

Sacred Ground

Land is precious and comes in a limited quantity, so a community must make wise choices as to how its land will be used. Land use planning should recognize that each city, town, village, and neighborhood has its own unique history, character, and identity, which differ from all other places. It is these defining features that create the spirit of a place and which give value and meaning to its inhabitants. This chapter attempts to honor and renew the spirit of this place by integrating the historic, cultural, civic, commercial, and residential functions of the District into a well-balanced whole.

LAND USE OBJECTIVES

Land use in the Mission District will be guided by a respect for the past, the needs of the present, and a vision for the future in order to create a vibrant, functional, and economically-sound neighborhood. The area we now call the Mission District has been recognized for centuries as the ideal location around which to build a thriving community. Whether a tribal village of the native Gabrielino-Tongva people, a Spanish missionary settlement that gave birth to the Los Angeles region, or today's multi-ethnic modern city, this land has been at the heart of human activity. For all its storied history, however, the Mission District of 2004 is commonly seen as lacking something vital, as not reaching its fullest potential. In order to correct these weaknesses, the following land use objectives have been set:

- Provide for higher intensity development in the Mission District.
- Establish land use regulations that support increased pedestrian activity and decreased dependence on motor vehicles.
- Develop regulatory standards that ensure the efficient use of under-utilized properties.
- Provide an engaging street front.



- Expand the allowable uses in the Mission District.
- Provide specific requirements to enhance public amenities of new development.
- Allow for balanced development that minimizes environmental and fiscal impacts to the City.

OBSTACLES AND CONSTRAINTS

This chapter of the Specific Plan will identify the land use issues that will need to be overcome in order for the Mission District to fully flower. These issues include the following:

A Disconnection of major District landmarks: There is a lack of synergy in the area between the major attractions: the Mission, City Hall, and the Civic Auditorium.

A lack of residential uses in the District: Presently, the Mission District zone does not permit residential uses. The District's role as a cultural and entertainment center for the City depends on having sufficient people to support, if not a "24-hour district," at least a vibrant and active night life. In order to do this, the introduction of residential uses as part of mixed-use developments is desirable. Mixed-use projects can bring additional people (residents) onto the streets in the evenings and on weekends, heightening the sense of the place as one where people want to congregate. Mixed-use development can be a tool for helping to provide affordable housing for seniors, working families, and others with special needs. The challenge will be to create mixed-use development standards tailored to the unique scale, character, and history of the District.

Code Issues: The Mission District zone was created in September 1994 "to provide for development which will complement the historic nature of the Mission San Gabriel Archangel and will assist in encouraging uses complementary to a tourist and retail oriented area." This was to be accomplished through specific use, signage, and architectural standards unique to the District. In the years since the inception of the Mission District zone, a modicum of success has been achieved in fulfilling this intent. The uses currently



permitted in the Mission District are appropriate for the type of pedestrian-friendly, tourist-drawing commercial and entertainment district envisioned. Experience has shown, however, that there are aspects of the current code that actually hinder the Mission District from reaching its full potential. There are several uses that are conspicuous by their absence, and if allowed, could make a significant contribution to providing the critical mass of people needed to animate the District.

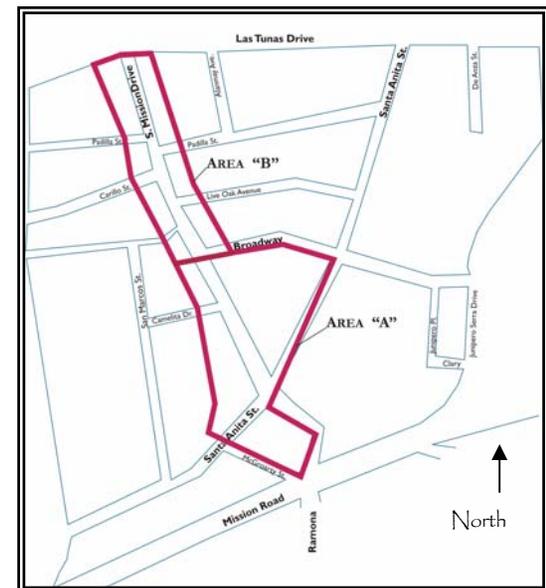
Allowance for live/work space: In many areas that are now thought of as urban success stories, such as Old Pasadena and Pine Avenue in Long Beach, artists were often at the vanguard of those helping to revive historic, but long-neglected neighborhoods. Areas such as these have facilitated the positive influence of the art community by crafting their codes to permit live/work spaces for professionals looking for creative space. Well-designed ordinances that permit live/work space have sparked the creative adaptive reuse of vacant or underutilized commercial and industrial buildings. These spaces also have many of the benefits of mixed-use development, as they include residential space and create a round-the-clock population for the neighborhood.

Absence of lodging in or near the District: At present, there are no lodging accommodations in or near the Mission District for visitors who wish to stay overnight. While large hotels or motels would not be appropriate to the scale or vision of the District, small bed and breakfast types of facilities may be acceptable. Often these inns are adaptive reuse of single-family homes or other types of non-lodging use. The zoning code does not currently allow this type of use in the Mission District.

Mission District vitality: The Mission District has made tremendous strides in beautification since 1990. Similar advancement in economic activity, however, has been hard to come by. While existing zoning regulations have produced some successes, a more comprehensive strategy is called for to help the area reach its full potential.

EXISTING LAND USES

When the Mission District zoning was created in the 1990's, it was divided into Area A (Mission Road to Broadway) and Area B (Broadway to Las Tunas), in recognition of the existing land use pattern. Area A tends to be characterized by its concentration of historic buildings and civic uses, while Area B exhibits a more generalized commercial feel similar to neighboring Las Tunas Drive. Some existing multi-family housing is also present in Area B.



1994 Mission District Zone



The southern half of the district (Area A) encompasses the Mission San Gabriel Archangel (the second oldest building south of Monterey), the legendary San Gabriel Civic Auditorium, the City Hall, the Historic Museum and Hayes House, the Ramona Museum of California, and many other historic and cultural sites. This area also is home to a small cadre of retail shops and restaurants, many of which are struggling to survive. A further challenge for the area is some significant vacant or underutilized buildings, such as the Masonic Lodge, and, until recently, the former “Startups” building, and the old Brave Bull restaurant building.

Finally, Area A is where all of the public parking lots in the Mission District are currently located. These lots are at City Hall, the Civic Auditorium, and the Park and Ride lot adjacent to the former Brave Bull (now Mission 261 restaurant).

In contrast to Area A, where the land use pattern might best be described as institutional/commercial, the northern half of the district (Area B) has a residential/commercial character to it. The section of Mission Drive between Las Tunas and Broadway not only contains commercial uses (mostly general offices, medical/dental offices, and service businesses) but includes some small, older multi-family housing interspersed among the businesses as well. In several cases, these residential buildings are on the corner of Mission Drive and residential streets adjacent to the district, such as Padilla, Live Oak and Carrillo. While the southeast corner of Las Tunas and Mission is anchored by a multi-tenant shopping center, the center is poorly laid out and presents only a limited face to Mission Drive. The 5,000 square foot commercial building recently completed on the southwest corner stands in contrast as a thoughtfully detailed design that embraces the street rather than shirks from it.

“The more successfully a city mingles everyday diversity of uses and users in its everyday streets, the more successfully, casually (and economically) its people thereby enliven and support well-located parks that can thus give back grace and delight to their neighborhoods instead of vacuity.”

Jane Jacobs
urban geographer



4.1 ZONING

Exhibit 4.1 illustrates the existing zoning parcel by parcel. It is clear that an overhaul of the uses permitted in the Mission District zone is an integral part of the formula for stimulating economic activity in the area. In order to implement the vision for the Mission District Specific Plan area, the zone changes are depicted in **Exhibit 4.2**. These changes provide for higher densities in the Mission Village zone and R-3 Arroyo Residential zone, while protecting the charm of the single-family homes on Padilla with the R-1 Villa Residential zone. The names of each zone establish the character we envision for each neighborhood. The Medical Facilities zone will not change from its current zone or permitted land uses;



however, it is an integral part of the Mission District Specific Plan and, as such, is included in the study area.

The **Mission District Village Zone** will contain pedestrian-oriented local-serving commercial and mixed-use development. Development will enhance the area's quaint and historic character by complementing the Spanish-style architecture to create a beautiful and inspiring space featuring walkways, public art, and views of the Civic Auditorium.

The **R-1 Villa Residential Zone** will feature single family homes that maintain traditional design elements such as single-story construction and no enclosures. The **R-2 Grapevine Residential Zone** will sustain a community atmosphere through medium-density residential structures (such as duplex or triplex apartments, or condominiums) that are built to face the street. The **R-3 Arroyo Residential Zone** inspired by the natural fresh-water landscape and will include amenities such as pathways, trees, courtyards and functional pedestrian alleys.

The **C-1 Garden Mission District Zone** will contain public and semi-public uses, will feature plazas rather than lawns, and will offer pedestrian pathways and public art. The **C-1 Marketplace Zone** will enhance the Las Tunas corridor through infill commercial development built to the street. The **C-3 Mill Zone** will be oriented toward bio-medical, R&D, and other high-tech offices, and will include an improved streetscape achieved through tree planting, widening of sidewalks, and creation of parkways along Mission Road and Santa Anita. The **Medical Facilities Zone** will create a medical campus along Santa Anita, from Las Tunas to Broadway; streetscape improvements along Las Tunas will help form a pleasurable entrance to the area.



4.2 PERMITTED LAND USES

The San Gabriel Mission District represents one of the most historic locations in Southern California, with much potential to create a special place for local citizens and the greater community.

Unfortunately, the present zoning precludes some uses that could help the District become an economically viable area while still retaining the unique historical, cultural, and architectural character that gives the District its charm. **Table 4.1** below illustrates the permitted uses for the zones located within the Mission District Specific Plan Area. **Table 4.2** depicts the permitted uses in the residential zones.



**EXHIBIT 4.1 ~ EXISTING
ZONING**

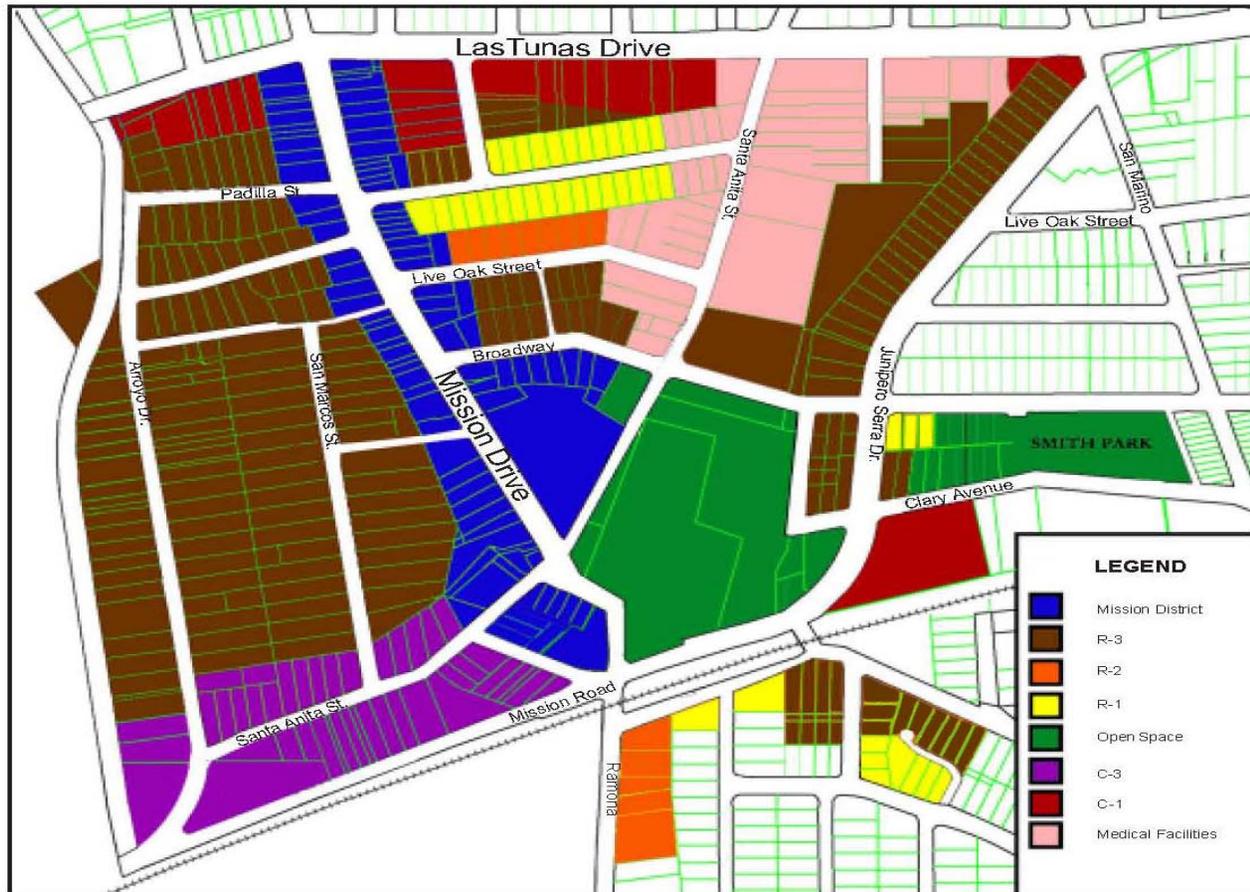


EXHIBIT 4.2 ~ PROPOSED ZONING

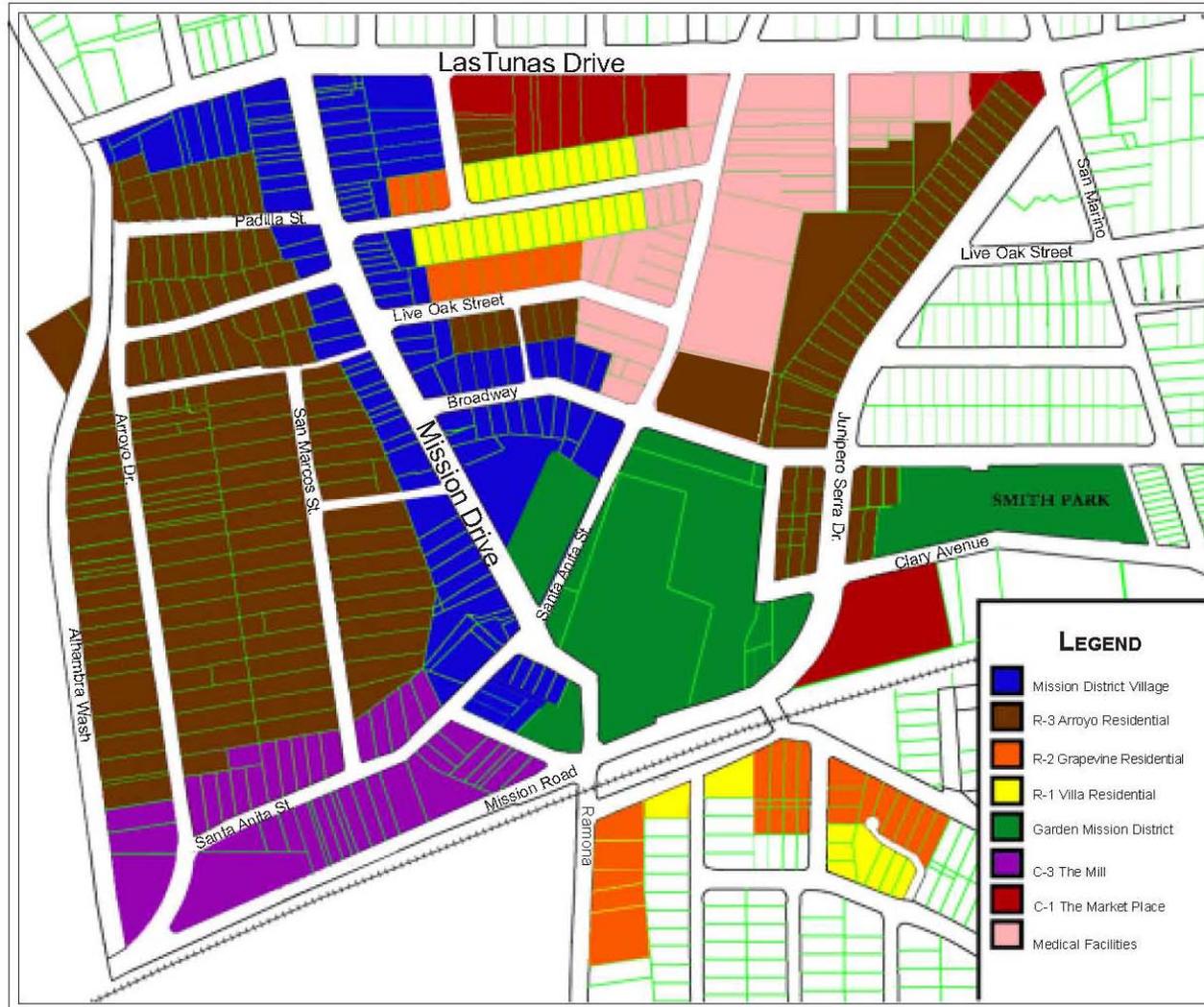


TABLE 4.1 ~ PERMITTED USES: COMMERCIAL

TYPE OF USE	MISSION DISTRICT VILLAGE	OPEN SPACE GARDEN MISSION DISTRICT	C-3 THE MILL	C-1 THE MARKET PLACE
Permitted Uses	<ul style="list-style-type: none"> • Banks and financial institutions • Food and beverage sales and service • General office uses • Live-work space • Lodging/conference facilities • Medical and dental offices • Museums/Art Galleries • Required parking facilities located on the same site as the principal permitted or conditionally permitted use • Retail sales • Small-scale service uses 	<ul style="list-style-type: none"> • Auditoriums • City Halls • Fire stations • Libraries • Mission San Gabriel Archangel • Museums • Parks, recreation centers and accessory offices • Police stations or substations • Required parking facilities located on the same site as the principal permitted or conditionally permitted use • Schools 	<ul style="list-style-type: none"> • Biotech/high tech • Import/export • Light manufacturing and production • Live/work space • Medical and dental labs • Required parking for permitted and conditionally permitted uses • Research and development 	<ul style="list-style-type: none"> • Banks and financial institutions • Food and beverage sales and service • General office uses • Libraries • Live-work space • Lodging/conference facilities • Medical and dental offices • Museums/Art Galleries • Required parking facilities located on the same site as the principal permitted or conditionally permitted use • Retail sales • Small-scale service uses • Vending carts on private property in conjunction with a retail establishment as provided for in Section 153.163 of the San Gabriel Municipal Code
Temporary Uses Subject to Permit	<ul style="list-style-type: none"> • Street entertainment for special events; single-event open air markets; seasonal sales. All temporary uses are subject to a temporary use permit as provided for in Section 153.151 of the San Gabriel Municipal Code 	<ul style="list-style-type: none"> • Street entertainment for special events; single-event open air markets; seasonal sales. All temporary uses are subject to a temporary use permit as provided for in Section 153.151 of the San Gabriel Municipal Code 	<ul style="list-style-type: none"> • Street entertainment for special events; single-event open air markets; seasonal sales. All temporary uses are subject to a temporary use permit as provided for in Section 153.151 of the San Gabriel Municipal Code 	<ul style="list-style-type: none"> • Street entertainment for special events; single-event open air markets; seasonal sales. All temporary uses are subject to a temporary use permit as provided for in Section 153.151 of the San Gabriel Municipal Code
Prohibited Uses	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone 	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone 	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone 	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone



Mission District Specific Plan ~ Land Use

TYPE OF USE	MISSION DISTRICT VILLAGE	OPEN SPACE GARDEN MISSION DISTRICT	C-3 THE MILL	C-1 THE MARKET PLACE
Conditional Uses	<ul style="list-style-type: none"> • Alcohol sales in bona fide restaurants • Live entertainment in any form • Public or semipublic facilities not listed as a permitted use • Publicly owned and used parking facilities • Restaurants with dining rooms open between the hours of 2 a.m. and 6 a.m. • Mixed-use developments • Sale of used goods, including antique sales • Such other uses as may be determined by the Planning Commission, or on appeal, by the City Council to be substantially similar to a permitted use, the conditional use permit process and criteria shall be used. 	<ul style="list-style-type: none"> • Churches • Mixed use developments • Public or semipublic facilities not listed as a permitted use • Publicly owned and used parking facilities • Such other uses as may be determined by the Planning Commission, or on appeal, by the City Council to be substantially similar to a permitted use, the conditional use permit process and criteria shall be used. 	<ul style="list-style-type: none"> • Mixed use developments • Warehousing • Wholesale sales • Such other uses as may be determined by the Planning Commission, or on appeal, by the City Council to be substantially similar to a permitted use, the conditional use permit process and criteria shall be used 	<ul style="list-style-type: none"> • Alcohol sales in bona fide restaurants • Groceries • Live entertainment in any form • Public or semipublic facilities not listed as a permitted use • Publicly owned and used parking facilities • Restaurants with dining rooms open between the hours of 2 a.m. and 6 a.m. • Mixed use developments • Nursing care facilities, adult or child daycare facilities • Parking facilities located on a separate site from the principal use to which the parking is related • Sale of used goods, including antique sales • Veterinary offices • Such other uses as may be determined by the Planning Commission, or on appeal, by the City Council to be substantially similar to a permitted use, the conditional use permit process and criteria shall be used.



TABLE 4.2 ~ PERMITTED USES: RESIDENTIAL

STANDARD	R-3 ARROYO RESIDENTIAL	R-2 GRAPEVINE RESIDENTIAL	R-1 VILLA RESIDENTIAL
Permitted Uses	<ul style="list-style-type: none"> • Accessory buildings and uses incidental to each dwelling unit • Home occupations per Section 153.031 of the San Gabriel Municipal Code • Licensed family care homes, foster homes, or group homes serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welf. & Inst. Code § 5116 • Manufactured housing, including factory-built housing, provided it is developed and maintained in accordance with this subchapter • Multiple-family dwellings (apartments, condominiums) • Publicly-owned and operated parks, playgrounds, and recreation centers, including all necessary facilities • Required parking for permitted and conditionally permitted uses • Residential care facilities housing six or fewer persons • Second residential units per Section 153.047 of the San Gabriel Municipal Code • State licensed family day care homes 	<ul style="list-style-type: none"> • Accessory buildings and uses incidental to each dwelling unit • Home occupations per Section 153.031 of the San Gabriel Municipal Code • Licensed family care homes, foster homes, or group homes serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welf. & Inst. Code § 5116 • Manufactured housing, including factory-built housing, provided it is developed and maintained in accordance with this subchapter • Multiple-family dwellings (apartments, condominiums) • Publicly-owned and operated parks, playgrounds, and recreation centers, including all necessary facilities • Required parking for permitted and conditionally permitted uses • Residential care facilities housing six or fewer persons • Second residential units per Section 153.047 of the San Gabriel Municipal Code • State licensed family day care homes 	<ul style="list-style-type: none"> • Accessory buildings and uses incidental to each dwelling unit • Home occupations per Section 153.031 of the San Gabriel Municipal Code • Licensed family care homes, foster homes, or group homes serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welf. & Inst. Code § 5116 • Manufactured housing, including factory-built housing, provided it is developed and maintained in accordance with this subchapter • One-family dwellings of a permanent character placed in a permanent location • Publicly-owned and operated parks, playgrounds, and recreation centers, including all necessary facilities • Required parking for permitted and conditionally permitted uses • Second residential units per Section 153.047 of the San Gabriel Municipal Code



Mission District Specific Plan ~ Land Use

STANDARD	R-3 ARROYO RESIDENTIAL	R-2 GRAPEVINE RESIDENTIAL	R-1 VILLA RESIDENTIAL
Conditional Uses	<ul style="list-style-type: none"> • Church, chapel, or other religious facility per Section 153.050 of the zoning code • Educational institutions (private elementary and secondary), per Section 153.050 of the zoning code • Licensed family care homes, foster homes, or group homes serving seven or more mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welf. & Inst. Code § 5116, per Section 153.050 of the zoning code • Senior housing units per Section 153.048 of the zoning code 	<ul style="list-style-type: none"> • Bed and breakfast inns (with or without conference facilities) • Church, chapel, or other religious facility per Section 153.050 of the zoning code • Educational institutions (private elementary and secondary), per Section 153.050 of the zoning code • Licensed family care homes, foster homes, or group homes serving seven or more mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welf. & Inst. Code § 5116, per Section 153.050 of the zoning code • Senior housing units per Section 153.048 of the zoning code 	<ul style="list-style-type: none"> • Bed and breakfast inns (with or without conference facilities) • Church, chapel, or other religious facility per Section 153.050 of the zoning code • Educational institutions (private elementary and secondary), per Section 153.050 of the zoning code • Licensed family care homes, foster homes, or group homes serving seven or more mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welf. & Inst. Code § 5116, per Section 153.050 of the zoning code • Senior housing units per Section 153.048 of the zoning code
Prohibited Uses	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone 	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone 	<ul style="list-style-type: none"> • All uses not permitted or conditionally permitted in the zone





4.3 MIXED-USE HOUSING IN NEW AND EXISTING BUILDINGS

The introduction of mixed-use development (residential units over commercial space) is likely to increase in coming years. Mixed-use offers the ability to provide for needed higher density housing without having to rezone more single-family areas for apartments and condominiums. Designing effective mixed-use projects will require great sensitivity to adjoining single use properties.

In June 1999, the City of San Gabriel hosted a facilitated discussion with Mr. Donovan Rypkema, a nationally known expert on downtown revitalization in historic districts. Among his recommendations, Mr. Rypkema suggested that the Mission District should allow mixed-use development, thus mixing users within buildings and creating residential components within the District. This housing is important because the introduction of residents into the area would have four times the economic impact than workers alone would have.



The idea of combining commercial and residential uses under one roof is a very old concept given new currency in recent years by proponents of “new urbanism,” “livable cities,” and “sustainable development.” A convergence of forces is taking place in contemporary cities that is making mixed-use less like an outdated anachronism and more like a viable tool in combating the forces of auto-dependency, sprawl, and high housing costs.

An area like the Mission District is ideally suited for mixed-use development because it is expressly created to be a place where people could easily walk and would not have to rely on the automobile for getting around the District. Currently, two bus lines serve the Mission District. They are MTA routes 176 (a local line connecting northeast Los Angeles and El Monte) and 487 (an express line between Sierra Madre and downtown Los Angeles). The District’s role as a cultural and entertainment center for the City depends on having sufficient people to support, if not a “24-hour district”, at least a vibrant and active night life. Mixed-use projects could bring additional people (residents) onto the streets in the evenings and on weekends, heightening the sense of the place as one where people want to congregate.



Currently, the Mission District does not allow mixed-use. As the economic realities of development change, developers must increase the density of sites in order to make the construction of a building profitable. While allowing the use of residential units in the Mission District will make the District more vibrant and dynamic, it can also help to address the lack of multifamily housing in the San Gabriel Valley.



4.4 DEVELOPMENT STANDARDS

As important as a well thought out land use plan is for the success of the Mission District, a list of permitted uses by itself is not enough. It must be coupled with development standards that will result in the desired built environment to make the vision of the Mission District manifest. Along with the sections on urban design and historic preservation, this section puts forth the City’s expectations of those development characteristics that are necessary in order to preserve and enhance the special character of the Mission District. These standards are itemized in **Table 4.3**, Development Standards Commercial, **Table 4.4** Development Standards Residential, **Table 4.5** Parking Requirements Commercial, **Table 4.6** Parking Requirements Residential and Standards **Table 4.5**.

4.4.1 Development of Properties Adjoining Cultural Resources: Proposals for development on parcels directly adjacent to sites identified as cultural or historical resources within this plan shall be subject to review against the following standards. All new development adjoining properties listed in Section 5.1.1 of this plan shall provide for the following as required by the Planning Commission, Design Review Commission, Community Development Director or designee:

- The protection and preservation of historic, specimen, or rare plants, trees, vegetation and shrubs;
- The protection and establishment and view corridors and pedestrian connections between historical and cultural resource sites and existing corridors such as Mission Road, Mission Drive, Ramona Avenue, and Junipero Serra Drive, as well as landscaped pedestrian ways, or “paseos,” that may be created with new projects under this plan.
- Protection of historical orientation, elements of original streetscape having cultural or scenic value
- Elimination, removal or replacement of improvements inconsistent with the architectural, design, streetscape and preservation standards of the plan
- Use of complementary materials, colors, textures, planting palette, design features, streetscape components, and



- Protection of sight lines, both across properties, and at the roof level; scale of new development so as to preserve visibility and appropriate scale.
- Elimination of utility equipment, rooftop equipment, trash enclosures or other equipment and structures that could create unsightly background as seen from a historic site or cultural resource.
- Concealment of utility structures and equipment, including cable equipment, vaults, backflow devices, and other physical installations.
- Elimination of fencing if designed in a manner inconsistent with the appropriate style and treatment of fencing associated with the character-defining features and context associated with specific cultural and historical resources.
- Undergrounding of overhead electrical utilities as required by the San Gabriel Municipal Code.

“In many parts of the country, mixed use is being looked upon more favorably by both public and private sectors. For so many reasons—public safety being just one—it is good that we are mixing a variety of uses with one another again, and exploring ways of better integrating compatible uses rather than separating them.”

Zelinka & Brennan



TABLE 4.3 ~ DEVELOPMENT STANDARDS: COMMERCIAL

STANDARD	MISSION DISTRICT VILLAGE	OPEN SPACE GARDEN MISSION DISTRICT	C-3 THE MILL	C-1 THE MARKET PLACE
Minimum Lot Size <i>(Newly created lots only)</i>	None	None	None	None
Minimum Lot Width <i>(Newly created lots only)</i>	50 feet	50 feet	50 feet	50 feet
Minimum Landscaped Setbacks				
▪ Front	0'	0'	10% of net lot depth	0'
▪ Rear	10 feet <i>(abutting non-residential zone);</i> 20 feet <i>(abutting residential zone)</i>	10 feet <i>(abutting non-residential zone);</i> 20 feet <i>(abutting residential zone)</i>	10% of net lot depth	10 feet
▪ Side	0'	0'	0	0'
▪ Street Side	0'	0'	10% of net lot width	0'
Landscaping	10% of net lot area. See Section 4.7.4.1 of the Specific Plan	10% of net lot area. See Section 4.7.4.1 of the Specific Plan	10% of net lot area. See Section 4.7.4.1 of the Specific Plan	10% of net lot area. See Section 4.7.4.1 of the Specific Plan
Maximum Building Height	40 feet	40 feet	40 feet	40 feet
Minimum Building Separation	Per Fire Code	Per Fire Code	Per Fire Code	Per Fire Code
Maximum Floor Area Ratio	0.50 (1.00 for mixed use projects)	0.50 (1.00 for mixed use projects)	0.70 (1.00 for mixed use projects)	0.50 (1.00 for mixed use projects)
Utility Undergrounding	See Section 4.7.1.3 of the Specific Plan	See Section 4.7.1.3 of the Specific Plan	See Section 4.7.1.3 of the Specific Plan	See Section 4.6.1.3 of the Specific Plan
Trash Enclosures	See Section 4.7.1.9 of the Specific Plan	See Section 4.7.1.3 of the Specific Plan	See Section 4.7.1.3 of the Specific Plan	See Section 4.6.1.3 of the Specific Plan
Minimum Driveway Width	20 feet	20 feet	20 feet	20 feet
Maximum Fence or Wall Height	Front yard: 3' <i>(solid wall with 3' landscaped setback)</i> or 6' <i>(open fencing)</i> Side and rear yards: 6' Fence or wall height shall be measured from the lower side of the fence or wall where there is an elevation difference	Front yard: 3' <i>(solid wall with 3' landscaped setback)</i> or 6' <i>(open fencing)</i> Side and rear yards: 6' Fence or wall height shall be measured from the lower side of the fence or wall where there is an elevation difference	Front yard: 3' <i>(solid wall with 3' landscaped setback)</i> or 6' <i>(open fencing)</i> Side and rear yards: 6' Fence or wall height shall be measured from the lower side of the fence or wall where there is an elevation difference	Front yard: 3' <i>(solid wall with 3' landscaped setback)</i> or 6' <i>(open fencing)</i> Side and rear yards: 6' Fence or wall height shall be measured from the lower side of the fence or wall where there is an elevation difference
Stormwater Management Requirements	See Section 4.7.1.8 of the Specific Plan	See Section 4.7.1.8 of the Specific Plan	See Section 4.7.1.8 of the Specific Plan	See Section 4.6.1.8 of the Specific Plan



TABLE 4.4 ~ DEVELOPMENT STANDARDS: RESIDENTIAL

STANDARD	R-3 ARROYO RESIDENTIAL	R-2 GRAPEVINE RESIDENTIAL	R-1 VILLA RESIDENTIAL
Maximum Density	24 units/acre (1 unit/1,742 sq. ft. of net lot area) 40 units/acre (1 unit/1,089 sq. ft. of net lot area) if lot size is at least 32,670 sq. ft and lot width is at least 150 feet (additional density bonus possible for senior and/ or affordable units)	12 units/acre (1 unit/3,960 sq. ft. of net lot area) 20 units/acre (1 unit/2,178 sq. ft. of net lot area) if lot size is at least 32,670 square feet and lot width is at least 150 feet (If lot width is less than 150', the current R-2 zoning requirements for outside the Mission District apply)	6 units/acre (1 unit/7,260 sq. ft. of net lot area)
Minimum Lot Size (Newly created lots only)	10,000 square feet	10,000 square feet	7,260 square feet
Minimum Lot Width (Newly created lots only)	70 feet	70 feet	50 feet (interior lots); 55 feet (corner lots)
Minimum Landscaped Setbacks			
▪ Front	15 feet	15% of net lot depth	20 feet (Unenclosed or uncovered front porches may project 6' into the front yard)
▪ Rear	15% of net lot depth; 5 feet (accessory buildings) (rear yard setback for properties on the west side of Arroyo Dr. will be measured from the nearest edge of the flood control easement)	20% of net lot depth; 5 feet (accessory buildings)	15 feet; 5 feet (accessory buildings)
▪ Side	10 feet (if building is 24' or less in height); 15 feet (if building is 25-36' in height); 20 feet (if building is 37-48' in height); 5' (accessory buildings)	5 feet (if building is 15' or less in height); 10 feet (if building is 16-28' in height); 2 feet (accessory buildings)	4 feet; 2 feet (accessory buildings)
▪ Street Side	12 feet	10 feet	8 feet
Minimum Open Space	300 sq. ft. per bedroom (Covering of the Albambra Wash is prohibited; for properties on the west side of Arroyo Dr. either scenic easements along the Wash or the front yard setback can be counted as open space. The flood control easement itself does not count as open space)	400 square foot per bedroom	
Maximum Building Height	48 feet 15 feet (accessory buildings)	28 feet 15 feet (accessory buildings)	15 feet



Mission District Specific Plan ~ Land Use

STANDARD	R-3 ARROYO RESIDENTIAL	R-2 GRAPEVINE RESIDENTIAL	R-1 VILLA RESIDENTIAL
Minimum Building Separation	20 feet (<i>main building to main building</i>); 6 feet (<i>main building to accessory building</i>)	20 feet (<i>main building to main building</i>); 6 feet (<i>main building to accessory building</i>)	6 feet (<i>main building to accessory building</i>)
Maximum Lot Coverage	60%	55%	35%
Maximum Floor Area Ratio			0.35
Utility Undergrounding	See Section 4.7.1.10 of the Specific Plan	See Section 4.7.1.10 of the Specific Plan	See Section 4.7.1.10 of the Specific Plan
Trash Enclosures	Required on projects of 3 units or more. See Section 4.7.1.9 of the Specific Plan	Required on projects of 3 units or more. See Section 4.7.1.9 of the Specific Plan	
Minimum Driveway Width	20 feet	12' feet maximum (<i>1-3 units</i>); 20 feet (<i>4+ units</i>)	12 feet maximum
Maximum Fence or Wall Height	4 feet high in front yard; 6 feet high in side and rear yards Fence or wall height shall be measured from the higher side of the fence or wall where there is an elevation difference	Prohibited in front yard; 6 feet high in side and rear yards Fence or wall height shall be measured from the higher side of the fence or wall where there is an elevation difference	Prohibited in front yard; 6 feet high in side and rear yards Fence or wall height shall be measured from the higher side of the fence or wall where there is an elevation difference
Stormwater Management Requirements	See Section 4.7.1.8 of the Specific Plan	See Section 4.7.1.8 of the Specific Plan	



TABLE 4.5 ~ PARKING REQUIREMENTS COMMERCIAL

USES	MISSION DISTRICT VILLAGE/OPEN SPACE GARDEN MISSION DISTRICT	C-3 THE MILL	C-1 THE MARKET PLACE
Residential			
Live/Work Space	2 spaces / dwelling + 1 space / 750 square feet of office space + 1 guest space for every 3 units	2 spaces / dwelling + 1 space / 750 square feet of office space + 1 guest space for every 3 units	2 spaces / dwelling + 1 space / 750 square feet of office space + 1 guest space for every 3 units
Residential-Mixed Use	1 covered space/bedroom + 1 guest space for every 3 units	1 covered space/ bedroom + 1 guest space for every 3 units	1 covered space/ bedroom + 1 guest space for every 3 units
Restaurants & Lodging			
Restaurants	1 space / 300 square feet		1 space / 100 square feet
Outdoor Dining (<i>on private property</i>)	1 space / 300 square feet		1 space / 300 square feet
Bed & Breakfast	2 spaces + 1 space / guest room		
Bars with Live Entertainment	1 space / 150 square feet		1 space / 75 square feet
Studios and Offices			
Less than 2,000 sq. ft.	1 space / 750 square feet	1 space / 200 square feet	1 space / 200 square feet
2,001 – 5,000 sq. ft.	1 space / 750 square feet	1 space / 250 square feet	1 space / 250 square feet
Greater than 5,001 sq. ft.	1 space / 750 square feet	1 space / 300 square feet	1 space / 300 square feet
Retail			
General Retail	1 space / 750 square feet of gross floor area (GFA)		
Less than 10,000 sq. ft.	1 space / 750 square feet of gross floor area (GFA)		1 space / 250 square feet
Greater than 10,000 sq. ft.	1 space / 750 square feet of gross floor area (GFA)		1 space / 300 square feet
Furniture Stores	1 space / 1,000 square feet		1 space / 500 sq. ft.



Mission District Specific Plan ~ Land Use

USES	MISSION DISTRICT VILLAGE/OPEN SPACE GARDEN MISSION DISTRICT	C-3 THE MILL	C-1 THE MARKET PLACE
Services			
Banks, Savings, Loans	1 space / 225 square feet		1 space / 225 square feet
Barber and Beauty Shop	1 space / 750 square feet		1 space / 250 square feet
Veterinary			1 space / 250 square feet
Medical & Dental Offices	1 space / 750 square feet		1 space / 200 square feet
Medical & Dental Labs		1 space / 250 square feet	
Convalescent / Nursing Facility			0.5 spaces / patient bed
Adult or Child Daycare			1 space /employee + 1 space/adult or child, based on facility capacity
Community Uses			
Library			1 space / 300 square feet
Museum/Art Gallery	1 space / 750 square feet		1 space / 300 square feet.
Manufacturing			
Light Manufacturing		1 space / 500 square feet of industrial area + 1 space / 250 square feet of office use + 1 space / 1,000 square feet of warehouse area.	
Research and Development		1 space / 400 square feet	
Warehousing		1 space / 1,000 square feet	
Wholesaling		1 space / 400 square feet	



TABLE 4.6 ~ PARKING REQUIREMENTS RESIDENTIAL

USES	R-3 ARROYO RESIDENTIAL	R-2 GRAPEVINE RESIDENTIAL	R-1 VILLA RESIDENTIAL
Residential			
Single-Family Housing			2 covered parking spaces <i>(20 ft. x 20 ft.)</i>
2 nd dwelling: studio/1bed	1 space <i>(covered or uncovered; tandem parking prohibited)</i>	1 space <i>(covered or uncovered; tandem parking prohibited)</i>	1 space <i>(covered or uncovered; tandem parking prohibited)</i>
2 nd dwelling: 2 bedrooms	2 spaces <i>(covered or uncovered; tandem parking prohibited)</i>	2 spaces <i>(covered or uncovered; tandem parking prohibited)</i>	2 spaces <i>(covered or uncovered; tandem parking prohibited)</i>
Multiple Family Housing	Minimum 2 car garage / unit + 1 guest space for every 3 units	Minimum 2 car garage / unit + 1 guest space for every 3 units	
Senior Citizen Housing <i>(multi-family)</i>	0.75 space / unit <i>(covered or uncovered)</i>	0.75 space / unit <i>(covered or uncovered)</i>	
Bed & Breakfast		2 spaces + 1 space / guest room	2 spaces + 1 space / guest room



TABLE 4.7 ~ STANDARDS

Any details or issues not specifically covered in these regulations shall be subject to the regulations of the San Gabriel Municipal Code.

CATEGORY	STANDARD
A. Development Standards	1. BUILDING HEIGHT LIMITS IN NON-RESIDENTIAL ZONES: The maximum building height in non-residential zones shall be three stories, not to exceed 40', excluding special architectural elements such as bell towers, theme towers, and, parapet accents, which may extend to 50' upon Design Review Commission approval of a Precise Plan of Design. Towers for mechanical equipment, elevators or cooling shall be subject to the 40' limit unless treated as an architectural element.
	2. COMPLIANCE WITH MINIMUM LOT SIZE AND DIMENSION REQUIREMENTS: Where an existing lot or parcel of record has less width, depth or area than required by this specific plan at the time of adoption of this specific plan, the entire lot or parcel may be occupied by any use permitted by this specific plan without regard to the specific plan's minimum lot size requirements. Nothing in this section, however, shall be construed so as to permit expansion or enlargement of an activity without first securing appropriate City approvals as required by this specific plan and the San Gabriel Municipal Code.
	3. MECHANICAL EQUIPMENT: All mechanical equipment such as heating and air conditioning units shall be completely screened from surrounding properties by use of parapets, architectural features, walls, fences, or shall be enclosed within a building. Roof-mounted equipment shall not be visible from surrounding streets or residential areas. It shall be screened with parapets, architectural features, or enclosures architecturally compatible with the building. Transformers, utility vaults, fire equipment, and similar facilities shall be placed in unobtrusive locations if possible and screened to the extent possible without obstructing required access.
	4. PROJECTIONS INTO REQUIRED SETBACKS: Architectural elements including, but not limited to, bay windows, chimneys, eaves, balconies, planters, plant shelves and non-structural canopies may project into the required side setback area a maximum of 2' and into the required front yard and rear yard setback areas a maximum of 4'. In residential zones, uncovered, unenclosed patios may project 10' into the required rear yard setback area while covered, unenclosed patios may project 5' into the required rear yard setback area. In the R-1 Villa Residential zone, uncovered or unenclosed front porches may project 6' into the required front yard setback area.
	5. SETBACKS: Building setbacks shall be measured perpendicularly from the property line. Circulation including, but not limited to, driveways and walkways shall be permitted in setbacks.
	6. SITES IN ALL ZONES EXCEPT THE R-1 VILLA RESIDENTIAL ZONE: Architectural treatment shall prevent any negative impacts resulting from building massing from affecting the neighboring single-family homes. Mitigations include, but are not limited to, roof pitch and orientation, window placement, and balcony location, and location of second story and theme elements.
	7. STORAGE: Storage areas shall not encroach into required parking, loading areas, drive aisles, trash areas, required landscape or required setbacks. Storage shall be fully screened from public view as provided for in Section 153.159 of the San Gabriel Municipal Code.
	8. STORMWATER MANAGEMENT: The federal government has introduced the National Pollution Discharge Elimination System (NPDES) program to reduce pollutants in storm water. Legislation was enacted as a result of severe and continuing pollution of the nation's ocean shorelines, rivers, and lakes into which storm water drains. "Best Management Practices" (BMPs) to reduce pollution have been developed by the State of California. They are implemented through a county permit process and carried out by local government. During construction, for example, developers must ensure that streets serving a site be kept clean and runoff kept on the site and out of the storm drains. Erosion and sediment must be controlled. Chemical spills must be cleaned up on site rather than washed away. City inspectors enforce the NPDES requirements. The following types of projects are subject to NPDES requirements: <ul style="list-style-type: none"> ▪ Commercial development w/100,000+ sq. ft. of impermeable area ▪ Free-standing restaurants ▪ Parking lots w/5,000+ sq. ft. or 25+ parking spaces ▪ Creation or addition of 5,000+ sq. ft. of impervious surfaces on any already developed site ▪ 10+ units residential units The City Engineer will be responsible for determining on a case-by-case basis specific BMPs to be required on each of the above types of projects.



Mission District Specific Plan ~ Land Use

CATEGORY	STANDARD
A. Development Standards	<p>9. TRASH ENCLOSURES: Trash areas shall be shielded from view by being placed within a building or area enclosed by a solid masonry wall 6' in height. This wall shall be screened by climbing vines or other appropriate landscaping techniques. The entrance to the trash enclosure shall have a durable, opaque, metal gate matching the architectural treatment of the building. Trash enclosures shall not be directly visible from a street unless the unique configuration of a lot makes this requirement infeasible, as determined by the Community Development Director or his designee. Trash enclosures shall be located so that trash trucks may have ready access and not be blocked by parked cars or other obstacles. Minimum inside dimensions for a trash enclosure shall be 8' by 10', however larger enclosures may be required as determined necessary for the needs of the use of the building by the City's waste hauler. Trash enclosure areas and details showing building materials, treatment, gate design, overhead trellis if applicable, and landscaping shall be shown on precise plans and be approved by the City.</p>
	<p>10. UTILITIES: All utilities shall be installed underground. Electrical vaults, meters and utility boxes, and gas meters shall be screened by landscaping and located to minimize their visual impact.</p>
B. Dwelling Units	<p>1. LIVE/WORK SPACE: The following standards shall apply to live/work spaces:</p> <ul style="list-style-type: none"> ▪ The minimum unit size shall be seven hundred fifty (750) square feet. ▪ Each unit shall have a separate entrance that is clearly identified to provide for emergency services. ▪ No less than thirty three percent (33%), and no more than fifty percent (50%) of any unit shall be used for exclusive residential purpose such as sleeping area, kitchen, bathroom and closet areas. The unit shall provide as a minimum full cooking and bathing facilities. ▪ All necessary building permits shall be obtained prior to the use of the space for residential occupancy. ▪ No mechanical equipment shall be used which generates noise higher than the noise standards established for residential uses by the General Plan. ▪ There shall be no outside operations, outside storage or outdoor display of materials or products. ▪ No toxic, explosive, flammable, combustible or corrosive materials are to be stored or used on the site in quantities or in a manner that violates any provision of the Uniform Fire Code. No etiologic or radioactive materials shall be used or stored on the site at any time. ▪ No process shall be used which is hazardous to public health, safety or welfare. ▪ The home occupation shall not displace or block the use of parking spaces required for the residential use including any business storage in required parking areas. ▪ Not more than two (2) vehicles shall be used in the business. Only one vehicle may be commercially licensed. ▪ The Community Development Director or his designee may require the discontinuance of a work activity in a live/work space if as operated or maintained there has been a violation of any applicable condition or standard. The Community Development Director or his designee shall have the authority to prescribe additional conditions and standards of operation for any category of work activity in a live/work space.
	<p>2. RESIDENTIAL ZONES: Each of the residential zoning designations is intended to be unique and mutually exclusive of one another. Although some uses may be permitted in more than one residential zone, it is not the intent of this specific plan that all uses permitted in the R-1 Villa Residential zone be permitted in the R-2 Grapevine Residential and R-3 Villa Residential zones as well.</p>
	<p>3. SENIOR HOUSING: If a senior housing complex is proposed, it shall be designed by an experienced senior housing consultant, familiar with senior needs. A senior housing project shall include amenities consistent with senior needs. This may include, but not be limited to, a spa and pool, a recreation center, picnic tables, or a library.</p>
C. Driveways	<p>1. NEW DRIVEWAYS ON MISSION ROAD, MISSION DRIVE, AND LAS TUNAS DRIVE: It is the intent of this specific plan to reduce the number of curb cuts for driveways on Mission Road, Mission Drive, and Las Tunas Drive and thereby improve traffic flow and vehicular and pedestrian safety. For new developments located on parcels with frontage on any of these streets, no new curb cuts for driveways shall be allowed, unless determined necessary by the City Engineer. Wherever possible, existing curb cuts for driveways on these streets should be eliminated or consolidated with adjacent driveways when new development is proposed.</p>
	<p>2. VEHICULAR OPENINGS: Vehicular access to any lot or parcel shall not be less than 100 feet apart measured from standard drive approach center to center. This standard shall not prevent a legally subdivided parcel from gaining legal access to the street, but shall encourage shared driveways and driveway consolidation. Driveways shall be minimized and placed 100 feet apart, where feasible. Driveways locations shall be a minimum of 100' from corners. Exceptions to these standards shall only be made on a case-by-case basis subject to the review and approval of the City Engineer.</p>



Mission District Specific Plan ~ Land Use

CATEGORY	STANDARD
D. Landscaping	<p>1. LANDSCAPING IN NON-RESIDENTIAL ZONES: On-site landscaping in nonresidential zones shall conform to the following minimum standards:</p> <ul style="list-style-type: none"> ▪ Parking lot planter strips shall have a 7' minimum clear width, including two 2' overhangs from adjacent parking stalls. ▪ Landscape buffer strips along property lines shall have a minimum 7' interior width and shall serve to screen adjoining uses. Buffer strips shall include ground cover, shrubs and trees to create a dense screen which providing depth, texture and color variation. ▪ A minimum of one tree shall be planted within the parking lot for every four parking stalls. ▪ Landscaped berms and low walls shall provide a 36" high screen along street setbacks, minimizing the visual impact of parking lots. ▪ Enriched accent paving, including, but not limited to, stamped concrete, cobblestones, and road pavers shall be used in parking lots, drive aisles, and pedestrian crossing areas. ▪ When adjacent to the Alhambra Wash, landscaping treatments shall line the wash and shall enhance the wash's intersection with the property.
	<p>2. RESIDENTIAL ALLEY STANDARDS: Residential alleys should be improved according to the following standards:</p> <ul style="list-style-type: none"> ▪ Public alleys shall not be used for the permanent storage of private property or trash receptacles. ▪ All trash receptacles shall be screened from direct public view through the use of screening systems such as fences, walls, hedges, enclosures and garage storage. ▪ Rear yard landscaping visible from and/or contiguous to public alleys shall be properly trimmed and maintained. ▪ When rear yards are used for open storage, a solid 6' fence or wall shall be provided at the rear property line. ▪ Rear yards open to the alley shall be free of weeds and debris.
	<p>3. SITES ABUTTING OR ADJACENT TO RESIDENTIAL ZONES OR RESIDENTIAL ALLEYS: Landscaping and an opaque screen 6' high of a material and design appropriate to the neighborhood shall be installed along all site boundaries that abut a residential zone. The Design Review Commission may approve higher screens on a case-by-case basis based on findings that a 6' screen is inadequate, or where there is unusual topography or constrains due to location of existing buildings.</p>
E. Parking	<p>1. COMMON AREA PARKING: Common area parking, whereby tenants of a commercial building or center share use of a parking area even though lot lines may bisect the parking area may be approved as part of a Precise Plan of Design.</p>
	<p>2. COVERED PARKING FOR RESIDENTIAL AND MIXED USE DEVELOPMENTS: Covered parking for residential and mixed use development may consist of a garage, carport, or porte-cochere. All covered parking structures, whether attached or detached from the main residential building, shall be designed to be architecturally compatible with the main residential building and shall comply with all applicable provisions of this specific plan, the Uniform Building Code, and the Uniform Fire Code.</p>
	<p>3. DRIVE LANE AND PARKING LOT GRADES: Drive lane and parking lot grades should not exceed 5%. Exceptions may be made for driveways serving below-grade parking areas, subject to review and approval by the City Engineer.</p>
	<p>4. JOINT USE OR SHARED PARKING: Joint use or shared parking facilities, either on, or offsite may be approved in conjunction with, and as part of a project approval when the hours of operation of the uses do not conflict.</p>
	<p>5. LOADING AREAS: All loading shall be performed on site. Truck loading areas shall be located so that they are not seen from the public right-of-way. Where this is not possible due to unique circumstances of a site, truck loading shall be screened with an architecturally compatible screen wall and landscaping. Sites shall be designed to avoid locating truck-loading areas near residential zones.</p>
	<p>6. PARKING LOT LIGHT STANDARDS: Parking lot light standards shall not exceed 20' in height. In parking lots adjacent to residential zones, light standards shall not exceed 12' in height and shall be directed and shielded to prevent light and glare spillover into the adjacent residential zone.</p>



Mission District Specific Plan ~ Land Use

CATEGORY	STANDARD
E. Parking	7. PARKING LOTS FACING ONTO MISSION DRIVE: It is the intent of this specific plan to encourage new development along Mission Drive to be constructed close to the sidewalk, in keeping with the traditional pattern of development. As such, parking lots serving new development along Mission Drive shall be located behind the buildings.
	8. PARKING STALL DIMENSIONS IN NON-RESIDENTIAL ZONES: In all non-residential zones, a standard parking stall shall be 9' wide by 18' deep and a compact parking stall shall be 8' wide by 15' deep. All parking stalls located next to a wall, fence, column or post shall be increased by an additional 2' in width. All parking stalls shall be provided with an unobstructed back-up space of at least 25'.
	9. TANDEM PARKING: Tandem parking shall be prohibited, except for mixed-use and live/work developments, multifamily residential developments in the R-3 Arroyo Residential and R-2 Grapevine Residential zones on sites at least 32,670 sq. ft. in size and with a minimum lot width of 150', and valet parking consistent with a valet parking plan approved by the Police Department and the Community Development Director or his designee.
F. Performance Standards	1. NOISE: All commercial and manufacturing activities shall be conducted within a wholly enclosed building. All properties within the <i>Mission District Specific Plan</i> shall be subject to the provisions of Section 130.09 of the San Gabriel Municipal Code, relating to "Noise Caused by Machinery"; Section 100.058, regarding noise, dust or vibration, whether for construction or other purposes; and successor provisions of City ordinances pertaining to noise.
	2. LIGHT AND GLARE: No lighting shall be installed so as to create an overspill onto adjoining residential properties. Exterior lighting fixtures, except as required for historical and design purposes, shall employ cut-off design and adjustable hoods permitting light to be directed onto property and away from property lines as required.
	3. TRASH AND DEBRIS: All properties shall be kept in a neat, clean and orderly condition, free of weeds and debris. No merchandise, equipment, used furniture or other items may be stored in a setback or yard area except to the extent expressly permitted by the <i>San Gabriel Municipal Code</i> and provisions of this plan.
	4. NUISANCES: The provisions of Chapter 98 of the San Gabriel Municipal Code, Sections 98.01 through 98.99 inclusive, shall apply to all properties within the Mission District Specific Plan.



DEFINITIONS

Terms used in these regulations shall have the same definitions as given in the San Gabriel Municipal Code unless otherwise defined herein.

Bedroom: A bedroom shall be considered any room which is not a kitchen, dining room, living room, family room, or bathroom and which is designated as a bedroom or is capable of being used for sleeping quarters, which may contain closets and may have access to a bathroom, and which has at least 125 square feet of floor area (exclusive of closets) and which meets Uniform Building Code requirements for light and ventilation. A determination of the identity of any room shall rest with the Community Development Director or his designee.

Biotech: Industrial processes which apply the principles of engineering and technology to the life sciences.

Building Height: The vertical distance measured from the average level of the finished grade at the lowest point of the building to the highest point of the structure. The highest point is described as the average parapet level, highest point of screening for mechanical equipment or highest roof peak and does not include architectural projections such as chimneys, theme towers, parapet accents or bell towers.

Conditionally Permitted Uses: Uses permitted subject to the issuance of a conditional use permit (must be approved by Planning Commission, subject to conditions of approval) and in accordance with the procedures of this specific plan and the San Gabriel Municipal Code.

Covered Parking: One or more parking spaces covered by a permanent structure such as a garage, carport or porte-cochere.

Floor Area Ratio: The numerical value obtained by dividing the aboveground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land. For residential uses, non-habitable structures such as garages are not included in the floor area ratio calculation. Covered patios and balconies are included in the floor area ratio calculation.

High-Tech: Industrial processes which involve highly advanced or specialized technology, systems, devices, machines, and methods.



Live-Work Space: Space within buildings that are jointly used for commercial and residential purposes, where the residential use of the space is secondary or accessory to the primary use as a place of work.

Lot: A parcel of real property as shown with a separate and distinct number or letter on a plot recorded or filed with the County Recorder, or a parcel of real property abutting upon at least one public street or a recorded private or public street or road easement and held under separate ownership.

Lot Coverage: The numerical value obtained by dividing the ground-level gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land, uncovered decks, patios, etc.

Mixed-Use Development: A project, which has residential units, including but not limited to condominium or apartment housing, including senior housing, and one or more non-residential uses such as commercial, retail, business or professional office or related common areas (such as a community room, conference room, or health and fitness room) within a single building or in two or more buildings, which are located on one property. The property may consist of one or more contiguous parcels under single ownership. Mixed-use development shall have the non-residential component on the ground floor

frontage. The housing component of such facilities shall be located above the non-residential component. Such facilities shall be designed and constructed to be appropriate for their use, not retrofitting existing commercial or office facilities or facades.

Net Lot Area: The gross area of a lot, minus any dedications or publicly held easements.

Net Lot Depth: The mean (average) horizontal distance between the front and rear lot lines of a net lot.

Office: Businesses engaged in providing services for individuals and businesses; including attorneys, engineers, realtors and brokers; banks and savings institutes, health professionals, consulting and employment services.

Ornamental Masonry Wall: A wall constructed of block, brick, stone or other masonry material designed in such a manner to be compatible with adjacent architecture and aesthetically attractive.

Parking Facilities: Areas devoted to the parking of vehicles, including surface parking lots, subterranean or semi-subterranean garages, and above-ground parking structures.



Permitted Uses: Uses permitted by right (no special approval required) and in accordance with the procedures of this specific plan and the San Gabriel Municipal Code.

Public/Semi-Public Facilities: A facility that provides a public service and is owned or operated by a federal, state, or local government, public or private utility, public or private school or college, church, public agency, or tax-exempt organization.

Research & Development: Activities involving the research and development of new technology, systems, devices, machines, methods and materials.

Screening: A method of visually shielding or obscuring one abutting or nearby use or structure from another by use of fencing, berms, walls, parapets, roofing or densely planted landscaping.

Setback: The required distance from any lot line or building establishing the area in which the principal structure must be placed. Exclusions, such as fences, signs, or landscaping are permitted and regulated under separate development standards.

