

DIVISION 13 – SPECIFIC PLANS

CHAPTER 17.130 – SPECIFIC PLANS

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17.130.010 – Purpose. (NEW)

The Specific Plan designation serves as a planning tool to enhance development options when current zoning does not adequately provide for an optimal design or development program. The purpose of this Chapter is to establish uniform procedures for the adoption and implementation of a Specific Plan. The intent of the Specific Plan designation is as follows:

- A. To promote comprehensive planning for quality land development, with a viable program for building the infrastructure necessary to support it;
- B. To encourage a more efficient use of the land;
- C. To encourage a range of housing and employment activities so as to give imagination and variety in the physical development pattern of the City;
- D. To encourage the implementation of sustainable community design principles as well as use of renewable construction materials and incorporation of environmental friendly design concepts whenever possible; and
- E. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and encouraging more creative design development projects.

17.130.020 – Applicability. (NEW)

The minimum project area for a Specific Plan shall be five (5) acres. A Variance shall not be permissible to deviate from this requirement. The project area may be one (1) property under single ownership, or a combination of adjoining lots subject to a unified planning concept. For a Specific Plan initiated by the City, the area can extend over several blocks of land.

17.130.030 – General Procedures. (FULLY UPDATED)

A. Application:

1. Applications for a Specific Plan shall be made on the appropriate form. The Community Development Director shall determine the minimum filing procedures, content and form of materials which must be submitted before the Planning Commission and City Council can review and take action on the request. The filing procedures and applications shall be published and made available to the public. No application shall be received unless it complies with all filing requirements. Refer to Section 17.10.080 (General Regulations – Projects with Multiple Applications or Actions) of this Title if more than one (1) permit or action is necessary for the project.
2. The following may submit or initiate an application for a Specific Plan or Specific Plan Amendment:
 - a. A majority of the City Council;
 - b. The Community Development Director; or
 - c. An owner or authorized applicant of property for which a Specific Plan is sought. If the property is under more than one ownership, all of the owners or their authorized agents shall join in filing the application. The Community Development Director shall also have the authority to initiate expanding the boundaries.

B. Records. Applications filed pursuant to this Chapter shall be numbered consecutively in the order of their filing and shall be part of the permanent official records of the Planning Commission and City Clerk.

C. Public Notice. Public notices shall be provided and processed in a manner consistent with the provisions of California Government Code Section 65090 and/or 65091 as required, and shall be given by the methods specified as follows:

1. Publish a notice once in a newspaper of general circulation in the City a minimum ten (10) days prior to each public hearing. The notice shall include the date, time, place of hearing and location of the property and the nature of the request.
2. Mail a notice, postage prepaid, to the applicant and to owners of all properties within a specified radius:
 - a. The notice shall be mailed a minimum ten (10) days prior to each public hearing. The applicant shall use the last known name and address of such owners as shown upon the last assessment roll of the City.
 - b. The mailing radius shall be 500 feet of the exterior boundaries of the specific plan boundary. The Community Development Director may direct the applicant to increase the mailing radius, but in no event shall it be greater than 700 feet.
 - c. If the number of effected properties exceed 1,000, the Community Development Director or City Clerk may reduce the mailing radius to 300 feet or, in lieu of a

mailed or written notice, provide notice by placing a display advertisement of at least one-eighth (1/8) page in at least one newspaper of general circulation.

3. Post the property. A minimum of one (1) notice shall be posted along each street frontage. The posting shall be placed in the ground or on a fence, wall or building façade that is set back no more than ten (10) feet from the street property line. If the number of effected properties exceeds five (5), the Community Development Director or City Clerk may remove this requirement.
- D. **Public Hearings.** Public hearings as provided for in this Chapter shall be held before the Planning Commission at the time and place for which public notice has been given as before required in this Chapter.
1. At the Planning Commission public hearing, the Planning Commission may recommend the City Council approve the Specific Plan, approve with revisions, or deny.
 2. At the City Council public hearing, the City Council may approve or deny the Specific Plan or refer the Specific Plan back to the Planning Commission for further consideration.
- E. **Decisions.** The Planning Commission shall make its recommendation or decision by Resolution. The City Council shall make its decision by Ordinance or Resolution in compliance with state law (Government Code Section 65453).

17.130.040 – Preparation and Content. (FULLY UPDATED)

The Specific Plan shall include detailed information in the form of text and diagrams, organized in compliance with State law (Government Code Section 65451). The following information shall be provided:

- A. **Boundary Survey Map.** The Specific Plan shall include the property or project area with a calculation of the gross land area covered by the Plan. A Tentative Tract or Parcel Map may be substituted if processed concurrently;
- B. **Land Uses and Development Standards.** The Specific Plan shall include the distribution, location, and extent of land uses proposed within the proposed area, including open space areas. The Specific Plan shall also include development standards, design requirements and landscape guidelines by which development would proceed;
- C. **Infrastructure.** The Specific Plan shall show the location of existing public utilities on and adjacent to the area. In addition, it shall show the distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed on and adjacent to the area covered by the plan and needed to support the land uses described in the plan;
- D. **General Plan.** The Specific Plan shall include a discussion of the relationship of the Specific Plan to the goals, policies, and objectives of the General Plan;

- E. **Administrative Procedures.** The Specific Plan shall address the procedures and conditions for amending, adjusting standards, and interpreting the Specific Plan, consistent with Section 17.130.030 of this Chapter;
- F. **Implementation Measures.** The Specific Plan shall include a program of implementation measures, including financing, regulations, programs, and public works projects, necessary to carry out the proposed land uses, infrastructure, and development and conservation standards and criteria; and
- G. **Additional Information.** The Specific Plan shall contain additional information deemed to be necessary by the Community Development Director.

17.130.050 – Specific Plans, the General Plan and the Zoning Code and Map. (FULLY UPDATED)

A. Specific Plans and the General Plan:

1. The Specific Plan shall be consistent with the General Plan. If the General Plan needs to be amended to be consistent, then an application for a General Plan Amendment shall be submitted concurrent with the Specific Plan.
2. General Plan Land Use Map. The Specific Plan shall be consistent with the General Plan’s Land Use Map. If a General Plan needs to be amended to be consistent, then an application for a General Plan Land Use Map Amendment shall be submitted concurrent with the Specific Plan. In cases where the Specific Plan is not consistent with any existing category listed in the General Plan Land Use Map, a new category shall be added.

B. Specific Plans and the Zoning Code and Map:

1. In connection with the approval of a Specific Plan, the Zoning Map shall be amended by an Ordinance adopted by the City Council to rezone and reclassify the area covered by the Specific Plan. The Specific Plan district shall be indicated on the Zoning Map by an SP designation and a number.
2. An existing zone, or zones, may be specified as the underlying base zone(s) for the area covered by a Specific Plan. Exceptions to the zoning and development standards of the base zone(s) shall be provided in the Specific Plan.
3. The Specific Plan zoning and development standards shall, upon adoption, supersede the zoning previously established for the area covered by the Specific Plan. Violations of the Specific Plan zoning and development standards shall carry the same penalties and shall be enforceable in the same manner as other violations of this Title.
4. Unless otherwise provided in a Specific Plan, adoption of a Specific Plan shall have no effect upon other requirements under state law or the EMMC for development approval including, but not limited to, subdivision maps, grading, design, engineering, and location.

17.130.060 – Necessary Findings. (FULLY UPDATED)

Before a Specific Plan may be granted, the Planning Commission (on recommendation) and City Council shall make all of the following findings:

- A. The Specific Plan will not be detrimental to the public health, safety or welfare or injurious to the City;
- B. The subject property (or properties) proposed for the Specific Plan has unique characteristics such as topography, location, size or surroundings that are enhanced by special land use and development standards;
- C. The Specific Plan provides for pedestrian, bicycle and transit access to, and where feasible, within the property, including connection to City or regional networks;
- D. The Specific Plan results in development of desirable character and use types that will be compatible with the surrounding area and provides effective buffering from adjacent uses as found necessary; and
- E. The Specific Plan is consistent with purpose, goals and policies of the City’s General Plan, Zoning Code and its Comprehensive Design Guidelines.

17.130.070 – Time Period. (NEW)

A Specific Plan shall become effective 30 days following the second reading of the Ordinance.

17.130.080 – Appeals. (FULLY UPDATED)

Denials of the Planning Commission regarding this Chapter are appealable to the City Council. Refer to Section 17.10.100 (General Regulations – Ability to Appeal) of this Title for additional information.

17.130.090 – Amendments. (NEW)

- A. An adopted Specific Plan may be amended through the same procedure specified by this Chapter for the adoption of a Specific Plan.
- B. The Specific Plan may be amended as often as deemed necessary by the City Council, in compliance with Government Code Section 65453.

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CHAPTER 17.131 – GATEWAY SPECIFIC PLAN¹

Sections.

- 17.131.010 – Purpose and Applicability.
- 17.131.020 – Vision and Guiding Principles.
- 17.131.030 – Summary of Subdistricts.
- 17.131.040 – Summary of Land Use Buildout.
- 17.131.050 – Permitted Uses.
- 17.131.060 – Development Standards.
- 17.131.070 – Design Guidelines.
- 17.131.080 – Other Requirements.

17.131.010 – Purpose and Applicability. (RENUMBERED)

This Chapter summarizes the development standards and guidelines for the Gateway Specific Plan. Regulations are provided for commercial, mixed use, open space and residential uses. Application of these regulations is intended to create a harmonious relationship among the land uses and districts, and protect the health, safety and welfare of the community. The Specific Plan also lays the foundation for the design guidelines and development regulations. The development standards contained in this Chapter shall apply to parcels within the Specific Plan’s project area boundaries. All new projects, including additions to buildings and changes in use, are subject to the provisions of this Chapter.

17.131.010 – Vision and Guiding Principles. (RENUMBERED)

The Specific Plan’s Guiding Principles are intended to serve as a benchmark for the analysis of future proposals and design concepts to determine if they are supportive of the spirit and intent of this Specific Plan.

- A. **Guiding Principle 1.** Positively influence the creation of a daytime employment and residential population.
- B. **Guiding Principle 2.** Coordinated land use, urban design, transportation and infrastructure planning.
- C. **Guiding Principle 3.** Strategic implementation of land use and activities that foster citywide economic development.
- D. **Guiding Principle 4.** Enhanced pedestrian utilization, public mass transit use and high occupancy vehicle (HOV) access that foster stronger connections in the downtown area and the regional marketplace.
- E. **Guiding Principle 5.** Preservation, creation and enhancement of public parks and public open space.
- F. **Guiding Principle 6.** Provision of community-accessible social and recreational amenities.

¹ The Gateway Specific Plan was adopted as the El Monte Gateway Specific Plan.

- G. **Guiding Principle 7.** Provision of childcare and education facilities.
- H. **Guiding Principle 8.** Housing opportunities for persons with a variety of income levels and household compositions.
- I. **Guiding Principle 9.** Provision of more retail and dining choices for residents and business in the community.
- J. **Guiding Principle 10.** Provision of a hotel, conference center and meeting facilities.
- K. **Guiding Principle 11.** Planning, design and development that respects the respects the history and character of El Monte.
- L. **Guiding Principle 12.** A predictable, streamlined discretionary review process that fosters high quality design and development.
- M. **Guiding Principle 13.** A vibrant mixed use environmental, providing a complimentary mix of housing, retail, commercial and recreation opportunities.
- N. **Guiding Principle 14.** Implementation of sustainable development principles that encourage the conservation of resources in the natural and man-made environment.
- O. **Guiding Principle 15.** Physical and functional connections with adjacent neighborhoods and commercial centers that foster utilization by the local community.

17.131.020 – Summary of Subdistricts. (RENUMBERED)

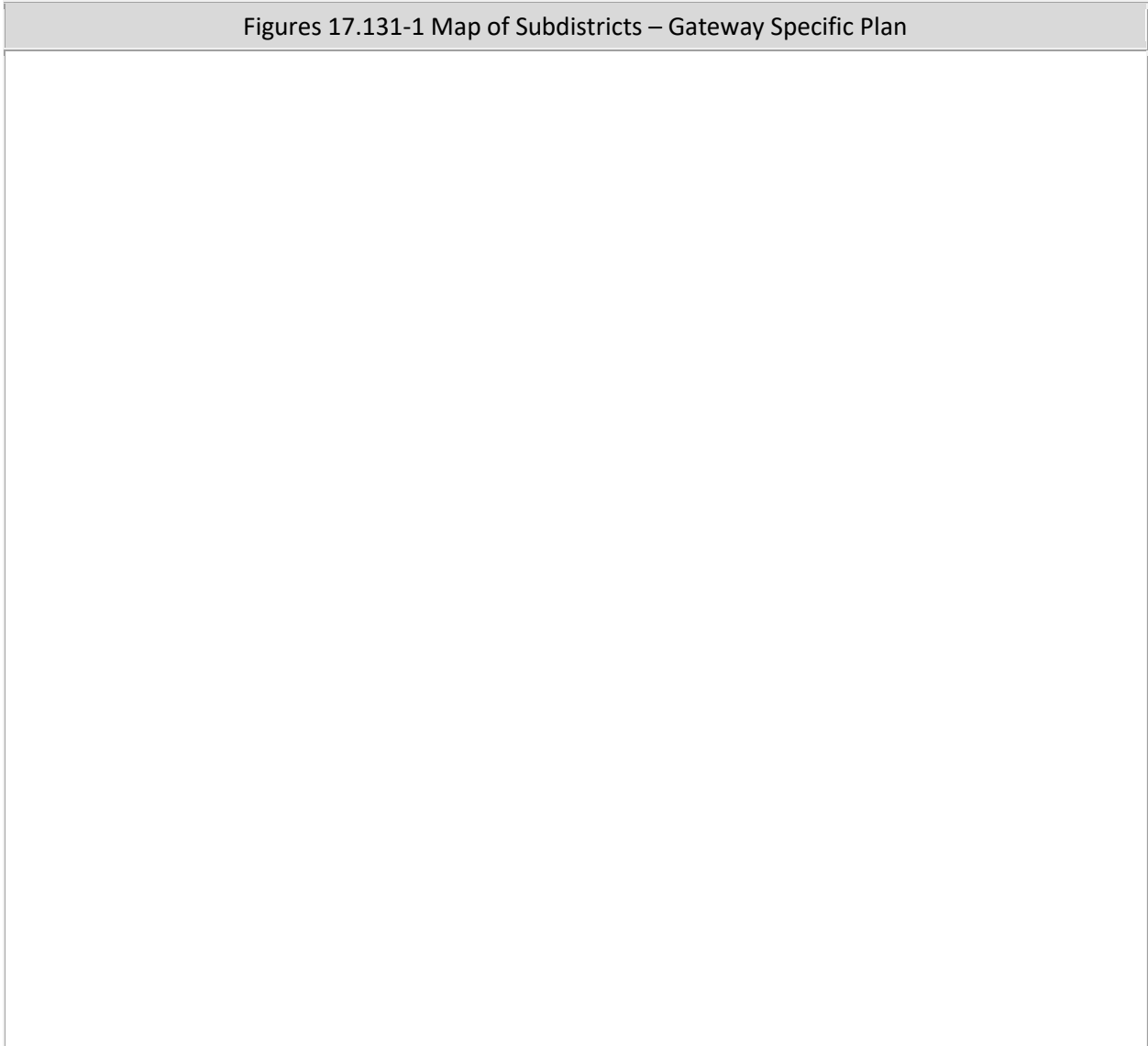
The Land Use Plan for the Gateway Specific Plan provides for the development of a vibrant, pedestrian-oriented, mixed-use community. Organized into four (4) distinct Land Use Subdistricts, the Land Use Plan allows for a variety of housing, employment, entertainment and commercial opportunities, as well as community, open space and transportation uses that will complement and expand the urban fabric of downtown El Monte, as well as strengthen the citywide economy.

At build-out, the Specific Plan will serve as a key community activity center and further enhance the City’s desire to create a vibrant, mixed-use downtown environment with enhanced connectivity to local neighborhoods and the region, through the Rio Hondo River, METRO and the Emerald Necklace. Each Land Use Subdistrict is planned around a variety of creative and functional physical connections that incorporate the unique opportunities of the project site, including the El Monte Bus Station and the Rio Hondo River. The following describes the envisioned land use mix for each of the four (4) Subdistricts, as well as their relationship to each other and the surrounding environment. Refer to Figure 17.131-1 for a map of the Subareas.

- A. **Mixed Use (MU) Subdistrict** – The Mixed Use Subdistrict is intended to provide a complimentary mix of residential, commercial, entertainment and retail uses. Mixed use development is encouraged in vertical and horizontal forms, providing for an interaction between various land use types to encourage pedestrian utilization throughout the Subdistrict. The area northwest of Santa Anita Avenue and Brockway Street is intended to provide the southern gateway into the Specific Plan Area. Design guidance for this sub-district is provided through three distinct “villages”, including the: Rio Paseo; North Promenade and South Promenade Villages.

- B. **Transit (T) Subdistrict** – The Transit Subdistrict is intended to preserve existing and expand facilities and services for public transportation. In addition, it calls to provide ancillary uses and services that improve the transit experience.
- C. **River (R) Subdistrict** – The River Subdistrict is intended to provide additional open space opportunities within the Specific Plan area. The subdistrict is intended to provide necessary facilities for the periodic collection and detention of peak stormwater discharge during storm events. The River Subdistrict may also serve as a holding district for future transit, commercial and industrial uses, provided subsequent entitlement planning and environmental analysis is conducted.
- D. **Park and Open Space (POS) Subdistrict** – The Park and Open Space Subdistrict is intended to provide active and passive open space and recreational facilities for a variety of users. The Subdistrict will provide integrated connections within the Specific Plan area and regional recreational trail system.

Figures 17.131-1 Map of Subdistricts – Gateway Specific Plan



17.131.040 – Summary of Land Use Buildout. (RENUMBERED)

Table 134-1 identifies the distribution of land uses among the five land use Subdistricts in the Specific Plan area:

Table 17.131-1 – Specific Plan Buildout – Gateway Specific Plan					
	Dwelling Units (DU)	Square Feet (SF)	Hotel Rooms	Density ² (DU/AC)	Floor Area Ratio (FAR)
Mixed Use Subdistrict –					
Residential	1,850	2,230,330 ³	--	60	2.70
Retail	--	591,000	--	--	
Office	--	600,000	--	--	
Entertainment retail	--	70,000	--	--	
Conference	--	42,000	--	--	
Hotel uses	--	75,000 ⁴	200	--	
Child development center	--	20,000	--	--	
Transit & River Subdistricts –					
Permitted uses	Not estimated to exceed existing development square footage				
Park and Open Space Subdistrict –					
Permitted uses	Does not include riverside linear park areas or open space owned by Los Angeles County.				
Totals –					
Residential maximum	1,850	2,230,330	--	60	2.70
Nonresidential maximum	--	1,398,000	200	--	
Grand total	1,850	3,628,330	200	60	2.70

17.134.040 – Permitted Uses. (FULLY UPDATED)

- A. **Permitted Uses.** Table 17.134-2 prescribes the land use regulations for the Gateway Specific Plan. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.134-2 is not permitted in the Gateway Specific Plan, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

² Based on gross density and gross floor area.

³ Estimate of total square footage is for 1,850 units.

⁴ Estimate of total square footage for 200 hotel rooms.

Table 17.131-2 – Permitted Uses – Gateway Specific Plan					
Residential ⁵ & Community Care Use	MU	T	R	POS	Notes
Childcare facility	C	--	--	--	
Home occupation	P	--	--	--	17.110.040
Live/work unit	M	--	--	--	17.110.050 & G-6.12(D)
Mixed-use, vertical ⁶	P	--	--	--	17.110.060 & G-6.12(C)
Senior housing	M	--	--	--	
Urban housing	P	--	--	--	
Public & Quasi-Public Uses					
Electrical distribution substation	C	C	C	--	
Government or government related facility	P	P	P	--	
Recreation facility – public	P	P	P	P	
School & Educational facility –					
Preschool, private	C	--	--	--	
K-12, private	C	--	--	--	
Specialized education and training	C	--	C	--	
Tutoring and education center*	P	--	--	--	
Utility facility	C	C	C	--	
Wireless facility	See notes				17.90 & 17.92
Assembly & Entertainment Uses					
Ancillary entertainment*^	P	--	--	--	
Assembly or meeting facility	C	--	--	--	
Commercial entertainment^	C	--	--	--	
Commercial recreation facility – indoor^	C	--	--	--	
Community center^	P	--	--	--	
Cultural institution^	C	--	--	--	
Family entertainment center	C	--	--	--	
Gaming center or arcade^	C	--	--	--	
Nightclub^	C	--	--	--	5.32

⁵ Residential units shall be limited to 100 in the MU Subdistrict, Property 1.

⁶ For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

Table 17.131-2 – Permitted Uses – Gateway Specific Plan					
Retail & Office Uses	MU	T	R	POS	Notes
Alcohol sales –					
Bar or tavern, on-site^	C	--	--	--	17.112.030
Brew pub, on-site and off-site^	C	--	--	--	17.112.030
Liquor store, off-site	C	--	--	--	17.112.030
Restaurant, limited hours, on-site*^	M	M	--	--	17.112.030
Restaurant, on-site*^	M	M	--	--	17.112.030
Retail store, off-site*^	C	--	--	--	17.112.030
Convenience store or minimart*^	C	C	--	--	
Destination retail or entertainment development *^	P	--	--	--	G-6.12(B)
Food or beverage establishment –					
Bakery or pâtisserie, retail*^	P	--	--	--	
Coffeehouse or café*^	P	P	--	P	
Outdoor seating*^	P	P	--	P	17.112.120
Restaurant*^	P	P	--	--	
Grocery store^	P	--	--	--	
Multiple-tenant commercial center*^	M	--	--	--	17.112.110
Offices –					
Ancillary*^	P	P	P	P	
Administrative, business professional*^	P	--	C	--	
Government*^	P	--	P	--	
Medical*^	P	--	C	--	
Office supply store*^	P	--	--	--	
Pharmacy*^	P	--	--	--	
Retail sales (unless listed as a separate use)*^	P	P	--	--	
Wholesaler^	P	--	--	--	
Service Uses					
Animal service – animal grooming^	P	--	--	--	
Automated Teller Machine (ATM), walk-up*^	P	P	--	--	17.112.050
Drive-through business – service or retail	M	--	--	--	

17.131-2 – Permitted Uses – Gateway Specific Plan					
Service Uses (continued)	MU	T	R	POS	Notes
Financial institution*^	P	--	--	--	
Hotels and motels*^	C	--	--	--	5.48 & 17.112.090
Office concierge service*^	P	--	--	--	
Personal service use – general*^	P	--	--	--	17.112.140
Philanthropic or charitable institution^	P	--	--	--	
Recycling facility – self-service	P	--	--	--	17.112.150
Vehicle rental, automobile	C	C	--	--	
Industrial & Transportation Uses	MU	T	R	POS	Notes
Cannabidiol (CBD) products manufacturer	--	--	C	--	
Distribution, fulfillment or warehouse center	--	--	C	--	
Industrial hemp processing	--	--	C	--	
Laboratory, testing	--	--	C	--	
Machine shop	--	--	C	--	
Manufacturing (unless listed as a separate use) –					
Ancillary	--	--	C	--	
Light	--	--	C	--	
Recycling processing facility	--	--	C	--	
Passenger transport or taxi service	C	C	C	--	
Research and development	--	--	C	--	
Transit station	--	P	C	--	
Vehicle parking –					
Attendant or valet parking	C	C	--	--	
Car sharing, residential or nonresidential use ⁷	M	M	--	--	17.70.070(C)
Parking structure	M	M	C	--	G-6.12(A)
Shared parking	M	M	--	--	17.70.070(D)
Vehicle parking, limited (long-term)	M	M	--	--	

⁷ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use). When car sharing is a nonresidential use, the parking spaces shall not be visible from a public street.

Key:

- * Use is pedestrian oriented and may occupy the ground floor of mixed-use buildings. Other uses shall not be permitted.
- ^ Use is pedestrian oriented and may occupy the ground floor of buildings facing Santa Anita Avenue.
- Not permitted.
- P Permitted by-right.
- M Permitted after review and approval of a Minor Use Permit (MUP).
- C Permitted after review and approval of a Conditional Use Permit (CUP).
- G Gateway Specific Plan.

17.131.060 – Development Standards.

Refer to Gateway Specific Plan Chapter 6.

17.131.070 – Design Guidelines.

A. Purpose and Intent. The following guidelines are intended to provide both a vision of the El Monte Gateway overall character, and specific aesthetic and experiential expectations regarding the various components of the El Monte Gateway.

B. Introduction:

1. The primacy of pedestrian experience. The Gateway Specific Plan is dedicated first and foremost to the creation of a highly vitalized pedestrian environment, achieved through well-designed density and interaction of mixed uses.
2. Scale. All future development projects should be designed with a human scale that acknowledges pedestrian perception and experience.
3. Themes and variations. While the Gateway will have over-arching themes that include intensive small-scaled density; architectural expression of sustainable design; a contemporary glassy openness; and continuity of selected public materials, amenities, lighting and graphics, the area should also be a place of great experiential diversity. It will achieve this by two means:
 - a. The creation of the separate Villages, each with the character of a special neighborhood; and
 - b. The encouragement of themes with multiple detailed variations within each of the various Villages.
4. The villages. The General Design Guidelines will be complemented by specific Design Guidelines for the following three (3) villages. Each Village is envisioned to contain both specific types of uses and specific qualities that will make each Village unique and identifiable. Refer to Figure 17.131-2 for a map of the Villages:
 - a. Rio Paseo Village;
 - b. North Promenade Village; and
 - c. South Promenade Village.



- C. General Design Guidelines – Broad Themes / Goals.** Embracing a wide diversity of architectural expression, new development should embrace the following over-arching themes.
1. Contemporary architecture. The architecture should be clearly of the 21st Century, looking forward, with dynamic building forms, expressive structure, and a rich use of glass, tying together El Monte’s past, present and the future.
 2. Sustainability. Sustainable architecture should be a major shaping force in defining the visual expression of The Gateway. Building form should respond in design to such issues as energy conservation, daylighting, natural ventilation, and solar energy harvesting.
 3. Rich native landscape. Acknowledging both the authentic value and the sustainable value of native landscape, the landscape design should provide a rich backdrop and

overhead canopy for human activity. The landscape should extend the existing regional context of the Rio Hondo River and linear park, and should be influential throughout the pedestrian/ground plane of The Gateway. Landscape and water features or waterscape should be thematic throughout all of the Villages.

4. Detail and diversity. All buildings fronting on pedestrian activity should have design rhythms, details, texture, and scale appropriate to the pedestrian. Harmonized visual richness and diversity should support rich human experiences.
5. Formal integrity. Buildings and building masses should have 360-degree integrity. Buildings with multiple frontages should have a continuous harmony of materials and expression around the corner and not be merely façades.

C. Village Parks and Open Space Design Guidelines:

1. Open space overview. The parks and open space component of Gateway is dedicated to the creation of quality active and passive parks and open spaces that provide “green” linkages and physical connections to the river, the community and the regional transportation network that has its hub at the Gateway. The Gateway’s approach to parks, open space, trails and walkways will focus on the connectivity and continuity and that open space and parks will be provided throughout the entire gateway site. It is intended that the parks and open space become an integral component of the overall Gateway character, resulting in a popular public destination, which is lively, secure, distinct, and promotes a healthy, community-based, urban lifestyle.

The following design goals will be considered in all aspects of the outdoor environment and will act as touchstones to guide exterior development and enhancements throughout the parks and public open spaces.

- a. Variety of outdoor experiences. Provide a variety of outdoor experiences for people of all ages and user types- residents, commuters, visitors and employees. Promote opportunities for inter-generational activities, physical, social and cultural growth that will promote a healthy lifestyle and a sense of well being.
- b. Pedestrian friendly environments. Create pedestrian friendly environments to encourage walking, interaction and a sense of discovery at each turn. A comprehensive system of trails and walkways will link all areas of the site and tie into the greater regional trail system and “Emerald Necklace” that parallels the major waterways in the area. Fitness stations and mileage markers will be incorporated into trail circuits.
- c. Celebrate nature. Celebrate nature in all its forms-riparian landscape character, natural habitats and enhancement of open space with attractive flora and fauna. Create opportunities to showcase and experience nature in the urban context.
- d. Celebrate the Rio Hondo. Celebrate the Rio Hondo River and the role of water in our Southern California climate. Provide educational opportunities to inform the public about the water cycle and the greater watershed that replenishes our critical groundwater supply. Provide a gateway feature to direct and encourage public

access to the River and greater regional recreation resources associated with the Emerald Necklace.

- e. Attractive and functional park and open space. Create attractive and functional park space to promote outdoor recreation venues, outdoor dining, performance and art exhibit areas, historical interpretation, and “open air” learning opportunities. Provide open space to promote natural habitat and passive walking and observation of native flora and fauna.
 - f. Civic space. Create attractive public spaces that are flexible and can become destinations for community gatherings and civic events.
 - g. Sustainable design. Demonstrate sustainable design principles through the appropriate use of drought tolerant and native plant materials, utilization of recycled products, composting practices, low energy and low water consumption requirements, and water quality management practices. Reclaimed water will be used wherever it is possible.
2. Pioneer Park. Pioneer Park will be a mix of active and passive recreation uses including two rebuilt and improved sports fields. The raised sportsfield area will provide a central gathering area for lighted softball, baseball and overlay soccer play. The surrounding more passive park and open space offers a variety of recreation experiences from walking and bike trails to children’s play areas, an informal amphitheater, a community recreation building, family picnic tables, and featured historical and interpretive elements.
- a. Sports plaza. The two ball diamonds will be interconnected by a sports plaza. The plaza will feature a concession/restroom building with concession area, restrooms, two storage rooms and shaded patio area. Aluminum bleachers will be positioned behind the backstops. Fabric shade structures, picnic tables, benches and drinking fountains will be located within the plaza area for visitors’ convenience.
 - b. Ballfields:
 - i. The ballfields will be defined by vinyl coated chain link fence backstops with backboards and descending sideline fences to protect spectators. The dugouts will be at grade with shade fabric, team benches, bat racks, and convenient drinking fountains for players. The fields, dugouts, drinking fountains for players. The fields, dugouts, drinking fountains and spectator areas will be American with Disabilities Act (ADA) compliant. The field may be artificial turf or traditional grass per City approval.
 - ii. The ballfield lighting will be state-of-the-art, poles with minimum light spill off the field areas. An electronic scoreboard with remote controls to a scorer’s table at the backstop will be located at each field. A public address system will also be provided with a localized speaker system to minimize sound travel beyond the limits of the field.

c. Riverside promenade:

- i. A riverside promenade will parallel the Rio Hondo and provide a linear pedestrian and bicycle linkage between Pioneer Park and Fletcher Park to the south. The Promenade will feature a number of trail and path options including the asphalt paved regional bike trail running directly adjacent to the Rio Hondo, an ADA accessible walkway and a meandering trail traversing the slope that separates the elevated field area from the riverbanks. Benches will be provided along the paths and trails to encourage bird watching and restful enjoyment of the open space and the wildlife it attracts.
- ii. The character of this riverside promenade area will be enhanced to reflect a riparian vegetation type with appropriate planting on the ground. Bioswales incorporating water quality enhancing plant species coupled with water movement through swales may be incorporated where possible along the riverside area. Interpretive signage will be used to guide and inform visitors.
- iii. An informal outdoor amphitheater nestled into the slope overlooking the Rio Hondo will provide a small venue for nature talks, gathering spot for a walking tour or a small presentation or performance. Trees will be planted to interrupt the terraces and anchor the landform.
- iv. Main walks and trails throughout the site will be lighted with security lights to provide directed illumination and visual surveillance. Fixtures will be selected for minimum light spill, durability, and appropriate aesthetic character.
- v. Wayfinding signage with a common style will be provided throughout the park and open space areas to direct visitors to destinations or connections within and outside of the Gateway development.

d. Themed play area:

- i. The park will feature a themed Children's Play Area. The area will be buffered with planting and enclosed by a decorative ornamental steel fence as needed to control the access of children and protect them from street traffic. The play area will feature equipment and site furnishing components that tie into the End of the Santa Fe Trail theme and historical roots of El Monte. Separate play equipment will be provided for two (2) to five (5) year old tots and five (5) to 12 year old children. Equipment will meet ADA access standards and Consumer Product Safety Commission standards.
- ii. Shade trees or fabric shade canopies will be used to shade the play equipment. Benches with backs will be provided adjacent to the play area for convenient and safe adult supervision.
- iii. Picnic tables may also be located adjacent to the play area for family use. A paved travel way may be incorporated in the play area to accommodate a tricycle course.

- iv. A small water/sand play feature may be incorporated into the themed play area for seasonal use or manipulative play.
 - e. Gateway Entry to The Emerald Necklace. A broad tree-lined entry drive will occur south of the park along Santa Anita Avenue and will act as a major pedestrian entry to Emerald Necklace and the park. This roadway/linear plaza must be wide enough to accommodate a Los Angeles County fire lane. It will terminate at a large riverfront overlook. Pedestrian walkways and decomposed granite trails will link into this key public space.
 - f. Community building area. A new community building will be added to the park. It may be a one (1) or two (2) story structure with an assembly room, lobby, restrooms, kitchen, storage and meeting rooms.
 - g. Landscape & irrigation improvements:
 - i. The Specific Plan area will encourage the use of native or drought tolerant materials, as appropriate, and require a minimum of supplemental fertilization and maintenance. Because of the variety of conditions on the site, the species selected for a given area shall be compatible with the microclimate exposure, soil conditions and user demands. Shrubs and groundcovers should be perennial type, noninvasive and require a minimum of trimming.
 - ii. Irrigation of plant materials shall be efficiently managed through state-of-the-art automated irrigation control systems appropriate to the unique needs of trees, shrubs and turf.
3. Fletcher Park design guidelines. Fletcher Park may remain in its current configuration. However, it may be renovated to meet the quality standards associated with the redeveloped Pioneer Park. The intent is to connect Fletcher Park into the overall high quality park and open space associated with the Gateway Specific Plan development.

D. Rio Paseo Village Design Guidelines:

- 1. Rio Paseo Village features. The Rio Paseo will be a regional feature, where visitors can come to dine along a narrow river channel. This channel will loop through the heart of the project, providing a walkable linkage as well as a romantic place of dining and passive recreation.
 - a. In character, the Rio Paseo should have the informality of river and canal districts around the world, with rich landscaping and a relaxed use of natural materials.
 - b. The Rio Paseo should be lush and romantic. Well-lit at night, it should also have a special character of light, allowing for a rich play of shadows, highlights, accent and feature lighting of landscape.
 - c. The principal commercial uses along Rio Paseo (dining and drinking, coffee houses, bakeries, specialty shops that could potentially sell goods for consumption on property) should be evident to the stroller both from signage and from literal visual contact between goods offered and pedestrian movement.

The typical storefront should be seen as a simple, minimal mediation between the street and the interior. Both the generous use of glass and the use of flexibly open storefronts (folding glass doors or French doors) should be encouraged.

- d. While diversity of storefronts and awnings are encouraged, the terrace along the Rio Paseo should have a feeling of public continuity and not be sub-divided by tenants (e.g. continuity of outdoor paving, street furniture, umbrellas, etc.).

At the same time, individuation at storefront lines should be encouraged via personalized devices such as greeting stands, and artisanal sign boards and handwritten menu boards.

The overall test of successful design, both of the terraces and the storefronts, should be that they provide a consistently romantic and sophisticated ambience, avoiding explicit historic references or 'cuteness'.

- e. The fire lane should be usefully employed to support internal walking, with a richness of surface pattern that belies its use as a fire lane.
- f. Bay widths should be modest and in keeping with the constrained width of the Rio Paseo itself.
- g. The river channel should be of modest width, varying from 15 to 30 feet.
- h. In the spirit of world-class, small-scaled, highly pedestrian environments, services to Rio Paseo restaurants should be structured at dedicated off-hours from the adjacent parking garages.
- i. Restaurant pads and storefronts with frontage along Santa Anita Avenue are critical invitational components of the Gateway. On the one hand, these frontal pads are the most likely to draw strong national and regional tenants. At the same time, it is highly important that the character that is projected along Santa Anita Avenue offers the intimate, natural and special qualities that will characterize the interior of the Gateway.

First, these restaurants should transform the character of the sidewalk. In conjunction with enhanced paving and street landscaping, the basic setting should be one of lush tree canopy and natural materials to the extent that a continuous sidewalk cafe environment draws the public from Santa Anita Avenue into the heart of the project.

Further, in keeping with the character of the more intimate internal restaurants, with the exception of the kitchen/service areas, these larger restaurant pads should maintain either a glassy or wholly open storefront character to the street.

The design character of these storefronts should be simple, but include a rich palette of materials, and a vision that incorporates layers of detail and landscape.

2. Rio Paseo Village guidelines:

- a. Residential development should have a modest public lobby at the public or semi-public deck level containing mail functions and resident access to upper levels. These lobbies should have a slightly more marked presence at the deck level than individual unit entries and yards at the deck level.
- b. For deck level units, there should be a hierarchy from most public space (e.g. the shared, landscape deck area), to semi-private space (e.g. modest front yards or porch areas) to unit entries.
- c. Deck-level unit yards/porches should have a semi-public feeling, with an identifiable edge that also allows visual permeability (e.g. low hedges, partial low walls, etc.). While over parking, the public and semi-public decks should convey a quality of lush landscaping.
- d. Architectural character should be consonant with generous unit daylighting (especially to the north). Through the generous use of glass, the architecture should exude a quality of exterior design that is airy, lightweight, and open to the lush natural environment surrounding it as well as the multiple distant view opportunities.
- e. Development in the Rio Paseo Village should have a sense of generosity, both in terms of distance between units/views, and in terms of common and private outdoor recreational space.

E. Shared Rio Paseo Village and North Promenade Village Design Guidelines:

1. The essential character of both Rio Paseo Village and North Promenades at the pedestrian level should be one of considerable intimacy, both of scale and detail. It should have the density and compaction of a narrow pedestrian-oriented shopping street. These shops will, by geometry, be limited in depth and scale and their character should reflect this smallness.
2. Internal bridge crossings between the retail areas should aggressively acknowledge the pedestrian with generosity of scale and specially designed surface articulation.
3. To encourage maximized access between uses, lobbies for vertical access to both residential and commercial floors that are above the ground retail level should be secured. However, they should still have a visible and well designed identity to the streetscape.
4. Storefronts should use great amounts of glass, with significant articulation, detail, eclecticism and diversity of storefront arcades should be encouraged while avoiding the overuse of historical references. Diversity of storefront overhanging canopy design should be encouraged.
5. There shall be a virtual semi-public zone/porch area at the frontage of each leasing bay which should allow for small, lacy projected specialty signs, non-permanent canopies

and banners and individualized amenities that should reflect an artisanal approach to shop-keeping (e.g. potted landscaping, chalkboards and unique standing signage).

6. Residential units above the first two stories should not encroach beyond the retail storefront line (including residential balconies).
7. The architecture of the residential units should be shaped to a large extent by the buildings' east and west exposures, suggesting appropriate facade depth, outdoor/indoor balcony rhythms, etc. East-facing Santa Anita Avenue units should also develop a clear cadence, lending rhythm and distinction to the street. All residential units should allow for a simple, but variegated, contemporary design expression with a generous use of glass.
8. Consistent with the sustainable goals of the Gateway, the major lower roof platforms of the North and South Promenade Villages should be developed as green roofs. The design criteria for these roofs should be designed to:
 - a. Create landscaped view-sheds for residents;
 - b. Create semi-public shared space for residents and conference center users;
 - c. Enhance energy conservation and sustainability; and
 - d. Provide dynamic views for rooftop users.
9. The Promenades should have a dedicated off-street truck service area from which goods can be carted throughout the pedestrian promenade system.
10. Pedestrian activities, and amenities such as seating, kiosks, and dining are gathering places that should be integrated into the overall design.

F. North Promenade Village – Specific Design Guidelines:

1. All frontages to the Rio Paseo, whether restaurant or retail, should project a glassy or fully open presentational aspect to pedestrian passersby. Unarticulated, solid walls facing the Rio Paseo or any of the internal pedestrian streets should not be permitted.
2. In hierarchy of character, the North Promenade should 'mediate' between Pioneer Park, at the north of the project, and the increasingly formal urban landscape of the South Promenade Village. The landscape should create a sense of lushness, without being overly formal. It should be appropriate to a narrow-laned urban setting. There should be a combination of in-ground planting and tenant planters in rhythms that anticipate a casual and surprising impact from the overall landscape patterns along the Promenade lanes. The emphasis should be on maintaining an informal but continuous overhead canopy of trees and/or vines.
3. The easterly internal street of the North Promenade, especially at its junction with Ramona Avenue, should be envisioned as the most activated core of the project with a sense of 'town square' openness, with enough excess width in the street to accommodate street performers and moving crowds at considerable density. The Ramona Boulevard/Santa Anita Avenue cafes and outdoor dining should line Ramona

and provide excitement to visitors as they enter the Gateway. An area within the North Promenade is envisioned as the most activated core area of the project with a sense of “Town Square”, with enough excess width in the street to accommodate street performers and moving crowds. The Town Square should be airy and spacious. It should be a democratic place, for passage, for people watching, and for entrepreneurial street entertainment. The Town Square ‘floor’ should be of an enriched paving material, lending both detail and color.

G. South Promenade Village – Specific Design Guidelines:

1. North /south lanes of the South Promenade Village will share the same character and guidelines as the North Promenade Village. The South Promenade will open up in width and present a more formal and broad entrance to the hotel, office towers and regional retailers.
2. The east-west pedestrian walkway of this Promenade should be designed in a formal way, with visual signage of prominent retailers contiguous along its edge. Additionally, stately and generous landscape should be continuous along its edge. There should be an overall sense of generous scale along this pedestrian way. Vertical elements should be of a scale to provide armatures for banners.
3. A water feature of significant scale should be part of this east/west axis.
4. Outdoor vending concessions should be allowed in the east-west lane of this Village as a way to further enliven its pedestrian life.
5. This village will be an important visual focus for the Gateway to the freeway and to the south. In consistency with the architecture throughout the Gateway, its design should be contemporary, and expressive of sustainable architecture. Along with the office buildings to the west, this building should most fully epitomize the progressive values of the General Design Guidelines at the beginning of this section.
6. Motor court and arrival areas should provide for enhanced surface paving, with articulated detail, under-car and under-foot continuously to the entry lobby.
7. Publicly accessible lobby spaces should present an open, welcoming quality to the street as well as to the Village Promenade area.
8. The architecture of buildings in this Village should epitomize the General Design Guidelines in terms of sustainability, contemporaneousness and a literally green setting. The buildings should maximize glassiness and views. As the tallest buildings in the Gateway, design should capitalize on views of the San Gabriel Mountains and downtown Los Angeles. And with their strong exposure to I-10 Freeway, they will serve as landmarks that exemplify the quality and character of the entire project.
9. Retail lease space, even if shallow in depth, shall be provided continuously along the edge of any parking structure facing the promenade. The parking structure lobbies should be marked in contrast to these retail elements with a vertical identity. Lobbies should discharge in a place along the promenade to be most stimulating for pedestrian activity.

10. The width of the east-west South Village Promenade should be gracious, with rich formal tree canopy and the capacity to contain crowds for major events.
11. Storefronts should be designed to accommodate two different readings:
 - a. During weekdays, the base of the buildings should be read as glassy outlet storefronts consistent with the contemporary decorum of the office buildings above.
 - b. There will be an active marketplace in the north promenade that is open during weekends. It should be designed as a vibrant indoor/outdoor market, with outlet goods rolled onto the pedestrian streets or brought similar to a farmers' market operation.

17.131.080 – Other Requirements.

When a development standard is not identified in the Specific Plan, this Title shall apply.

CHAPTER 17.132 – MOUNTAIN VIEW SPECIFIC PLAN

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CHAPTER 17.133 – FLAIR PARK SPECIFIC PLAN

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CHAPTER 17.134 – DOWNTOWN SPECIFIC PLAN⁸

Sections.

- 17.134.010 – Purpose and Applicability.
- 17.134.020 – Vision and Guiding Principles.
- 17.134.030 – Summary of Subareas.
- 17.134.040 – Permitted Uses.
- 17.134.050 – Development Standards.
- 17.134.060 – Development Opportunity Reserve (DOR).
- 17.134.070 – Design Guidelines.
- 17.134.080 – Other Requirements.

17.134.010 – Purpose and Applicability. (RENUMBERED)

This Chapter sets the regulatory and design framework for developers, designers, city staff, and review bodies to develop and implement projects as they proceed through the entitlement process. The provisions of this Chapter apply to building additions, exterior remodels, relocations, or new construction requiring a building permit within the Specific Plan area.

17.134.020 – Vision and Guiding Principles. (RENUMBERED)

The vision for Downtown El Monte has been one that has been continually evolving over the past 100 years. This Specific Plan builds upon the existing historical context of the City while at the same time incorporating ongoing planning efforts to create a Downtown vision that emphasizes transit-oriented strategies, multi-modal options and public realm enhancements. Through interactive design exercises, stakeholder interviews and community feedback, crucial elements were identified that are necessary to make the Downtown a beautiful, safe, historic and lively regional destination. The following serve as the Specific Plan’s Guiding Principles:

- A. **Mixed-use, Pedestrian and Transit-oriented Urban Village** – Create a mixed-use, pedestrian and transit-oriented urban village focused around a pedestrian-friendly Main Street containing a mix of shops and supportive uses woven together by attractive streetscape improvements and paseos connecting to adjacent neighborhoods and transit centers.
- B. **Central Shopping and Entertainment District** – Transform the Downtown into a central shopping and entertainment district that contains retail stores, neighborhood services, office spaces, and restaurants with outdoor dining; complemented by broad sidewalks, plazas and parks designed with music and performance areas for resident and visitor enjoyment.
- C. **Enticing Place for Investment** – Make Downtown an enticing place for investment by designing an active and vibrant street environment that attracts new businesses

⁸ The Downtown Specific Plan’s was adopted as the Downtown Main Street Transit-Oriented Specific Plan.

Downtown and by providing incentives to developers, downtown merchants, and property owners to locate in this area.

- D. **Variety of Housing Opportunities** – Incorporate a variety of housing opportunities throughout the Downtown that include a mix of densities and product types that use engaging architecture to further define El Monte’s historic Downtown.
- E. **Expanded and Improved Public Transit System** – Create a Downtown supported by an expanded and improved public transit system, including a new trolley route throughout the Downtown core with connections to El Monte Bus Station and Metrolink Station.
- F. **Blend of Old and New** – Provide a blend of old and new, where new development takes its design cues from the existing El Monte culture, character, and history. Define unique public plazas and green-space improvements connected by distinctive streetscapes interconnected with pedestrian paseos.
- G. **Balanced System of Multimodal Streets** – Provide a well-connected and balanced system of multimodal streets (bus, auto, bike) connected to pedestrian linkages designed to accommodate all users regardless of age or ability.
- H. **Entryways at Key Intersections** – Create entryways at key intersections to denote entries into the Specific Plan area through improved streetscapes and signage.

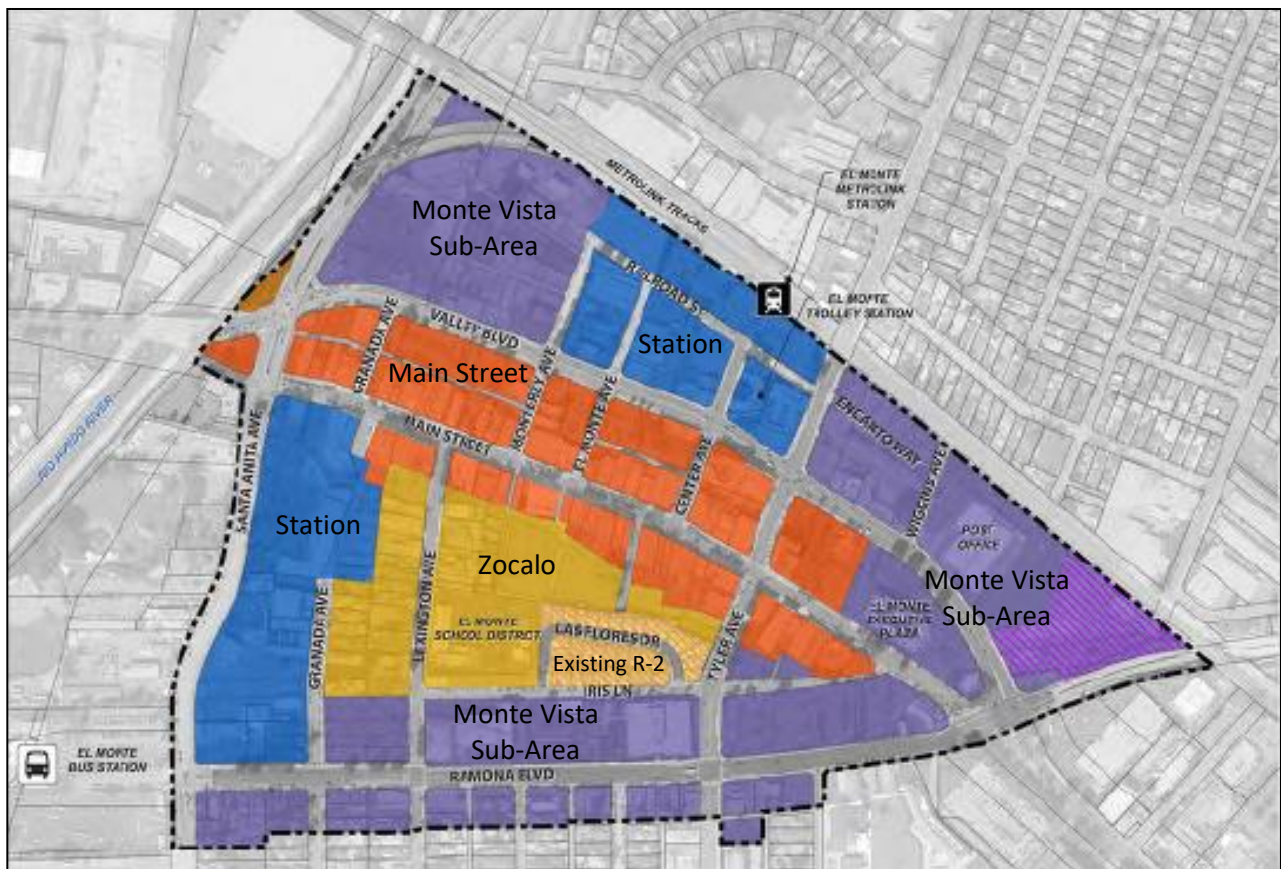
17.134.030 – Summary of Subareas. (RENUMBERED)

The Specific Plan area is divided into the following four (4) subareas. Refer to Figure 17.134-1 for a map of the Subareas.

- A. **Main Street (MS) Subarea** – This Subarea is the economic, cultural and historic “heart” of the City. It includes many existing mom-and-pop retail and dining establishments. Much of Main Street has been improved with wide sidewalks, street furnishings and pockets of enhanced landscaping. A network of alleys and paseos allow for access to/from parking areas and adjacent subareas. The Subarea is envisioned to be revitalized with façade improvements and vertical mixed-use development with residential or office above retail and restaurants. Buildings up to three (3) stories in height will line Main Street and buildings up to four (4) stories in height will front along Valley Boulevard.
- B. **Zócalo (Z) Subarea** – Zócalo means “public square” which is a term that characterizes the physical location of this Subarea. Today this Subarea mostly includes residential, retail and office uses that are linked to the Main Street Subarea via paseos, alleys and Lexington Avenue. One large centrally located parking area is utilized for Downtown events and provides parking for the businesses along Main Street. This Subarea is envisioned to transform underutilized parking areas into retail and housing opportunities centered around outdoor open space. This plaza will provide space for community arts and cultural events to occur. Artist live/work units and urban housing developments up to five (5) stories in height will support Main Street retail uses a short walk away. Along Lexington Avenue, retail and professional offices will provide an extension of Main Street uses and support the surrounding residences with various job opportunities.

Within the Zócalo Subarea is a well-established residential neighborhood that is unlikely to change during the life of this Specific Plan. This area is exempt from the regulations and guidelines of the Downtown Specific Plan and shall follow the Low-density Multiple-family Dwelling (R-2) zoning district standards.

- C. **Station (ST) Subarea** – This Subarea embodies the transit-oriented elements of the Specific Plan area. Broken into two (2) areas, the Station Subarea includes the El Monte Metrolink Station and properties across the street from the El Monte Bus Station. Both transit stops are within a comfortable five (5) to ten (10) minute walking distance to Downtown restaurants, shops and services. This Subarea is envisioned to include a complementary mix of retail, urban housing and transit uses. Stand-alone multi-family residential uses such as townhomes, studio flats and apartments up to six (6) stories will provide housing opportunities for transit users in close proximity to Downtown.
- D. **Monte Vista (MV) Subarea** – This Subarea is located along the southern and northern edges of the Specific Plan area and is comprised of office, residential and public uses including the El Monte United States Post Office which occupies a large portion of the Subarea. The area contains Downtown supporting uses and creates a buffer to surrounding residential uses. This Subarea will be enhanced with street corridor beautification, mixed-use development and Downtown entry treatments in key locations. New development is limited to a maximum of four (4) stories to ensure an appropriate transition from the Downtown core to areas outside the Specific Plan boundary.



17.134.040 – Permitted Uses. (FULLY UPDATED)

- A. **Permitted Uses.** Table 17.134-1 prescribes the land use regulations for the Downtown Specific Plan. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.134-1 is not permitted in the Downtown Specific Plan, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.134-1 – Permitted Uses – Downtown Specific Plan				
Residential – Main and Ancillary Uses	MS & Z	ST ⁹	MV	Notes
Accessory building	P	P	P	17.110.020
Factory-built housing	--	P/C	P	
Home occupation	P	P	P	17.110.040
Live/work unit	--	M	M	17.110.050
Mixed-use, horizontal	--	P/C	P	17.110.060
Mixed-use, vertical ¹⁰	P	P	P	17.110.060
Multiple-family, five (5) or more attached dwellings on a lot	--	P/C	P	
Senior housing	C	P/C	P	
Urban housing	P	P/C	P	17.110.120
Community Care Uses				
Adult daycare facility, general	--	--	C	
Childcare facility	--	C	C	
Elder care or assisted living facility	--	--	C	
Residential care facility, general	--	--	C	
Public & Quasi-Public Uses				
Electrical distribution substation	--	--	C	
Government or government related facility [^]	P	P	P	
Recreation facility – public [^]	P	P	P	
School & educational facility –				
College or university, public	--	P	P	
College or university, private	--	C	C	

⁹ Ground floor residential facing Santa Anita Avenue shall require approval of a CUP.

¹⁰ For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

Table 17.134-1 – Permitted Uses – Downtown Specific Plan (continued)				
Public & Quasi-Public Uses	MS & Z	ST	MV	Notes
School & educational facility (continued) –				
K-12, public	--	--	P	
K-12, private	--	--	C	
Preschool, public	--	P	P	
Preschool, private	--	C	C	
Specialized education and training	--	C	C	
Tutoring and education center*	P	P	P	
Urgent care medical center*	--	P	P	
Utility facility	--	--	C	
Wireless facility	See notes			17.90 & 17.92
Assembly & Entertainment Uses				
Ancillary entertainment*^	P	P	P	
Assembly or meeting facility	C	C	C	
Commercial entertainment^	C	C	C	
Commercial recreation facility – indoor^	C	C	C	
Community center^	P	P	P	
Cultural institution^	C	C	C	
Family entertainment center	--	C	C	
Gaming center or arcade	--	C	C	
Nightclub^	C	C	C	5.32
Religious institution	--	--	C	
Retail & Office Uses				
Alcohol sales –				
Bar or tavern, on-site^	C	C	C	17.112.030
Brew pub, on-site and off-site	--	--	C	17.112.030
Liquor store, off-site	--	--	C	17.112.030
Restaurant, limited hours, on-site*^	M	M	M	17.112.030
Restaurant, on-site*^	M	C	C	17.112.030
Retail store, off-site*^	C	C	C	17.112.030
Cannabis activity, commercial – dispensary*^	P	P	P	5.18
Convenience store or minimart*^	M	M	C	

Table 17.134-1 – Permitted Uses – Downtown Specific Plan (continued)				
Retail & Office Uses (continued)	MS & Z	ST	MV	Notes
Food or beverage establishment –				
Bakery or pâtisserie, retail*^	P	P	P	
Coffeehouse or café*^	P	P	P	
Outdoor seating*^	P	P	P	17.112.120
Restaurant*^	P	P	P	
Grocery store*^	P	P	P	
Multiple-tenant commercial center*^	P	M	M	17.112.110
Offices –				
Ancillary*^	P	P	P	
Administrative, business professional*	P	P	P	
Government*	P	P	P	
Medical*	P	P	P	
Office supply store*^	P	P	P	
Pharmacy*^	P	P	P	
Retail sales (unless listed as a separate use)*^	P	P	P	
Secondhand vendor*^	M	M	M	5.68 & 17.112.160
<i>Temporary use (reserved)</i>	--	--	--	17.124
Service Uses				
Animal service –				
Animal grooming^	P	P	P	
Veterinary service or animal hospital/clinic	--	--	P	
Automated Teller Machine (ATM), walk-up*^	P	P	P	17.112.050
Drive-through business –				
Food or beverage establishment	--	--	C	
Service or retail	C	C	M	
Financial institution*	P	P	P	
Funeral home or mortuary	--	--	p ¹¹	
Hotels and motels*^	C	C	C	5.48 & 17.112.090
Office concierge service*	P	P	P	

¹¹ Funeral home or mortuary shall not include crematories.

Table 17.134-1 – Permitted Uses – Downtown Specific Plan (continued)				
Service Uses	MS & Z	ST	MV	Notes
Personal service use –				
General*^	P	P	P	17.112.140
Restricted*^	M	M	M	17.112.140
Philanthropic or charitable institution*	P	P	P	
Recycling facility –				
Mobile	--	--	P	17.112.150
Self-service	--	--	A	17.112.150
Wedding chapel	M	M	M	
Industrial & Transportation Uses				
Transit station	--	P	P	
Vehicle parking –				
Attendant or valet parking	C	C	C	
Car sharing, residential or nonresidential use ¹²	M	M	M	17.70.070(C)
Parking structure	M	M	M	
Shared parking	M	M	M	17.70.070(D)

Key:

- * Use is pedestrian oriented and may occupy the ground floor of mixed-use buildings. Other ground floor uses shall not be permitted.
- ^ Use is pedestrian oriented and may occupy the ground floor of buildings facing Main Street west of Tyler Avenue. Other ground floor uses shall not be permitted.
- Not permitted.
- P Permitted by-right.
- A Permitted after review and approval of an Administrative Permit (AP).
- T Permitted after review and approval of a Temporary Use Permit (TUP).
- M Permitted after review and approval of a Minor Use Permit (MUP).
- C Permitted after review and approval of a Conditional Use Permit (CUP).

17.134.040 – Development Standards. (RENUMBERED)

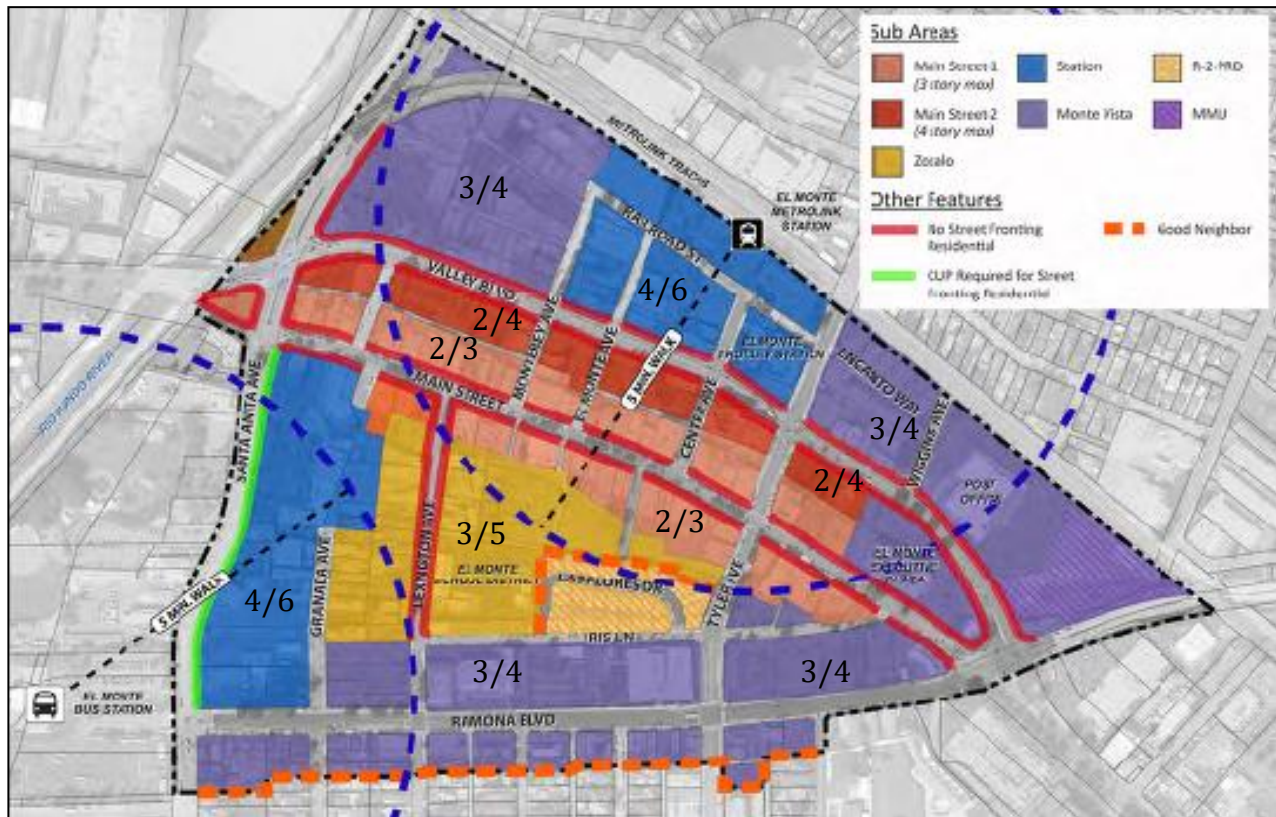
A. General Development Standards.

1. Table 17.134-2 prescribes the development standards for the Downtown Specific Plan. This includes maximum height, maximum Floor Area Ratio (FAR), minimum density and maximum density (by right and through the development opportunity reserve (DOR)). **Figure 17.134-2** graphically prescribes the information provided in Table 17.134-2, as well as ground floor limitations on residential uses.

¹² Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use). When car sharing is a nonresidential use, the parking spaces shall not be visible from a public street.

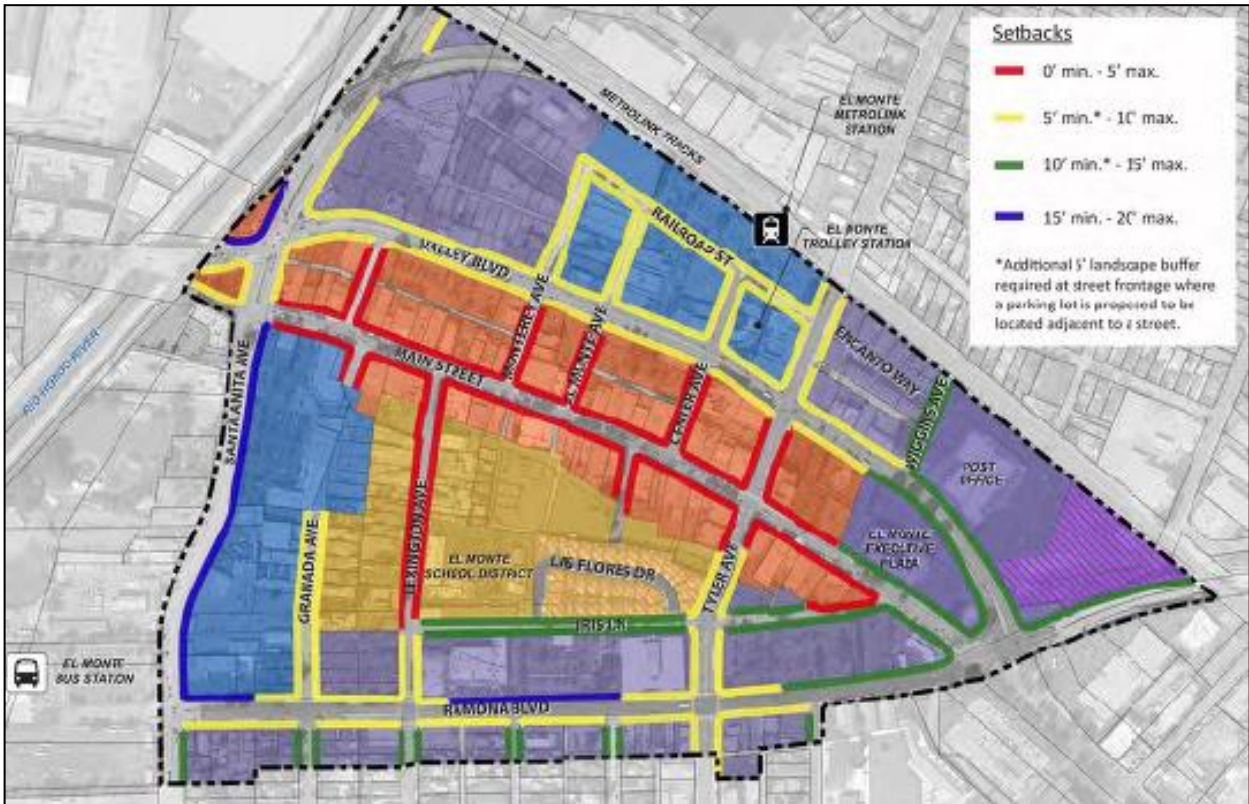
Table 17.134-2 – Development Standards – Downtown Specific Plan¹³

Regulation	By-right	DOR-1	DOR-2		Regulation	By-right	DOR-1
Main Street Subarea					Station Subarea		
Maximum height	30 ft.	45 ft.	50 ft.		Maximum height	40 ft.	75 ft.
Maximum stories	2	3	4		Maximum stories	3	6
Maximum FAR	1.0	1.5	2.0		Maximum FAR	1.5	3.0
Minimum Density	--	25 un/ac	25 un/ac		Minimum Density	30 un/ac	35 un/ac
Maximum Density	25 un/ac	35 un/ac	45 un/ac		Maximum Density	35 un/ac	80 un/ac
Zócalo Subarea					Monte Vista Subarea		
Maximum height	30 ft.	60 ft.	--		Maximum height	40 ft.	50 ft.
Maximum stories	2	5	--		Maximum stories	3	4
Maximum FAR	1.0	2.5	--		Maximum FAR	1.0	2.0
Minimum Density	25 un/ac	30 un/ac	--		Minimum Density	25 un/ac	30 un/ac
Maximum Density	30 un/ac	65 un/ac	--		Maximum Density	30 un/ac	50 un/ac



¹³ Minimum density only applies to residential-only projects. Maximum Floor Area Ratio (FAR) only applies to non-residential square footage.

2. **Figure 17.134-3** graphically prescribes minimum and maximum street setbacks.



B. Site Development Standards. Site planning and design is key to quality development. The following standards promote orienting buildings toward the street, minimizing curb cuts and improving pedestrian connectivity and safety.

1. Building location. Building shall be oriented toward the street. Refer to **Figure 17.134-4**. The minimum separation between building shall be ten (10) feet.
2. Ingress and egress:
 - a. All downtown streets. Reciprocal ingress and egress with adjacent properties shall be provided for parcels fronting public streets. The City may waive this depending on location of existing structures, infrastructure or failure to reach an agreement between owners. Refer to **Figure 17.134-5**.
 - b. Main Street. Only access to parking structures is permitted from Main Street. All other vehicular access shall be provided via an alley.
 - c. Valley Boulevard, Ramona Boulevard and Santa Anita Avenue.
 - i. Access should be taken from alleys where the condition exists.
 - ii. A maximum of one (1) vehicle access point shall be provided from a primary public street for parcels with less than 150 linear feet of street frontage and/or a parcel less than 15,000 square feet.

Figures 17.134-4 through 17.134-9

- iii. A maximum of two (2) vehicle access points shall be provided from a primary public street for parcels with more than 150 linear feet of street frontage. Refer to **Figure 17.134-6.**
 - 3. Vehicle line of sight. The clear zone shall consist of an isosceles right triangle with seven (7) and one-half ($\frac{1}{2}$) sides from the edge of the curb. The clear zone shall not be occupied by a site feature or landscaping that is higher than three (3) feet. Refer to **Figure 17.134-7.**
 - 4. Service and delivery:
 - a. Loading docks and service areas shall not be visible from Main Street and Lexington Avenue.
 - b. For all other streets, loading docks and service areas shall be located a minimum of 20 feet from a public street and be screened from view. Refer to **Figure 17.134-8.**
 - c. Refuse and recycling enclosures shall not be located adjacent to a public street and shall be located as far as possible from the on-site/off-site residential uses.
 - 5. Lot coverage:
 - a. Main Street and Zócalo Subareas. 100 percent.
 - b. Station Subarea. 90 percent.
 - c. Monte Vista Subarea. 80 percent.
 - 6. Building setbacks:
 - a. Street setbacks. Refer to **Figure 17.134-9.**
 - b. Interior side setbacks. Zero (0) feet.
 - c. Rear setbacks.
- C. Frontage Regulations:**
- 1. Street fronting façades in all subareas:
 - a. Buildings shall have a primary entrance door facing public streets. Entrances at building corners may be used to satisfy this requirement. **Figure 17.134-10.**
 - b. A combination of architectural design elements shall be used on the building façade, along with streetscape elements at the street level, to animate and enliven the streetscape. These design elements may include but are not limited to: ornamentation; molding; changes in material or color; architectural lighting; works of art; fountains; display areas; awnings; balconies; porches; towers; landscaped planter boxes; trellises; columns; cornices; arches; decorative tiles; decorative grillwork and outdoor furniture along street frontages.
 - 2. Non-street fronting façades in all subareas. Shall not exceed 50 feet without a change in wall plane, roof-line and/or change in material. Refer to **Figure 17.134-11.**

Figures 17.134-10 through 17.134-15

3. Main Street and Lexington Avenue façades. The following requirements are intended to create building forms that are pedestrian friendly and are representative of El Monte's historical character. Refer to **Figures 17.134-12 and 17.134-13.**
 - a. Buildings shall provide a primary entrance and façade on Main Street and Lexington Avenue.
 - b. A minimum 50 percent of the ground floor façade for retail uses facing a street shall have transparent glazing. Opaque or reflective glazing shall not be permitted.
 - c. A minimum 30 percent of the ground floor façade for other uses facing a street shall have transparent glazing. Opaque or reflective glazing shall not be permitted.
 - d. Buildings with more than 40 feet of linear street frontage shall be designed to replicate a traditional 20 feet to 40 feet storefront façade with a minimum six (6) inch variation in wall plane.
 - e. Building roof-lines shall provide variations in height for a maximum distance of 40 feet in wall plane length.
 - f. Parcels backing or siding onto paseos, parks or plazas shall be designed with building articulation requirements consistent with Main Street and Lexington Avenue façade requirements.
 4. Station Subarea and Monte Vista Subarea façades. **Refer to Figure 17.134-14.**
 - a. A minimum 30 percent of the ground floor façade facing a street shall have transparent glazing. Opaque or reflective glazing shall not be permitted.
 - b. No building façade shall extend more than 100 feet in length without a five (5) feet minimum variation in the wall plane.
 - c. Building roof-lines shall provide variations in height a maximum distance of 100 feet in wall plane length.
 5. Ground floor plate height. **Refer to Figure 17.134-15.**
 - a. Commercial storefronts. The minimum height shall be 12 feet floor-to-floor.
 - b. Residential fronts. The minimum height shall be nine (9) feet floor-to-floor.
 - c. Director's adjustments. The Community Development Director may reduce the minimum ground floor plate height by ten (10) percent if lower heights are necessary to meet Los Angeles County Fire Department requirements. However, the elevation should still be designed to give the appearance that the standard is being met.
- D. **Residential Open Space Requirements.** Table 17.134-3 prescribes the open space requirements for mixed-use or residential only projects for properties located within the Downtown Specific Plan.

Table 17.134-3 – Residential Open Space Requirements – Downtown Specific Plan ¹⁴			
Open Space Standard	≤35 units/ acre	36 to 50 units/ acre	>50 units/ acre
Total minimum sq. ft. of open space per unit	175 sq. ft./ unit	150 sq. ft./ unit	125 sq. ft./unit
Private open space –			
Minimum sq. ft./ unit	60 sq. ft./ unit	No minimum	No minimum
Minimum dimensions	6 ft. (4 ft. for balconies)	6 ft. (4 ft. for balconies)	6 ft. (4 ft. for balconies)
Unobstructed vertical height	7 ft.	7 ft.	7 ft.
Common open space –			
Minimum sq. ft./ unit	40 sq. ft./ unit	50 sq. ft./ unit	60 sq. ft./ unit
Minimum dimensions	15 ft.	15 ft.	15 ft.
Minimum size of any common open space area	500 sq. ft.	400 sq. ft.	300 sq. ft.
Indoor space	30% or 600 sf., whichever is greater	35% or 800 sq ft., whichever is greater	
Unobstructed vertical height	7 ft.	7 ft.	7 ft.

1. Private open space:

- a. When private open space is provided, it shall be directly accessed from the unit it serves.
- b. Up to 100 percent of a unit’s private open space may be provided in the form of balcony.

2. Common open space. Common open space areas shall be convenient located to all units.

E. Public Open Space Requirements. Proposed projects with more than 3,500 square feet of nonresidential space shall include a public open space amenity, or some form of physical interface for the pedestrian. The minimum size of the space shall be ten (10) percent of the combined nonresidential footprint. The space may be divided into subareas, provided each subarea is a minimum 350 square feet. Such space may include, but not be limited to:

- 1. Formal plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.

¹⁴ Open space requirements shall be prior to any Density Bonus.

The formal plaza shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet.

2. Urban gardens. An urban garden can be located on the ground level, or on upper levels of a structure. Urban gardens may include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants and trees. Sculptures or other forms of public art would typically be included within the urban garden. The urban garden shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet.
 3. Covered colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
 4. Sidewalk dining. Sidewalk dining may occur wherever a sidewalk space is ample enough to accommodate dining furniture without impeding pedestrian access of the sidewalk. Sidewalk dining may be defined with a railing or planters, or be open and accessible.
 5. Pedestrian alleys and walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to a public space or some other feature within the interior of a development. It must be designed in such a manner as to be inviting to pedestrians. Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Public art, street furniture and access to shops and public spaces are features of pedestrian alleys and walkways.
- F. **Good Neighbor Buffer Development Standard.** Such standards are provided to ensure future development within the Specific Plan area is compatible with adjacent developments on residentially zoned properties.
1. Building setbacks from residentially zoned properties:
 - a. Buildings shall be setback a minimum ten (10) feet from the property line.
 - b. Portions of a building between 30 feet and 40 feet in height shall be setback a minimum 20 feet from the property line.
 - c. Portions of a building 40 feet high or greater shall be setback a minimum 30 feet from the property line.
 - d. Refer to **Figures 17.134-16 and 17.134-17.**
 - e. Subsection 17.60.030(B) (Height Exceptions and Restrictions – Variable Height Requirements) of this Title shall not apply.
 2. Loading docks, service areas and other noise generating operations from residentially zoned properties:

- a. Such operations shall be set back a minimum 20 feet from the property line. See **Figure 17.134-18.**
 - b. The Planning Commission may reduce this setback if the operations are buffered with an eight (8) foot high masonry wall and a five (5) feet wide landscape planter. See **Figure 17.134-19.**
3. Mechanical equipment from residentially zoned properties. HVAC systems, refrigeration units and other mechanical equipment shall be selected based on their noise rating or designed with features to reduce such noise. This may include parapet walls, equipment enclosures and/or placement of equipment.

Figures 17.134-16 through 17.134-19

- G. **Other Development Standards.** Table 17.20-3 denotes additional development standards found in other Chapters or Sections of this Title that apply to One-family Dwelling zoning districts:

Table 17.134-4 – Other Development Standards	
Development Standard	Chapter or Section
Height exceptions and restrictions	17.60.030(A)
Landscaping	17.72 & 17.74
Outdoor display and storage	17.60.040
Outdoor lighting	17.60.050
Parking	17.70
Refuse storage facilities	17.60.080
Screening	17.60.100
Security bars	17.60.110
Walls, fences and hedges	17.60.120

17.134.060 – Development Opportunity Reserve (DOR). (FULLY UPDATED)

A. **Purpose and Overview:**

1. The intent of the Development Opportunity Reserve (DOR) is to encourage increased development intensity concurrent with the delivery of public improvements or other community benefits to satisfy the increased demand for public amenities that come with the increased development intensity.
2. Each subarea within the Specific Plan has development standards on permitted maximum height, number of stories, nonresidential Floor Area Ratio (FAR) and residential density by-right. A “development bonus” or DOR is also provided for in each sub-area. Through the DOR process, the applicant may increase the height, number of stories, nonresidential FAR and residential density, subject to the delivery of additional amenities by the applicant or payment of an in-lieu fee.
3. The DOR supports an inventory of public improvements and amenities determined to be necessary to support development intensity within the Specific Plan. The applicant may deliver the improvements and amenities or pay an in-lieu fee.

B. **Types of DOR Credits.** Increased levels of development intensity are permitted as consideration for the delivery of public improvements as measured by “Residential DOR Credit(s)” and “Commercial DOR Credit(s)”, collectively “DOR Credits”, as described below:

1. One (1) Residential DOR Credit permits the development of one (1) residential dwelling unit greater than the number permitted by-right, up to the maximum permitted under the Specific Plan DOR.

2. One (1) Commercial DOR Credit permits the development of 2,000 gross square feet of nonresidential space greater than the number permitted by-right, up to the maximum permitted under the Specific Plan DOR.
 3. The DOR Credit in-lieu fee shall be as adopted by the most recent City Council Fee Resolution.
- C. **General Procedures.** The rules and procedures for applications, records, investigations applicable to applications for a DOR permit shall be as follows:
1. Application. Applications for a DOR permit shall be made on the appropriate form. The Community Development Director shall determine the minimum filing procedures, content and form of materials which must be submitted before the City can review and take action on the request. The filing procedures and applications shall be published and made available to the public. No petition shall be received unless it complies with all filing requirements. Refer to Section 17.10.080 (General Regulations – Projects with Multiple Applications or Actions) of this Title if more than one (1) application or action is necessary for the project.
 3. Records. Applications filed pursuant to this Section shall be numbered consecutively in the order of their filing and shall be part of the permanent official records of the Planning Division.
 4. Public Notice. Applications for a DOR permit do not require public notice.
 5. Meetings and Decisions. Applications for a DOR permit do not require a public meeting. The Community Development Director shall issue a decision within 30 days of determining that the application is complete.
 6. Time period. Approvals of a DOR permit shall be valid for one (1) year. If the applicant has proceeded in good faith towards the implementation of the project, as determined by the Community Development Director, the applicant may request a 12-month extension. The extension shall be considered within 30 days of the request. The applicant may request additional extensions, which shall be considered by the Planning Commission.
- D. **DOR Credits – Private Improvements.** The applicant may propose the following improvements, amenities and incentives on private property to receive DOR Credits:
1. Affordable housing:
 - a. One (1) very low income unit shall be equal to one (1) and one-half (½) DOR Credit.
 - b. One (1) lower income unit shall be equal to one (1) DOR Credit.
 - c. One (1) moderate income unit shall be equal to one-half (½) DOR Credit.
 2. Arts or cultural space. One (1) DOR Credit for each 2,000 square feet of arts or cultural space.
 3. Parcel consolidation. One (1) DOR Credit for each parcel consolidated into one (1) parcel with a minimum total area of 20,000 square feet. Therefore, if four (4) parcels

were consolidated to create one (1) parcel with an area of 20,000 square feet, the project will be eligible for four (4) DOR Credits.

4. Parking spaces:
 - a. Privately accessible parking spaces. One (1) DOR Credit for every six (6) parking spaces in excess of the minimum required per Chapter 17.70 (Parking Regulations) of this Title.
 - b. Publicly accessible parking spaces. One (1) DOR Credit for every four (4) publicly accessible parking spaces in excess of the minimum required per Chapter 17.70 (Parking Regulations) of this Title.
 5. Public art:
 - a. One (1) DOR Credit when public art is installed on-site and the art has a minimum value of one-half ($\frac{1}{2}$) percent of the total project cost; or
 - b. Two (2) DOR Credits when public art is installed on-site and the art has a minimum value of one (1) and one-quarter ($\frac{1}{4}$) percent of the total project or exceeds the public art cap by more than ten (10) percent as adopted by the most recent City Council Fee Resolution.
 6. Publicly accessible open space:
 - a. Residential only projects. One (1) Residential DOR Credit for each 500 square feet of publicly accessible open space, for a maximum of five (5) Residential DOR Credits.
 - b. Nonresidential projects or mixed-use projects with residential:
 - i. Projects with 3,500 square feet or less of nonresidential space. One (1) DOR Credit for each 500 square feet of publicly accessible open space, for a maximum of eight (8) DOR Credits.
 - ii. Projects with more than 3,500 square feet of nonresidential space. One (1) DOR Credit for each 500 square feet of publicly accessible open space in excess of what is required in Section 17.134.040(E) of this Chapter, for a maximum of ten (10) DOR Credits.
 - c. Examples of open space. Examples include, but are not limited to, formal plazas, urban gardens, park/green space, open space and courtyard space.
 7. Other publicly accessible improvements, amenities or other incentives. Other proposals to secure DOR Credits may be considered by the Community Development Director on a case-by-case basis. The Community Development Director may also refer the request to the Planning Commission for consideration.
- E. **DOR Credits – Public Improvements.** The applicant may propose improvements within the public right-of-way and on other City property to receive DOR Credits:
1. Calculations. The number of DOR Credits shall be based on the value of the public improvement(s) in comparison to the DOR Credit in-lieu fee. Therefore, if the value of

the public improvement(s) is four (4) times the DOR Credit in-lieu fee, the project will be eligible for four (4) DOR Credits.

2. Process. The contract for the delivery of public improvements shall be awarded through a public bid process managed by the City.
 3. Underpayment. To the extent that the actual contract amount is less than the equivalent amount of DOR Credits required for the project, the applicant may deliver additional public improvements or pay the DOR Credit in-lieu fee.
 4. Overpayment. To the extent that the actual contract amount is greater than the equivalent amount of DOR Credits required for the project, the applicant may request a credit from the City for the difference. At the City's discretion, the City may reimburse the applicant with funds from the DOR Public Improvement Fund, or the City may wait for receipt of additional in-lieu payments from which it will reimburse the applicant. The applicant may not utilize the credits on another project without the expressed permission of the Community Development Director.
 5. Quality and design of improvements. The Community Development Director and Public Works Director must approve the design, plans and specifications for all public improvements delivered. All public improvements must meet or exceed City standards.
 6. Timing to deliver the public improvements:
 - a. The work shall be completed prior to the issuance of building permits; or
 - b. A contract to complete the award shall be signed prior to the issuance of building permits. The applicant shall be responsible for maintaining a completion bond sufficient to cover the scope of the public improvements until the City has issued a certificate of completion for the public improvements. The cost of the competition bond may be included in the calculation of the contract amount and equivalent DOR Credits in-lieu fee.
- F. **DOR Credits – In-lieu Fee.** The applicant may propose to pay an in-lieu fee to receive DOR Credits. Payments shall be due at time of building permit issuance. Payments shall go into a DOR Public Improvement Fund. Such funds shall only be used to support the delivery of public improvements on the DOR Public Improvements list within the Specific Plan.

17.134.070 – Design Guidelines. (RENUMBERED)

- A. **Historic Compatibility.** When a new development or rehabilitation of an existing is adjacent to or in the immediate area of an historic property, the development or rehabilitation shall comply with Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties. In addition, it shall be consistent with the following design guidelines for historic compatibility:
1. Maintain historic features and elements of existing buildings.
 2. New construction should respect and complement the original period and style of adjacent buildings without mimicking them exactly.

3. New construction should avoid a false “historical” look.
- B. **Sustainability.** Sustainability includes the protection and conservation of irreplaceable non-renewable resources. The transit-oriented nature of this Specific Plan is inherently sustainable as the intent is to connect nearby residential neighborhoods to transit facilities, services, shopping and dining establishments through a series of walkable streets and paseos. This will lead to a reduction in auto dependency, encourage an active lifestyle and add a sense of vibrancy to Main Street.
1. General sustainable design guidelines:
 - a. Residences should be within one-quarter ($\frac{1}{4}$) mile or less from services, transit and other daily needs, and should be linked with strong pedestrian connections.
 - b. Auto-dependency should be reduced by providing pedestrian linkages through walkways or bike paths.
 - c. Public parks and plazas should provide well-linked active and passive open space for an opportunity for exercise and recreation.
 - d. Buildings should be oriented to maximize active and/or passive solar gain; this allows the facades to let light in, reduce glare, and reduce overheating to the building interior.
 - e. Architectural elements such as skylights and high-performance glazing should be used to conserve energy, where possible.
 - f. Climatic factors such as prevailing winds shade trees, window and door orientation, and the positioning of buildings should be coordinated to maximize energy conservation.
 2. Stormwater management design guidelines:
 - a. The project site should be designed to maintain natural stormwater flows by promoting infiltration.
 - b. Impervious surfaces should be minimized.
 - c. Site drainage should be designed to integrate a decentralized system that distributes stormwater across a project site.
 - d. Various devices should be considered that filter water and infiltrate water into the ground.
 - e. For areas with poor drainage conditions, the provision of drainage chimneys/wells, subsurface water storage or the provision of bioswales to clean the water and transfer off-site should be provided.
 - f. Practices to control pollution should be incorporated. Examples include phased construction, seeding, non-invasive grading, mulching, filter socks, stabilized site entrances, sediment controls, fiber rolls and stabilized channels and outlets.

3. Existing building reuse design guidelines:
 - a. The reuse of existing structures should be considered. The energy required to reuse a structure is potentially less than the energy required to develop a new structure.
 - b. Reused buildings should incorporate new architectural elements in juxtaposition with old ones where appropriate.
 4. Cool roof and green roof design guidelines. Both cool roofs and/or green roofs should be considered for buildings.
 5. Solar system design guidelines:
 - a. Buildings should be designed to take advantage of solar orientation to ensure that windows, walls and floors are built to collect, store and distribute solar heat efficiently.
 - b. New residential and non-residential buildings should have solar-ready roofs.
 - c. Solar panels should be incorporated in parking lots.
- C. **Site Design.** The following guidelines are designed to enhance the overall site layout to achieve the pedestrian-oriented vision for the Specific Plan area.
1. Buildings. Should be oriented toward the street and/or a publicly accessible space such as a plaza.
 2. Focal points. Should be developed at intersections, corners and the end of streets and pedestrian walkways to create a sense of identification. Plazas, landscape, fountains, artwork, textured pavement and vertical building features may be combined to create focal points.
 3. Landscaping:
 - a. Landscaping should be installed between the street and the sidewalk and/or trees planted in tree wells to buffer the sidewalk from traffic and to provide enhanced pedestrian areas.
 - b. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.
 4. Outdoor spaces:
 - a. Outdoor spaces should have a clear purpose that reflects careful planning and not simply “left over” areas between structures. Such spaces should be landscaped and/or provide pedestrian amenities, including benches, bicycle racks, fountains and/or public art and should be coordinate with the City as part of a development proposal.
 - b. Communal open spaces (e.g. plazas, common green spaces) should be integrated within commercial areas and residential developments to provide places for residents and visitors to relax, play and interact.

5. Parking areas:
 - a. Parking lots should be provided behind buildings, subterranean or within parking structures, where possible.
 - b. Parking areas should be landscaped to minimize glare and heat buildup and reduce negative visual impacts associated with large paving areas.
 - c. Dead-end drive aisles should be avoided.
 - d. The primary entry drive to parking lots, as well as pedestrian paths of travel within a parking lot, should be accented with enhanced paving and landscaping. Permeable or semi-permeable surfaces such as pavers are preferred for accent paving.
 6. Loading and delivery areas. Should be located at the rear or side of buildings and should be screened with decorative walls, trellises/vines, berms with landscaping and/or trees.
- D. **Pedestrian and Vehicular Connections.** The circulation pattern throughout the Specific Plan area will play a pivotal role in the success of attracting visitors and potential tenants to the Downtown. It is important to establish a well-connected system of streets and paths, both internally and to surrounding uses, to allow users to choose from a variety of transportation modes including public transit, walking and biking.
1. Plazas and outdoor use areas should be enhanced with shade trees or shade structures and pedestrian amenities such as benches, fountains, landscaping and public art.
 2. Pedestrian paths and paseos should be designed as integral circulation routes to foster a vibrant environment that encourages walking and enhances the pedestrian experience.
 3. Access between transit stops and Main Street should be clearly defined.
 4. Surfaces made from permeable materials such as pavers should be provided, where possible.
 5. Outdoor furniture and fixtures should be compatible with the project's architecture and should be carefully considered as integral elements of the project.
- E. **Building Form and Mass.** Design building forms to create interesting architecture that relates to pedestrian scale, creates a Downtown character, and minimizes the appearance of large box-like buildings.
1. Variation in wall and roof planes should be used on large monolithic structures to break up the boxlike appearance. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.
 2. Building designs should incorporate 360-degree architecture. Such architecture is full of articulation on every building elevation. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.

3. Architectural elements that add visual interest, scale and character such as projecting balconies, trellises, recessed windows, window detailing and door detailing should be incorporated to create shadow patterns and help articulate façades and blank walls.
 4. Building surfaces that face walkways should be effectively articulated to enhance the pedestrian experience.
 5. Contrasting base materials and/or molding elements should be used to anchor the building to the ground plane.
 6. Entries, display windows, awnings, arcades and outdoor eating areas should be provided to create inviting public spaces.
 7. The visual impact of large monolithic structures should be minimized by creating a cluster of smaller buildings or the appearance of a series of smaller buildings.
 8. Stairways should be designed as an integral part of the overall architecture of the building and not appear as tacked on.
- F. **Building Form and Mass.** Roof forms should be used to distinguish various building forms, create an interesting roof-line, and help to break up the building massing.
1. Buildings with flat or low-pitched roofs should incorporate parapets or architectural elements to break up long horizontal rooflines.
 2. Deep roof overhangs are encouraged to create shadow and add depth to façades. Exposed structural elements (beams, rafter tails) are encouraged as roof overhang details.
 3. Full roofs are desirable. Hipped or gable roofs covering the entire building are preferred to mansard roofs and segments of pitched roofs applied at the building edge.
 4. Roof parapets should be well-detailed, be three dimensional and of substantial size to complement the building. They should include one or more of the following detail treatments: pre-cast elements; continuous banding or projecting cornices; dentils; caps; corner details or variety in pitch (sculpted).
 5. Parapets should be designed to avoid visibility of the interior. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.
 6. Parapets should not appear “tacked on” and should convey a sense of permanence.
- G. **Windows, Doors and Entries:**
1. Window, doors and entry design and materials should complement the desired architectural style of the building.
 2. Entry design should incorporate two or more of the following methods:
 - a. Change in wall/window plane;
 - b. A projecting element above the entrance;

- c. A change in material or detailing;
 - d. Architectural elements and decorative fixtures;
 - e. A portico or formal porch projecting from or set into the surface;
 - f. Changes in the roofline or a tower;
 - g. Front porch; and
 - h. Decorative detailing or placement of art.
3. Where recessed entries occur, a decorative paving material, such as tile, marble or slate, is encouraged on the ground plane.
 4. Windows should be articulated with accent trim, sills, shutters, window flower boxes, balconies, awnings or trellises authentic to the architectural style of the building.
 5. Windows should be inset from building walls to create shade and shadow detail.
 6. Faux shutters should be proportionate to the windows to create the appearance of a real and functional shutter.
 7. Long, monotonous balconies and exterior corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.

H. **Awnings:**

1. All lots with more than one (1) commercial occupant sharing contiguous frontage should maintain a common location and design for building awnings.
2. The bottom edge of awnings should be a minimum of eight (8) feet off the ground.
3. All awnings should be constructed with noncombustible materials such as a fireproof canvas or vinyl.
4. Awnings should be centered over doorways and windows.
5. Awnings should be in proportion to door and window openings.
6. Awnings should be of a color which is appropriate to the overall colors of the facade.
7. The shape, size, and number of awnings should be appropriate to the overall facade design and building size.
8. Awning structure should be sufficient to support safely the awning and withstand the pressures of wind and weather.
9. Awnings which become ripped, tattered, or damaged must be repaired or replaced within three (3) months of the occurrence/appearance of the damage.
10. Barrel awnings should not be permitted.

I. **Materials and Colors:**

1. To convey a sense of high-quality design and permanence, building colors and materials should be selected to simulate authentic and timeless materials.

2. Contrasting colors are encouraged to accentuate details such as trim, windows, doors and key architectural elements, as long as selected colors reinforce the desired architecture style.
3. Fluorescent paints and bright colors are strongly discouraged.
4. Building base materials should be selected that are durable and highly resistant to pedestrian traffic such as pre-cast concrete, stone, masonry, brick, and commercial grade ceramic tile.
5. Recommended façade materials:
 - a. Exterior plaster (smooth troweled preferred);
 - b. Cut stone, rusticated block (cast stone), stone tile, and pre-cast concrete;
 - c. Brick veneer, new or re-used; and
 - d. Ceramic tiles.
6. Façade materials that are discouraged:
 - a. Imitation and crushed rock;
 - b. Mirrored or reflective glass and heavily tinted glass;
 - c. Windows with “tape on” divisions/mullions;
 - d. Corrugated fiberglass;
 - e. Vinyl and aluminum siding;
 - f. Painted or baked enamel metal awnings;
 - g. Rough “Spanish lace” stucco finish;
 - h. Exposed concrete masonry units and split faced concrete masonry;
 - i. Imitation brick; and
 - j. Plywood siding.
7. Recommended roof materials:
 - a. Roof tiles made of clay, slate, or integrally colored concrete;
 - b. Roof tiles with “Mission” or “Barrel” shaped roof profiles;
 - c. Metal roof panels with standing seam texture; and
 - d. Ridge and hip caps and/or flashing should coordinate with field colors.
8. Roof materials that are discouraged:
 - a. Brightly colored material;
 - b. Low-profile composition roof tile, wood and/or hard board, or synthetic shingles and shakes;
 - c. Simulated clay tile roofs in metal;

- d. Corrugated metal roof panels; and
- e. Roof tiles with S-profile.

J. Walls and Fencing/Screening:

1. Walls and fences should be designed with materials and finishes that complement the project's architecture and should be planted with vines, shrubs and/or trees.
2. All fences and walls required for screening purposes should be of solid material. Chain link or similar metal wire fencing with slats is prohibited for screening purposes.
3. A combination of low walls and landscaping should be used to screen unsightly elements of the project and define private and semi-private areas.
4. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation and security functions.
5. Service areas are to be separate and screened from public areas by the use of walls and landscaping as much as possible.

K. Lighting:

1. Light fixtures should be designed to relate in color, material, size, location and illumination with the building architecture.
2. All building entrances should be well-lit.
3. Exterior building lighting designated to illuminate signs should be mounted above the sign on the facade and should be appropriate to the size and scale of the signage.
4. Alley lighting, marking building entries, should be surface mounted and may be either flush with, recessed, or extended from the wall. No fluorescent lighting is allowed for this purpose.
5. Fluorescent lighting tubes shall be concealed by a shade or lens.
6. Parking lots, pedestrian walkways and paseos should be illuminated to ensure safe nighttime conditions.
7. Light fixtures should be sited, directed and/or shielded to prevent spot lighting, glare or light spillage beyond property lines.
8. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden and located so as to not shine in the eyes of pedestrians.
9. Low-voltage/high efficiency lighting should be used in the landscape.
10. Security lighting fixtures should not project above the fascia or roofline of the building and should not be substituted for parking lot or walkway lighting fixtures.
11. Timers and sensors should be incorporated to avoid unnecessary lighting in low volume pedestrian traffic areas.

- L. **Parking Structures.** Parking structures that seamlessly integrate with surrounding buildings are appropriate for Downtown El Monte. This can be accomplished by wrapping portions of the first floor with commercial uses and by articulating upper floors with elements that reflect an occupied building.
1. Decorative and interesting architectural elements, such as towers and rotundas, should be utilized at street intersections. These elements could be used for stairwells and/or elevator towers.
 2. Parapets should be added to key areas on the structure to change the roof-line and reduce its horizontal appearance.
 3. Horizontal openings should be broken up with vertical columns to create a rhythm of openings.
 4. Framing should be added to openings to mimic windows. The framing should have vertical members to deemphasize the horizontal lines of the structure.
 5. Landscaping should be used to screen and enhance the structure. Landscaping and vines planted on structure façades can help reduce the visual impact of the structure while berms and trees planted at the perimeter of the garage can screen lower levels.
 6. Where commercial uses are not provided on the ground floor, the structure should be surrounded by landscaping so that the structure does not directly abut paved areas. A minimum five (5) feet wide landscaping strip should be provided between paved areas and the structure.

17.134.080 – Other Requirements.

The Specific Plan includes six (6) parts. Refer to the following for additional requirements:

- A. **Introduction and Background.** This includes an overview of the Specific Plan, its boundaries and setting, its relationship to other planning documents and its vision and guiding principles. The vision and guiding principles are also incorporated in this Chapter.
- B. **Land Use.** This includes areawide development standards, the Main Street Subarea, the Zócalo Subarea, the Station Subarea, the Monte Vista Subarea and areawide design guidelines. The parking requirements are incorporate in Chapter 17.70 (Parking Regulations) of this Title. The signage regulations are incorporate in Chapter 17.80 (Signage Regulations) of this Title. The remaining information is incorporated in this Chapter.
- C. **Mobility and Beautification.** This includes the transit network, pedestrian network, bicycle network, roadway network, streetscape beautification, public signage and wayfinding signs.
- D. **Infrastructure and Public Facilities.** This includes water systems, wastewater systems, storm drainage system, solid waste disposal, energy system, police protection services, parks and recreation, schools and libraries.

- E. **Implementation.** This includes attracting private investment and public funding benefits, key development opportunity sites, potential funding mechanisms and implementation action plan.
- F. **Administration.** This includes Specific Plan authority and adoption, Specific Plan administration and permitted land uses, nonconforming uses and structures, exceptions, Specific Plan building intensity, Specific Plan Amendments, Specific Plan Amendment process and Development Opportunity Reserve (DOR).

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CHAPTER 17.135 – MACLAREN HALL SPECIFIC PLAN

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