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INTRODUCTION

1.1 Purpose and Intent

The Alhambra Place Specific Plan provides guidance for the development of an 11.2-acre site in the City of Alhambra in accordance with the provisions of the City’s General Plan and Zoning Code. The Specific Plan contains design guidelines and development standards that apply to the Alhambra Place development site. The Specific Plan further implements the goals and policies outlined in 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, working, and commercial environment;

• Create a cohesive identity for the development area through implementation of a strong landscape and architectural design program, and contribute to the renovation of Alhambra’s downtown;

• Activate the area by providing well-landscaped public gathering areas;

• Provide for an urban housing product responsive to the needs of the emerging market of singles, couples, empty nesters, and retirees; and

• Encourage compatible land use and interface with adjacent properties.

Implementation of the Alhambra Place Specific Plan provides the parameters for the 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.

Figure 1.1: Regional Location
1.2 Site Location

The development site is located within the City of Alhambra, as shown in Figure 1.1, Regional Location. Alhambra is located eight miles northeast of downtown Los Angeles. The City’s motto, “Gateway to the San Gabriel Valley”, expresses Alhambra’s strategic location. The site is located within the Central Business District of the City, and is bordered by Main Street to the north, Garfield Avenue to the west, Monterey Street to the east, and Bay State Street to the south. Regional access to the site is readily available from Interstate 10 and nearby Interstate 710 Freeways. The site is located along major commercial corridors such as Main Street that runs east and west and Garfield Avenue that runs north and south. Figure 1.2, Local Vicinity, shows the development site within its local context.

![Figure 1.2: Local Vicinity](image-url)
1.3 Project Overview

This Specific Plan envisions a vibrant commercial and social core within Alhambra’s civic and central business district. Located at the juncture of Garfield Avenue and Main Street, the approximately 11.2-acre site is poised to attract residents and visitors from a wide region.

The Alhambra Place Specific Plan area covers 11.2 acres at a site currently occupied by a vacant Department Store, restaurants, banks, various retail uses, and surface parking. The development of this Specific Plan site will allow the City to realize its vision of creating a vibrant mixed-use downtown area that combines commercial uses, restaurants, and public gathering spaces along with retail and residential uses.

Central to creating a sense of place of the project within the community is the creation of outdoor rooms. Outdoor spaces have been integrated into the development to engage the commercial uses, and to provide patrons and residents opportunities to lounge and connect with their community. These outdoor rooms will be useable public spaces, allowing for a variety of use.

The urban plaza at the corner of Main Street and Garfield Avenue will be activated with unique lighting and architectural features, and corresponding seating walls to provide relationship and connectivity with the Edwards Theater Plaza, located immediately north of the project site.

The urban plaza moves into the project through a series of paseos. Off of the paseos through the project, there will be break-out areas for patrons and residents to sit and gather. The character of these break-out areas will be varied to provide individuality with accents of surprise. Collectively, the urban plaza, the heritage tree, and the paseos will be the heart of Alhambra Place that provides gathering and waiting areas for people to socialize and connect with their community.

The retail shops and restaurants will be oriented towards the urban plaza and paseos, actively landscaped and lit to encourage nighttime use.

Each elevation of the project responds to its context and street perimeter. The mix of retail tenants will serve both the residents of the greater Alhambra community and the on-site residents, and complement the local retail uses.
The Specific Plan land use concept will transform the site from an underutilized commercial use into a planned mixed-use development consisting of up to 260 multi-family residential units and up to 140,000 square feet of commercial, restaurant, and retail use. The residential component of the project will be located primarily along East Bay State Street, with portions adjacent to Garfield Avenue and Monterey Street. The commercial component is located along Garfield Avenue and Main Street.

The residential structures will feature four levels of stacked multifamily units incorporating studios, one-, two-, and three-bedroom units. The design of the residential development will incorporate stacked units wrapped around a six-level parking garage (one subterranean level, one at-grade level, and four levels above grade). This design style offers a housing option not provided in Alhambra and one that appeals to a wide market, including singles, young couples, and empty nesters.

While the design will incorporate pedestrian walkways and paseos through and around the site, the residential community provides five open space courtyards, a common pool area, and a rooftop terrace. The common amenities will incorporate informal gardens, terraces, hardscape, and lighting. Primary vehicular access to the residential buildings will be provided through entrances on Monterey Street and Garfield Avenue, with a central pedestrian paseo connecting the residents to the commercial center. The residential development will be predominantly oriented towards East Bay State Street and the commercial uses will be positioned along Main Street and Garfield Avenue.

The commercial project is supported primarily by surface parking. Parking for the residential units will be supported by a six-level parking structure. The structure consists of one subterranean level, one at-grade level, and four levels above grade. Parking is organized conveniently in the center of the development to serve both commercial and residential uses. Vehicular access to parking is provided along Garfield Avenue, from the existing signalized intersection. Secondary access is provided by two locations along Monterey Street.

The commercial component of the project is comprised of one- and two-level buildings located along Main Street and Garfield Avenue. The commercial spaces will consist of retail stores, restaurants, and banks. These uses surround a public gathering space that is accessible to the pedestrians along Garfield Avenue and Main Street. A strong ground-level presence will encourage pedestrian activities and enhance the retail corridor.
Uses within the Alhambra Place Specific Plan site are subject to the development standards and design guidelines contained in this document as adopted or amended.

### 1.4 Specific Plan Document Organization

The Alhambra Place 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 the following seven sections:

**Section 1.0 – Introduction**

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

**Section 3.0 – Specific Plan Elements**

This chapter presents the Land Use Plan for the development, including proposed land use designations, circulation routes, grading, and infrastructure.
Section 4.0 – Development Standards

This chapter 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 chapter contains provisions for financing and 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 to the City of Alhambra General Plan goals and policies.
2

PLANNING CONTEXT

2.1 Jurisdictional Considerations

A. Authority for Specific Plan

The Alhambra Place 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 by ordinance. A public hearing is required, after which the Specific Plan must be adopted by the Alhambra City Council.

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

B. General Plan

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

The City of Alhambra General Plan designates this site as Central Business District (see Figure 2.1, Existing General Plan Designations). The purpose of the Central Business District is to “develop a central, focal downtown area that ... encourage[s] an intensification of both regional and local sales activity. The CBD designation is intended to provide for a multi-purpose residential and commercial district that will adequately meet the service needs of the surrounding neighborhoods.” 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. Furthermore, the Central Business District allows residential density of up to 43 dwelling units per acre on minimum lot sizes of 20,000 square feet.
An application for amendment to the City’s Zoning Ordinance Map was processed concurrently with the original Specific Plan. This action resulted in a redesignation of the site as Alhambra Place Specific Plan. The General Plan allows for mixed use development in the downtown district with up to 43 du/ac. No General Plan amendment is needed.

Figure 2.1: Existing General Plan Designations
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 Specific Plan, within the Downtown Revitalization District Overlay. The Specific Plan designation allows mixed use, including attached units at a maximum density of 43 dwelling units per acre (du/ac).

![Diagram of Existing Zoning Designations](source: Alhambra Zoning Map)

**Figure 2.2: Existing Zoning Designations**
D. CEQA

In accordance with the provisions of the California Environmental Quality Act (CEQA) an Initial Study is required to determine the need for an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND). The Initial Study assesses the potential environmental impacts resulting from development implementation such as traffic/circulation, noise, air quality, geology, aesthetics, and cultural resources and provides mitigation for those impacts. As part of the original approval of the Specific Plan in 2006 an MND was approved for the project. As part of the 2014 Specific Plan amendment with the project modification, an addendum was processed.

2.2 Existing and Surrounding Uses

A. Land Uses On Site

The project site is located at the crossroads of two major retail corridors - Main Street and Garfield Avenue at the center of Downtown Alhambra. Other streets along the boundary include Monterey Street and Bay State Street. Currently, the project site features various retail stores, banks, and restaurants totaling approximately 200,000 square feet in one to two story buildings along Garfield Avenue, Bay State Street and Main Street. The existing retail center accommodates a pedestrian-only paseo and a public plaza. Behind the retail buildings and along Bay State Street and Monterey Street, the project comprises a surface parking lot with 724 parking spaces for retail tenants and visitors. Entry points to parking are located along Garfield Avenue, Bay State Street, and Monterey Street.

Figure 2.3: Existing Conditions
1. View of existing Alhambra Place Shopping Center from the northeast corner of the Garfield Avenue and Main Street intersection.

2. View of commercial and office structure from the northwest corner of Garfield and Main intersection.

3. View of Alhambra Place Shopping Center from the northeast corner of Main and Garfield.

4. View of Rite Aid and Edwards Theater (rear) from the northeast corner of Stoneyman Avenue and Main Street.
5. View of Mervyn's at Alhambra Place Shopping Center from northeast corner of Stoneman Avenue and Main Street.

6. View of commercial and bank buildings located along Main Street east of the project site.

7. View of existing surface parking on project site, along Monterey Street.

8. View of commercial building located to the east of the project site along Monterey Street.
9. View of one to three story residential structures located to the southeast of the project site along Bay State Street.

10. View of new condominium structures being built to the south of the project site along Bay State Street.

11. View of the two-story Post Office located to the southwest of the project site at the southwest corner of Garfield Avenue and Bay State Street.

12. View of a two-story office building located on the southwest corner of the project site at Garfield Avenue and Bay State Street.
13. View of Citibank building located to the west of the project site on the northwest corner of Garfield Avenue and Bay State Street.

14. View of a multi-tenant office building located on the southeast corner of Bay State Street and Garfield Avenue. The building uses sloped roofs and varying building heights.

15. View of the existing facade of the project site along Garfield Avenue.
16. Restaurant building located on the northwest corner of Garfield Avenue and Main Street, as seen from the project site.

17. View of Edwards Renaissance Entertainment Center as seen from the southwest corner of Garfield Avenue and Main Street.

18. View of commercial buildings along the north side of Main Street, as seen from the project site at Monterey Street and Main Street.
19. View of pedestrian alleyway and retail structures located to the north of the project site, as seen from the southwest corner of Monterey Street and Main Street.

20. View of the existing Bank of America building seen from the northeast corner of Main Street and Monterey Street.

21. View of the existing plaza on the rear side of Alhambra Place Shopping Center.
B. Surrounding Land Uses

The project site is surrounded by a variety of retail, restaurant, office and entertainment uses in the Central Business District and high density residential buildings, as illustrated on Figure 2.4, Surrounding Uses.

To the north, the site is bounded by Main Street and the diverse mix of retail uses. These retail buildings consist of one- to two- story structures with zero setbacks, display windows, awnings, and mansard roof. Consistent with the City’s General Plan, Main Street is a retail corridor with intense retail concentration and activity. Main Street is also a pedestrian-friendly corridor furnished with tree wells, seating for pedestrians, and landscaped medians. The northeast corner of Garfield Avenue and Main Street is developed with the Edwards Renaissance Entertainment Center that includes an Edwards Theater and restaurants that surround a public plaza with fountains and sculpture seating.

The western part of the project site is bounded by Garfield Avenue. Buildings along Garfield Avenue comprise one and two story restaurants and office buildings with zero setbacks.

Along the southern boundary of the project site is Bay State Street. Along this boundary, the project faces mostly medium to high density residential buildings. At the corner of Garfield Avenue and Bay State Street is an office building that stands from one story tall along the street to three stories high as it steps away from the street. East of the office building stands a three story residential luxury condominium complex. Toward Monterey Street are older residential buildings of one to two stories. To the east along commercial buildings surrounded by landscaped surface parking.

Figure 2.4: Surrounding Uses
SPE\nIFIC PLAN ELEMENTS

3.1 Land Use Plan

The planned commercial and residential uses in the Alhambra Place Specific Plan represents no change in commercial square footage from the previous Alhambra Place Shopping Center and the addition of residential use and a six-level parking structure. The result will be a vibrant, mixed use project at a key intersection of the City. The Land Use Plan and Illustrative Land Use Plan, shown in Figures 3.1 and 3.2, provide an overall vision and guide for the ultimate development of the site. The design approach takes advantage of the site’s key location at the corner of Garfield Avenue and Main Street in the center of the Historic Downtown District. Key elements of the plan include:

- Retail and service commercial, and restaurant uses;
- Multi-family units arranged around multiple open space courtyards and one large common open space courtyard with a pool;
- Enhanced landscape setting, providing areas for outdoor dining in conjunction with restaurant and retail uses; and
- A network of plazas and paseos that creates a network of outdoor rooms throughout the project.

Table 3-1, Proposed Land Use Summary, presents a statistical summary of the total square footage for each land use incorporated in the planned development. To allow for variations in the marketplace over time, this Specific Plan is designed with flexibility, allowing shifts in commercial 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 (260), maximum total commercial square footage (140,000 square feet, subject to approval by the City Council), minimum residential parking ratio (1.90 spaces per residential unit), and minimum general retail and restaurant parking ratios (ranging between 4 to 8.33 spaces per 1,000 sf). The maximum building height is 75 feet. The bedroom count per unit includes studios as well as one-, two-, and three bedroom units.
SOURCE: Gillespie, Moody, Patterson, Inc.
The residential units will offer varied unit sizes and floor plans. All units have at least one private balcony or patio.

Table 3-1: Proposed Land Use Summary

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>Total Area (sf)</th>
<th>Maximum FAR</th>
<th>Total Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail/Restaurant³</td>
<td>122,500</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Commercial/Office</td>
<td>17,500</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Maximum Commercial</td>
<td>140,000</td>
<td>0.30</td>
<td>--</td>
</tr>
<tr>
<td>Residential – Multi-family</td>
<td>242,369</td>
<td>0.8</td>
<td>260 units</td>
</tr>
</tbody>
</table>

Footnotes:
1. Total Area, Square Feet (sf) represents gross square feet as defined in Section 23.04.315 of the zoning code. Residential total square foot area is estimated, and only includes habitable area. Non-habitable area is not included in the residential square feet. Non-habitable areas are those areas dedicated to garage, lobby, elevator room, balcony, and meter rooms.

2. FAR is defined in the City’s zoning code and is measured over the total Specific Plan acreage (approximately 11.2 acres).

3.2 Circulation Plan

A. Circulation/Access

Circulation to and around the site has been designed to safely accommodate pedestrians and vehicles. The circulation system provides for efficient movement of vehicles and pedestrians within the site. Regional access is provided directly by Interstate 10 to Garfield Avenue. Local access to the development area will be directly accessible by vehicles off of Garfield Avenue and Monterey Street. The residential and commercial points of access are provided by one entry point on Garfield Avenue and two entry points on Monterey Street.

The primary pedestrian entrance to the site is located at the corner of Garfield Avenue and Main Street, and will be designed as an urban plaza. A second gathering plaza which encourages pedestrian entry into the site is located through a paseo along Main Street. The pedestrian paseos which include seating, informal gathering areas, and potential outdoor dining, are located off the entry at the intersection of Stoneman Avenue and Main Street, extending into the residential area, and along the retail storefronts (see Figure 3.3, Conceptual Circulation Plan).
B. Parking and Loading

Parking for Commercial and Residential land uses is provided in conformance with Section 4.4 of the Development Standards herein.

The project is supported by a six-level parking structure and surface parking. The parking structure consists of one subterranean level, one at-grade level and four levels above grade and will accommodate a majority of the residential occupants. The parking structure will primarily serve the residential units with restricted resident and guest parking, in addition to a small amount of unrestricted resident guest parking.

Entries points to the restricted residential parking areas will be controlled through an electronic gate, with access available only to residents of the development and their guests. Electronic gate openers will be provided to residents. Call boxes will be provided at the parking entrances for guests to contact residents to gain access.

The majority of the commercial parking is provided by surface parking centrally located within the Specific Plan, and through a Lease for a minimum of 80 parking spaces within the adjacent Monterey parking lot. The balance of commercial parking is provided within the parking garage. Time restricted parking during certain hours of the day for specified uses is permitted with approval from the City’s Planning Director.

Truck loading and delivery to commercial and residential uses will occur from within the parking areas of the site. The residential development incorporates a move in area for the residents to accommodate moving trucks and furniture deliveries.

C. Pedestrian Orientation

Various pedestrian access points are provided on the ground level. Residents will be able to unlock secured pedestrian gates with the use of an electronic key fob. Guests visiting the residential units may gain entry through use of a call box located at certain secured gates.
Pedestrian paseos and walkways have been incorporated throughout the project to encourage connectivity between retail and residential uses. An urban plaza at the corner of Main Street and Garfield Avenue has been designed to invite pedestrian into the development from the neighboring Edwards Theater Plaza and surrounding retail corridor. In addition to the paseos connecting pedestrians in the interior of the development, improved public walkways along Main Street, Garfield Avenue, Monterey Street, and Bay State Street will further enhance the pedestrian experience and connectivity.

3.3 Grading Plan

The grading plan is shown on Figure 3.4, Grading Plan. The site is relatively flat, though grading will be required to balance the elevation of the site. The grades around the perimeter of the site are consistent with existing grades of the roadways. Main Street flows from west to east at an approximate 0.8% slope, and Bay State Street flows in the same direction at an approximate 1.5% slope. The southerly grades on Garfield Avenue and Monterey Street are approximately 1.3% and 1.8%, respectively. The driveway entrances to the site 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). These upgraded and/ or additional activities are established as conditions of approval of the project.
ALHAMBRA PLACE • SPECIFIC PLAN AMENDMENT
Grading Plan
Figure 3.4
3.4 Infrastructure Plans

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 all four sides of the site: a 4-inch cast iron pipe along Monterey Street, a 6-inch cast iron pipe along Bay State Street, an 8-inch cast iron pipe along Main Street, and both an 8-inch and a 16-inch cast iron pipe along Garfield Avenue. New service lines to the development will be provided as shown on Figure 3.5, Conceptual Water System Plan, or modified plan as determined by the Director of Public Works with final engineering.

The existing fire hydrants on site, one each facing Main Street, Bay State Street, and Garfield Avenue will be retained, and new hydrants provided on perimeter streets, as seen in Figure 3.5, will be added for this project. Adequate pressure modifications will be provided as specified by the City Fire Department to serve the project.

B. Sewer

Existing 8-inch sanitary sewer mains flow to the south and east along Main Street, Monterey Street, and Bay State Street, and a 10-inch sewer flows north on Garfield Avenue. City substructure maps also indicate an existing sewer main on the north side of Main Street. None of these lines will require modification to serve the project. Proposed sewer connections are shown on Figure 3.6, Conceptual Sewer System Plan, or modified plan as determined by the Director of Public Works with final engineering.

C. Drainage

A 27- to 30-inch reinforced concrete pipe runs west to east on the north side of Main Street, and an existing 24-inch line is present in Bay State Street north of Monterey Street. No modifications to these major drainage facilities are required. Proposed on-site drainage lines will tie into these main lines as indicated in Figure 3.7, Conceptual Drainage System Plan, or modified plan as needed to comply with applicable provisions of the Low Impact Development Ordinance and Conditions of Approval.
D. Utilities

Individual meters will be provided for the residential units per City 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, Monterey Street, and Bay State Street.
E. Solid Waste Disposal

BFI Inc. provides residential waste disposal and recycling services under a contract agreement with the City of Alhambra. Service to the proposed development will include pickup of general household trash items, as well as recyclables, including glass, plastic bottles, aluminum cans, newspapers, cardboard, etc. Main collection containers for commercial will be stored in containers adjacent to surface parking areas, screened per the development standards. Residential collection containers will be stored within the private residential parking structure.

Access to trash collection will only occur on Monterey Street and is prohibited from Main Street and Garfield Avenue.

F. Public Right-of-Way

The development shall provide upgrades to the adjacent traffic signals, street lights, street trees, public furniture, roadways, etc., as identified by the City.
4 DEVELOPMENT STANDARDS

4.1 Purpose and Intent

The Alhambra Place Specific Plan will revitalize the former Alhambra Place shopping center site, enhance the Downtown area, and the most prominent intersection in the City. The Project combines new residential, retail, restaurant, and commercial uses into a high-quality product and environment that instills new energy in the Downtown at the intersection at Garfield Avenue and Main Street. The development will draw upon a design vocabulary from successful retail and residential mixed use communities within the region. The development standards contained in this Specific Plan apply only to properties within the Specific Plan area boundary.

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 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 and Conditionally Permitted Uses

A. Permitted Uses

The following uses are permitted by right, with no discretionary permits required:

1. Retail commercial/office and other uses pursuant to Section 23.28.020, Permitted Uses of the Municipal Code, except Adult Businesses, which shall be regulated by Chapter 23.40 of the Municipal Code.
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 associated with restaurant or retail use.
2. Any outdoor seating areas associated with restaurants that include service of alcohol.
3. Kiosks as an accessory use (see Section 4.5).

4.3 Mixed-Use Development Standards

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

<table>
<thead>
<tr>
<th>Standard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
<td>75 ft.</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (Residential)</td>
<td>0.8 FAR</td>
</tr>
<tr>
<td>Residential Units - Maximum</td>
<td>260 units</td>
</tr>
<tr>
<td>Lot Area - Minimum</td>
<td>20,000 sq. ft.</td>
</tr>
<tr>
<td>Lot Depth - Minimum</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Lot Width - Minimum</td>
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<tr>
<td>Dwelling Unit Size (range)</td>
<td>550 – 1,150 sq. ft.</td>
</tr>
<tr>
<td>Minimum Setbacks</td>
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<tr>
<td>Front Yard Setback</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>0 ft</td>
</tr>
<tr>
<td>Open Space Requirements</td>
<td></td>
</tr>
<tr>
<td>Minimum Residential Private Open Space</td>
<td>50 sq. ft. per dwelling unit</td>
</tr>
<tr>
<td>Minimum Residential Common Open Space</td>
<td>150 sq. ft. per dwelling unit</td>
</tr>
<tr>
<td>Surface Parking Stall Dimensions</td>
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<tr>
<td>Standard Parking Stall</td>
<td>8’6” x 18’</td>
</tr>
<tr>
<td>Compact</td>
<td>7’6” x 18’</td>
</tr>
<tr>
<td>Accessible Standard</td>
<td>9’ x 18” x with 5’ aisle</td>
</tr>
<tr>
<td>Assessable Van</td>
<td>9’ x 18” with 8’ aisle</td>
</tr>
<tr>
<td>Standard Aisle Width</td>
<td>24’</td>
</tr>
<tr>
<td>Parking Structure</td>
<td></td>
</tr>
<tr>
<td>Standard</td>
<td>8’6” x 18’</td>
</tr>
<tr>
<td>Standard adjacent to wall or column</td>
<td>9’ x 18’</td>
</tr>
<tr>
<td>Accessible Standard</td>
<td>9’ x 18” with 5’ aisle</td>
</tr>
<tr>
<td>Assessable Van</td>
<td>9’ x 18” with 8’ aisle</td>
</tr>
</tbody>
</table>

NOTES:
- Sq.ft. = square feet
- FAR = Floor Area Ratio based on the overall site acreage
- du/ac = dwelling units per acre

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.
C. Open Space

The open space within the Plan area will consist of a combination of private open space and common open space. Private useable open space shall have a minimum dimension on any side of four feet and may include balconies or patios. Common useable open space may include active and passive recreation uses and amenities (both indoors and outdoors), including, but not limited to, swimming pools, spa/jacuzzis, barbeque and food preparation areas, landscape and turf areas, roof decks, 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 20 feet.

The private open space is provided by the exclusive balconies attached to each residential unit. The common open space includes shared spaces both indoors and outdoors.

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. Service is also provided for bulky items and disposal of electronic waste. 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 multifamily 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.
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. Commercial parking spaces shall be provided as follows:

i. General Retail = 4 spaces/1,000 sf.
ii. Grocery = 5 spaces/1,000 sf.
iii. Restaurant = 8.33 spaces/1,000 sf.
iv. Outdoor Dining = 8.33 spaces/1,000 sf.
v. “Back of House” Service = 2 spaces/1,000 sf.¹

B. Residential parking spaces shall be provided as follows:

i. Residential Restricted = 1.6 spaces/DU
ii. Residential Guest Restricted = 0.20 spaces/DU
iii. Residential Guest Unrestricted = 0.10 spaces DU

Restricted residential parking is defined as parking spaces within the parking garage that are access controlled, located behind the security gate. Unrestricted residential guest parking is not access controlled and designated through signage.

C. Up to twenty five (25) percent of the total number of parking spaces serving the commercial uses may be designed for compact cars.

D. The surface parking area and residential parking structure are designed to accommodate reciprocal parking between commercial and residential uses. This will require designating a specific number of parking stalls within the parking structure for commercial use. Implementation of the reciprocal parking will be through a reciprocal parking agreement.

F. Parking within a city owned lot, located across from Alhambra Place off of Monterey Street, has been made available to Alhambra Place through

¹ Back of house is only applicable for the Building A ground level service area as shown on Figure 3-2.
an existing Lease Agreement. At least 80 spaces have been made available for Alhambra Place commercial uses.

G. Parking dimensions shall be per Table 4-1. Development Standards.

H. A project-specific Transportation Demand Management ("TDM") program for the commercial portion of the development that satisfies the requirements imposed upon the City by Metro, SCAQMD, or other governmental entity with regard to TDM programs or measures for private development will be provided for review and approval by the Director of Development Services.

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 they are 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).

F. A kiosk is defined as any wheeled cart, not a vehicle as defined in the Vehicle Code of the State of California, or stationary display modular from which retail goods, food, or beverages are offered for sale as an accessory use to permitted commercial uses within the Specific Plan area. Permitted kiosks are allowed only within the Commercial Planned Development and shall be subject to the following standards:

1. The kiosk operator is required to obtain a Conditional Use Permit, pursuant of Section 23.28.030 of the Municipal Code;
2. The kiosk operator is required to obtain a City Business License and pay applicable fees;

3. Two (2) signs are allowed for a single kiosk. Each sign may be a maximum of three (3) square feet.

4. No noise-making devices shall be used in conjunction with kiosk vending.

5. No kiosk shall be located within any parking area or on public property or rights of way.

6. Kiosks shall not be positioned in such a way that they pose a hazard to pedestrian circulation and safety. Under no circumstances shall any kiosks be located closer together than ten (10) feet.

4.6 Signage

This section establishes signage regulations as well as review criteria for a Master Sign Program within the Specific Plan area. The intent is to provide for a visually coordinated and attractive signage system that establishes an identity for the site and promotes effective identification for the range of uses within the Specific Plan area. All signs within the Specific Plan area shall conform to the provisions contained in the Alhambra Zoning Code, Chapter 23.51, *Signs in Downtown Revitalization District*, and its successor, unless otherwise defined below and implemented through a Master Sign Program or approved sign program. In the event of a conflict between this Section and City regulations, the provisions of this section shall apply.

A. Approval Authority

1. The Design Review Board shall have the authority to approve a Master Sign Program that addresses the uses within the Alhambra Place Specific Plan area, including residential and commercial projects involving the establishment of leasable or saleable building space.

2. The Director of Development Services shall have the authority to approve sign permits that are determined to be in conformance with the Master Sign Program.
B. General Provisions

1. Prior to the issuance of the first sign permit for any new use within the Specific Plan area, a Master Sign Program must be submitted to the City and approved by the Design Review Board. The Master Sign Program shall be reviewed for conformance with the following criteria:

   a. The community branding shall be represented and carried throughout the sign hierarchy.

   b. Signage must be compatible with the architecture used within the Specific Plan Area.

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

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

   e. Signage is subject to approval by the City’s Design Review Board and restrictions of the City’s Zoning Ordinance and a Master Sign Program developed for the Specific Plan area.

2. The Master Sign Program shall address the following elements:

   a. On-premises directional/information signs to facilitate smooth internal circulation.

   b. Permanent and temporary signs.

   c. Specify the following design criteria:

      i) Location and type of signs.

      ii) Proposed number of signs on-site.

      iii) Colors, materials, and textures of sign.

      iv) Dimensions and area square footage of signs.

   d. Designate the entity or entities responsible for its implementation.
3. A sign permit is required for all signs constructed, erected, altered or moved, and will need to demonstrate conformance with the Master Sign Program. The following sign standards shall apply, regardless of sign type and unless otherwise noted replaces the same provision in the municipal code. In the event of a conflict between this Section and City regulations, the provisions of this section shall apply.

a. Sign permit applications shall demonstrate compliance with Chapter 23.51, *Signs in Downtown Revitalization District*, of the Municipal Code except as modified herein, and shall be in conformance with the Master Sign Program.

b. General Regulations. The following provisions shall apply in addition to those stated in the Municipal Code.

(i) Sign area of multi-faced signs shall be computed based on the total area of the primary sign face.

(ii) Primary tenant signs shall not be animated unless specifically allowed in the Master Sign Program.

(iii) Illumination should consist of incandescent, halogen, neon, LED, and metal halide light sources only. The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs. Whenever indirect lighting fixtures are used, care should be taken to properly shield the light source.

(iv) Sustainable or recycled sign materials are encouraged.

c. Permitted Signs. The following provisions shall apply to signage within the Specific Plan Area.

(i) Fin signs shall be permitted subject to approval of a Master Sign Program.

(ii) Freestanding Signs. Freestanding signs shall be permitted in accordance with the following:

   1. Maximum of 60 square feet per business establishment;

   2. Maximum of 30 square feet per side per business establishment.
3. Freestanding signs must be fixed to the ground by any means except use of pole(s).

4. Freestanding signs must not project or extend into a public right-of-way.

5. Maximum projection of free-standing signs above grade is 10 feet, including the base.

6. One freestanding sign per business establishment.

(iii) Graphic Wall Panels. Size and total area shall conform with a Master Sign Program and shall not be considered in the maximum sign area calculations for wall signs. Massing and scale of wall panels shall be compatible with the architectural style, of the building upon which it is placed.

(iv) Projecting Signs. Projecting signs shall be permitted in accordance with the following:

1. Maximum of 80 square feet (40 square feet per side) per business establishment to be located no less than eight feet above grade, to project no more than five feet from the building wall.

2. No projecting sign shall be located less than 15 feet from any other projecting sign whether located on the same property or not.

(v) Under-canopy Signs. Maximum sign area 18 square feet: minimum clearance above grade is eight feet.

(vi) Blade Sign. A projecting sign mounted on a building façade, storefront or attached to a surface perpendicular to the tenant’s storefront and to the normal flow of traffic. Maximum sign area is set forth in Table 4-2, Sign Criteria.

(vii) Integrated Pylon Sign. A signage element that is attached or engaged with the building; a feature of the building that serves a signage function. Maximum sign area is set forth in Table 4-2, Sign Criteria.
d. Limitations on Sign Types. The following provisions shall apply to signage within the Specific Plan Area:

(i) There shall be no limitation on the number of different types of signs within the Specific Plan area except as outlined in the Master Sign Program.

e. Prohibited Signs. Prohibited signs shall conform to the provisions contained in the City of Alhambra Zoning Code, Section 23.51.060.

f. All issues not specifically addressed herein (signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Municipal Code Chapter 23.51, or per the Master Sign Program.

g. Table 4-2, Sign Criteria, sets forth the criteria for signage within the Specific Plan area.

<table>
<thead>
<tr>
<th>Retail Sign Type</th>
<th>Max. Sign Height/Criteria (Parking Side)</th>
<th>Max. Sign Height/Criteria (Street Side)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anchor Tenant</td>
<td>2 SF per linear feet (50’ or more frontage per floor) 4’-0” Maximum height</td>
<td>2 SF per linear feet (50’ or more frontage per floor) 5’-0” Maximum height</td>
</tr>
<tr>
<td>Major Tenant</td>
<td>2 SF per linear feet (50’ or more frontage) 3’-0” Maximum height</td>
<td>2 SF per linear feet (50’ or more frontage) 4’-0” Maximum height</td>
</tr>
<tr>
<td>Shops</td>
<td>2.5 SF per linear feet (50’ Or Less Frontage) 2’-6” Maximum height</td>
<td>2.5 SF per linear feet (50’ or less frontage) 3’-0” Maximum height</td>
</tr>
<tr>
<td>Integrated Pylon Sign</td>
<td>5’-0” Maximum height (center ID) 1’-6” Maximum height (multi-tenant)</td>
<td></td>
</tr>
<tr>
<td>Blade Sign</td>
<td>1’-0” x 3’-0”</td>
<td></td>
</tr>
<tr>
<td>Directional/Directory</td>
<td>TBD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential Sign Type</th>
<th>Dimensions</th>
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</thead>
<tbody>
<tr>
<td>Leasing/Parking/Etc.</td>
<td>2’-0” Maximum height</td>
</tr>
<tr>
<td>Projecting Vertical Sign</td>
<td>4’-6” x 26’-9”</td>
</tr>
</tbody>
</table>
Design Guidelines

The Alhambra Place 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.” The site planning guidelines follows these three principles:

- Provide a public plaza that connects the street activities and the retail uses of the proposed mixed use development.
- Maximize the view of the San Gabriel Mountains.
- Orient residential buildings to provide a combination of formal and informal courtyard gardens.

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. (Figure 3.2, Land Use Illustrative Plan, shows the Ground Level Plan.)

2. Structure placement and design should orient to the street or the public open space, facilitate and encourage pedestrian activity, and convey a visual link to the street, public plazas, and sidewalks.
3. Buildings should be oriented toward streets, plazas, and open spaces to create internal connectivity and embrace surrounding neighborhoods.

4. Buildings should be oriented to maximize privacy among on-site, neighboring, or adjacent residential units and to frame views of open space areas, landscaping, and the San Gabriel Mountains.

B. Pedestrian Circulation/Orientation

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

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

3. Provide awnings, display windows, and outdoor seating to encourage pedestrian activity.

C. Common Area

1. Common pedestrian areas, outdoor congregation spaces, and landscaped areas are encouraged and should be designed with seating, landscaping, focal points, and other amenities that promote pedestrian activity.

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

3. Landscaping, focal points, and artistic elements should be incorporated into the architectural design.

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

5. Ensure that common open space areas are visually and physically accessible from Garfield Avenue and Main Street.

6. Connect common open spaces to adjacent gathering spaces and provide opportunities to experience views within and surrounding the property site.
D. Lighting

1. Exterior lighting fixtures within the project site should complement and not conflict with public lighting fixtures.

2. Pedestrian-scaled decorative light fixtures are encouraged in plazas, 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 excess illumination on adjacent properties and on-site residential uses.

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 designated and safe pedestrian traffic.

3. Full- and Quick-service restaurants with frontage on Main Street shall engage the Main Street edge with either a secondary entry off of Main Street or locate the dining area off of Main Street such that the dining space can be opened to the sidewalk through the use of sliding or collapsible doors. The ultimate configuration shall be approved by the Director of Development Services, and shall comply with all applicable state and local laws for food service.

F. Parking

1. Designate parking for residential and commercial uses and control entrance to residential parking area through clear signs and circulation design.

2. Provide landscaping and trees along surface parking.
3. Fenestrations, architectural details, and landscaping shall be provided along the exterior walls of parking lot and parking structure 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 structures will be characterized by differentiated massing and articulated rooflines. The resulting development will be a building that raises the level of design quality for the neighborhood. Typical detailing will include flat roofs, ornamental metal awnings, metal railings on balconies. Figures 5.1A through 5.1E show Main Street, Garfield Avenue, Monterey Street, and Bay State Street commercial and residential elevations.

Building massing and elevations result in varied height and shapes that reflect the existing height and massing of buildings along adjacent streets. Siting of building uses also mirror the existing type and intensity of land uses surrounding the project site.
Conceptual Commercial Elevations

ALHAMBRA PLACE • SPECIFIC PLAN AMENDMENT

Figure 5.1A
Conceptual Residential Elevations

GARFIELD AVENUE

MONTEREY STREET

ALHAMBRA PLACE • SPECIFIC PLAN AMENDMENT

Conceptual Residential Elevations

Figure 5.1C
VIEW FROM GARFIELD AVE. AT PROJECT PEDESTRIAN ENTRY

SOURCE: ARCHITECTS ORANGE

ALHAMBRA PLACE • SPECIFIC PLAN AMENDMENT

Conceptual Rendering

Figure 5.1E
A. Building Mass

1. Recessed areas and the public plaza 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.

6. Landscaped planters and screenings along the ground floor will soften the appearance of the building facade along Main Street, Monterey Street, and Bay State 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.

C. Materials and Colors

Figures 5.1A, through 5.1D show conceptual building materials for commercial and residential facades.

1. All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied.
2. Materials applied to any elevation should turn the corner of the building a minimum of four feet.
3. Exterior building materials shall be metal/iron, concrete, masonry, or stucco that do not create glare.
4. Ornamental ironwork shall be decorative and compliment the architectural style.
5. Stone, rock, brick, or similar masonry materials are encouraged for trim and accent areas.

D. Paving

1. Pedestrian pavements may include, but are not necessarily limited to sidewalks, paths, walkways, courtyards, and plazas.
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 have the following characteristics:
   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. Fascia elements shall be consistent with the architectural style of the building.

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.

3. Landscaping should be used to soften the appearance of wall surface.

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

6. 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

7. 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.
5.3 Landscape Architecture

A. Landscape Concept

The landscape plan is central to creating a sense of place of the project within the community. The landscape plan links together the commercial and residential uses and their common open space areas. Important to the success of the landscape plan is the creation of outdoor rooms that provide patrons and residents opportunities to lounge and connect with their community. These outdoor rooms have been sized and programmed so as to be vibrant, useable public spaces with a variety of functions. See Figure 5.2, Conceptual Landscape Plan.

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.).
Conceptual Landscape Plan

Figure 5.2

ALHAMBRA PLACE • SPECIFIC PLAN AMENDMENT
Conceptual Landscape Plan

May 2014 • Admin Draft • JN135270-19426MAS
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; and
   
   d. Plantings and walls to screen trash enclosures, storage areas, utility boxes, etc.

C. Residential Open Space Elements

The landscape concept plan for the residential units provides common open space amenities such as central active use landscaped courtyard, themed landscaped courtyards and private open space such as individual patios and balconies. These elements are described below and are illustrated on figure 5.2, Conceptual Landscape Plan. The residential open space elements may include a variety of landscape design elements including, pool & spa, firepits, outdoor living areas, cabanas, shade structures, barbeque counters, seating areas and sculptural elements.

The following images show the conceptual landscape amenities within the Specific Plan area. Deviations from the residential landscape plan can occur, but the final plans shall maintain the intent to provide a variety of landscape design elements. Final design may vary from the images shown, based on site plan review conditions of approval or alterations needed as part of final construction documents.
Central Pool Recreation Courtyard may provide a large lap pool with heated spa, pool cabanas, palm trees, firepits, chaise lounge sunning areas, outdoor living areas and barbeque counter. The paving shall be integral colored concrete with decorative scoring. A variety of spaces within the courtyard allow multiple uses and opportunities for interaction. See Figure 5.2 item #1 and enlargement below.

Water Feature Courtyard may provide a passive space shaded with a bosque of palm trees arranged around a tiled water feature. Decorative paving materials accent a mixture of seating arrangements with large focal planter pots and lush shrub plantings. See Figure 5.2 item #2 and enlargement below.
3. Sculptural Courtyard will provide a relaxing atmosphere with seating areas arranged around a central focal element and varied paving materials and textures to create a decorative ground plane. Tables & Chairs can be moved to catch the sun or read a book while enjoying the unique courtyard plant material. Planting material will reflect courtyard theme with structural growth habit and charismatic forms. See Figure 5.2 item #3 and enlargement below.

4. The Firepit Courtyard provides a place for friends and families to gather and enjoy the warmth of tiled firepit tables under a bosque of Olive Trees. The courtyard materials shall include warm tones of wood decking, scored concrete and decorative stone aggregates. A focal element will terminate the view from the building corridor and be visible throughout the courtyard. The plant material will include grasses, rosemary and planter pots planted with bright succulents to create an engaging experience throughout the courtyard. See Figure 5.2 item #4 and enlargement below.
5. Multi-Use Turf Courtyard provides residents with a turf area for throwing a ball/Frisbee or Yoga. A small seating area with decorative paving and planter pots allows residence to rest and enjoy the views through the courtyard. See Figure 5.2 item #5 and enlargement below.

6. Roof-top Terrace located above the parking structure is provided for residence to enjoy great views and cool breezes. The terrace offers a relaxing lounge area shaded with flowering trees and surrounded with ornamental plantings. A south facing wood deck with chaise lounges allows residence a place to enjoy the sun or read a book in a unique space. See Figure 5.2 item #6 and enlargement below.
D. Commercial Area Pedestrian Elements

Important to the success of the commercial development is creating a sense of place with the use of outdoor rooms that provide patrons opportunities to lounge and connect with their community.

The urban plaza at the corner of Main Street and Garfield Avenue will be activated with lighting, unique architectural features and corresponding seating walls. The urban plaza moves into the project through a series of paseos and walkways that provide a variety of seating options and experiences. At the convergence of the paseos is a heritage tree celebrated as the nucleus of the project, providing a venue for performances with special events. Deviations from the commercial landscape can occur, but shall maintain the intent to provide a variety of landscape design elements.

Urban Plaza Gathering Space provides public access from Main Street to a lively and energetic plaza highlighted with enhanced paving, seating for restaurants and shoppers, festoon catenary lighting and a large focal element such as a fountain or sculpture. The plaza offers an opportunity for event programming, passive uses, way finding and public interaction. See Figure 5.2 item #7 and photo above.
8. Commercial Plaza Gathering Space is open to the public on both Main Street and South Garfield Avenue. The space is punctuated with large skyline palms that frame the architectural store front and welcome pedestrians to enter the retail shops. Enhanced paving patterns invite people into the space to enjoy the outdoor dining areas and shops beyond. Low level planting will be colorful and unique to add interest to people in the space and walking by. See Figure 5.2 item #8 and photo above.

E. Streetscape Elements

Private streetscapes should provide attractive, walkable environments that add interest and distinction to the public realm and to a corridor such as Main Street.

The project’s streetscape elements are described below and illustrated on Figure 5-2, Conceptual Landscape Plan.

1. Landscape treatments shall use trees and shrub plantings consistent with the plant palette listed in Section ‘E’ Plant Palette (below).

2. Street Trees on Main Street and Garfield Avenue shall be planted in tree wells with decorative grate covers.

3. Shrub Beds shall be provided to soften the foundation of the architecture at the ground plane and provide interest at building elevation.
4. Stately entry palms, signage, accent lighting and decorative paving will enhance the project entry plaza at the corner of Main Street and Garfield Avenue.

5. Decorative colored concrete pavers shall be installed at the vehicle entry on Garfield Avenue to develop project character and add interest to the entry experience.
F. 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.

**Trees**
- *Acacia Melonoxyylon*: Black Acacia
- *Archontophoenix Cunninghamiana*: King Palm Queen
- *Bambusa Species*: Bamboo
- *Ericbotrya ‘Coppertone’*: Coppertone Loquat
- *Hymenosporum Flavum*: Sweetshade Tree
- *Lagerstroemia ‘Muskogee’*: Pink Crape Myrtle
- *Maytenus Boaria*: Mayten Tree
- *Phoenix Canariensis*: Canary Island Date Palm
- *Phoenix Dactylifera ‘Medjool’*: Medjool Date Palm
- *Platanus Acerifolia*: London Plan Tree
- *Pyrus Kawakame*: Evergreen Pear
- *Syagrus Romanzoffianum*: Queen Palm
- *Tabebuia Ipe*: Pink Trumpet Street
- *Trachycarpus Fortunei*: Windmill Palm
- *Tristania Conferta*: Brisbane Box
- *Washingtonia Filifera Hybrid*: California Fan Palm Cultivar

**Vines**
- *Bougainvillea Spp*: Bougainvillea
- *Clytostoma Callistegioides*: Lavender Trumpet Vine
- *Distictis Buccinatoria*: Blood Trumpet Vine
- *Ficus Pumila*: Creeping Fig
- *Hardenbergia Violacea*: Lilac Vine
- *Parthenocissus Tricuspidata*: Boston Ivy
Shrubs
Agapanthus Species
Agave Species
Anigozanthos Flavidus
Asparagus Myersii
Azalea Southern Indica
Bougainvillea Species
Buxus M.J. ‘Green Beauty’
Camellia Sasanquasia
Carex Flacca
Carex Tumulicola
Dietes Vegata
Ensete V. ‘Montebeliadii’
Festuca Ovina ‘Glaucia’
Hebe ‘Veronica Lake’
Hermerocallis ‘Bitsy’
Lavendula Species
Liriope Muscari
Mahonia Aquifolium
Nandina Domestica
Philodendron ‘Xanadu’
Phoenix Roebelenii
Phormium Species
Pittosporum T. ‘Marjorie Channon’
Pittosporum ‘Wheeler’s Dwarf’
Rhapiolepis Species
Rosa ‘Iceburg’
Rosmarinus Tuscan Upright
Runhora Adiantiformis
Salvia Greggi ‘Furman’s Red’
Strelitzia Nicolai
Strelitzia Reginae

Lily of the Nile
Agave
Kangaroo Paw
Myers Asparagus
Geo Taber Azalea
Bougainvillea
Green Beauty Boxwood
Camellia
Blue Sedge
Berkeley Sedge
Fortnight Lily
Red Banana
Blue Fescue
Hebe
Bitsy Daylily (yellow)
Lavender
Lily Turf
Oregon Grape
Heavenly Bamboo
Xanadu Philodendron
Pigmy Date Palm
Flax
Variegated Kohuhu
Dwarf Mock Orange
India Hawthorn
White Rose
Upright Rosemary
Leatherleaf Fern
Red Salvia Greggi
Giant Bird of Paradise
Bird of Paradise
### Ground Covers

<table>
<thead>
<tr>
<th>Annual Color</th>
<th>Annual Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campanula Poscharskyana</td>
<td>Bellflower</td>
</tr>
<tr>
<td>Dichondra Micrantha</td>
<td>Dichondra</td>
</tr>
<tr>
<td>Duchesnea Indica</td>
<td>Indian Mock Strawberry</td>
</tr>
<tr>
<td>Dwarf Tall Fescue</td>
<td>Medallion Plus</td>
</tr>
<tr>
<td>Gazania ‘Mitsuwa Yellow’</td>
<td>Yellow Gazania</td>
</tr>
<tr>
<td>Hedera H. ‘Needlepoint’</td>
<td>English Ivy</td>
</tr>
<tr>
<td>Myoporum Parvifolium ‘Pink’</td>
<td>Pink Myoporum</td>
</tr>
<tr>
<td>Pelargonium ‘Balkan Series’</td>
<td>Ivy Geranium</td>
</tr>
<tr>
<td>Polygonum Capitatum</td>
<td>Knotweed</td>
</tr>
<tr>
<td>Trachelospermum Jasminoides</td>
<td>Star Jasmine</td>
</tr>
<tr>
<td>Vinca Minor</td>
<td>Dwarf Periwinkle</td>
</tr>
</tbody>
</table>

### 5.4 Auxiliary Structures/Equipment and Utilities

#### 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 and other exterior mechanical equipment visible from neighboring properties must be screened, or where roof-top mechanical equipment is visible from higher adjacent properties, it should be painted to match the roof color. All roof top equipment shall incorporate installation systems to reduce vibration and noise.

3. Screening materials shall blend with the building materials and design and any landscaping within the vicinity.

4. Screening shall be in a manner consistent with the building facade.

5. Exterior storage of equipment, supplies, refuse, or their receptacles shall be prohibited.

6. 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 within the Specific Plan area shall be placed underground, excluding street lights.

2. The location of above-ground appurtenant utility boxes and similar equipment, if required, shall be consolidated whenever possible, and screened with landscaping.

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.
6

IMPLEMENTATION

6.1 Financing and Maintenance of Improvements

The financing and maintenance plan for the Alhambra Place 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
- Lighting and Landscape District or other type of Assessment Districts
- Property Management Company (Commercial/office tenants)

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

The developer will be responsible for funding the increased cost of maintenance of sidewalk improvements and other public right-of-way improvements required to be constructed by the 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 guaranteed revenue source acceptable to the City and identified by the developer 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>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>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</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</td>
</tr>
</tbody>
</table>

6.2 Methods and Procedures for Implementation

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

The City of Alhambra requires three levels of review for the Alhambra Place Specific Plan. The first level is site plan and design review by the Design Review Board. The second level is review of the 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 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 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 or his/her designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth herein.

B. Any decision by the City Manager or his/her designee 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 or his/her designee in fulfilling their enforcement roles as needed or directed.
6.4 Amendments to the Specific Plan

Any proposed change to this Specific Plan that would substantially alter the Land Use Concept, Development Standards, or Design Guidelines contained within this document shall require an amendment to the Alhambra Place Specific Plan. Minor changes to the site plan as part of final engineering or architectural design do not constitute a substantial alteration and shall not require a Specific Plan Amendment. 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.
7 CONSISTENCY WITH THE GENERAL PLAN

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

7.1 Land Use Element

- Continue to encourage and support an adequate level of public services to meet the needs of the existing and future planned population.

As a previously developed site, the project area already has adequate infrastructure and public services to meet the needs of the existing and future population. Any inadequate services will be supplemented with applicable fees to fund such services. The environmental report being prepared for this Specific Plan will also recommend implementation measures to mitigate any environmental impact of providing necessary infrastructure and public services.

- 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 Central Business District. 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 catalyst for improvement of the City’s commercial downtown area.
• Encourage land use patterns that minimize incompatibility between uses.

The site is within a primarily commercial district that borders a high-density residential area; thus, the proposed mixed-use development of commercial and residential uses is compatible with surrounding uses.

• Encourage the maintenance or improvement of the existing quality of life for all City residents.

With its high-quality design and residential amenities, the proposed development sets higher standards for future commercial, residential, and mixed use developments within the City’s Commercial Business District. Concentrating neighborhood- and regional-serving retail and commercial uses within walking distance will reduce automobile dependency and improve quality of life for existing and future residents.

• 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-floor along Main Street and Garfield Avenue. The commercial uses will complement existing retail uses along Main Street and allow the City to capture its share of retail revenue.

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

Sufficient parking for residents, commercial tenants, and visitors will be provided by surface parking, a six-level parking structure, and an additional off-site parking lot currently under lease by the commercial tenants.

• Encourage only those land uses that meet the goals, objectives, policies, and intent of the General Plan.

The Land Use Element states that the purpose of the Central Business District (CBD) is to “develop a central, focal downtown area” and to “encourage an intensification of both regional and local sales activity.” The CBD designation is
intended to provide for a multi-purpose residential and commercial district that will adequately meet the service needs of the surrounding neighborhoods.

7.2 Housing Element

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

The Alhambra Place 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.

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

The project provides infill housing in the City’s Central Business Area, where residents can live in proximity to entertainment and retail. Infill housing allows the City to reuse on-site infrastructure and public services, leading to development that is efficient in cost and land use.

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

The proposed development includes residential units wrapped around a parking garage. The development allows residents to live in the downtown area where amenities and jobs are located within walking distance. Implementation of this development can act as a catalyst for additional high-quality, multi-family, mixed-use development within and adjacent to downtown areas, in proximity to the highly desirable and pedestrian-oriented Main Street retail corridor.

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

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

- **Reduce the negative impact of the automobile.**

Negative impacts of the automobile include pollution and congestion. Since the residential components of the proposed project are located adjacent to retail businesses on the project site as well as to those located along Main Street, those living on and near the project site are less likely to drive. Additionally, the project renovates and encourages walkability of Main Street through the use of street-oriented facades and an urban plaza located along Main Street.

- **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 this development is designed to encourage pedestrian movement and to minimize automobile dependency. The Alhambra Place 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.**

The Alhambra Place 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 an Urban Contemporary architecture style consistent with the principles, policies, and standards of the design intent of the City’s General Plan and the Zoning Code. The Alhambra Place Specific Plan continues the public plaza created at the Edwards Renaissance Theatre complex to the south across Main Street.
• **Promote community identification and beautification.**

The proposed plan includes extensive landscaping that will beautify perimeters of the development facing Bay State Street and Monterey Street. Additionally, the project proposes an urban plaza along Garfield Avenue and Main Street. The plaza will serve as a public gathering space and a destination in the Commercial Business District.

### 7.5 Economic Development Element

• **To develop a diversified quality commercial base and area wide recognition as a regional marketplace with uses that are appropriate to the Alhambra community.**

The commercial components of the project will include several anchor tenants of approximately 10,000 to 20,000 square feet. The anchor stores will house a variety of retail businesses and attract both local and regional clientele. These anchor stores will also provide full service casual dining restaurants as well as quick serve restaurants. Other proposed uses include retail shops and a bank.

• **To provide a safe, decent, and economically profitable environment in support of a strong local business community.**

The retail businesses fronting Main Street will enhance and expand business improvements within the City’s Central Business District area while providing convenient retail services and destinations along the Main Street Corridor.

• **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 development will provide stock of leasable commercial space in Alhambra, attract local and regional customers, and increase 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 260 residential units and up to 140,000 square feet of commercial space, subject to approval of the City. 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.

### 7.6 Noise Element

• **Encourage acoustical design in new construction.**

The Alhambra Place 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.