SPECIFIC PLAN

CASITA de ZEN
CASITA de ZEN
SPECIFIC PLAN

Prepared for:
City of Alhambra

Applicant:
Casita de Zen LLC
238 South Atlantic Blvd.
Alhambra, CA 91801

Prepared by:
KCAP / Kai Chan Architects & Planners
730 Adelyn Drive
San Gabriel, CA 91775

JK Design & Associates, Inc
Landscape Architecture
20945 Delphine Drive
Walnut, CA 91789

Tritech Associates Inc.
135 North San Gabriel Blvd.
San Gabriel, CA 91775

March 2010
TABLE OF CONTENTS

I. Introduction

1.1 Purpose and Intent ..........................................................1-1
1.2 Site Location ...................................................................1-2
1.3 Project Overview ............................................................1-2
1.4 Specific Plan Document Organization .........................1-4

II. Planning Context

2.1 Jurisdictional Considerations ..........................................2-1
2.2 Related Plans ...................................................................2-4
2.3 Existing and Surrounding Uses .......................................2-5

III. Specific Plan Elements

3.1 Land Use Plan ..............................................................3-1
3.2 Circulation ..................................................................3-10
3.3 Grading ........................................................................3-12
3.4 Infrastructure ...............................................................3-12

IV. Development Standards

4.2 Permitted Uses ..............................................................4-1
4.3 Mixed Use Development Standards .........................4-2
4.4 Parking Standards .........................................................4-3
4.5 Accessory Structure and Uses; Appurtenances ..........4-4
4.6 Signage ........................................................................4-4

V. Design Guidelines

5.1 Site Planning Guidelines .................................................5-1
5.2 Architectural Character ...............................................5-4
5.3 Landscape Architecture ..............................................5-13
5.4 Auxiliary Structures/Equipment .............................5-21

VI. Implementation

6.1 Financing and Maintenance of Improvements .........6-1
6.2 Methods and Procedures for Implementation ...........6-2
6.3 Enforcement of the Specific Plan .................................6-3
6.4 Amendments to the Specific Plan .................................6-3

VII. Consistency with the General Plan
Table of Contents

Casita de Zen Specific Plan

7.1 Land Use Element ........................................................... 7-1
7.2 Housing Element ............................................................. 7-2
7.3 Circulation Element ........................................................ 7-2
7.4 Environmental Management Element.............................. 7-3
7.5 Economic Development Element .................................... 7-3
7.6 Noise Element ............................................................... 7-3

List of Exhibits

1.1 Regional Location .......................................................... 1-2
1.2 Local Vicinity ............................................................... 1-3
2.1 Existing General Plan Designations ................................ 2-2
2.2 Existing Zoning Designations .......................................... 2-3
2.3 West Main Corridor Master Plan - Proposed Projects .... 2-4
2.4 Existing Conditions ....................................................... 2-5
2.5 Surrounding Uses ........................................................... 2-8
3.1a Illustrative Land Use Concept - Ground Level .............. 3-3
3.1b Illustrative Land Use Concept - Level Two ................. 3-4
3.1c Illustrative Land Use Concept - Level Three ............ 3-5
3.1d Illustrative Land Use Concept - Level Four ............ 3-6
3.1e Illustrative Land Use Concept - Level Five ........... 3-7
3.1f Illustrative Land Use Concept - Subterranean Level..... 3-8
3.2 Site and Building Section ............................................... 3-9
3.3 Conceptual Circulation Plan ......................................... 3-11
4.1a Conceptual Elevations ................................................ 5-8
4.1b Conceptual Elevation and Section ............................. 5-9
4.1c Conceptual Rendering ............................................... 5-10
4.2a Conceptual Landscape Plan - Residential Open Space 5-18
4.2b Conceptual Landscape Plan - Ground Floor ........... 5-19

List of Tables

3-1 Proposed Land Use Summary ......................................... 3-2
4-1 Development Standards ................................................ 4-2
6-1 Financing and Maintenance Plan ................................. 6-2
SECTION 1

INTRODUCTION

1.1 Purpose and Intent

The Casita de Zen Specific Plan provides for the development of a ±1.19-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 Casita de Zen 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;
- Reclaim the site and transform it into an aesthetic living and working environment;
- Provide for an urban housing product responsive to the needs of the emerging market of singles, couples, empty nesters, and retirees;
- Create a cohesive identity for the development area through implementation of a strong landscape and architectural design program, and contribute to the revitalization of the public realm within the West Main Street Corridor area;
- Provide a desirable community where people want to live; and
- Encourage compatible land use and interface with adjacent properties.

Implementation of Casita de Zen 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 and the West Main Street Corridor Master Plan. The Master Plan serves as a guiding vision for overall physical design of the West Main Corridor, and the Specific Plan will maintain consistency with the 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 within the central area of the City, bordered by West Main Street to the north and Third Street to the west. 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 1.19 acres currently a vacant lot. The development of this Specific Plan site will allow the City to realize its vision of creating a vital mixed use and employment district, and allowing for consistent land uses along West Main Street.
Section 1: Introduction

Casita de Zen Specific Plan

Exhibit 1.2: Local Vicinity

The Specific Plan land use concept will transform the site into a planned mixed-use development consisting of up to 94 for-sale multi-family residential units and up to 5,000 square feet of leasable commercial space. The residential product consists of high-end, attached dwelling units with a maximum of 3 bedrooms per unit. Some of the residential units face West Main Street and Third Street. Other residential units face an elevated private interior courtyard that features amenities such as gathering places, a reflecting pool, and barbeques. All units share a common hallway. Most of the residential units also contain a private balcony or patio.

In addition to the residential and commercial space, the complex will contain at grade and subterranean parking spaces below the residential units and behind the commercial space. Other amenities include a generous central open space area for the residential uses, covered outdoor areas at grade for outdoor seating and dining, as well as a connection to the streetscape design proposed for the West Main Street corridor.

Upon approval, Casita de Zen Specific Plan site will be subject to the development standards and design guidelines contained in this document as adopted or amended.
1.4 SPECIFIC PLAN DOCUMENT ORGANIZATION

The Casita de Zen Specific Plan defines a vision and establishes guidelines and standards for site development. The basic approach for preparing this Specific Plan has been to recognize the interrelationship among land use, design, regulation, and sound economic, market, and financial considerations.

The Specific Plan is arranged into seven sections as follows:

**Section 1.0 - Introduction**

This section includes a discussion of the intent and purpose of the Specific Plan, a description of the location of the site, the objectives of the development, and a project overview.

**Section 2.0 - Planning Context**

This section provides a summary of the existing conditions affecting the Specific Plan area, including existing City land use and zoning designations, as well as existing and surrounding land use discussions in the development area.

**Section 3.0 - Specific Plan Elements**

Forming the core of the Specific Plan document, this section presents the Land Use Plan for the development, including proposed land use designations, and discusses the proposed circulation, grading, and infrastructure.

**Section 4.0 - Development Standards**

This section specifies the permitted and conditionally permitted uses and establishes standards for development, such as lot coverage, building height, setbacks, etc.

**Section 5.0 - Design Guidelines**

The design guidelines provide criteria for site planning, architecture, and landscaping. Site planning guidelines pertain to the development's placement on the site and address building orientation, entries, and parking. Architectural design guidelines pertain to the development's physical form and address building mass, articulation, materials and colors, roof form, walls and fences, and signage. Landscape design guidelines pertain to the design of the development's open space for both the private residential uses and the public streetscape and address topics such as planting design, plant types, and the design of landscape and open space amenities to be provided. Guidelines have also been prepared to address the
design of auxiliary structures and the treatment and placement of equipment and utilities.

**Section 6.0 - Implementation**

This section contains provisions for financing/maintenance of improvements, a process for implementation of this Specific Plan, and procedures for amending this Specific Plan.

**Section 7.0 - Consistency with the General Plan**

Section 7.0 discusses how the Specific Plan conforms to the City of Alhambra General Plan goals and policies.
SECTION II

PLANNING CONTEXT

2.1 JURISDICTIONAL CONSIDERATIONS

A. Authority for Specific Plan

The Casita de Zen 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.

Casita de Zen Specific Plan is intended to be a regulatory document which will serve as the zoning regulation for the property. Some elements of the development program will be enforced through conditions, covenants, and restrictions (CC&R's) established in conjunction with the subdivision map 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 for Central Business (see Exhibit 2.1, Existing General Plan Designations). The Central Business designation covers a significant portion of Main Street and encourages a broad range of retail and service commercial uses at varying densities. The General Plan requires a Commercial Planned Development Permit for all development within any commercial land use designation. 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. Further addressed in the City's Zoning Ordinance, under Central Business District (CBD) residential uses proposed in conjunction with commercial uses may be allowed, subject to the High Density Residential provisions. The High Density Residential designation is intended to allow for multi-family housing types at a density of 13 to 24 dwelling units per acre. A density bonus providing for up to 43
dwelling units per acre is allowed for sites in the Central Business District, intended for redevelopment or replacement housing, and encompass to a minimum of 20,000 square feet.

Exhibit 2.1 Existing General Plan Designations

In 2006, the City of Alhambra adopted the West Main Street Corridor Master Plan and designated the properties on Main Street between Atlantic Boulevard and Garfield Avenue as Downtown Specific Plan Overlay District. This designation allows the adoption of specific plans for mixed use development. With the provision of this overlay district, the site can be developed either consistent with this specific plan and the General Plan overlay designation, or consistent with the underlying land use designation and the general Plan land use designation.

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 CBD (Central Business District), as shown in Exhibit 2.2, Existing Zoning Designations. A rezoning from the existing designations to the Specific Plan Overlay District (Casita de Zen Specific Plan) will be required to implement the development. The Specific Plan designation will allow mixed use, including attached residential units at a density of up to 80.0 du/ac.

D. CEQA

An Environmental Impact Report, EIR, in accordance with the provisions of the California Environmental Quality Act (CEQA) was adopted for the West Main Street Corridor Master Plan, as well as four redevelopment sites that include this project site. This EIR assessed the potential environmental impacts resulting from development implementation such as traffic/circulation, noise, air quality, geology, aesthetics, and cultural resources and noted mitigation measures for those impacts.
E. Redevelopment Project Area

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

2.2 RELATED PLANS

A. West Main Street Corridor Master Plan

The West Main Street Corridor Master Plan identifies four sites for development opportunity along Main Street between Second Street to the east and Atlantic Blvd to the west. (see Exhibit 2.3, West Main Corridor Master Plan Proposed Project Sites) The plan addresses streetscape aesthetics and amenities, building form, massing, orientations, and height in relationship to Main Street and surrounding areas. The project site for Casita de Zen Specific Plan appears on Exhibit 2.3 as Site #6.
2.3 EXISTING AND SURROUNDING USES

A. Land Uses on Site
The project site is located at north-east corner of Main Street and Third Street. Currently, the project site is vacant. Exhibit 2.4, Existing Conditions, shows the site as it exists currently.

Exhibit 2.4: Existing Conditions

Photo Key

Exhibit 2.4: Existing Conditions

1. View of project site from Third and Main Street
2. View of project site across from Third Street

3. View of Project site across Main Street towards Third Street

4. View from southwest corner of project site across Main Street
Section 2: Planning Context

Casita de Zen Specific Plan

5. View from southwest corner of project site towards Supper A Foods

6. View from northwest corner of project site across Third Street

7. View from project site towards alley facing east
Section 2: Planning Context

Casita de Zen Specific Plan

8. View from Third Street towards northeast project site boundary

B. Surrounding Land Uses

Exhibit 2.5: Surrounding Uses

The site is surrounded by a variety of retail and service commercial uses, and
relatively new mixed-use commercial/office/residential uses, as illustrated on Exhibit 2.5, Surrounding Uses.

To the south, the site is bounded by Main Street, with a variety of retail and service commercial uses. Southwest of the site, the block that is bounded by Third Street and Fourth Street, has also been designated a mixed use opportunity site, Site #7, under the West Main Corridor Master Plan. See Exhibit 2.3, West Main Corridor Master Plan - Proposed Project Sites.

To the east, the site is adjacent to a two story commercial building. The easterly portion of the block is a one story restaurant - Diner on Main.

West of the site across Third Street, a four story retail/office building is located at southeast corner of Main Street and Third Street. A six story senior citizen housing project is located north of the retail/office building facing Third Street.

North of the site, several multi-family residential buildings are located.
SECTION III

SPECIFIC PLAN ELEMENTS

3.1 LAND USE PLAN

The planned commercial and residential uses in Casita de Zen Specific Plan represent a significant change from the site's current commercial and parking uses. The Illustrative Land Use Concepts, shown in Exhibits 3.1a-f, provide an overall vision and guide for the ultimate development of the site. The design approach takes advantage of the site's location along Main Street and the Downtown. The plan proposes to create a blend of ground-level retail/restaurant spaces with above podium level for-sale, multi-family residential dwelling units with private and common open spaces. Key elements of the plan include:

- Retail and service commercial, and restaurant space
- Outdoor covered dining area along pedestrian sidewalk
- For-sale condominiums with:
  - Central landscaped open space with reflecting pond, outdoor gatherings spaces, barbecue and outdoor dining areas, and various landscape features integrated into the central common area
  - Private balconies and patios
  - Common terraces

Table 3-1, Proposed Land Use Summary, presents a statistical summary of the planned development. To allow for variations in the marketplace over time, this Specific Plan is designed with flexibility, allowing shifts in retail/restaurant space, residential housing types and square footage of residential products, or other refinements to the land use plan, assuring the most responsive choices in price and lifestyle for future residents.

Limitations include the maximum unit count (94), maximum total sellable square footage (100,000 square feet), maximum total commercial/office square footage (5,000 square feet), minimum residential parking ratio (1 standard space and 1 compact tandem space per residential unit with 2 or 3 bedrooms; and 1 standard space per residential unit with 1 bedroom), not including guest parking which is...
provided at 1 space per 3 residential units, and the minimum retail/restaurant parking ratio shall be (4 spaces per 1000). An additional 25 parking spaces will be provided for City public parking.

The maximum building height is 75 feet, with up to 5 levels above grade and one subterranean level. (See Exhibit 3.2: Building Section.) The maximum bedroom count per unit is 3 bedrooms.

The residential units will offer varied unit sizes and floor plans. Most units facing street have at least one private balcony or patio.

Any increase in the residential unit count or commercial square footage in excess of 5,000 square feet would require approval from the Planning Commission and Agency Board/City Council.

Table 3-1: Proposed Land Use Summary

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>Total Area</th>
<th>Maximum FAR</th>
<th>Total Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail/Restaurant</td>
<td>5,000 sq.ft.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Residential – Multi-Family</td>
<td></td>
<td></td>
<td>94 units</td>
</tr>
</tbody>
</table>

Sq.ft. = square feet
FAR = Floor Area Ratio
Section 4: Development Standards  Casita de Zen Specific Plan

Exhibit 3.1A
Illustrative Land Use Concept – Ground Level

March 2010
Exhibit 3.1C
Illustrative Land Use Concept – Level Three
Exhibit 3.1D
Illustrative Land Use Concept – Level Four
Section 4: Development Standards  Casita de Zen Specific Plan

Exhibit 3.1E
Illustrative Land Use Concept – Level Five

March 2010
Exhibit 3.1F
Illustrative Land Use Concept – Subterranean Level
Exhibit 3.2
Illustrative Site and Building Section
3.2 CIRCULATION

A. Circulation/Access
Circulation to and around the site has been designed to accommodate 'pedestrians and vehicles. The circulation system provides for efficient movement of vehicles and pedestrians within the lower and upper levels of the site. Regional access is provided directly by Interstate 10 to Garfield Avenue and Atlantic Boulevard. The development area will be directly accessible by vehicles off Third Street. The south entrance on Third Street will provide access to the city public parking, commercial parking and residential guest parking. The north entrance along Third Street will provide a secured vehicular entrance for resident access. In addition to vehicular access points, two residential access points on the ground level along Third Street are provided. The primary pedestrian entrance connecting the commercial parking area to the commercial entries is via an arcade located off Main Street. (See Exhibit 3.3, Circulation Plan.)

B. Parking
Parking for residential units is provided at a ratio of 2.0 spaces per unit for two~three bedroom units and 1.0 space per unit for one bedroom units and guest parking spaces at a ratio of 1 space per 3 residential units. A total of 190 spaces are provided for the residential units. The secured private residential parking area includes 21 cars at ground level and 139 cars at subterranean level.

The public parking area at ground level includes 31 cars for residential guest parking, 19 cars for commercial and restaurant use at a ratio of 4 cars per 1,000 square feet and 25 cars for City public parking. Total compact spaces for public parking area shall not exceed 30%.

The total number of parking spaces is 235.

Residential entry to the parking garage will be controlled through an electronic gate, with access available only to residents of the development through an intercom, coded key-pad or other such device.
C. Pedestrian Orientation
Three pedestrian access points are provided on the ground level. Two secured entrances into the residential units are located off Third Street. Guests will gain entry through use of an intercom, coded key-pad, or other such device. The pedestrian entrance connecting the commercial parking area to the commercial entries is located on Main Street.

3.3 GRADING
The site is relatively flat with a gentle slope from north towards south (11.5%), though excavation will be required for construction of the subterranean parking level. The grades around the perimeter of the site are consistent with existing grades of the roadways. The retail spaces fronting Main Street will have same finished floors elevations. The driveway entrances to the parking level on the west side of the building will match the existing roadway grades. Sidewalks around the perimeter of the site will generally maintain a 2% cross slope to facilitate drainage and allow for ADA-compliant access to the building.

All grading activities will comply with standard city grading regulations (Chapter 23.42.090 of the Alhambra Municipal Code).

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

A. Water
Water mains lie within street rights-of-way on two sides of the site: a 4-inch cast iron pipe on the west side of Third Street, an 8-inch cast iron pipe on the south side of Main Street. No upgrades to these main lines will be required. New perpendicular service lines to the development will be provided per City General Conditions of Approval.

The existing fire hydrants on site near the intersection of Main and Third Streets, and Main and Second Street will be retained. Adequate pressure modifications and additional fire hydrant will be provided as specified by the City Fire Department to serve the five-story structure.

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 residential units 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. Television cable is provided by Charter Communications. Electric, gas, telephone, and cable services to the proposed development will be provided through extension of existing facilities within Main Street, Third Street and Second Street.

D. **Solid Waste Disposal**
BFI Inc. provides waste disposal and recycling services under a contract agreement with the City of Alhambra. Service to the proposed development will include curbside pickup of general household trash items, as well as recyclables, including glass, plastic bottles, aluminum cans, newspapers, cardboard, etc. The main collection containers will be stored on the ground level of the structure.

Access to trash collection will only occur on Third Streets and is prohibited on Main Street.
SECTION IV

DEVELOPMENT STANDARDS

4.1 PURPOSE AND INTENT

Casita de Zen Specific Plan will promote reuse of the site to enhance the Downtown area, with new residential, retail, and commercial uses. The intent of these regulations is to guide mixed-use development to create a high-quality product and environment and to instill new vitality in the Downtown. The development will draw upon a design vocabulary from successful residential communities across the region.

The development standards contained in this Specific Plan apply only to properties 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 Casita de Zen 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. Permitted Uses
The following uses are permitted by right, with no discretionary permits required:

1. Retail commercial, except Adult Businesses, which shall be regulated by Chapter 23.40 of the Municipal Code

2. Professional Office, excluding medical and dental offices

B. Uses Permitted Subject to Residential Planned Development Permit
The following uses allowed shall be subject to approval of a Residential Planned Development Permit, pursuant to Section 23.20.040 of the Municipal Code:

1. Multi-family dwellings
C. **Uses Permitted Subject to Conditional Use Permit**

The following uses allowed shall be subject to approval of a Conditional Use Permit, pursuant to Section 23.28.030 of the Municipal Code:

1. Sale of alcoholic beverages for any potential restaurant use

### 4.3 MIXED-USE DEVELOPMENT STANDARDS

Table 4-1, Development Standards, sets forth the building setbacks, height, lot coverage and other requirements for development.

#### A. **Setbacks**

Setbacks shall be measured from property line to main structure, not including accessory structures or appurtenances such as stairwells or patios.

#### B. **Building Height**

Building Height shall be measured as set forth in Section 23.42.020C1 of the Municipal Code.

<table>
<thead>
<tr>
<th>standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
</tr>
<tr>
<td>Maximum Floor-area Ratio</td>
</tr>
<tr>
<td>Lot Area - Minimum</td>
</tr>
<tr>
<td>Lot Depth - Minimum</td>
</tr>
<tr>
<td>Lot Width - Minimum</td>
</tr>
<tr>
<td>Minimum Setbacks</td>
</tr>
<tr>
<td>Front Yard Setback</td>
</tr>
<tr>
<td>Side Yard Setback</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
</tr>
<tr>
<td>Residential Units - Maximum</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
</tr>
<tr>
<td>Open Space Requirement</td>
</tr>
</tbody>
</table>

Sq.ft. = square feet  
FAR = Floor Area Ratio  
du/ac = dwelling units per acre

#### C. **Open Space**
Private useable open space shall have a minimum dimension on any side of 5 feet. Common useable open space may include active and passive recreation uses and amenities, including, but not limited to, reflecting pools, spa/Jacuzzis, barbeque and food preparation areas, landscape and turf areas, play equipment and tot-lot areas. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 500 square feet, with no dimension on any side of less than 15 feet.

D. **Trash and Recycling Enclosures/Collection Areas**

Residential trash and recycling collection at the proposed development includes collection of solid waste, green waste, and recyclable materials, including glass, plastic bottles, aluminum cans, newspapers, cardboard, etc. Commercial trash and recycling collection is provided for collection of solid waste and recyclables. The size and location of both residential and commercial collection areas shall be consistent with the requirements of Alhambra Municipal Code Section 23.44.055. The City of Alhambra's authorized residential and commercial solid waste collectors may assist the City in the review of applicants' plans for projects covered by Public Resources Code 42911, including commercial and multi-family projects, to provide for effective and economical accumulation and collection of recyclable materials and commercial solid waste, including recyclable solid waste.

E. **Art in Public Places Program**

On-site provision and placement of art work shall be required as set forth in Chapter 23.81, Art in Public Places Program, of the Alhambra Municipal Code. (Other options to meet code requirements: Pay fee to Art Fund, donate art work or install art work.)

### 4.4 PARKING STANDARDS

The parking standards set forth in Chapter 23.52 of the Zoning Ordinance shall apply, except as otherwise specified herein.

A. A minimum of one (1) standard resident parking space with minimum dimension of 9’x18’ and one (1) compact or compact tandem resident parking space with minimum dimension of 7.5’x15’ per residential unit with 2 or 3 bedrooms.

B. A minimum of one (1) standard resident parking space with minimum dimension of 9’x18’ per residential unit with studio or 1 bedroom.

C. One visitor parking space shall be provided for every 3 units, in addition to the required number of parking spaces stated above.
D. A minimum of 4 retail/restaurant parking spaces shall be provided per 1,000 square feet of retail/restaurant use excluding outdoor dining areas.

E. An additional 25 parking spaces will be provided for City public parking.

4.5 ACCESSORY STRUCTURES AND USES; APPURTENANCES

A. Accessory structures and appurtenances, such as stairwells, patios, trellis elements, balconies, or decks shall be allowed to encroach into the required building setbacks.

B. With the exception of patios, decks, trellis, and gazebos, accessory structures shall be screened from view from public streets.

C. All ground-mounted mechanical equipment shall be screened from public view or shall be enclosed within a building.

D. 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.

E. 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.
SECTION V

DESIGN GUIDELINES

Casita de Zen Specific Plan envisions a mixed-use development of residential units and commercial spaces with a convenient passive recreation area for residents and gathering spaces for customers. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the Plan. These guidelines establish a flexible design framework and criteria which designers and developers will use as a guide to new development, and which the City of Alhambra will use to evaluate proposals for development within the Specific Plan area. 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 and promote a true "sense of place."
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 residential mix are maintained within the Specific Plan area. (Exhibit 3.1a, Illustrative Land Use Concept shows the Ground Level Plan.)

2. Structure placement and design should facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.

3. Buildings should be oriented toward streets and open spaces to create internal connectivity and embrace surrounding neighborhoods.

4. Buildings should be oriented to maximize privacy between neighboring or adjacent residential units.

B. Pedestrian Circulation/Orientation

1. Direct pedestrian access should be provided from public walkways.

2. Buildings should be sited so that pedestrian circulation to the ground-level Retail/commercial uses is facilitated.

C. Common Area

Building Orientation toward streets, arcade, and open space
1. Common pedestrian areas, outdoor congregation spaces, and landscaped areas are encouraged and should be designed with seating, landscaping, and other amenities that promote pedestrian activity.

2. Outdoor eating areas will leave adequate sidewalk width for safe and efficient pedestrian traffic.

3. Landscaping and decorative features should be incorporated into the architectural design.

4. Common open space areas should be buffered from nearby streets.

D. Lighting

1. Exterior lighting fixtures should complement and not conflict with public lighting fixtures.

2. Pedestrian-scaled decorative light fixtures are encouraged in arcade, gathering areas, and along public walkways.

3. Illumination shall be provided at entrances of buildings and parking areas to promote convenient, safe, and easy identification.

4. All exterior lighting shall be created and directed to avoid illuminating adjacent properties.
E. Entries and Driveways

1. Clear, identifiable, and street-oriented entryways shall be provided at retail/commercial spaces, the main residential entrance, and at parking entrances.

2. Parking entrances shall be designed to ensure safe pedestrian traffic.

F. Parking

1. Fenestrations, architectural details, and landscaping shall be provided along the exterior of parking lot to create a visually pleasant experience along the street and to avoid large masses of blank surface area.

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 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 and articulated rooflines. The resulting development will be a pedestrian friendly building that raises the level of design quality for the neighborhood. Typical detailing will include low-sloping roofs with clay or concrete tiles, ornamental metal awnings, metal railings on balconies, and tile roof accents on the elevations. Figures 5.1a, 5.1b, and 5.1c show illustrative concepts for Main Street and Third Street elevations.

Architectural character defined by well detailed and articulated building elevations

A. Building Mass

1. Recessed areas and the public arcade along the ground floor will accommodate outdoor eating and provide pockets of gathering spaces for pedestrians and patrons of ground-level retail/commercial stores.

2. Elevations can contain implied variation in roof form, height, and detailing to create variety within the overall design concept.

3. Avoid bulky building mass by providing separate building elements, where possible.

4. Balconies and patios are strongly encouraged to articulate and reduce mass, and provide shadow and relief.

5. Human-scaled elements such as awnings above doors and windows of ground-level Commercial /retail stores will improve pedestrian-friendliness of the street.
B. Articulation and Fenestration

1. All elevations shall be well detailed and articulated, incorporating building forms, masses, roof design, and authentic details and accent features that are consistent with the architectural style of the building. Such articulation may be achieved in a variety of ways including, but not limited to the following:

    a. Horizontal offsets of building wall planes;
    b. Covered balconies or sundecks projecting forward of the main building wall plane; and
    c. Accentuated building elements such as entries, stair
towers, or other similar features that provide horizontal or vertical offsets and break the eave line of the building.

2. Multi-story buildings should incorporate other height-reducing elements such as large open balconies, shed roof forms, and material changes.

3. The design of header, sill, trim elements, window shapes, mullion patterns, as well as balconies and sun decks, when provided, should be integral and consistent with the architectural style of the building.

*Balconies and roof terraces, patios, and sundecks are integral component of the building’s architecture*
C. Materials and Colors

EXHIBIT 5.1C
Conceptual Rendering
Exhibit 5.1 a, 5.1 b, and 5.1 c show conceptual building materials for Main Street and Third Street facade treatments.

4. All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied.

5. Materials applied to any elevation should turn the corner of the building a minimum of four feet.

6. Exterior building materials shall be metal/iron, concrete, masonry, or stucco that do not create glare.

7. Ornamental ironwork shall be decorative and compliment the architectural style.

8. Stone, rock, brick, or similar masonry materials are encouraged for trim and accent areas.

9. Colored accents are encouraged, especially on balcony rails and trim, provided that they are integrated in an overall design program.

D. Paving

1. Pedestrian pavements may include, but are not necessarily limited to sidewalks, paths, walkways, courtyards, and arcade.

2. Common area paving may consist of one or more of the following materials in any combination:
   a. Stamped and/or colored concrete
   b. Sand blasted concrete, scored with a grid pattern
   c. Broom finished, salt finished or heavy sandblasted concrete
   d. Unit pavers
   e. Real or simulated brick or stone and blasted concrete, scored with a grid pattern
   f. Ceramic or porcelain tiles and blasted concrete, scored with a grid pattern
3. Paving should have a surface texture rough enough to prevent slipping, but smooth enough to prevent stumbling. In addition, paving should be relatively:
   a. Stain resistant
   b. Fade resistant
   c. Non-reflective

E. **Roof Form**

1. Varying roof heights are required to add visual interest and hierarchy to the rooflines.
2. Low-pitched hipped gabled roofs are encouraged consistent with the building's architectural style.
3. Fascia elements shall be consistent with the architectural style of the building.

![Varying roof heights](image)

F. **Walls and Fences**

1. Walls and fences shall be erected for security, visual screening, and aesthetic purposes.
2. Wall and fence design shall complement the development architecture in terms of material, color and form. Landscaping should be used to soften the appearance of wall surfaces.
3. The following materials are recommended for walls and fences within the
development:

a. masonry (brick, stone, split-face block, slump block, stucco covered block)
b. painted steel tubing
c. metal/iron

4. Plain concrete block and chain link fences shall not be used in any area open to public view.

5. Walls which feature long, unarticulated surfaces should be avoided. The following are suggested treatments:

   a. pilasters
   b. decorative caps
   c. height variation
   d. landscape plantings at regular intervals, where space and conditions permit
   e. surface texture

6. Walls that are used to screen storage or refuse areas, outdoor mechanical equipment, or to provide separation between different uses at a property line shall be built of masonry construction and treated to match the adjacent building walls and shall be a minimum of five feet and a maximum of seven feet in height.

G. Signage

1. Signage at retail/commercial stores will be clear, street-oriented, and visible to pedestrians and drivers.

2. Material, color, font, style, and size of signage should complement the development and enhance the aesthetics of the street.

3. Signage is subject to approval by the City's Design Review Board and restrictions of the City’s Zoning Ordinance.

5.3 LANDSCAPE ARCHITECTURE

A. Landscape Concept

The landscape design concept for this development reinforces the contemporary styling of the architecture. The overall design promotes an organic and inviting
circulation pattern, while the interior landscape creates outdoor living spaces for the residents. Outdoor gathering spaces offer intimate and private settings, as well as the potential for larger social gatherings where community activities can occur. Outdoor cooking and barbeque, congregation around the shaded trellis cover, or passive activities along the lounging and landscaped open space areas can occur. Open space amenities will offer residents an attractive environment to recreate.

B. General Guidelines

1. Planting materials shall be spaced with consideration to their ultimate size. When selecting plant materials, consideration shall be given to selecting plant materials that can tolerate the harsh microclimatic conditions of an urban area (e.g., smog, wide variations in daytime and nighttime temperatures, etc.).

2. The following design concepts should be used in all development design:

   a. Specimen trees in informal groupings or rows at major focal points.
   b. Use of flowering vines both on walls and trellises
   c. Use of planting to direct pedestrian movement through the site and create shadow and patterns against walls
   d. Plantings, and walls to screen trash enclosures, storage areas, utility boxes, etc.
C. Residential Open Space Elements

The landscape concept for the residential units provides both common open space amenities, located with the central interior landscape, and private open space amenities with individual balconies and patios. These elements are described below and are illustrated on Exhibit 5-2a, Conceptual Landscape Plan-Residential Open Space.

1. A reflecting pool subdivided into two parts is the central amenities to the central open space area.

2. Landscape planting will surround the pool area and guide circulation around the pool.

3. Pool side areas will offer shaded arbor trellis and a garden bench for resting.

4. A trellis covered area shall be provided for all residents of the development to encourage interaction.

5. Raised planters with lush landscaping, trees, shrubs and tall grasses shall be included within the central open space area to create rooms and spaces. They will also assist with the circulation design and become an art form visible from all levels of the adjacent units.
Reflecting pool adds visual interest and cools outdoor environment

6. The outdoor living space will offer pockets of gathering spaces that are furnished with benches and landscaped planters.

7. Corridors from the building entrance to outdoor spaces will be landscaped with potted plants.

8. All gathering areas including walkway will have special floor treatments such as pavers or compacted granitic sand finish.

D. Streetscape Elements

Private streetscapes should provide attractive walking environments that add interest and distinction to the public realm and to a corridor such as West Main Street. The project's streetscape elements are described below and illustrated on Exhibit 5-2b, Conceptual Landscape Plan-Ground Floor.

1. Streetscape elements shall be consistent with the West Main Street Corridor Master Plan.

2. Landscape treatments shall use trees and planters consistent with the Plant Palette listed here.

3. Relocated street trees shall be planted in tree wells with grate covers. The sidewalk around the trees and planters will have coordinating concrete
4. Shrub beds shall be provided to soften the foundation of the architecture at the ground plane along Third Street where space available.

5. The building entryway along Third Street and street corners will have concrete pavers.

6. Sidewalks along the development on Main and Third Street will integrate colored concrete pavers into the overall paving design.
EXHIBIT 5.2A
Conceptual Landscape Plan – Residential Open Space
E. Plant Palette

The following trees, vines, shrubs, and ground covers represent the preferred species of plants to be used in the landscape architecture of the development. This plant palette should be compatible between both the private realm and the public right of way as specified in the West Main Street Corridor Master Plan.

**Trees**

*Archontopheonix Cunninghamiana*  
*Arecastrnim Romanzoffianum*  
*Ericbotrya 'Coppertone'*  
*Hymenosporum Flavum*  
*Lagerstroemia 'Muskogee'*  
*Maytenus Boaria*  
*Melaelicca 'puinquinervia*  
*Platanus Acerifolia*  
*Pyrus Kawakame*  
*Tabebuia Ipe*  
*Trachycarpus Fortunei*  
*Tristania Converta*

**Vines**

*Bougainvillea Spp*  
*Clytostoma Callistegioides*  
*Distictis Buccinatoria*  
*Fiats Pumila*  
*Hardenbergia Violacea*  
*Parthenocissus Tricuspidata*

**shrubs**

*Agapanthus Species*  
*Anigozanthos Flavidus*  
*Asparagus Myersii*  
*Azelea Southern Indica*  
*Buxus Mj. 'Green Beauty'*  
*Camellia Sasauquia*  
*Carex Flacca*  
*Dietes Vegata*  
*Ensete V. 'Monrebeliadii'*  
*Festuca Ovina'Glauca'*  
*Hebe 'Veronica Lake'*  
*Hermerocallis 'Bitsy'*  
*Lavendula Species*  
*Limonium Perezii*  
*Liriopse Muscarı*
Ground Covers

Annual Color
Campanula Poscharskyana
Dichondra Micrantha
Duchesnea Indica
Gazania 'Mitsuwa Yellow'
Hedera H. 'Needlepoint'
Myoporum Parvifolium 'Pink'
Pelargonium 'Balkan Series'
Polygonum Capitatum
Trachelospermum Jasminoides
Vinca Minor

Annual Color
Bellflower
Dichondra
Mock Strawberry
Yellow Garzania
English Ivy
Pink Myoporum
Ivy Geranium
Knotweed
Star Jasmine
Dwarf Periwinkle

5.4 AUXILIARY STRUCTURES/EQUIPMENT AND UTILITES

A. Additional Building Components

1. Exterior stairs should be designed as an integral part of the building.

2. Stairs should remain within the building envelope, as defined by an outermost wall.

3. Stair guardrail design must be consistent with the architecture of the building.

4. Exterior lighting fixtures should be compatible with the architectural style of the building.
**B. Mechanical Equipment/Storage**

1. All air conditioning/heating equipment, soft water tanks, gas and electric meters, and fountain equipment associated with residential units 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.
SECTION VI

IMPLEMENTATION

6.1 FINANCING AND MAINTENANCE OF IMPROVEMENTS

The financing and maintenance plan for Casita de Zen Specific Plan will ensure the timely completion of public facilities, utilities, and other necessary capital improvements, as well as the proper maintenance of these facilities. Several financing mechanisms will be employed to complete this Specific Plan. Potential funding mechanisms for the planned public improvements include:

- Impact Fees
- Community Facility District (e.g. Mello-Roos)
- Lighting and Landscape District or other type of Assessment Districts
- Property Management Company (Commercial/office tenants)
- Homeowners Association (HOA)
- Conventional For-Sale Residential Financing

The funding mechanisms to be used for improvements will be defined by the developer at the time development proceeds.

Developer will be responsible for funding the increased cost of maintenance of the West Main Street Master Plan offsite street and sidewalk improvements required to be constructed by Developer. Such funding will either be provided by formation of a maintenance district, annexation to an existing maintenance district (provided costs of such maintenance are included within the eligible expenditures for such district), or some other Developer identified guaranteed revenue source acceptable to the City in its reasonable discretion.

Table 6-1, Financing and Maintenance Plan indicates the parties responsible for the construction, financing and maintenance of public improvements proposed by the Specific Plan.
Table 6-1: Financing and Maintenance Plan - Responsible Parties

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Garage</td>
<td>Developer</td>
<td>Developer</td>
<td>Property Management Company/ HOA</td>
</tr>
<tr>
<td>On-Site Water Sewer and Storm Drainage Facilities</td>
<td>Developer</td>
<td>Developer</td>
<td>Developer</td>
</tr>
<tr>
<td>Off-Site ROW improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>City of Alhambra</td>
</tr>
<tr>
<td>Commercial Streetscape, West Main Master Plan Improvements*</td>
<td>Developer</td>
<td>Developer</td>
<td>Developer</td>
</tr>
<tr>
<td>Common Area Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>Property Management Company/ HOA</td>
</tr>
</tbody>
</table>

*Developer will be responsible for funding the increased cost of maintenance of the West Main Street Master Plan offsite street and sidewalk improvements required to be constructed by Developer. Such funding will either be provided by formation of a maintenance district, annexation to an existing maintenance district (provided costs of such maintenance are included within the eligible expenditures for such district), or some other Developer identified guaranteed revenue source acceptable to the City in its reasonable discretion.

6.2 METHODS AND PROCEDURES FOP, IMPLEMENTATION

The City of Alhambra shall administer the provisions of Casita de Zen 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 Casita de Zen 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, Tentative Map, and Residential and Commercial Planned Development Permits by the Planning Commission. The third and final level is review by the City Council for adoption of the Zone Change, Specific Plan, Tentative Map, and Residential and Commercial Planned Development Permits.

Tentative and Final Subdivision Maps
All subdivision maps of any type shall be submitted, reviewed, and approved in accordance with the City of Alhambra Municipal Code and the California Subdivision Map Act. For development requiring a tentative tract or parcel map(s), the provisions and procedures of this Specific Plan and the procedures of the City's Municipal Code shall apply. A tentative tract map or parcel map may be processed concurrently with this 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.

6.3 ENFORCEMENT OF THE SPECIFIC PLAN

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

a. The City Manager shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth herein.

b. Any decision by the City Manager 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 City Manager in fulfilling their enforcement roles as needed or directed.

6.4 AMENDMENTS TO THE SPECIFIC PLAN

March 2010
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 Casita de Zen 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 Casita de Zen 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 FINANCING AND MAINTENANCE OF IMPROVEMENTS

- To manage the use of land so growth, development and redevelopment occur in an orderly and beneficial manner which recognizes and is sensitive to opportunities and constraints imposed by the City's infrastructure, environmental, and social resources.

The proposed development is located along Main Street of Alhambra's downtown area. Careful consideration has been given to the surrounding uses to ensure that the development is compatible with the fabric of the existing neighborhood. The proposed development serves as a transition from existing commercial to the south, east, and west of the site to residential uses to the north.

- Encourage land use patterns that minimize incompatibility between uses.

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

- Encourage the development of commercial land uses that enhance the City's share of the regional retail sales market.

The proposed mixed-use development accommodates space for commercial businesses on the ground-level floor. The commercial uses will complement existing uses along Main Street.

- Continue to encourage and support adequate parking through a parking management plan.

Sufficient parking for residents and commercial tenants and their visitors, will be provided on the ground and subterranean level of the proposed development.
Refer to Section 3.2.B, Parking Consideration of the Circulation Element for detailed discussion on parking.

7.2 HOUSING ELEMENT

- To maintain and improve the quality of existing housing and residential neighborhoods in Alhambra.

Casita de Zen Specific Plan proposes high-end residential units in a thoughtful design, using high quality, durable materials, and intended to be a long-lasting contribution to the City of Alhambra.

- Promote mixed-use development where housing is located adjacent to jobs, shopping, services, schools, and leisure opportunities.

The proposed development includes residential units above ground-level commercial uses. The development allows residents to live in the downtown area where amenities are located within walking distance. The proposed mixed-use structure maintains the commercial facade along Main Street's ground level while providing needed housing in the commercial district. Implementation of this development can act as a catalyst for additional high-quality, multi-family, mixed-use development within and adjacent to the City's downtown area, in proximity to the highly desirable pedestrian-oriented oriented Main Street retail corridor.

- To promote equal opportunity for all residents to reside in housing of their choice.

The development shall comply fully with the City of Alhambra to insure that the housing units built on the site will be equally accessible to potential residents regardless of age, race, ethnicity, sex, family composition, or disability in accordance with the law.

7.3 CIRCULATION ELEMENT

- Encourage, through land use and building design policies and regulations, the proximity of compatible residential, commercial and industrial land uses with related pedestrian facilities to encourage pedestrian travel as an alternative to the automobile.

The nature of mixed-use development is designed to encourage pedestrian movement and to minimize automobile dependency. Casita de Zen development increases walkability because of its proximity to nearby stores, restaurants along Main Street, and commercial spaces on the ground floor of the project.
7.4 ENVIRONMENTAL MANAGEMENT ELEMENT

- To develop a unified overall community appearance.

Casita de Zen 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 Urban Contemporary architecture style and be consistent with the principles, policies, and standards of the West Main Street Corridor Master Plan.

7.5 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 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 94 residential units and up to 5,000 square feet of commercial space. This type of housing and commercial mix will present new lifestyle opportunities that are not commonly provided in Alhambra and will enhance the City's Main Street retail corridor. Any increase in the residential unit count or commercial square footage in excess of 10,000 square feet would require approval from the Planning Commission and Agency Board/City Council.

7.6 NOISE ELEMENT

- Encourage acoustical design in new construction.

Casita de Zen development has been designed with careful consideration to sensitive noise receptors in the adjacent neighborhood, such as residential uses, as well as the proposed new residential uses that are part of the development. The site orientation, construction materials, and building placement will serve to buffer the development's common areas from road noise.
• Evaluate noise generated by construction activities.

An Environmental Impact Report (EIR) was adopted for the West Main Corridor Master Plan and that includes this project site. The EIR considered the impacts generated, if any, by construction activities and identified any mitigation measures to implement to reduce impacts.