DRAFT

ALHAMBRA

5th and Main

SPECIFIC PLAN

Prepared for:
City of Alhambra

Applicant:
J.h Snyder Company
11144 Weddington Street
North Hollywood, CA 91601

Prepared by:
EDAW, Inc.
800 E. Colorado Blvd, Suite 270
Pasadena, CA 91101

Van Tilburg, Banvard & Soderbergh Architects
225 Arizona Avenue, Penthouse
Santa Monica, CA 90401

L.A. GROUP, Inc.
Landscape Architecture
22110 Clarendon Street, Suite 202
Woodland Hills, CA 91367

KPFF Consulting Engineers
6080 Center Drive, Suite 750
Los Angeles, CA 90045

July 20, 2006
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SECTION I:

INTRODUCTION

1.1 PURPOSE AND INTENT

The Alhambra 5th and Main Specific Plan provides for the development of a +2.10-acre site in the City of Alhambra in accordance with the provisions of the City's General Plan and Zoning Code. This document contains design guidelines and development standards that apply only to the Alhambra Library Site Specific Plan development site, and which help in further implementing the goals and policies of the City's General Plan. The land use plan for the development has been designed with the following goals in mind:

- Provide a planning framework that responds to the physical and market-driven aspects of future development opportunities;

- Embrace aspects of good urban design, including considerations for functionality, social needs, economic viability, respect for the environment and aesthetic qualities;

- Reclaim the site and transform it into an aesthetic living and working environment;

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

- Create a cohesive identity for the development area through implementation of a strong landscape and architectural design program, and contribute to the revitalization of the public realm within the West Main Street Corridor area;

- Provide a desirable community where people want to live; and

- Encourage compatible land use and interface with adjacent properties.

Implementation of the Alhambra 5th and Main Specific Plan provides the parameters for establishment of a cohesive planned development. This will be achieved by coordinating the land use, intensity, scale and aesthetic characteristics of development with goals and policies of the Alhambra
General Plan and the West Main Street Corridor Master Plan. The Master Plan serves as a guiding vision for overall physical design of the West Main Corridor, and the Specific Plan will maintain consistency with the plan.

1.2 SITE LOCATION

The development site is located within the City of Alhambra, as shown in Exhibit 1.1, Regional Location. Alhambra is located 8 miles northeast of Los Angeles, with the City motto "Gateway to the San Gabriel Valley" expressing Alhambra’s strategic location. The site is located within the central area of the City, bordered by West Main Street to the north between Fourth Street and Fifth Street. To the south is the Alhambra High School athletic fields. 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

1.3 PROJECT OVERVIEW

The Specific Plan area covers approximately 2.10 acres at a site currently occupied by the Alhambra Public Library. The Library is slated to be rebuilt adjacent to City Hall on South First Street. Relocating the Library and
development of this Specific Plan site will allow the City to realize its vision of creating a comprehensive Civic Center and allowing for consistent land uses along West Main Street.

The Specific Plan land use concept will transform the site from an institutional use into a planned mixed-use development consisting of up to 144 for-sale multi-family residential units and 9,190 square feet of leasable commercial/office space. The residential product consists of high-end, attached dwelling units with a maximum of 3 bedrooms per unit. Some of the residential units face West Main Street, Fourth Street, Fifth Street or the high school athletic fields. Other residential units face an elevated private interior courtyard that features amenities such as gathering places, a swimming pool, and barbecues. All units share a common hallway. The residential units also contain a private balcony or patio. The residential component of the project also includes a fitness center.

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

Upon approval, the Alhambra 5th and Main Specific Plan site will be subject to the development standards and design guidelines contained in this document as adopted or amended.

1.4 Specific Plan Document Organization

The Alhambra 5th and Main Specific Plan defines a vision and establishes guidelines and standards for site development. The basic approach for preparing this Specific Plan has been to recognize the interrelationship among land use, design, regulation, and sound economic, market, and financial considerations.

The Specific Plan is arranged into seven sections as follows:

Section 1.0 - Introduction

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

Section 2.0 - Planning Context

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

Section 3.0 - Specific Plan Elements

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

Section 4.0 - Development Standards

This chapter specifies the permitted and conditionally permitted uses and establishes standards for development, such as lot coverage, building height, setbacks, etc.
Section 5.0 – Design Guidelines

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

Section 6.0 – Implementation

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

Section 7.0 – Consistency with the General Plan

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

Section II:

Planning Context

2.1 Jurisdictional Considerations

A. Authority for Specific Plan
The Alhambra 5th and Main Specific Plan has been prepared and established under the authority granted to the City of Alhambra in accordance with the requirements of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450. The California Government Code authorizes cities to adopt specific plans by ordinance. A public hearing is required, after which the Specific Plan must be adopted by the Alhambra City Council.

The Alhambra 5th and Main Specific Plan is intended to be a regulatory document which will serve as the zoning regulation for the property. Some elements of the development program will be enforced through conditions, covenants, and restrictions (CC&R's) established in conjunction with the subdivision map for the property.

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

The City of Alhambra General Plan designates this site for General Commercial and Public Facilities (see Exhibit 2.1, Existing General Plan Designations). The General Commercial designation covers a significant portion of Main Street and encourages a broad range of retail and service commercial uses at varying densities. The General Plan requires a Commercial Planned Development Permit for all development within any commercial land use designation. The City has taken this regulatory approach to address land use problems resulting from extensive strip commercial development along major arterials and to meet General Plan policies calling for an expansion of commercial activity when such expansion benefits the community. Further addressed in the City's Zoning Ordinance, under a Commercial Planned Development (CPD) residential uses proposed in conjunction with commercial uses may be allowed, subject to the High
Density Residential provisions. The High Density Residential designation is intended to allow for multi-family housing types at a density of 13 to 24 dwelling units per acre. A density bonus providing for up to 43 dwelling units per acre is allowed for sites that surround the Central Business District, intended for redevelopment or replacement housing, and encompass to a minimum of 20,000 square feet.

The Public Facilities designation reflects the historic use of the site as a City Library.

An application for amendment to the City's General Plan and General Plan Land Use Map will be processed concurrent with this Specific Plan. This action will result in the ability to adopt specific plans for mixed use development and a zone change amendment will be processed resulting in a redesignation of the site as Downtown Specific Plan Overlay District. With the provision of this overlay district, the site can be developed either consistent with this specific plan and the General Plan overlay designation,
or consistent with the underlying land use designation and the General Plan land use designation.

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

The site is zoned CPD (Commercial Planned Development) and PF (Public Facilities), as shown in Exhibit 2.2, Existing Zoning Designations. In addition to the General Plan Amendment request, a rezoning from the existing designations to the Specific Plan Overlay District (specific name yet to be determined) will be required to implement the development. The Specific Plan designation will allow mixed use, including attached units at a density of up to 70.0 du/acre.
Section II: Planning Context

ALHAMBRA 5TH AND MAIN SPECIFIC PLAN

D. CEQA

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

E. Redevelopment Project Area

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

2.2 RELATED PLANS

A. West Main Street Corridor Master Plan

The West Main Street Corridor Master Plan identifies four sites for development opportunity along Main Street between Second Street to the east and Atlantic Blvd to the west. (see Exhibit 2.3, West Main Corridor

Source: City of Alhambra.

Exhibit 2.3: West Main Street Corridor Master Plan Proposed Project Sites

JULY 2006 DRAFT
Master Plan - Proposed Project Sites) The plan addresses streetscape aesthetics and amenities, building form, massing, orientation, and height in relationship to Main Street and the surrounding areas. The project site for the Alhambra Library Site Specific Plan appears on Exhibit 2.3 as Site #5.

2.3 EXISTING AND SURROUNDING USES

A. Land Uses on Site
The City of Alhambra Public Library occupies the project site and includes a parking lot serving the library, located directly south and west of the library building. While the current library building was opened in 1975, a library has occupied the site since 1916. The existing library is intended to be demolished and a new 45,000 square feet library facility will be built adjacent to City Hall on South First Street. Exhibit 2.4, Existing Conditions, shows the site as it exists currently.

Exhibit 2.4: Existing Conditions

Alhambra Public Library - Front Entrance on Main Street

1. View of Library Site southeast from Fifth Street and Main Street

2. View of Alhambra Regency Plaza south from Fifth Street and Main Street

3. View of Library east from Main Street

4. View of Library directly south of Main Street

5. View of Library looking southwest from Main Street

6. View of Super A Foods from northwest corner of Main Street and Fourth Street
Section II: Planning Context

7. View of the Alhambra Library Site from northeast corner of Main and Fourth Street

8. View of parking lot at Super A Foods on the southeast corner of Main and Fourth Street

9. View of the Alhambra Library Site along Fourth Street

10. View of Alhambra High School from southeast corner of the Alhambra Library Site

11. View of Alhambra High School Athletic Fields along Fifth Street
Section II: Planning Context

12. View of the Alhambra Library's south elevation.

13. View of a multi-family residential building from the southwest corner of the Library.

14. View of the Alhambra Library along Fifth Street.

15. View of the commercial/retail service structure at the northwest corner of Fifth Street and Main Street.

16. View of the commercial/retail service structure from the northwest corner of the Library.
17. View of the commercial/retail service structure from the northeast corner of the Library.

18. View of the Plaza on Main from the northeast corner of the Library.

B. Surrounding Land Uses

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

To the north, the site is bounded by Main Street, with a variety of retail and service commercial uses. Directly north of the site, the block that is bounded by Fourth Street and Fifth Street, has also been designated a mixed use opportunity site, Site #4, under the West Main Corridor Master Plan. See Exhibit 2.3, West Main Corridor Master Plan - Proposed Project Sites.

To the northeast, the site is diagonally across from an existing mixed-use development, Plaza on Main. Plaza on Main has a mix of retail and service commercial uses on the street level and multi-family residential above and is located on half of the block facing Main Street from Fourth Street to Third Street. The easterly half of the block is developed with a four story building.

East of the site, a grocery store, Super A Foods, is located on the entire block facing Main Street and the Plaza on Main development to the north, from Fourth Street and Third Street. This area has also been designated a mixed use opportunity site, Site #7, under the West Main Street Corridor Specific Plan. See Exhibit 2.3, West Main Corridor Master Plan - Proposed Project Sites.

South of the site, Alhambra High School and athletic fields are located.

To the southwest along Fifth Street, multi-family residential is located.

An existing mixed-use development, the Alhambra Regency Plaza, is located west of the site. This development has a mix of retail, service, and restaurant uses at the street level with multi-family residential above.
Section II: Planning Context

Exhibit 2.5: Surrounding Uses

Ancillary/Unoccupied space
Elevator Override and Emergency Stairs to Roof

Ancillary/Unoccupied space
Elevator Override and Emergency Stairs to Roof

Source: Van Tilburg, Bansard & Soderbergh, April 2006
No Scale

EXHIBIT 3.2
Site and Building Section
Section III: Specific Plan Elements

LEGEND

- EXISTING SEWER LINES
- PROPOSED SEWER LINES
- EXISTING MANHOLE
- PROPOSED CLEANOUT

EXHIBIT 3.6
Sewer System Plan
SECTION III:

SPECIFIC PLAN ELEMENTS

3.1 LAND USE PLAN

The planned commercial and residential uses in the Alhambra 5th and Main Specific Plan represent a significant change from the site's current public library and parking uses. The Illustrative Land Use Concepts, shown in Exhibits 3.1a-f, provide an overall vision and guide for the ultimate development of the site. The design approach takes advantage of the site's location along Main Street and the Downtown. The plan proposes to create a blend of ground-level commercial/office spaces with above podium level for-sale, multi-family residential dwelling units with private and common open spaces. Key elements of the plan include:

- Retail and service commercial, restaurant, and office space
- For-sale condominiums with:
  - Fitness center
  - Central landscaped open space with pool, jacuzzi/spa, outdoor gatherings spaces, barbecue and outdoor dining areas, and various landscape features integrated into the central common area
  - Private balconies and patios
  - Common terraces

Table 3-1, Proposed Land Use Summary, presents a statistical summary of the planned development. To allow for variations in the marketplace over time, this Specific Plan is designed with flexibility, allowing shifts in commercial/office space, residential housing types and square footage of residential products, or other refinements to the land use plan, assuring the most responsive choices in price and lifestyle for future residents. Limitations include the maximum unit count (144), maximum total sellable square footage (185,000 square feet), maximum total commercial/office square footage (11,000 square feet, subject to approval by the City Manager), minimum residential parking ratio (2 spaces per residential unit), not including guest parking which is provided at 0.5 spaces per residential unit, and the minimum commercial parking ratio (4.4 spaces per 1000). The maximum building height is 75 feet, with up to 5 levels above grade and one subterranean level. (See Exhibit 3.2: Building Section.) The maximum bedroom count per unit is 3 bedrooms.
The residential units will offer varied unit sizes and floor plans. All units have at least one private balcony or patio.

Any increase in the residential unit count or commercial square footage in excess of 11,000 square feet would require approval from the Planning Commission and Agency Board/City Council.

### Table 3-1: Proposed Land Use Summary

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>Total Area</th>
<th>Maximum FAR</th>
<th>Total Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Office</td>
<td>9,190 sqft</td>
<td>2.3</td>
<td></td>
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<tr>
<td>Residential - Multi-Family</td>
<td></td>
<td></td>
<td>144 units</td>
</tr>
</tbody>
</table>

- sqft = square feet
- FAR = Floor Area Ratio

3.2 **Circulation**

#### A. Circulation/Access

Circulation to and around the site has been designed to accommodate pedestrians and vehicles. The circulation system provides for efficient movement of vehicles and pedestrians within the, lower and upper levels of the site. Regional access is provided directly by Interstate 10 to Garfield Avenue and Atlantic Boulevard. The development area will be directly accessible by vehicles off Fourth and Fifth Streets. A vehicular entrance on Fourth Street south of Main Street will provide access to the commercial parking. South of that entrance along Fourth Street, a secured vehicular entrance will provide resident access. A vehicular entrance on Fifth Street provides access to the guest parking area for the residential units on the ground level, as well as a secured resident access to the subterranean parking level. In addition to vehicular access points, two residential access points on the ground level are provided, located at Fourth and Fifth Streets. The primary pedestrian entrance connecting the commercial parking area to the commercial entries is located off Main Street. (See Exhibit 3.3, Circulation Plan.)

#### B. Parking and Loading

Parking for residential units is provided at a ratio of 2.0 spaces per unit. A total of 288 spaces are provided for the residential units. The subterranean parking level includes 214 residential parking spaces, and the ground level contains 74 residential parking spaces. In addition, 72 guest parking spaces have been provided on the ground level at a ratio of 0.5 spaces per residential unit. The ground level provides 40 parking spaces for commercial use at a ratio of 4.4 spaces per 1,000 square feet.
Entries to the parking garage, with the exception of the commercial parking entrance, will be controlled through an electronic gate, with access available only to residents of the development and their guests through an intercom, coded key-pad or other such device.

Truck loading and delivery to service commercial/office and residential uses will occur on Fourth and Fifth Streets and is prohibited on Main Street.

C. Pedestrian Orientation
Three pedestrian access points are provided on the ground level. Two secured entrances into the residential units are located off Fourth Street and Fifth Street. Guests will gain entry through use of an intercom, coded key-pad, or other such device. The pedestrian entrance connecting the commercial parking area to the commercial entries is located on Main Street.

3.3 Grading Plan
The grading plan is shown on Exhibit 3.4, Grading Plan. The site is relatively flat, though excavation will be required for construction of the subterranean parking level. The grades around the perimeter of the site are consistent with existing grades of the roadways. Main Street flows from west to east at an approximate 0.5% slope. The grades on Fifth and Fourth Streets are approximately 1.8% and 1.25%, respectively. The retail spaces fronting Main Street may have slightly different finished floors elevations to accommodate the change in the street grades. The driveway entrances to the parking level on the west and east sides of the building will match the existing roadway grades. Sidewalks around the perimeter of the site will generally maintain a 2% cross slope to facilitate drainage and allow for ADA-compliant access to the building.

All grading activities will comply with standard city grading regulations (Chapter 23.42.090 of the Alhambra Municipal Code). These upgraded and/or additional activities are established as conditions of approval of the project.

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

A. Water
Water mains lie within street rights-of-way on three sides of the site: a 4-inch cast iron pipe on the west side of Fifth Street, an 8-inch cast iron pipe on the north side of Main Street, and a 6-inch cast iron pipe on the east side of Fourth Street. No upgrades to these main lines will be required. New
perpendicular service lines to the development will be provided as shown on Exhibit 3.5, Water System Plan.

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

B. Sewer

Existing 8-inch sanitary sewer mains flow in a southerly direction on both Fifth Street and Fourth Street. City substructure maps also indicate an existing sewer main on the north side of Main Street. None of these lines will require modification to serve the project. Proposed sewer connections are shown on Exhibit 3.6, Sewer System Plan.

C. Drainage

27-inch reinforced concrete pipe runs west to east on the north side of Main Street where it ties into a 36-inch reinforced concrete pipe that flows south along Fourth Street. No modifications to these major drainage facilities are required. Proposed on-site drainage lines will tie into the main lines as indicated in Exhibit 3.7, Proposed Drainage System Plan.

D. Utilities

Common meters will be provided for the residential units per City requirements. Electric power service is provided by Southern California Edison. Natural gas service is provided by the Gas Company. Telephone service is provided by AT&T. Television cable is provided by Charter Communications. Electric, gas, telephone, and cable services to the proposed development will be provided through extension of existing facilities within Main Street, Fourth Street and Fifth Street.

E. Solid Waste Disposal

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

Access to trash collection will only occur on Fourth and Fifth Streets and is prohibited on Main Street.
SECTION IV:
DEVELOPMENT STANDARDS

4.1 PURPOSE AND INTENT

The Alhambra 5th and Main Specific Plan will promote reuse of the site to enhance the Downtown area, with new residential, retail, and commercial uses. The intent of these regulations is to guide mixed-use development to create a high-quality product and environment and to instill new vitality in the Downtown. The development will draw upon a design vocabulary from successful residential communities across the region.

The development standards contained in this Specific Plan apply only to properties within the Specific Plan area boundaries. These development standards supersede all provisions, standards, and requirements of the City of Alhambra Zoning Ordinance (Title 23 of the Municipal Code), except in those instances where the Alhambra 5th and Main Specific Plan Development Standards remain silent. In instances where these development standards do not address specific issues or other relevant considerations, then the Zoning Ordinance shall apply. If a conflict arises between the regulations contained in this Specific Plan and the Zoning Ordinance, then the standards contained in this Specific Plan shall take precedence.

4.2 PERMITTED USES

A. Permitted Uses
The following uses are permitted by right, with no discretionary permits required:

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

2. Professional Office, excluding medical and dental offices

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

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

1. Sale of alcoholic beverages for any potential restaurant use

4.3 **Mixed-Use Development Standards**

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

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

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

Table 4-1: Development Standards

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
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<tbody>
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<td>Maximum Building Height</td>
<td>75 ft</td>
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<tr>
<td>Maximum Floor-Area Ratio</td>
<td>2.5 FAR</td>
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<tr>
<td>Lot Area - Minimum</td>
<td>20,000 sqft</td>
</tr>
<tr>
<td>Lot Depth - Minimum</td>
<td>100 ft</td>
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<td>Lot Width - Minimum</td>
<td>80 ft</td>
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<td>Minimum Setbacks</td>
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<td>Front Yard Setback</td>
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<td>Side Yard Setback</td>
<td>0 ft</td>
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<tr>
<td>Rear Yard Setback</td>
<td>0 ft</td>
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<tr>
<td>Residential Units - Maximum</td>
<td>144 units or 70 du/ac</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td>1,200 sqft</td>
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<tr>
<td>Open Space Requirements</td>
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<tr>
<td>Minimum Private Open Space</td>
<td>50 sq ft per dwelling unit</td>
</tr>
<tr>
<td>Minimum Common Open Space</td>
<td>50 sq ft per dwelling unit</td>
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</tbody>
</table>

**sqft** - square feet
**FAR** - Floor Area Ratio
**du/ac** - dwelling units per acre
C. Open Space
Private useable open space shall have a minimum dimension on any side of 5 feet. Common useable open space may include active and passive recreation uses and amenities, including, but not limited to, swimming pools, spa/jacuzzis, barbeque and food preparation areas, landscape and turf areas, play equipment and tot-lot areas. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 500 square feet, with no dimension on any side of less than 20 feet.

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

E. Art in Public Places Program
On-site provision and placement of art work shall be required as set forth in Chapter 23.81, Art in Public Places Program, of the Alhambra Municipal Code.

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

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

B. One visitor parking space shall be provided for every 4 units, in addition to the required number of parking spaces stated above.

C. A minimum of four (4) commercial/office parking spaces shall be provided per 1,000 square feet of commercial/office use.
4.5 Accessory Structures and Uses; Appurtenances

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

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

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

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

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

4.6 Signage

The signage standards set forth in Chapter 23.50 of the Zoning Ordinance shall apply. Signage is subject to approval by the City's Design Review Board.
Section V: Design Guidelines

EXHIBIT 5.10
Conceptual Wall Sections - Main Street
ADDITIONAL LANDSCAPE AMENITIES:
BBQ & Outdoor Dining Area
Two-sided Outdoor Fireplace
Potted Plants
Garden Seating
 Section V: Design Guidelines

ALHAMBRA 5TH AND MAIN SPECIFIC PLAN

- Secured Residents Parking Access
- Residents Parking
- 74 Stalls @ Ground Level
- 214 Stalls @ Quartermane Level
- Total Residents Parking: 288 Stalls
- Sidewalk Design Will Coordinate With West Main Street Corridor Master Plan Streetscape Design
- Landscape Planter At Street Trees
- Color Concrete Sidewalk Paving
- Street Tree: Pink Crepe Myrtle
- Concrete Pavers Coordinated with Architectural Layout
- Pedestrian Scale Street Lights
- Concrete Pavers at Corners
- Street Tree: London Plane Tree in Lush Landscape Planter
- Relocated Street Tree: Queen Palm in Tree Well with Grate Cover

EXHIBIT 5.2b
Conceptual Landscape Plan - Ground Level

JULY 2006 DRAFT
SECTION V:

DESIGN GUIDELINES

The Alhambra 5th and Main Specific Plan envisions a mixed-use development of residential units and commercial spaces with a convenient passive recreation area for residents and gathering spaces for customers. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the Plan. These guidelines establish a flexible design framework and criteria which designers and developers will use as a guide to new development, and which the City of Alhambra will use to evaluate proposals for development within the Specific Plan area. These guidelines will assure that improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the City.

5.1 SITE PLANNING GUIDELINES

The successful integration of effective site planning techniques, incorporated with basic design elements of individual development, will enhance the visual experience of the development area and promote a true “sense of place.”

A. Building Orientation

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

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

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

B. Pedestrian Circulation/Orientation

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

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

C. Common Area

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

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

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

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

D. Lighting

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

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

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

4. All exterior lighting shall be created and directed to avoid
Section V: Design Guidelines

illuminating adjacent properties.

E. Entries and Driveways

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

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

F. Parking

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

5.2 Architectural Character

Implementation of this Specific Plan will result in a high-quality development that complements and enhances the existing neighborhood fabric, and that considers both users and adjoining uses. The architectural character will enhance the City’s diverse architectural heritage and reflect a contemporary interpretation of Mediterranean/Spanish Eclectic or other neotraditional styles.

Building elevations will be detailed and articulated with projections and recesses to avoid long, plain surfaces. The structure will be characterized by differentiated massing and articulated rooflines. The resulting development will be a pedestrian-friendly building that raises the level of design quality for the neighborhood. Typical detailing will include low-sloping roofs with clay or concrete tiles, ornamental metal awnings, metal railings on balconies, and tile roof accents on the elevations. Exhibits 5.1a,
5.1b, and 5.1c show illustrative concepts for Main, Fourth and Fifth Street elevations, as well as the rear elevation.

A. Building Mass

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

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

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

4. Balconies and patios are strongly encouraged to articulate and reduce mass, and provide shadow and relief.
5. Human-scaled elements such as awnings above doors and windows of ground-level commercial/retail stores will improve pedestrian-friendliness of the street.

6. Landscaped planters and screenings along the ground floor will soften the appearance of the building facade along Fourth and Fifth Streets.

B. Articulation and Fenestration

1. All elevations shall be well detailed and articulated, incorporating building forms, masses, roof design, and authentic details and accent features that are consistent with the architectural style of the building. Such articulation may be achieved in a variety of ways including, but not limited to the following:
   a. Horizontal offsets of building wall planes
   b. Covered balconies or sundecks projecting forward of the main building wall plane
   c. Accentuated building elements such as entries, stair towers, or other similar features that provide horizontal or vertical offsets and break the eave line of the building.
   d. Incorporating a combination of 3- and 4-story elements above the podium into the building design

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

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

4. Window shapes and mullion patterns should be consistent with the architectural style of the building.
Section V: Design Guidelines

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

6. Balconies and sun decks, when provided, should be designed as an integral component of the building's architecture and consistent with its architectural style.

C. Materials and Colors

Exhibits 5.1d and 5.1e show conceptual building materials for Main Street facade treatments.

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

2. Materials applied to any elevation should turn the corner of the building a minimum of 4 feet.

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

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

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

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

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

8. Color palette should be limited to no more than three main colors.

D. Paving

1. Pedestrian pavements may include, but are not necessarily limited to: sidewalks, paths, walkways, courtyards, and plazas.
2. Common area paving may consist of one or more of the following materials in any combination:
   a. Stamped and/or colored concrete
   b. Sand blasted concrete, scored with a grid pattern
   c. Broom finished, salt finished or heavy sandblasted concrete
   d. Unit pavers
   e. Real or simulated brick or stone and blasted concrete, scored with a grid pattern
   f. Ceramic or porcelain tiles and blasted concrete, scored with a grid pattern

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

E. Roof Form

1. Varying roof heights are required to add visual interest and hierarchy to the rooflines.

2. Low-pitched hipped gabled roofs are encouraged consistent with the building’s architectural style.
3. Fascia elements shall be consistent with the architectural style of the building.

F. Walls and Fences

1. Walls and fences shall be erected for security, visual screening, and aesthetic purposes.

2. Wall and fence design shall complement the development architecture in terms of material, color and form. Landscaping should be used to soften the appearance of wall surfaces.

3. The following materials are recommended for walls and fences within the development:
   a. masonry (brick, stone, split face block, slump block, stucco-covered block)
   b. painted steel tubing
   c. metal/iron

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

5. Walls which feature long, unarticulated surfaces should be avoided. The following are suggested treatments:
   a. pilasters
   b. decorative caps
   c. height variation
   d. landscape plantings at regular intervals, where space and conditions permit
   e. surface texture

6. Walls that are used to screen storage or refuse areas, outdoor mechanical equipment, or to provide separation between different uses at a property line shall be built of masonry construction and treated to match the adjacent building walls and shall be a minimum of five feet and a maximum of seven feet in height.
7. Walls that are accessible to the public should be covered with vines and/or espaliers to discourage graffiti and enhance the appearance of the fence and or wall. Vine and espalier planter areas should be a minimum of two feet in each direction and should be located a maximum of 15 feet apart.

G. Signage

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

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

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

5.3 Landscape Architecture

A. Landscape Concept

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

B. General Guidelines

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

2. The following design concepts should be used in all development design:
Section V: Design Guidelines

ALHAMBRA 5TH AND MAIN SPECIFIC PLAN

a. Specimen trees in informal groupings or rows at major focal points.

b. Use of flowering vines both on walls and trellises

c. Use of planting to direct pedestrian movement through the site and create shadow and patterns against walls

d. Plantings, and walls to screen trash enclosures, storage areas, utility boxes, etc.

C. Residential Open Space Elements

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

1. A swimming pool and spa/jacuzzi are the central amenities to the central open space area.

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

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

4. A two-sided outdoor fireplace is the focal point of the large common courtyard where all residents have the opportunity to interact with each other.

5. A barbecue counter shall be provided for all residents of the development to encourage interaction.

6. Raised planters with lush landscaping, trees, shrubs and tall grasses shall be included within the central open space area to create rooms and spaces. They will also assist with the circulation design and become an art form visible from all levels of the adjacent units.
Section V: Design Guidelines

ALHAMBRA 5TH AND MAIN SPECIFIC PLAN

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

8. corridors from the building entrance to outdoor spaces will be landscaped with potted plants.

9. The outdoor fitness patio connected to the fitness center will be furnished with a fountain. The fountain will enhance the relaxing atmosphere and improve visual as well as aural experience.

10. All gathering areas including the space around the fireplace, barbecues, benches, and the pool will have special floor treatments such as pavers or tiles.

D. Streetscape Elements

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

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

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

3. Relocated street trees shall be planted in tree wells with grate covers. The sidewalk around the trees and planters will have coordinating concrete pavers.

4. Shrub beds shall be provided to soften the foundation of the architecture at the ground plane along Fourth and Fifth Street.

5. A raised planter will enhance the entry experience into the development from entry along Main Street.

6. The building entryway along Main Street and street corners will have concrete pavers.

7. Sidewalks along the development on Main, Fourth, and Fifth Street will integrate colored concrete pavers into the overall paving design.
E. **Plant Palette**

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

<table>
<thead>
<tr>
<th>Trees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Archontophoenix Cunninghamiana</em></td>
<td>King Palm</td>
</tr>
<tr>
<td><em>Arecastrum Romanzoffianum</em></td>
<td>Queen Palm</td>
</tr>
<tr>
<td><em>Eriobotrya 'Coppertone'</em></td>
<td>Coppertone Loquat</td>
</tr>
<tr>
<td><em>Hymenosporum Flavum</em></td>
<td>Sweetshade Tree</td>
</tr>
<tr>
<td><em>Lagerstroemia 'Muskogee'</em></td>
<td>Pink Crape Myrtle</td>
</tr>
<tr>
<td><em>Maytenus Boaria</em></td>
<td>Mayten Tree</td>
</tr>
<tr>
<td><em>Meliaeuca Quinquervia</em></td>
<td>Cajeput Tree</td>
</tr>
<tr>
<td><em>Platanus Acrifolia</em></td>
<td>London Plan Tree</td>
</tr>
<tr>
<td><em>Pyrus Kawakame</em></td>
<td>Evergreen Pear</td>
</tr>
<tr>
<td><em>Tabebuia lpc</em></td>
<td>Pink Trumpet Tree</td>
</tr>
<tr>
<td><em>Trachycarpus Fortunet</em></td>
<td>Windmill Palm</td>
</tr>
<tr>
<td><em>Tristania Converta</em></td>
<td>Brisbane Box</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vines</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Bougainvillea Spp</em></td>
<td>Bougainvillea</td>
</tr>
<tr>
<td><em>Clytostoma Callistegioides</em></td>
<td>Lavender Trumpet Vine</td>
</tr>
<tr>
<td><em>Distictis Bucinatoria</em></td>
<td>Blood Trumpet Vine</td>
</tr>
<tr>
<td><em>Ficus Pumila</em></td>
<td>Creeping Fig</td>
</tr>
<tr>
<td><em>Hardenbergia Violacea</em></td>
<td>Lilac Vine</td>
</tr>
<tr>
<td><em>Parthenocissus Tricuspidata</em></td>
<td>Boston Ivy</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shrubs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Agapanthus Species</em></td>
<td>Lily of the Nile</td>
</tr>
<tr>
<td><em>Anigozanthos Flavidus</em></td>
<td>Kangaroo Paw</td>
</tr>
<tr>
<td><em>Asparagus Myersii</em></td>
<td>Myers Asparagus</td>
</tr>
<tr>
<td><em>Azalea Southern Indica</em></td>
<td>Geo Taber Azalea</td>
</tr>
<tr>
<td><em>Buxus M.J. 'Green Beauty'</em></td>
<td>Green Beauty Boxwood</td>
</tr>
<tr>
<td><em>Camellia Sasanqua</em></td>
<td>Camellia</td>
</tr>
<tr>
<td><em>Carex Flacca</em></td>
<td>Blue Sedge</td>
</tr>
<tr>
<td><em>Dietes Vegata</em></td>
<td>Fortnight Lily</td>
</tr>
<tr>
<td><em>Ensete V. 'Montebelloi'</em></td>
<td>Red Banana</td>
</tr>
<tr>
<td><em>Festuca Ovina 'Glauc'</em></td>
<td>Blue Fescue</td>
</tr>
<tr>
<td><em>Hebe 'Veronica Lake'</em></td>
<td>Hebe</td>
</tr>
<tr>
<td><em>Hermerocallis 'Bitsy'</em></td>
<td>Bitsy Daylily (yellow)</td>
</tr>
<tr>
<td><em>Lavandula Species</em></td>
<td>Lavender</td>
</tr>
<tr>
<td><em>Limonium Perezii</em></td>
<td>Sea Lavender</td>
</tr>
</tbody>
</table>
Liriope Muscari
Mahonia Aquifolium
Nandina Domestica
Philodendron 'Xanadu'
Phoenix Roebelenii
Phormium Species
Pittosporum 'Wheeler's Dwarf'
Rhapiolepis Species
Rosa 'Iceburg'
Rosmarinus Tuscan Upright
Rumhora Adiantiformis
Salvia Greggii 'Furman's Red'
Spathiphyllum 'Mauna Loa'
Strelitzia Reginae

Lily Turf
Oregon Grape
Heavenly Bamboo
Xanadu Philodendron
Pigmy Date Palm
Flax
Dwarf Mock Orange
India Hawthorn
White Rose
Upright Rosemary
Leatherleaf Fern
Red Salvia Greggii
Spathiphyllum
Bird of Paradise

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

Annual Color
Bellflower
Dichondra
Indian Mock Strawberry
Medallion Plus
Yellow Gazania
English Ivy
Pink Myoporum
Ivy Geranium
Knotweed
Star Jasmine
Dwarf Periwinkle

5.4 Auxiliary Structures/Equipment and Utilities

A. Additional Building Components

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

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

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

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

1. All air conditioning/heating equipment, soft water tanks, gas and electric meters, and fountain equipment associated with residential units must be screened from public view with landscaping or fencing or placed outside of public view.

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

3. All exterior mechanical equipment shall be screened.

4. Where roof-top mechanical equipment is visible from higher adjacent properties, it should be painted to match the roof color.

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

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

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

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

C. Utilities

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

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

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

4. Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.
SECTION VI:
IMPLEMENTATION

6.1 Financing and Maintenance of Improvements

The financing and maintenance plan for the Alhambra 5th and Main Specific Plan will ensure the timely completion of public facilities, utilities, and other necessary capital improvements, as well as the proper maintenance of these facilities. Several financing mechanisms will be employed to complete this Specific Plan. Potential funding mechanisms for the planned public improvements include:

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

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

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

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

<table>
<thead>
<tr>
<th>Service or Facility</th>
<th>Party(ies) Executing Construction</th>
<th>Party(ies) Financing Construction</th>
<th>Party(ies) Responsible for Operation and Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Garage</td>
<td>Developer</td>
<td>Developer</td>
<td>Property Management Company/ Homeowners Association</td>
</tr>
<tr>
<td>On-Site Water, Sewer and Storm Drainage Facilities</td>
<td>Developer</td>
<td>Developer</td>
<td>Developer</td>
</tr>
<tr>
<td>Off-Site ROW Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>City of Alhambra</td>
</tr>
<tr>
<td>Commercial Streetscape, West Main Master Plan Improvements*</td>
<td>Developer</td>
<td>Developer</td>
<td>Developer</td>
</tr>
<tr>
<td>Common Area Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>Property Management Company/ Homeowners Association</td>
</tr>
</tbody>
</table>

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

6.2 METHODS AND PROCEDURES FOR IMPLEMENTATION

The City of Alhambra shall administer the provisions of the Alhambra 5th and Main Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Alhambra General Plan, and Zoning Ordinance. The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City’s Zoning Ordinance, as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City’s adopted regulations.

The City of Alhambra requires three levels of review for the Alhambra 5th and Main Specific Plan. The first level is site plan and design review by the Design Review Board. The second level is review of the Zone Change, Specific Plan, Tentative Map, and Residential and Commercial Planned Development Permits by the Planning Commission. The third and final level is review by the City Council for adoption of the Zone Change, Specific Plan, Tentative Map, and Residential and Commercial Planned Development Permits.
Tentative and Final Subdivision Maps
All subdivision maps of any type shall be submitted, reviewed, and approved in accordance with the City of Alhambra Municipal Code and the California Subdivision Map Act. For development requiring a tentative tract or parcel map(s), the provisions and procedures of this Specific Plan and the procedures of the City’s Municipal Code shall apply. A tentative tract map or parcel map may be processed concurrently with this Specific Plan.

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

6.3 ENFORCEMENT OF THE SPECIFIC PLAN
Enforcement of the provisions of this Specific Plan shall occur as follows:

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

B. Any decision by the City Manager may be appealed to the Planning Commission. Any decision by the Planning Commission is subject to appeal to the City Council.

C. The appropriate City departments shall aid the Planning Commission and the City Manager in fulfilling their enforcement roles as needed or directed.

6.4 AMENDMENTS TO THE SPECIFIC PLAN
Any proposed change to this Specific Plan that would substantially alter the Land Use Concept, Development Standards, or Design Guidelines contained within this document shall require an amendment to the Alhambra 5th and Main 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 Alhambra 5th and Main Specific Plan is consistent with the goals and policies of the City of Alhambra General Plan, as required per Government Code Section 65434. 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

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

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

- Encourage land use patterns that minimize incompatibility between uses.

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

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

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

- Continue to encourage and support adequate parking through a parking management plan.
Sufficient parking for residents and commercial tenants and their visitors, will be provided on the ground and subterranean levels of the proposed development. Refer to Section 3.2.B, Parking Consideration of the Circulation Element for detailed discussion on parking.

7.2 HOUSING ELEMENT

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

The Alhambra 5th and Main Specific Plan proposes high-end residential units in a thoughtful design, using high-quality, durable materials, and intended to be a long-lasting contribution to the City of Alhambra.

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

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

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

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

7.3 CIRCULATION ELEMENT

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

The nature of mixed-use development is designed to encourage pedestrian movement and to minimize automobile dependency. The Alhambra 5th and Main development increases walkability because of its proximity to nearby
stores, restaurants along Main Street, and commercial spaces on the ground floor of the project.

7.4 **Environmental Management Element**

- To develop a unified overall community appearance.

The *Alhambra 5th and Main Specific Plan* development contains design guidelines that will create a unified setting with the thorough and consistent use of building materials and landscaping that are coordinated with the Urban Contemporary architecture style and be consistent with the principles, policies, and standards of the West Main Street Corridor Master Plan.

7.5 **Economic Development Element**

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

The proposed mixed-use development will provide new leasable commercial space that attracts both local and regional customers and increases revenue generated from sales tax.

- Encourage new development that provides benefits to the community in balance with costs of the provision of urban services.

The development will provide up to 144 residential units and up to 11,000 square feet of commercial space, subject to approval of the City Manager. This type of housing and commercial mix will present new lifestyle opportunities that are not commonly provided in Alhambra and will enhance the City's Main Street retail corridor. Any increase in the residential unit count or commercial square footage in excess of 11,000 square feet would require approval from the Planning Commission and Agency Board/City Council.

7.6 **Noise Element**

- Encourage acoustical design in new construction.

The *Alhambra 5th and Main* development has been designed with careful consideration to sensitive noise receptors in the adjacent neighborhood, such as residential uses, as well as the proposed new residential uses that are part of the development. The site orientation, construction materials, and building placement will serve to buffer the development's common areas from road noise.
- Evaluate noise generated by construction activities.

An Environmental Impact Report (EIR) is being prepared for the West Main Corridor Master Plan and that includes this project site. The EIR will consider the impacts generated, if any, by construction activities and will identify any mitigation measures to implement to reduce impacts.