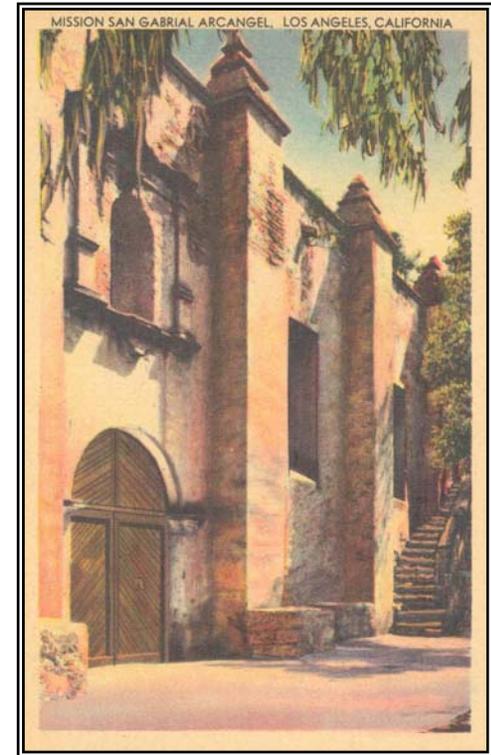


The Mission Tradition

Winston Churchill once said, “We design our buildings, and afterwards our buildings design us.” The manmade environments that we create tend to mold our behaviors over time. Will we walk along a street, interacting with shopkeepers and other pedestrians, or will we drive along the boulevard glancing quickly at billboards? Will we choose to make our purchases from local shopkeepers or will we drive across town for greater selections? Will we view our hometown as a unique place worthy of our attention or will we see it as just another anonymous space within the metropolis? The answers to these questions will be influenced by the design elements implemented within our town boundaries. Recognizing the importance of design in affecting our behaviors, each city must determine its goals then design its various districts to encourage the desired behaviors of its residents and visitors. The input for the desired behaviors must come from the residents, who carry an ideal of the place they want as their hometown and convenience center.

With this in mind, the City of San Gabriel held various public meetings at which residents expressed their interests in encouraging a village atmosphere that allowed for services to be met within walking distances of their residences or from one-stop parking. They also wanted to maintain the character of the Mission District through the preservation of historical structures. The City of San Gabriel gathered input from residents and design professionals in order to set the following design objectives: to stimulate economic activity and to create a more pedestrian-friendly environment. In addition, design guidelines that encourage the restoration and rehabilitation of the city’s buildings and storefronts are key elements contributing to the distinct character of the Mission District.



OBJECTIVES

These objectives are intended to serve as a guide for the conservation, adaptive use, and enhancement of buildings and streetscapes when further developing the Mission District:

- Establish a clearly defined sense of arrival through the incorporation of appropriate signage, entry features, landscape, and hardscape.
- Create a functional and intuitive way-finding system that reinforces streetscape, parking, and circulation improvements.
- Create a cohesive pedestrian circulation concept that enhances inter- and intra-parcel circulation.
- Reinforce the relationship between public and private improvements through incorporation of public artwork.

OPPORTUNITIES AND CONSTRAINTS

The City of San Gabriel has the above objectives in mind for the Mission District. The next step, however, is a reality check to relate the goals of the program to the needs of the market and the constraints of the site. While many opportunities exist for improving and conserving the visual character and functional integrity of the Mission District neighborhood, various constraints limit some potential actions. These opportunities and constraints are summarized below and are further recorded in **Exhibit 6.1**.

An analysis of urban design opportunities and constraints was conducted through field visits involving community members in coordination with City staff. The following concepts were considered: focal points and gathering places, pedestrian utilization, parking availability, vehicular access, residential and commercial linkages, way-finding, public improvements, and streetscape enhancement.

The primary assets of the Mission District include the following:

- **The Proximity of Several Important Historic, Cultural, and Retail Properties:** The San Gabriel Mission, Civic Auditorium, Grapevine Park, Plaza Park, and Arcade shops draw local patronage to the area and promote neighborhood activities.
- **Underutilized Commercial Properties and Buildings:** With a dynamic mix of commercial and residential uses, specifically in the Mission District Village, people from not only the local area but from all over the Los Angeles region will visit more frequently to partake in an



entertaining, dining, and shopping experience. Others may be drawn to live in the Arroyo, Grapevine, or Villa Residential areas.

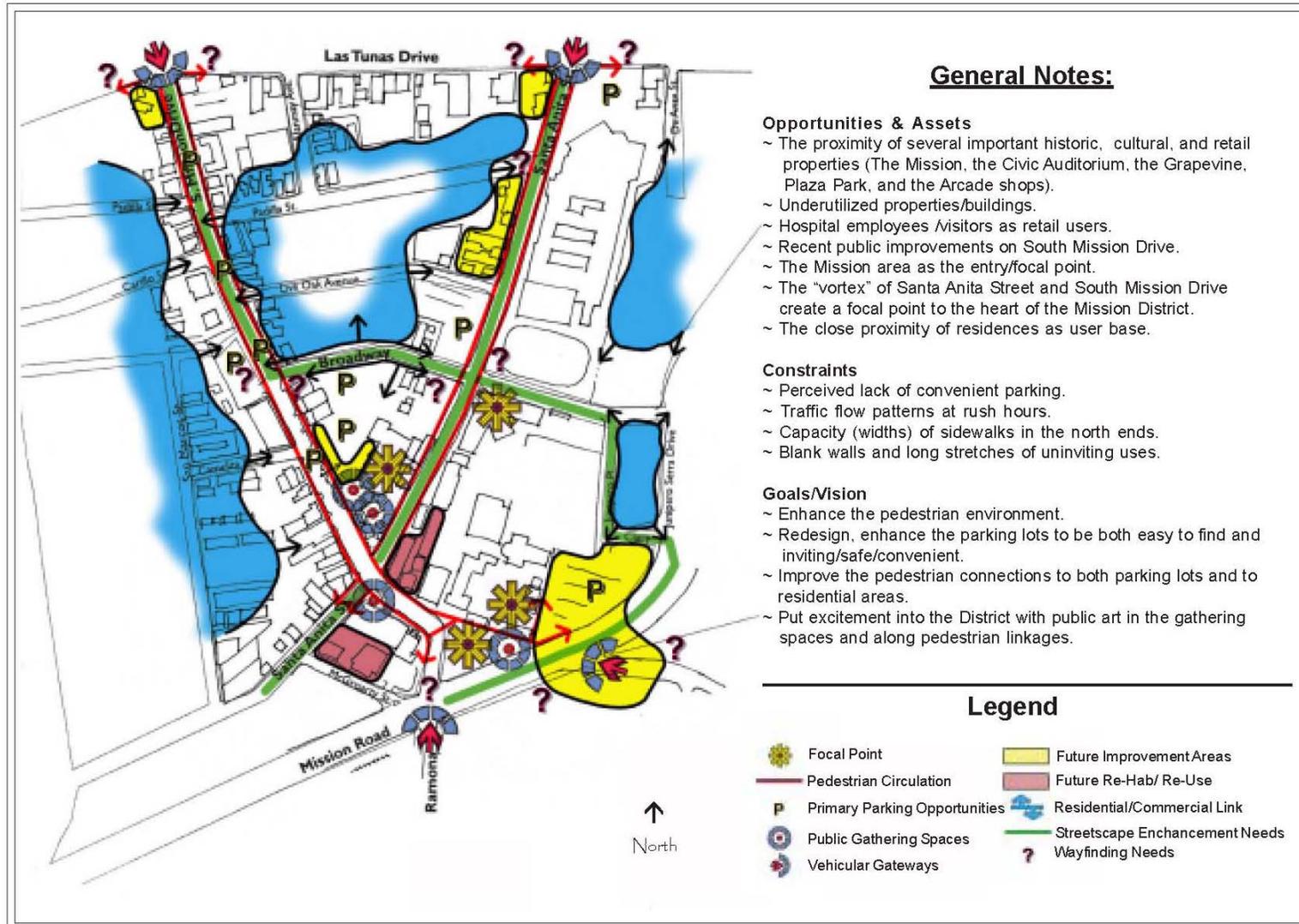
- **The Proximity of the District to the San Gabriel Valley Medical Center:** The hospital's employees are an untapped resource for pedestrian patronage to the District. Adjacent residential neighborhoods also serve as a customer base to Mission District Village. Creating inviting walkways and clear signage may direct more economic activity and patronage from those who live and work in the immediate area.
- **Recent Improvement:** The City should capitalize on recent public improvements along South Mission Drive, including new landscaping, bow-outs, and angled parking. To complement the beautification of South Mission Drive, additional amenities will make the pedestrian experience of strolling down Mission Drive more pleasant and inviting.
- **Defined Focal Points and Entryways.** South Mission Drive and Santa Anita Drive should be used as prime focal points and entryways into the District. Proper signage will direct regional tourists and local visitors, who are unaware that the District exists, to the area.

The Mission District also has various constraints:

- **Distance from Arterial Roadways:** Being somewhat removed from major arterial roadways and having to compete with surrounding commercial centers, the Mission District Village, in general, has a confined market population from which to draw.
- **Parking Issues:** A perceived lack of convenient parking discourages many local patrons from frequenting the commercial businesses.
- **Peak Hour Traffic:** Heavy queuing and traffic flow patterns at peak hours presents a poor sense of circulation and way-finding.
- **Pedestrian Walkways:** Low-quality pedestrian sidewalks at the northern end of Mission Drive are detractions.
- **Wall Surfaces:** Solid, non-permeable wall surfaces that abut sidewalks present an uninviting pedestrian experience.



EXHIBIT 6.1 ~ URBAN DESIGN ELEMENT



TAKING ACTIONS FOR IMPROVEMENT

6.1 Creating the Pedestrian-Friendly District



In regards to the Mission District, one goal of the City of San Gabriel is to bring people out onto the streets. Creating the appropriate form and function in the Mission District can encourage a more robust pedestrian environment. The following improvements will encourage pedestrian movement between and through existing parcels in the project area and will be required as part of any new development in the Specific Plan Area. The type of improvements will be determined by the Community Development Department based on the project size and its location.

A. Mission Drive and Vicinity

1. Add paved crosswalks at Las Tunas and South Mission Drive to provide visual cues for the pedestrian.
2. Incorporate bump-outs on South Mission Drive south of Broadway.
3. Open up the wall along the east side of Mission Drive at the Civic Auditorium at several locations to allow for improved pedestrian access into and out of the parking facility. This will also create visual corridors to reduce the real and perceived barriers along the existing wall.
4. Enhance the narrow passage between buildings on the west side of the South Mission Drive, south of Carmelita Drive, to create a dual use of comfortable pedestrian walking space and vehicular access. Incorporate special paving and bollards.
5. Enhance the Arcade shop areas with additional seating, benches, and planter pots.

B. Civic Center Area

1. Enhance the rear area of the Arcade shops with pedestrian amenities, such as special decorative paving, seating, lighting bollards, and landscaping.
2. Consider consolidating the separate lots north of the Civic Center parking lot to create a larger usable space.

C. Mission Area

1. Create a pedestrian focal point in the Mission.
2. Redesign the existing public space to allow for greater connectivity between the Mission's parking lot and the Plaza Park.



3. Further develop and define the area with special paving, landscaping, and focal point amenities.
4. Provide internal pedestrian linkages between all uses in the area bounded by Broadway, Santa Anita, Junipero Serra, and Mission Road.

D. Civic Auditorium Area

1. Provide several pedestrian paseos and linkages in and out of the central parking area.
2. Enhance the large plaza area in front of the Civic Auditorium with the incorporation of additional benches and seating areas.
3. Open adjacent linkages to the on-site parking facilities.

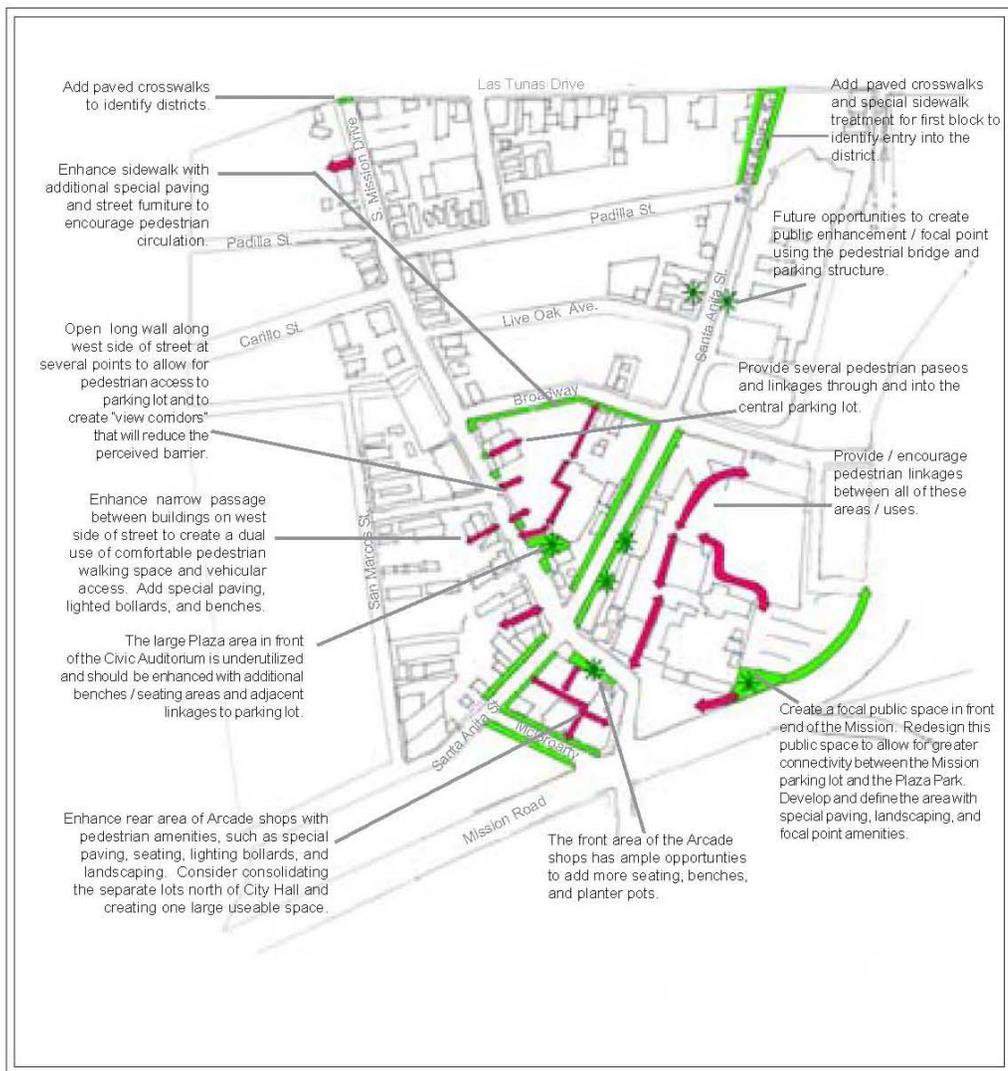
E. Santa Anita Street

1. Improve pedestrian amenities along Santa Anita Street, between South Mission Drive and Broadway.
2. Replace and set back the wall along the west side of Santa Anita Street with an open fence.
3. Create a focal point through the utilization of the future pedestrian bridge north of Live Oak Avenue.
4. Add paved crosswalks and special sidewalk treatment between Las Tunas and Padilla Street.

Exhibits 6.2, 6.3, and 6.4 illustrate these various recommended improvements.



EXHIBIT 6.2 ~ PEDESTRIAN RECOMMENDATIONS



LEGEND

-  Opportunities to create or enhance interior pedestrian paseos and connections for better and safer circulations.
-  Supplement with more amenities and pedestrian enhancements.
-  Opportunities to create or enhance existing public space areas and plazas.

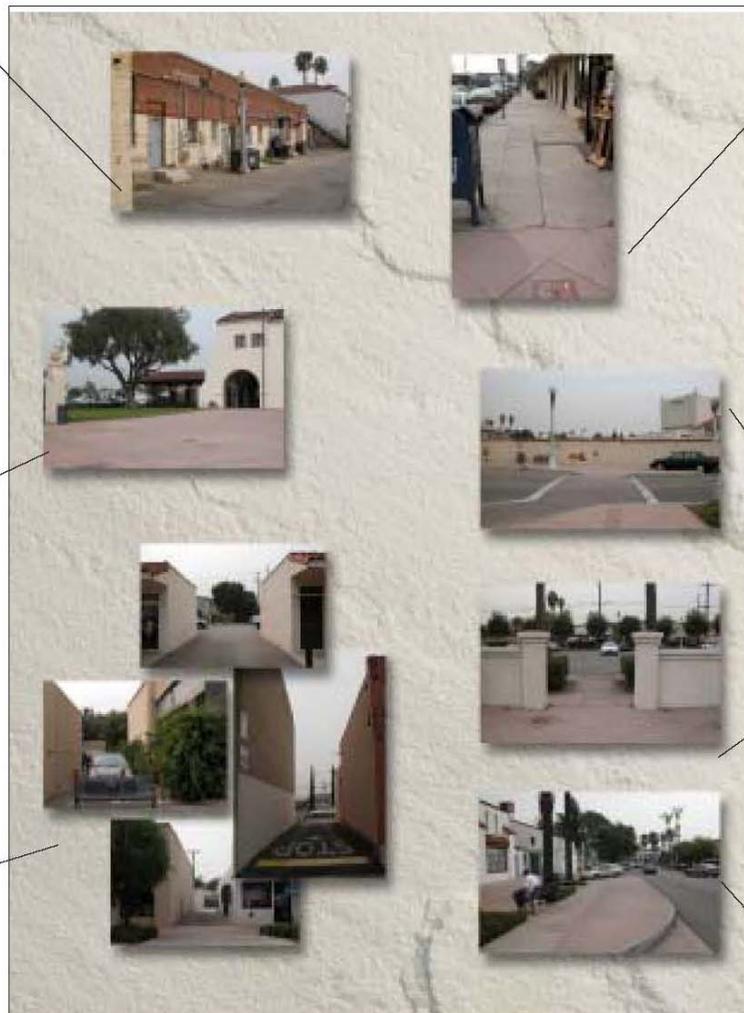


EXHIBIT 6.3 ~ PEDESTRIAN RECOMMENDATIONS

Create Paseos behind Arcade shops and City Hall to Santa Anita Street. Enhance the rear area of the Arcade shops with pedestrian amenities, such as landscaping. Clean up rear facades, add awnings, and improve rear entrances to shops. Consider consolidating the separate lots north of City Hall parking lot and creating one large usable space.

The large Plaza area in front of the Civic auditorium is underutilized and should be enhanced with additional benches and seating areas. Also open up barriers and create easy linkages to the parking area.

Enhance the narrow passages between buildings on the west side of South Mission Drive. Add special paving, lighting bollards, and benches. Walls can be enhanced with mural or other artistic treatments.



Santa Anita, west of South Mission, needs pedestrian enhancement to create an inviting linkage to the west side and paseos behind the Arcade shops.

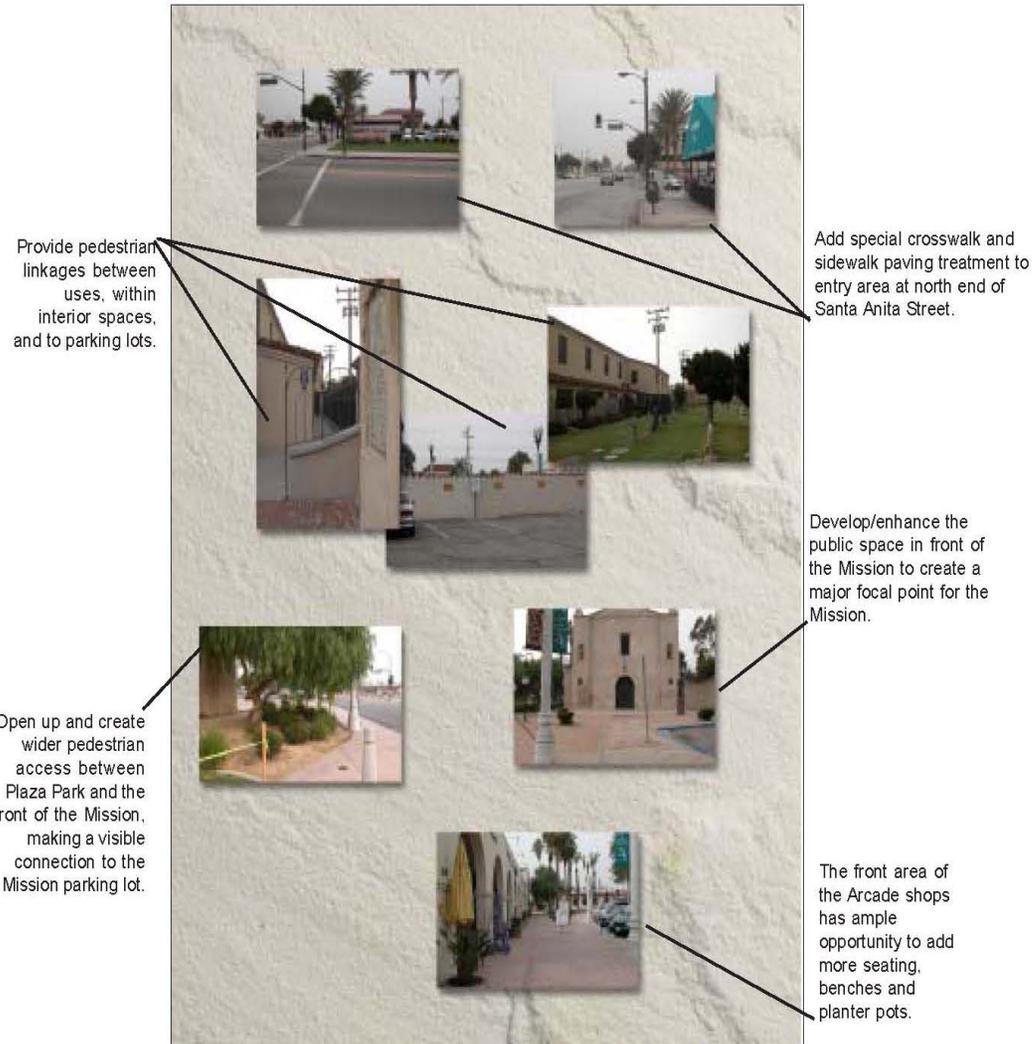
Open up long walls along street side of South Mission Drive and create view corridors and pedestrian access.

Good example of opening in wall.

Wide bumpouts need more amenities such as benches, flower pots, artwork, etc.



EXHIBIT 6.4 ~ PEDESTRIAN RECOMMENDATIONS



Elements of design are critical to creating the kind of environment that will draw people to the area. As architects Hall and Porterfield, write, “The successful communities of the past and present reflect not only the essence of our relationships with one another, but the organizing elements we use to create form and function.” In responding to the ideal expressed by residents and shopkeepers for a more pedestrian-friendly environment, the City of San Gabriel acknowledges, “revitalizing streets for walking, gathering, and shopping is perhaps the most direct example of how placemaking can benefit a city or town economically” (William Whyte).

The following sections identify the standards for street trees, furniture improvements, and signage. Each of these improvements will be part of the conditions of approval for any new development project. The type and number of required improvements will vary depending on the scale and location of each project. Applicants/developers may choose either to pay a fair share contribution for the improvements or to install the improvements according to the guidelines listed in this document and the City’s standards.



6.2 ENHANCING THE STREETScape WITH OPEN SPACE, LANDSCAPING, AND PAVING

People often look to the horizon to enjoy the pleasant scenes created by mountains, the vast ocean, or the sunset. Within the urban environment, green spaces, shady nooks, and harmonious elements charm these same people. To satisfy the universal appeal of natural elements, trees are important elements in the downtown streetscape. The greenery and shade draw pedestrians onto the sidewalks and attract outsiders to an area that might be completely overlooked if it remained purely concrete. In addition, the appropriate placement of trees contributes to the sense of the street scene as an ‘outdoor room.’

Open Space

It is the charm of open spaces that give the original California missions and its surrounding towns, various plaques honoring the people, places and events that have shaped San Gabriel. Events like the famous 1776 Juan Bautista de Anza expedition; a plaque honoring the friendship between San Gabriel and Sister-City, Celaya, Mexico; in addition to dedications to local veterans, who served honorably and faithfully in the U.S. Armed Forces during wars, armed conflicts and peacetime are all located in Plaza Park. Today, the park is often utilized by families and students year-round and is a popular location for wedding photographs during the spring and summer seasons.



Smith Park is also located in the District and is one of five community parks in the City. In 2000 the City celebrated the park's dramatic three-acre expansion and renovation as part of a \$3 million improvement project and creative interaction with the area's history and Gabrielino-Tongva people. Winner of the prestigious 2000 California Award of Excellence from by the State of California Parks and Recreation Department, the park reflects the lifestyle of the indigenous people who inhabited the area before the establishment of the San Gabriel Mission and whose descendents live in and around San Gabriel today. This park celebrates the Gabrielino/Tonga heritage with replication of tribal symbols on park signs and floor artwork in addition to thatched roofs on stilts around picnic tables that are reminiscent of Tongva huts. The park also features a separate garden with California's native plants and materials.

The Old Grapevine Park is another open space area within the District. The park contains an 8" tall by 20' diameter grapevine whose trellised branches once covered 10,000 square feet. It was once a popular local gathering place where refreshments were served under the vine. Many local vineyards began from cuttings of this "Mother Vine". The San Gabriel Winery was among the world's largest in the late 1800's until a blight wiped out the vineyards and oranges became the main agricultural crop of the area. Today it is a popular place for weddings, parties and social gatherings.

New open space opportunities are strongly desired and encouraged in the Mission District Specific Plan area. Open space in the City is only a fraction of the recommended size published by National Park and Recreation Standards (NPRS). One potential area of open space within the district is the Alameda Corridor between Ramona Street and Mission Road. The Alameda Corridor East Project involves the lowering of the railroad tracks within the City. A neighborhood park would be a great open space addition given the limited green space in the City.

Landscaping

The street tree palette considers the relationship between citywide streetscape improvement programs currently being implemented, the existing tree inventory, and the need for shade along sidewalk and public spaces. All street plantings within the District should meet the standards of the street tree palette. These include Jacaranda (*Jacaranda mimosifolia*) which is the predominant street tree along Junipero Serra, Australian Willow (*Geijera parviflora*), Date Palm (*Phoenix dactylifera*), London Plane (*Platanus X acerifolia*), and California Peppers (*Schinus molle*) which are all found along



Mission Drive. Graphic representations of these trees along with descriptions and their appropriate applications are provided in **Exhibits 6.5 and 6.6**. **Table 6.1** Street Tree Plan lists the appropriate tree and quantity by street and block.

All new construction projects that add at least 25% of the existing square footage of the building are required to submit a landscape plan to the Community Development Department. Landscaping shall be a minimum of 10% of the total net lot area. Plant materials within the Mission District should be chosen with year-round interest in mind. Bloom color and season, fall color, texture, detail, and pedestrian scale should be considered. The use of native and "California friendly" are encouraged. Perennials are an excellent source for variety and color and should be incorporated into the landscape, when appropriate. Plants that need consistent watering, but do not provide color or interest are discouraged, such as: Ivy, Mondo grass, or Boxwoods. The final plant palette shall be subject to approval by the City Landscape Architect.

Landscaping requirements for mixed use projects will be subject to a discretionary review by the Design Review Commission. As an option, an in-lieu fee may be paid by an applicant up to 1% of the construction costs which will be placed in a Mission District fund for public improvements in the specific plan area.

Paving

Enhancements to all public sidewalks in the District shall include the use of decorative paving in the color of Prairie Red or similar by Admixtures Inc. Sidewalks along Mission Drive, Santa Anita Avenue, and Junipero Serra Drive already show this pavement material. Other decorative paving may also be used on private walkways and public sidewalks to emphasize pedestrian pathways and provide further enhancements.



TABLE 6.1 ~ MISSION DISTRICT STREET TREE PLAN

STREET	LOCATION		STREET TREE	PARKWAY WIDTH			NOTES
	STREETS	DIRECTION		TOTAL	SIDEWALK	GRASS	
Alanmay Ave.	Las Tunas Dr. to Padilla St.	West	Chitalpa	7.5	5	2.5	
		East	Chitalpa	7.5	5	2.5	
Anderson Way	Mission Dr. to Orange St.	West	Camphor	No improvements			
		East	Camphor	9.5	4.5	5	
Arroyo Dr.	Padilla St. to Santa Anita Ave.	West	Australian Willow	9	5	4.5	Size varies
		East	Australian Willow	7.5	5	2.5	Size varies; Power lines
Broadway	Mission Dr. to Santa Anita Ave.	North	California Pepper	9.5	5	4.5	Require additional dedication
		South	California Pepper	9.5	5	4.5	Require additional dedication
Broadway	Santa Anita Ave. to Junipero Serra Dr.	North	Australian Willow	9.5	5	4.5	
		South	Australian Willow	9.5	9.5		
Broadway	Junipero Serra Dr. to San Marino Ave.	South	Crape Myrtle	9.5	5	4.5	Crape Myrtles existing
		North	See Tree Master Plan	Not in Mission District			
Carrillo Dr.	Arroyo Dr. to Mission Dr.	North	Jacaranda	5	5		5' maintenance easement required on all new development
		South	Jacaranda	5	5		5' maintenance easement required on all new development
Clary Ave.	Junipero Serra Dr. to San Marino Ave.	North	Magnolia	10	5	5	Magnolia existing
		South	See Tree Master Plan	Not in Mission District			
DeAnza St.	South of Las Tunas Dr.	West	Chitalpa	7.5	7.5		Power poles
		East	Chitalpa	7.5	5	2.5	
Junipero Pl.	Broadway to Clary Ave.	West	Chitalpa	No Improvements			
		East	Chitalpa	5	5		5' maintenance easement required on all new development
Junipero Serra Dr.	Las Tunas Dr. to Broadway	West	Jacaranda	17.5	5	12.5	
		East	Jacaranda	Not in Mission District			
Junipero Serra Dr.	Broadway to Clary Ave.	West	Jacaranda	12.5	5	7.5	Jacaranda
		East	Jacaranda	12.5	5	7.5	
Junipero Serra Dr.	Clary Ave. to Mission Rd.	West/North	Alternate Jacaranda and	12	7	5	Jacaranda &



Mission District Specific Plan ~ Urban Design

STREET	LOCATION		STREET TREE	PARKWAY WIDTH			NOTES
	STREETS	DIRECTION		TOTAL	SIDEWALK	GRASS	
			California Pepper				California Pepper
		East/South	Alternate Jacaranda and California Pepper	4.5	4.5		Jacaranda behind sidewalk; Require 5' maintenance easement
Las Tunas Dr.	City Boundary to Mission Dr.	South	Jacaranda	9	9		
		North	Jacaranda	Not in Mission District			
Las Tunas Dr.	Mission Dr. to Alanmay	South	Chinese Pistache	9	9		
		North	Chinese Pistache	Not in Mission District			
Las Tunas Dr.	Alanmay to Santa Anita Ave.	South	Chinese Pistache	9.5	9.5		
		North	Chinese Pistache	Not in Mission District			
Las Tunas Dr.	Santa Anita to DeAnza	South	Chinese Pistache	9.5	9.5		
		North	Chinese Pistache	Not in Mission District			
Las Tunas Dr.	DeAnza to Junipero Serra	South	Chinese Pistache	9.5	9.5		
		North	Chinese Pistache	Not in Mission District			
Live Oak St.	Mission Dr. to San Anita Ave.	North	Australian Willow	9	5	4	
		South	Australian Willow	9	5	4	
McGroarty	Mission Rd. to Santa Anita Ave.	North	Chitalpa	7.5	7.5		
		South	Chitalpa	5.5	3.5	2	
Mission Drive	Las Tunas Dr. to Mission Rd.	West	Date Palm <i>(for accents at entry points)</i> Jacaranda, Australian Willow , or California Pepper	Varies	Varies	Varies	
		East	Date Palm <i>(for accents at entry points)</i> Jacaranda, Australian Willow , or California Pepper	Varies	Varies	Varies	
Mission Rd.	City Boundary to Ramona St.	North	Jacaranda	10	10		
		South	N/A	Not in City			
Mission Rd.	Ramona St. to M.D. Boundary	North/West	California Pepper	5	5		Require 5' maintenance easement or additional dedication
		South/East	California Pepper	5	5		Require 5' maintenance easement or additional dedication
Monson Ln.		West/South	Chitalpa	3	3	0	Require 5' maintenance easement or additional dedication
		East/North	Chitalpa	3	3	0	Require 5' maintenance easement or



Mission District Specific Plan ~ Urban Design

STREET	LOCATION		STREET TREE	PARKWAY WIDTH			NOTES
	STREETS	DIRECTION		TOTAL	SIDEWALK	GRASS	
Montecito Dr.	Main St. to Grand Ave.	West	Holly Oak	9.5	5	4.5	additional dedication
		East	Holly Oak	9.5	5	4.5	
Orange St.	Montecito Dr. to Monson Ln.	North	Holly Oak	9.5	5	4.5	
		South	Holly Oak	Not in Mission District			
Padilla St.	Arroyo Dr. to Mission Dr. to	North	Jacaranda	5.5	5.5		Require 5' maintenance easement or additional dedication
		South	Jacaranda	16	5	11	
Padilla St.	Mission Dr. to Santa Anita Ave.	North	Crape Myrtles	7.5	5	2.5	Crape Myrtles existing
		South	Crape Myrtles	7.5	5	2.5	Crape Myrtles existing
Ramona	Mission Rd. to Grand Ave.	West	N/A	Not in Mission District			
		East	Holly Oak	9.5	5	4.5	
San Marcos St.	Santa Anita Ave. to Mays Alley	West	Chitalpa	5	5		Power lines; Require 5' maintenance easement or additional dedication
		East	Chitalpa	5	5		Require 5' maintenance easement or additional dedication
Santa Anita Ave.	Mission Rd. to Arroyo Dr.	West	Jacaranda	10	10		
		East	Jacaranda	10	10		
Santa Anita Ave.	Arroyo Dr. to Mission Dr.	North	Jacaranda	5	5		Power lines; Require 5' maintenance easement or additional dedication
		South	Jacaranda	5	5		Require 5' maintenance easement or additional dedication
Santa Anita Ave.	Mission Dr. to Broadway	West	Chitalpa	5	5		
		East	Chitalpa	5	5		
Santa Anita Ave.	Broadway to Live Oak St.	West	Jacaranda	5	5		
		East	Jacaranda	5	5		
Santa Anita Ave.	Live Oak St. to Padilla St.	West	Jacaranda	10	0		
		East	Jacaranda	5	0		
Santa Anita Ave.	Padilla St. to Las Tunas Dr.	West	Jacaranda	5	5		
		East	Jacaranda	5	5		



EXHIBIT 6.5 ~ STREET TREE PALETTE



Chitalpa

Chitalpa tashkentensis

15 - 25' height, moderate to rapid growth rate

Deciduous

Use in full sun, takes little to moderate water.



Camphor Laurel

Cinnamomum camphora

25' height, fast growth rate

Evergreen

Attractive shade tree

Use in large areas due to vigorous root system.



Crape Myrtle

Lagerstroemia spp

25 - 40' height/ crown - 15', fast growth rate

Deciduous, attractive pink, white, and purple flowers

Use in large cut-outs and tree wells in sidewalks and plazas.



EXHIBIT 6.5 ~ STREET TREE PALETTE



London Plane

Platanus X acerifolia

60' height/ 40' width with fast growth rate

Deciduous

Use in large cut-outs and tree wells in sidewalks and plazas.



Jacaranda

Jacaranda mimosifolia

40' height/ 50' width with moderate growth rate

Semi-deciduous

Good accent tree with bright color

Use in large cut-outs and tree wells in sidewalks and plazas.



Australian Willow

Geijera parviflora

30'-40' height/ 20'-25' width with moderate growth rate

Semi-deciduous

Use in large cut-outs and tree wells in sidewalks and plazas.



EXHIBIT 6.5 ~ STREET TREE PALETTE



Laurel Magnolia

Magnolia virginiana

10' height, 6' wide, slow growth rate

Deciduous

Use in full sun, soil should be moist.



Pink Trumpet Tree

Tabebuia heterophylla

50' height, moderate growth rate

Evergreen

Blooms throughout the year



Chinese Pistache

Pistacia chinensis

25 - 40' height, moderate to rapid growth rate

Deciduous, aromatic

Flowers and fruit can be messy.



EXHIBIT 6.5 ~ STREET TREE PALETTE



Holly Oak
Quercus ilex
33 - 80' height, 25' spread
Medium growth rate
Evergreen
Drought-tolerant tree, stands up well in strong winds



California Pepper
Schinus molle
40' height / 40' width, fast growth rate
Evergreen
Use in large planter areas and public space areas where there is plenty of room.



EXHIBIT 6.6 ~ ACCENT TREES



California Pepper

Schinus molle

40' height / 40' width with fast growth rate

evergreen

Use in large planter areas and public space areas where there is plenty of room.



Date Palm

Phoenix dactylifera

40'-50' height with moderate growth rate

Use in special areas as part of the existing streetscape plan.



Trees are an important element in creating the streetscape. They bring a touch of nature to the urban setting. Randall Arendt emphasizes the value of nature in town: “Greens are perhaps even more important in village centers than they are in neighborhood situations. In both cases, they provide a focal point and serve as a ‘draw,’ attracting people out of their buildings and cars to engage with others in the civic life of the community.” To encourage the desired pedestrian-friendly Mission District, the placement of street trees is important, while following the required street tree palette unifies the city.

Tree Planting Guidelines and Maintenance: Trees along with private property landscaping shall be installed with appropriate irrigation, including the use of bubblers per the Street Tree Master Plan. Higher water using plants may be chosen for smaller planting areas or containers used as focal points or highly visible accents. Plant material should be chosen with their ultimate size in mind so that plants do not outgrow their space and need excessive maintenance. Shrubs should not be hedged or cut into geometric shapes, but rather be allowed to grow in a more natural appearance.

Trees should be pruned on a regular basis, depending on the type of tree. All pruning should be completed in accordance with International Society of Arboriculture (ISA) standards under the supervision of an ISA certified Arborist. Under no circumstances should trees be "topped".



6.3 STREETSCAPE FURNITURE

Not to be overlooked in creating a pleasing streetscape is the furniture, which includes trash receptacles, light fixtures, benches, paving treatments, bus shelters, newspaper racks, and planters. These elements provide functional purposes, so the placement of the street furniture should coincide with pedestrian activity. In addition, selecting street furniture that reflects uniform colors and styles contributes to the definition of the district. The City of San Gabriel has an existing streetscape furniture palette for the project area. The following streetscape furniture palette provides additional features for enhancing and reinforcing the already existing streetscape palette. **Exhibit 6.7: Supplemental Streetscape Furniture** provides a graphic representation of the required streetscape palette.



1. **Trash Receptacles:** The Bowery Trash Receptacle by Canterbury International is the trash receptacle to be used for all applications in the Specific Plan project area.
2. **Benches:** Existing benches in the project area are Bowery Benches by Canterbury International. The supplementary benches for all public spaces include a modified Bowery Bench using vinyl coating and painted dark green in color to reduce radiant heat. Additionally, garden-style wood benches (teak or ipé) by Victor Stanley, Inc. shall be used in smaller and more intimate areas on private property.
3. **Lighted Bollards:** Lighted bollards in the project area shall be used for pedestrian paseos and intimate gathering spaces. The Pennsylvania Avenue lighted bollards by Canterbury International are recommended.
4. **Planter Pots:** Planter pots add additional color and comfort to pedestrian areas. A variety of planter pot sizes manufactured by Quick Crete, Inc. should be used in various locations throughout the project area, in direct vicinity to other streetscape furniture.
5. **Pavers:** The utilization of small, varied paver patterns shall be implemented at paseo locations and outlying linkages to provide enhancement and visual cues for pedestrians in the project area.
6. **Light Poles:** Street lights to be used shall be Aegean Model No. 21CT13 manufactured by Ameron Products. The street light pole is approximately 15 feet tall and the light fixture atop the pole is the Victorian Luminaire Model No. 1901-21.

6.3.1 Implementation of Street Trees, Streetscape Furniture, and Street Lights: All new construction projects that add at least 25% of the existing square footage of the building are required to provide new public improvements. As part of the application process, a site and landscaping plan shall be submitted to the Community Development Department for review and approval. The plan shall be to scale with a minimum of 1"=20' and shall identify the proposed location(s) and type of street tree(s), streetscape furniture, and street lights. Installation of public improvements shall be the responsibility of the applicant with supervision and maintenance by the City Public Works Division. Projects where there is less than a 25% addition of building square footage are exempt from this requirement.



6.3.2 Lighting Regulations in Private Parking Lots

Commercial projects that include new or repaved parking lots shall be subject to the following requirements:

- (1) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these address numbers shall be no less than six inches in height and be of a color contrasting to the background. If the building is more than one story in height, address numbers should be no less than ten inches in height, contrasting to the background. In addition, any business that affords vehicular access to the rear through any driveway, alleyways, or parking lot shall also display the same numbers on the rear of the building.
- (2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light. All exterior bulbs shall be protected by weather and vandalism resistant cover(s).
- (3) Applicants shall provide a spread study to ensure that open parking lots and access thereto, for use by the general public, are maintained with a minimum of one foot candle of light on the parking surface from dusk until one hour after the termination of the business day. Light poles and fixtures shall not be more than 15 feet in height.
- (4) All required lighting shall be designed to turn on and off automatically. Luminaries shall be directed or shielded so as not to be directly visible from any dwelling unit or to cause off-site glare or nuisance.



EXHIBIT 6.7 ~ SUPPLEMENTAL STREETScape FURNITURE



Supplement the open space on existing improved sidewalks with more of the new street furniture. In addition to the benches and trash receptacles, add more flower pots for added color as well as to break up the long expanses of blank walls.







Existing Bench

(Modified Bowery Bench by Canterbury International) Recommend using vinyl coating and a lighter color (dark green) on additional street furniture.



Planter pots to add color and comfort to pedestrian areas.

(Various sizes by QuickCrete)



Lighted bollards for pedestrian paseos and intimate gathering spaces.

(Pennsylvania Avenue lighted bollard by Canterbury International)



Garden benches placed in smaller and intimate public spaces.

Garden style wood (teak or ipe) by Victor Stanley, Inc.



Existing Trash Receptacle

(Bowery Trash Receptacle by Canterbury International)





6.4 WAYFINDING CONCEPTS

Wayfinding provides a means to enhance and complement access, circulation, and permeability within the Mission District. Wayfinding provides visual cues for vehicle and pedestrian traffic and contributes to strengthening the relationships between land uses and circulation. Existing wayfinding conditions in the project area contribute to less desirable circulation and parking conditions. These are the most prominent observations:

- 1. Difficulty in identifying parking locations:** Patrons, business owners, and visitors have indicated a real and/or perceived difficulty in identifying available parking locations. The inability to readily identify existing parking locations is also perceived as a factor that contributes to negative economic impacts in the business District.
- 2. Absence of unified sign design:** A hierarchy of wayfinding signs is not currently present within the Mission District. Although a variety of street signs are present, the present lack of identifiable and uniform signage deters business and activities in the area, especially from those driving through town.
- 3. Absence of pedestrian-scaled directional signs/kiosks:** A primary focus of the Specific Plan is to establish a cohesive, pedestrian-friendly environment. Limited pedestrian directional signage in the District contributes to low pedestrian utilization, particularly by local residents and the workday population.
- 4. No formal entry statements:** The project area currently lacks sufficient entry identification statements. The primary northern, southern, and eastern entries into the project area do not provide visual cues for arrival.

Based upon existing conditions in the project area, a Wayfinding Sign Program and Sign Family have been developed to resolve current deficiencies and to reinforce the land use, streetscape, and general urban design objectives. As illustrated in **Exhibit 6.8: Wayfinding Signs** and **Exhibit 6.9: Wayfinding Sign Family**, the following wayfinding improvements are required for the Mission District Specific Plan.



A. South Mission Drive Wayfinding Improvements

1. Utilize existing internally illuminated signal arm street name signs to provide “Mission District” directional signs.
2. Install large vehicular-oriented directional sign on southbound South Mission Drive, north of Broadway.
3. Install a parking directional sign at the Park and Ride facility at South Mission Drive and Broadway.
4. Install pedestrian-oriented directional sign/kiosk adjacent to the existing Park and Ride facility at South Mission Drive and Broadway.
5. Install large vehicular-oriented directional signage for northbound South Mission Drive at Broadway.
6. Install parking directional sign for northbound vehicular traffic at Civic Auditorium parking lot adjacent to South Mission Drive.
7. Install pole signs at intersection of South Mission Drive and Santa Anita Street.
8. Install pedestrian-oriented directional sign/kiosk adjacent to City Hall complex.

B. Broadway Wayfinding Improvements

1. Install parking directional signs for the Civic Auditorium parking facilities accessible from Broadway.
2. Install large vehicular-oriented directional signs for westbound traffic at Junipero Serra Drive.

C. Santa Anita Street Wayfinding Improvements

1. Install parking directional signs for parking facilities located west of South Mission Drive.
2. Install directional pole signs to historically significant destinations along Santa Anita Drive, between South Mission Drive and Broadway.
3. Install large vehicular-oriented directional sign at southbound Santa Anita Drive at Broadway.
4. Install parking directional signage for parking at northwest corner of Broadway and Santa Anita Street.
5. Install large pedestrian-oriented directional sign/info board adjacent to proposed pedestrian over crossing.



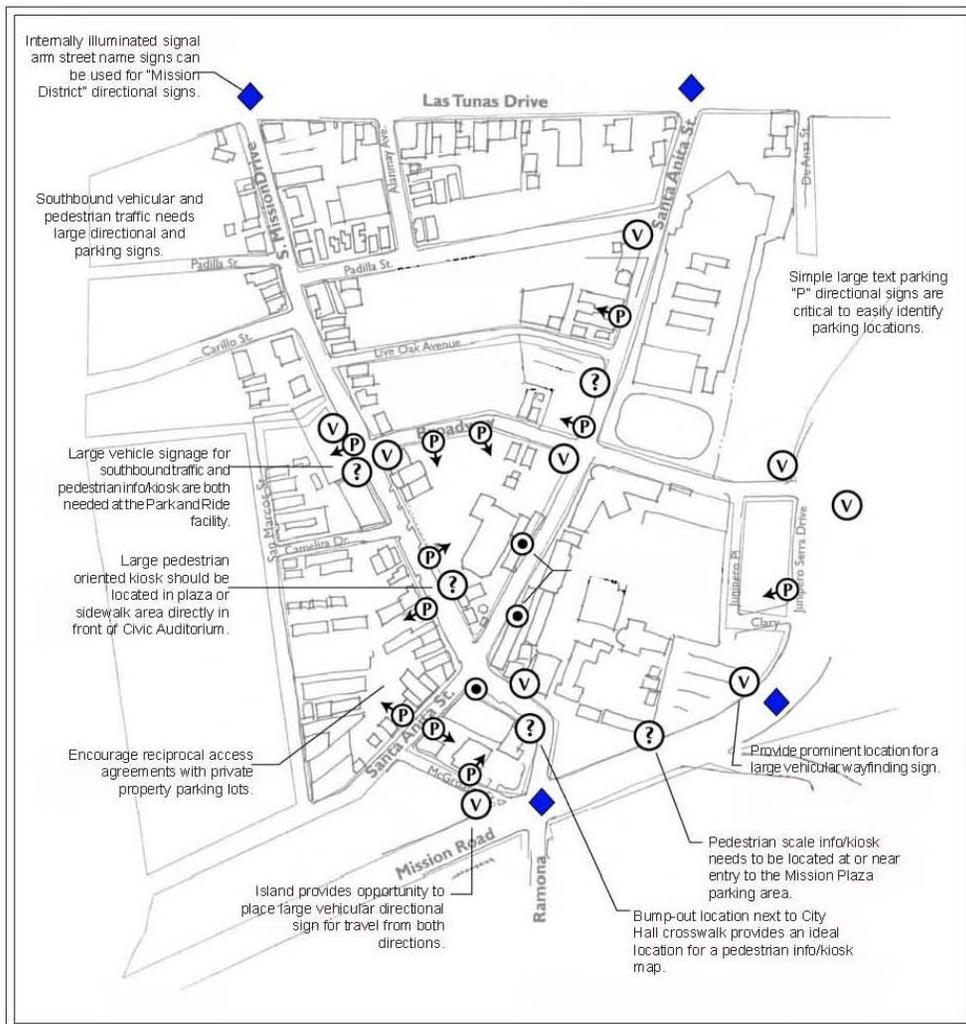
6. Install large vehicular-oriented directional signs for southbound traffic at Padilla Street.

D. Mission Road/Junipero Serra Drive Wayfinding Improvements

1. Install large vehicular-oriented directional sign at Mission Road and McGroarty Street.
2. Install pedestrian-oriented directional sign/info board adjacent to the Mission/Plaza parking area.
3. Install large vehicular-oriented directional sign at Mission Road/Junipero Serra Drive.



EXHIBIT 6.8 ~ RECOMMENDATIONS FOR WAYFINDING SIGNS

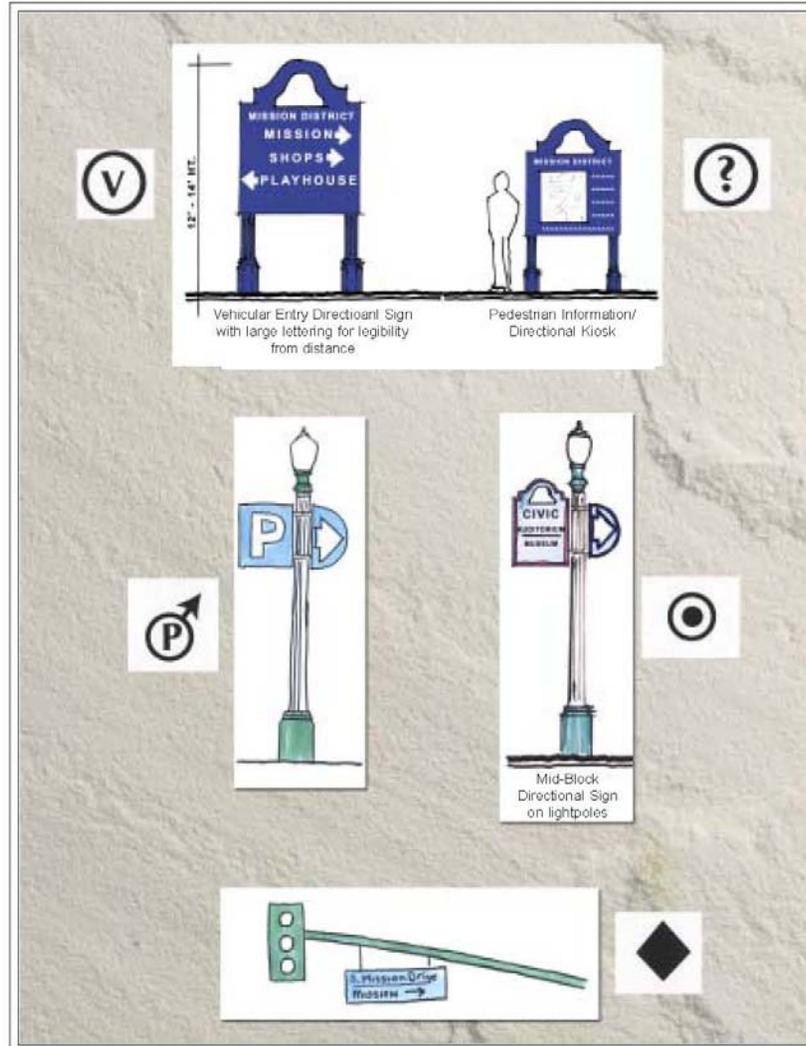


Legend

-  Large vehicular oriented directional sign
-  Signal arm directional sign
-  Parking directional sign
-  Large pedestrian oriented directional sign/info board
-  Pole sign for destination direction



EXHIBIT 6.9 ~ WAYFINDING SIGNS



6.5 PUBLIC ART CONCEPTS

Public art enhances public spaces. Artwork can provide a means to enhance the Mission District area, create a sense of place, and provide a canvas for local artisans. Artwork should be included in the development of outdoor and indoor spaces accessible to the public. District gateways, paseos, plazas, parks, and other shared spaces within the Mission District provide unique sites in which to incorporate public art.

Public artwork also provides indirect economic benefits. When pedestrians in the Mission District encounter art along a path, they will be inclined to walk more slowly and to pay more attention to their environment. Their slower paces will allow them to view window merchandise and displays, perhaps encouraging pedestrians to enter the business establishments. This behavior is strongly welcomed by business owners within the Mission District.



6.5.1 Public Art Opportunities: Based upon site visits and discussions with City staff and San Gabriel residents, a number of public art opportunities were identified. In choosing locations to display public art, decision makers must consider the relationships to the public right-of-way in order to ensure that the potential artwork is accessible to the public, is located in such a manner as to complement existing development, and is situated appropriately to enhance the pedestrian environment. As shown in **Exhibit 6.10: Public Art Opportunities Plan** and **Exhibit 6.11: Public Art Opportunities**, public art opportunities can influence the on-site circulation network and can enhance existing public spaces. The following is a summary of opportunities for placing public art:

A. South Mission Drive

1. Mission 261: provides an opportunity to utilize its façade and planter area for public art elements.
2. Pizza Place: the north end of this restaurant provides a space for a large piece of artwork (sculpture or water).



3. The Plaza in front of the Civic Auditorium: add terra cotta tiles to the existing place-holders as well as 3-dimensional artwork within the Plaza area.
4. The Grapevine: the small plaza in front of the “Grapevine” corner is an ideal location for a small vertical public art element, possibly a fountain.
5. Arcade Shops: numerous opportunities exist to place public art along the wide sidewalk parkway in front of these shops.
6. City Hall: an entry arch might be constructed on South Mission Drive, adjacent to City Hall.
7. Convent: numerous opportunities exist along the front of the Convent for placement of public art, especially sculptures.

B. Santa Anita Street

1. Street Corner: the northwest corner of the Las Tunas/Santa Anita Street area offers a strong opportunity for a large sculptural element.
2. Pedestrian Bridge: the façade of the future pedestrian bridge can be utilized for a public mural, mural relief, or artistic detail.
3. The Adobe: the underutilized areas on the north and south sides of the Adobe offer space for the incorporation of artwork.

C. Mission Area

1. The Mission: as part of an overall redesign and enhancement of the public space in front of the Mission, additional public art (sculpture or water) should be added to the existing El Camino Real Bell.
2. Plaza Park: numerous opportunities for artwork are available in the Plaza Park area, adjacent to the Mission.



EXHIBIT 6.10 ~ PUBLIC ART OPPORTUNITIES

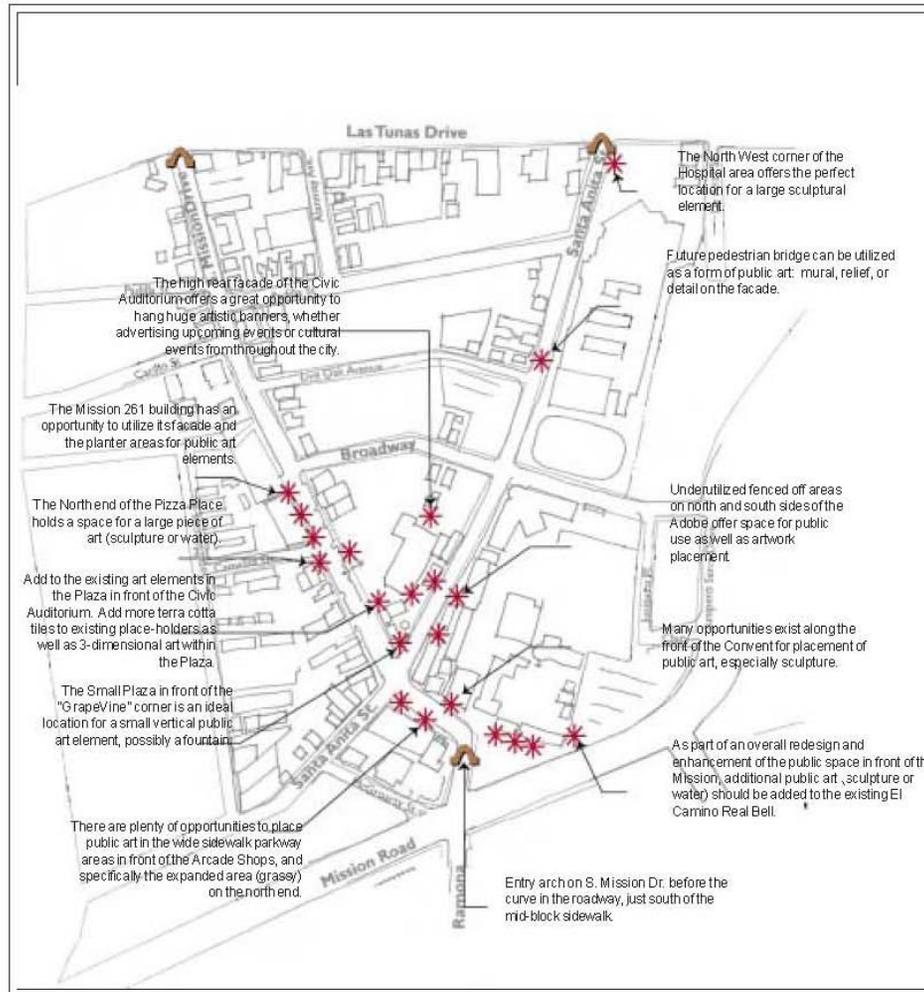
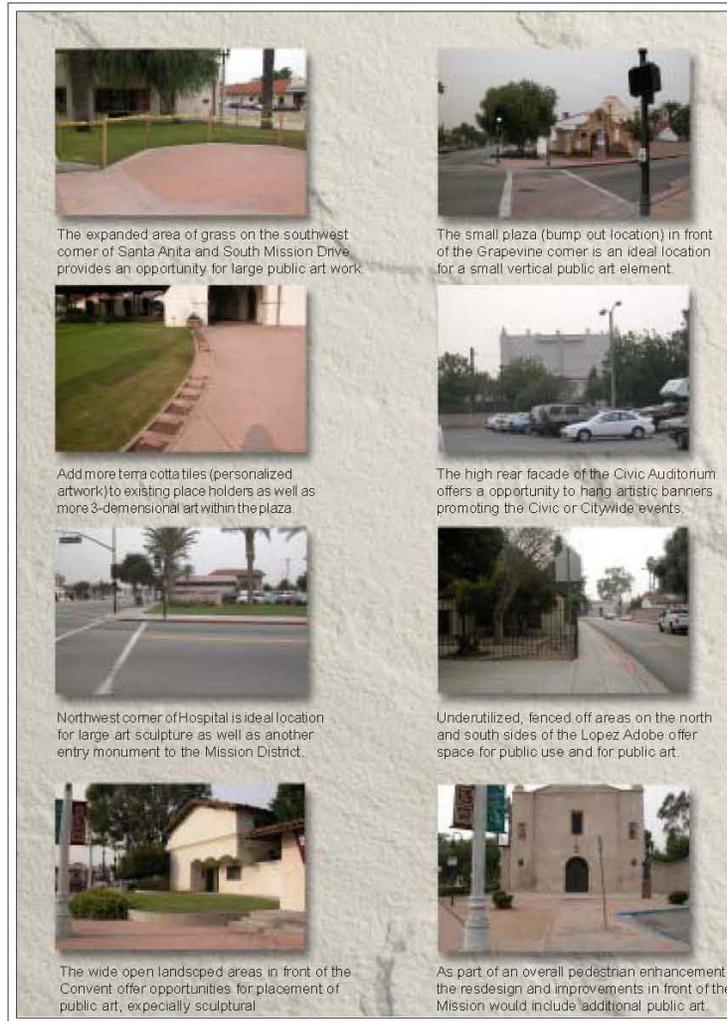


EXHIBIT 6.11 ~ PUBLIC ART OPPORTUNITIES



The expanded area of grass on the southwest corner of Santa Anita and South Mission Drive provides an opportunity for large public art work.

The small plaza (bump out location) in front of the Grapevine corner is an ideal location for a small vertical public art element.

Add more terra cotta tiles (personalized artwork) to existing place holders as well as more 3-dimensional art within the plaza.

The high rear facade of the Civic Auditorium offers a opportunity to hang artistic banners promoting the Civic or Citywide events.

Northwest corner of Hospital is ideal location for large art sculpture as well as another entry monument to the Mission District.

Underutilized, fenced off areas on the north and south sides of the Lopez Adobe offer space for public use and for public art.

The wide open landscped areas in front of the Convent offer opportunities for placement of public art, expecially sculptural

As part of an overall pedestrian enhancement the redesign and improvements in front of the Mission would include additional public art.



6.5.2 Artwork Requirements and Implementation Process

A. **Requirements.** All commercial and mixed-use projects over 25,000 square feet of gross floor area by for-profit as well as non-profit developers shall incorporate in their design a public art component. All city construction projects shall also incorporate in their design a public art component. For purposes of this section, "public art" shall mean creation of an original work or service of an artist for a publicly accessible space which could be, but is not limited to:

1. Original three-dimensional artwork of all kinds;
2. Original two-dimensional artwork of any kind, including applied murals or portable paintings, photography, etc;
3. Environmental artworks;
4. Any combination of media art; and
5. Fixtures such as gates, streetlights, signage, public benches, paving, walkways, bus shelters, may be contracted to artists for unique or limited edition.

The minimum standard of performance used to measure compliance with this section shall be that the public art component shall have a value not less than 1 percent (1%) of the building permit valuation. All applicants are encouraged but not required to employ an art consultant.

B. Implementation Process

1. The Design Review Commission shall be responsible for evaluating public artwork proposals. All proposals shall include a Concept Art Plan and list of artist(s), slides of artist work, sketches, drawings, a written narrative of the public art concept, and a maintenance program. Of the minimum 1% of building permit valuation, no more than 5% may be used as compensation to the artist for the conceptual design. The applicant may supplement this compensation but such additional compensation may not be credited against the 1% minimum.
2. The following criteria will be used in determining project eligibility when evaluating the installation of artwork within the Mission District Specific Plan area:
 - a. Artistic Quality (vision, originality and craftsmanship);
 - b. Context (architectural, historical, geographical and socio-cultural context of the site)
 - c. Quality and permanency of materials (if ephemeral material: is appropriate documentation included?);
 - d. Maintenance;
 - e. Safety;



- f. Diversity of artists (gender, race, culture) representation in the existing collection of publicly-accessible artworks; and
- g. Diversity of artworks (media, scale, style, intention) in the existing collection of publicly accessible artworks.

The Concept Art Plan must relate to the overall development concept. The work of each proposed artist must bear a discernable relationship to the proposed concept.

3. Following approval of the Concept Art Plan, the artist/team will refine the project objectives and conceptualized art project. The art consultant will return to the Design Review Commission with a Final Art Plan (including final narrative, budget, anticipated maintenance plan, and installation calendar) and a two-or-three-dimensional Marquette, with samples and dimensions. This budget must detail art consultant fees, artist fees, fabrication, and installation expenses. Any additional monies such as additional construction funds must be detailed as well. Submission of the proposed Final Art Plan for the Design Review Commission approval must take place within 45 days of approval of Final Design for the project. If not submitted within 45 days, all permits may be denied or cancelled. Any changes to the approved Final Art Plan and budget must be submitted to the Design Review Commission for approval.
4. The following items are not considered artworks in regards to the program:
 - a. Objects which are mass-produced from a standard design such as playground equipment, flags, banners or fountains;
 - b. Reproductions, by mechanical or other means, of original art works;
 - c. Decorative, ornamental or functional elements which are designed by the building architect (not an element commissioned for the purpose of creating a unique work by an artist);
 - d. Historic, architectural or art restoration/preservation efforts of building facades, architectural details or existing artworks.
5. Criteria for Eligible Artists. The intent of this program is that the most appropriate use of public art monies is to commission the highest quality artwork possible and consequently there is no overall policy about residency requirements for artists. It is hoped that as the program matures, the collection of public art in the Mission District will include works by artists of local, regional, national and international repute, and inclusive of artists at varying points in their careers. Developers are strongly encouraged to consider San Gabriel Valley artists.



- a. Visual artists. Artists working in the public realm with demonstrated past experience or proven technical and esthetic ability to successfully create artwork responsive to the site and community best support the mission of this program. Proposed artists will be reviewed based on a proposed art concept, but also on education, gallery affiliation and previous work.
 - b. Not eligible to be selected for commissions are members of the design team or their immediate families including the project architects or consulting architectural firms, members of the selection team, members of the City of San Gabriel Design Review Commission or their immediate families or City staff.
6. Artwork Ownership and Maintenance. When the art is situated at or on property or facilities owned by the City, the developer will retain ownership of the artwork and assume continued maintenance of artwork. Maintenance stipulations will be recorded under covenants affecting real property. In the event that the developer chooses to place the artwork at a site he does not own, the developer will negotiate ownership and maintenance directly with the recipient. The City shall be notified of all legal agreements prior to submission of the Final Art Plan to the Design Review Commission for approval.
- a. In the event the developer of the property wishes to remove the on-site artwork, the City must be notified in writing prior to its removal. The developer will be required to replace the artwork with an artwork of equal or greater value. The replacement artwork will be subject to the same art selection process as the original artwork. The developer will be encouraged to notify the creator of the artwork prior to removal according to the guidelines of the California Preservation of Works of Art Act and the Federal Visual Artists Rights Act (VARA).
 - b. Should the property be destroyed on which the artwork is situated, the artist will be given first refusal to buy the piece pursuant to the requirements of the California Preservation of Works of Art Act and the Visual Artist Rights Act (VARA).
7. If the developer cannot identify an opportunity beneficial to the site and community, the developer may submit a letter to the Design Review Commission, which identifies the process the developer utilized to determine that the community is best served by requesting the full 1% be placed in the Public Art Trust Fund.



- C. No building occupancy for a project as defined in subsection A of this section shall be issued until there has been a written determination made by the Community Development Department that there has been compliance with the Design Review Commission's requirements and this section.
- D. This section shall not apply to projects for which a building permit was issued prior to the effective date of the Specific Plan adoption. A building permit for additions to the same project, which is issued after the effective date of this Specific Plan that enacts this chapter, shall be subject to this chapter.

Evaluating artwork using the above criteria will ensure that the artwork compliments and/or stimulates the Mission District's economic, physical, and functional environment. Any decision may be appealed to the City Council within the time and manner specified by *Municipal Code* § 153.004. The City Council may approve, deny or modify, in whole or in part, the action of the Design Review Commission.

6.5.3 Art Funding Opportunities: Alternative funding sources for the incorporation of artwork in the Mission District project area can play an important role in realizing public art opportunities when financial resources may be a limiting factor. Alternative funding sources are dependent upon the encumbering of state, federal, and private funds and, therefore, vary over time. To supplement the public art fee paid by developers, City staff will research and/or apply for funds in order to obtain the appropriate resources to implement public art in the Mission District. In consideration of the dynamic nature of funding sources, **Table 6.2** provides a summary of reliable sources of funds that may contribute to the Public Art Trust Fund. This Fund is a permanent fund that supports public art within the Mission District. The foundations and programs listed in the table are not inclusive and other funding sources may be considered. Any time a donation is awarded to the City for this purpose the City Council will adopt by Resolution acceptance of the monetary gift.

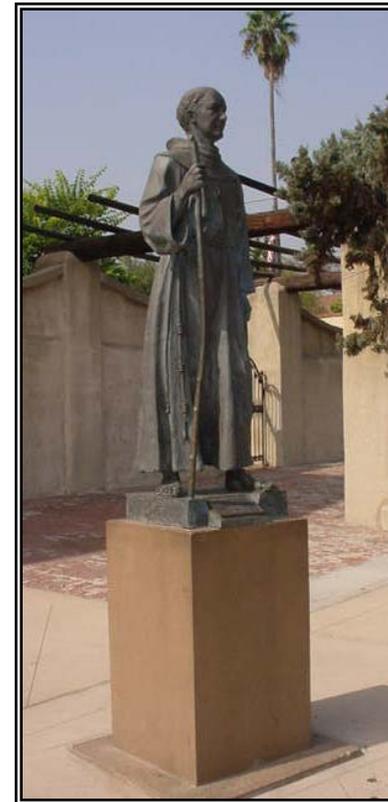


TABLE 6.2 ~ FUNDING OPPORTUNITIES

FUNDING SOURCE	DESCRIPTION	CONTACT
America the Beautiful Fund	Assists and encourages realistic grassroots efforts to improve community life, rescue and revive American cultural and historical sites and traditions, and develop community self-reliance	America the Beautiful Fund 1511 K Street, N.W., Suite 611 Washington, D.C. 20005
National Heritage Area Act	Encourages local, state, and federal governments to develop heritage areas	National Park Service
The National Trust for Historic Preservation – Bank of America Historic Tax Credit Fund	Seeks to stimulate an interest in historic properties that qualify for federal and state historic tax credits and provides economic and community development benefits for the surrounding commercial or residential neighborhoods	The National Trust for Historic Preservation 1785 Massachusetts, N.W. Washington, D.C. 20036
The National Trust for Historic Preservation – Preservation Services Fund	Provides matching grant to nonprofit organizations, universities, and public agencies to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning, economics, and graphic design; conferences are held that address subjects of particular importance to historic preservation.	The National Trust for Historic Preservation 1785 Massachusetts, N.W. Washington, D.C. 20036
Adopt-a-Light Program (tree, bench, etc.)	As a unique method for paying for street lighting fixtures or any other streetscape element, a small projected plaque sign could be affixed to the light pole with the name or logo of the local merchant/business/person/entity who purchased the fixtures. This program can also be applied to historic plaques, benches, trees, paving surfaces, and banners.	Coordinated through City, Chamber of Commerce, or local non-profit organization.
TEA-21 Transportation Enhancements	Formula funding to state (under the transportation enhancements section of TEX-21) for transportation-related activities designed to strengthen the cultural, aesthetic, and environmental aspects of the nation's inter-modal transportation system.	
National Endowment for the Arts – Creativity Grants	Marks and preserves artistic work and the development of professional artists. Grants are awarded under this area to create and present artistically excellent and significant works for the public and to expand the opportunities for artists to develop their careers.	National Endowment for the Arts, Nancy Hanks Center, 1100 Pennsylvania Avenue, NW, Washington, DC 20506
National Endowment for the Arts – Heritage and Preservation Grants	Keeps cultural heritage intact by recovering and preserving artistic achievements. Heritage and Preservation seeks to honor, assist, encourage, preserve, and present those forms of artistic expression and practice that reflect the many cultural traditions.	National Endowment for the Arts, Nancy Hanks Center, 1100 Pennsylvania Avenue, NW, Washington, DC 20506
National Endowment for the Arts – Federal Partnerships	Partnerships with other federal departments in pilot programs that provide competitive grants and cooperative agreements demonstrating how the arts play an integral role in improving the quality of life for your families and communities. Various opportunities are available.	National Endowment for the Arts, Nancy Hanks Center, 1100 Pennsylvania Avenue, NW, Washington, DC 20506
National Endowment for the Arts – Access Grants	Makes quality art as broadly available as possible. Access encompasses a wide variety of projects that seek to make the arts more widely available. Access projects often seek to reach those in underserved areas or those whose opportunities to participate in the arts may be limited by age, disability, language or education, geographic, ethnic, or economic constraints.	National Endowment for the Arts, Nancy Hanks Center, 1100 Pennsylvania Avenue, NW, Washington, DC 20506

