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1.0 EXECUTIVE SUMMARY

Alhambra Pacific Plaza is a result of the concept development process achieved in the City of Alhambra’s West Main Corridor Master Plan (“Master Plan”) visioning process. The Alhambra Pacific Plaza project (“Project”) is one of seven opportunity sites identified by the Alhambra Redevelopment Agency (“Agency”) for revitalization. The Agency played a significant role in Downtown Alhambra’s renaissance. The “Master Plan” was developed in 2006, and is the guiding document utilized by the Agency to identify, conceptualize and implement the revitalization of four opportunity sites located in the West Main Corridor. The West Main Corridor is centrally positioned between the revitalized Central Business District (CBD) and the economically viable Alhambra Auto Row. The corridor is accessible to the Civic Center within a 5 to 10-minute walk, and is accessible by mature residential areas from every direction.

The City of Alhambra envisions an identifiable district that complements and extends the activity of the Central Business District throughout the West Main Corridor. The West Main Corridor will offer mixed-use vitality, while functioning as a new professional office and financial services district. New housing will be a focal feature of revitalization activity in the corridor to address the growing demand for urban living.
1.1. REGIONAL AND LOCAL SETTING

The Alhambra Pacific Plaza is centrally located within the City of Alhambra, a thriving community complete with a balance of well-manicured residential neighborhoods, culture, arts and entertainment amenities supported by a diverse business economy.

The City of Alhambra is 7.5 square miles and enjoys excellent location advantages, nestled just eight miles north of Downtown Los Angeles, within close-proximity to hundreds of educational and cultural institutions and accessible to vital medical and transportation services. Alhambra is home to approximately 83,000 residents.

The City of Alhambra was incorporated in 1903. For over 100 years, the City of Alhambra has attracted residents who have enjoyed the moderate climate and access to the region. Alhambra is adjacent to South Pasadena with San Marino to the north, San Gabriel to the east, and Monterey Park on the south.
1.2. PURPOSE AND INTENT

The purpose of the Alhambra Pacific Plaza Specific Plan is to create a mixed-use development that provides market-rate for-sale residences with ground-floor retail and commercial uses. The Alhambra Pacific Plaza will be the central residential node of the West Main Corridor, diversifying the Alhambra community through the infusion of new non-traditional housing offerings that will play a critical role in establishing long-term sustainability and synergy for the district. The Specific Plan’s intent is to incorporate the guiding principles for land use, circulation & parking, open space, and urban design of the public and private domain specified within the West Corridor Specific Master Plan consistent with the Alhambra General Plan. The Alhambra Pacific Plaza will complement and build upon the activity of the Central Business District, while providing a strong linkage between activity centers in Downtown Alhambra. Alhambra Pacific Plaza will be a 5-story mixed-use development (four levels above grade and one level subterranean parking) that will offer 118 residential condominiums above one restaurant and one retail/market, complete with 16,818 square feet of passive open space.

A. The Alhambra Pacific Plaza Specific Plan will achieve the following objectives:

1. Develop a multi-modal mixed-use plaza that creates a strong linkage between activity centers of the West Corridor;

2. Create quality, visually distinct and well-designed residential housing that responds to the local and regional market’s demand for centrally-located urban housing that enhances the economic viability of surrounding land uses and the Central Business District local economy;
3. Incorporate architectural design prescriptions consistent and complimentary with the Key Design Elements\(^1\) specified by the West Main Corridor Master Plan, also known as the "Downtown Specific Plan Overlay"\(^2\) which is the guiding policy document for physical design and development for the Corridor;

4. Provide a desirable residential community complete with 16,818 s.f. of common open space, the "Central Garden" that will include ample seating areas, two outdoor fountain plazas, mature landscaping, natural shade canopies and passive recreation amenities such as a residential lounge, recreation/gym facility, and a library.

5. Enhance streetscape along Main Street, which will include the installation of mature trees, sidewalk plaza, public art fixture (cascading fountain), pedestrian-scale lighting, varied overhead awnings and large storefront windows, extended sidewalks, decorative fixtures, and street furniture to contribute to the unified design principles for that promote West Main District identity.

1.3 PROJECT OVERVIEW

Alhambra Pacific Plaza project is the largest opportunity site within the West Main Corridor, referred to as ‘Site 7.’ The Project is located on 1.7 +/- acres on the south side of Main Street, between Third and Fourth Streets, respectively. Project will replace the existing low-density full-service grocery and revitalize the area with a higher density and aesthetically-pleasing development,
comprised of multiple uses that incorporate public and private open spaces, provide additional parking for the district, and have a significant impact on the area with 118 new residential dwelling units (d.u.), supplying 25% of the total 468 d.u. planned for the corridor\textsuperscript{3}. The new housing units will support an economically viable district by providing an immediate supply of consumer purchasing power. The residential use component of the project will complement new ground floor retail/grocery and restaurant included in the project scope, which will also be supported by the daytime population of existing and newly-constructed office uses and local service sectors.

1.4 SPECIFIC PLAN PREPARATION

Through a series of joint meetings held involving the Alhambra City Council/Agency Board, Planning Commission and Design Review Board, the West Main Corridor Master Plan provides guidance for development of the West Main Corridor and specific projects as referenced within the Master Plan. The Alhambra Pacific Plaza Specific Plan is prepared in accordance with the policies, objectives, and planning concepts for the district, which include detailed guidance for development of all opportunity sites referenced.

1.5 ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared for the West Main Corridor Master Plan, which encompassed the entire plan area and included the Alhambra Pacific Plaza Project site and...
development scope, which includes recommended mitigation measures as detailed within the Mitigation Monitoring Program approved by the Alhambra City Council on August 11, 2006.

In accordance with California Environmental Quality Act (CEQA), An Initial Study shall be prepared by the lead agency (City of Alhambra) to determine whether the project may have significant effect on the environment, in consideration of current conditions.

1.6 STATUTORY REQUIREMENTS

California law authorizes Cities and Counties to complete Specific Plans for the formulation of regulation, programs, polices and provisions necessary for the implementation of the jurisdiction’s adopted General Plan. A Specific Plan is an implementation mechanism of the General Plan. The Specific plan systematically establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area.

A. Required contents

The Specific Plan has been prepared in accordance with the requirements of California Government Code Section 65451. As prescribed by law, the Plan includes text and diagrams that generally describe the following:

1. *The distribution, location and extent of all land uses, including open space.*
2. *The proposed distribution, location and extent and intensity of major components of public infrastructure, such as transportation and drainage systems.*
3. *The standards and criteria by which development will proceed.*
4. *A program of implementation measures, such as financing measures, policies, regulations and public works projects.*
5. *A statement of the relationship of the Specific Plan to the General Plan.*
1.7 CONSISTENCY WITH GENERAL PLAN FINDINGS

As required by California law, the Alhambra Pacific Plaza Specific Plan is consistent with the City of Alhambra’s General Plan. Such findings of consistency are required to be included within the Specific Plan. The Alhambra City Council’s adoption of the West Main Corridor Master Plan and subsequent amendment to the City’s General Plan and Zoning Ordinance codified the project’s specifications, implementation measures and recommended objectives of the Alhambra Plaza Specific Plan. The Alhambra Pacific Plaza project specifications are consistent with the comprehensive provisions of the West Main Corridor Master Plan, the Alhambra General Plan and Zoning Ordinance.

1.8 SPECIFIC PLAN ORGANIZATION

The Alhambra Pacific Plaza Specific Plan defines the vision and objectives of the development project in relation to the overall framework established by the Alhambra West Main Corridor Master Plan. The Specific Plan’s purpose is to achieve the guidelines and execute the standards for site required by the Master Plan.

A. The Specific Plan includes the following sections:

Section 1.0: Introduction reviews the methodology, purpose and intent of the Specific Plan document and includes a description of the project overview and applicable statutory requirements.

Section 2.0: Planning Context provides a summary of the existing conditions affecting the Specific Plan area, including the West Main Corridor Master Plan, current land use and zoning designations.
Section 3.0: Specific Plan Framework presents Land Use Plan for the project, including proposed uses, density, streetscapes, parking, open space, landscape architecture, lighting, and environmental resource conservation elements.

Section 4.0 Circulation, Parking Summary provides and overview of the proposed circulation pattern and describes pedestrian, bicycle and transit accessibility of the project.

Section 5.0 Development Standards for mixed-use development related to site planning, streetscapes, parking, open space, building and landscape design, signage, lighting, building height, setbacks and resource conservation.

Section 6.0 Design Guidelines for site planning, architecture, and landscaping. Building orientation, access, and parking in relation to the projects' physical form. Building mass, materials, and colors, and signage are addressed.

Section 7.0 Implementation mechanisms and provisions for financing, maintenance of off-site improvements, and the process for adopting this Specific Plan in accordance with the City of Alhambra's charter and provisions.
2.0 PLANNING CONTEXT

The Pacific Plaza Specific Plan is prepared in accordance with the authority granted to the City of Alhambra by the California Government Code, Section §65450 et seq., which authorizes local jurisdictions to adopt specific plans. Specific plans may be adopted by resolution or ordinance in the same manner as general plans and may be amended as often as necessary (§65453). The Alhambra City Council may adopt this Specific Plan following a public hearing.

Under California Law, cities and counties may enact specific plans to develop specific policies, programs, and guidelines to implement the jurisdiction’s adopted general plan. The Pacific Plaza Specific Plan is intended to serve as an implementation mechanism of the zoning regulation and land use policies established by the West Main Corridor Specific Plan, Alhambra General Plan and corresponding Alhambra Zoning Ordinance.

2.1 FINDINGS OF CONSISTENCY WITH GENERAL PLAN

The City of Alhambra General Plan is the primary policy document that governs the City’s physical, economic, social and environmental resources. The General Plan consists of a statement of development and fiscal policies and includes specific objectives, guiding principles, standards, and may include or reference plan proposals and subsequent compliant Master Plans for specific corridors/areas within the City. The General Plan is the comprehensive long-range plan for the physical development and social enrichment of the city. The General Plan consists of seven state-mandated elements: Land Use, Open Space, Conservation, Housing, Circulation, Noise, and Safety.
The Project is located within the West Main Corridor, as designated by the General Plan. The West Main Corridor is an extension of the Central Business District (CBD), extending west of the CBD’s center point (Garfield Avenue and Main Street). Main Street is the principal commercial corridor for Downtown Alhambra between Atlantic Blvd and Garfield Avenue. The Central Business District covers a portion of the West Main Corridor. As consistent with the General Plan, the West Main Corridor designation encourages mixed-use and professional employment land uses along West Main Street, extending economic development activity along the corridor from the heart of the CBD. The General Plan requires a Commercial Planned Development Permit for all development within any commercial land use designation. Mixed-use projects that incorporate a residential component are subject to High Density Residential Provisions.

2.2 CONSISTENCY WITH WEST MAIN CORRIDOR MASTER PLAN

In 2006, the City adopted the West Main Corridor Master Plan and designated the properties between Atlantic Boulevard and Garfield Avenue as the Downtown Specific Plan Overlay District. As part of the Master Planning process, The Agency Board determined four opportunity sites that were critical to the redevelopment of the West Main Corridor, one of which is the subject project. Concepts were developed that included specific prescriptions for the public and private domain. The Alhambra City Council approved the Master Plan and certified the accompanying Environmental Impact Report (EIR). Future project approvals and permits were mandated to substantially conform to the Master Plan.
The West Main Corridor Master Plan identifies specific goals for future development of the district, which the Alhambra Pacific Plaza will substantially conform to as listed below:

- Support revitalization of Downtown Alhambra and, in particular, complement the burgeoning retail and entertainment district centered on Main and Garfield;

- Establish a mixed-use district that introduces additional residents and professional employees, and further activates the Downtown area;

- Promote housing and small-scale professional/financial offices;

- Encourage housing as an appropriate upper story use;

- Extend pedestrian activity and commercial vitality west along Main Street;

- Retail along the ground floor;

- Provide the West Main Corridor with an identifiable visual character;

- Pursue high-quality developments and build an attractive, coherent streetscape; and

- Ensure that suitable public infrastructure is provided in concert with new development.

*West Main Corridor Master Plan (2006), pg. 27*
2.3 ZONING ORDINANCE CONSISTENCY

The City of Alhambra Zoning Ordinance is the legal document to manage land use and development in the City and corresponding ‘districts’ as designated by the General Plan. The project site is zoned Commercial Planned Development (CPD) and is located within the Downtown Specific Plan Overlay (DSPO) District. A rezoning will be required to implement the mixed-use development project. The Pacific Plaza Specific Plan will include the development of 118 +/- residential dwelling units.

2.4 ENVIRONMENTAL REVIEW

An Initial Study shall be prepared by the lead agency (City of Alhambra) to determine whether the project may have significant effect on the environment. If the project is determined to have a significant effect on the environment, an Environmental Impact Report may be conducted to satisfy the requirements of the California Environmental Quality Act (CEQA). Conversely, if the project is not determined to have a significant impact on the environment, a negative declaration shall be prepared. Mitigation measures may be identified to lessen project impacts to a “less than significant” level. Additionally, a determination may be made to rely on a previously prepared Environmental Impact Report for the applicable project and study area.
2.5 RELATED AREA PLANS

West Main Corridor Master Plan

The West Main Street Corridor Master Plan identifies four sites for revitalization along Main Street, between Second Street (eastern boundary) and Atlantic Blvd. to the west (see Exhibit 2.5, West Main Corridor Master Plan). The Master Plan addresses four main components detailed below:

Table 2.4: West Main Corridor Master Plan Objectives

<table>
<thead>
<tr>
<th>Opportunity Sites</th>
<th>Identified to facilitate the creation of a vibrant mixed-use district.</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Planning Concepts</td>
<td>Consider land use, circulation, open space and urban design concepts as the basis for succeeding specific plans and/or proposals.</td>
</tr>
<tr>
<td>Public Domain</td>
<td>Identification within specific areas along West Main Street that focus on streetscape enhancements and provide recommendations for minor modifications to the existing street framework; which includes the installation of amenities such as street trees, street lighting, furniture, public signage and art.</td>
</tr>
<tr>
<td>Private Domain</td>
<td>Design guidelines were established for new development projects, including site planning criteria, architectural design and on-site signage.</td>
</tr>
</tbody>
</table>
2.6 EXISTING CONDITIONS

Location

The subject site is located at 300 West Main Street, on the south side of Main Street bounded by Third Street to the east and Fourth Street to the west. The subject site is currently occupied by a full-service grocer, as pictured in Exhibit 2.5 (below).

The Project is bounded by the existing “Library Site” to the west (right), the “Plaza on Main” immediately north, Alhambra High School immediately south, and a neighborhood serving retail/commercial plaza directly east. See Exhibit 2.5.A Location Perspective.
Exhibit 2.5.A - Location Perspective

Alhambra Pacific Plaza Specific Plan

Planning Context | Page 15
Immediate Vicinity

Site 4: Adjacent to the Project site, on the north west of Fourth Street and Main Street is a commercial/retail center. This site is proposed to be developed into a 1.60-Acre, five-story mixed use development of retail/office, office condominiums, and approximately 90 residential units.

Site 5: Immediately West of the Project site, on the south west corner of Fourth Street and Main Street is the Alhambra Library (Opportunity Site 5). This site is proposed to be developed into a 2.1-Acre, five-story mixed use development comprised of retail/office, approximately 90 condominium units, and an expanded public realm to include enhanced streetscape and lighting improvements consistent with the West Main Corridor Master Plan design guidelines.
Immediate Vicinity (cont'd)

Site 6: Immediately adjacent to the Project site, on the north east corner of Third Street and Main Street is Opportunity Site 6, a 1.2-Acre lot, which will be developed into a four-story mixed use project comprised of approximately 5,000 SF of retail/office space and 90 condominium units.

Site of Significance: The Alhambra Pacific Plaza is located directly south of the “Plaza on Main” mixed-use project. The Plaza on Main is located between the north east corner of Fourth Street and the north west corner of Third Street along Main Street.

SITE 6:
1.20 Acres
4-story mixed-use
5,000 SF Retail/Office
94 Condominium Units
253 Parking Spaces

PLAZA ON MAIN
Mixed-use development
110 Senior Apartments
3,600 SF Retail
Denny's restaurant anchor tenant
Intentionally left blank.
3.0 INTRODUCTION

The Alhambra Pacific Plaza is a mixed-use development project consisting of residential, and commercial/retail uses. The Specific Plan concept detailed in this chapter illustrates the Alhambra community’s vision for the West Main Corridor and outlines how the Plan’s goals are consistent with the development objectives identified for the site and ancillary offsite public improvements along Main Street to create a vibrant downtown urban center. This chapter provides guidelines to shape the overall concept of the Alhambra Pacific Plaza.

3.1 LAND USE PLAN SUMMARY

This chapter provides a description of the concept for the Alhambra Pacific Plaza with visual simulations and architectural sketches. The description includes mixed-use land uses, public improvements, public and private realm design, parking and density. Chapter 5 explains specific development standards that guide implementation of the Specific Plan illustrative concept, and Chapter 6 includes design guidelines that govern the type of development that will be implemented.

Land Use Concepts shown in Exhibit 3.1 provide the vision and development methodology for the site. The design approach utilizes key design elements identified in the West Main Corridor Master Plan as detailed below:
**Key Design Elements:**
1. Main Street Orientation
2. Consistent Street Wall
3. Public & Communal Open Space
4. Corner Treatment
5. Facade Articulation
6. Upper Floor Setbacks
7. Roof Modulation
8. Quality Materials

**Key Plan Elements:**

**Ground Floor:**
- Ground Floor Retail/Commercial/Market with overhead awnings pedestrian walkway fronting Main Street and Fourth Street
- Public realm respite water feature Fountain along Main Street frontage
- Enhanced pedestrian-scale lighting
• Outdoor gathering spaces, mature trees for natural shade, and various drought-tolerant landscaping features

Second Floor:
• For-sale Residential Condominiums located above mezzanine level and ground floor Retail/Commercial/Market
• Residential Condominiums offer private balconies facing the interior Central Garden open space
• Interior Central Garden Open Space with two fountains located at opposite ends of greenway, located above mezzanine level parking floor
• Recreation/gym facility complete with an adjoining Lounge and Library for residents

Third, Fourth and Fifth Floors:
• Residential Condominiums

Roof Plan:
• 345 Solar Energy Panels will be installed on the roof top
Parking:

- Basement Parking Level located below ground floor Retail/Commercial/Market and Restaurant
- Ground Level Parking located at grade (first floor)
- Mezzanine Level Parking

The Proposed Land Use Summary (Table 3.0) provides a summary of the planned development.

**Table 3.0 Proposed Land Use Summary**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Area (Square feet)</th>
<th>Floor Area Ratio</th>
<th>Dwelling Units</th>
<th>Parking Units (Required)</th>
<th>Parking Spaces (Provided)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>164,000 SF</td>
<td>182,000 SF / 73,140 SF (Lot Coverage) = 2.488</td>
<td>120-U</td>
<td>224</td>
<td>224</td>
</tr>
<tr>
<td>Retail/Commercial/Market</td>
<td>15,000 SF</td>
<td></td>
<td></td>
<td>60</td>
<td>95 spaces: (88-standard, 6-compact, 4-handicap)</td>
</tr>
<tr>
<td>Restaurant</td>
<td>3,000 SF</td>
<td></td>
<td></td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>182,000 SF</td>
<td></td>
<td></td>
<td>309</td>
<td>319 w/10 Surplus</td>
</tr>
</tbody>
</table>
EXHIBIT 3.1.F: MASTER SITE PLAN | BASEMENT LEVEL

Main St.

Above

Fourth St.

Above

Third St.

Above

Alley Above

Provided 171 (149 Standard + 21 Compact + 2 K.C.)
Spaces for Residential Parkings

Alhambra Pacific Plaza Specific Plan
3.2 LAND USE PLAN DETAIL

A. Retail/Commercial/Market

The Alhambra Pacific Plaza will include 15,000 square feet of Ground Floor Retail/Commercial/Market space that will be located at the intersections of Main Street and Fourth, and Main Street and Third Street. The Retail/Commercial/Market space features 20' ceiling heights to enhance the visual interest along Main Street and reduce building mass.

B. Restaurant

A 3,000 square feet pad of Ground Floor Restaurant will front Main Street and open to the interior central arcade. The Restaurant will also feature 20' ceiling heights.

C. Residential

A maximum of 120 residential units are proposed for development of various unit sizes and floor plans. A total of sixty (60) 800 s.f. 1-bedroom units; thirty (30) 1,120 s.f. 2-bedroom units; twenty-six (26) 3-bedroom units, and four
(4) 4-bedroom units will be located above Ground Floor Retail/Market/Restaurant pads. All units feature a private balcony/patio of various, ranging from 52 s.f. for 1-bedroom and 2-bedroom units, to 128 s.f. for 3-bedroom units and 308 s.f. for 4-bedroom units. Each residential level features 10’ ceiling heights.

1 BEDROOM-A UNIT
(800 SF)

2 BEDROOM-A UNIT
(1120 SF)
Exhibit 3.2 C: 3-Bedroom Floor Plan

3 BEDROOM UNIT
(1465 SF)
D. Public Realm

The project features varied setbacks, awnings, natural shade, street furniture, pedestrian-scale lighting, patio seating (Restaurant & Retail areas), and corner setback features at the intersections of Main Street and Fourth Street: and Main Street and Third Street designed to enhance the pedestrian experience. A public art water feature will be installed in the central arcade along Main Street, consistent with the City’s Art in Public Spaces Program that promotes public art features along Main Street that are accessible to the public and highlight special locations such as plazas or building entrances. The water feature will highlight the main pedestrian focal point, which features mature trees and seating.
E. Private Realm Open Space

The Central Garden Area is located on the Second Floor, directly above the Mezzanine Level of the on-site parking structure. The Central Garden features mature trees, lush landscaping, shade canopies, natural ground coverings, ample seating areas and two water features located at opposite ends (east and west) of the green space. Separate seating areas are proposed for outdoor dining, which are situated directly outside of the library and lounge area.

F. Lounge, Library, Recreation/Gym

The Lounge is located on the north-east portion of the Second Floor common area. The Library is located on the northwest portion of the Second Floor common area. The Recreation/Gym facility is centrally located on the Second Floor at the southernmost area of the common area. All facilities overlook the Central Garden.
G. On-site Parking Facilities

In accordance with the City’s public parking guidelines, the on-site parking structure will provide 40-spaces of residential guest parking. 224-spaces will be provided for residential unit parking. The quantity of parking spaces to be provided exceeds the provisions of the Alhambra Municipal Code, which mandates one (1) standard space per 1-bedroom unit, one (1) standard space and one (1) compact space (2 total spaces) per 2-bedroom and 3-bedroom units, and 3 spaces per 4-bedroom units. The project will provide parking spaces in lieu of the required compact spaces for some residential units. The Residential Parking Summary is detailed in Table 4.1.

A total of 15,000 s.f. of total Retail/Commercial Space (includes 10,000 s.f. pad of Retail/Market) and 5,000 s.f. pad of Retail/Commercial space. There is one (1) standard space required for every 250 s.f. of Retail/Commercial/Market space. A 3,000 s.f. Restaurant pad is also proposed and a standard of one (1) standard space per 120 s.f. of space. The Commercial Parking Summary is detailed in Table 4.2.

The project will provide 319 parking spaces, including 10 surplus spaces in excess of the 309 spaces required.

The parking provisions of this specific plan shall supersede any conflicting provisions as specified by the Alhambra Municipal Code.
4.0 INTRODUCTION

The Pacific Plaza Plan’s goal is to support the creation of a vibrant and pedestrian-friendly atmosphere infused with residents, daytime population, and active street life through the provision of a variety of uses in a well-planned infill space. Through the enhancement of sidewalks, varied building setbacks, leafy canopy trees, outdoor art, sidewalk dining and street furniture, the Pacific Plaza will compliment the revitalization of the West Main Corridor and achieve the development goals of the Alhambra community. The Specific Plan incorporates multiple modes of circulation, vehicular access, transit riders, pedestrians and bicyclists. This chapter identifies access points, circulation design, and parking as consistent with the Alhambra General Plan, Alhambra Zoning Ordinance and West Main Corridor Master Plan.
4.1 ACCESS AND CIRCULATION

Ingress and egress circulation to the site is designed to efficiently accommodate pedestrian and vehicular movement. The main frontage of the development is directly accessible by vehicles and public transit from West Main Street from the eastbound and westbound. The site is accessible southbound on Third Street (eastern border). Third Street is closed to thru-traffic immediately south of the site. Fourth Street is presently open to thru-traffic, however the West Main Corridor Master Plan plans for the future closure of Fourth Street to thru-traffic immediately south of the site. Vehicular access is also available at the rear of the site (southernmost border) from an alleyway, which will be utilized for commercial deliveries and waste disposal.

A. Parking

Residential parking is provided on the Basement Level and Mezzanine Level. 171 spaces are provided on the Basement Level (148 standard, 21 compact, 2 accessible spaces). 53 spaces are provided on the Mezzanine Level (37 standard, 15 compact, 1 accessible). A total of 224 spaces are provided for the residential units, including 40 residential guest...
parking spaces. (See Table 4.2 Residential Parking Summary).

Public Parking is designated on the Ground Level of the parking structure. The Restaurant parking ratio of 1 parking space per 120 square feet is achieved. The 3,000 s.f. Restaurant pad designates 25 spaces. The 15,000 square feet Retail/Commercial/Market will designate 60 spaces; 1 parking space per 250 square feet. A total of 95 commercial parking spaces is provided on the Ground Level, including 10 surplus spaces (in excess of the Alhambra Municipal Code parking requirement).

The parking provisions of this Specific Plan shall supersede the parking provisions of the Alhambra Municipal Code, upon adoption.

### Table 4.1 Residential Parking Summary

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Quantity</th>
<th>Space per unit required</th>
<th>Spaces provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Bedroom</td>
<td>60</td>
<td>1/unit</td>
<td>60</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>30</td>
<td>2/unit</td>
<td>60</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>26</td>
<td>2/unit</td>
<td>52</td>
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<tr>
<td>4-Bedroom</td>
<td>4</td>
<td>3/unit</td>
<td>12</td>
</tr>
<tr>
<td>(Guest Parking)</td>
<td></td>
<td></td>
<td>40</td>
</tr>
</tbody>
</table>

Total Residential Parking Units 224

### Table 4.2 Commercial Parking Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Square Feet</th>
<th>Parking Ratio</th>
<th>Spaces provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant Pad</td>
<td>3,000 s.f.</td>
<td>1 space/120 s.f.</td>
<td>25</td>
</tr>
<tr>
<td>Retail/Commercial/Market</td>
<td>15,000 s.f.</td>
<td>1 space/250 s.f.</td>
<td>60</td>
</tr>
<tr>
<td>Surplus</td>
<td></td>
<td></td>
<td>10</td>
</tr>
</tbody>
</table>

Total Commercial Parking Units 95
5.0 PURPOSE AND INTENT

Alhambra Pacific Plaza project is an opportunity site identified by the City of Alhambra intended to contribute to the revitalization of Main Street into an active and engaging place. The ultimate goal for this chapter is to establish the standards and guidelines that promote the orderly development of the Alhambra Pacific Plaza in accordance with the vision and goals identified by the City of Alhambra’s General Plan Summary Goals and the West Main Corridor Master Plan Goals¹.

¹ Alhambra West Main Corridor Master Plan, Page 26 (2006)
Graphics are intended to illustrate the intent of the development standard not the design. Design guidelines encourage the development of efficient site design and high-quality buildings, while allowing flexibility for urban designers.

5.1. LAND USE POLICY

The Alhambra Pacific Plaza is located in within the West Main Corridor Master Plan Area. The policy goals that follow apply to the West Main Corridor Area.

A. General Plan Summary Goals:

1. **Land Use Element**: Ensure that growth, development, and redevelopment occur in an orderly and beneficial manner that is sensitive to the opportunities and constraints imposed by the City’s infrastructure, environmental, and social resources.

   * The Alhambra Pacific Plaza incorporates the City’s vision for orderly growth, while incorporating the existing and planned infrastructure into it’s site design.

2. **Housing Element**: Promote mixed-use development that brings housing near jobs, shopping, service, schools and leisure opportunities.

   * The Alhambra Pacific Plaza will provide 120 dwelling units of for-sale condominiums in close proximity to employment, directly adjacent to a local school (immediately south), and within walking distance to leisure and dining opportunities.

3. **Circulation Element**: Encourage pedestrian travel as an alternative to the automobile through the proximity of compatible land uses and upgraded pedestrian facilities.

   * The Alhambra Pacific Plaza will provide 120 dwelling units of for-sale condominiums in close proximity to employment, directly adjacent to a local school (immediately south), and within walking distance to leisure and dining opportunities, in addition to those available onsite.
4. **Economic Development Element**: Enhance the City’s commercial areas so as to capture a larger share of the regional market, while serving the needs of the local community. Encourage new development that provides benefits to the community in balance with the cost of providing additional services.

   * The Alhambra Pacific Plaza will build upon the regional draw of the West Main Corridor as a “main street” destination. The project will provide dining and market amenities accessible to the local community and the additional 120 residences being developed onsite. The new for sale residences will provide an increase in purchasing power in addition to new property tax revenues and subsequent applicable local fees and assessments.

5. **Environmental Management Element**: Develop a unified community appearance.

   * The site design incorporates the preferred building materials and development standards identified by the West Main Corridor Master Plan intended to ensure the creation of a distinctive visual character. The compact building design and provision of onsite parking will minimize the impact of new growth to the immediate surrounding areas.

B. Redevelopment Plan Summary Goals:

1. **Expand the commercial and industrial base** of the community through private sector investment.

   * The Alhambra Pacific Plaza is a private sector investment project that will provide 18,000 square feet of new commercial space.

2. **Recycle and/or develop underutilized parcels** for higher and better economic use.

   * The Alhambra Pacific Plaza is will reuse an underutilized commercial parcel into a five-story mixed-use residential and commercial/retail development that will add 120 market-rate for-sale housing units, which will enhance the local economy, provide new jobs, and significantly increase the activity and commercial vitality along Main Street.
3. **Upgrade the general aesthetics of the area**, achieving a high level of urban, architectural and landscape design.

   * The project will provide varied setbacks to enhance the pedestrian experience and streetscape along Main Street. The site design features a public realm central plaza area with enhanced varied setbacks along Main Street ranging from 15 feet to 27 feet. The landscape design plan incorporates existing trees and area plant species throughout the project.

4. **Expand the community’s supply of housing**, including opportunities for low and moderate income households.

   * The project will provide 120 dwelling units of for-sale condominiums in a variety of configurations that will encourage a mix of income ranges to occupy the project, furthering the City’s housing supply goals.

C. **West Main Corridor Master Plan Goals.**

1. **Support revitalization of Downtown Alhambra**, and in particular complement the burgeoning retail and entertainment district centered on Main Street & Garfield Avenue.

   * The Alhambra Pacific Plaza is located along Main Street and will compliment the revitalization of Downtown Alhambra.

2. **Establish a mixed-use district** that introduces additional residents and professional employees, and further activates the Downtown area.

   * The project will provide 120 new residences into the district and potentially contribute to the local professional services sector of the Downtown area.
3. **Promote housing and small-scale professional/financial offices**; encourage housing as an appropriate upper story use.

   - *The Alhambra Pacific Plaza's site design features housing on the second, third, fourth and fifth levels.*

4. **Extend pedestrian activity and commercial vitality** west along Main Street; accommodate support retail along the ground floor.

   - *The Alhambra Pacific Plaza's site design features deepened setbacks that extend the pedestrian right-of-way along Main Street. The planned ground floor retail will offer patio seating that will encourage outdoor activity and patronage along Main Street. The project will provide 120 dwelling units of for-sale condominiums in a variety of configurations that will encourage a mix of income ranges to occupy the project, furthering the City's housing supply goals.*

5. **Create an identifiable visual character**; pursue high-quality developments and build an attractive, coherent streetscape.

   - *Alhambra Pacific Plaza project incorporates quality building materials, pedestrian-scale lighting, attractive ground floor ceiling heights and large picture windows, awnings, and a complimentary color palette that will satisfy the design guidelines while adding character and architectural interest to west Main Street.*

6. **Ensure that suitable public infrastructure is provided** in concert with new development.

   - *The project will comply with all municipal regulations and policies for mixed-use developments.*
The Alhambra Pacific Plaza has incorporated the development policy goals summarized above, as identified by the site development proposal and more closely reviewed in Chapter 6 “Design Guidelines.”

5.2 PERMITTED USES

The Alhambra Pacific Plaza is a mixed-use development that incorporates ground floor retail/commercial, and residential land uses and shall comply with the Alhambra Zoning Ordinance (Title 23 of the Alhambra Municipal Code). In instances where the Alhambra Pacific Plaza Specific Plan development standards do not address issues or other applicable considerations, the Alhambra Zoning Ordinance shall apply. If a conflict arises between the regulations of this Specific plan and the Zoning Ordinance, the standards contained in this Specific Plan shall prevail.

A. The following uses are permitted by right, not requiring additional discretionary permits:

1. Commercial/Retail and Entertainment uses.
   
a. May include live music, dance floor(s), participant and/or spectator entertainment uses, amusement and/or gaming facilities and any additional complimentary use, except Adult Businesses, which shall be regulated by Section § 23.28.020 of the Municipal Code.

b. Commercial retail/restaurant and entertainment establishments shall be subject to approval and subsequent issuance of a Conditional Use Permit, pursuant to Section § 23.28.030 of the Municipal Code “Sale of alcoholic beverages for any potential restaurant, market or retail use.”

c. Retail/Market space shall be regulated by Section § 23.28.020 “Commercial Planned Development Permitted Uses” of the Municipal Code.

B. Land Uses subject to Residential Planned Development Permit

1. Multi-family dwellings.

C. Conditionally Permitted Uses

1. All uses conditionally permitted in CPD zone, except for adult businesses as defined in Chapter 5.50 of the Alhambra Municipal Code and fortunetelling businesses as defined in Chapter 5.14 of the Alhambra Municipal Code, subject to the issuance of a conditional use permit as provided for in Chapter 23.66 of the Alhambra Municipal Code.

5.3 MIXED-USE DEVELOPMENT STANDARDS

The Alhambra Pacific Plaza is a mixed use project, subject to the Development Standards identified in Alhambra Municipal Code Section § 23.42 Property Development Standards and subsequent sections as applicable to public realm improvements as summarized in Table 5.3 Development Standards on the following page:
### Table 5.3 Development Standards

<table>
<thead>
<tr>
<th>ALHAMBRA PACIFIC PLAZA Development Standards</th>
<th>Standard</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
<td>75 feet</td>
<td>65 feet</td>
</tr>
<tr>
<td>Maximum Floor Area Ration (FAR)</td>
<td>2.5 FAR</td>
<td>2.488 FAR</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>20,000 square feet</td>
<td>73,140 square feet* (1.68 acres)</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>100 feet</td>
<td>Lot depth varies. 88.6% Lot Coverage</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>80 feet</td>
<td></td>
</tr>
<tr>
<td>Minimum Setbacks (Front, Side, Rear Yard)</td>
<td>0 feet</td>
<td>N/A (second level units)</td>
</tr>
<tr>
<td>Maximum Residential Units</td>
<td>80 dwelling units/acre</td>
<td>71.42 dwelling units per acre</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td>600 square feet</td>
<td>800 square feet</td>
</tr>
<tr>
<td>Open Space Requirement</td>
<td>120 square feet per residential dwelling unit</td>
<td>227.28 square feet per residential unit (private balconies &amp; Central Garden)</td>
</tr>
</tbody>
</table>

*Not including alley way
A. Setbacks

Pursuant to Municipal Code regulations, setbacks shall be measured from property line to main structure, not including accessory structures or appurtenances. Setbacks for the Alhambra Pacific Plaza vary along Main Street and range from 15-feet, 17.5-feet, 20-feet, 27-feet (Central Plaza public realm area) and 30-feet (Fourth and Main Street corner interest point). Setback ranges are approximations and may vary as result of the building permit approval process.
B. Building Height

The proposed building height for the project is 65'5". See Exhibit 5.3B Proposed Building Height Elevation below:
C. Open Space

The West Main Corridor Master Plan requires mixed-use developments to provide both publicly-accessible and communal open space in the form of plazas, paseos and other greenspace. Standards and guidelines specifically related to enhanced Main Street, side street linkages, corner gatherings, sidewalk plazas, and residential courtyards are described in Chapter 6, Design Guidelines. Residential developments are required to provide private open space (defined as exterior space attached to individual units, such as balconies or secure yard space) and/or common open space (defined as secure space available to all residents of a project, such as a garden area).

1. Residential

Private usable open space shall have a minimum dimension of any size of 4 feet. Private balconies range in area from 52-square feet to 308-square feet.

Central Garden private realm open space is 16,318 square feet and may include active and passive recreation areas and amenities, including but not limited to, two fountains/reflecting pools, seating and eating areas, play equipment area.

2. Public Realm Connectivity

Public common areas along Main Street (outdoor dining, seating areas, and central plaza area) shall be accessible to the public during daylight, however shall not exceed retail/restaurant operating hours, and shall be designed to connect with public rights-of-way and adjacent public open space within the West Main Corridor.
D. Parking Standards

The Alhambra Pacific Plaza shall comply with the West Main Corridor Master Plan “Unobtrusive Service & Parking” Policy, that requires mixed-use development projects to utilize subterranean and podium parking wrapped with mixed-use along the street as a design prescription to minimize automobile emphasis and promote pedestrian circulation throughout the district. The Master Plan provisions mandate that service entrances and parking shall be accessed from side streets to further mitigate visual obtrusion and allow safer, uninterrupted pedestrian flows along Main Street. See Exhibit 4.1 Circulation Plan for additional detail.

The project shall provide parking as stated in this section, according to use. The requirements set forth by the Alhambra Municipal Code are intended to minimize the impact of parking on the West Main Corridor and to re-enforce the intended pedestrian-oriented character of west Main Street. Chapter 23.52 of the Alhambra Zoning Ordinance establishes parking standards that apply as specified herein:

1. A minimum of one (1) standard residential parking space shall be provided with minimum dimensions of 9’x18’ and one (1) compact resident parking space with minimum dimensions of 7.5’ x 15’ per residential unit with 2 to 4 bedrooms.
2. A minimum of one (1) standard resident parking space with minimum dimension of 9’ x 18’ per one (1) bedroom unit.
3. One visitor parking space shall be provided for every three residential units, in addition to the required number of parking spaces stated above.
4. A minimum of one (1) parking space shall be provided for each 120 square feet of gross floor area, excluding outdoor dining areas, for restaurant uses.
5. A minimum of four (4) parking spaces shall be provided for each 1,000 square feet of
gross floor area of retail and market uses."

E. Waste Management

Residential waste and recycling collection shall include the collection of solid waste, green waste,
recyclable matter; including plastic bottles, aluminum cans, glass, newspapers, cardboard, etc.

Commercial waste and recycling collection shall be provided for tenants. The size and location of
both residential and commercial collection areas and enclosures shall be consistent with the
provisions of Municipal Code Section § 23.44.055.

City of Alhambra’s contracted waste management company(ies) may assist in the review of the
applicants’ waste receptacle placement and access plans for efficiency as applicable to California
Public Resources Code 42911(c), which requires:

“(c) On and after July 1, 2005, a local agency shall not issue a building permit to a development project,
unless the development project provides adequate areas for collecting and loading recyclable materials.”

5.4 ACCESSORY STRUCTURES

A. The Alhambra Pacific Plaza may provide residential recreation structures for uses that may
include library, recreation/gym, and lounge uses which shall be obstructed from public view.
Accessory structures, stairwells, patios, balconies/decks, shall be allowed to encroach into the
required building setback.

B. All ground-mounted mechanical equipment shall be screened from public view or shall be
enclosed within a structure/building.
C. Exposed ancillary building features such as vents, louvers, gutters and downspouts and other similar devices shall be painted/constructed to match the surface of affixation, unless the component is intentionally part of the architectural element.

D. Utility connections shall be designed to coordinate with the building’s architectural elements to conceal exposure.

5.5 COMMERCIAL SIGNAGE

The signage standards established in Chapter 23.50 and 23.51 of the Alhambra Municipal Code. Ordinance shall apply to the Alhambra Pacific Plaza. In addition, the project will comply with the “Private Domain Design Principles for Commercial Signage” provisions identified by the West Main Corridor Master Plan as further detailed in the succeeding Chapter 6, “Design Guidelines.”

5.6 ARCHITECTURAL LIGHTING

A. Architectural lighting shall be utilized to enhance the Main Street façade and accentuate key architectural/design elements.

B. Lighting shall be provided at building entrances and other select locations to compliment streetscape lighting and enhance pedestrian safety and activity.
C. Installed lighting shall minimize glare on adjacent properties and streets or in locations that may interfere with vehicular circulation safety.

5.7 SUSTAINABLE DEVELOPMENT STANDARDS

A. The land use intensity, dense mixed-use building standards, pedestrian character emphasis envisioned by the West Main Corridor Specific Plan will further the City’s revitalization goal of extending the activity of the Central Business District through offering mixed-use vitality, functioning as a new professional / financial office district that features housing as a prominent supporting feature to address the growing demand of urban living.

B. The Alhambra Pacific Plaza shall incorporate sustainable design principles of minimizing energy consumption, conserving water, and utilize recycled or sustainable building materials where possible. Landscape and streetscape design will incorporate drought tolerant and energy efficient materials.

C. Low-E (low-emissivity) energy-efficient window glazing technologies will be utilized where possible to reduce cooling needs and energy costs.

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2 West Main Corridor Master Plan, page 2 (2006)
D. Building and landscaping amenities that enhance exterior shading may be used over doors and windows, shade trees, building awnings and overhangs to reduce heat emissions.

E. A photovoltaic solar system of 345 panels shall be installed on the roof (Fifth Level) to minimize energy costs. See Chapter 6 Design Guidelines for specific details.

F. The installation of water efficient fixtures and appliances such as low-flow water heaters and toilets, water-efficient dishwashers, and shower fixtures will be installed where possible.

G. Economical HVAC systems, Energy Star-qualified products, interior design that optimizes the use of natural light, and lighting sensory systems will be used throughout the project.
6.0 INTRODUCTION

This chapter provides an overall vision for development of the Alhambra Pacific Plaza Specific Plan area and will guide the implementation of the plan and incorporates the design guidelines adopted by the City of Alhambra. These guidelines establish basic principles to ensure infrastructure improvements conform to the highest and best standards established and encouraged in the West Main Corridor Master Plan area and those specified for commercial planned developments by the Alhambra General Plan that protect human health and safety standards, revitalize the West Main Corridor, provide synergy with surrounding uses and new planned developments.

The purpose of the principles and guidelines identified in this chapter is to facilitate the orderly development of a built environment that encourages and supports elevated pedestrian activity.

This chapter incorporates the West Main Corridor Master Plan “District Planning Concepts: Key Design Elements”\(^1\) (see Table 6.0).

---

\(^1\) West Main Corridor Master Plan, page 38 (2006)

<table>
<thead>
<tr>
<th>KEY DESIGN ELEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Main Street Orientation</td>
</tr>
<tr>
<td>2. Consistent Street Wall</td>
</tr>
</tbody>
</table>

Extracted from the West Main Corridor Master Plan “District Planning Concepts”
6.1 SITE DESIGN GUIDELINES

Character, scale, and site access are main focal points for the planning prescriptions and architectural design elements described in this section, utilized to achieve the desired physical, economic and social enhancements for the Alhambra Pacific Plaza Project.

![Alhambra Pacific Plaza north-facing elevation](image)

A. Building Orientation

1. Main building entrances shall be located onto a public street.

2. Building orientation shall be oriented toward streets and encourage pedestrian activity and connectivity with the existing street hierarchy system.

3. Structure shall be oriented to maximize privacy between adjacent uses.
4. Main building façade doors and windows shall front upon the primary street.
5. Corner treatment at the intersection of Main Street and Fourth Street and Main Street and Third Street shall be set back from the corner to provide an open outdoor gathering space and anchor the intersection.

B. Pedestrian Orientation

1. Project site planning, building orientation, building design and landscaping shall implement design solutions that maximize access public walkways.
2. Sidewalk activity zones shall be implemented that accommodate multiple activities, sufficient for clear pedestrian passage and commercial activity such as window shopping, dining, etc.
3. Building shall be oriented to capture pedestrian circulation to the ground level retail/commercial/restaurant uses.

4. Building façades shall incorporate design features and architectural elements that relate to the scale of the pedestrian.

5. Pedestrian connections will feature a central plaza encourage and attract pedestrian activity along Main Street.

6. Pedestrian-scale lighting shall be utilized where possible.

C. Public and Communal Open Space

1. Outdoor seating areas will be provided and coordinated with natural shading and overhead awnings, landscaping, lighting and building focal points.

2. Varied setbacks are utilized to create additional outdoor gathering spaces in the public realm, including a fountain located in the central plaza area, which opens to an arcade which is used to access the public parking area.
3. Outdoor gathering spaces are provided for residents and tenants within the interior Central Garden open space area that will include a variety of amenities, including two fountains that encourage communal socialization.

Conceptual rendering of a central plaza with water features

D. Vehicular Circulation & Parking

1. Clearly-identified entryways shall be provided for parking areas, which will be located in the rear of the building, with pedestrian connections between the parking areas and the street.

2. Parking shall be visually de-emphasized and integrated within the project through subterranean and podium parking wrapped with mixed-use along Main Street.

3. Service and parking areas shall be accessed from Third Street and Fourth Street to further mitigate impacts and continue pedestrian flow along Main Street.
4. Building setbacks and parking design should facilitate opportunities for shared parking, access entryways and driveways to minimize the number of curb cuts and limit possible conflict between pedestrians and automobiles.

5. Architectural elements, landscaping and lighting shall be provided along the exterior of parking structure to enhance the pedestrian experience along Third Street and Fourth Street and minimize large areas of blank surfaces.
6.2 ARCHITECTURAL DESIGN GUIDELINES

The architectural guidelines are intended to guide the development of the Alhambra Pacific Plaza that enhances the existing characteristics of the surrounding area consistent with the City’s vision for the area.

A. Building Mass

1. The massing, or three-dimensional volumetric form shall be recessed to provide the visual appearance of smaller components that more readily relate to the human scale.

2. Varied recessed building setbacks shall be utilized to create pedestrian gathering spaces and to accommodate outdoor dining for pedestrians and patrons of ground level retail/restaurant/commercial establishments.

3. Buildings shall be articulated to reflect a small-scale street frontage rhythm, with building storefront widths of approximately 30 to 50 feet.

4. Utilize recessed upper level floor balconies and patios to reduce building mass and provide shading relief.

B. Façade Articulation and Fenestration

1. All façades shall emphasize three-dimensional detailing, such as window moldings and textures that enhance visual interest.

2. Human-scaled building elements such as awnings and canopies will be used to connect the architectural edge enhance the main building entry points.
3. Utilize recessed upper level floor balconies and patios to reduce building mass and provide shading relief.
4. Ground-floor façades should be designed to give individual identity to each retail establishment. Each shop should have a distinct façade with a unique character.
C. Building Materials and Treatments

1. Materials shall be harmonious with adjacent buildings.
2. Quality and long-lasting materials and a harmonious color palette shall be utilized, especially at the eye-level, e.g. hand-trowled plaster, brick and stone are appropriate wall types sympathetic to the local building traditions.
3. All surface treatments and materials shall be designed to appear as an integral design component to prevent the appearance of being a secondary attachment or accessory.
4. Variety of materials articulating and creating an interesting and attractive building façade will be utilized.

D. Paving

1. Pavements may include, but not necessarily limited to sidewalks, walking paths, courtyards, paseos, arcades, and corner interest areas.
2. Paving shall be consistent with the existing sidewalk treatment.
3. Paving shall have a surface texture abrasive enough to prevent slipping, but smooth enough to prevent stumbling. In addition, paving should be relatively stain resistant, fade resistant, and durable.

E. Roof Modulation

1. The roof form shall reflect the building mass and volume configuration and shall be consistent in its character from all visual vantage points.
2. Varying roofline will be utilized for visual interest and to reduce mass.
3. Rooftop screening shall be integral in the building’s form to conceal the photovoltaic solar panel system located on the roof level.

F. Commercial Signage

1. Signage for retail/commercial/restaurant establishments shall be compatible with the building architecture.
2. Signage will be clear, street-oriented and visible to pedestrians and vehicles.
3. Signs will be constructed of durable, fade-resistant high quality materials.
4. Signage shall be subject to approval by the City's Design Review Board, in accordance with the Alhambra Municipal Code Zoning Ordinance Chapter 23.50.

6.3 **LANDSCAPE ARCHITECTURE GUIDELINES**

Landscaping provides an attractive setting for development by reducing the appearance of hard building contours, shading pedestrian pathways, shielding parking areas from obvious public view intrusion and reducing other large expanses of pavement and to screen unsightly uses. Landscape architecture enhances the natural pedestrian circulation pattern and creates informal outdoor gathering spaces for residents and tenants.

*Open Space common garden area rendering*
A. Landscape Plan Guidelines

1. Street trees shall be included along all street frontages of the development.
2. Trees shall be selected that are complementary to existing trees and can tolerate harsh climate conditions of an urban area.
3. Projects should develop a comprehensive open space network that uses plazas and other open space elements to connect uses.
4. Ample landscaping with fountains and well-shaded seating areas shall be utilized throughout the public and private realms.
5. Plant materials, where appropriate, should provide variety while being consistent with the architectural design of the building.
Exhibit 6.3 Landscape Plan - Central Garden
Second Level Central Garden

![Diagram of Alhambra Pacific Plaza Specific Plan](image)

- Electric Pink Dracaena Palm
- Green Columnar Juniper
- Firewheel Tree

PLANT LEGEND

<table>
<thead>
<tr>
<th>SHEET</th>
<th>CS NO.</th>
<th>GROWTH HABIT</th>
<th>NAME</th>
<th>SIZE</th>
<th>QUANTITY</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>FIREWHEEL</td>
<td>RED</td>
<td>0.5' IN</td>
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</tr>
<tr>
<td>2</td>
<td>2</td>
<td>QUEEN PALM</td>
<td>ORANGE</td>
<td>3'</td>
<td>17</td>
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<td>3</td>
<td>3</td>
<td>WINDMILL PALM</td>
<td>ORANGE</td>
<td>3'</td>
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<tr>
<td>4</td>
<td>4</td>
<td>LAVENDER BEAUTY ROSE</td>
<td>ORANGE</td>
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<tr>
<td>5</td>
<td>5</td>
<td>COLORED SPINE SAGE</td>
<td>ORANGE</td>
<td>12 GALLON</td>
<td>4</td>
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<tr>
<td>6</td>
<td>6</td>
<td>DEEP RED CAMELLIA</td>
<td>ORANGE</td>
<td>12 GALLON</td>
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</tr>
<tr>
<td>7</td>
<td>7</td>
<td>OPEN CROWNED SAGE</td>
<td>ORANGE</td>
<td>12 GALLON</td>
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</tr>
<tr>
<td>8</td>
<td>8</td>
<td>PINE LADY IRON WOOD</td>
<td>ORANGE</td>
<td>12 GALLON</td>
<td>12</td>
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<tr>
<td>9</td>
<td>9</td>
<td>PURPLE ROCK ROSE</td>
<td>ORANGE</td>
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<td>10</td>
<td>10</td>
<td>LAVENDER BUSH</td>
<td>ORANGE</td>
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<td>WAXED WHITE VIOLET</td>
<td>ORANGE</td>
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<td>12</td>
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<td>가지고</td>
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<td>HAWAIIAN CRAP disposal</td>
<td>ORANGE</td>
<td>12 GALLON</td>
<td>30</td>
</tr>
<tr>
<td>14</td>
<td>14</td>
<td>BASKET IRON PLANT</td>
<td>ORANGE</td>
<td>12 GALLON</td>
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<td>15</td>
<td>15</td>
<td>ORANGE DAZZLE</td>
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<td>16</td>
<td>16</td>
<td>BLUE LOT OF THE RICE</td>
<td>ORANGE</td>
<td>12 GALLON</td>
<td>16</td>
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Exhibit 6.3B Landscape Plan - Ground Level Plant Legend

**Plant Legend**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>ITEM NO.</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QUANTITY</th>
<th>TYPE</th>
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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>STENOCACTUS ELEGANS</td>
<td>FRESHWHEEL TREE</td>
<td>2'X BOX</td>
<td>4</td>
<td>TREE</td>
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<tr>
<td>2</td>
<td>2</td>
<td>ACHIOTEUM RINCONICORRINUM</td>
<td>QUEEN PALM</td>
<td>2'X BOX</td>
<td>17</td>
<td>TREE</td>
</tr>
<tr>
<td>3</td>
<td>3</td>
<td>TRACHYCARPA FONTANICA</td>
<td>WINDMILL PALM</td>
<td>2'X BOX</td>
<td>6</td>
<td>TREE</td>
</tr>
<tr>
<td>4</td>
<td>4</td>
<td>OLEA EUROPAEA 'VARIEGATA'</td>
<td>MAJESTIC BEAUTY FRUITLESS OLIVE</td>
<td>2'X BOX</td>
<td>3</td>
<td>TREE</td>
</tr>
<tr>
<td>5</td>
<td>5</td>
<td>COTINUS COOSOREA 'AVIGENT'</td>
<td>GOLDEN SPIRIT SHARK TREE</td>
<td>10 GAL</td>
<td>4</td>
<td>TREE</td>
</tr>
<tr>
<td>6</td>
<td>6</td>
<td>CAMELLIA JAPONICA 'HARPER'S SUPREME'</td>
<td>DEEP RED CAMELLIA</td>
<td>10 GAL</td>
<td>12</td>
<td>SHRUB</td>
</tr>
<tr>
<td>7</td>
<td>7</td>
<td>JUNIPERUS CHINENSIS 'VITICULOSA'</td>
<td>GREEN COLUMNS JUNIPER</td>
<td>10 GAL</td>
<td>5</td>
<td>SHRUB</td>
</tr>
<tr>
<td>8</td>
<td>8</td>
<td>SMISSERSIA 'INDICA PINK LADY'</td>
<td>MILK LADY INDIAN HAWTHORN</td>
<td>5 GAL</td>
<td>12</td>
<td>SHRUB</td>
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<tr>
<td>9</td>
<td>9</td>
<td>DICTYOS PURPUREUS</td>
<td>PURPLE ROX ROSE</td>
<td>5 GAL</td>
<td>40</td>
<td>SHRUB</td>
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<td>10</td>
<td>10</td>
<td>KUNIEI BRACCIOSA</td>
<td>SOLID AGAVE</td>
<td>5 GAL</td>
<td>12</td>
<td>SHRUB</td>
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<td>11</td>
<td>11</td>
<td>NACHOS DOMESTICA</td>
<td>FIREBANER HADORAY BANBAN</td>
<td>6 GAL</td>
<td>16</td>
<td>SHRUB</td>
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<tr>
<td>12</td>
<td>12</td>
<td>CORDYLINE 'ELECTRIC BLUE'</td>
<td>ELECTRIC PINK DRACENA PALM</td>
<td>5 GAL</td>
<td>12</td>
<td>SHRUB</td>
</tr>
<tr>
<td>13</td>
<td>13</td>
<td>ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'</td>
<td>HUNTINGTON CARPET ROSEMARY</td>
<td>5 GAL</td>
<td>22</td>
<td>SHRUB</td>
</tr>
<tr>
<td>14</td>
<td>14</td>
<td>ASPASTERIA ELATIOR</td>
<td>CAST IRON PLANT</td>
<td>5 GAL</td>
<td>6</td>
<td>SHRUB</td>
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<tr>
<td>15</td>
<td>15</td>
<td>NEPHROLEIS HYBRIDS 'ORANGE'</td>
<td>ORANGE DRAYLA</td>
<td>1 GAL</td>
<td>5</td>
<td>SHRUB</td>
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<tr>
<td>16</td>
<td>16</td>
<td>ASPATRUS ATRATUS</td>
<td>BLUE LILY OF THE FIELD</td>
<td>1 GAL</td>
<td>18</td>
<td>SHRUB</td>
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<tr>
<td>17</td>
<td>17</td>
<td>GERANTHONICOSA</td>
<td>CRUMSEB</td>
<td>8'OC.C.</td>
<td>GROUND COVER</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>18</td>
<td>SEASONAL FLOWER (SELECTED BY OWNER)</td>
<td>4 POT</td>
<td>8'OC.C.</td>
<td>GROUND COVER</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>19</td>
<td>SHREDDED WOOD CHIPS</td>
<td>1'X3'</td>
<td>5'X6'X5'</td>
<td>DIAMETER</td>
<td>GROUND COVER</td>
</tr>
</tbody>
</table>

**Existing Tree Legend**

- Existing palm tree to remain
- Existing tree to remain
- Existing palm tree to be removed

Bright Red Camellia Patio Tree

Majestic Fruitless Olive Tree

Firewheel Tree

Windmill Palm
A. Residential Open Space

The landscape plan for residential common open space amenities located on the second level of the development is identified as the “Central Garden.” The elements described below are further detailed in Exhibit 6.3, Landscape Plan - Central Garden.

1. Two fountain water features with seating areas shall be located at opposite ends of the Central Garden and shall serve as public art features for residents and tenants.

2. Potted planters shall be used throughout the project and may be filled with shredded wood chips to preserve soil moisture.

3. Outdoor gathering areas are provided throughout the Central Garden, shaded by Olea Europaea also known as Majestic Beauty Fruitless Olive Trees.

4. Various trees, shrubbery, and grass shall furnish the Central Garden and secondary walkways as further identified in Exhibit 6.3, Landscape Plan - Central Garden.

B. Streetscape Elements

Private walkways shall be lined with a variety of landscaping materials that enhance pedestrian interest, provide a guide through pathways, and contribute to the distinction of West Main Street. The ground floor streetscape elements are described below and illustrated in Exhibit 6.3 Landscape Plan - Ground Level.
1. Streetscape landscaping elements may incorporate existing trees and shrubbery as consistent with the West Main Corridor “Contemporary Materials Palette” on the exterior of the project adjacent to all public sidewalks.

2. Planter boxes shall be utilized along Main Street to minimize root growth disturbance to public infrastructure.

3. Queen palm trees (syagrus romanzoffium) will be utilized along Main Street, Fourth Street, Third Street and the alleyway to provide shade and effectively grown in sidewalk cutouts.

6.4 ACCESSORY STRUCTURES

1. Accessory residential recreation amenities (library, recreation/gym, lounge) shall comply with the applicable building standards identified herein.

6.5 EQUIPMENT, UTILITIES, AND WASTE ENCLOSURES

A. Equipment Storage

1. All air conditioning and heating equipment, water heaters, and utility meters shall be screened from public view with landscaping, or enclosures, or placed outside of public view.

2. Waste receptacle enclosures shall be located away from public view.

3. All exterior mechanical equipment shall be screened from view.

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1 West Main Corridor Master Plan, page 130 (2006)
4. Screening materials shall be consistent with building materials and landscaping within close proximity.
5. Waste receptacles shall be stored on the interior of the development.
6. Waste receptacle enclosures shall be designed for removal and replacement, singularly.

B. Utilities

1. Utilities shall be placed underground, excluding street lights and any existing above-ground utilities.
2. Meters, to the best extent shall be screened from public view.
3. Above-ground appurtenant utility boxes and like equipment shall be stored as compact as possible.
4. Building utility connections must be located in an inconspicuous manner.
5. The rooftop photovoltaic panel system shall be concealed from pedestrian and vehicular vantage points.

C. Sustainability

1. The Alhambra Pacific Plaza shall make a long-term contribution to the West Main Corridor and City of Alhambra, at large.
2. Use of quality materials & colors that complement local building traditions shall be used.
3. The project shall contribute to the surrounding environment through implementing human-scale dimensions, such as frequent and accessible storefront entrances, window displays, awnings and overhands, exterior pedestrian-scale lighting fixtures and landscaping lights.
4. The incorporation of the central fountain public art feature promotes community gathering and activity.
7.0 INTRODUCTION

The preceding chapters of this Specific Plan provide a comprehensive plan and corresponding goals, policies, standards and guidelines for the orderly development of the Alhambra Pacific Plaza Project. This chapter sets forth the impending steps, regulatory and organizational procedures to approve, implement, and amend the Specific Plan.

7.1 REQUIRED IMPLEMENTATION ACTIONS

The City of Alhambra may administer the provisions of the Alhambra Pacific Plaza Specific Plan in accordance with the State of California Subdivision Map Act, Alhambra General Plan, West Main Corridor Master Plan and Alhambra Zoning Ordinance. The Alhambra Pacific Plaza Specific Plan's development procedures, regulations, standards shall supersede any conflicting provisions of the Alhambra Zoning Ordinance. Any development regulation and building code provision not addressed in this Specific Plan shall be subject to the City's existing regulation.

The City of Alhambra requires three phases of review for the Alhambra Pacific Plaza Specific Plan:

1. Design Review Board shall review the proposed Site Plan and relevant conceptual architectural and landscape plans, subject to subsequent review and approval by the Planning Commission.
2. Planning Commission shall review the Zoning Amendment request, Specific Plan, Tentative Tract Map, Residential and Commercial Planned Development Permits.

3. Upon recommendation for adoption by the Planning Commission, the City Council may adopt the Zoning Amendment request, Specific Plan, and Tentative Tract Map

A. Implementation Actions for Planning Process Completion

Upon approval of the Alhambra Pacific Plaza Specific Plan by the City of Alhambra, the following implementation actions must be completed:

- An Initial Study is being prepared by the lead agency (City of Alhambra) to determine whether an Environmental Impact Report (EIR) is required to satisfy the California Environmental Quality Act (CEQA).

- Adoption of the Alhambra Pacific Plaza Specific Plan conforming General Plan Amendment is required.

- Adoption of the Alhambra Pacific Plaza Specific Plan shall follow the Alhambra General Plan Amendment.

- Alhambra Municipal Zoning Ordinance amendment is required to reflect the adoption of the Alhambra Pacific Plaza Specific Plan.

- A California Environmental Quality Act (CEQA) Notice of Determination must be filed, indicating approval of the Alhambra Pacific Plaza Specific Plan and General Plan Amendment.
A California Environmental Quality Act (CEQA) Notice of Determination must be filed, indicating approval of the Alhambra Pacific Plaza Specific Plan and General Plan Amendment.

7.2 FINANCING AND MAINTENANCE OF IMPROVEMENTS

The Alhambra Pacific Plaza will be supported by new or expanded public infrastructure and facilities whose benefit is specific to this project, which will also serve the surrounding city. Local-serving facilities, such as utility lines and internal streets shall be installed by the Developer and dedicated to the City of Alhambra upon completion. Facilities serving areas beyond the project, shall be funded through redevelopment tax increment financing, uniform citywide development impact fee assessments, or other citywide and regional funding sources. The financing and maintenance plan for the Alhambra Pacific Plaza will ensure the timely completion of public facilities, utilities, off-site improvements as specified by the West Main Corridor Master Plan, and additionally required capital improvements; along with the proper maintenance of these facilities.

Several financing mechanisms will be employed for the completion of this Specific Plan. Possible funding mechanisms for the planned public improvements include, but are not limited to the following:

- Development Impact Fees
- Area of Benefit Fees, Dedications, and Exactions
Assessment and Special Tax Secured Financing
Community Facilities District (e.g. Mello-Roos)
Business Improvement District or other type of Assessment Districts
Property Management Company (Commercial/Retail/Restaurant/Market Tenants)
Homeowners Association (HOA)
Conventional For-sale Residential Financing

Specific funding mechanisms to be used for improvements shall be defined by the developer at a period acceptable to the City of Alhambra, prior to the initiation of development activities.

A. Developer Responsibilities

The Developer will be responsible for constructing the street, sidewalk and lighting improvements in accordance with the provisions of the West Main Corridor Master Plan and for funding the subsequent increase in cost of maintenance. The financing of said improvements shall be provided by the formation of a maintenance district, annexation to an existing maintenance district, or some other Developer identified guaranteed revenue source and corresponding performance agreement acceptable to the City. All financing mechanisms shall be implemented in full compliance with all applicable local, State and Federal laws. See Table 7.1 Financing and Maintenance Plan.
Table 7.1: Financing and Maintenance Plan

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>CONSTRUCTION RESPONSIBLE PARTY</th>
<th>FINANCING RESPONSIBLE PARTY</th>
<th>OPERATIONS &amp; MAINTENANCE RESPONSIBLE PARTY</th>
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<tr>
<td>Common Area Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>Property Management Company and/or HOA</td>
</tr>
<tr>
<td>Commercial Streetscape &amp; West Main Corridor Master Plan Improvements (lighting, etc.)</td>
<td>Developer</td>
<td>Developer</td>
<td>Developer</td>
</tr>
<tr>
<td>Off-site Right of Way Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>City of Alhambra</td>
</tr>
<tr>
<td>On-site Water, Sewer, Storm Drainage and utilities Facilities</td>
<td>Developer</td>
<td>Developer</td>
<td>Developer</td>
</tr>
<tr>
<td>On-site Parking Garage</td>
<td>Developer</td>
<td>Developer</td>
<td>Property Management Company and/or HOA</td>
</tr>
</tbody>
</table>
7.3 SPECIFIC PLAN ENFORCEMENT

The City Manager or a designated agent thereof shall have the duty to enforce the provisions of this Specific Plan.

The City Manager or designated agent thereof shall have the duty to interpret the provisions of this Specific Plan. All such interpretations shall be prepared in written form and shall be permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission and, if needed, appealed to the City Council.

Unless otherwise specified, all development and improvements within the area governed by the Specific Plan shall comply with the terms therein. Maintenance of landscaping, signage, parking areas, accessory structures, and other onsite amenities described herein is required, and will be the responsibility of the property owner(s) or designated Home Owners Association to maintain. Failure to maintain the improvements described herein will constitute a failure to comply with the provisions of this Specific Plan. Any appeals of the determinations made by the Zoning Administrator must conform to those procedures outlined in the City of Alhambra Municipal Zoning Ordinance.

7.4 SPECIFIC PLAN AMENDMENTS

Proposed changes to this Specific Plan requiring substantial alteration to the Land Use Plan, Development Standards, or Design Guidelines contained within this document shall require an amendment, pursuant to California Government Code Section §65453 and the Alhambra Zoning
Ordinance amendment provisions. The Director of Development or appropriate designated agent thereof shall make the final determination to the necessity of a Specific Plan amendment.