2500 West Hellman Avenue
SPECIFIC PLAN

Prepared For:
City of Alhambra
Development Services Department

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SECTION 1

INTRODUCTION

1.1 Purpose and Intent

The 2500 West Hellman Avenue Specific Plan provides for the development of a ±1.25-acre site in the City of Alhambra in accordance with the provisions of the City's General Plan and Zoning Code. This document contains design guidelines and development standards that apply to the development site currently addressed as 2500-2520 West Hellman Avenue, and which help in further implementing the goals and policies of the City's General Plan. The land use plan for the development has been designed with the following goals in mind:

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

Implementation of the 2500 West Hellman Avenue Specific Plan provides the parameters for establishment of a cohesive planned development. This will be achieved by coordinating the land use, intensity, scale and aesthetic characteristics of development with goals and policies of the Alhambra General Plan.

1.2 SITE LOCATION

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

The Specific Plan area covers approximately ±1.25 acres, currently occupied by three older functionally obsolete retail/commercial structures and a former gasoline service station site. The development of this Specific Plan site will allow for a high-quality development that complements and enhances the existing neighborhood. The new development will bring forth new life to a fallow property that will allow the site to be used productively once again while also allowing for consistent land uses in this area of South Alhambra.
The Specific Plan land use concept will transform the site into a self-storage development consisting of up to ±135,000 square feet of self-storage with a customer leasing-office and option to provide and on-site residence for the management team. The self-storage component consists of interior-accessible self-storage units of both climate and non-climate control.

Upon approval, the 2500 West Hellman Avenue Specific Plan site will be subject to the development standards and design guidelines contained in this document as adopted or amended.
PLANNING CONTEXT

2.1 JURISDICTIONAL CONSIDERATIONS

A. Authority for Specific Plan

The 2500 West Hellman Avenue Specific Plan has been prepared and established under the authority granted to the City of Alhambra in accordance with the requirements of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450. The California Government Code authorizes cities to adopt specific plans. A public hearing is required, after which the Specific Plan must be adopted by the Alhambra City Council.

The 2500 West Hellman Avenue 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 General Commercial. The General Commercial designation encourages a broad range of commercial uses intended to serve a local and regional market. A Commercial Planned Development Permit is required for all development within any commercial land use designation in the City. The City has taken this regulatory approach to address land use problems resulting from extensive strip commercial development along major arterials and to meet General Plan policies calling for an expansion of commercial activity when such expansion benefits the community.

C. Zoning Ordinance

The City of Alhambra Zoning Ordinance is the primary tool for implementing the goals and policies of the City's General Plan. For this reason, the Zoning Map must be consistent with the General Plan Land Use Map. The Zoning Ordinance provides regulations for the logical and orderly development of the
City.

The site is zoned CPD (Commercial Planned Development). A rezoning from the existing designation to the Specific Plan District (2500 West Hellman Avenue Specific Plan) will be required to implement the development.

D. CEQA

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

2.2 EXISTING AND SURROUNDING USES

A. Land Uses on Site
The project site is located on the south side of West Hellman Avenue between Fremont Avenue and Elm Street. The site currently has three small vacant single-story retail/commercial structures measuring 1,430, 1,814 and 1,980 square feet. The commercial structures are functionally obsolete and have remained vacant for some time. The eastern corner of the site was developed with a gasoline station which has been removed and is now vacant. The site currently has no regular commercial use.

B. Surrounding Land Uses
The site is bounded by streets and a freeway on all sides. The adjacent uses are as follows: Fremont Elementary School to the north, Interstate 10 Freeway entry/exit to the east, single family and multi-family residences to the west and Interstate 10 to the south.
SECTION III

SPECIFIC PLAN ELEMENTS

3.1 LAND USE PLAN

The planned storage usage in the 2500 West Hellman Avenue Specific Plan represent a minor change from the site's past commercial uses. The Illustrative Land Use Concept, shown in Exhibits 3.1a-e, provides an overall vision and guide for the ultimate development of the site. The design approach incorporates a commercial office-like appearance to the structure consistent with the current zoning. The plan will provide for a regional commercial office presence along the Interstate 10 Freeway. Key elements of the plan include:

- Ground level access to interior storage spaces
- All units will be interior-accessible storage spaces
- Open ground level parking
- No outdoor storage
- Subterranean storage level
- Optional on-site residence within building footprint for management team

Limitations include a maximum size of 135,000 square feet of storage space. A total of 19 parking spaces will be provided.

The maximum building height is 45 feet with 3 levels above grade and one subterranean level.

Table 3-1: Proposed Land Use Summary

| Storage: | 121,707 sq. ft. and 1,797 sq. ft. covered loading area |
| Maximum Floor Area Ratio | 3.0 |
3.2 CIRCULATION

A. Circulation/Access
The site will be directly accessible by vehicles from West Hellman Avenue. The circulation system provides for efficient movement of vehicles and pedestrians with a single entry/exit driveway arrangement. Vehicular access will be through a new entrance at the eastern end of the parking area on Hellman Avenue. The new vehicle entrance will provide for a Left-In, Right-In and Right-Out only. A new "Emergency Only" Right-Out will be included at the western section of the parking area. The Owner/Developer will be responsible for re-stripping the section of West Hellman Avenue to allow for the Left-In vehicular access. Regional access is provided directly by Interstate 10 via West Hellman Avenue.

B. Parking
A total of 19 parking spaces are provided: 16 standard stalls, 1 disabled and 2 covered stalls for the optional on-site residence are provided for the entire development. The parking is at grade level.

C. Pedestrian Orientation
Pedestrian access will be available from the customer parking area and direct access from the public sidewalk on West Hellman Avenue.

3.3 GRADING

The site is relatively flat with no more than a ± 2 foot differential over the entire existing site. The project includes a subterranean storage level and excavation will be required for the basement storage area.

All grading activities will comply with standard city grading regulations.

3.4 INFRASTRUCTURE

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

A. Water
A water main lies within the Hellman Avenue right-of-way. New lateral service lines for domestic service and fire service to the development will be provided per the Utilities Department Conditions of Approval.
B. Sewer
The Owner/developer will be responsible for upgrading all 4-inch sewer laterals being used to 6-inch and connect to City’s sewer main in the public right-of-way/street per the Utilities Department Conditions of Approval.

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

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

DEVELOPMENT STANDARDS

4.1 PURPOSE AND INTENT

The 2500 West Hellman Avenue Specific Plan will promote reuse of the site with a new productive and compatible land use. The intent of these regulations is to guide new development to create a high-quality product and environment. The development will draw upon a design vocabulary from successful similar projects built by Owner/Developer in the Southern California region.

The development standards contained in this Specific Plan apply only to the property within the Specific Plan area boundaries. These development standards supersede all provisions, standards, and requirements of the City of Alhambra Zoning Ordinance (Title 23 of the Municipal Code), except in those instances where the 2500 West Hellman Avenue Specific Plan development standards remain silent. In instances where these development standards do not address specific issues or other relevant considerations, then the Zoning Ordinance shall apply. If a conflict arises between the regulations contained in this Specific Plan and the Zoning Ordinance, then the standards contained in this Specific Plan shall take precedence.

4.2 PERMITTED USES

A. Uses Permitted Subject to Commercial Planned Development Permit

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

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

B. Uses Permitted Subject to Conditional Use Permit

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

1. Indoor climate controlled and non-climate controlled self storage, management office, and optional on-site residence for the management team as part of the development; and
2. All conditionally permitted uses in the Commercial Planned Development zone, as listed in Section 23.28 of the Municipal Code.

4.3 DEVELOPMENT STANDARDS

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

A. Floor Area Ratio

For indoor self storage projects only, the maximum allowable floor area ratio shall not exceed 3.0.

4.4 PARKING STANDARDS

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

4.5 ACCESSORY STRUCTURES AND USES; APPURTEANCES

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

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

C. Utility connections shall be designed to coordinate with the architectural elements of the building(s) so as not to be exposed.

4.6 SIGNAGE

The 2500 West Hellman Avenue Specific Plan shall provide for building and site signage standards in accordance with Chapter 23.50 of the Zoning Ordinance. Signage is subject to approval by the City's Design Review Board.
4.7 TIME LIMIT

The 2500 West Hellman Avenue Specific Plan shall provide a time limit for an approved Planned Development Permit of two years from the date of approval. The Planning Commission may grant extensions to this time period not to exceed a total of one year. Any request for extension shall be submitted in writing to the Development Services Director a minimum of 90 days prior to the expiration date. A building permit shall be obtained within the specified approval period. If a building permit is not obtained within this time period, the Planned Development Permit shall be void and a new Planned Development Permit shall be required.

4.8 OUTDOOR STORAGE PROHIBITED

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

DESIGN GUIDELINES

The 2500 West Hellman Avenue Specific Plan envisions a new self storage development. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the Plan. These guidelines will assure that improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the City.

5.1 SITE PLANNING GUIDELINES

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

A. Building Orientation

1. The general building placement shall be conceptual in terms of layout, location, and specific product orientation so long as the overall development density and land use mix are maintained within the Specific Plan area. (Exhibit 3.1a, Illustrative Land Use Concept shows the Site and Ground Level Plan.)

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

B. Entries and Driveways

1. Clear, identifiable, and street-oriented entryways shall be provided at the project and parking entrances.

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

5.2 ARCHITECTURAL CHARACTER

Implementation of this Specific Plan will result in a high-quality development that complements and enhances the existing neighborhood fabric, and that which considers both users and adjoining uses. The architectural character will enhance the City's diverse architectural heritage and match the existing characteristics of surrounding non-residential buildings.
Building elevations will be detailed and articulated with projections and recesses to avoid long, plain surfaces. The structure will be characterized by differentiated massing, materials and colors. The resulting development will be a pedestrian friendly building that raises the level of design quality for the neighborhood. The typical storage business appearance with multiple exterior-accessible storage spaces with roll-up doors shall be prohibited. All storage spaces shall be accessible from the interior of a building only.

5.3 LANDSCAPE ARCHITECTURE

A. Landscape Concept

The landscape design concept for this development reinforces the contemporary styling of the architecture. The overall design provides landscaping at the front and sides of the building and adjacent to the driveways and open parking spaces. A total of 15.7% of the site is landscaped, well above the minimum code requirement of 8%.

5.4 AUXILIARY STRUCTURES/EQUIPMENT AND UTILITIES

A. Additional Building Components

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

2. Exterior lighting fixtures should be compatible with the architectural style of the building.

3. There shall be no exterior roll-up storage space doors.

B. Mechanical Equipment/Storage

1. All air conditioning/heating equipment, gas and electric meters must be screened from public view with landscaping or fencing or placed outside of public view.

2. Rooftop-mounted air conditioning units visible from neighboring properties must be screened.

3. All exterior mechanical equipment shall be screened.

4. Screening materials shall blend with the building materials and design and any landscaping within the vicinity.
5. Screening shall be in a manner consistent with the building facade.

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

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

C. **Utilities**

1. All utilities, aside from street lights, within the Specific Plan area shall be placed underground, excluding any existing above-ground utilities.

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

3. To the extent possible, utility meters shall be screened from view from public rights-of-way.

4. Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.
Exhibit 5.1A
Views from West Hellman Avenue
SECTION VI

IMPLEMENTATION

6.1 METHODS AND PROCEDURES FOR IMPLEMENTATION

The City of Alhambra shall administer the provisions of the 2500 West Hellman Avenue 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 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 2500 West Hellman Avenue Specific Plan. The first level is site plan and design review by the Design Review Board. The second level is review of the General Plan Amendment, Zone Change for the Specific Plan, Commercial Planned Development Permit and Conditional Use Permit by the Planning Commission. The third and final level is review by the City Council for adoption of the General Plan Amendment and Zone Change to adopt the Specific Plan.

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

6.2 ENFORCEMENT OF THE SPECIFIC PLAN

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

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

b. Any decision by the Development Services Director may be appealed to the Planning Commission; any decision by the Planning Commission is subject to appeal to the City Council.
The appropriate City departments shall aid the Planning Commission and the Development Services Director in fulfilling their enforcement roles as needed or directed.

6.3 AMENDMENTS TO THE SPECIFIC PLAN

Any proposed change to this Specific Plan that would substantially alter the Land Use Concept, Development Standards, or Design Guidelines contained within this document shall require an amendment to the 2500 West Hellman Avenue Specific Plan. All amendments shall be processed pursuant to provisions contained in Government Code Section 65453, and in the same manner as a Zoning Ordinance text amendment. The Director of Development Services shall make the final determination as to whether or not an amendment is required.
SECTION VII

GENERAL PLAN CONSISTENCY

The purpose of this chapter is to ensure that the 2500 West Hellman Avenue Specific Plan is consistent with the goals and policies of the City of Alhambra General Plan, as required per Government Code Section 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in the General Plan is provided herein. Only those goals and policies that apply to or have relevance to the proposed development are discussed.

7.1 LAND USE ELEMENT

- Encourage land use patterns that minimize incompatibility between uses.

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

7.2 ENVIRONMENTAL MANAGEMENT ELEMENT

- To develop a unified overall community appearance.

The 2500 West Hellman Avenue Specific Plan development contains design guidelines that will create a unified setting with the thorough and consistent use of building materials and landscaping that are coordinated with the architectural style and be consistent with the principles, policies, and standards of the Zoning Ordinance of the Alhambra Municipal Code.

7.3 ECONOMIC DEVELOPMENT ELEMENT

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

The proposed development will provide new leasable storage space that attracts both local and regional customers with increased business activity.

- Encourage new development that provides benefits to the community in balance with costs of the provision of urban services.
The property has been vacant with three older functionally obsolete retail/commercial structures and a former gasoline service station site. The new development will provide up to 121,707 square feet of leasable storage space and provide for an optional on-site residence for the management team. The proposed development will allow the site to be used productively once again. Implementation of the 2500 West Hellman Avenue Specific Plan will allow for a high-quality development that complements and enhances the existing neighborhood. The new development will bring forth new life to a fallow property that will ultimately encourage and enhance local economic activity.

7.4 NOISE ELEMENT

- Encourage acoustical design in new construction.

The 2500 West Hellman Avenue development has been designed with careful consideration to sensitive noise receptors in the adjacent neighborhood, such as residential uses. The site orientation, construction materials, and building placement and nature of the use will serve to minimize noise impacts in the neighborhood and will act as a freeway noise buffer for Fremont Elementary School and residential neighborhoods to the north.