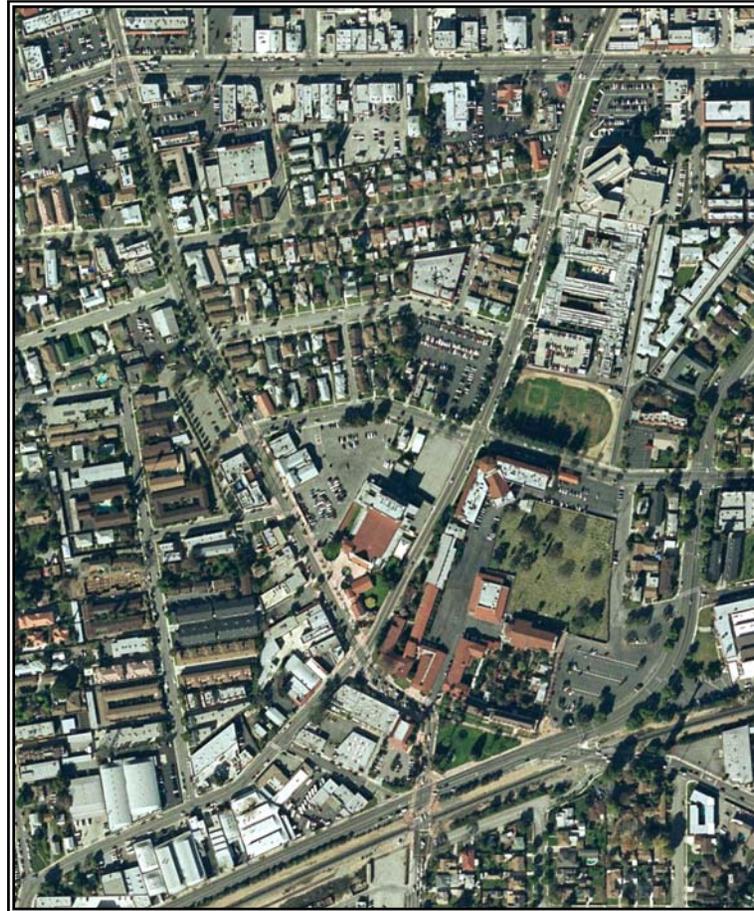


## Location & Project Area Boundaries

The boundaries of the San Gabriel Mission properties once were bordered by the Pacific Ocean, the Santa Monica Mountains, San Gabriel Mountains, San Bernardino and 30 miles to the southeast to present day Anaheim. The Mission District now consists of the historic San Gabriel Mission along with the surrounding properties that are directly influenced by the historic features of the immediate area.

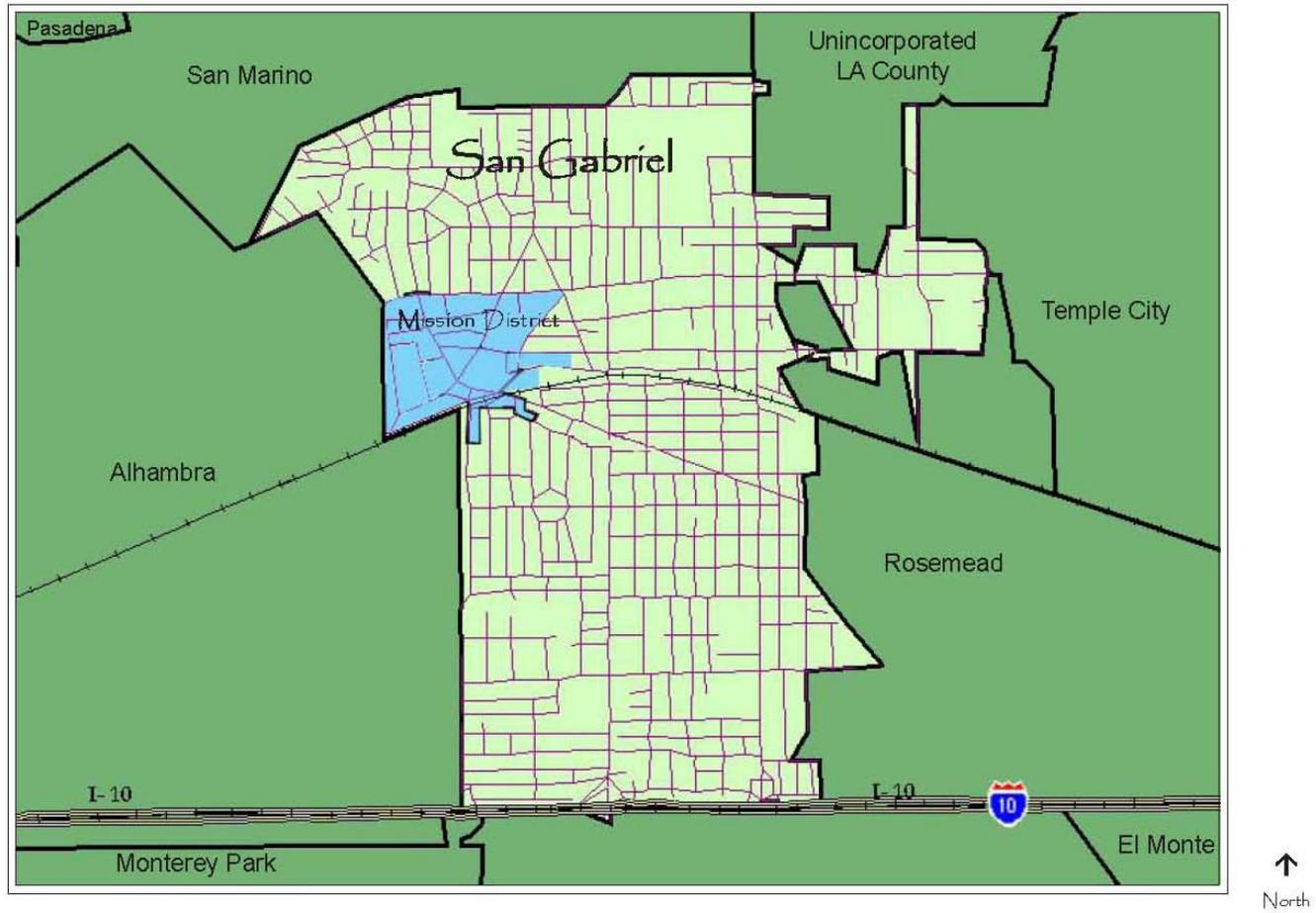
The Mission District Specific Plan project is located north of Interstate 10 (I-10) in the western portion of the San Gabriel Valley within the City of San Gabriel, County of Los Angeles, State of California (refer to **Exhibit 1.1, Regional Vicinity**). The Specific Plan area is located in the northwestern portion of the City of San Gabriel, as illustrated in **Exhibit 1.2, Site Vicinity**. The proposed Specific Plan is located approximately nine miles northeast from downtown Los Angeles. The proposed Specific Plan area is generally located south of Las Tunas Drive, north of Mission Road, west of Junipero Serra Drive and east of the Alhambra Wash drainage channel (refer to **Exhibit 1.3, San Gabriel Mission District Specific Plan Area**).



**EXHIBIT 1.1 ~ REGIONAL VICINITY**



**EXHIBIT 1.2 ~ SITE VICINITY**



**EXHIBIT 1.3 ~ SAN GABRIEL MISSION DISTRICT SPECIFIC PLAN AREA**



**EXISTING PLAN AREA CONDITIONS**

As illustrated on **Exhibit 1.3**, the proposed Mission District area encompasses approximately 101 acres of land. Two thoroughfares, Las Tunas Drive and Mission Road, serve the Plan area. These arterials serve the north and south access points, respectively, to the Plan area. The spine of the District core is Mission Drive between Las Tunas Drive and Mission Road. Both sides of the street constitute the Mission District zone, a zoning designation in place since 1994. The section of Mission Drive between Las Tunas and Broadway contains commercial uses (mostly general offices, medical/dental offices, and service businesses) with some small, older multi-family housing interspersed among the businesses. South of Broadway are the Mission San Gabriel Archangel, the San Gabriel Civic Auditorium, the City Hall, the Historical Association’s Museum and Hayes House, the Ramona Museum of California History, and many other historic and cultural sites. This area also is home to retail shops and restaurants, several vacant or underutilized buildings, and all of the public parking lots in the Mission District.

Plaza Park, Grapevine Park, and the Mission Gardens are key open spaces in the District Core. Smith Park is located in the Outer District. The Smith Park 2000 expansion pays tribute to the Gabrielino-Tongva culture and features native vegetation. The Core area is landscaped with a variety of palm trees, jacaranda trees, and a variety of drought tolerant plants, which are part of the attractive pedestrian environment of the District. MTA line 487 is an express bus line to and from downtown Los Angeles that makes two stops in the District Core.



In addition to the transportation of people, the frequent transportation of goods is an integral part of the area. The Alameda Corridor East transports goods on the Union Pacific Railroad along the southern section of the District with two at-grade crossings at Ramona and at Junipero Sierra. The current figuration of the street level crossings contributes significantly to traffic congestion with each train that travels through the area. These have been upgraded to provide for safer crossings and in preparation for the tracks being placed below grade. A possible concept in connection with the lowering of the tracks is for the creation of a new pocket park in the Mission District above the railroad tracks.



### SURROUNDING LAND USES

The adjacent areas to the Plan Area are very diverse and include the following uses:

- North: The northern boundary of the Plan Area is a narrow commercial strip (Las Tunas commercial corridor). Land uses to the north of Las Tunas consist primarily of single-family homes (R-1 zone).
- Northeastern: High density (R-3) residential flanks the Plan Area's northeastern border.
- South: Land Uses to the south of the Plan Area include a mix of multi-family (R-2 and R-3 zones) and single-family homes.
- Southeast: Along the railroad tracks to the southeast are manufacturing zones.
- West: Land uses to the west of the Plan Area include multi-family R-3 zoning and commercial and limited light manufacturing zones.
- Southwest: San Gabriel High School in Alhambra is adjacent to the railroad tracks beyond the southwest boundary.

