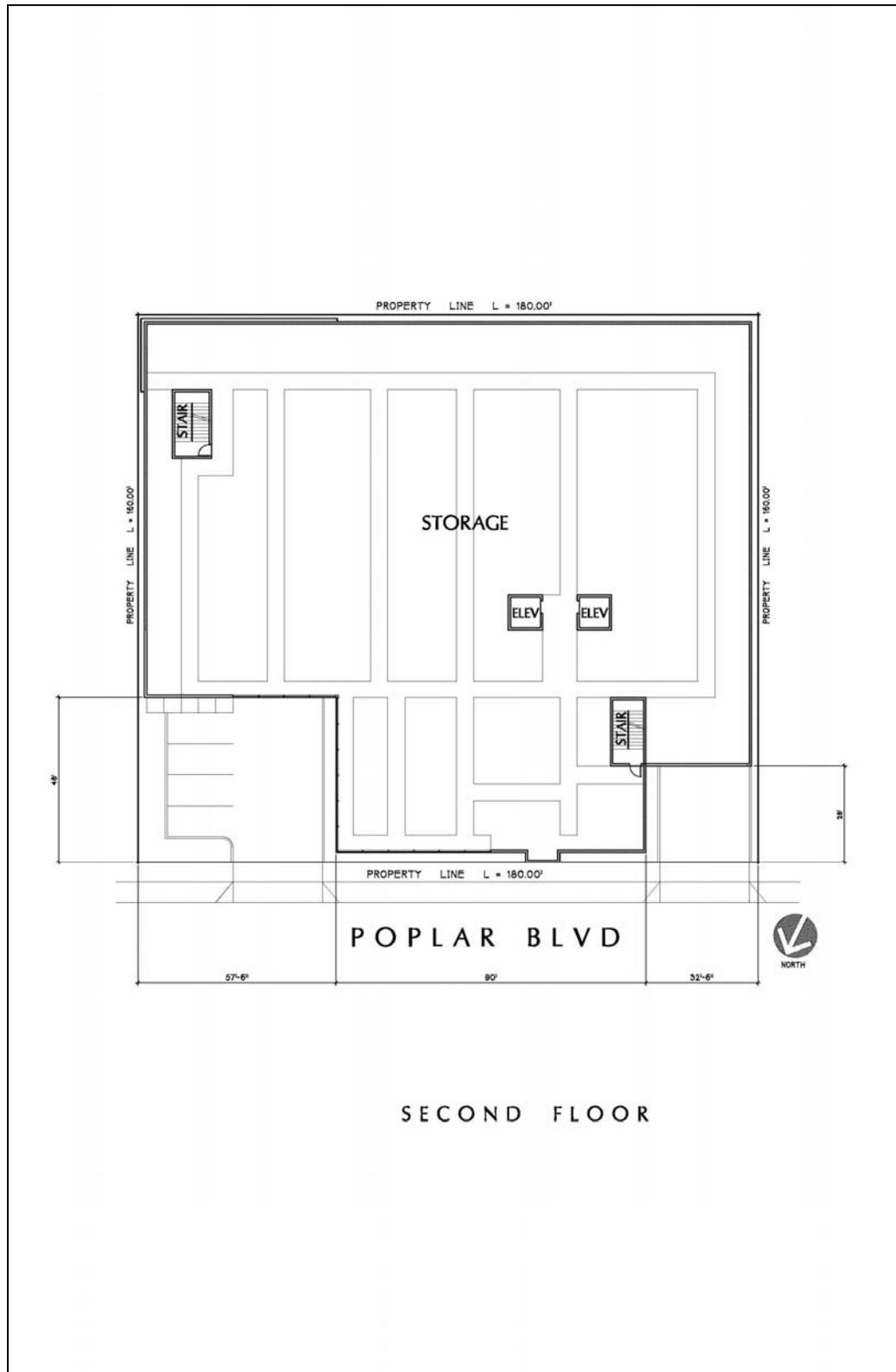


Exhibit 3.1B
Illustrative Land Use Concept – Basement Level

Section 4: Development Standards 2300 Poplar Boulevard Specific Plan



SECOND FLOOR

Exhibit 3.1C
Illustrative Land Use Concept – Second Level

Section 4: Development Standards 2300 Poplar Boulevard Specific Plan



Exhibit 3.1D
Illustrative Land Use Concept –Third Level

Section 4: Development Standards 2300 Poplar Boulevard Specific Plan

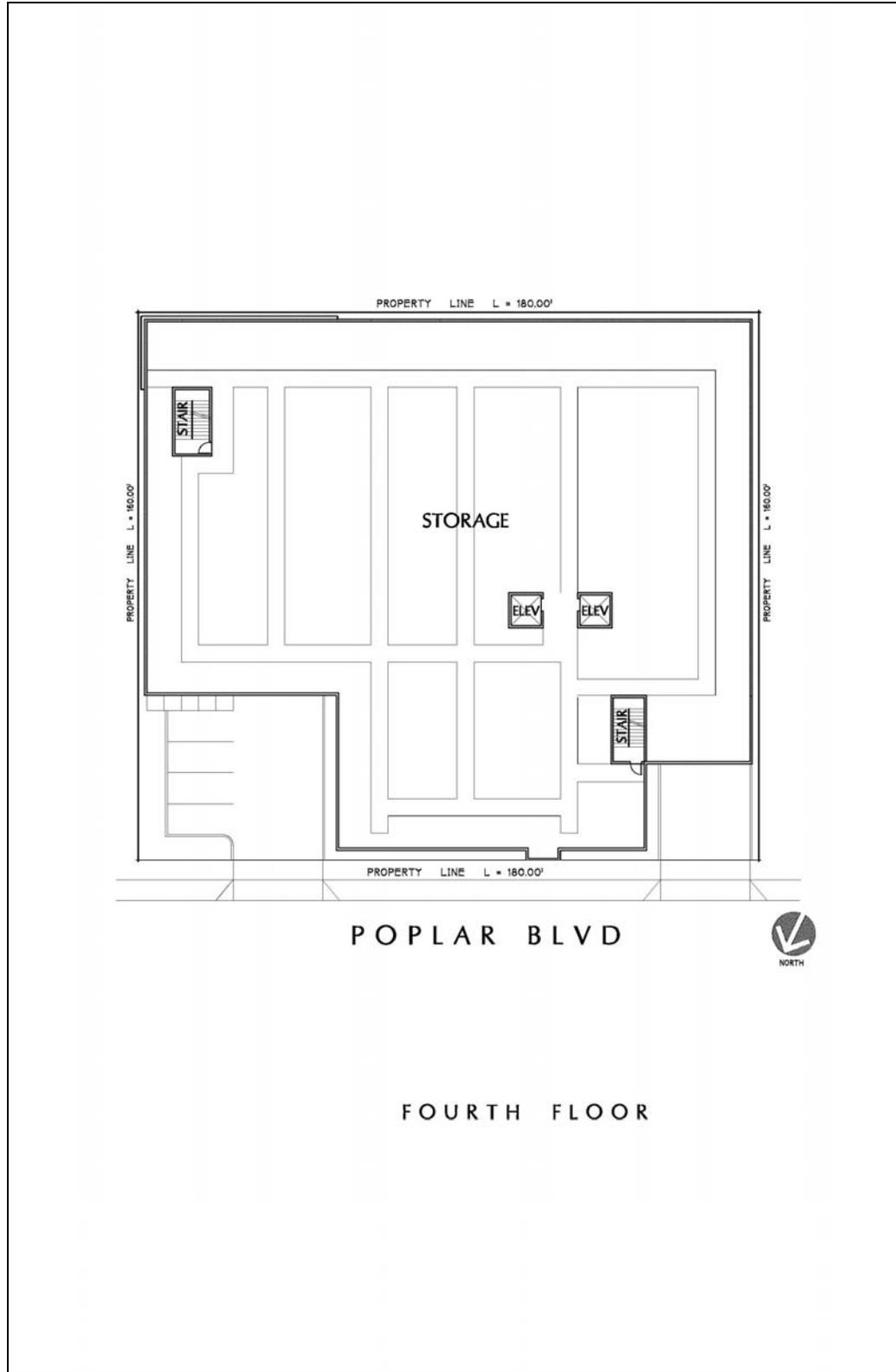


Exhibit 3.1E
Illustrative Land Use Concept –Fourth Level

3.2 CIRCULATION

A. Circulation/Access

The circulation system provides for efficient movement of vehicles and pedestrians with a two-way circular driveway arrangement. Regional access is provided directly by Interstate 10 via Fremont Avenue. The site will be directly accessible by vehicles from Poplar Boulevard. Pedestrian entry will be from the parking area.

B. Parking

A total of 30 parking spaces are provided for the entire development. The parking is at grade level with four open spaces and 26 covered spaces.

C. Pedestrian Orientation

Pedestrian access will be available from the parking lot with an option for direct access from the public sidewalk on Poplar Boulevard.

3.3 GRADING

The site is relatively flat with a gentle slope down from east to west, though excavation will be required for construction of the basement level. The grades around the perimeter of the site are consistent with existing grades of the adjacent properties. The retail space fronting Poplar Boulevard will have same finished floor elevations as the adjacent parking area. The driveway entrances to the parking area will match the existing roadway grades.

All grading activities will comply with standard city grading regulations.

3.4 INFRASTRUCTURE

The following upgraded and/or additional infrastructure improvements are established as conditions of approval of the project.

A. Water

A water main lies within the Poplar right-of-way. No upgrades to this main line will be required. New perpendicular service lines for domestic service and fire service to the development will be provided per the Utilities Department Conditions of Approval.

B. Sewer

The Owner/developer will be responsible for upgrading all 4-inch sewer laterals being used to 6-inch and connect to City's sewer main in the public right-of-way/street.

C. Utilities

Utility meters will be provided for the project per City and utility provider requirements. Electric power service is provided by Southern California Edison. Natural gas service is provided by the Gas Company. Telephone service is provided by AT&T. Electric, gas, telephone, and cable services to the proposed development will be provided through extension of existing facilities. All new utility service will be underground as required by the Alhambra Municipal Code.

D. Solid Waste Disposal

BFI Inc. provides waste disposal and recycling services under a contract agreement with the City of Alhambra. The main collection containers will be stored on the ground level of the structure.

SECTION IV

DEVELOPMENT STANDARDS

4.1 PURPOSE AND INTENT

The 2300 Poplar Boulevard Specific Plan will promote reuse of the site with a new productive and compatible land use. The intent of these regulations is to guide mixed-use development to create a high-quality product and environment. The development will draw upon a design vocabulary from successful similar projects built by the builder in the Southern California region.

The development standards contained in this Specific Plan apply only to the property within the Specific Plan area boundaries. These development standards supersede all provisions, standards, and requirements of the City of Alhambra Zoning Ordinance (Title 23 of the Municipal Code), except in those instances where the 2300 Poplar Boulevard Specific Plan development Standards remain silent. In instances where these development standards do not address specific issues or other relevant considerations, then the Zoning Ordinance shall apply. If a conflict arises between the regulations contained in this Specific Plan and the Zoning Ordinance, then the standards contained in this Specific Plan shall take precedence.

4.2 PERMITTED USES

A. Uses Permitted Subject to Commercial Planned Development Permit

The following uses allowed shall be subject to approval of a Commercial Planned Development Permit, pursuant to Section 23.62 of the Municipal Code:

All permitted uses in the Commercial Planned Development zone, as listed in Section 23.28 of the Municipal Code.

B. Uses Permitted Subject to Conditional Use Permit

The following uses allowed shall be subject to approval of a Conditional Use Permit, pursuant to Section 23.66 of the Municipal Code:

1. Indoor climate controlled self storage businesses as part of a mixed use project with retail and/or office uses; and

2. All conditionally permitted uses in the Commercial Planned Development zone, as listed in Section 23.28 of the Municipal Code.

4.3 DEVELOPMENT STANDARDS

The development standards for projects in the Commercial Planned Development zone shall apply, except as otherwise specified herein.

A. Minimum Lot Area

The minimum lot area for new development shall be 25,000 square feet.

B. Floor Area Ratio

For mixed-use indoor self storage and commercial/office projects only, the maximum allowable floor area ratio shall not exceed 4.0.

4.4 PARKING STANDARDS

The parking standards set forth in Chapter 23.52 of the Zoning Ordinance shall apply.

4.5 ACCESSORY STRUCTURIES AND USES; APPURTENANCES

- A.** All ground-mounted mechanical equipment shall be screened from public view or shall be enclosed within a building.
- B.** Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which the area attached, unless they are used as part of the design theme.
- C.** Utility connections shall be designed to coordinate with the architectural elements of the building(s) so as not to be exposed.

4.6 SIGNAGE

The signage standards set forth in Chapter 23.50 of the Zoning Ordinance shall apply. Signage is subject to approval by the City's Design Review Board.

4.7 OUTDOOR STORAGE PROHIBITED

There shall be no outdoor storage of boats, trailers, camper shells, vehicles or other similar items

SECTION V

DESIGN GUIDELINES

The 2300 Poplar Boulevard Specific Plan envisions a mixed-use development of self-storage units and commercial space. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the Plan. These guidelines will assure that improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the City.

5.1 SITE PLANNING GUIDELINES

The successful integration of effective site planning techniques, incorporated with basic design elements of individual development, will enhance the visual experience of the development area.

A. Building Orientation

1. The general building placement shall be conceptual and flexible in terms of layout, location, and specific product orientation so long as the overall development density and land use mix are maintained within the Specific Plan area. (Exhibit 3.1a, Illustrative Land Use Concept shows the Site and Ground Level Plan.)
2. Buildings should be oriented toward streets and open spaces to create internal connectivity and embrace surrounding neighborhoods.

B. Entries and Driveways

1. Clear, identifiable, and street-oriented entryways shall be provided at retail/ commercial spaces, and at parking entrances.
2. Parking entrances shall be designed to ensure safe pedestrian traffic.

5.2 ARCHITECTURAL CHARACTER

Implementation of this Specific Plan will result in a high-quality development that complements and enhances the existing neighborhood fabric, and that which considers both users and adjoining uses. The architectural character will enhance the City's diverse architectural heritage and match the existing characteristics of surrounding non-residential buildings.

Building elevations will be detailed and articulated with projections and recesses to avoid long, plain surfaces. The structure will be characterized by differentiated massing, materials and colors. The resulting development will be a pedestrian friendly building that raises the level of design quality for the neighborhood. The typical storage business appearance with multiple exterior-accessible storage spaces with roll-up doors should be avoided. All storage spaces shall be accessible from the interior of a building only.

5.3 LANDSCAPE ARCHITECTURE

A. Landscape Concept

The landscape design concept for this development reinforces the contemporary styling of the architecture. The overall design provides landscaping at the front and sides of the building and adjacent to the driveways and open parking spaces.

5.4 AUXILIARY STRUCTURES/EQUIPMENT AND UTILITES

A. Additional Building Components

1. Stairs should remain within the building envelope, as defined by an outermost wall.
2. Exterior lighting fixtures should be compatible with the architectural style of the building.

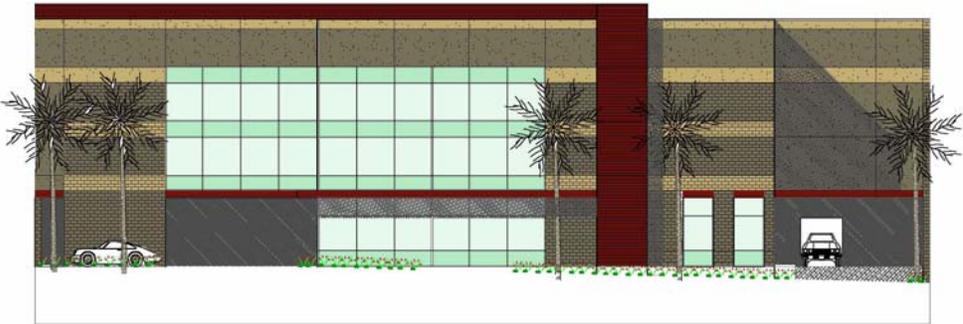
B. Mechanical Equipment/Storage

1. All air conditioning/heating equipment, gas and electric meters must be screened from public view with landscaping or fencing or placed outside of public view.
2. Rooftop-mounted air conditioning units visible from neighboring properties must be screened.
3. All exterior mechanical equipment shall be screened.
4. Screening materials shall blend with the building materials and design and any landscaping within the vicinity.
5. Screening shall be in a manner consistent with the building facade.
6. Exterior storage of equipment, supplies, refuse, or their receptacles shall be prohibited.

7. All exterior storage, trash receptacles, and dumpsters shall be screened by landscaping, fencing or walls, in accordance with their standards described above.

C. Utilities

1. All utilities, aside from street lights, within the Specific Plan area shall be placed underground, excluding any existing above-ground utilities.
2. The location of above-ground appurtenant utility boxes and similar equipment, if required, shall be consolidated whenever possible.
3. To the extent possible, utility meters shall be screened from view from public rights-of-way.
4. Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.



NORTH ELEVATION

Exhibit 5.1A
Poplar Boulevard Elevation



Exhibit 5.1B
East Elevation

SECTION VI

IMPLEMENTATION

6.1 METHODS AND PROCEDURES FOR IMPLEMENTATION

The City of Alhambra shall administer the provisions of the 2300 Poplar Boulevard Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Alhambra General Plan, and Zoning Ordinance. The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Zoning Ordinance, as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City's adopted regulations.

The City of Alhambra requires three levels of review for the 2300 Poplar Boulevard Specific Plan. The first level is site plan and design review by the Design Review Board. The second level is review of the Zone Change, Specific Plan, Commercial Planned Development Permit and Conditional Use Permit by the Planning Commission. The third and final level is review by the City Council for adoption of the Zone Change and Specific Plan.

Site Plan and Design Review

Prior to building permit issuance, conceptual architectural and landscape architecture plans shall be approved by the City's Design Review Board and subsequently reviewed and approved by the Planning Commission. The Planning Commission shall also approve the site plan.

6.2 ENFORCEMENT OF THE SPECIFIC PLAN

Enforcement of the provisions of this Specific Plan shall occur as follows:

- a. The Development Services Director shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth herein.
- b. Any decision by the Development Services Director may be appealed to the Planning Commission. Any decision by the Planning Commission is subject to appeal to the City Council.

- c. The appropriate City departments shall aid the Planning Commission and the Development Services Director in fulfilling their enforcement roles as needed or directed.

6.3 AMENDMENTS TO THE SPECIFIC PLAN

Any proposed change to this Specific Plan that would substantially alter the Land Use Concept, Development Standards, or Design Guidelines contained within this document shall require an amendment to the 2300 Poplar Boulevard Specific Plan. All amendments shall be processed pursuant to provisions contained in Government Code Section 65453, and in the same manner as a Zoning Ordinance text amendment. The Director of Development Services shall make the final determination as to whether or not an amendment is required.

SECTION VII

GENERAL PLAN CONSISTENCY

The purpose of this chapter is to ensure that the 2300 Poplar Boulevard Specific Plan is consistent with the goals and policies of the City of Alhambra General Plan, as required per Government Code Section 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in the General Plan is provided herein. Only those goals and policies that apply to or have relevance to the proposed development are discussed.

7.1 LAND USE ELEMENT

- Encourage land use patterns that minimize incompatibility between uses.

The site is within a primarily commercial and industrial district; thus, the proposed mixed-use development is compatible with surrounding uses.

7.2 ENVIRONMENTAL MANAGEMENT ELEMENT

- To develop a unified overall community appearance.

The 2300 Poplar Boulevard Specific Plan development contains design guidelines that will create a unified setting with the thorough and consistent use of building materials and landscaping that are coordinated with the architectural style and be consistent with the principles, policies, and standards of the Zoning Ordinance of the Alhambra Municipal Code.

7.3 ECONOMIC DEVELOPMENT ELEMENT

- Encourage and enhance the development of the City's commercial areas to capture a larger share of the regional market while serving the needs of the local community.

The proposed mixed-use development will provide new leasable commercial and storage space that attracts both local and regional customers and increases revenue generated from sales tax.

- Encourage new development that provides benefits to the community in balance with costs of the provision of urban services.

The development will provide up to 104,000 square feet of leasable storage space and 4,300 square feet of commercial space. The proposed development will allow the site to be used productively once again. The property has been vacant since a 2006 fire destroyed the previous improvements. The property owner's ongoing efforts to develop an appropriate new use on the property have not been successful.

7.4 NOISE ELEMENT

- Encourage acoustical design in new construction.

The 2300 Poplar Boulevard development has been designed with careful consideration to sensitive noise receptors in the adjacent neighborhood, such as residential uses. The site orientation, construction materials, and building placement and nature of the use will serve to minimize noise impacts in the neighborhood.