

Implementation

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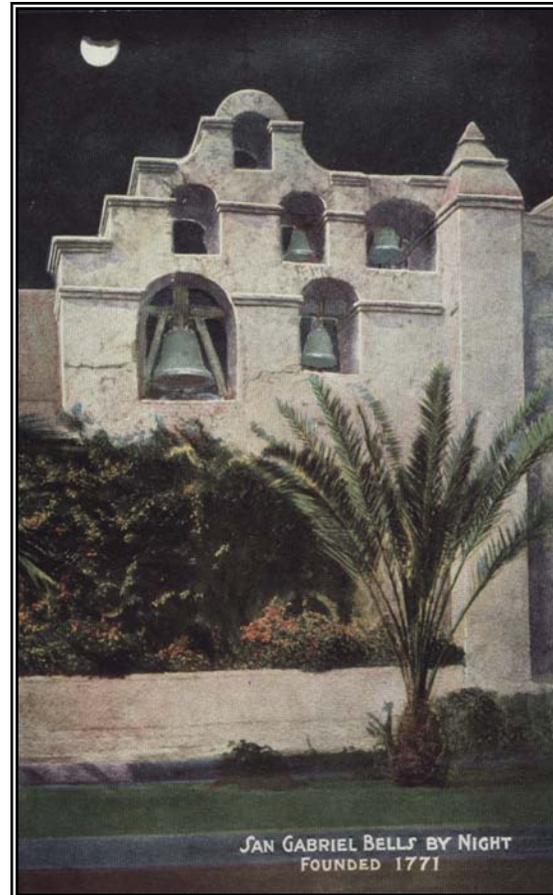
~ *With financial support from a number of entities, San Gabriel will be able to implement this plan.*

Given the financial realities and the current period of economic uncertainty, San Gabriel will need to look at prioritizing needs and developing creative solutions to implementing this Plan. This section of the Plan reviews the ways in which San Gabriel can effectively and efficiently change the Mission District. With financial support from the State of California, San Gabriel has developed this plan. With financial support from a number of entities, San Gabriel will be able to implement this plan.

PRINCIPLES AND GUIDELINES

It is of paramount importance that the City spends its monies in the most efficient and effective way possible. In order to do this the following principles and guidelines shall be followed:

- The City shall create cooperative ventures, with public and private sector resources, in order to implement the improvements in this plan
- In order to generate greater capital, the City shall work to secure matching funds for improvements to the District.
- Developers and property owners should share in the cost of implementing the strategies of this Plan.



In general, there are two ways of implementing the strategies within this plan – procedural tools and monetary tools.

PROCEDURAL TOOLS

These tools are used to enforce the zoning and design policies within this document.

1. **Precise Plan of Design:** All additions and new buildings require review by the Planning staff for conformance to the zoning code and design guidelines. The current process of reviewing Precise Plans of Design (PPDs) and single family homes shall be followed. Large PPDs shall be reviewed by the Design Review Commission. Small PPDs shall be reviewed by the City Architect and the City Landscape Architect. The services of the City Architect and Landscape Architect are used on smaller projects, while larger projects require review by the Design Review Commission. The services of the City’s Preservation Architect will be used on all projects requiring a Precise Plan of Design.
2. **Site Plan Review:** All additions and new single-family residences require review by the Planning staff. At this point in time, alterations to existing single-family residences, or construction of new single-family residences do not require review by the Design Review Commission.

MONETARY TOOLS

These tools are used to pay for programs and improvements to infrastructure suggested by this plan.

1. **Community Development Block Grants:** Portions of the Mission District fall within areas where CDBG monies can be used for the removal of blight and services to low-income people. This money originates with the Federal government and is administered by the County of Los Angeles Community Development Commission.
2. **Impact Fees:** When developers build in the City of San Gabriel they may be required to pay impact fees for such things as parks, fire service, sewer improvements, and police service. Park impact fees can be used to make the recommended improvements to the parks in the Mission District.



3. **Propositions A & C:** Cities can seek funding for transportation and transit-oriented projects using State monies collected by propositions A & C. Street improvements such as bus shelters, bus benches, and street improvements can be funded through this source.
4. **Developer Exactions:** Exactions include impact fees and dedications required by the conditions of approvals.
5. **State and Federal Grants:** The State and Federal governments offer grants – usually matching local government contributions – for a wide range of projects such as historic preservation, local park improvements, environmental health initiatives, and public art programs. Improvement to traffic improvements can be funded through AB 2276 discretionary funds and ISTEA.
6. **Landscape and Lighting Assessment District:** In order to pay for landscaping maintenance and the installation of lighting a special district can be established. Property owners can establish this type of district, which would allow property owners to tax themselves in order to pay for improvements.
7. **Business Improvement Districts:** At this stage in the Mission District’s life, a business improvement district has not yet been formed. With the rejuvenation of the Mission District Partnership, business owners or property owners may be willing to tax themselves in order to pay for programs and capital improvements.
8. **Private Sources:** Organizations, such as the Women’s Division of the Chamber of Commerce, the San Gabriel Historical Association, and owners of culturally significant properties may wish to donate property or goods to support the renaissance of the Mission District. Larger entities, such as the Getty Foundation, have been instrumental in previous initiatives to restore the Civic Auditorium and the Mission. Help from these larger non-profit organizations may also be provided.



TABLE 9.1 ~ IMPLEMENTATION MEASURES - FUNDING SOURCES AND PRIORITIES

	GENERAL FUND	CDBG	IMPACT FEES	PROPOSITION A & C	DEVELOPER EXACTIONS	STATE AND FEDERAL GRANTS	BID OR PBID	L & L ASSESSMENT DISTRICT	PRIVATE SOURCES	FUND	DEFER	COST
ECONOMIC DEVELOPMENT												
<i>Develop Joint Venture Parking Opportunities with S.G.V.M.C.</i>	X		X				X		X		X	HIGH
<i>Promote Development at Key Sites – Civic Auditorium, etc.</i>	X									X		LOW
<i>Host More Community Events in the Mission District</i>	X						X		X	X		MED
<i>Pursue Reoccurring Events at the Civic Auditorium</i>	X								X	X		MED
<i>Develop Long-Term Funding Strategy for the MD Partnership</i>							X		X	X		LOW
<i>Employ professional staff for the MD Partnership</i>							X		X	X		MED
LAND USE												
<i>Increase the Density of Development</i>	X									X		LOW
<i>Allow for local serving businesses; Expand uses beyond tourist – oriented retail</i>	X									X		LOW
<i>Provide an Engaging Street Front</i>	X									X		LOW
<i>Enhance Public Amenities of New Development</i>	X				X				X	X		LOW
HISTORICAL PRESERVATION												
<i>Conduct a Cultural Resource Survey</i>	X					X			X	X		HIGH
<i>Register Historically Significant Buildings</i>	X								X	X		MED
<i>Mark Historically Significant Places with Plaques</i>	X						X	X	X	X		LOW



Mission District Specific Plan ~ Implementation

	GENERAL FUND	CDBG	IMPACT FEES	PROPOSITION A & C	DEVELOPER EXACTIONS	STATE AND FEDERAL GRANTS	BID OR PBID	L & L ASSESSMENT DISTRICT	PRIVATE SOURCES	FUND	DEFER	COST
Adopt the State Historic Building Code	X									X		LOW
Restore Exterior of City Hall	X	X				X			X		X	HIGH
Make Improvements to the Parks and Recreation Building	X	X	X		X	X			X	X		HIGH
Rehabilitate the Civic Auditorium Building	X	X				X			X		X	HIGH
Adopt State Guidelines for Archaeological Resource Management	X									X		LOW
Develop a Cultural Resources Management Plan	X									X		LOW
Develop a Maintenance Program for Long-Term Rehabilitation	X									X		LOW
Develop a Disaster Plan for Historically Significant Buildings	X									X		LOW
Offer a How To Seminar on Historical Preservation	X					X	X		X	X		LOW
URBAN DESIGN												
Build Street Improvements: paved crosswalks, bump-outs, etc.	X			X	X	X	X	X			X	HIGH
Open up Civic Auditorium Wall Parking Lot	X									X		LOW
Enhance Passages Between Buildings	X					X	X	X	X		X	MED
Enhance Area in Front of Arcade Shops with Street Furniture	X					X	X	X			X	MED
Improve the Alley behind the Arcade	X					X	X	X			X	HIGH
Create a Pedestrian Focal Point in the Mission						X	X	X	X		X	MED
Make Improvements to Connect the Mission and Plaza Park	X					X	X	X			X	MED



Mission District Specific Plan ~ Implementation

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<i>Improve Pedestrian Circulation and Amenities into the Civic Auditorium Area</i>	X				X	X	X	X			X	MED
<i>Enhance the Plaza in front of the Civic Auditorium</i>	X				X	X	X	X			X	MED
<i>Improve Public Amenities along Santa Anita Avenue</i>	X				X	X	X	X		X		MED
<i>Implement the Wayfinding (Sign) Program</i>	X					X	X	X	X		X	MED
<i>Implement a Public Art Requirement or In-Lieu Fee</i>	X									X		LOW
<i>Create Additional Public Art</i>			X		X	X			X		X	MED
<i>Implement Architectural Standards</i>	X									X		LOW
CIRCULATION												
<i>Design and Adjust Signal Timing</i>	X			X		X				X		LOW
<i>Reduce Design Speeds</i>			X	X	X	X	X				X	HIGH
<i>Extend Drop Off Zone by Closing Driveway at Civic Auditorium</i>	X				X	X	X				X	LOW
<i>Develop Special Event Parking Plan</i>	X						X		X	X		LOW
<i>Encourage and Allow Shared Parking Arrangements</i>	X						X			X		LOW
<i>Re-Design the Civic Auditorium Parking Lot to Allow for More Vehicles</i>	X									X		LOW
<i>Assist the Mission in Re-Designing the Parking Lot to Increase Capacity</i>							X	X	X	X		LOW
<i>Institute a Sewer Impact/Connection Fee</i>	X									X		LOW

