Alhambra - 100 Bay State Street
Specific Plan

Prepared for:
City of Alhambra

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Entitlement/Environmental Analysis:
EDAW

March 8, 2004
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1 INTRODUCTION

1.1 Purpose and Intent

The Alhambra-100 Bay State Street Specific Plan is intended to provide for the orderly and efficient development of a ±2.69-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 only to the Alhambra-100 Bay State Street 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.
1.2 Site Location

The development site is located within the City of Alhambra as shown on Exhibit 1.1, Regional Context. Alhambra is located just 8 miles northeast of Los Angeles, and is often referred to as the “Gateway to the San Gabriel Valley”. The development site is located within the northeastern portion of the City, bordered on the north by Bay State Street and on the south by Commonwealth Avenue, within the block between Garfield Avenue and Chapel Avenue. Regional access to the development is readily available from Interstate-Highway 10 and nearby Interstate Highway 710. Exhibit 1.2, Vicinity Map, shows the development site within its local context.
1.3 Project Overview

The Specific Plan area covers approximately 2.69 acres, consisting of the former Edwards Theatre site, now relocated to a 14-screen complex at the intersection of Garfield Avenue and Main Street. The development's land use concept will transform the currently blighted and vacant site into a planned residential community with up to 129 dwelling units. The residential product mix consists of high-end, single family attached units including two-level townhomes, one- and two-level lofts, and one-level flats. A total of eight structures will be clustered around three primary courtyard areas, providing gathering spaces with specialized landscape treatments specifically designed to encourage passive activities such as reading, barbecuing and enhanced community interaction.

The development includes the following entitlements:
- Alhambra - 100 Bay State Street Specific Plan
- General Plan Amendment:
- Change of Zone, and
- Mitigated Negative Declaration.

Upon approval, the Alhambra-100 Bay State Street site will be subject to the design guidelines and development standards contained in this document as adopted or amended.
1.4 Specific Plan Document Organization

The Alhambra-100 Bay State Street 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 between 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 chapter includes a discussion of the intent and purpose of the Specific Plan, a description of location of the site, the objectives of the development, and a project overview.

Section 2.0 Planning Context
This chapter 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 chapter presents the Land Use Plan for the development, including proposed land use designations, and discusses the proposed circulation, grading, and infrastructure of the Land Use Plan.

Section 4.0 Development Standards
This chapter serves as the zoning for the development, and specifies the permitted and conditionally permitted uses in the land use designation proposed, as well as standards for development, such as lot coverage, building height, setbacks, etc.

Section 5.0 Design Guidelines
A creative yet flexible set of guidelines and design criteria for siting, architecture, and landscaping is specified providing direction for improvements, development identification, hardscape elements and architectural guidelines.

Section 6.0 Implementation
This chapter 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
Chapter 7.0 discusses how the Specific Plan conforms with the City of Alhambra General Plan goals and policies.
2 PLANNING CONTEXT

2.1 Jurisdictional Considerations

A. Authority for Specific Plans

The Alhambra-100 Bay State Street 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, Sections 65450 and 65457. The California Government Code authorizes cities to adopt specific plans by ordinance. A public hearing is required, after which the Specific Plan must be adopted by the Alhambra City Council for final approval.

The Alhambra-100 Bay State Street 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 District, Parking and High Density Residential uses, see Exhibit 2.1, Existing General Plan Designations. The Central Business District designation covers Downtown Alhambra and encourages regional and local commercial/retail uses, as well as high density residential development compatible with the surrounding High Density Residential designation, while discouraging office uses in this area. The Parking designation implements the City's policy to provide adequate public parking and serves commercial areas at the intersection of major arterials, in the downtown and other commercial areas. The High Density Residential designation is intended to allow for multi-family housing types at a density of 13-24 dwelling units per acre. A density bonus providing for up to 43 dwelling units per acre is allowed for sites that are surrounding the Central Business District; intended for redevelopment or replacement housing; and a minimum of 20,000 square feet, all of which the site satisfies.

An application for amendment to the City's General Plan and General Plan Land Use Map will be processed concurrent with this Specific Plan, which will result in redesignation of the site as "Alhambra-100 Bay State Street Specific Plan".

Exhibit 2.1, Existing General Plan Designations

N.T.S.
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), P (Parking) and R-3 (Multiple-Family Residential) as shown in Exhibit 2.2, Existing Zoning Designations. In addition to the General Plan Amendment request, a rezoning from the existing designations to ASP, (Alhambra-100 Bay State Street Specific Plan), will be required in order to implement the development. The Specific Plan designation will allow this mix of attached units at a density of 48.0 du/ac.

D. CEQA

Concurrently with this Specific Plan document, a Mitigated Negative Declaration has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). This Mitigated Negative Declaration identifies specific mitigation measures that would mitigate any potential impacts resulting from development implementation to below a level of significance.
2.2 Existing and Surrounding Uses

A. Land Uses on Site

The site was previously occupied by the Edwards Theatre, including a parking lot serving the movie theatres. The theater use has been relocated to a new 14-screen theatre one block to the north, rendering the site obsolete for commercial uses. The site, including the structure, has sat vacant since November 2002. The parking lot is used intermittently by residential neighbors, customers of the adjacent businesses and visitors to the adjacent residences, though “No Parking” signs are posted throughout. Exhibit 2.3, Existing Conditions, shows the site as it existed in the fall of 2003.
B. Surrounding Land Uses

The development site is surrounded by a variety of retail, office and residential land uses, as depicted on Exhibit 2.4, Surrounding Uses.

To the northwest the site is bounded by Bay State Street, with the Alhambra Place Mall beyond. Immediately across the street is a medical supply store, Black Angus and other restaurants and a Wells Fargo bank.

To the northeast the site is bordered by multifamily residential apartments, townhomes and Chapel Avenue beyond.

To the southeast the site is bounded by Commonwealth Avenue, with multifamily residential apartments and townhomes beyond. Also along Commonwealth Avenue to the southwest is an office building containing realty services and medical offices.

To the southwest the site is bordered by the Summerville Alhambra Senior Residential and Assisted Living and La Plaza de Alhambra Offices building with Garfield Avenue beyond.
3 SPECIFIC PLAN ELEMENTS

3.1 Land Use Plan

The planned residential uses in the Alhambra-100 Bay State Street Specific Plan represent a significant change from the site's current vacant commercial and parking uses. The Illustrative Land Use Concepts, shown in Exhibits 3.1a-c, provide an overall vision and guide for the ultimate development of the site. The design approach takes advantage of the site's location, in proximity to the Downtown area and integrates it into the neighborhood setting. The plan proposes to create a blend of attached for-sale residential product types and recreation spaces in a pedestrian-friendly environment. Key elements of the plan
include studio flats, loft flats, split-level lofts and townhomes, a central lawn, barbecue area, and various landscape features integrated into the common areas. Table 1, Proposed Land Use Summary, presents a statistical summary of the planned development. To allow for variations in the marketplace, this Specific Plan is designed with flexibility, allowing shifts in 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 (129), maximum total sellable square footage (190,090 square feet), and minimum number of parking stalls (2.33 stalls per unit) which includes guest parking.

The split-level loft units contemplate two different floor plans, both of which offer at least one bedroom and flexible space for a home office, additional bedroom, etc., a kitchen, living/dining room(s) and 1½ to 2 bathrooms.

The loft flats contemplate two different unit sizes and floor plans, with 2-3 bedrooms/flex space, 2½ bathrooms, a kitchen and living, dining and family rooms.

The studio flats are the smallest units and contemplate three different floor plans, providing a living/dining room, a kitchen and one bedroom and bathroom.

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>Total Dwelling Units</th>
<th>Approximate Unit Square Footage</th>
<th>Net Acres</th>
<th>Net Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Split-Level Lofts</td>
<td>47</td>
<td>1,506</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Flats</td>
<td>39</td>
<td>1,334-1,611</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Townhomes</td>
<td>27</td>
<td>1,885</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Studio Flats</td>
<td>16</td>
<td>958</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Total</td>
<td>129</td>
<td>190,090</td>
<td>2.69 ac</td>
<td>48 du/ac</td>
</tr>
</tbody>
</table>
Legend - Level One

- Split-Level Lofts: 24 units
- Flats: 9 units
- Townhomes: 19 units
- Studio Flats: 0 units
- Total Units: 52 Units

Exhibit 3.1a, Illustrative Land Use Concept - Level One
Alhambra - 100 Bay State Street Specific Plan

Legend - Level Two

- Split-Level Lofts: 0 units
- Flats: 10 units
- Townhomes: 0 units
- Studio Flats: 2 units
- Total Units: 12 Units

Black Angus Restaurant

3-Story Office Building
3-Story Senior Assisted Living Center
3-Story Office Building

Bay State Street
Commonwealth Avenue

U.S. Post Office
Garfield Avenue

Exhibit 3.1b, Illustrative Land Use Concept - Level Two
Legend - Level Three

- Split-Level Lofts: 23 units
- Flats: 11 units
- Townhomes: 8 units
- Studio Flats: 14 units
- Total Units: 56 Units

Alhambra Place
Shopping Center

Exhibit 3.1c, Illustrative Land Use Concept - Level Three
Alhambra - 100 Bay State Street Specific Plan

Alhambra Place
Shopping Center

PARKING REQUIRED: 2.10:1 = 270.9
PARKING PROVIDED: 296 (NET)
PARKING RATIO: 2.29:1
106,747 SF Gross Area
360.63 SF/Car
* denotes Modified Length Tandem (18')
(77 Spaces)

Exhibit 3.1e, Illustrative Land Use Concept - Parking Level
3.2 Circulation

A. Circulation/Access

Circulation for the site has been designed to accommodate the demands associated with the proposed development. The circulation system provides for efficient movement of vehicles and pedestrians within the lower and upper levels of the site. Regional access to the development area is provided directly by Interstate Highway 10 to Garfield Avenue. The development area will be directly accessible off both Commonwealth Avenue and Bay State Street. A vehicular entrance on each of these streets will lead down a ramp to the lower parking level of the development. Two pedestrian access points are provided, one on Commonwealth Avenue and the other on Bay State Street, for entry into the development on the ground level. (See exhibit 3.2, Conceptual Circulation Plan.)

B. Parking Considerations

The subterranean parking level includes 294 parking spaces (2 spaces per dwelling unit plus 36 guest parking spaces), primarily arranged in a tandem configuration, divided by a 25-foot wide driveway aisle. Overall, this equates to approximately 2.28 parking spaces per dwelling unit. Both entries to the parking garage will be controlled through an electronic gate, with access available only to residents of the development and their guests through an intercom, coded key-pad or other such device.

C. Pedestrian Orientation

The ground level entries are accessible by pedestrians only and lead to a set of courtyards and plaza areas that connect each of the development structures to the common circulation spine. These two entries are to be raised slightly above street level and will contain passcabled secure doorways if necessary. Guests will gain entry through use of an intercom, coded key-pad or other such device.
3.3 Conceptual Grading Plan

A preliminary grading plan that satisfies the infrastructure requirements of the Alhambra-100 Bay State Street Specific Plan is shown on Exhibits 3.3a-b, Conceptual Grading Plan. The site is relatively flat, though significant excavation will occur to allow for the subterranean parking level. The grading concept along the site's borders along Bay State Street and Commonwealth Avenue is consistent with the existing grades to ensure compatibility with the surrounding streets. Unit entrances facing Bay State Street are four feet above grade, and unit entrances facing Commonwealth Avenue are two feet above grade. Retaining walls are also provided where necessary to accommodate any variation in grade to adjacent uses.

3.4 Conceptual Infrastructure Plans

A. Water

Existing six-inch water lines extend along Commonwealth Avenue and Bay State Street. Proposed water lines will be constructed in locations as depicted on Exhibit 3.4, Conceptual Water System Plan.

B. Sewer

Existing eight-inch sewer lines extend along Commonwealth Avenue and Bay State Street. Proposed sewer lines to serve the planned development will be constructed in locations depicted on Exhibit 3.5, Conceptual Sewer System Plan.

C. Drainage

A 48-inch storm drain pipe runs along Commonwealth Avenue. Proposed storm drains will be constructed in the locations depicted on Exhibit 3.6, Conceptual Drainage System Plan, to service the proposed development.

D. Utilities

Electricity is provided by Southern California Edison; natural gas service is provided by The Gas Company; telephone service is provided by SBC/Pacific Bell; and television cable is provided by Charter Communications. Electric, gas, telephone, and cable services to the proposed development are anticipated to be provided through extension of existing facilities within Commonwealth Avenue and Bay State Street.

E. Solid Waste Disposal

BFI Inc. provides waste disposal and recycling services for the City of Alhambra. Service to the proposed development would likely 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 parking level of the structure.
Exhibit 3.4, Conceptual Water System Plan
4 DEVELOPMENT STANDARDS

4.1 Purpose and Intent

The Alhambra-100 Bay State Street Specific Plan will promote redevelopment of the currently underutilized site to enhance the adjacent neighborhood, comprised of residential, retail and commercial uses. The intent of the proposed regulations is to guide residential development within this community, thereby creating a high quality product and environment and instilling new vitality into a vacant area. The development will draw upon a design vocabulary from successful residential communities across the region and set forth permitted uses and development standards for the Specific Plan area. Because the Specific Plan products propose deviations from the proposed City zoning regulations in the interest of a varied and imaginative overall development design, a Change of Zone to “Specific Plan” is proposed.
The development standards contained in this Specific Plan document do not apply outside of the Specific Plan area boundaries. These Development Standards supersede all provisions, standards, and requirements of the City of Alhambra Zoning Ordinance, except in those instances where the Alhambra-100 Bay State Street Development Standards remain silent. In instances where these Development Standards do not address specific issues or other relevant considerations, then the Alhambra Zoning Ordinance shall apply. If a conflict arises between the regulations contained in this Specific Plan and the City of Alhambra Zoning Ordinance, then the standards contained in this chapter shall take precedence.

4.3 Residential Development Standards

Table 2, Development Standards, sets forth the building setbacks, height, lot coverage and other requirements for development of the Alhambra-100 Bay State Street Specific Plan. Setbacks will be measured from property line to main residential structure, not including accessory structures or appurtenances such as stairwells or patios.

Additional development standards within the Specific Plan area follow.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height Bay State Street</td>
<td>4 stories or 54'</td>
</tr>
<tr>
<td>Commonwealth Avenue</td>
<td>3 stories or 46'</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>1.622</td>
</tr>
<tr>
<td>Maximum Building Length, with Area Separation</td>
<td>80-100'</td>
</tr>
<tr>
<td>(4-5 units)</td>
<td></td>
</tr>
<tr>
<td>Minimum Front Yard Bay State Street</td>
<td>7'</td>
</tr>
<tr>
<td>Commonwealth Avenue</td>
<td>20'</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>8'</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>5'</td>
</tr>
<tr>
<td>Minimum Distance Between Buildings</td>
<td>5'</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>47.5%</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td></td>
</tr>
<tr>
<td>One-Bedroom Unit</td>
<td>958 sf.</td>
</tr>
<tr>
<td>Two-Bedroom Unit</td>
<td>1,358 sf.</td>
</tr>
<tr>
<td>Common Open Space (per dwelling unit)</td>
<td>350 sf./du Average</td>
</tr>
<tr>
<td>Private Open Space (per dwelling unit)</td>
<td>53 sf./du</td>
</tr>
</tbody>
</table>
4.4 Parking Standards

The parking standards of the City of Alhambra Zoning Ordinance shall apply to development within the Alhambra-100 Bay State Street Specific Plan area, except as enumerated herein.

- A minimum of two (2) resident parking spaces shall be required per unit.

- One visitor parking space for every 3.58 units, in addition to the required number of parking spaces stated above, shall be provided. (For 129 units, a total of 36 spaces)

4.5 Accessory Structures/Appurtenances

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

- Aside from patios, decks, trellis, and gazebos, accessory structures shall be screened from view from public streets.

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

- Exposed gutters, downspouts, vents, louvers and other similar elements shall be painted to match the surface to which they are attached, unless they are used as part of the design theme.

- Utility connections shall be designed to coordinate with the architectural elements of the building(s) so as not to be exposed except where necessary.
5 DESIGN GUIDELINES

The Alhambra-100 Bay State Street Specific Plan area is envisioned to be a blend of lofts and townhome units with an ample and convenient passive recreation area. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the plan as building occurs. The intent of these guidelines is to 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 the City of Alhambra 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

- The general building placement shown on Exhibit 3.1, Land Use Concept, 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.

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

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

- Buildings should be oriented to maximize privacy between neighboring or adjacent units as much as feasible.

B. Pedestrian Circulation/Orientation

- Direct pedestrian access should be provided from public walkways to buildings wherever possible.

- Buildings should be sited so that pedestrian circulation to the adjacent retail/commercial uses is facilitated.

C. Common Area

- 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.

- Landscaping and decorative features should be incorporated into courtyard design.

- Courtyards in common areas should be buffered from nearby streets.

D. Lighting

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

- Pedestrian scale/decorative light fixtures are encouraged in plazas, gathering areas and along public walkways.

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

- Planters and pots shall not obstruct pedestrian traffic flow.

- Planter materials should compliment the development architecture.
5.2 Architectural Character

Implementation of this Specific Plan will result in a high-quality development that fits into and enhances the existing neighborhood fabric, with careful consideration to both users and adjoining uses. The development's architectural character will enhance the City's diverse architectural heritage and reflect the vernacular Urban Contemporary style often found in Southern California in areas of concentrated development.

Building elevations will be detailed to avoid long, plain surfaces, and will be characterized by differentiated masses and articulated rooflines. The resulting development will be pedestrian friendly. Typical detailing will include wood facia and outlookers, ornamental metal awnings or wood trellis, metal railings on balconies, paned or glass sidelites at entries, and tile roof accents on the elevations. Exhibits 5.1a-b show the conceptual elevations and typical detailing elements that may be incorporated. Exhibits 5.1c-d show the illustrative concepts of the Commonwealth Avenue and Bay State Street elevations.

A. Building Mass

- Recessed doors and wall openings will be used to create a sense of depth and shadowing for visual variety and energy conservation.

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

- Balconies and porches are strongly encouraged to articulate and reduce mass, and provide shadow and relief.

B. Articulation and Fenestration

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:

- Horizontal offsets of building wall planes.

- Covered balconies or sundecks projecting forward of the main building wall plane.

- 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.

- Incorporating a combination of 3-story and 4-story elements into the building design.

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

- The design of header, sill and trim elements should be consistent with the architectural style of the building.

- Window shapes and mullion patterns should be consistent with the architectural style of the building.

- The shape and size of shutters, when used, should be compatible with the window opening.

- Front entry doors and entryways should provide a focal point to each residential unit.

- Balconies and sundecks, when provided, should be designed as an integral component of the building's architecture and consistent with its architectural style.
C. Materials and Colors
- All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied.

- Materials applied to any elevation should turn the corner of the building a minimum of 45°.

- Exterior building materials shall be metal/iron, concrete, or stucco.

- Heavy textured, swirl or heavy troweled cement, stucco or plaster is prohibited.

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

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

D. Paving
- Pedestrian pavements may include but are not necessarily limited to: sidewalks, paths, walkways, courtyards, and plazas.

- Common area paving may consist of one or more of the following materials in any combination:
  - Stamped concrete
  - Sand blasted concrete, scored with a grid pattern
  - Broom finished, salt finished or heavy sandblasted concrete
  - Unit pavers
  - Real or simulated brick or stone and blasted concrete, scored with a grid pattern
  - Ceramic or porcelain tiles and blasted concrete, scored with a grid pattern

- Paving should have a surface texture rough enough to prevent slipping, but smooth enough to prevent stumbling. In addition, paving should be relatively:
  - Maintenance free
  - Stain resistant
  - Fade resistant
  - Non-reflective

E. Roof Form
- A combination of contemporary flat roofs alternating with barrel-vaulted roofs will add visual interest to the rooflines.

- Flat roofs are encouraged consistent with the building's architectural style.

- Fascia elements shall be consistent with the architectural style of the building.

F. Walls and Fences
- Walls and fences shall be erected for security, visual screening, and aesthetic purposes.

- 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.

- The following materials are recommended for walls and fences within the development:
  - masonry (brick, stone, split-face block, slump block, stucco-covered block)
  - painted steel tubing
  - vinyl
  - wood
  - metal/iron
5.3 Landscape Architecture

A. Landscape Concept

The preliminary landscape concept for this development will reinforce the contemporary styling of the architecture. While the streetscape concept blends in with the existing neighborhood, the internal concept promotes an organic and inviting circulation pattern while the landscape palette will create different moods in each of these "outdoor living rooms" for the residents. Each of these outdoor gathering spaces will vary from more intimate and private settings to a larger social gathering area where community activities such as barbecuing, congregation around the fireplace or passive activities on the raised common lawn in the central courtyard can occur. The landscape concept will be aesthetically appealing while its amenities will offer the residents an array of activities which can promote a strong sense of community within this development. In addition, units on the first level shall have an expanded private patio space. (See Exhibit 5.2, Conceptual Landscape Plan.)

B. General Guidelines

- 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.).

- The following design concepts should be used in all development design:
  - Specimen trees in informal groupings or rows at major focal points.
  - Use of flowering vines both on walls and trellises
  - Use of planting to direct pedestrian movement through the site and create shadow and patterns against walls
  - Plantings, and walls to screen trash enclosures, storage areas, utility boxes, etc.
C. Public Elements

- The Central Lawn is stepped up above the paving level to provide a raised turf area for tenant gathering.
- A fireplace is the focal point of the large common courtyard where all residents have the opportunity to interact with each other.
- A sculpture or similar feature will enhance the entry experience into the development from both entries, on Commonwealth Avenue and Bay State Street.

- A barbecue counter shall be provided for all residents of the development to encourage interaction.
- Stone benches shall be built-in features and shall match the stone-like paving throughout the common area.
- Planters for trees, shrubs and tall grasses shall be included within the courtyards 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.

D. Streetscape Parkways

- Landscape treatments shall use regularly planted theme trees consistent with the Plant Palette listed here.
- Theme trees shall be planted in tree wells.
- Shrub beds shall be provided to soften the foundation of the architecture at the ground plane.
- Grasses or groundcovers shall be planted between the roadway edge and the right-of-way line or sidewalk, wherever applicable.
### Plant Palette

#### Trees

<table>
<thead>
<tr>
<th>Species</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
</tr>
<tr>
<td>Bambusa oldhamii</td>
<td>Clumping Giant Timber Bamboo</td>
</tr>
<tr>
<td>Cercis chinensis</td>
<td>Chinese Redbud</td>
</tr>
<tr>
<td>Magnolia sou. 'Rustica Rubra'</td>
<td>Magnolia</td>
</tr>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Sophora japonica</td>
<td>Japanese Pagoda Tree</td>
</tr>
</tbody>
</table>

#### Shrubs

<table>
<thead>
<tr>
<th>Species</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asparagus densiflorus 'Meyers'</td>
<td>Myers Asparagus</td>
</tr>
<tr>
<td>Aucuba japonica indica</td>
<td>Gold Dust Plant</td>
</tr>
<tr>
<td>Asaelea belgian indica</td>
<td>Shade Azalea</td>
</tr>
<tr>
<td>Buxus japonica</td>
<td>Japanese Boxwood</td>
</tr>
<tr>
<td>Camillea japonica</td>
<td>Japanese Camillea</td>
</tr>
<tr>
<td>Euonymus jap. 'Matanzaki'</td>
<td>Japanese Euonymus</td>
</tr>
<tr>
<td>Gardenia jasminoides 'Veitchii'</td>
<td>Veitch Jasmine</td>
</tr>
<tr>
<td>Ilex cornuta 'Burfordii'</td>
<td>Burford Chinese Holly</td>
</tr>
<tr>
<td>Jasminum nitidum</td>
<td>Gold Coast Jasmine</td>
</tr>
<tr>
<td>Juniperus procumbens 'Nana'</td>
<td>Japanese Garden Juniper</td>
</tr>
<tr>
<td>Liriope muscari</td>
<td>Lily Turf</td>
</tr>
<tr>
<td>Nandina domestica</td>
<td>Heavenly Bamboo</td>
</tr>
<tr>
<td>Phyllostachys aurem</td>
<td>Golden Bamboo</td>
</tr>
<tr>
<td>Pittosporum tobira</td>
<td>Japanese Pittosporum</td>
</tr>
<tr>
<td>Pittosporum tobira 'Variegata'</td>
<td>Japanese Variegated Pittosporum</td>
</tr>
<tr>
<td>Pittosporum tobira 'Wheelerii'</td>
<td>Wheeler's Dwf. Pittosporum</td>
</tr>
<tr>
<td>Wisteria chinensis</td>
<td>Chinese Wisteria</td>
</tr>
</tbody>
</table>

#### Espaliers

<table>
<thead>
<tr>
<th>Species</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Wisteria chinensis</td>
<td>Chinese Wisteria</td>
</tr>
</tbody>
</table>
5.4 Auxiliary Structures/Equipment and Utilities

A. Additional Building Components
- Exterior stairs should be designed as an integral part of the building.
- Stairs should remain within the building envelope as defined by an outermost wall.
- Stair guardrail design must be consistent with the architecture of the building.
- Exterior lighting fixtures should be compatible with the architectural style of the building.

B. Mechanical Equipment/Storage
- 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.
- Rooftop mounted air conditioning units visible from neighboring properties must be screened.
- All exterior mechanical equipment shall be screened.
- Where rooftop mechanical equipment is visible from higher adjacent properties, it should be painted to match the roof color.
- Screening materials shall blend with the building materials and design, and any landscaping within the vicinity.
- Screening shall be in a manner consistent with the building facade.
- Exterior storage of equipment, supplies, refuse, garbage, junk or their receptacles shall be prohibited.
- All exterior storage, trash receptacles and dumpsters shall be screened by landscaping, fencing or walls, in accordance with their standards described above.

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

6.1 Financing and Maintenance of Improvements

The financing and maintenance plan for the Alhambra-100 Bay State Street 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. There are numerous methods for financing the improvements necessary to complete this Specific Plan, and a few financing mechanisms will be utilized.
Some of the potential funding mechanisms for the public improvements of the Specific Plan include:

- Impact Fees
- Community Facility District (i.e., Mello-Roos)
- Lighting and Landscape District or other types of Assessment Districts
- Homeowners Association (HOA)
- Conventional Condominium Financing

Table 3, Financing and Maintenance Plan indicates the parties responsible for construction, financing and maintaining the public improvements proposed by the Specific Plan.

<table>
<thead>
<tr>
<th>Service or Facility</th>
<th>Party(ies) Executing Construction</th>
<th>Party(ies) Financing Construction</th>
<th>Party(ies) Responsible for Operation and Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Garage</td>
<td>Developer</td>
<td>Developer</td>
<td>Homeowners Association</td>
</tr>
<tr>
<td>On-Site Water, Sewer and Storm Drainage Facilities</td>
<td>Developer</td>
<td>Developer</td>
<td>Utility Operator</td>
</tr>
<tr>
<td>Off-Site ROW Improvements</td>
<td>Developer/ City of Alhambra</td>
<td>Developer/ City of Alhambra</td>
<td>City of Alhambra</td>
</tr>
<tr>
<td>Residential Streetscape</td>
<td>Developer</td>
<td>Developer</td>
<td>Homeowners Association</td>
</tr>
<tr>
<td>Common Area Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>Homeowners Association</td>
</tr>
</tbody>
</table>
6.2 Methods and Procedures for Implementation

The City of Alhambra shall administer the provisions of the Alhambra-100 Bay State Street 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.

There are a variety of levels of review for the Alhambra-100 Bay State Street Specific Plan by the City of Alhambra. The first level is the adoption of the Specific Plan and its related approvals by the City Council. The second level implements the residential component of the plan through a Tentative Map. The third level of review for the residential area is through a Site Plan Review.

A. Tentative and Final Subdivision Maps

All subdivision maps of any type shall be submitted, reviewed and approved in accordance with the City of 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 notwithstanding 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.

B. 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.
6.3 Enforcement of the Specific Plan

The enforcement of the provisions of this Specific Plan shall be the following:

- The Director of Development Services shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth herein.

- Any decision by the Director of Development Services may be appealed to the Planning Commission. Any decision by the Planning Commission is subject to appeal to the City Council.

- Parks and Recreation, Public Works, and other appropriate entities shall aid the Planning Commission and the Director of Development Services in fulfilling their enforcement roles as needed or directed.

6.4 Amendments to the Specific Plan

Any proposed changes to the plan that would substantially alter the Land Use Concept, Development Standards or Design Guidelines contained within this document shall require amendment to the Alhambra-100 Bay State Street 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 an amendment is required or not.
7 CONSISTENCY WITH THE GENERAL PLAN

The purpose of this chapter is to ensure that the *Alhambra-100 Bay State Street Specific Plan* is consistent with the goals and policies of the City of Alhambra's 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 *Alhambra-100 Bay State Street* development are discussed.

7.1 Land Use

- 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, and environmental and social resources.
The proposed development is an infill of an underutilized property located partly in the Central Business District Area. Sufficient resources exist to support the proposed development. Careful consideration has been given to the surrounding uses to ensure that the development is compatible with the fabric of the existing neighborhood and serves as a transition from existing commercial and retail uses west and north of the site to existing residential uses to the south and east of the site.

- Encourage land use patterns that minimize incompatibility between uses.

The site is within a primarily multi-family area of the community, thus the proposed multi-family structures are compatible with surrounding uses and actually serves as a buffer between adjacent commercial and multi-family uses.

- Discourage scattered multi-family development and encourage the preservation of existing, stable, single-family neighborhoods.

The proposed multi-family development would be placed within the primarily multi-family area of the community, complementing the existing units and uses in this part of the City.

7.2 Housing

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

The Alhambra-100 Bay State Street Specific Plan proposes high-end loft and rowhome residential units in a thoughtful design to be made of quality, durable materials, intended to be a long-lasting contribution to the City of Alhambra.

- Continue to provide opportunities for infill housing development in the City's redevelopment areas and Central Business Area.

Implementation of this development can act as a catalyst for additional high-quality, multi-family development within and adjacent to the City's Central Business Area in proximity to the highly desirable pedestrian-oriented Main Street retail corridor.

- Identify available infill lots for future housing development opportunities.

The proposed development is an infill/redevelopment of the former Edwards Theatre site, which is currently vacant since the firm's new 14-screen development opened at the intersection of Garfield Avenue and Main Street.

- 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

- 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 development is designed so as to embrace the surrounding neighborhood, by fronting buildings onto Commonwealth Avenue and Bay State Street, thereby encouraging pedestrian connection to surrounding uses. The adjacency of the development to Alhambra Place mall and proximity to the Main Street retail corridor is also anticipated to encourage pedestrian interaction with these areas.
7.4 Environmental Management

- To develop a unified overall community appearance.

The Alhambra-100 Bay State Street 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.

7.5 Economic Development

- Eliminate and prevent the spread of blight and deterioration in the City and in redevelopment project areas.

The development is replacing a currently vacant building and an underutilized lot. The replacement of this use with high-quality residential structures will greatly improve the aesthetic conditions of the neighborhood.

- 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 129 residential units in a mix of lofts and townhome configurations that are not currently available elsewhere in the City. This type of housing will present new lifestyle opportunities that are not currently provided in Alhambra and enhance the City's Main Street retail corridor, located one block north of the site.

7.6 Noise

- Encourage acoustical design in new construction.

The Alhambra-100 Bay State Street 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 off-site road noise.

- Evaluate noise generated by construction activities.

A Mitigated Negative Declaration (MND) is being prepared for the development. The MND will consider the impacts generated, if any, by construction activities and will identify any mitigation measures to implement to reduce impacts to less than significant.