GARVEY MIXED-USE CORRIDOR

Size: • Over 140 acres of land along a 2 mile long corridor

Vision: • Develop walkable mixed-use developments with retail uses on the ground floor and higher density housing on the upper floors
• Create activity nodes where Garvey Avenue intersects with Santa Anita Avenue, Tyler Avenue and Peck Road
• Benefit from adjacent neighborhoods, which are well established and walkable

Zoning: • MMU (Mixed/Multi-Use)

Access: • Just south of the 10 freeway
• Major transit corridor with direct links to Downtown Los Angeles

Development Standards: • Residential density of up to 35 units/acre
• Commercial floor-area ratio (FAR) of up to 1.0
• Height of 4-stories/50 feet
• Reduced parking standards

Major Projects Underway: 1) 3,000 sf of retail, 3 work-live units & 67 housing units
2) 5,000 sf of retail & 114 housing units
3) 25,000 sf of retail & 30 housing units
4) 20,000 sf of retail & 116 senior and assisted living units

Opportunity Site: A) 1.7 acre site zoned multi-family

For Additional Information: El Monte City Hall West - Economic Development Department
11333 Valley Boulevard - El Monte, CA 91731-3293
Phone: (626) 258-8626   Fax: (626) 580-2293
Website: www.elmonteca.gov
## DURFEE MIXED-USE CORRIDOR

<table>
<thead>
<tr>
<th>Size:</th>
<th>Development Standards:</th>
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<tbody>
<tr>
<td>Over 80 acres of land along a mile long corridor</td>
<td>• Residential density of up to 35 units/acre</td>
</tr>
<tr>
<td></td>
<td>• Commercial floor-area ratio (FAR) of up to 1.0</td>
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<tr>
<th>Vision:</th>
<th>Opportunity Sites:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop walkable, mixed-use developments with retail uses on the ground floor and higher density housing on the upper floors</td>
<td>A) Multiple properties at activity nodes</td>
</tr>
<tr>
<td>Create activity nodes where Durfee Avenue intersects with Fineview Street, Klingerman Street and Elliot Avenue</td>
<td>B) 1 acre development site</td>
</tr>
<tr>
<td>Benefit from adjacent neighborhoods, which are well established and walkable</td>
<td>For Additional Information:</td>
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</table>

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<th>Zoning:</th>
<th>El Monte City Hall West - Economic Development Department</th>
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<tr>
<th>Access:</th>
<th>For Additional Information:</th>
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<tr>
<td>Conveniently located between the 10 &amp; 60 freeways</td>
<td>El Monte City Hall West - Economic Development Department</td>
</tr>
<tr>
<td>Transit corridor with convenient links to Los Angeles</td>
<td>11333 Valley Boulevard - El Monte, CA 91731-3293</td>
</tr>
<tr>
<td></td>
<td>Phone: (626) 258-8626   Fax: (626) 580-2293</td>
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</tbody>
</table>

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**Map:**

- **Durfee Avenue**
- **Rush Street**
- **Fineview Street**
- **Klingerman Street**
- **Elliot Avenue**
- **Magnolia Street**
# EAST VALLEY ENTRYWAY

**Size:**
- ½ mile long corridor at the City’s eastern entrance

**Vision:**
- Allow a wide range of large scale commercial uses to serve the community and region
- Specifically promote retail uses, food and beverage establishments, hotels, automotive sales and professional offices

**Zoning:**
- Mostly C-3 (General Commercial) & C-4 (Heavy Commercial)

**Access:**
- Valley Boulevard, a major east-west corridor, used by over 40,000 vehicles daily
- Conveniently located between the 10, 605 & 60 freeways

**Development Standards:**
- Commercial floor-area ratio (FAR) of up to 1.0

**Opportunity Sites/Areas:**
- A) 3.8 acres of land with frontage along Valley Boulevard and Garvey Avenue
- B) 3.3 acres
- C) 1 acre
- D, E, F) 5.1 acres, 2.6 acres & 4.6 acres respectively: 12.3 acres total

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FLAIR BUSINESS PARK

Size: • Over 180 acres of land directly adjacent to the 10 freeway

Vision: • Attract national or regional offices, financial institutions, Fortune 500 companies and medical offices
       • Accommodate supporting retail, service and hospitality uses
       • Promote modern architecture to create an iconic skyline

Zoning: • OP (Office Professional)

Access: • Directly adjacent to the 10 freeway and 1½ miles north of the 60 freeway

Development Standards: • Intended for mid-rise office buildings with a floor area ratio (FAR) of 1.5 north of Telstar and 0.75 south of Telstar

Major Projects Underway:
1) Flair Spectrum Specific Plan Area – 250-room hotel, 690,000 square foot retail center and 600 housing units on a 14.6 acre site
2) Media Center – 100,000 square foot office campus on a 5 acre site

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NORTHWEST INDUSTRIAL DISTRICT

Size:  
- Over 250 acres of prime industrial land

Vision:  
- Serve as the employment engine of the City and create well-paid jobs  
- Attract a balance of sustainable light manufacturing, technology-oriented and office businesses  
- Accommodate supporting retail uses  
- Provide opportunities for investment and entrepreneurship  
- Convey image of a modern industrial park with building designs that balance functionality, form, aesthetics and sustainability

Zoning:  
- Mostly M (Light and General Manufacturing)

Access:  
- Conveniently located near the 10 and 605 freeways

Standards:  
- Suited for a Specific Plan to tailor standards for future development

Opportunity Sites:  
A) Former Safeway Distribution Center –  
- 100 acres of prime land being marketed for sale  
- Considered one of the largest industrial redevelopment opportunity sites in Southern California
B) 4.2 acre site zoned for high density residential (up to 25 units/acre)

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GATEWAY SPECIFIC PLAN AREA

Size: • 60 acres

Vision: • Envisioned as a Transit Oriented Development containing mix of retail, restaurants, offices, entertainment, hotels, high-density residential, civic and cultural uses

Zoning: • El Monte Gateway Specific Plan Area (SP-1)
• SP-1 has been approved for development of up to 1,850 residential units within the Mixed-Use Sub District and approximately 1.3 million square feet of non-residential uses that include retail, office, entertainment, hotel, and other public and educational uses

Access: • Significant transit hub with direct links to Downtown Los Angeles
• El Monte Bus Depot: 26,000+ daily riders
• Metrolink Rail Line: 12,000+ daily riders
• 10 Freeway: used by 205,000 vehicles daily

Projects
Completed/Underway 1) Gateway Area– urban village with 485 high density residential units and 25,000 square feet of retail

Opportunity Site: A) Santa Anita Landing area –
• 3.5 acre site adjacent to the 10 freeway and Bus Depot

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DOWNTOWN EL MONTE
SPECIFIC PLAN AREA

Size:
• 115 acres within the Main Street Area

Vision:
• Establish Main Street Area as the City’s historic heart
• Promote a mix of retail, restaurants, offices, entertainment, hotels, high-density residential, civic and cultural uses

Zoning:
• Specific Plan underway to promote higher densities near transit centers

Access:
• Significant transit hub with direct links to Downtown Los Angeles
• El Monte Bus Depot: 26,000+ daily riders
• Metrolink Rail Line: 12,000+ daily riders
• 10 Freeway: used by 205,000 vehicles daily

Projects
Completed/Underway:
1) Santa Fe Trails – 115,000 square foot retail shopping center
2) Ramona Housing – 62 residential units including 4 work-live units

Opportunity Sites:
A & B) Santa Anita Landing area –
• 4 acre and 1.9 acre sites adjacent to the 10 freeway and Bus Depot
C) 5 acre site of commercial land east of the Santa Fe Trail Shopping Center
D) 30,000 square foot site ideal for high density urban mixed-use
E) 1 acre site ideal for mixed-use

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Size: • 30 acre El Monte Center and surrounding Auto Row area

Vision: • Capitalize on being anchored by Longo Toyota, the nation’s largest automobile dealership
• Function as the San Gabriel Valley’s primary automobile sales and service destination
• Provide entertainment, dining and retail opportunities and uses that enhance the customer experience

Zoning: • C-3 (General Commercial)

Access: • Directly adjacent to the 10 freeway and a mile west of the 605 freeway

Standards: • Floor area ratio (FAR) of up to 1.0
• Flexible development standards related to height, setbacks and parking

Opportunity Site: A) El Monte Shopping Center –
• 30 acre regional shopping center with retail, restaurant and automobile sales
• Anchor tenants and freestanding spaces available for lease