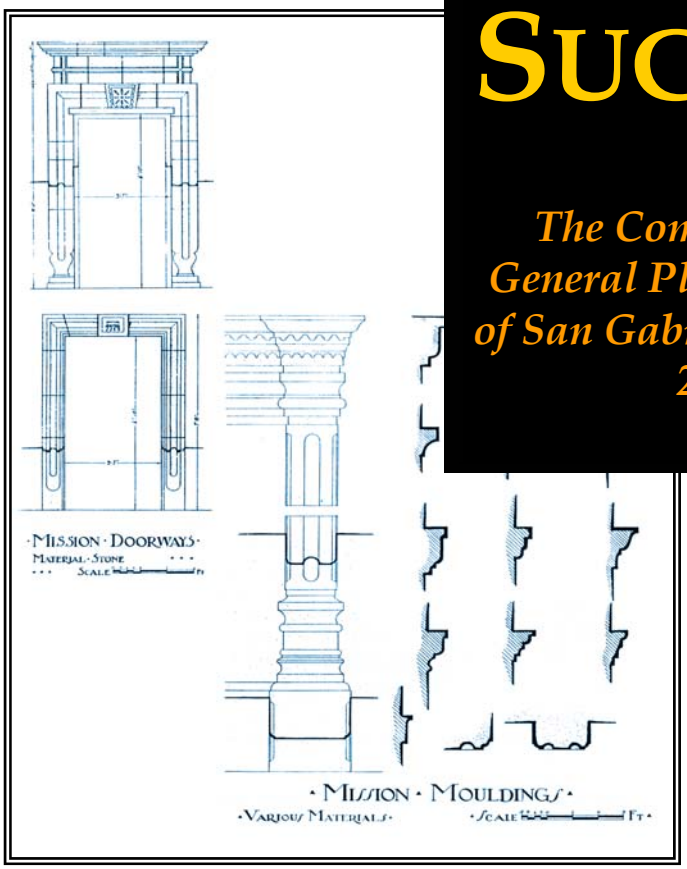
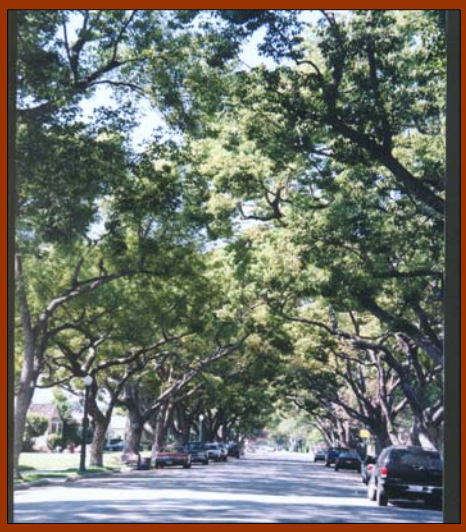
INGREDIENTS FOR SUCCESS

The Comprehensive General Plan of the City of San Gabriel, California 2004



COMPREHENSIVE GENERAL PLAN OF THE CITY OF SAN GABRIEL, CALIFORNIA
ADOPTED BY RESOLUTION NO. 04-16, MAY 18, 2004

Let Your Imagination Run Free.



Imagine a San Gabriel the same, yet better: a San Gabriel of green, tree-lined streets and sensitively designed neighborhoods. A walkable, livable San Gabriel where younger families can afford to live, with adequate places to play, the finest public and safety services, and a quality of life unparalleled in the Los Angeles region.

It's not an impossibility. It is a challenge, one that begins with hundreds of residents participating in the process of defining that very future in terms clear and compelling.

We believe that this San Gabriel is possible with much hard work and the commitment of San Gabriel's residents. We hope you will join us in making your dream a reality. This booklet contains what we believe are the essential **Ingredients for Success** to make that happen.

RESOLUTION NO. 04-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING AN UPDATE OF THE CITY'S COMPREHENSIVE GENERAL PLAN AND THE ACCOMPANYING MITIGATED NEGATIVE DECLARATION

I. RECITALS

WHEREAS, Section 65300 *et seq.,* of the California Government Code authorizes cities and counties to prepare long-range, comprehensive guides known as general plans; and

WHEREAS, the City of San Gabriel adopted a general plan in January 1990, consisting of a general plan text and maps; and

WHEREAS, the last comprehensive revision of the City of San Gabriel general plan was accomplished beginning in 1989; and

WHEREAS, the City Council has determined that the existing general plan, as amended, must be revised to sufficiently address the range and breadth of issues, technological, environmental, economic, and demographic changes that have affected San Gabriel since the 1989 plan was adopted; and

WHEREAS, subsequent analyses prepared by both the Community Development Department and its consultants demonstrated that the City's general plan required many other technical modifications; and

WHEREAS, on June 15, 1999, the City Council authorized the Community Development Department to initiate the comprehensive revision of San Gabriel's general plan; and

WHEREAS, the City subsequently initiated a wide-ranging, four-year citizen participation program including, but not limited to, citizen surveys, community workshops, neighborhood meetings, Citywide meetings, a public information campaign, and other techniques extending substantially beyond the requirements of law; and

WHEREAS, the City determined, on the basis of initial studies, that a negative declaration should be prepared for the revision in accordance with the

California Environmental Quality Act of 1970, as amended, and the City of San Gabriel's adopted environmental guidelines; and

WHEREAS, the Planning Commission conducted a series of "Tell-a-Vision Nights," being four neighborhood meetings, on the following dates:

November 16, 2000
December 2, 2000
January 26, 2001
February 22, 2001

And conducted a series of study sessions before the Planning Commission, with citizen input on the following dates:

January 14, 2002
February 11, 2002
May 13, 2002

WHEREAS, Chapters 33 and 153 of the San Gabriel Municipal Code authorize the Planning Commission to recommend action to the City Council concerning the City's orderly growth and development, including both general plan matters and those environmental matters delegated by the Council; and

WHEREAS, the Planning Commission conducted a series of public, joint study sessions with the City Council and separate public hearings on the following dates, with adjourned meetings as needed following each regular meeting:

PLANNING COMMISSION STUDY SESSIONS
August 23, 1999
April 10, 2001

COUNCIL STUDY SESSIONS
August 19, 2003
March 2, 2004

WHEREAS, the Planning Commission recommended approval of the draft comprehensive general plan and the accompanying mitigated negative declaration; and

WHEREAS, the Planning Commission received additional input and recommendations from both the City's Parks and Recreation Commission and the Design Review Commission; and

WHEREAS, the Planning Commission considered public testimony in a series of public hearings as follows:

September 22, 2003
October 20, 2003
November 10, 2003
December 8, 2003
January 12, 2004

Then recommending the plan to the Council on March 8, 2004; and

WHEREAS, the City Council conducted separate public hearings on April 20, May 4, and May 18, 2004, considering public testimony on the plan;

II. FINDINGS OF THE CITY COUNCIL

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Gabriel as follows:

A. ENVIRONMENTAL DETERMINATION

Section 1. Relationship of General Plan to Environmental Determination; Adequacy of Negative Declaration (Case No. PL-03-023). The Council HEREBY FINDS and DETERMINES, after reviewing and considering the information in the draft negative declaration that:

a. The draft comprehensive general plan proposes no increases in overall density, intensity or capacity beyond the numbers envisioned by the 1989 general plan and the implementing 1995 zoning consistency program. Rather, it imposes additional requirements relative to design review, traffic calming, community greening, economic development, impact fees and other initiatives that refine the original plan with respect to quality of life measures and environmental protection. These changes significantly increase the environmental protections associated with the plan. The initial study documents (Exhibit A) these facts in detail, and the initial study and negative declaration are incorporated into this resolution and made a part hereof.

b. The draft comprehensive general plan does not propose additional general plan amendments or zone changes. Where potential future studies are indicated, it is with the understanding that any resulting proposals will be subject to environmental review.

Section 2. Adoption of Negative Declaration. The City Council HEREBY FINDS and DETERMINES that if the policies of the updated general plan are applied as provided in the text and maps of this plan, there shall be no significant adverse impact. The City Council THEREFORE ADOPTS the environmental assessment, including the Background Report, Initial Study, and Negative Declaration in conjunction with approval of the plan.

Section 3. Incorporation of Mitigation Measures. The City Council HEREBY FINDS and DETERMINES that the mitigation measures contained in the mitigated negative declaration represent a reasonable effort to eliminate the environmental consequences associated with implementation of the general plan. The Council HEREBY DIRECTS that all mitigation measures indicated in the mitigated negative declaration be incorporated in the new general plan, and monitored as provided by the California Environmental Quality Act and City environmental guidelines.

B. COMPREHENSIVE GENERAL PLAN

Section 4. Adoption of Draft General Plan. The City Council HEREBY APPROVES and ADOPTS the comprehensive revision of the San Gabriel general plan (Case No. PL-03-023), including text, graphics, and land use map as presented at the public hearing of April 20, 2004. The City Council FURTHER DECLARES as follows:

a. **Finding of Completeness and Adequacy**. The adopted general plan contains a thorough and adequate treatment of land use, economic and development issues within the realm of general plan development. The general plan includes four new or expanded permissive elements not previously available: community design, community facilities, cultural resources, and economic development.

b. **Promotion of Public Health, Safety, and Welfare**. The plan addresses long-term planning needs for the City's public safety services, incorporating new policies regarding police, fire and emergency services protection, defensible space design, and disaster preparedness. The plan further increases housing opportunities through the identification of housing sites

and services, cooperative and sweat equity housing development, and specialized zoning controls for target housing and social service needs.

c. **Good City Planning Practices.** The plan calls for improvements in the handling of new development by improving design standards, incorporating streetscape standards, traffic and transportation management, and other initiatives. The plan increases open space and recreation opportunities, incorporates a community "greening" program, recommends traffic calming and neighborhood protection strategies, and offers new policies for the first time in the areas of cultural resource management, economic development, and community design.

d. **Relationship to General Plan Environmental Determination**. It is the intent of the Council that the general plan update and negative declaration be seen as integrally related documents.

1. The City Council DECLARES that every reasonable attempt has been made to incorporate the issues, concerns and mitigation measures of the mitigated negative declaration into the general plan, and vice versa. In the event that by error or omission some issue, policy, mitigation measure or action has not been incorporated from the report into the general plan, the mitigation measure shall be presumed a part of the general plan as if it had been separately adopted.

2. The City Council DECLARES that adoption of this general plan and mitigated negative declaration does not preclude the necessity or requirement for any further environmental review which would normally be conducted in conjunction with project approvals under City of San Gabriel environmental guidelines.

Section 5. Consistency with Recent Statutes. In adopting this general plan, the City Council HEREBY FINDS, DETERMINES, and DECLARES that every reasonable effort has been made to incorporate recent legislation into the general plan. This includes the incorporation of specific provisions, goals, objectives and policies as follows:

a. Water. This includes water supplies, stormwater management and groundwater issues as required by recent legislation.

b. Child Care, Social Services, and the Homeless. The general plan, as adopted by Council, contains a series of specific objectives and policies with

respect to the provision of child care, social services, and the homeless as provided by relevant provisions of State law.

c. Environmental Review. The adopted general plan is consistent with the provisions of Assembly Bill 3180 (1988) in that it incorporates specific mitigation measures directly into the draft general plan. The Council DECLARES that the Community Development Director or his designee shall be the primary party responsible for successful completion of the mitigation measures specified in the plan. The Community Development Department shall file an annual report with the governing body demonstrating progress toward implementation of the plan.

d. Housing. The general plan, through its housing element, provides objectives, quantified targets, and specific policies for development of municipal housing programs consistent with State law. The Housing Element has been certified by the California Department of Housing and Community Development.

e. Environmental Goals and Policy Report. To the extent possible, this plan is designed to be responsive to the broad environmental, economic and equity goals of the state Environmental Goals and Policy Report as released by the Governor's Office of Planning and Research.

Section 6. Consistency with Regional Plans. The City Council FINDS and DECLARES that through its efforts to reduce vehicle trips, promote walkability , preserve and protect critical watercourses and embrace sustainable technologies, the plan is consistent with:

a. The regional Air Quality Management Plan of the South Coast Air Quality Management District;

b. The Southern California Association of Governments *Regional Comprehensive Plan*,

c. Applicable adopted Airport Land Use Plans, in that no facility subject to an Airport Land Use Plan is located in or adjoining the City of San Gabriel.

The Council FURTHER FINDS and DETERMINES that the plan as adopted reaffirms, and is materially consistent with, the regional plan for the San Gabriel River Basin prepared by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and known by the name "Common Ground."

Section 7. **Relationship to "One City, One Future"**. The City Council recognizes the importance of organizational strategic planning. In adherence to the fundamental tenets of the City's "One City, One Future" process, the plan has been updated wherever possible to incorporate goals and objectives expressed through the City's organizational strategic planning process.

Section 8. **Public Comment.** The City Council AFFIRMS that it considered, to the best of its ability, all public testimony and all relevant information provided to it; and that the general plan adopted by this resolution represents its best effort to accommodate the diverse and competing needs of residents, property owners, and social and economic components of the City's population and workforce.

Section 9. Entirety of Plan. The Council, in adopting this plan, adopts each and every component of the plan as presented, including the Background Report and Technical Appendices; the Land Use Map; the Policy Report; the Environmental Determination; and the response to public comments as an integrated unit.

III. IMPLEMENTATION OF THE PLAN

Section 10. Immediate Implementation. The City Council HEREBY DIRECTS that upon adoption by City Council, the general plan, the land use map, and mitigation measures shall take effect immediately. The City Council further authorizes the Deputy City Manager/Community Development Director or designee to interpret the provisions of the plan as required to ensure consistent application.

Section 11. Notification of Public Agencies; Transmittal of Adopted Plans. The City Council HEREBY DIRECTS the City Clerk to transmit one copy of the approved plan to the following state, regional, and county agencies as provided by law:

Air Resources Board
California Department of Transportation
County of Los Angeles, Department of Public Works
California Department of Health Services
County of Los Angeles, Department of Regional Planning
Division of Mines and Geology
Department of Housing and Community Development
Governor's Office of Planning and Research
Southern California Association of Governments

Section 12. Direction to Prepare and Publish. The City Council HEREBY DIRECTS the Deputy City Manager/Community Development Director or designee to publish a revised edition of the general plan containing all final revisions as bound in the copy on file with the Council and presented at the public hearing of May 18, 2004. Copies of this resolution shall be bound into the final general plan. The final report shall be distributed to local governmental agencies, utilities, and public libraries.

Section 13. Annual Report. Consistent with the provisions of State law, the Community Development Department shall file an annual report with the Council demonstrating the status of the general plan and its implementation. Upon receipt and action by the Council, one copy shall be transmitted to the State Office of Planning and Research.

Section 14. Authorization to Initiate Zoning Ordinance Revisions, Preparation of New Zoning and Subdivision Ordinances. The City Council HEREBY DIRECTS the Community Development Department to begin the preparation of revised zoning, subdivision and other ordinances necessary to implement the new general plan. The City Council anticipates that pending adoption of such ordinances, persons may apply for City development permits requiring a finding of consistency with both the general plan and zoning regulations. The Deputy City Manager/Community Development Director shall be authorized to consider such requests with the limitations set out in this resolution.

Section 15. Direction Concerning the Parks and Recreation Facilities Master Development program. The Council HEREBY DIRECTS that the Community Development Department and Parks and Recreation Department return at a future date with a proposal for development of a refined parks and recreation facilities master plan.

Section 16. Primacy of General Plan. The City Council HEREBY FINDS, DETERMINES, and DECLARES that the adopted, revised comprehensive general plan represents the City's officially adopted policy for the growth, land use, development, and protection of San Gabriel. In the event that the general plan is found to conflict with any City statute, ordinance, policy, rule, regulation, or action, it is the intent of the City Council that the general plan shall have precedence.

Section 17. Statement Concerning Vested Development Rights. The City Council HEREBY FINDS, DETERMINES and DECLARES that adoption of this

general plan provides no vested rights with respect to any preceding general plan or zoning ordinance, to any owner of property not expressly protected by an existing development agreement, owner participation agreement, disposition and development agreement or similar tool, reviewed and approved by the City Council prior to the effective date of this plan.

Section 18. Severability. The City Council HEREBY FINDS and DECLARES that it has adopted this general plan in its entirety. In the event that any court of competent jurisdiction declares any part of this general plan to be null and void, the remaining portions shall remain in full force and effect. The Council declares that it adopted this general plan as if it had adopted each phrase, sentence and element thereof separately.

Section 19. Passage and Adoption. The Mayor shall sign, and the City Clerk shall certify to the passage and adoption of this Resolution, and thereupon the same shall take effect and be in force.

APPROVED AND ADOPTED this 18th day of May, 2004, by the City Council of the City of San Gabriel, California.

Harry Baldwin, Mayor
City of San Gabriel

ATTEST:

Cynthia B. Trujillo, CMC
City Clerk

I, Cynthia A. Trujillo, City Clerk of the City of San Gabriel, do hereby certify that the foregoing resolution was adopted by the San Gabriel City Council at a regular meeting held thereof on the 18th day of May, 2004, by the following vote, to wit:

Ayes:	Baldwin, Cammarano, Costanzo, Gutierrez, Mui
Noes:	None
Abstain:	None
Absent:	None

Cynthia A. Trujillo, C.M.C., City Clerk

City of San Gabriel, California

RESOLUTION NO. 04-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A COMPREHENSIVE GENERAL PLAN AND THE ACCOMPANYING MITIGATED NEGATIVE DECLARATION

I. RECITALS

WHEREAS, Section 65300 *et seq.,* of the California Government Code authorizes cities and counties to prepare long-range, comprehensive guides known as general plans; and

WHEREAS, the City of San Gabriel adopted a general plan in January 1990, consisting of a general plan text and maps; and

WHEREAS, the last comprehensive revision of the City of San Gabriel general plan was accomplished beginning in 1989; and

WHEREAS, the City Council has determined that the existing general plan, as amended, must be revised to sufficiently address the range and breadth of issues, technological, environmental, economic, and demographic changes that have affected San Gabriel since the 1989 plan was adopted; and

WHEREAS, subsequent analyses prepared by both the Community Development Department and its consultants demonstrated that the City's general plan required many other technical modifications; and

WHEREAS, the Planning Commission finds that further development approvals under the existing general plan documents constitute a threat to the health, safety, and welfare of the residents by failing to secure adequate facilities, environmental quality, and fiscal security desirable to the citizens of San Gabriel; and

WHEREAS, on June 15, 1999, the City Council authorized the Community Development Department to initiate the comprehensive revision of San Gabriel's general plan; and

WHEREAS, the City subsequently initiated a wide-ranging, four-year citizen participation program including, but not limited to, citizen surveys,

community workshops, neighborhood meetings, Citywide meetings, a public information campaign, and other techniques extending substantially beyond the requirements of law; and

WHEREAS, the City determined, on the basis of initial studies, that a negative declaration should be prepared for the revision in accordance with the California Environmental Quality Act of 1970, as amended, and the City of San Gabriel's adopted environmental guidelines; and

WHEREAS, the Planning Commission conducted a series of "Tell-a-Vision Nights," being four neighborhood meetings, on the following dates:

November 16, 2000
December 2, 2000
January 26, 2001
February 22, 2001

And conducted a series of study sessions before the Planning Commission, with citizen input on the following dates:

January 14, 2002
February 11, 2002
May 13, 2002;

WHEREAS, Chapters 33 and 153 of the San Gabriel Municipal Code authorize the Planning Commission to recommend action to the City Council concerning the City's orderly growth and development, including both general plan matters and those environmental matters delegated by the Council; and

WHEREAS, the Planning Commission conducted a series of public, joint study sessions with the City Council and separate public hearings on the following dates:

August 23, 1999
April 10, 2001

WHEREAS, the Planning Commission recommended approval of the draft, comprehensive general plan and the accompanying mitigated negative declaration; and

WHEREAS, the Planning Commission received additional input and recommendations from both the City's Parks and Recreation Commission and the Design Review Commission; and

WHEREAS, the Planning Commission considered public testimony in a series of public hearings as follows:

September 22, 2003
October 20, 2003
November 10, 2003
December 8, 2003
January 12, 2004

II. FINDINGS OF THE PLANNING COMMISSION

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Gabriel as follows:

A. ENVIRONMENTAL DETERMINATION

Section 1. Relationship of General Plan to Environmental Determination; Adequacy of Negative Declaration (Case No. PL-03-023). The Planning Commission HEREBY RECOMMENDS that the Council FIND and DETERMINE, after reviewing and considering the information in the draft negative declaration that:

a. The draft comprehensive general plan proposes no increases in overall density, intensity or capacity beyond the numbers envisioned by the 1989 general plan and the implementing 1995 zoning consistency program. Rather, it imposes additional requirements relative to design review, traffic calming, community greening, economic development, impact fees and other initiatives that refine the original plan with respect to quality of life measures and environmental protection. These changes significantly increase the environmental protections associated with the plan. The initial study documents (Exhibit A) these facts in detail, and the initial study and negative declaration are incorporated into this resolution and made a part hereof.

b. The draft comprehensive general plan does not propose additional general plan amendments or zone changes. Where potential future studies are

indicated, it is with the understanding that any resulting proposals will be subject to full environmental review.

Section 2. Adoption of Negative Declaration. The Planning Commission HEREBY FINDS and DETERMINES that if the policies of the updated general plan are applied as provided in the text and maps of this plan, there shall be no significant adverse impact. The Planning Commission THEREFORE RECOMMENDS that the Negative Declaration and all appurtenant mitigation measures be adopted.

Section 3. Incorporation of Mitigation Measures. The Planning Commission RECOMMENDS that the City Council FIND and DETERMINE that the mitigation measures contained in the mitigated negative declaration represent a reasonable effort to eliminate the environmental consequences associated with implementation of the general plan. The Planning Commission HEREBY RECOMMENDS that the Council DIRECT that all mitigation measures indicated in the mitigated negative declaration be incorporated in the new general plan.

B. COMPREHENSIVE GENERAL PLAN

Section 4. Adoption of Draft General Plan. The Planning Commission HEREBY RECOMMENDS that the City Council APPROVE and ADOPT the comprehensive revision of the San Gabriel general plan (Case No. PL-03-023), including text, graphics, and land use map as presented at the public hearing of March 8, 2004. The Planning Commission FURTHER RECOMMENDS that the Council DECLARE that:

a. **Finding of Completeness and Adequacy**. The adopted general plan contains a thorough and adequate treatment of land use, economic and development issues within the realm of general plan development. The general plan includes four new or expanded permissive elements not previously available: community design, community facilities, cultural resources, and economic development.

b. **Promotion of Public Health, Safety, and Welfare**. The plan addresses long-term planning needs for the City's public safety services, incorporating new policies regarding police, fire and emergency services protection, defensible space design, and disaster preparedness. The plan further increases housing opportunities through the identification of housing sites and services, cooperative and sweat equity housing development, and specialized zoning controls for target housing and social service needs.

c. **Good City Planning Practices.** The plan calls for improvements in the handling of new development by improving design standards, incorporating streetscape standards, traffic and transportation management, and other initiatives. The plan increases open space and recreation opportunities, incorporates a community "greening" program, recommends traffic calming and neighborhood protection strategies, and offers new policies for the first time in the areas of cultural resource management, economic development, and community design.

d. **Relationship to General Plan Environmental Determination**. It is the intent of the Planning Commission that the general plan update and negative declaration be seen as integrally related documents.

1. The Planning Commission RECOMMENDS that the Council DECLARE that every reasonable attempt has been made to incorporate the issues, concerns and mitigation measures of the mitigated negative declaration into the general plan, and vice versa. In the event that by error or omission some issue, policy, mitigation measure or action has not been incorporated from the report into the general plan, the mitigation measure shall be presumed a part of the general plan as if it had been separately adopted.

2. The Planning Commission RECOMMENDS that the Council DECLARE that adoption of this general plan and mitigated negative declaration does not preclude the necessity or requirement for any further environmental review which would normally be conducted in conjunction with project approvals under City of San Gabriel environmental guidelines.

Section 5. Consistency with Recent Statutes. In adopting this general plan, the Planning Commission HEREBY RECOMMENDS that the Council HEREBY FIND, DETERMINE, and DECLARE that every reasonable effort has been made to incorporate recent legislation into the general plan. This includes the incorporation of specific provisions, goals, objectives and policies as follows:

a. Water. This includes water supplies, stormwater management and groundwater issues as required by recent legislation.

b. Child Care, Social Services, and the Homeless. The general plan, as adopted by Council, contains a series of specific objectives and policies with

respect to the provision of child care, social services, and the homeless as provided by relevant provisions of State law.

c. Environmental Review. The adopted general plan is consistent with the provisions of Assembly Bill 3180 (1988) in that it incorporates specific mitigation measures directly into the draft general plan. The Planning Commission FURTHER RECOMMENDS that the Council DECLARE that the Community Development Director or his designee shall be the primary party responsible for successful completion of the mitigation measures specified in the plan. The Community Development Department shall file an annual report with the governing body demonstrating progress toward implementation of the plan.

d. Housing. The general plan, through its housing element, provides objectives, quantified targets, and specific policies for development of municipal housing programs consistent with State law. The Housing Element has been certified by the California Department of Housing and Community Development; the full text of the plan as approved and certified is incorporated herein and made a part hereof.

e. Environmental Goals and Policy Report. To the extent possible, this plan is designed to be responsive to the broad environmental, economic and equity goals of the state Environmental Goals and Policy Report as released by the Governor's Office of Planning and Research.

Section 6. Adoption by Reference of the Los Angeles County Hazardous Waste Management Plan. The Planning Commission HEREBY RECOMMENDS that the City Council ADOPT the Los Angeles County Hazardous Waste Management Plan, and DIRECT that it be incorporated by reference into the San Gabriel general plan. The Planning Commission FURTHER RECOMMENDS that the Council FIND that the general plan is consistent with the intent of the Hazardous Waste Management Plan by ensuring that the City of San Gabriel accepts its fair share of responsibility for the provision of critical regional facilities. The plan provides additionally for development of stringent local policies concerning the development of these facilities.

Section 7. Adoption by Reference of the Regional Air Quality Management Plan of the South Coast Air Quality Management District. The Planning Commission HEREBY RECOMMENDS that the City Council ADOPT the Regional Air Quality Management Plan, and DIRECT that it be incorporated by reference into the San Gabriel general plan. In making this recommendation, the Planning Commission intends that in the event any conflict exists between the

general plan and the air quality plan, the more precise language of the general plan shall prevail.

Section 8. Direction Concerning the Parks and Recreation Facilities Master Development program. The Planning Commission HEREBY RECOMMENDS that the Council authorize development, subject to budget authorization and sufficient funding, of a Parks and Recreation Facilities Master Development Program, prepared as a companion document, which is consistent with all relevant provisions of the general plan. The Planning Commission HEREBY RECOMMENDS that the Council DIRECT that the Parks and Recreation Facilities Master Development Program be incorporated into the general plan by reference.

Section 9. Adoption by Reference of *Common Ground* and Finding of Consistency. The Planning Commission HEREBY RECOMMENDS that the Council reaffirm its previous support of the regional river master plan known as *Common Ground* (San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy), and FINDS that the San Gabriel general plan is materially consistent with that document.

Section 10. **Relationship to "One City, One Future"**. The Planning Commission recognizes the importance of organizational strategic planning. In adherence to the fundamental tenets of the City's "One City, One Future" process, the plan has been updated wherever possible to incorporate goals and objectives expressed through the City's organizational strategic planning process.

Section 11. **Public Comment.** The Planning Commission HEREBY RECOMMENDS that the Council AFFIRM that it considered, to the best of its ability, all public testimony and all relevant information provided to it; and that the general plan adopted by this resolution represents its best effort to accommodate the diverse and competing needs of residents, property owners, and social and economic components of the City's population and workforce.

Section 12. Passage and Adoption of the General Plan Map. The Planning Commission HEREBY RECOMMENDS that the Council adopt the General Plan Map (attached to this resolution and made a part hereof); and directs that upon adoption by City Council, the general plan map shall supersede any conflicting zoning designation.

Section 12. Passage and Adoption. The Planning Commission Chairman shall sign, and the City Clerk shall certify to the passage and adoption of this Resolution, and thereupon the same shall take effect and be in force.

RECOMMENDED FOR CITY COUNCIL APPROVAL AND ADOPTION this 12th day of March, 2004, by the Planning Commission of the City of San Gabriel, California.

Kevin Sawkins
Chairman of the Planning Commission
City of San Gabriel

ATTEST:

Brenda Mulhern
Planning Commission Secretary

INGREDIENTS FOR SUCCESS

The Comprehensive General Plan of the City of San Gabriel, California 2004

Acknowledgements

City Council
Harry Baldwin, Mayor
Juli Costanzo, Vice Mayor
Mary Cammarano
David Gutierrez
Chi Mui
Sabino Cici (retired)
Dominic Polimeni (retired)

City Manager
P. Michael Paules

Deputy City Manager
Steven A. Preston, FAICP

Planning Commission
Kevin Sawkins, Chairman
Pei-Chi Chang, Vice Chairman
Norman Garden
Thomas Klawiter
William Youngblood (former Chairman)
Michael Winters (former member)
Marie Journey (former member)

Design Review Commission
Raymond Cheng, Chairman
Robert Curley, Vice Chairman
Monica Garza
Joe Cotter (former member)

City Attorney

Robert L. Kress, City Attorney

Consultants to the City

- Landscape Architecture
  Lawrence R. Moss Associates
- Architectural Design
  Roger Cantrell, AIA, AICP
- Traffic Engineering
  Austin Foust Associates
- Acoustical Engineering
  Wieland Associates
- Housing Element
  Cotton Bridges Associates
- Group Facilitation
  Civic Solutions

Contributors

- David A. Lawton, Chief of Police
- Joseph Nestor, Fire Chief
- I. W. "Butch" Sweet, Fire Chief*
- Robert Harris, Parks and Recreation Director
- George Kotchnik, Parks and Recreation Director*
- Tom Marston, Finance Director
- Cynthia Trujillo, CMC, City Clerk
- Peter Wallin, Deputy City Attorney

(*retired)

Special Thanks to...

- California Planning Roundtable
  For use of the California General Plan Glossary
- San Gabriel Historical Association
- Sarah Duncan
- Los Angeles Public Library
  Photographic Collection
- Los Angeles County Public Library
  Photographic Collection

Letter of Transmittal

March, 2004

Honorable Mayor Baldwin and
Members of the City Council:

San Gabriel is a most wondrous community in which to live. Rich with the wealth of diverse cultures, historic resources, remarkable and well-kept residential areas, and a spirited people, there is no reason why San Gabriel should not – cannot – become the success story of the next decade.

That's why the general plan process has taken on such importance. San Gabriel is, in many ways, at a critical crossroads during which it can determine for itself whether its star remains in the ascendancy, or whether the community will experience the types of slow diminution that face other communities that do not address critical quality of life issues. The commitment of the City Council to this process is evidence that San Gabriel aspires to be the best community it can be, and the comprehensive planning process set by state law is the best means to identify a long-term vision for San Gabriel that translates into meaningful improvement.

This general plan is unique, and not just for San Gabriel – which historically has not been able to invest the time and resources in a general plan that the city truly requires. It is unique in that the plan does more than plan minimally for the basic land use requirements of a growing city. For the first time, the plan before you focuses on a dozen or so initiatives that represent real improvements in the quality of life for San Gabriel residents.

- In **Chapter 3**, you will see how the City is taking the dilemma of **traffic** by the horns, and creating an effective array of strategies to combat congestion.

- In **Chapter 4**, you can learn about San Gabriel's **economic development** strategy, and how those efforts are being designed to ensure a higher quality of life for all.

- In **Chapters 7, 8 and 10**, you will see how developing a **greener, more livable, and more environmentally sustainable city** is incorporated into every aspect of the City's processes, from subdivisions and development review to zoning and redevelopment.

- In **Chapter 10**, you will see for the first time in San Gabriel's history how it is planning for an **improved quality of architecture, landscaping, streetscape and neighborhood beautification**.

There are many other remarkable aspects of the document that we are bringing before you.

This is the first plan ever created by the City's own planning division staff. For as fraction of the expense accorded with using consultants for the majority of this work, the planning staff – sometimes under significant stress and an adverse working environment not truly developed for large scale planning exercises – has somehow constructed a plan from scratch that includes all the requirements of state law, as well as a few new initiatives of note,

- For the first time, the general plan includes the statutory and background data necessary for the use of development exactions and impact fees a means to address critical deficiencies in traffic management, public safety, parks and recreation, and sewer and street systems.

- For the first time, the general plan addresses the dizzying variety of historic and cultural; resources and landscapes, and for the first time establishes true policy options to deal with those resources. As one of the most historic – and one of the oldest – communities in California, it is a shame that the city has never found the opportunity to do this before. With this book, we make up for lost time. And most importantly, it is a largely voluntary and incentive-based strategy

- For the first time, the general plan addresses the long-term effects of having lost or damaged much of its street tree resources. The new plan establishes a zero-net loss policy that ensures that the City continues to grow greener, not more "concrete."

- For the first time, the general plan actually requires a higher level of design accomplishment in every aspect of land use and development, from architecture to landscaping, from streetscape to signs.

It is a pleasure to present this general plan to the citizens of San Gabriel.

Steven A Preston

STEVEN A. PRESTON, FAICP
Deputy City Manager

Kevin Sawkins

KEVIN SAWKINS
Chairman of the Planning Commission

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THE COMPREHENSIVE GENERAL PLAN

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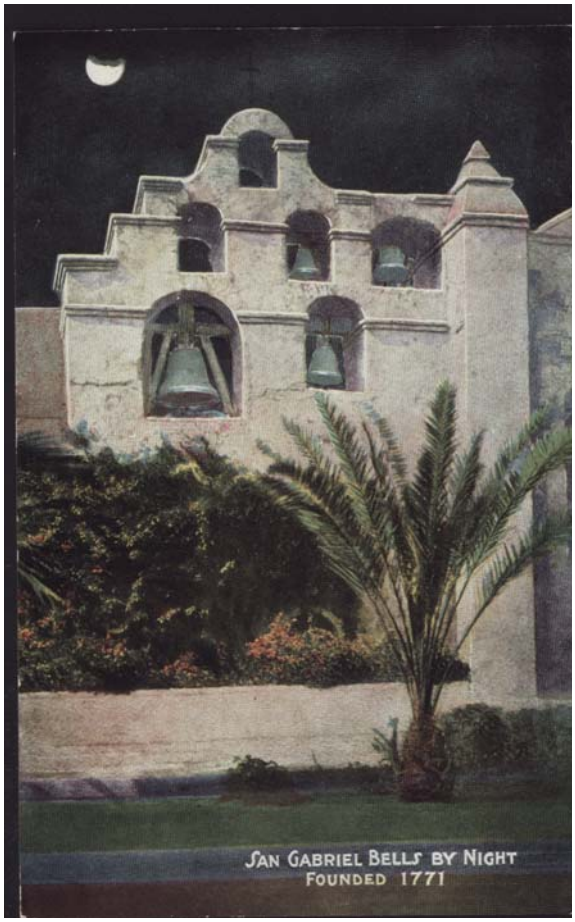
Appendix A Glossary
Appendix B Environmental Evaluation



Riches Galore, and a Future to Secure Them

God, gold, and glory: this oft-repeated refrain is often cited as the mantra that drove Spanish *conquistadores* across the barren deserts north of Baja California to explore California's coast. Many expeditions never found their share of those precious commodities, but had it not been for them, the community of San Gabriel would not be here to supply its own riches to the region.

San Gabriel – birthplace of the Los Angeles region – is distinctive in ways that most suburban communities, scoured of all beauty or culture, wish they could be. In only four square miles – and with a population of only 41,000 – San Gabriel retains much of the history and cultural flavor that makes it a historic destination, even as its own population changes and matures.

The list of assets that San Gabriel can claim is remarkable. You can start with its location, its climate, and its proximity to Downtown Los Angeles, and those are the sorts of assets that any city would cherish. But step back and take a look at an imaginary ledger of assets, and you will begin to see San Gabriel in a different light, the light in which many of its residents see San Gabriel:

- The San Gabriel Mission, often called the Queen of the Missions because of its vast ranchlands and agricultural prominence, is one of the outstanding historical and tourism venues in California, visited by more than 256,000 people a year. And yet, it also continues to serve its people as a parish church.

- Church of Our Saviour, the first Protestant church in the San Gabriel Valley, retains a campus of charm and elegance that sets its north San Gabriel neighborhood apart.

- The San Gabriel Civic Auditorium, built in 1923 as the Mission Playhouse and since 1946 the Civic Auditorium of the city, is rich with architecture, interior design, and exhibits

- The Mission District, anchored by four small but vital museums, provides cultural resources in close proximity to residents.

- Valley Boulevard, the engine driving an emerging Asian/Pacific Island culture in the San Gabriel Valley, is the source of tremendous capital, and if properly managed can create a more livable city than has existed up to now.

- A significant Tongva population of Native Americans remains.

These are some of the riches that derive from San Gabriel's past. But its future is another question, one tied to land use and demographics, economics and design. But most importantly, its future – and the general plan that we hope will define it -- begins with the people of San Gabriel.

LOOK FOR THIS SYMBOL

☞

It denotes policies taken directly from our neighborhood workshops and on-line citizen survey.

What You Told Us

There are many issues to solve – traffic congestion, public safety, infrastructure, and economic development to be sure. But what do the people of San Gabriel want? Our staff members hit the streets in a series of six neighborhood workshops called Tell-a-Vision Nights. "Turn off your TV," read the colorful banners strung across Las Tunas Drive, "and tell us your vision for San Gabriel."

Each of the six sessions had a focus topic around which discussion was built, but every resident was encouraged to talk about each and every issue of interest. It is from this foundation that our general plan process begins, for each of the chapters that follow are based in part on a commitment to see residents' viewpoints reflected in the general plan document.

Residents moved quickly to identify their top priorities. These are combined from the comments received over each of the six meetings, but you will find many more issues and concerns in this chapter. See page P-8.

About This General Plan

California law (*Government Code* Sec. 65300 et seq.) requires every California city to develop its own vision statement for the future, a plan that helps its residents document how they want to grow, develop and prosper.

At a minimum, every general plan must address seven basic topics (often called "elements"):

- Land Use
- Circulation
- Housing
- Public Safety
- Open Space
- Conservation
- Noise

We have organized them a little differently, and added some new concepts that were not part of the 1989 plan. The new chapters are identified in boldface type:

- Land Use
- Mobility (includes Circulation)
- Demographics and Housing
- **Economic Development**
- Public Safety
- Open Space
- Environmental Resources
- **Community Facilities**
- **Cultural Resources**
- **Community Design**
- Noise

We should note that the Housing Chapter of the plan is actually a summary taken from a more detailed Housing Element approved by the State last year. The narrative in this plan mirrors the larger plan, and refers the reader back to the parent document.

San Gabriel has had general plans before, the most recent in 1989. But never before has the plan focused on the array of quality of life issues that are found in this update of the 1989 plan. Each of the issue areas found in the 1989 plan is found here, and there have been no changes to the basic growth limitations set by that plan. But this plan imposes new design principles, planting and community greening strategies, traffic management proposals, and a host of other strategies designed to make San Gabriel a more robust, livable and beautiful community.

How Did We Gather Citizen Input?

We believe in listening to what our citizens said, and we gave them lots of opportunities. The outreach strategy includes:

- Six **"Tell-a-Vision Nights"** at locations around San Gabriel
- Nine Planning Commission community **study sessions**
- More than a dozen **street fairs and community events**

Staff members facilitated the six "Tell-a-Vision nights," hosting more than 400 San Gabriel residents in the process.

- Presentations before many community organizations, including open forums.
- An on-line survey at the City's website
- Cable television announcements and banners publicizing general plan events
- Articles in the Grapevine and the City's recreation guide.

In addition to all these, the normal public hearing process – including many meetings before the Planning Commission, Design Review Commission, and City Council – have brought this plan to reality.

What You Told Us … and Where to Find It

Here's what you told us …	*Look here in the General Plan to find your interest.*
▪ San Gabriel should preserve its historic neighborhoods	▪ See the **Cultural Resources** chapter for a discussion of historic preservation and cultural resources. Look at the chapter called Community Design to see how the general plan can improve the quality of design.
▪ We need more parking in the Mission District	▪ Check out the discussion of parking in the **Community Facilities and Economic Development** chapters.
▪ Get more parking and better circulation near the post office	▪ See the chapter called **Mobility** for a discussion of circulation issues.
▪ Dress up Las Tunas Drive; add a median	▪ See discussions in the **Mobility** and **Community Design** chapters, including the opportunities to implement a Livable Communities plan on Las Tunas Drive.
▪ Improve the public library	▪ See the discussion of the public library in the **Community Facilities** chapter.
▪ Promote the civic auditorium	▪ See the discussions in the **Economic Development** and **Cultural Resource** chapters.
▪ Have better street maintenance in general	▪ Learn about the Millennium Miles program in the **Community Facilities** and **Mobility** chapters.
▪ Improve on the lack of open space	▪ See the proposals in the **Open Space** chapter
▪ Improve conditions at Mission Road and San Gabriel Boulevard	▪ See the **Mobility** chapter.

Components of the General Plan

The Background Report

The first round of citizen outreach and research resulted in the publication, *Ingredients for Success*. That document was then refined through the addition of further research by various City departments, and the final general plan represents yet another layer of citizen participation in the form of formal public hearings before the Planning Commission and Council.

The Policy Report

This is the part of the plan that most people will use, a text and maps that propose the future character of San Gabriel through an array of goals, targets, actions and implementation strategies.

- Goals are the broad overarching statements concerning what we as residents of San Gabriel want to accomplish.
- Targets are refined statements that help us get to the goals we have set.
- Actions are specific actions that we will take to meet the targets.
- Implementation strategies appear in most, but not all, chapters.

The General Plan Map

A full size general plan map contains a summary of the plan's key provisions. Ultimately, that plan will be incorporated into a plan summary document available to those members of the public who don't need to buy the entire plan.

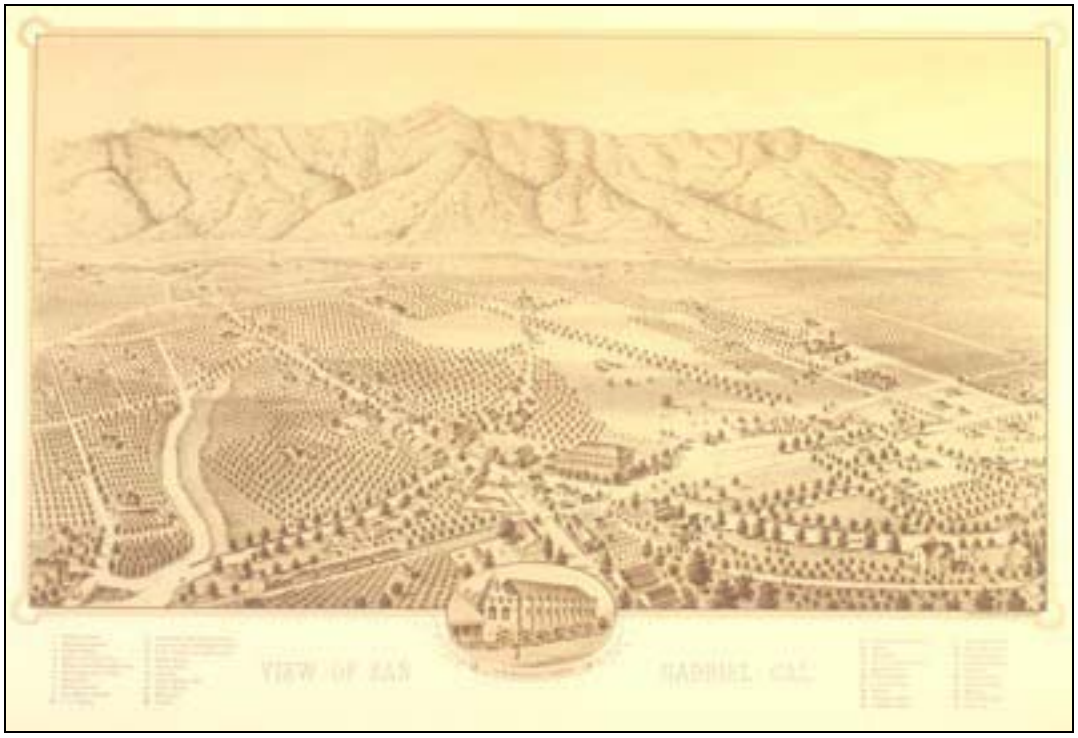
Environmental Determination

A separate component of the plan is the project environmental assessment, which includes both an initial study of environmental impacts and a negative declaration finding that there will be no significant adverse impacts on the environment if the plan is implemented as provided.

Reference Binder

The reference binder contains the preliminary studies that were prepared to supply data for the general plan process. These include studies in the areas of circulation, noise, sewers, and other issues that required a higher level of analysis than was available from the City's existing staff and resources. This binder is kept on file at the Community Development Department. It's not an encyclopedic collection, but it contains many of the products upon which staff developed their analyses.

Audience and Planning Commission members listen intently at a Washington School "Tell-a-Vision" night.



Wise stewardship

We commit to responsible stewardship of our community's land by using, developing and preserving it in an intelligently planned way.

Like many of its neighbors, San Gabriel is a mature, "built-out" city. The pattern of land use has, for all intents and purposes, been set. (see Table 1.1) Therefore, this plan will place its emphasis on "quality of life" issues to improve and enhance the development that does take place. These issues are described below and mapped in Figure 1-1.

- Neighborhood Preservation: One of San Gabriel's strengths is its neighborhoods: the Village, Washington School, the Mission District and North San Gabriel all have unique traits. Many cohesive, healthy neighborhoods thrive, such as the area east of Del Mar Avenue and south of Fairview Avenue, but ongoing development pressures continue to pose a threat to their well-being. ☜

- Neighborhood Improvement: While preservation is needed in some of the City's residential neighborhoods, others cry out for improvement. Older, more crowded, lower income areas such as the neighborhoods south of Valley Boulevard and the traditional barrio east of Del Mar and south of the railroad tracks are two places that have a litany of housing,

FAST FACT

More than 400 San Gabriel citizens have helped write this plan through their participation in Tell-a-Vision nights, workshops and surveys. See their issues identified by this symbol ☜

property maintenance and quality of life issues waiting to be tackled. ☜

- Mansionization: Like many communities in Southern California, San Gabriel has seen a trend towards larger new single-family homes. While some regulatory measures have been taken in the past decade, there still remains a need to find solutions that balance the reasonable exercise of property rights with the desire to retain community character. ☜

- Residential Densities: While the amount of land area designated for medium and high-density residential development is likely to remain relatively stable, there remain a number of properties in these areas that still have single-family homes on them. The orderly transition of these neighborhoods to higher density housing is a challenge to provide quality as well as quantity in meeting the City's future housing needs.

- Buffering: Traditionally in San Gabriel, development taking place on properties adjoining differing land uses has not given much thought to buffering that development from its neighbors. This can be seen especially where commercial and industrial developments abut residential areas. Thoughtful development standards that emphasize qualitative performance over quantitative measurements can help to better mitigate the impacts of dissimilar land uses in proximity to one another.

Incompatible land uses with poor buffering are undesirable. By better design review practices, the City can demand a higher degree if buffering, screening, and environmental mitigation.

- 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 such as a Specific Plan for the District, is called for to help the area reach its full potential. ☜

New construction in the Medical Facilities zone will adhere to high standards of design.

- Medical Facilities Zone: In 1998, the City created the Medical Facilities Zone in the area surrounding San Gabriel Valley Medical Center. The purpose of this action was to allow for the orderly growth of the hospital and related uses over the next 20 years. As this growth begins to materialize, it will be necessary to ensure that it takes place in a way that is least disruptive to the surrounding community.

- Mixed Use Development: 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.

- Redevelopment: Compared to many of its neighbors, San Gabriel's redevelopment program began relatively recently, in 1993. At that time, the City formed its first, and to date, only, redevelopment project area along portions of Las Tunas Drive and San Gabriel Boulevard. In addition to trying to

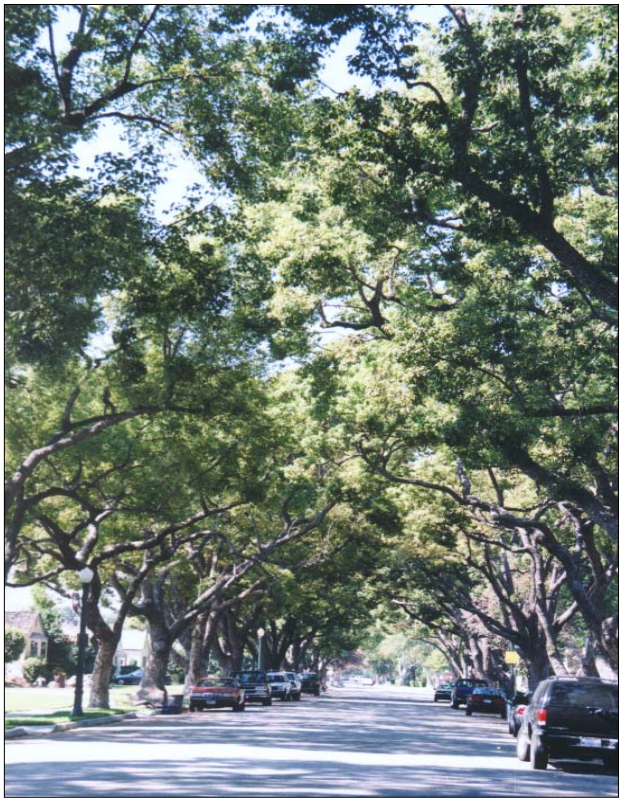
facilitate growth within this project area, the City should explore the feasibility of expanding the project area or creating additional project area on other economically or aesthetically challenged commercial corridors.

- Unincorporated County Areas: East of San Gabriel Boulevard, there are a number of unincorporated areas under the jurisdiction of Los Angeles County. Most of the uses in these areas are residential in nature. The City should maintain an open line of communication with County authorities to ensure that future development in adjoining City areas is compatible with their County neighbors and vice-versa.

- Livable Communities: In 2001, San Gabriel was a case study city in the Southern California Association of Governments Livable Communities program. That participation resulted in the creation of an implementation "toolbox" of planning measures for the Las Tunas corridor. In coming years, the City will need a comprehensive strategy for Las Tunas, including many of the toolbox measures, in order to make the street a model for the application of Livable Communities principles in an older business district setting.

- Valley Boulevard: While vibrant in ways that other commercial areas of the City are still striving for, Valley Boulevard's bustle has come at the cost of poorly planned development that affects traffic flow and parking patterns, a lack of connectivity between projects, a spartan and uninviting streetscape, and unmitigated impacts on adjoining neighborhoods. A comprehensive framework for solutions, such as a Specific Plan, is needed to properly address these issues. ☜

- Open Space: Public open space is at a premium in the City. As San Gabriel grows, the need for this type of space will only be greater. While large-scale land acquisition for park development is problematic, creative ways need to be found to provide meaningful green space wherever possible.



Preserving the character of San Gabriel's older neighborhoods is a principal objective of the City's land use strategy.

Our Goals

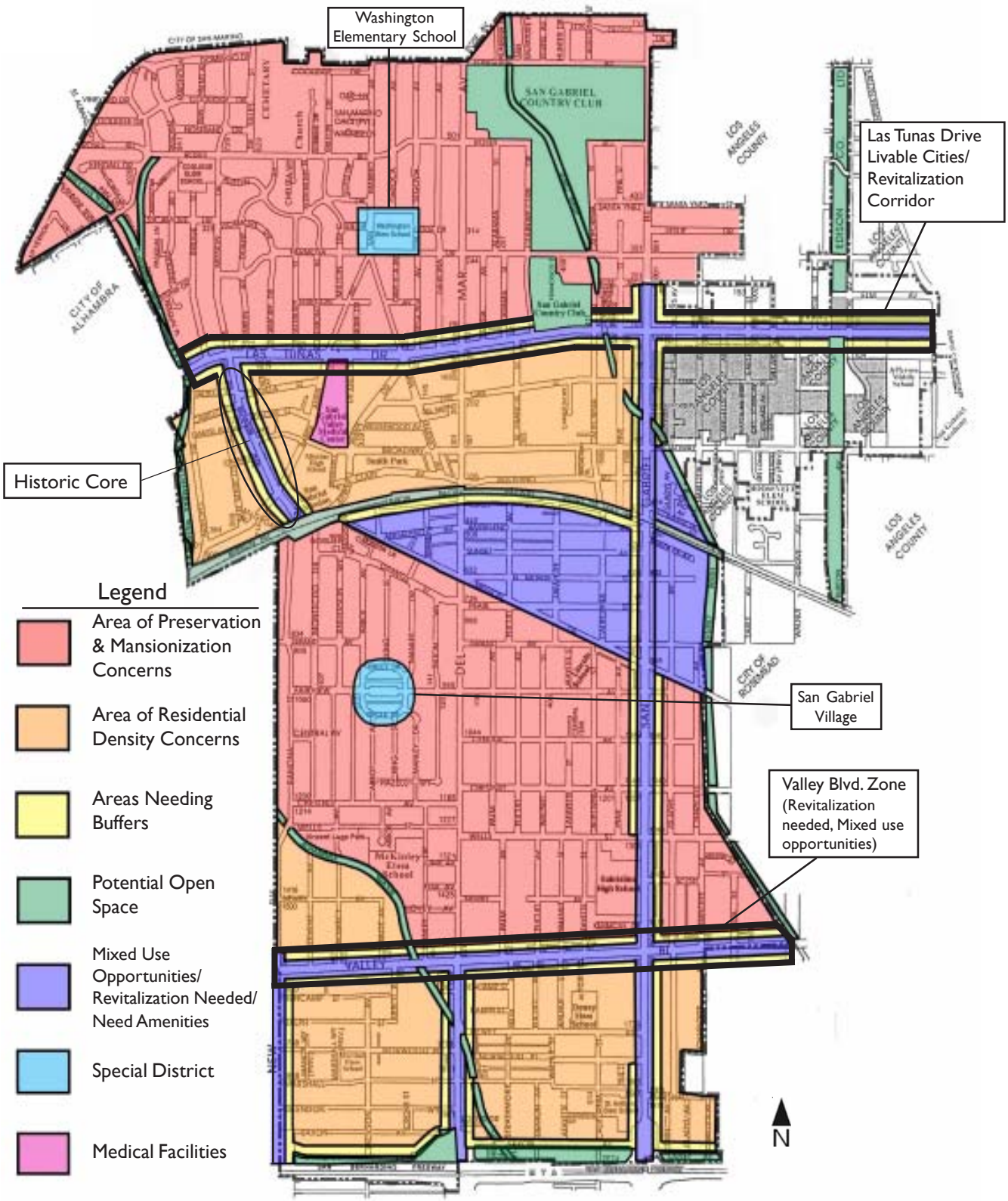
The key land use issues as identified by the community, and the goals, targets and actions we will take to address them are:

Issue 1.1: Neighborhood Preservation: Many cohesive, healthy neighborhoods exist in the City but ongoing development pressures continue to pose a threat to their well-being. An array of policies and programs are needed to ensure preservation of the quality of life in these neighborhoods.

Goal 1.1: Preserve our neighborhoods by preserving those things that give them character, cohesion, and quality of life. ☜

- Target 1.1.1: Process at least two (2) Mills Act applications each year.

- Target 1.1.2: Rehabilitate at least five (5) homes per year using CDBG funds in targeted areas.



Source: Community Development Department

Figure 1-1

LAND USE ISSUES

Issue 1.2: Neighborhood Improvement: Older, more crowded, lower income areas of the City have housing, property maintenance and quality of life issues waiting to be tackled through the City's Neighborhoods Improvement Services, code enforcement or other affirmative strategies. ☜

Goal 1.2: Aggressively partner with those neighborhoods striving to improve themselves.

- Target 1.2.1: Streamline and simplify the public nuisance abatement procedure by 2005.
- Target 1.2.2: Sponsor at least one (1) neighborhood cleanup day (i.e. graffiti removal, tree planting, trash pick-up, etc.) each year.

Issue 1.3: Mansionization: San Gabriel has seen a trend towards larger new single-family homes. This "mansionization" occurs when large, often poorly designed homes built to the maximum allowable area are constructed in neighborhoods consisting of modest single story structures. While some regulatory measures have been taken in the past, there still remains a need to find solutions that balance property rights with the preservation of community character. ☜

Goal 1.3: Set standards for new homes that respect the scale of their surroundings.

- Target 1.3.1: Adopt residential design standards by 2004.
- Target 1.3.2: Amend the zoning ordinance to reduce floor area ratio and provide incentives for the development of single-story additions by 2005.

Issue 1.4: Residential Densities: The amount of land area designated for medium and high-density residential development is likely to remain relatively stable, but there remain a number of properties in these areas that still have single-family homes on them. The orderly transition of these neighborhoods to higher density housing is a challenge to provide quality as well as quantity in meeting the City's future housing needs.

Goal 1.4: Encourage the sensible transition of properties in multi-family neighborhoods in realizing their potential to provide quality housing opportunities.

- Target 1.4.1: Complete an inventory of underutilized R-2 and R-3 parcels in the city by 2005.
- Target 1.4.2: Identify and aggressively pursue sources of funds to rehabilitate at least two (2) multi-family residential properties a year.

Issue 1.5: Mixed Use Development: Mixed use development (residential units over commercial space) 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.

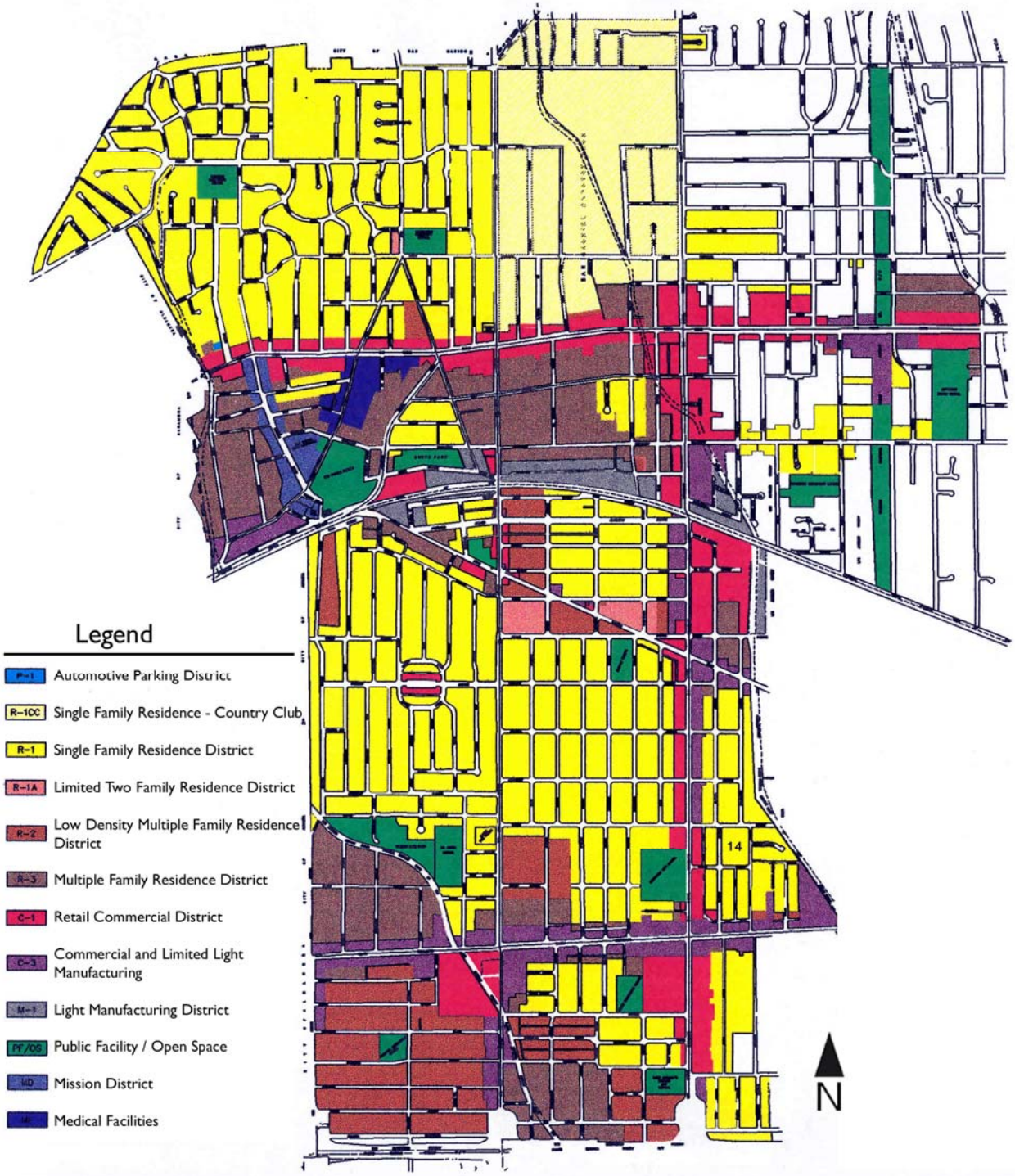
Goal 1.5: Support new development that efficiently and effectively combines residential and commercial uses.

- Target 1.5.1: Develop a brochure and host by 2005 a meeting for developers to promote the incentives for doing mixed-use development.
- Target 1.5.2: Provide incentives by 2005 for developing mixed-use projects at transit stops.

Issue 1.6: Buffering: Traditionally in San Gabriel, development on properties adjoining differing land uses has not given much thought to buffering that development from its neighbors. This can be seen especially where commercial and industrial developments abut residential areas. Thoughtful development standards that emphasize qualitative performance over quantitative measurements can help to better mitigate the impacts of dissimilar land uses located next to each other. ☜

Goal 1.6: Ensure that new development is appropriately and sensitively buffered from its neighbors. ☜

- Target 1.6.1: Review the development standards for commercial and industrial development by 2005 and amend them as necessary to provide for meaningful buffering between differing land uses.
- Target 1.6.2: Develop specific standards for exterior lighting of commercial and industrial development by 2005.



Source: Community Development Department

Figure 1-3

ZONING MAP

Comprehensive General Plan, City of San Gabriel

- Target 1.6.3: Adopt standards for fencing by 2005 to ensure new fences and walls are attractively designed and effectively buffer adjacent properties.

Issue 1.7: Mission District Vitality: While existing zoning regulations have produced some economic development successes, a more comprehensive strategy such as a Specific Plan for the District, is called for to help the area reach its full potential. ☜

Goal 1.7: Create a climate in which the Mission District can thrive.

- Target 1.7.1: Adopt and implement a specific plan for the Mission District by 2004.

- Target 1.7.2: Increase tourist traffic in the Mission District by 5% per year.

Issue 1.8: Medical Facilities Zone: The Medical Facilities Zone was created around the area surrounding San Gabriel Valley Medical Center to allow for the orderly growth of the hospital and related uses over the next 20 years. As this growth begins, it will be necessary to ensure that it takes place in a way that is least disruptive to the surrounding community.

Goal 1.8: Plan for the future growth of the San Gabriel Valley Medical Center and its surroundings so that they are compatible with their neighborhood.

- Target 1.8.1: Complete the environmental review and entitlement of at least one (1) major medical facility in the zone by 2004.

- Target 1.8.2: Hold annual progress meetings with the San Gabriel Valley Medical Center and the community to discuss the implementation of the Medical Center's master plan.

Issue 1.9: Redevelopment: In addition to trying to facilitate growth within the existing redevelopment project area along Las Tunas Drive and San Gabriel Boulevard, the City should explore the feasibility of expanding the project area or creating additional project areas on other economically or aesthetically challenged commercial corridors.

Goal 1.9: Use redevelopment judiciously to promote economic growth, eliminate blight, and build affordable housing.

- Target 1.9.1: Conduct a feasibility study by 2005 of expanding the existing project area or creating additional project areas.

- Target 1.9.2: Identify and aggressively pursue sources of funds to leverage redevelopment set-aside funds for the production of affordable housing.

Issue 1.10: Unincorporated County Areas: Most of the uses in the unincorporated areas east of San Gabriel Boulevard are residential in nature. The City should maintain an open line of communication with County authorities to ensure that future development in adjoining City areas is compatible with their County neighbors and vice-versa.

Goal 1.10: Cooperate with all our neighbors to ensure that future development along our common borders is compatible with our neighbors and vice-versa.

- Target 1.10.1: Meet annually with representatives of our neighboring jurisdictions to discuss development issues of common interest.

- Target 1.10.2: Exchange Planning Commission agendas with our neighboring jurisdictions.

Issue 1.11: Livable Communities: San Gabriel's participation in the Livable Communities program resulted in the creation of an implementation "toolbox" of planning measures for the Las Tunas corridor. The City will need a comprehensive strategy for Las Tunas, including many of the toolbox measures, in order to make the street a model for the application of Livable Communities principles in an older business district setting.

Goal 1.11: Make Las Tunas Drive a more livable place to be by making it pedestrian-friendly, calming traffic, and promoting quality urban design. ☜

- Target 1.11.1: Develop and implement a comprehensive strategy for Las Tunas, based on the Livable Communities principles and toolbox of implementation measures by 2004.

- Target 1.11.2: Amend the zoning ordinance by 2005 to allow sidewalk dining along Las Tunas, subject to performance standards.

Issue 1.12: Valley Boulevard: While very vibrant, Valley Boulevard's bustle has come at the cost of poorly planned development that affects traffic flow and parking patterns, a lack of connectivity between projects, a spartan and uninviting streetscape, and unmitigated impacts on adjoining neighborhoods. A comprehensive framework for solutions, such as a Specific Plan, is needed to properly address these issues. ☜

Goal 1.12: Transform Valley Boulevard into a vibrant, functional, and quality environment.

- Target 1.12.1: Adopt and implement a Specific Plan for Valley Boulevard by 2005.

- Target 1.12.2: Begin an inventory of nonconforming signs by 2005, a program of affirmative notice to property owners by 2007, and abatement of all nonconforming signs by 2017.

Issue 1.13: Open Space: Public open space is at a premium and as San Gabriel grows, the need for this type of space will only be greater. This need will demand creative solutions, including utilizing school playgrounds, creating "pocket parks", developing comprehensive tree preservation and planting strategy, installing landscaped medians, vacating streets to create open space and exploring the recreational potential of the flood control channels. ☜

Goal 1.13: Think and act creatively to maximize and increase public open space and greenery in our community.

- Target 1.13.1: Identify opportunity sites for increasing community open space and greenery by 2005.

- Target 1.13.2: Fund and develop at least two (2) major open space projects in conjunction with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy.

Achievement of the goals stated above is likely to be an uneven process, progressing in fits and starts over the life of the General Plan, for the landscape before us presents both potential and pitfalls, both opportunities and obstacles. To see a graphic representation of the opportunities and constraints on future development, refer to Figures 1-4 and 1-5.

Land Use Plan

The Land Use Plan for the City of San Gabriel is illustrated by the map in Figure 1-2. The categories of permitted land uses and their population and development intensity limitations are as follows:

What Is The Land Use Plan?

The land use plan is the first and foremost part of designing San Gabriel's future, for it prescribes the future density and intensity of development. San Gabriel residents have spoken clearly that they do not want to see the return of the free-for-all development practices of the 1960s and 1970s.

Instead, they have indicated they want to limit more intense development to a few focused areas where it is most important, while preserving the integrity of established residential neighborhoods. This plan sets out to make that happen.

The Land Use Pattern

The land use pattern will be set by a classification scheme that will remain largely unchanged from the 1990 general plan update. Its provisions call for the following broad types of land use.

<u>Residential</u>

- Low Density: Primarily single-family homes on a single parcel, occasionally including two homes (attached or detached) on a larger parcel.

  Dwelling Unit Density Range: 0-6 d.u./acre
  Population Intensity: 3-19 persons/acre

- Medium Density: Low-scale, multi-family dwellings, predominately on sites less than an acre in area.

  Dwelling Unit Density Range: 7-11 d.u./acre
  Population Intensity: 22-34 persons/acre

Source: Community Development Department
Updated: June 26, 2002

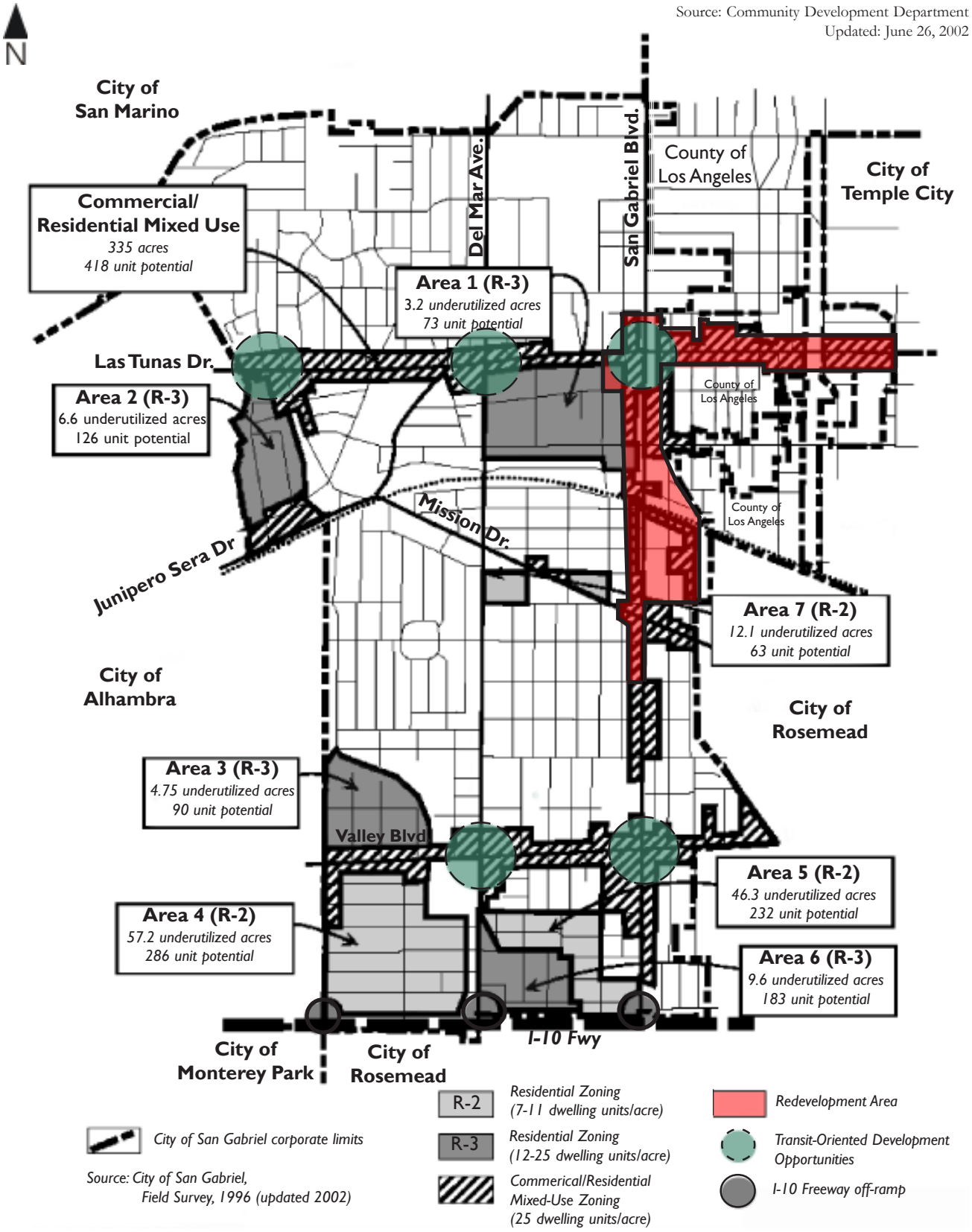


Figure 1-4

DEVELOPMENT OPPORTUNITIES

- High Density: Multiple-family dwellings, preferably on sites one acre or larger in size, primarily of two-story construction, and of three-story construction for higher density projects granted a density bonus and/or which maximize ground level outdoor recreational space.

  Dwelling Unit Density Range: 12-25 d.u./acre
  Population Intensity: 37-78 persons/acre

Commercial

- Village: Various convenience services and products for the surrounding residential neighborhood within roughly a ¼ to 1/3 mile radius. Small grocery stores, cafes, bakeries, drug stores, barber, and beauty shops, dry cleaners, dentist and doctor's offices, legal and accounting offices, etc. are examples of permitted uses.

  Building Intensity: Maximum building height of 2 stories and 35 feet and maximum F.A.R. of 0.35 for 2-story structures and 0.45 for 1-story structures. Maximum building height of 3 stories and 45 feet and maximum F.A.R. of 1.0 for mixed use projects

- General: All forms of retail, service, office, recreation/amusement and other commercial businesses which provide goods and services for the local population and those businesses which are targeted towards visitors and commuters. Individual uses may be located on individual parcels, or preferably together within single, integrated centers, along a major arterial roadway.

  Building Intensity: Maximum building height of 5 stories and 70 feet and maximum F.A.R. of 0.5 to 0.7. Maximum building height of 3 stories and 45 feet and maximum F.A.R. of 1.0 for mixed use projects

- Medical Facilities: Uses restricted only to various types of medical facilities, including: hospitals, convalescent facilities, medical and dental offices, clinics, and laboratories. Also allows for structures and services supporting these primary medical uses, such as pharmacies, restaurants, day cay centers, and parking structures.

  This description applies only to properties in the immediate vicinity of the San Gabriel Valley Medical Center, where an environment of medical and professional offices is desired.

  Building Intensity: Maximum building height of 70 feet and maximum F.A.R. of 3.0

- Commercial Specific Plan: This designation applies to two areas, which each have a distinct character and for which special land use and development strategies are needed to capitalize on the special advantages inherent in each of these areas. The designation signals the City's intent to develop Specific Plans for each of these areas, to define a land use planning program which will accomplish the City's special objectives for these areas. The two areas are:

  1. *The Mission District Zone (Mission Drive from Las Tunas Drive to Mission Road)*

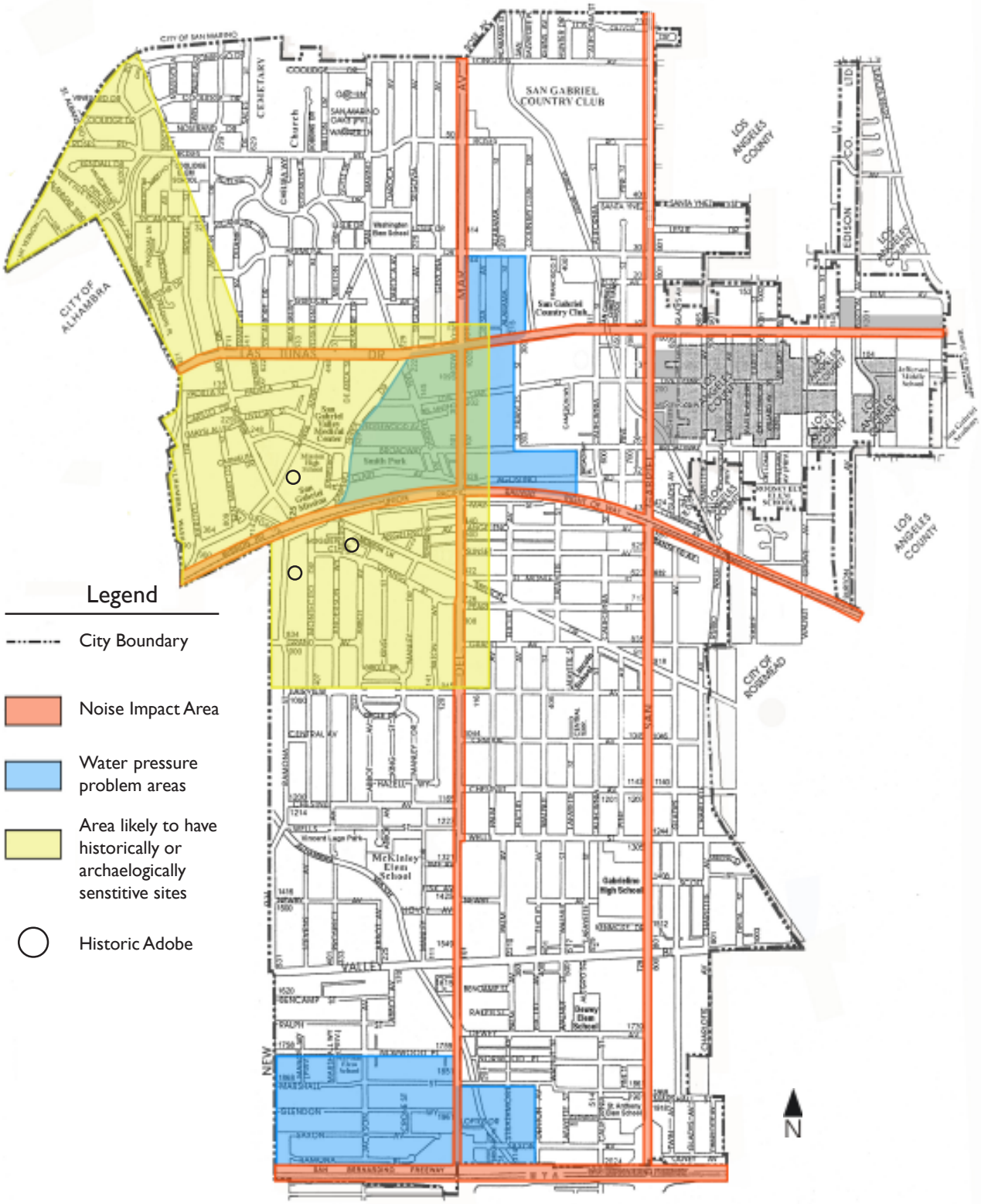
  2. *Valley Boulevard (from the west City limit to the east City limit)*

  All uses permitted by the General Commercial designation will be allowed; however, the specific plans to be developed are expected to include more specific lists of permitted uses.

  Building Intensity: Same as for General Commercial, unless amended by adoption of a Specific Plan.

Industrial

- Light Industrial: Various low intensity, non-polluting sorts of manufacturing, fabrication, assembly, research and development, warehousing, and distribution uses which do not involve processes for producing petro-chemicals, rubber and other synthetic materials and chemicals. The intent of this designation is to maintain a local industrial employment base, consisting primarily of modestly sized individual businesses, which are generally perceived as "clean" industry and do not generate nuisance or unsafe levels of noise, vibrations, air emissions, or liquid and solid wastes.



Source: Community Development Department

Figure 1-5

DEVELOPMENT CONSTRAINTS

Comprehensive General Plan, City of San Gabriel

Building Intensity: Maximum building height of 2 stories and 35 feet and maximum F.A.R. of 0.5

The following additional designations appear on the Land Use Plan and are self-explanatory:

Circulation

- Freeway
- Freeway Interchange
- Arterial
- Collector
- Planned Grade Separation (interchange)
- Railroad

Open Space and Recreation

- Open Space/Landscaping
- Park
- Planned Park
- Private Golf Course
- Cemetery
- Flood Control Channels

Public Facilities

- High School
- Junior High School
- Elementary School
- School - Special
- School - Private
- Civic/Historic Area
- Police Station
- City Yard
- Fire Station
- Medical Center
- Post Office
- Library
- Water Pump Station
- Solid Waste Disposal

Existing land use is summarized in Table 1.1 below.

1.1: Estimated Distribution of Land Uses (2001-2020)

Type of Land Use	Acreage	% Total Ac.
Single-family residential	1,130	40.99
Two-Family	76	2.76
Multiple-Family	213	7.73
Group Housing[1]	3	0.10
Mobile homes	0	0.00
Commercial	344	12.48
Industrial	45	1.63
Community Facilities[2]	110	3.99
Special Purpose[3]	51	1.85
Golf Course	100	3.63
Utilities	40	1.45
Vacant	13	0.47
Streets, Flood Channels and Railways	632	22.92
Totals	2,757	100.0

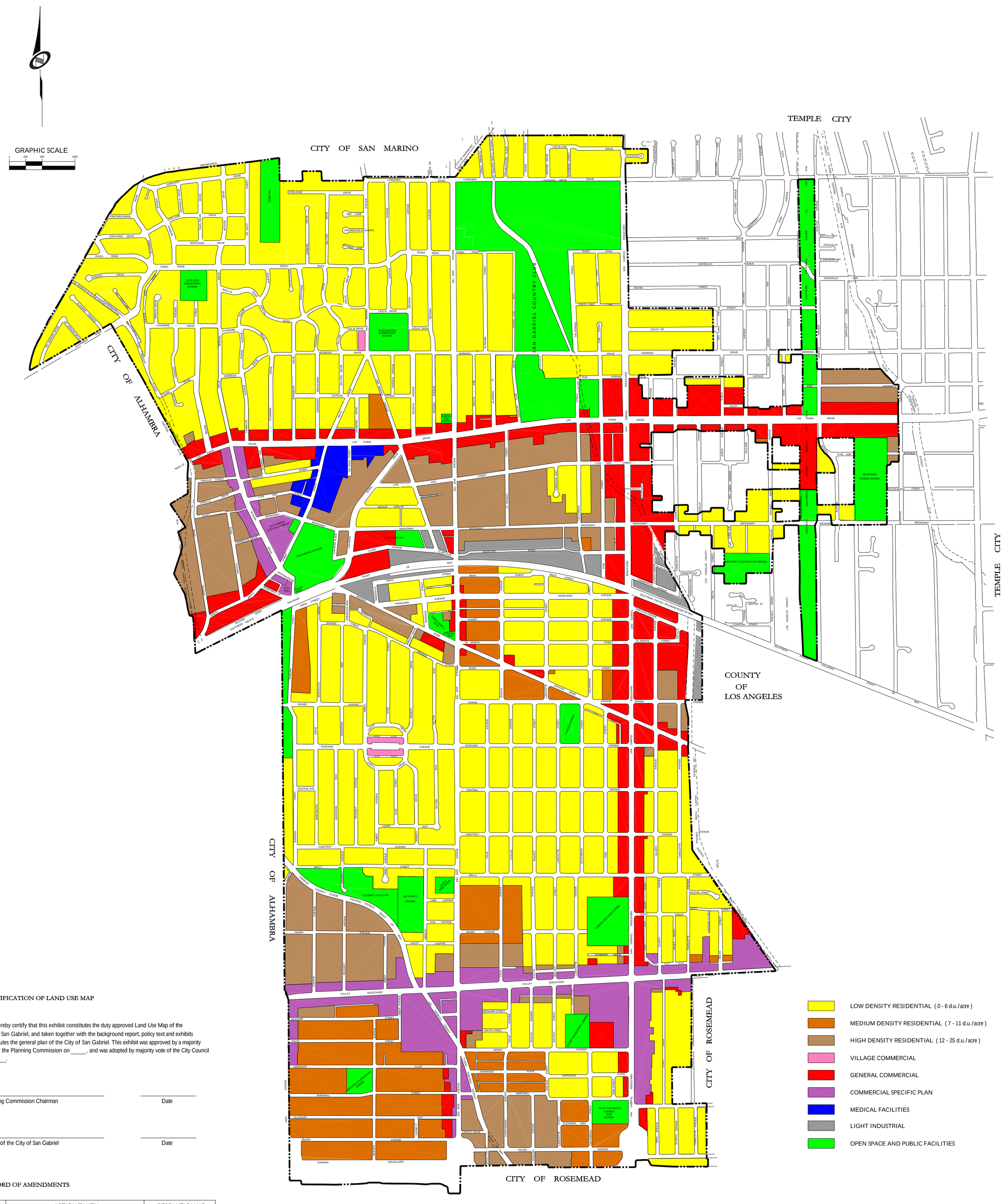
[1]Includes convalescent hospitals, nursing homes and other congregate care facilities.
[2]Includes governmental, civic/cultural, police, fire, public school and park facilities.
[3]Includes religious, fraternal, and special-purpose, non-profit facilities such as the Chamber of Commerce, etc.

Zoning Classifications and the Land Use Policy Map

Table 1.2 below lists the City's various zoning categories and the General Plan land use categories that correspond to them. The land use plan and the zoning map are displayed in Figures 1-2 and 1-3 respectively.

1.2: Zoning Categories and Corresponding Land Use Designations		
Zone Abbreviation	Zoning Designation	General Plan Land Use Category
R-1	Single Family Residence	Low Density Residential
R-1CC	Single Family Residence - Country Club	Low Density Residential
R-1A	Limited Two-Family Residence Zone	Medium Density Residential
R-2	Low Density Multiple-Family Residence Zone	Medium Density Residential
R-3	Multiple-Family Residence Zone	High Density Residential
C-1	Retail Commercial Zone	Village Commercial; General Commercial; Commercial Specific Plan
C-3	Commercial and Limited Manufacturing Zone	General Commercial; Commercial Specific Plan
M-1	Light Manufacturing Zone	Light Industrial
MD	Mission District Zone	Commercial Specific Plan
MF	Medical Facilities Zone	Medical Facilities
PF/OS	Public Facilities/Open Space Zone	Open Space/Landscaping Park Planned Park Private Golf Course Cemetery Flood Control Channels
P-1	Automobile Parking Zone	N/A

CITY OF SAN GABRIEL
LAND USE PLAN



CERTIFICATION OF LAND USE MAP

I do hereby certify that this exhibit constitutes the duty approved Land Use Map of the City of San Gabriel, and taken together with the background report, policy text and exhibits constitutes the general plan of the City of San Gabriel. This exhibit was approved by a majority vote of the Planning Commission on _____, and was adopted by majority vote of the City Council on _____.

Planning Commission Chairman _____ Date _____

Mayor of the City of San Gabriel _____ Date _____

RECORD OF AMENDMENTS

DATE	ACTION TAKEN	RESOLUTION NO.

THIS MAP IS FOR PURPOSES OF IDENTIFYING LAND USE DESIGNATIONS ONLY. FOR INFORMATION REGARDING THE STREET SYSTEM, PLEASE REFER TO THE MOBILITY ELEMENT OF THE GENERAL PLAN.

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CITY OF SAN GABRIEL
LAND USE PLAN

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A Place to Call Home

We believe that all residents of our community have a right to safe, sanitary and affordable housing.

Assuring the availability of adequate housing for all social and economic sectors of our city's present and future population is critical. An assessment of the community's housing needs identified San Gabriel's demographic, socioeconomic, and housing characteristics and the nature and extent of unmet housing needs. These findings include:

- Population Trends: In 2000, the city had a population of 39,804 residents, an increase of 7 percent in ten years. The City witnessed significant growth in its early school age population (age <9 years), as well as its young and mid-adult populations (age 25-44).

- San Gabriel continues to have a much higher proportion of seniors (age 65 and older) than the county as a whole. During the 1990s, there was a remarkable increase in the Asian population (+63 percent), and a substantial decrease in the White population (-39 percent). The Hispanic share of the city's population decreased from 36

MORE ON HOUSING

This chapter is an abbreviated summary of the City's adopted Housing Element. The full element contains extended analysis, detailed policies and implementation measures. For the full text of the Housing Element, contact the Community Development Department at 626-308-2806.

percent in 1990 to 31 percent in 2000.

- Household Characteristics: The average household size in San Gabriel increased from 3.00 persons to 3.32 persons during the 1990s. 20 percent of households were living in overcrowded conditions in 1998, while nearly half of the city's households earned very low or low incomes. Certain segments of the population have particular difficulty in finding decent, affordable housing due to their special needs. These groups include the elderly, disabled persons, large households, female-headed households, and the homeless.

FAST FACT

The census tracts in the southern part of the city have the lowest incomes and greatest overcrowding.

2000 U.S. Census

- Housing Stock Condition: From 1990 to 2000, the city's housing stock expanded only 1.2 %, while population grew by 7.2 %. Over 60 % of the housing stock consists of single-family units, while multi-family units comprised 37 % of the housing stock in 2000. Code Enforcement staff estimated in 1997 that there may be over 3,000 substandard units in the city, representing nearly 24 % of the housing stock. Between April 1999 and September 2000, the median sales price in San Gabriel was $250,000 for a single-family home and $150,000 for a condominium unit. During November and December 2000, rental rates for apartments in San Gabriel ranged from $575 to $750 for a one-bedroom unit and $675 to $950 for a two-bedroom unit. The rents for single-family homes are typically higher than for apartment units.

- Survey of Housing Needs: 38 percent of all households are spending more than 30 percent of their income on housing; very low and low-income households represented four-fifths of all overpayers. As of January 2000, over 9,000 units (more than 70% of the total housing stock) were greater than 30 years of age, the age at which housing typically begins to require major repairs. San Gabriel's share of the regional housing need between January 1998 and June 2005 is 301 additional dwelling units, including 78 for very low-income and 57 for low-income households.

- Housing Constraints: The provision of adequate and affordable housing can be constrained by a number of physical, market, and governmental factors. The lack of available vacant land is a major constraint to the development of housing in the city. Other constraints include development costs, the availability of financing, land use controls, development regulations and fees, entitlement processes, and the availability of infrastructure.

Single-family homes still account for over 60% of the city's total housing stock.

- Housing Opportunities: Residential development potential exists in vacant and underutilized properties, and mixed-use development projects. Senior housing units and second dwelling units represent additional affordable housing opportunities for lower-income households. Projects that encourage energy conservation also help to reduce the cost of housing.

Our Goals

The goals, targets and actions we are committed to take to address our key housing issues are summarized below:

Issue 2.1: Providing a Range of Housing Types: Different household types in San Gabriel require housing to fit their particular needs and circumstances. For example, 28 percent of the City's renter households are living in overcrowded conditions, which may indicate an unmet need for affordable units that have three or more bedrooms, and/or an unmet need for affordable homeownership opportunities. Other households, such as those consisting of an elderly person living alone, may need smaller, studio units in a complex that provides supportive services, such as some meals, and transportation.

> **FAST FACT**
>
> *Low and very low-income households represent approximately half of all households in San Gabriel.*
>
> Southern California Association of Governments (1998)

Goal 2.1: **Expand the supply of housing in accordance with the land use designations and policies in the Land Use Element.**

- Target 2.1: Provide for the construction of 301 new housing units during the 1998-2005 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).
  - Action 2.1.1: Promote and encourage the development of housing of various types, designs, forms of ownership, and sizes.
  - Action 2.1.2: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.
  - Action 2.1.3: Facilitate the construction of housing for lower- and moderate-income households.
  - Action 2.1.4: Periodically re-examine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.
  - Action 2.1.5: Through subdivision and zoning ordinances, and through the permit process, encourage use of innovative construction techniques, design standards, and energy conservation methods in new housing development.
  - Action 2.1.6: Encourage development of second units at appropriate locations by publicizing the City's second unit program, and by providing incentives for development of such units.

Issue 2.2: Housing Affordability: According to the Southern California Association of Governments (1998), 37 percent of all households in San Gabriel were overpaying, or spending more than 30 percent of their income on housing. Very low- and low-income households comprised 80 percent of the overpaying households.

Goal 2.2: **Promote and encourage the provision of adequate housing to meet the needs of the community.**

- Target 2.2.1: Allow for the construction of 301 new housing units, including housing affordable to very low-, low-, and moderate-income households, in accordance with the RHNA and consistent with the Land Use Element.

Source: Community Development Department
Date: November 21, 2002

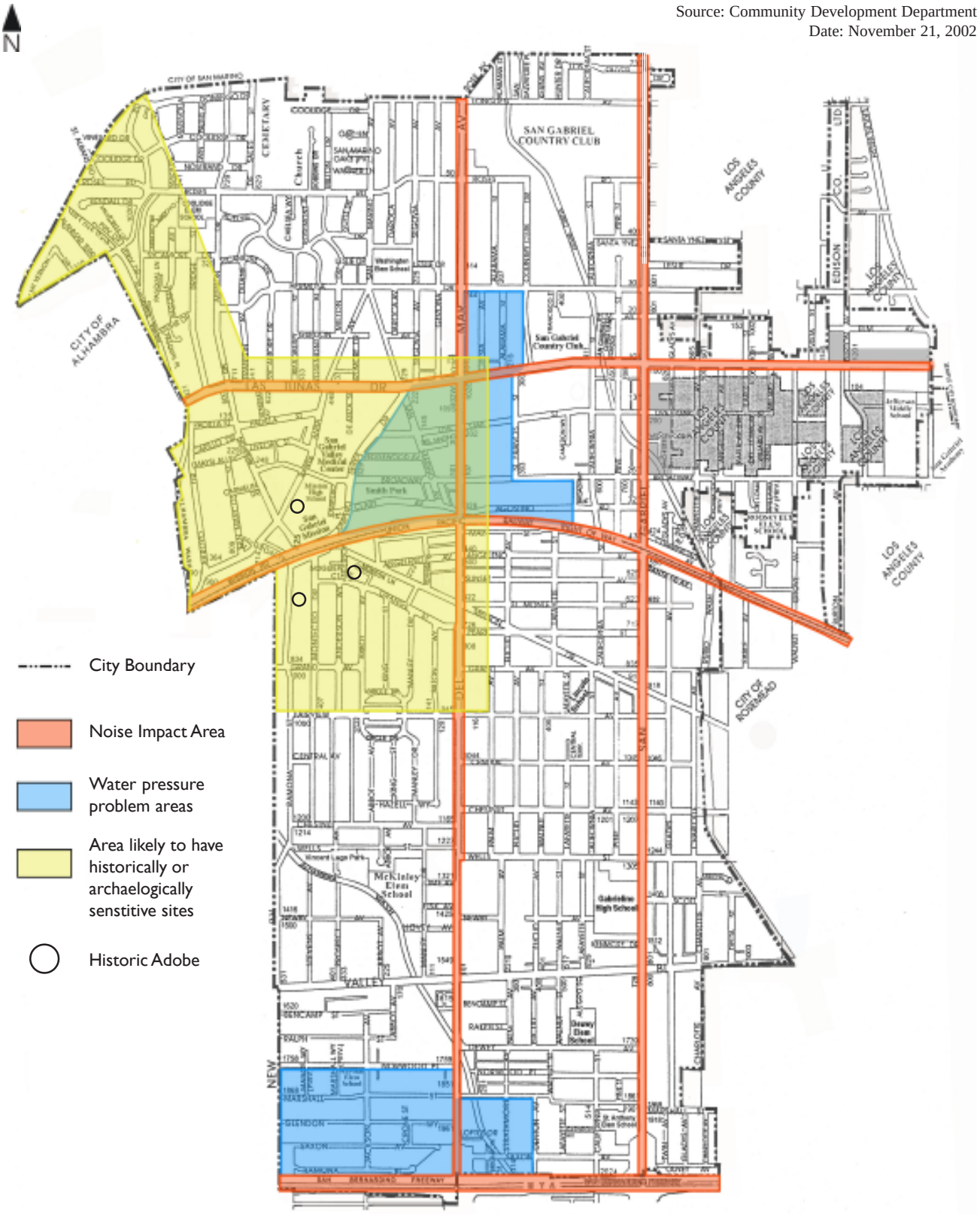


Figure 2-1

DEVELOPMENT CONSTRAINTS

Comprehensive General Plan, City of San Gabriel

- Action 2.2.1.1: Encourage a wide range of housing types, prices and ownership forms in new construction.

- Action 2.2.1.2: Facilitate the development of housing for lower- and moderate-income households by private developers.

- Action 2.2.1.3: Support the development of cost saving and energy conserving construction techniques.

- Action 2.2.1.4: Assist private developers in identifying land suitable for the development of housing for lower- and moderate-income households.
- Action 2.2.1.5: Encourage the inclusion of units for very low-, low-, and moderate-income families as part of private sponsored housing developments.

- Action 2.2.1.6: Support efforts of private lenders to provide responsible alternative financing methods to make home ownership available to a greater number of households.

- Action 2.2.1.7: Continue to consider density bonuses and other incentives for housing development incorporating units for low- and moderate-income households.

- Action 2.2.1.8: Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low- and moderate-income housing.

- Action 2.2.1.9: Encourage affordable homeownership opportunities in San Gabriel through a first time homebuyer program targeted to low- and moderate-income households.

- Target 2.2.2: Promote the affordability of existing housing units for low- and moderate-income households by capturing Federal housing assistance subsidies for the benefit of eligible City residents.

  - Action 2.2.2.1: Support and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Issue 2.3: Conserving the Existing Affordable Housing Stock: As of January 2000, over 9,500 units in San Gabriel are more than 30 years old, the age at which many housing units typically begin to require major repairs. This figure represents over 70 percent of the total housing stock in the City, and indicates that programs that assist with home maintenance/improvement are critical to preventing widespread housing deterioration. The need for such programs is underscored by the increasing disparity between incomes and housing costs in the City, the growing evidence of overcrowding, and the large proportion of senior citizens on fixed incomes. The highest concentration of substandard units is located south of Valley Boulevard.

Goal 2.3: Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently sound housing stock.

- Target 2.3.1: Conserve the existing housing stock in San Gabriel.

  - Action 2.3.1.1: Continue to investigate and pursue housing rehabilitation programs and funding sources offered by the State and Federal governments.

  - Action 2.3.1.2: Continue to cooperate with the Los Angeles County Community Development Commission to provide below-market rate rehabilitation loans for both owner-occupied and rental housing.

  - Action 2.3.1.3: Promote the use of rehabilitation assistance programs to alleviate deteriorated or deteriorating housing conditions.

  - Action 2.3.1.4: Encourage investment of public and private resources to alleviate neighborhood deterioration trends.

  - Action 2.3.1.5: Continue to encourage property owners to improve or rehabilitate

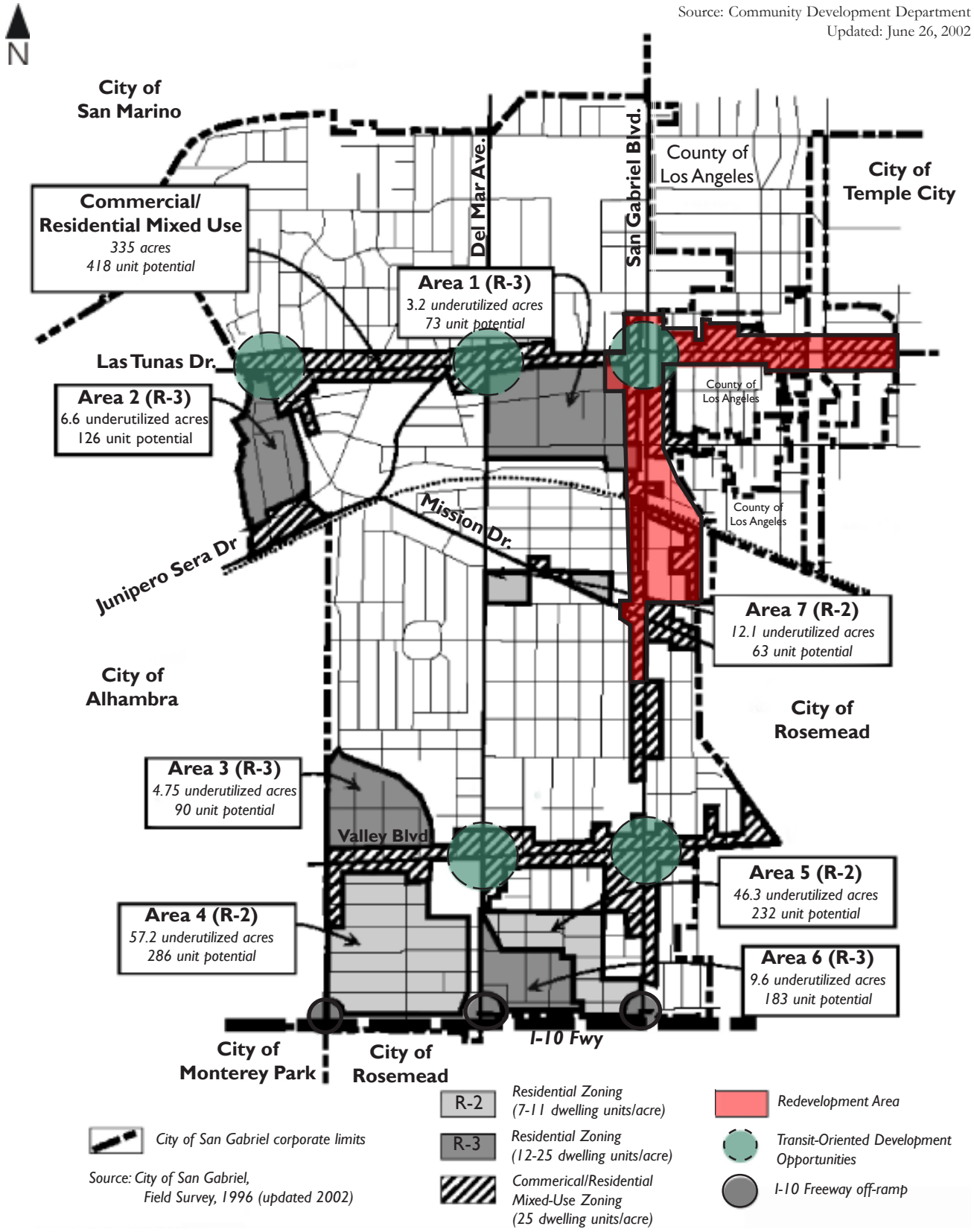


Figure 2-2

DEVELOPMENT OPPORTUNITIES

owner-occupied and rental housing where feasible.

- Action 2.3.1.6: Promote the removal and replacement of those substandard units that cannot be rehabilitated.

- Target 2.3.2: Promote the maintenance of currently sound housing.

  - Action 2.3.2.1: Use public information and assistance programs to encourage repair before major damage occurs.

  - Action 2.3.2.2: Promote representative citizen participation on the formation, implementation and review of housing programs.

  - Action 2.3.2.3: Continue to encourage the maintenance of sound owner-occupied and renter-occupied housing.

Issue 2.4: Fair Housing and Housing Opportunities: In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents. The Housing Element seeks to expand the range of housing opportunities provided in San Gabriel, including the housing for those with "special needs", including senior citizens on fixed incomes, very low-, low-, and moderate-income residents, the disabled, large families, female-headed households with children, and the homeless.

Goal 2.4: Promote and encourage housing opportunities accessible to employment centers, quality community centers, and quality community services for all economic segments of the community, regardless of race, color, national origin, ancestry, religion, disability, sex, familial status, or marital status.

- Target 2.4: Promote housing opportunities for all.

  - Action 2.4.1: Promote governmental efforts to provide equal opportunity housing for existing and projected demands in San Gabriel.

  - Action 2.4.2: Accommodate the City's fair share of the regional housing needs.

  - Action 2.4.3: Identify segments of the population that have special housing needs and develop programs to serve those needs (i.e., single parents, elderly, disabled, large family, minority and homeless populations).

How we compare with our neighbors

Tables 2-1, 2-2, and 2-3 provide a comparative look at the population and housing trends in San Gabriel and neighboring communities:

TABLE 2-1

Population Growth Trends in the City of San Gabriel and Neighboring Communities					
Jurisdiction	1980	1990	Change 1980-1990	2000	Change 1990-2000
San Gabriel	30,072	37,120	+23.4%	39,804	+7.2%
Alhambra	64,615	82,106	+27.1%	85,804	+4.5%
Monterey Park	54,338	60,738	+11.8%	60,051	-1.1%
Rosemead	42,604	51,638	+21.2%	53,505	+3.6%
San Marino	13,307	12,959	-2.6%	12,945	-0.1%
Temple City	28,972	31,100	+7.3%	33,377	+7.3%
Los Angeles Co.	7,477,503	8,863,164	18.5%	9,519,338	+7.4%

Sources: 1980, 1990, 2000 U.S. Census.

TABLE 2-2

Average Household Sizes in San Gabriel and Neighboring Communities (2000 Estimates)	
City	Persons Per Household
San Gabriel	3.32
Alhambra	3.15
Monterey Park	3.37
Rosemead	4.08
San Marino	3.22
Temple City	3.03
Los Angeles County	3.14

Source: California Department of Finance, 2000.

TABLE 2-3

Housing Growth Trends In San Gabriel and Neighboring Communities					
City or Jurisdiction	Housing units 1980	Housing units 1990	Change 1980-1990	Housing Units 2000	Change 1990-2000
San Gabriel	11,546	12,736	+10.3%	12,891	+1.2%
Alhambra	27,193	29,604	+8.9%	30,223	+2.1%
Monterey Park	19,331	20,298	+5.0%	20,720	+2.1%
Rosemead	13,643	14,134	+3.6%	14,345	+1.5%
San Marino	4,452	4,465	+0.3%	4,472	+0.2%
Temple City	11,037	11,548	+5.0%	11,801	+2.2%
Los Angeles County	2,855,578	3,163,343	+10.8%	3,272,169	+3.4%

Sources: 1980 and 1990 U.S. Census; California Department of Finance, Population and Housing Estimates as of January 1, 2000.

Early visitors found the "interurbans" – the Pacific Electric streetcar that later became known as the "Big Red Cars" – to be the most economical way to see the mission.

Talk About Upward Mobility!

We will bring San Gabriel walkable neighborhoods served by transit, and circulation systems that protect walkers, riders, pedestrians and drivers from hazards.

Unlike new communities in the suburbs, our San Gabriel retains the types of neighborhoods that are walkable, that are (or can be) served by transit, and that meet many of the principles that designers admire.

But those assets are challenged by a host of other circulation issues that limit our mobility, detract from our quality of life, and slow the movement of goods. The key mobility issues facing San Gabriel are:

- Congestion. Traffic congestion and interrupted traffic flow continue to plague City streets and highways. Increased traffic from commuting employees will be generated in San Gabriel as the area is fully developed. The main commercial corridors operate with delays because access points act to lower effective capacity.

- Traffic Signals and Synchronization. Key corridors are not able to move traffic at optimum capacity as a result of the need for coordinated timing and synchronization.

- Traffic Impact Study Guidelines. Development projects are reviewed independently of other activities in the City. Until recently, there have not been standard guidelines in which development traffic impacts can be reviewed and mitigation measures established.

- Traffic Calming. Adverse traffic effects, such as excessive noise, volume, speed and congestion damage the quality of life in our residential neighborhoods. The adverse effects of traffic on residential neighborhoods require action to maintain a good quality of life in all neighborhoods. Speed is a problem on many streets, while others suffer from excessive vehicular volume. Noise from traffic is an additional intrusion. The City does not have an established Neighborhood Traffic Calming Program.

- Public Safety & Traffic Accidents. The safety of drivers, pedestrians, and bicyclists who use our streets is always a priority in the design of circulation and transportation systems and facilities, as is quick access to all parts of the city by police, fire, ambulances and other emergency vehicles. As the community has grown, so has the traffic. Additional traffic means a greater chance for traffic accidents. More students are being driven to school, which recreates congestion and increased potential for accidents in and around the schools. The City has recently installed a computerized traffic accident reporting system but as yet has not been used to its fullest extent.

- School Site Safety. As schools expand, issues involving traffic have become increasingly important. Congestion is caused by the fact that the schools were designed for children to walk to school, rather than be driven. The congestion on nearby streets in the morning and afternoon is quite heavy, sometimes bringing traffic to a standstill. Methods, alternatives and continued working relationships between the City and Schools is needed to provide better school transport and traffic safety in and around school sites.

FAST FACT

Weekend traffic volumes on Valley Blvd and portions of San Gabriel Blvd are greater than on weekdays by approximately 4000 vehicles per day.
- Engineering Division

- Transit. The MTA and Montebello Municipal Bus Line provide services to the City of San Gabriel on several of the major corridors. The existing transit service may be deficient due to the continued development, redevelopment, and increased residential upgrading of multi-family development (existing single familyR1 in R2, R3 zone). There may be a need for a more comprehensive public transportation system that could link increased development to the regional network and schools.

- Alternative Transportation. A Master Plan of Pedestrian and Bikeways (trails / routes / lanes) is non-existent in the City of San Gabriel. The potential for a citywide comprehensive network of pedestrian and bike facilities should be a major consideration in the General Plan update.

- Movement of Goods. The Alameda Corridor East will provide San Gabriel outstanding opportunities and significant challenges to ensure good circulation, free movement of goods through the City, and cultural resource and neighborhood protection.

Ongoing improvements such as the Alameda Corridor East (pictured above at the Mission Road crossing) will improve both goods and vehicle movements through San Gabriel.

- Funding. The City has consistently relied on General Fund and Gas Tax dollars for funding street maintenance and capacity improvements. Because most work is maintenance related, the City has not been able to obtain funding from the MTA. The City

does not have a Development Transportation fee program to help fund these costs.

- Financing: Existing financing – particularly the existing park facilities fee – is insufficient to meet the task ahead. San Gabriel will need to develop new resources, but opportunities such as the San Gabriel Rivers and Mountains Conservancy provide the chance to fund new improvements.

GOALS:

Goal 3.1 We will provide a safe, efficient and environmentally sensitive transportation system for the movement of people and goods.

- Target 3.1.1 Improve all arterial streets to standards depicted in the design classification and functional classifications. See Table 3-1 (Street Classifications) and Figure 3.1 (Existing Street Classification).

- Target 3.1.2 Attain level of service "D" as the performance threshold at designated intersections (labeled "principle intersections") throughout the City. See Figure 3.2 (Existing Intersection Capacity Utilization). ☜

- Target 3.1.3 Improve the City's interregional transportation capabilities (including arterials, freeway network, transit facilities, etc).

- Target 3.1.4 Improve traffic signal coordination / synchronization on Valley Blvd, San Gabriel Blvd, Mission Road and Las Tunas Dr. to increase traffic flow. ☜

Actions

- Adopt the arterial street functional classification system as shown in Figure 3.3 (Proposed Functional Classification) and Figure 3-4 (Street Right of Way Typical Sections as a guide for improving streets to their ultimate street sections.

- Monitor the levels of service at the Principle Intersections (Figure 3.2) on a bi-annual basis and program necessary improvements to maintain the level of service "D". (Table 3-2 shows the ICU levels with and without improvements)

- Use Transportation Systems Management (TSM) improvements to improve level of service throughout the City; TSM's will consist of elimination of on-street parking, re-striping of roadways, intersection widening and signal optimization and coordination.

- Request improvements and provide support to Caltrans, SCAG and MTA for funding of improvements on the I-10 corridor and to the interchanges affecting San Gabriel.

- Request LACDPW-Traffic Division to bi-annually review the signal timing and coordination at key principle intersections.

- Program funds to modify selected traffic signals to provide "protected-permissive" left turn operation (ability to turn left without a green arrow).

FAST FACT

Nine signalized intersections operating at level of service "D" or worse will continue to deteriorate without improvements.

- Engineering Division

- Program funds to modify selected traffic signals to convert from "split phase operation" (traffic in one direction only gets green light) to "simultaneous operation" (both directions get green light) or visa versa. Example of split phase is Mission Road at San Gabriel Blvd.

Goal 3.2 We will reduce traffic congestion in commercial / retail areas on Valley Blvd, San Gabriel Blvd and Las Tunas Drive.

- Target 3.2.1 Develop Traffic Impact Study Guidelines within six months.

- Target 3.2.2 Revise commercial / retail / profession office parking standards within 12 months.

- Target 3.2.3 Provide coordinated citywide development review process within six months.

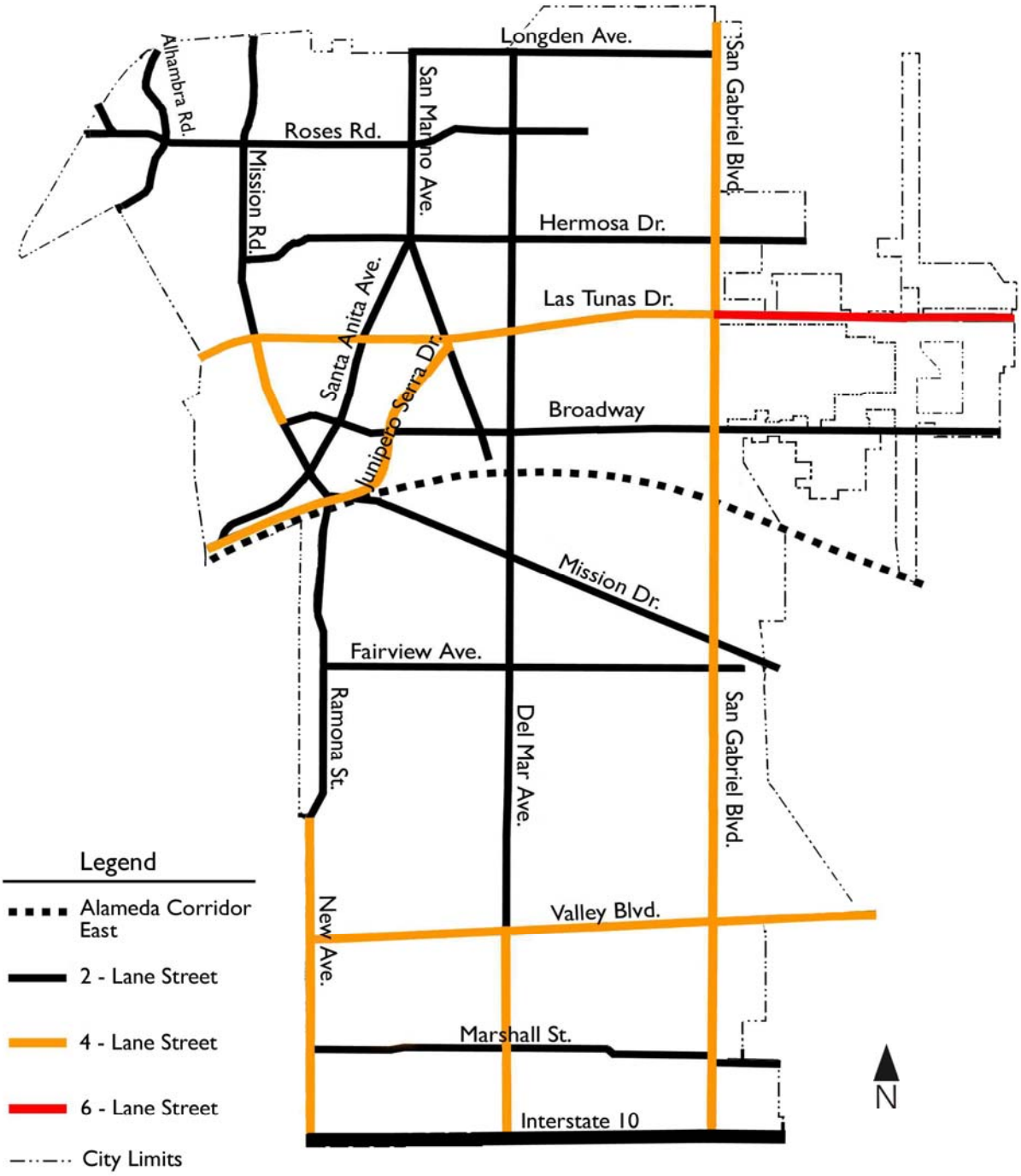
STREET CLASSIFICATIONS						
DESIGN CLASSIFICATION	FUNCTIONAL CLASSIFICATION	CODE	---------- ATTRIBUTES ----------			
			LANES	MEDIAN	PARKING	ADT*
Major Arterial	Six Lane Boulevard	6LB	6	Raised median	No parking	54,000
	Six Lane Arterial	6LA	6	Striped median	No curb parking unless adequate right-of-way (indents preferred)	50,000
Secondary Arterial	Four Lane Boulevard	4LB	4	Raised median	No parking	36,000
	Four Lane Arterial	4LA	4	Striped median	If space available (indents preferred)	30,000
	Four Lane Street	4LS	4	None	Parking	24,000
	Limited Secondary Arterial	LSA	2	Striped median**	Parking	16,000
	Limited Secondary Street	LSS	2	Striped median**	No parking (Bike Lane)	16,000
Collector	Collector Street	CS	2	None	Parking	10,000

* The ADT value is a guide to the general level of daily traffic that can be carried by a roadway of this classification. Since level of service is determined by intersection performance rather than roadway link performance, this ADT value will vary (up or down) depending on the performance of adjacent intersections.
** Except where traffic calming applications provide for a raised landscaped median.

Source: Community Development Department

Table 3-1

STREET CLASSIFICATIONS

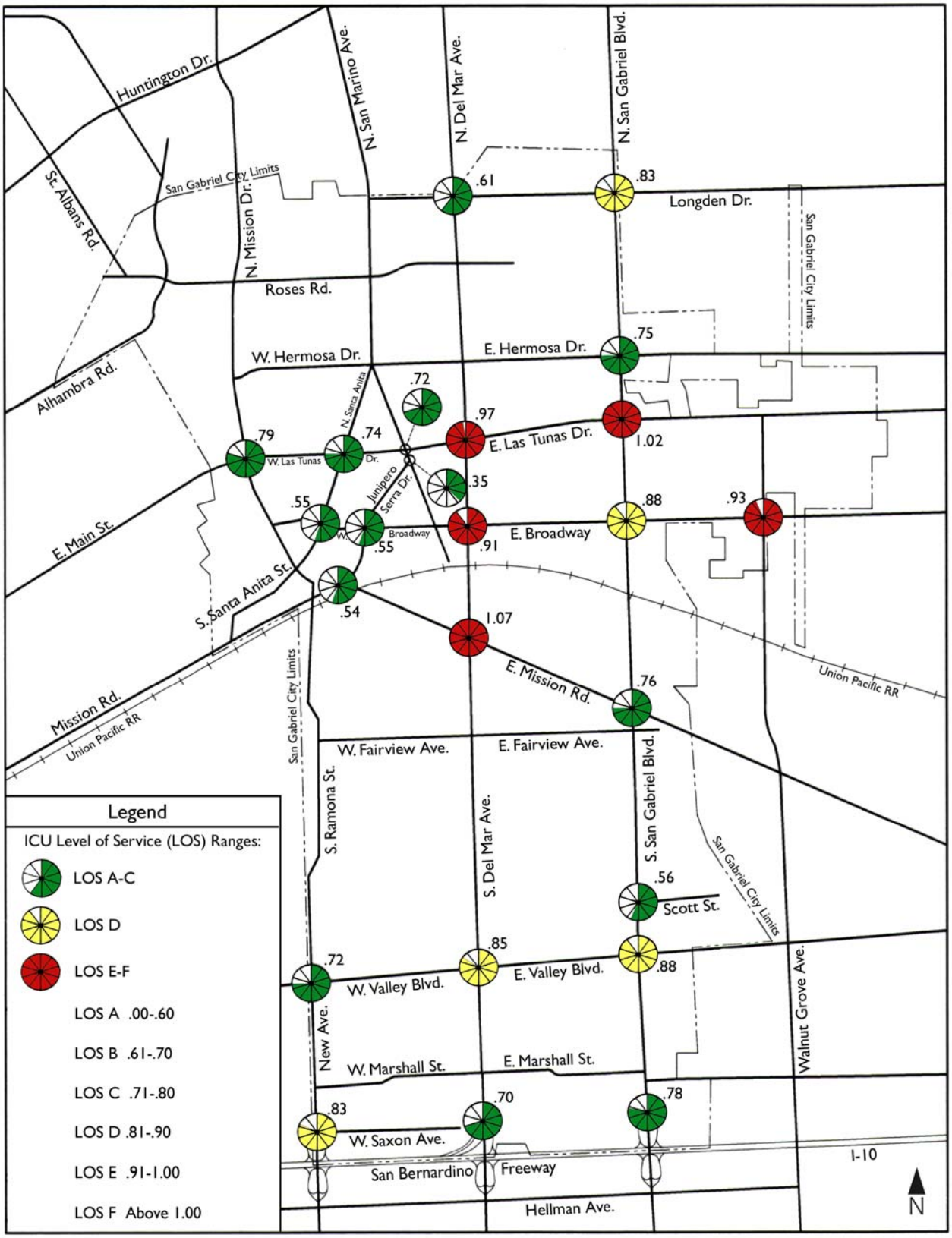


Source: Community Development Department

Figure 3-1

EXISTING STREET DESIGN CLASSIFICATION

Comprehensive General Plan, City of San Gabriel.

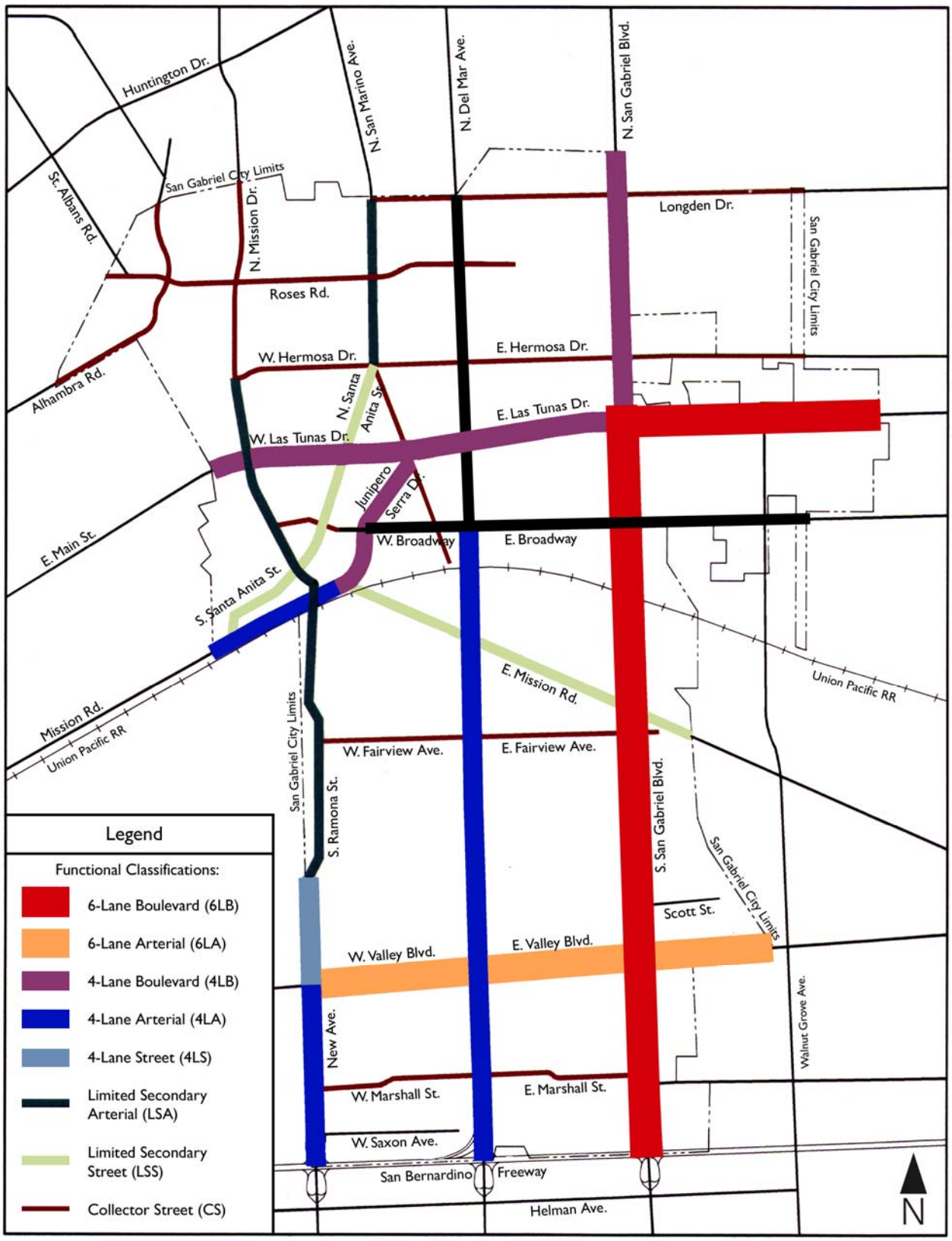


Source: Community Development Department

Figure 3-2

EXISTING INTERSECTION CAPACITY UTILIZATION

Comprehensive General Plan, City of San Gabriel



Source: Community Development Department

Figure 3-3

PROPOSED FUNCTIONAL CLASSIFICATION

Comprehensive General Plan, City of San Gabriel

Design Classification: Major Arterial (6 Lanes Divided)

Raised Median

9-12'	L	L	L	10-16'	L	L	L	9-12'

R/W — 100-112' — R/W

Functional Classification 6LB: 6-Lane Arterial

L=11' minimum

Striped Median

9-12'	L	L	L	10-16'	L	L	L	9-12'

R/W — 100-112' — R/W

Functional Classification 6LA: 6-Lane Arterial

Design Classification: Secondary Arterial

Raised Median

8-12'	L	L	10-16'	L	L	8-12'

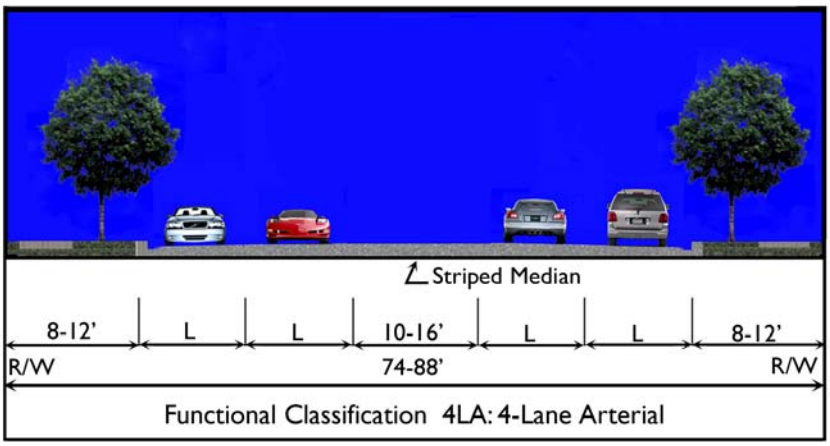
R/W — 100-112' — R/W

Functional Classification 4LB: 4-Lane Boulevard

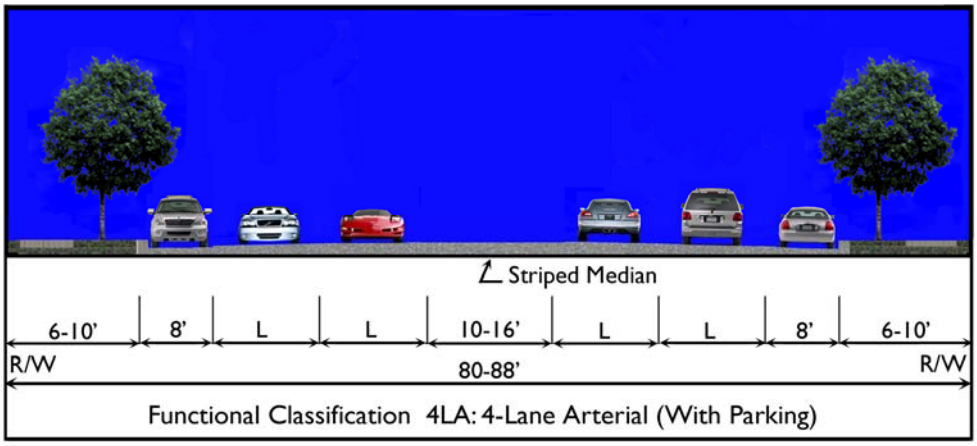
Figure 3-4a

ROADWAY CROSS-SECTIONS

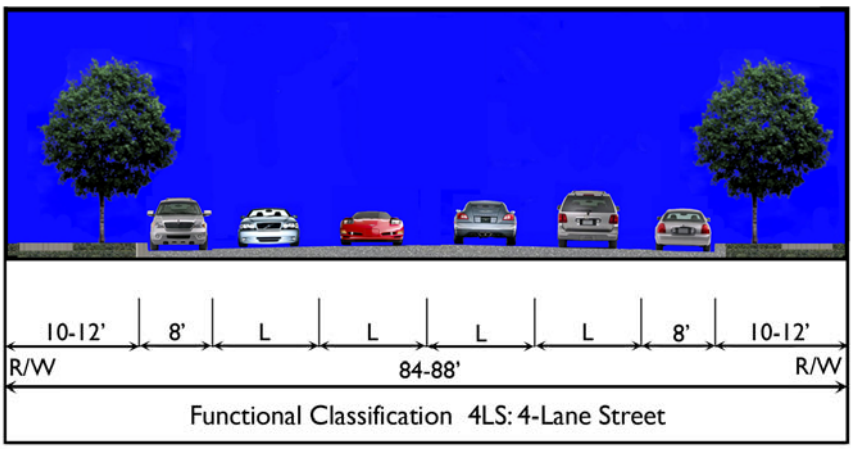
Design Classification: Secondary Arterial



L=11' minimum



L=11' minimum

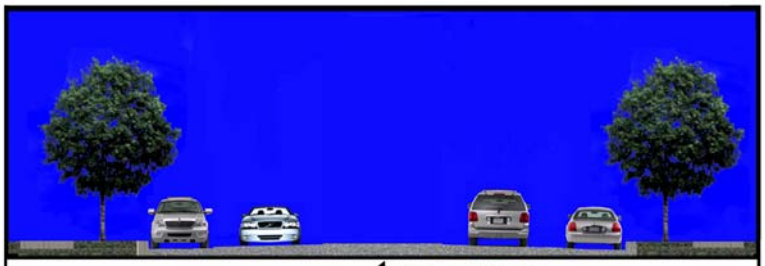


L=12' minimum

Figure 3-4b

ROADWAY CROSS-SECTIONS

Design Classification: Secondary Arterial



Striped Median

8-12'	8'	L	10-16'	L	L	8-12'

R/W 66-74' R/W

Functional Classification LSA: Limited Secondary Arterial

L=12' minimum

Striped Median

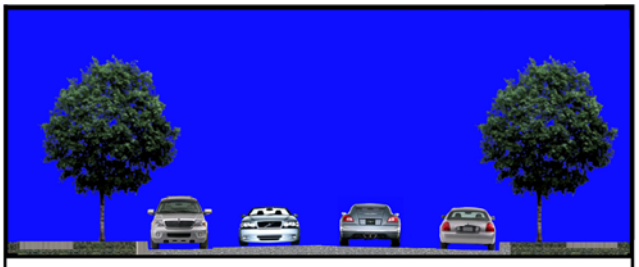
8-12'	B	L	10-16'	L	B	8-12'

R/W 62-70' R/W

Functional Classification LSS: Limited Secondary Street

L=12' minimum
B=6' minimum

Design Classification: Collector



10-12'	8'	L	L	8'	10-12'

R/W 60-64' R/W

Functional Classification CS: Collector Street

L=12' minimum

Figure 3-4c

ROADWAY CROSS-SECTIONS

FUTURE ICU LEVELS WITH AND WITHOUT IMPROVEMENTS				
INTERSECTION LOCATIONS	WITHOUT IMPROVEMENTS		WITH IMPROVEMENTS	
	AM	PM	AM	PM
2. San Gabriel Blvd & Longden Dr	0.84	.92 *	0.74	0.9
7. Del Mar Ave & Las Tunas Dr	.98*	1.05*	0.83	0.87
8. San Gabriel Blvd & Las Tunas Dr	.99.*	1.16*	0.9	.98 *
12. Del Mar Ave & Broadway	0.87	0.99	0.77	0.82
13. San Gabriel Blvd & Broadway	.99 *	.99 *	0.86	0.85
14. Walnut Grove Ave & Broadway	1.05 *	1.01*	0.84	0.66
16. Del Mar Ave & Mission Rd	1.18 *	1.07 *	0.88	0.79
20. Del Mar Ave & Valley Blvd	0.74	.95 *	0.65	0.84
21. San Gabriel Blvd & Valley Blvd	0.86	1.01 *	0.7	0.87
*Note: shaded peak hour value could be improved by increasing the section of San Gabriel Blvd. just north of Las Tunas Drive to 6 Lane Arterial (6LA)				

Source: Community Development Department

Table 3-2

FUTURE ICU LEVELS

- Target 3.2.4 Develop City and/or privately financed parking structures to service Valley Blvd. within two years. ☜

Actions

- Apply Traffic Impact Study Guidelines to all developments.

- Adopt and apply new parking standards.

- Adopt and apply access policies requiring joint use driveways in commercial/retail/ professional office areas.

This example of pedestrian-vehicle conflicts helps explain why improvements are needed in the Valley Boulevard corridor.

- Establish a redevelopment zone in the Valley Blvd. area and establish a funding mechanism to build a parking structure.

- Maintain existing established approved truck routes (Figure 3.5)

Goal 3.3 We will help design transit services that actually relates to the places where people need it.

- Target 3.3.1 Promote expansion of regional and local transit service within two years. (Figure 3.6 Existing Bus Routes).

- Target 3.3.2 Construct one additional Park-n-Ride facility within two years. (Figure 3.7 Park-n-Ride Facilities). ☜

- Target 3.3.3 Expand local bus service into and out of the Valley Blvd commercial/retail corridor within two years.

- Target 3.3.4 Expand / promote local bus service to serve elementary and middle schools within four years. ☜

- Target 3.3.5 Establish a City-Police Department-School District Safe Route to School Committee and develop a walkable school route for all elementary and middle schools within three years. See Figure 3-8 (Existing School Locations).

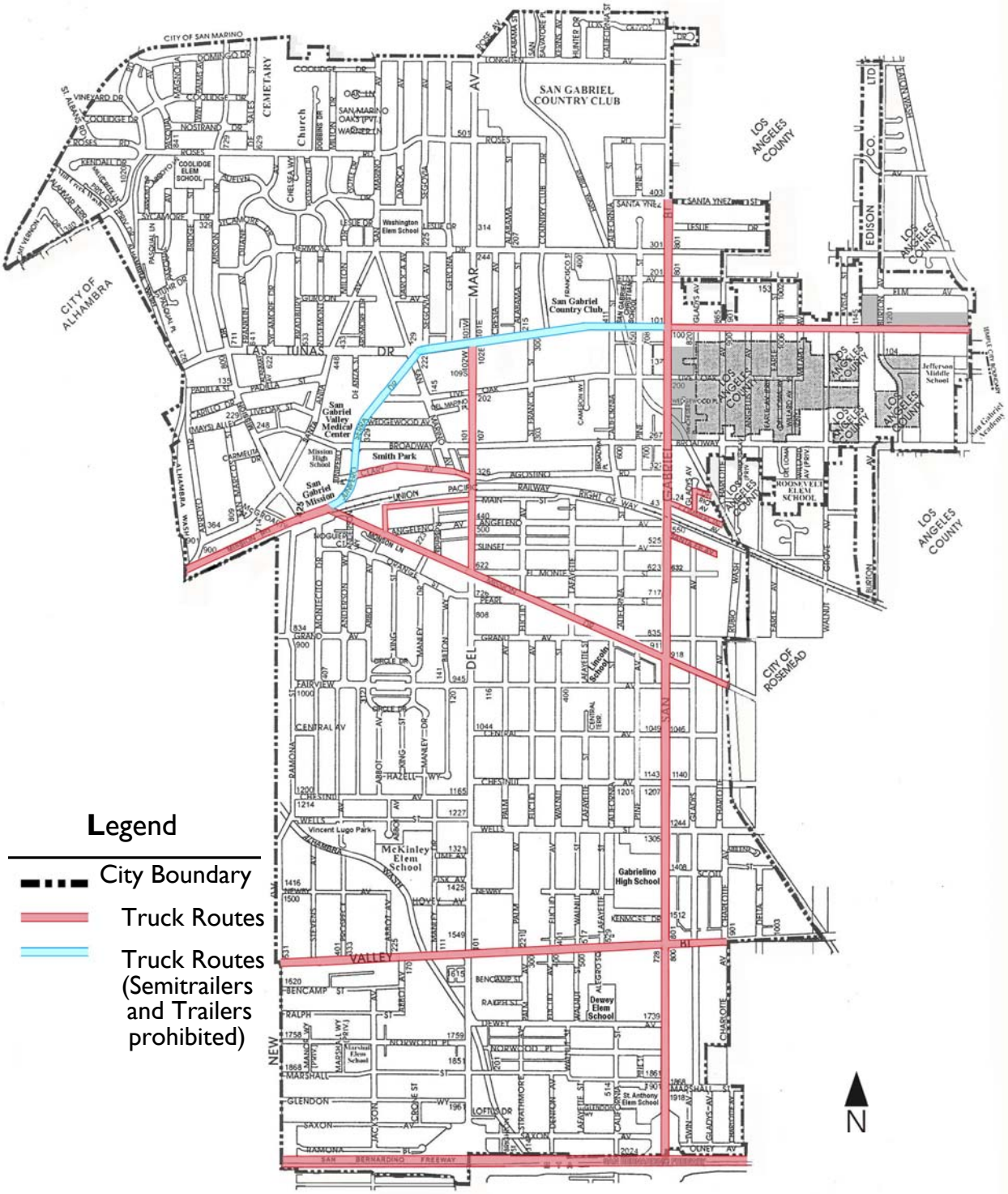
- Target 3.3.6 Recognize the special transportation needs of the physically handicapped and expand programs that increase handicapped access to activities and facilities.

The new school cross walk and traffic signal improve safety for school students at Gabrielino High School.

Actions

- Adopt policies that allow increased densities in the existing transit zones (Valley Blvd and San Gabriel Blvd).

- Provide public transit service to regional transit centers such as the El Monte bus way station and

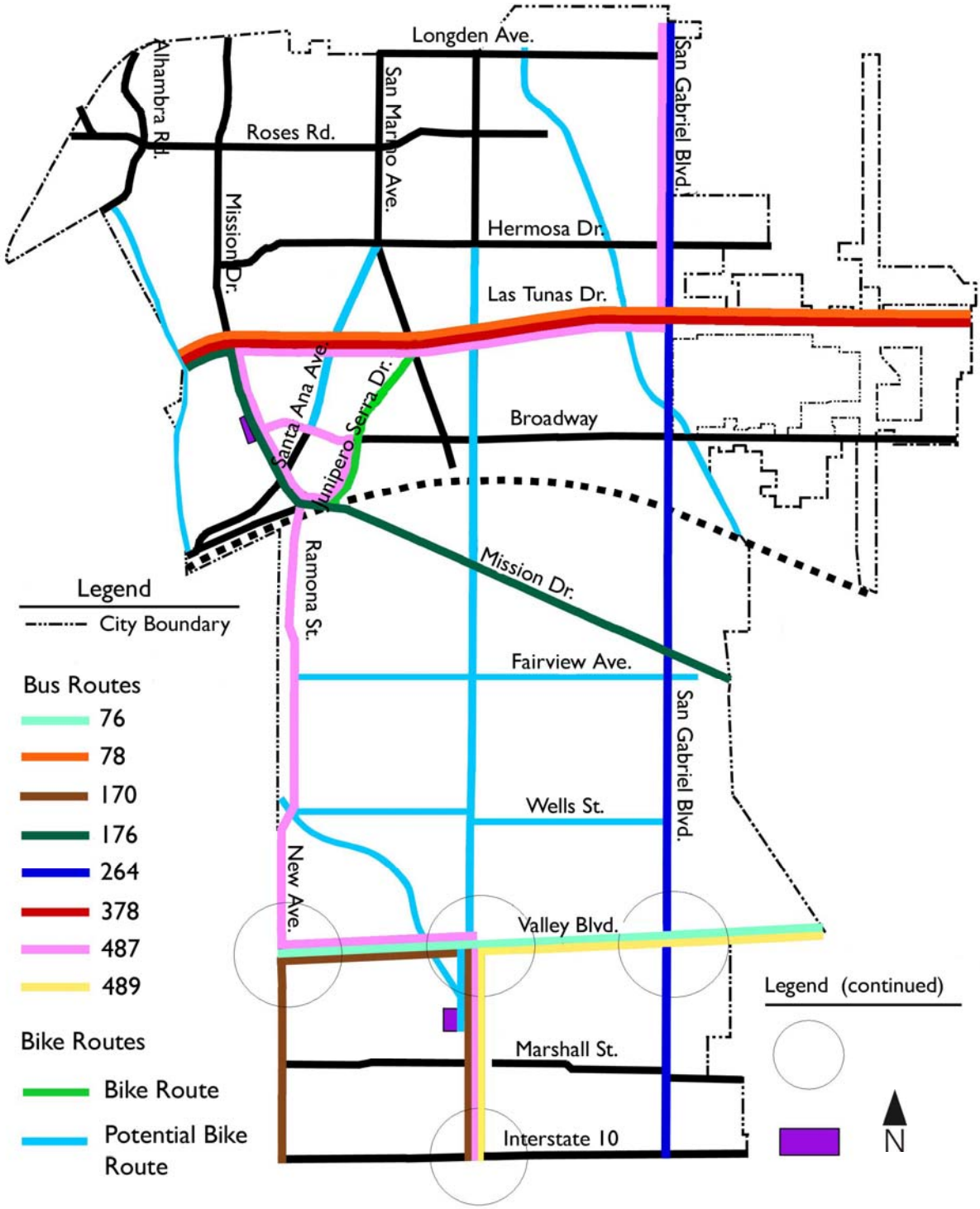


Source: Community Development Department

Figure 3-5

TRUCK ROUTES

Comprehensive General Plan, City of San Gabriel

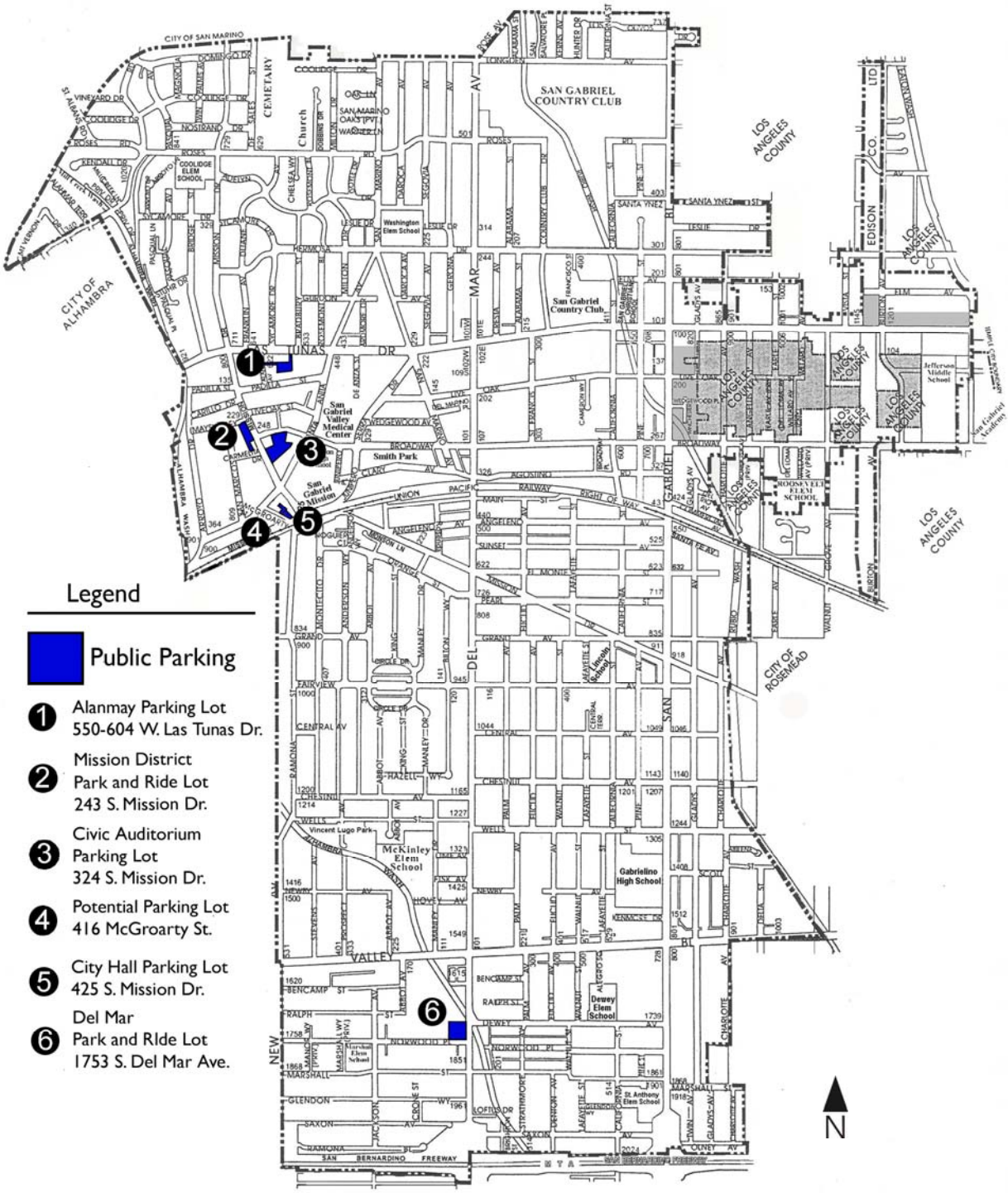


Source: Community Development Department

Figure 3-6

TRANSIT & BICYCLE FACILITIES

Comprehensive General Plan, City of San Gabriel

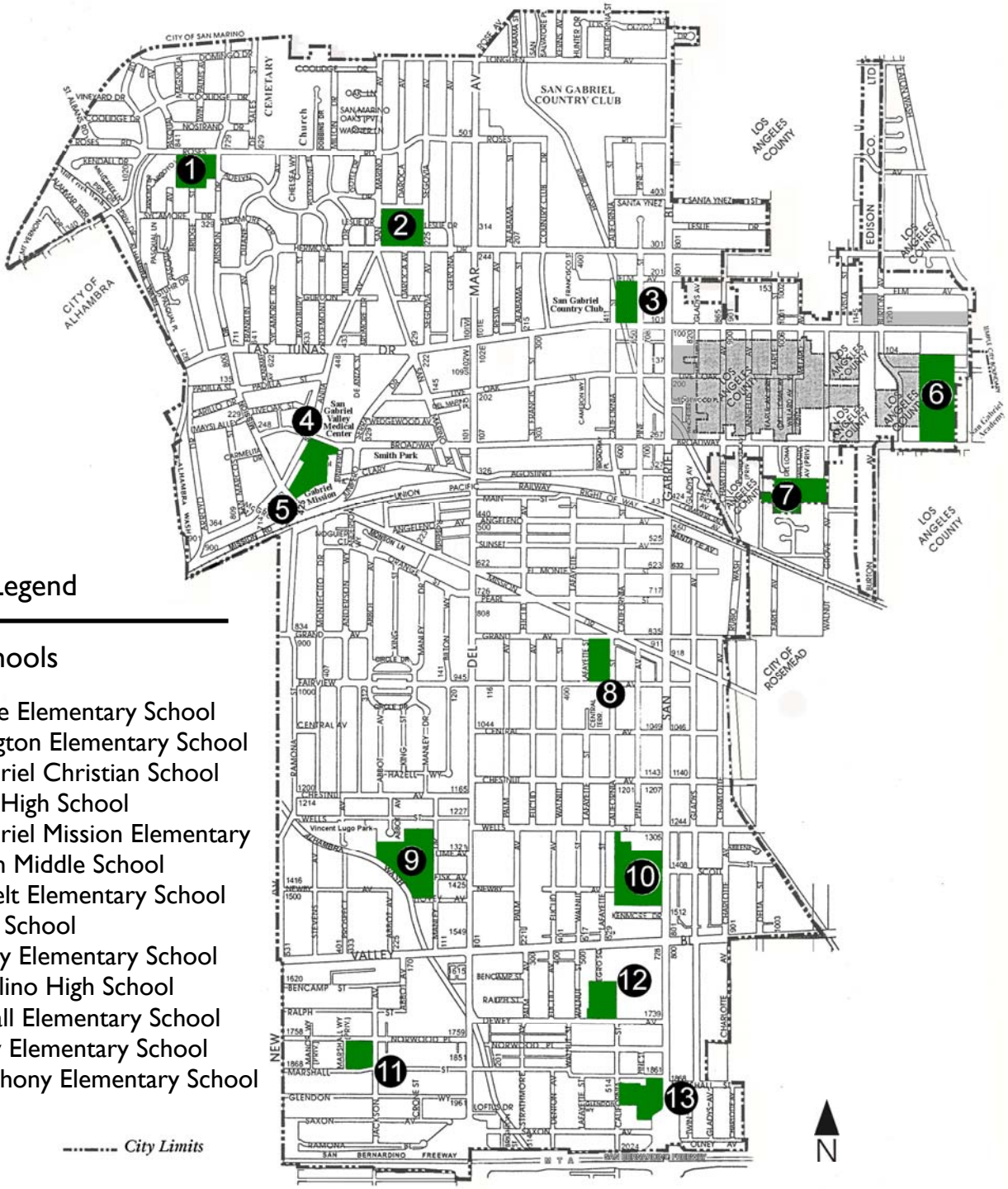


Source: Community Development Department

Figure 3-7

PUBLIC PARKING SITES

Comprehensive General Plan, City of San Gabriel



Source: Community Development Department

Figure 3-8

EXISTING SCHOOL LOCATIONS

Comprehensive General Plan, City of San Gabriel

Montebello Commuter Rail Station. Also expand "Dial-a-Ride" services.

- Work with MTA and MMBL to develop a city-wide bus expansion program to include service to or near schools.
- Incorporate design features into developments to provide aesthetically pleasing transit amenities such as conveniently located and well lit waiting areas which provide weather protection.
- Actively promote and provide information on public and private transit to promote transit usage.
- Implement the Safe Route to School Program.

Goal 3.4 Balance the need for adequate traffic capacity with safety and quality of life considerations

- Target 3.4.1 Prevent the encroachment of commercial or industrial traffic into residential areas.
- Target 3.4.2 Enhance the safety and livability of residential streets. See Figure 3-9 (Mobility Issues Analysis). ☞
- Target 3.4.3 Review stop sign installation guidelines established by Caltrans and other local jurisdictions that consider local street traffic versus major street traffic.

Actions

- Prepare and adopt a "Neighborhood Traffic Calming Program" within eight months.
- Apply traffic calming measures in residential areas where warranted and appropriate to enhance safety for pedestrians and quality of life for residents. See Table 3-3 (Sample Traffic Calming Toolbox). ☞
- Prepare and adopt a new "Stop Sign Installation Policy" within eight months.

Goal 3.5 Promote the use of bicycles for transportation

- Target 3.5.1 Expand the citywide bikeway system. See Figure 3-6.
- Target 3.5.2 Promote the development of a regional bikeway system through cooperation with State, County, and neighboring communities. ☞

Actions

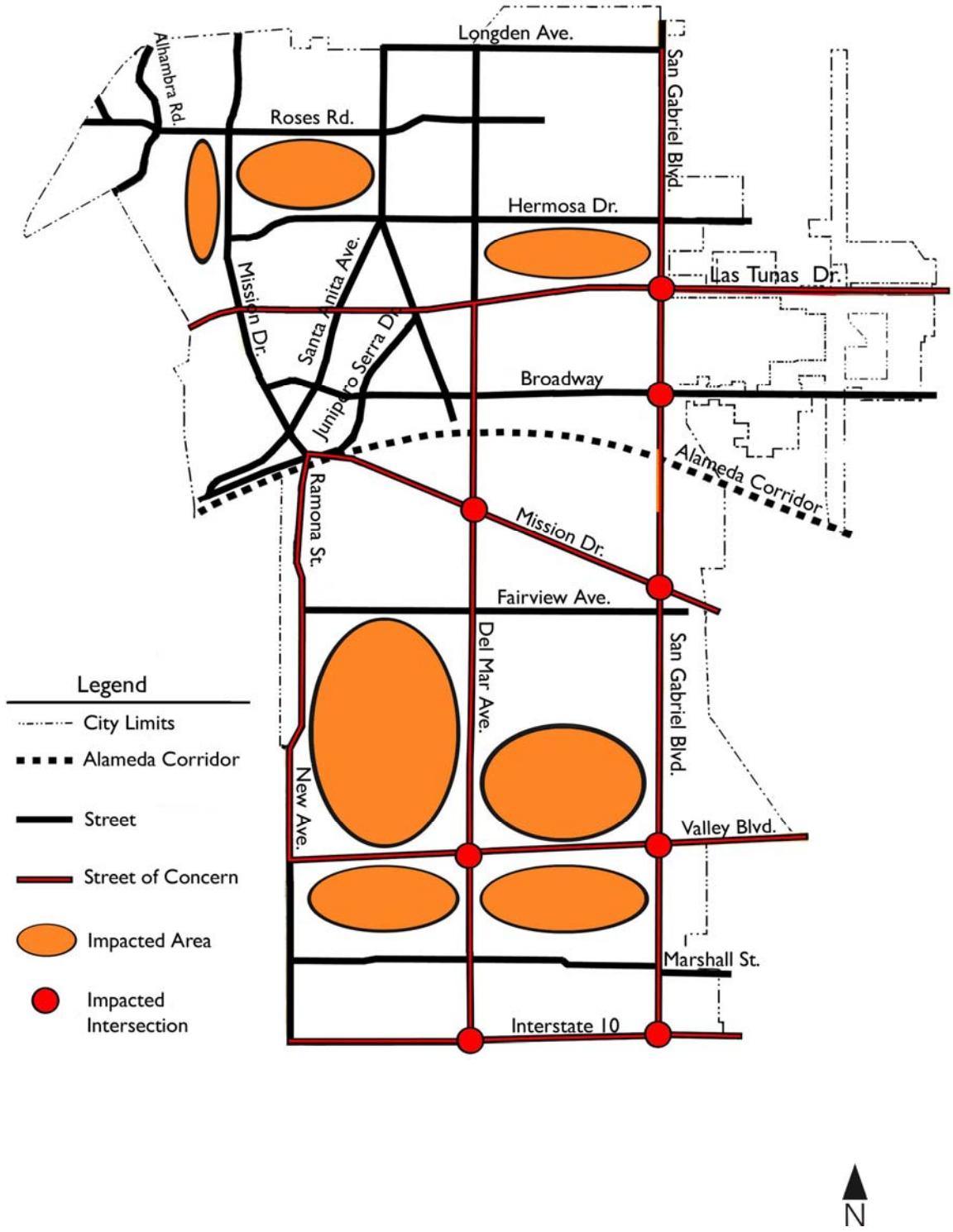
- Regularly evaluate the citywide bikeway system and add routes and facilities whenever possible.
- Work with other jurisdictions to expand regional bikeway facilities in a manner that can benefit San Gabriel residents.

TABLE 3-3

Traffic Calming Toolbox

The table below lists common traffic calming techniques and the places that they may be most appropriate.

TOOL	SPOT LOCATION	INTERSECTION	ROADWAY
Bulbout (curb extension)	✓	✓	✓
Chicane	--	--	✓
Choker (neck down)	✓	✓	✓
Diverter	--	✓	--
Driveway Link	--	--	✓
Full Street Closure	--	--	✓
Gateway	✓	✓	✓
Intermediate Median Barrier	--	✓	✓
Landscaping Treatments	✓	✓	✓
Median	--	--	✓
Modified Intersection	--	✓	--
Partial Street Closure	--	✓	✓
Pedestrian Refuge Islands	✓	✓	✓
Speed Humps and Tables	✓	✓	--
Roadway Narrowing	--	--	✓
Roundabout	--	✓	--



Source: Community Development Department

Figure 3-9

MOBILITY ISSUES ANALYSIS

Comprehensive General Plan, City of San Gabriel

Goal 3.6 Enhance pedestrian access and circulation ☜

- Target 3.6.1 Provide pedestrian amenities in new development and in street improvement programs

Actions

- Encourage private sector developments to include pedestrian amenities in their design.
- Use a "tool box" of pedestrian amenities to guide the inclusion of such amenities in private and public improvements.
- Support, encourage and facilitate establishment of neighborhood assessment districts to install streetlights and missing sidewalks. ☜

Goal 3.7 Provide adequate parking to serve the needs of residential areas and business activities ☜

- Target 3.7.1 Provide adequate and convenient off-street parking facilities
- Target 3.7.2 Allow on street parking only where needed and where adequate street capacity can also be provided.

Actions

- Regularly evaluate and update the City's parking code
- Apply guidelines for off-street parking provisions, including shared parking strategies and mechanisms for parking facility consolidation.

The Millennium Miles program has more than tripled the rate at which local residential streets are rehabilitated. The general plan proposes expanding this program.

Goal 3.8 Enhance street maintenance and rehabilitation funding opportunities ☜

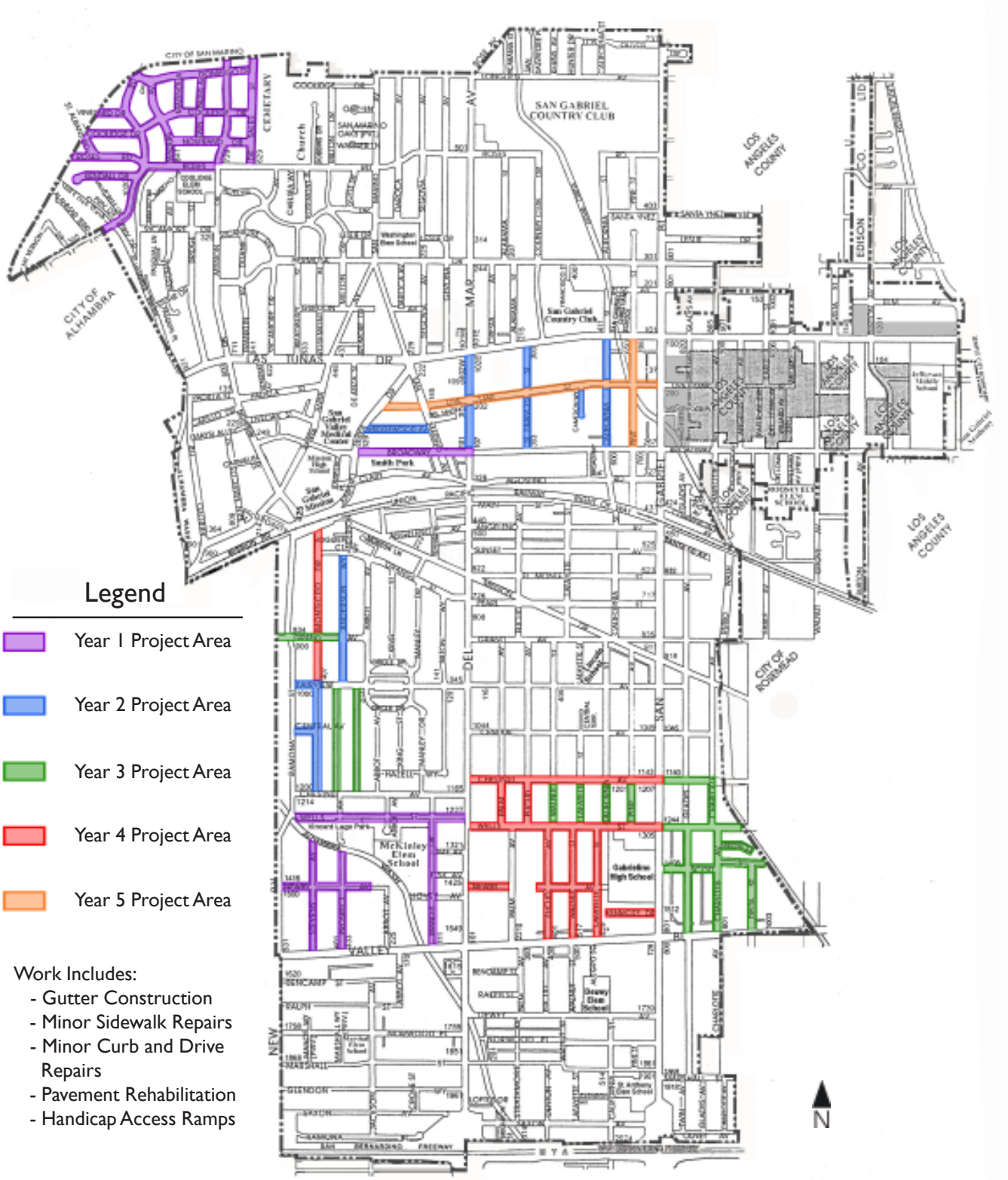
- Target 3.8.1 Continue support of the Millennium Miles Program. See Figure 3-10 (initial 5-year program)
- Target 3.8.1 Expand Millennium Miles Program for an additional 10-year period.

Actions

- Budget $1,000,000 per year to fund street rehabilitation and maintenance projects.
- Use Pavement Management System Program to schedule a 10-year program.
- Design projects one to two years prior to anticipated construction date.

Goal 3.9 Provide adequate funding /financing for transportation improvements

- Target 3.9.1 Develop private-public partnerships to fund needed improvements. See Table 3-4 (Long-Range Transportation Improvements)



Source: Community Development Department

Figure 3-10

MILLENIUM MILES PROGRAM

LONG-RANGE TRANSPORTATION IMPROVEMENTS	
LOCATION	IMPROVEMENT
I. STREETS DEL MAR AVENUE	
Broadway to Valley Blvd LAS TUNAS DRIVE	Widen to 4 lanes with striped median to become a 4 Lane Arterial (4LA)
West City Limits to San Gabriel Blvd	Implement a 4 Lane Boulevard (4LB) with additional features as outlined in the Case Study
San Gabriel Blvd to East City Limits RAMONA STREET	Implement a 6 Lane Boulevard (6LB) with additional features as outlined in the Case Study
Wells St to Valley Blvd SAN GABRIEL BOULEVARD	Widen to 4 lanes to become a 4 Lane Street (4LS)
Las Tunas to I-10 VALLEY BOULEVARD	Widen to 6 lanes with raised median to become a 6 Lane Boulevard (6LB)
New Ave to East City Limits	Widen to a 6 Lane Arterial (6LA) along existing 4 lane sections
II. INTERSECTIONS 2. San Gabriel & Longden	Add left-turn lanes EB and WB
7. Del Mar & Las Tunas	Add EBR Add 2nd SBT
8. San Gabriel & Las Tunas	Add 3rd EBT Add 3rd SBT
12. Del Mar & Broadway	Add NBR Add EBR
13. San Gabriel & Broadway	Add 3rd NBT Add 3rd SBT
14. Walnut Grove & Broadway	Add NBR Add 2nd WBT Add 2nd EBT
16. Del Mar & Mission	Add 2nd NBT Add 2nd SBT Add EBR Add WBR
20. Del Mar & Valley	Add 3rd EBT (remove EBR) Add 3rd WBT (remove WBR)
21. San Gabriel & Valley	Add 3rd NBT Add 3rd WBT
Abbreviations – NB – northbound SB – southbound EB – eastbound WB – westbound L – left R – right T – through	

Source: Community Development Department

Table 3-4

LONG-RANGE TRANSPORTATION IMPROVEMENTS

- Target 3.9.1 Obtain a minimum of $250,000 in Transportation funding from County, State and Federal annually.

- Target 3.9.3 Obtain a minimum of $50,000 per year in grants.

Actions

- Adopt a City-Wide Transportation Mitigation Development fee by 2005.

- Submit construction-ready projects to County, State and Federal agencies.

- Submit applications to specific grant organizations

Millennium Miles Phase I improvements have improved street conditions at Roses and Alhambra Road.

Implementation Action Summary

1. Adopt the arterial street functional classification system as shown in Figure 3.3.
2. Adopt and apply new parking standards.
3. Adopt and apply access policies requiring joint use driveways in commercial/retail/ professional office areas.
4. Establish a plan for the Valley Blvd. corridor that includes traffic, parking and other infrastructure improvements, and establish a funding mechanism to build a parking structure.
5. Adopt policies that allow mixed use development in the existing transit zones (Valley Blvd and San Gabriel Blvd).
6. Adopt a "Neighborhood Traffic Calming Program" within eight months.
7. Prepare and adopt a new "Stop Sign Installation Policy" within eight months.
8. Budget $1,000,000 per year to fund street rehabilitation and maintenance projects.
9. Adopt a City-Wide Transportation Mitigation Development fee by 2005.

Goods. Services. And More!

We are committed to providing a range of opportunities for our residents to shop, dine and obtain services.

Call us the **Can Do Community**. The City of San Gabriel will work proactively to enhance and revitalize its business community. We realize that highlighting our unique strengths in addition to acknowledging and overcoming our weaknesses creates a better economic tomorrow.

Among the issues identified in the General Plan Background Report are:

Commercial Areas: Most of San Gabriel's retail and business activity is conducted along three major streets - Valley Boulevard, San Gabriel Boulevard and Las Tunas Drive. The commercial corridors are comprised of mostly independent businesses and generally lack curb-appeal.

Of these three streets Valley Boulevard is by far the most active, and caters to the

FAST FACT

The ancestral Gabrielino tribes are regarded as having been one of the most materially rich and culturally influential Indian groups of southern California.

Kroeber , Bean and Smith "The First Angelinos", 1996

expanding Asian market throughout the region. Excessive signs and high traffic volumes cause some residents to stay away from Valley.

In addition to the major commercial areas other small quaint commercial areas exist in the Mission District, San Gabriel Village, Del Mar at Angelino and at San Marino & Hermosa, these areas are also underutilized. Generally the business quality throughout our City needs to be upgraded visually and economically in order to build long-term viability in our commercial areas.

☞ Types of Businesses: San Gabriel has a diverse business base, which is only lacking in significant industrial and manufacturing (export sector) businesses. More than three-quarters of the businesses in the City are service/professional businesses; these types of businesses are likely to generate little or no sales tax reve largest sales tax producers include automobile dealers, Howard's App Chong Hing Goldsmith. Our reside forced to shop outside of the City f building materials and miscellaneo lack of general/apparel stores and is an opportunity to recruit nationa this market void and generate additional sales tax revenues.

FAST FACT

San Gabriel new auto sales and restaurants generate nearly the same amount of sales tax revenue

Economic Development Division, 2003

The City has little or no vacant land available of the type suitable for large-scale industrial redevelopment, so the focus of the City's efforts remains on retail, office, service, tourism, and complementary sectors of the economy.

☞ Demographic Trends: San Gabriel's ethnic profile is similar to those of neighboring cities – a minority-majority with a significant Asian and Hispanic population with an average

San Gabriel Square, opened in 1994, testifies to the strength of Valley Boulevard and our Asian community as an economic engine.

household income of $57,769 in 2002. The growing Asian population is currently 49% in San Gabriel; this population segment is served by an abundance of independent and regional ethnic businesses. Currently the majority of the development occurring in the City is being funded through overseas developers and investors. As the Asian population becomes further acclimated to the country the economic market will need evolve in order to meet a growing retail demand for non-ethnic goods and existing businesses will need to cater to the people living and working in and around our City.

☞ Redevelopment Area: We formed a Redevelopment Project Area in 1993. This high traffic volume area covers a portion of both San Gabriel Boulevard and Las Tunas Drive. This area contains some of the deepest commercially zoned land with a mix of retail, light industrial and various other commercial uses. Several sites, which are under utilized, have been identified as potential development sites. Expansion of the redevelopment area has been discussed, however, limits in potential redevelopment funding and the cost to amend the project area boundaries might make this option inequitable. In order to be

Source: Community Development Department
Date: February 21, 2003

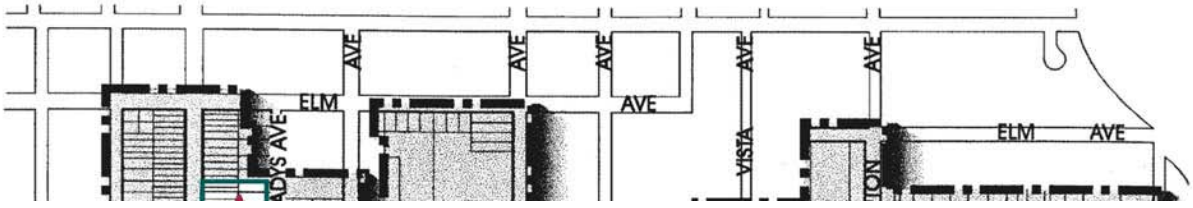


Figure 4-1

EAST SAN GABRIEL COMMERCIAL DEVELOPMENT PROJECT

Comprehensive General Plan, City of San Gabriel

successful we need to utilize these sites and others to recruit national retailers to our city. Figure 4-1 depicts the East San Gabriel Commercial Project Area and potential development sites

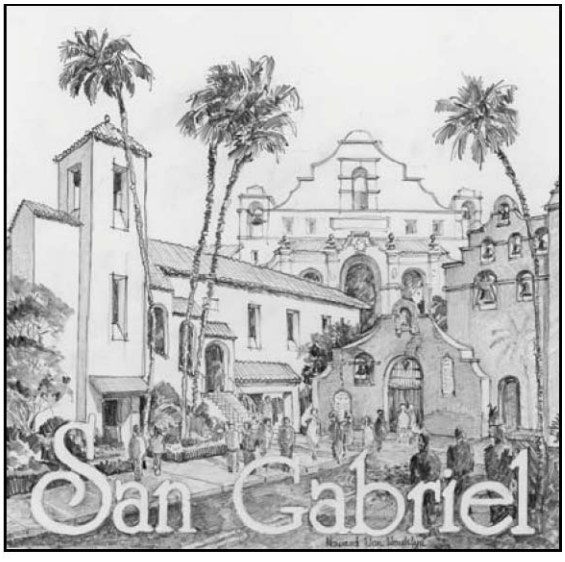
☞ Historic Mission District: This district not only represents the history of San Gabriel but is also a key part of the history of Southern California and Los Angeles. This area although charming, has had a recent history of short-lived businesses, however it could be a unique shopping and dining area with additional retail, office and residential space. By improving the density in the district we can attract additional stores and restaurants that will enhance our image as a vibrant place to live, work and visit, along side the historic San Gabriel Mission, Civic Auditorium and beautiful landscaping. Community Development Block Grants might be able to provide financial assistance to further develop the northern section of the Mission District and other sections of San Gabriel which are within the target area as shown in Figure 4-2.

FAST FACT

The ancestral Gabrielino tribes are regarded as having been one of the most materially rich and culturally influential Indian groups of southern California.

Kroeber , Bean and Smith "The First Angelinos", 1996

FAST



San Gabriel's economic development toolkit features an array of attractive, eye-catching pipublications emphasizing the beauty and history of this unique community.

S

O **Our Goals**

an Gabriel is built out and has limited available commercial land. This element addresses measures to enhance and maximize the commercial areas and our revitalization efforts.

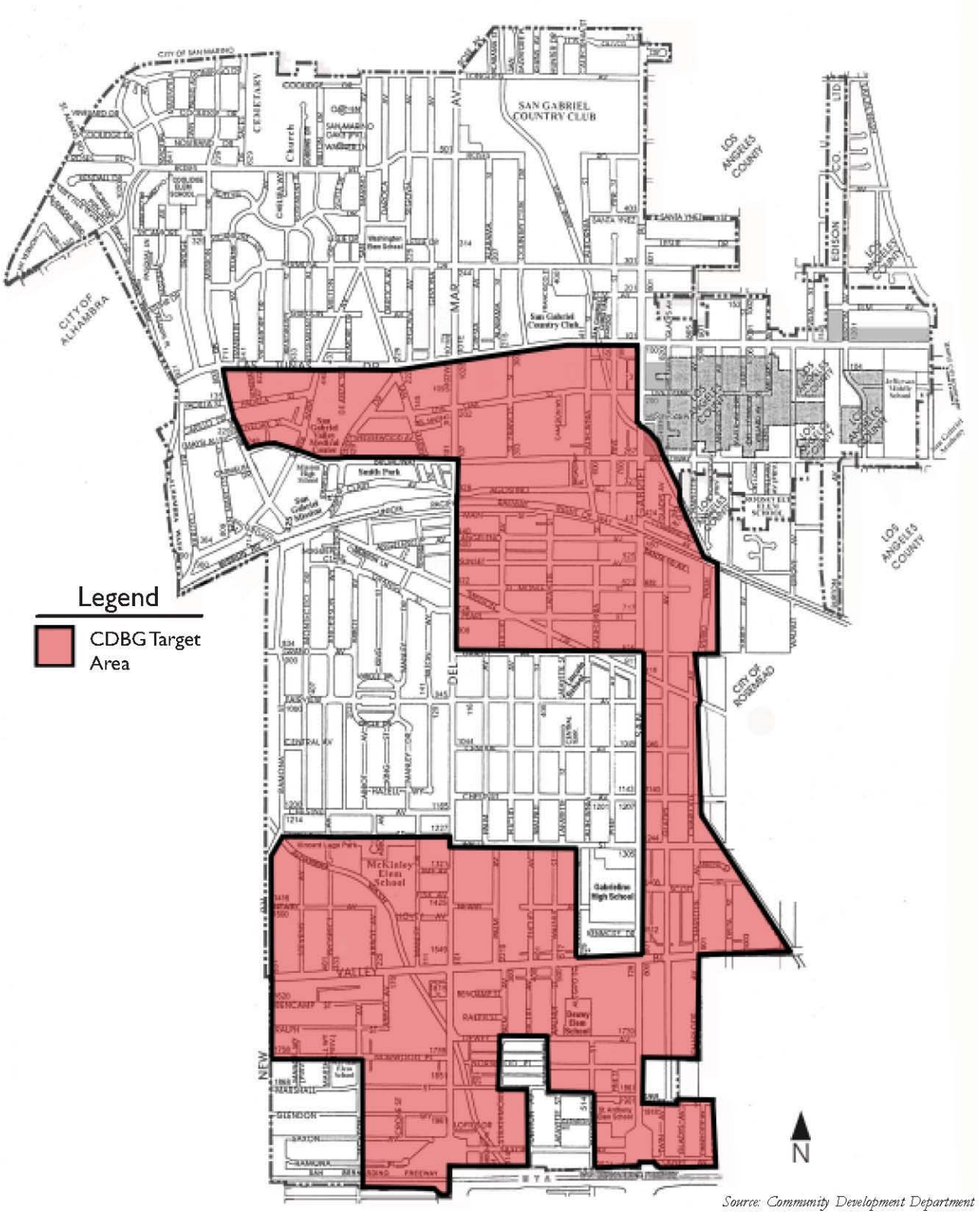
Goal 4.1 Create a vibrant business community. ✂

☞ Target 4.1.1 Revitalize declining commercial areas through the use of redevelopment, and other available rehabilitation means. ✂

☞ Action 4.1.1.1 Utilize land assembly assistance to help in the development of commercial sites

☞ Action 4.1.1.2 Utilize sales tax incentives to off-set development cost

☞ Action 4.1.1.3 Utilize Community Development Block Grant (CDBG) funding when applicable ✂



Source: Community Development Department

Figure 4-2

CDBG TARGET AREA

Action 4.1.1.4 Proactively work with developers to build developments that help activate the street.

Action 4.1.1.5 Plant street trees to beautify the commercial corridors

Action 4.1.1.6 Work with property owners to upgrade tenancies.

Action 4.1.1.7 Produce Sign Guidelines

Action 4.1.1.8 Acknowledge outstanding businesses and new development design

Target 4.1.2 Implement strategies to address the needs of the commercial corridors:

Action 4.1.2.1 Adopt and implement *Valley Boulevard Specific Plan*

Action 4.1.2.2 Adopt and implement *Mission District Specific Plan*

Action 4.1.2.3 Pursue the implementation of the Las Tunas Corridor revitalization strategy

Target 4.1.3 Promote the City and its commercial areas

Acton 4.1.3.1 Install gateway signs at the City's boundaries

Acton 4.1.3.2 Install and maintain signs identifying commercial areas

Acton 4.1.3.3 Increase cooperation and coordination between public and private sectors

Goal 4.2 Stop sales tax leakage from San Gabriel to adjoining communities.

Target 4.2.1 Increase numbers of businesses and help current businesses expand that sell miscellaneous retail, apparel, building materials, food, autos and pharmaceuticals.

Acton 4.2.1.1 Seek out potential retailers needed in the City and promote development opportunities.

Acton 4.2.1.2 Monitor sales tax revenues

Acton 4.2.1.3 Work with developers and promote the inclusion of national tenants in developments.

Acton 4.2.1.4 Increase the number of potential shoppers

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Kroeber , Bean and Smith "The First Angelinos", 1996

FAST FACT

The San Gabriel Mission supplied many of the other Missions and settlements with the necessities of life from its lands which stretched from the ocean to the mountains and east to the Riverside area.

–Mission San Gabriel de Arcangel

FAST FACTS

A small building sitting empty for one year in a small-town commercial district will have the

Acton 4.2.1.5 Make market data accessible to the business community

Target 4.2.2 Promote existing businesses

Acton 4.2.2.1 Award exceptional business service and design

Acton 4.2.2.2 Utilize the Grapevine Newsletter and other medias to promote existing businesses

Acton 4.2.2.3 Work closely with the Chamber of Commerce and other business groups to promote business activity.

Proactive community forums identify strategies to build a stronger business community. Community Development Department photo

Goal 4.3 Develop retail that will address the needs of the community.

Target 4.3.1 Encourage the development of national commercial outlets within the miscellaneous retail, apparel, food stores, auto sales and supplies and pharmaceutical categories.

Acton 4.3.1.1 Promote sites for new retail developments which meet the market needs

Acton 4.3.1.2 Maintain current demographic information on the City's trade area and distribute information to potential developers and businesses.

Target 4.3.2 Encourage the development of transit-oriented developments at key nodes in the City

Acton 4.3.2.1 Provide incentives to developers to build mixed-use developments at key intersections along Las Tunas and Valley Boulevard

Acton 4.3.2.2 Encourage the development of projects which are mixed-use

Goal 4.4 Develop underutilized properties with national and regional retailers.

Target 4.4.1 Make direct contact with national and regional retailers that would complement the City

Acton 4.4.1.1 Identify sites that are underutilized

Acton 4.4.1.2 Produce an inventory of potential development sites and maintain an updated record

Acton 4.4.1.3 Produce information on the San Gabriel market place

Acton 4.4.1.4 Provide a climate conductive to attracting new developments

Goal 4.5 Rejuvenate the historic civic center.

Target 4.5.1 Enhance existing commercial activity

☞ Acton 4.5.1.1 Create an inventory of historic structures and promote building preservation

☞ Acton 4.5.1.2 Adaptive reuse of older commercial buildings

☞ Acton 4.5.1.3 Encourage the development of buildings that are compatible existing commercial buildings.

☞ Acton 4.5.1.4 Encourage higher density uses and mixed-use developments in the Mission District.

☞ Target 4.5.2 Expand local and tourism activity

☞ Acton 4.5.2.1 Encourage business cross promotion

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🕮 ✞♓♦♓♦□❒♦ ☝◆❒♏♋◆ Valley Medical Center. ♋■♎ ♋♦♦♒♏ ♦♋■ ☝♋♌❒♓♏●

☞ Acton 4.5.2.3 Enhance the various events in the district by encouraging the local businesses to participate.

☞ Acton 4.5.2.4 Enhance existing business niches with other complementary businesses.

☞ Acton 4.5.2.5 Update and extend the City's Redevelopment Plan as needed to better accomplish the City's objectives. Study an expansion of the project area.

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Implementation Measures

The implementation of the goals, targets and actions identified in this Economic Chapter will be accomplished through the City's redevelopment plan; through the tracking of the strides made; and by updating the City Council and reexamining the City's economic status.

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expanding Asian market throughout the region. Excessive signs and high traffic volumes cause some residents to stay away from Valley.

In addition to the major commercial areas other small quaint commercial areas exist in the Mission District, San Gabriel Village, Del Mar at Angelino and at San Marino & Hermosa, these areas are also underutilized. Generally the business quality throughout our City needs to be upgraded visually and economically in order to build long-term viability in our commercial areas.

- Types of Businesses: San Gabriel has a diverse business base, which is only lacking in significant industrial and manufacturing (export sector) businesses. More than three-quarters of the businesses in the City are service/professional businesses; these types of businesses are likely to generate little or no sales tax revenues. The City's largest sales tax producers include the three automobile dealers, Howard's Appliances, and Chong Hing Goldsmith. Our residents are often forced to shop outside of the City for apparel, building materials and miscellaneous retail. The lack of general/apparel stores and national retailers is an opportunity to recruit national businesses to fill this market void and generate additional sales tax revenues.

FAST FACT

San Gabriel new auto sales and restaurants generate nearly the same amount of sales tax revenue

Economic Development Division, 2003

The City has little or no vacant land available of the type suitable for large-scale industrial redevelopment, so the focus of the City's efforts remains on retail, office, service, tourism, and complementary sectors of the economy.

- Demographic Trends: San Gabriel's ethnic profile is similar to those of neighboring cities – a minority-majority with a significant Asian and Hispanic population with an average

San Gabriel Square, opened in 1994, testifies to the strength of Valley Boulevard and our Asian community as an economic engine.

household income of $57,769 in 2002. The growing Asian population is currently 49% in San Gabriel; this population segment is served by an abundance of independent and regional ethnic businesses. Currently the majority of the development occurring in the City is being funded through overseas developers and investors. As the Asian population becomes further acclimated to the country the economic market will need evolve in order to meet a growing retail demand for non-ethnic goods and existing businesses will need to cater to the people living and working in and around our City.

- Redevelopment Area: We formed a Redevelopment Project Area in 1993. This high traffic volume area covers a portion of both San Gabriel Boulevard and Las Tunas Drive. This area contains some of the deepest commercially zoned land with a mix of retail, light industrial and various other commercial uses. Several sites, which are under utilized, have been identified as potential development sites. Expansion of the redevelopment area has been discussed, however, limits in potential redevelopment funding and the cost to amend the project area boundaries might make this option inequitable. In order to be

Source: Community Development Department
Date: February 21, 2003

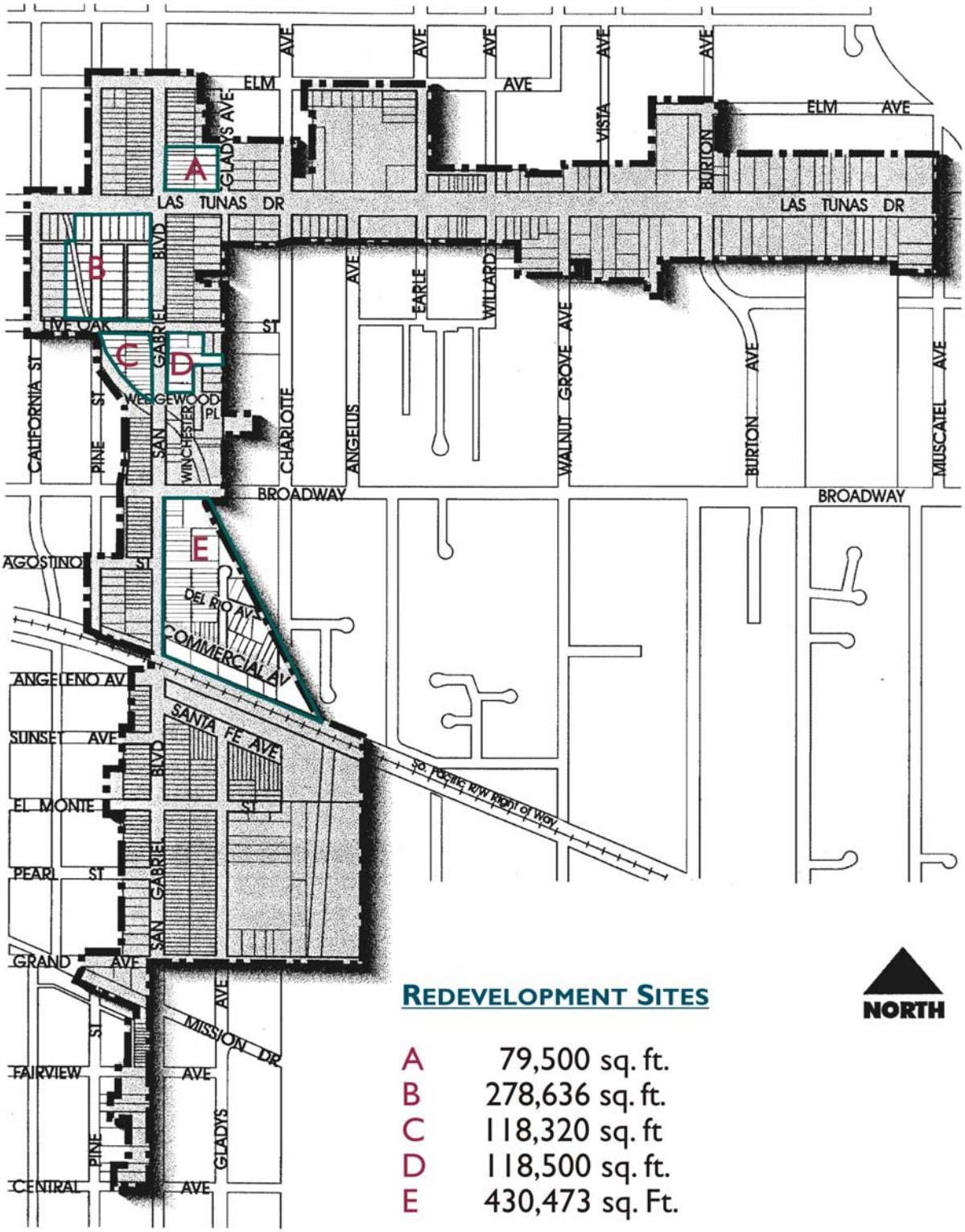


Figure 4-1

EAST SAN GABRIEL COMMERCIAL DEVELOPMENT PROJECT

Comprehensive General Plan, City of San Gabriel

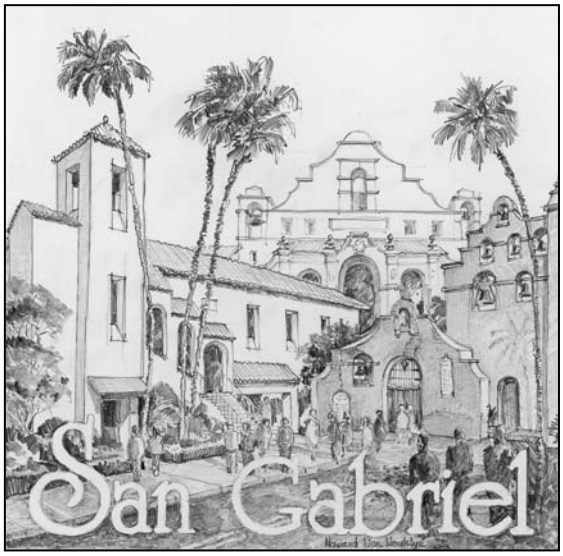
successful we need to utilize these sites and others to recruit national retailers to our city. Figure 4-1 depicts the East San Gabriel Commercial Project Area and potential development sites

- Historic Mission District: This district not only represents the history of San Gabriel but is also a key part of the history of Southern California and Los Angeles. This area although charming, has had a recent history of short-lived businesses, however it could be a unique shopping and dining area with additional retail, office and residential space. By improving the density in the district we can attract additional stores and restaurants that will enhance our image as a vibrant place to live, work and visit, along side the historic San Gabriel Mission, Civic Auditorium and beautiful landscaping. Community Development Block Grants might be able to provide financial assistance to further develop the northern section of the Mission District and other sections of San Gabriel which are within the target area as shown in Figure 4-2.

FAST FACT

The San Gabriel Mission supplied many of the other Missions and settlements with the necessities of life from its lands which stretched from the ocean to the mountains and east to the Riverside area.

– Mission San Gabriel de Arcangel



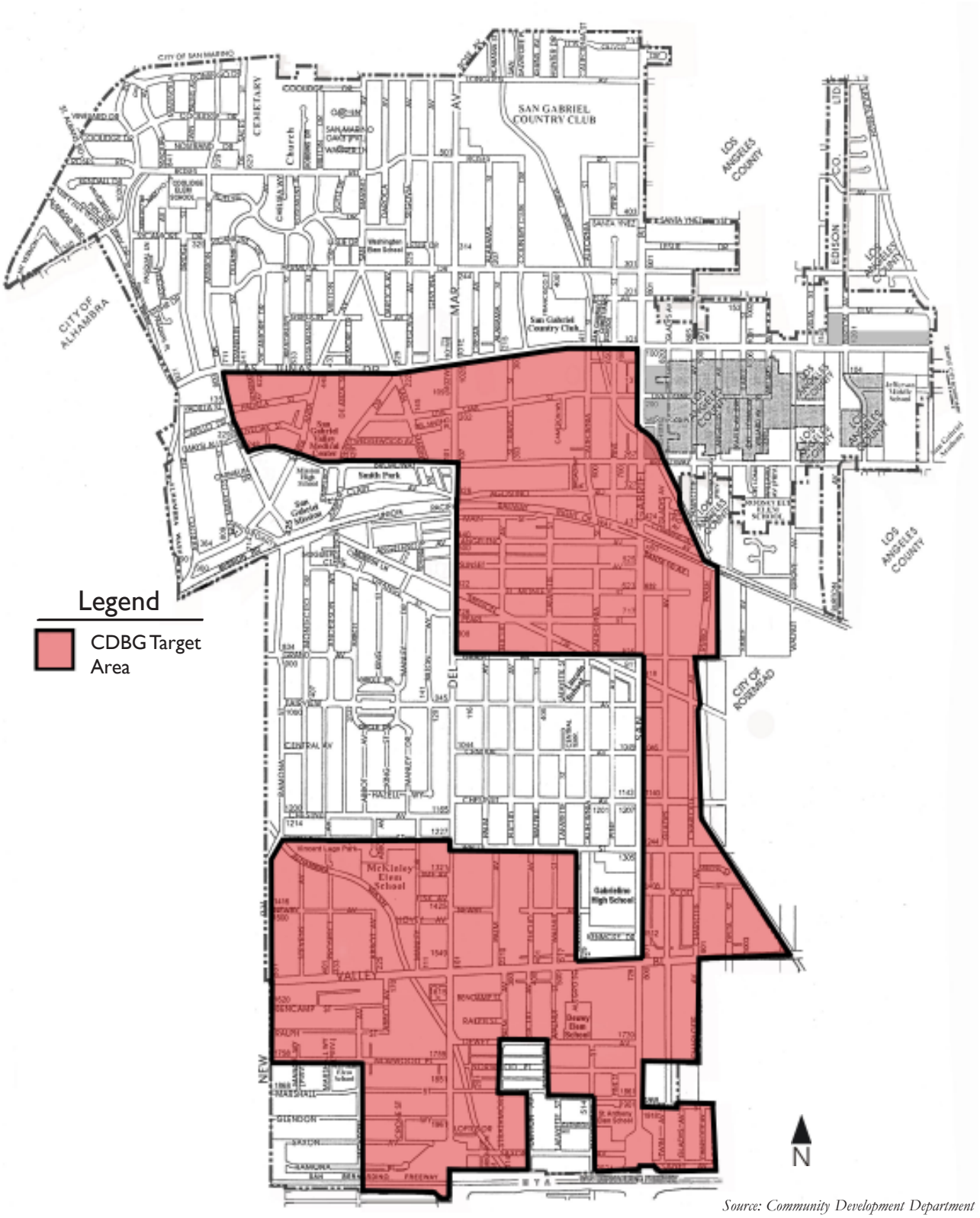
San Gabriel's economic development toolkit features an array of attractive, eye-catching publications emphasizing the beauty and history of this unique community.

Our Goals

San Gabriel is built out and has limited available commercial land. This element addresses measures to enhance and maximize the commercial areas and our revitalization efforts.

Goal 4.1 Create a vibrant business community. ☜

- Target 4.1.1 Revitalize declining commercial areas through the use of redevelopment, and other available rehabilitation means. ☜
  - Action 4.1.1.1 Utilize land assembly assistance to help in the development of commercial sites
  - Action 4.1.1.2 Utilize sales tax incentives to off-set development cost
  - Action 4.1.1.3 Utilize Community Development Block Grant (CDBG) funding when applicable ☜



Source: Community Development Department

Figure 4-2

CDBG TARGET AREA

Comprehensive General Plan, City of San Gabriel

- Action 4.1.1.4 Proactively work with developers to build developments that help activate the street.

- Action 4.1.1.5 Plant street trees to beautify the commercial corridors

- Action 4.1.1.6 Work with property owners to upgrade tenancies.

- Action 4.1.1.7 Produce Sign Guidelines

- Action 4.1.1.8 Acknowledge outstanding businesses and new development design. ☜

- Target 4.1.2 Implement strategies to address the needs of the commercial corridors:

  - Action 4.1.2.1 Adopt and implement the *Valley Boulevard Specific Plan*

  - Action 4.1.2.2 Adopt and implement the *Mission District Specific Plan*

  - Action 4.1.2.3 Pursue the implementation of the Las Tunas Corridor revitalization strategy ☜

- Target 4.1.3 Promote the City and its commercial areas ☜

  - Acton 4.1.3.1 Install gateway signs at the City's boundaries ☜

  - Acton 4.1.3.2 Install and maintain signs identifying commercial areas ☜

  - Acton 4.1.3.3 Increase cooperation and coordination between public and private sectors

Goal 4.2 Stop sales tax leakage from San Gabriel to adjoining communities.

- ☞ Target 4.2.1 Increase numbers of businesses and help current businesses expand that sell miscellaneous retail, apparel, building materials, food, autos and pharmaceuticals.

  - Acton 4.2.1.1 Seek out potential retailers needed in the City and promote development opportunities.

  - Acton 4.2.1.2 Monitor sales tax revenues ☜

  - Acton 4.2.1.3 Work with developers and promote the inclusion of national tenants in developments.

  - Acton 4.2.1.4 Increase the number of potential shoppers

FAST FACTS

A small building sitting empty for one year in a small-town commercial district will have the following impact on the community:

- *$250,000 in lost sales*
- *$12,500 in lost sales tax revenue to state and local government*
- *$15,000 in lost rents to the property owner*
- *$1,500 in lost property tax revenue*
- *$51,000 in lost loan demand to local banks for the building*
- *$15,000 in lost loan demand to local banks for the business*
- *$750 in lost property management fees*
- *$24,750 in lost business profits and owner compensation*
- *$16,250 in lost employee payroll*
- *$55,500 in lost payments to local utility companies*
- *$3,500 in lost advertising revenues to local media*
- *$5,100 in lost deposits in local banks*
- *$1,250 in lost fees to local attorneys and other professionals*
- *$18,900 in lost household income generated elsewhere in the community*

Donovan D. Rypkema, Place Economics, Washington, D.C
July 2002

- Acton 4.2.1.5 Make market data accessible to the business community

- Target 4.2.2 Promote existing businesses

  - Acton 4.2.2.1 Award exceptional business service and design

  - Acton 4.2.2.2 Utilize the Grapevine Newsletter and other medias to promote existing businesses

  - Acton 4.2.2.3 Work closely with the Chamber of Commerce and other business groups to promote business activity.

Proactive community forums identify strategies to build a stronger business community. Community Development Department photo

Goal 4.3 **Develop retail that will address the needs of the community.**

- ☞ Target 4.3.1 Encourage the development of national commercial outlets within the miscellaneous retail, apparel, food stores, auto sales and supplies and pharmaceutical categories.

  - Acton 4.3.1.1 Promote sites for new retail developments which meet the market needs

  - Acton 4.3.1.2 Maintain current demographic information on the City's trade area and distribute information to potential developers and businesses.

- Target 4.3.2 Encourage the development of transit-oriented developments at key nodes in the City

  - Acton 4.3.2.1 Provide incentives to developers to build mixed-use developments at key intersections along Las Tunas and Valley Boulevard

  - Acton 4.3.2.2 Encourage the development of projects which are mixed-use

Goal 4.4 **Develop underutilized properties with national and regional retailers.**

- ☞ Target 4.4.1 Make direct contact with national and regional retailers that would complement the City

  - Acton 4.4.1.1 Identify sites that are underutilized

  - Acton 4.4.1.2 Produce an inventory of potential development sites and maintain an updated record

  - Acton 4.4.1.3 Produce information on the San Gabriel market place

  - Acton 4.4.1.4 Provide a climate conductive to attracting new developments

Goal 4.5 **☞ Rejuvenate the historic civic center.**

- Target 4.5.1 Enhance existing commercial activity

- Acton 4.5.1.1 Create an inventory of historic structures and promote building preservation
- Acton 4.5.1.2 Adaptive reuse of older commercial buildings
- Acton 4.5.1.3 Encourage the development of buildings that are compatible existing commercial buildings.
- Acton 4.5.1.4 Encourage higher density uses and mixed-use developments in the Mission District.

- Target 4.5.2 Expand local and tourism activity
  - Acton 4.5.2.1 Encourage business cross promotion
  - Acton 4.5.2.2 Distribute Mission District brochures at LA & Pasadena Convention & Visitors Bureau and at the San Gabriel Valley Medical Center.
  - Acton 4.5.2.3 Enhance the various events in the district by encouraging the local businesses to participate.
  - Acton 4.5.2.4 Enhance existing business niches with other complementary businesses.
  - Acton 4.5.2.5 Update and extend the City's Redevelopment Plan as needed to better accomplish the City's objectives. Study an expansion of the project area.

Implementation Measures

The implementation of the goals, targets and actions identified in this Economic Chapter will be accomplished through the City's redevelopment plan; through the tracking of the strides made; and by updating the City Council and reexamining the City's economic status.

San Gabriel's finest pose in front of the City Hall and jail in the 1930s. City Hall housed the police department and jail until 1962.

Keeping You Safe and Sound

We will keep our citizens safe by protecting them from environmental hazards, planning for defensible space, and building quality public safety facilities.

San Gabriel is an older first ring suburb with limited land to expand. The city is predominantly characterized by commercial and residential development with small pockets of industrial areas.

This element identifies and addresses mitigation measures to reduce the risks on the community posed by seismic and geologic hazards, fire, crime, and hazardous waste.

Among the key issues facing the City of San Gabriel regarding public safety and security include:

- Seismic/Geologic Safety: Ground shaking is the primary seismic hazard affecting the City of San Gabriel with its proximity to the San Andreas Fault and Sierra Madre fault zone. A surface rupture is not anticipated although the southeastern portion of the city is potentially subject to liquefaction. The City continues to work with outside agencies for any seismic changes or new developments. The City is not located in a flood zone.

- Fire Safety: The Fire Department is understaffed; it will need to increase staffing, both in fire protection and emergency medical services, to meet the

increasing needs of the community. With old facilities and a lack of space, the City will also need to upgrade existing buildings and acquire a new facility.

- Policing: San Gabriel suffers from all crimes that occur in a big city environment. Implementing additional crime prevention programs should reduce the number of criminal activities. Programs to ensure business compliance with conditional use permits will help further regulate problems. The Police Department is also in need a new facility to combat challenges of overcrowding and aged structures. As population increases over the next ten years with new residential developments, there may be needs for more staffing.

- Homeland Security: With the recent threat of terrorism on America, San Gabriel is working closely with county and state agencies to increase security measures for the community, especially when state government issues a period of high alert.

FAST FACT

Liquefaction occurs when local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement in the event of seismic activity.

U.S. Geological Survey

- Emergency Preparedness: The City has a Multi-Hazard Functional Plan that establishes tactics to cope with local and regional hazards. The emergency operation center (EOC) was completed in 1989 to be the central command post in the event of a major disaster. Field exercises that mimic major disasters are staged to equip staff in case an incident ever occurs.

- Toxins/Hazards: As of 1988, there are 33 known sites in the City of San Gabriel featured on the Hazardous Waste and Substance Site List, but there is no record of the known or found problem. Through a number of agencies, the City continues to investigate incidents involving toxins/hazardous waste materials.

- Water Contamination: The City has controlled water contamination with the help of The Water Company, whereby only a few contaminated sites remain. The City continues to work with outside agencies to regulate these locations.

GOALS

Goal 5.1 **Minimize the potential for loss of life and property from geologic and seismic hazards.**

- Target 5.1.1 Insure that the buildings and structures are adequately retrofitted and maintained for seismic shaking in accordance with State regulations.

  - Action 5.1.1.1 Maintain a database of buildings and structures already retrofitted from past earthquakes and create a list of buildings to be retrofitted from seismic hazards.

  - Action 5.1.1.2 Establish programs to encourage retrofit including reduced permit fees, grants to offset retrofit costs, or loan programs.

  - Action 5.1.1.3 Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes.

- Target 5.1.2 Protect life, safety and essential lifelines; reduce the potential for property damage from liquefaction; and promote the collection of more complete information on liquefaction susceptibility throughout the City.

  - Action 5.1.2.1 Provide public information on awareness of liquefaction effects and ways to minimize property damage from its impacts.

  - Action 5.1.2.2 Collect information every six months from the Department of Interior United States Geological Survey on liquefaction susceptibility and its potential impacts within the San Gabriel Valley.

  - Action 5.1.2.3 Relate land use regulations regarding potential liquefaction zones to the importance or criticality of the use, size of the facility, and relative ease of evacuation of occupants if the building is damaged by liquefaction.

- Target 5.1.3 Protect life safety, substantially reduce the damage from fault rupture, and help ensure orderly evacuation of building occupants following an earthquake.
  - Action 5.1.3.1 Promote and maintain the collection of relevant data from the Department of Interior United States Geological Survey, including FEMA maps showing faults within the San Gabriel Valley.
  - Action 5.1.3.2 Provide public information via the City's internet home page to community residents and businesses regarding the City's Multihazard Functional Plan that will help improve the orderly evacuation of occupants following an earthquake.

Goal 5.2 **Assure that existing and new development address fire and police protection in a proactive and preventative way.**

- Target 5.2.1 Promote the use of defensible space concepts (site and building lighting, visual observation of open space, secured areas, and so on) in project design to enhance public safety.
  - Action 5.2.1.1 Incorporate an assessment of the impacts of new development on the level of police and fire services provided to the community; an impact fee to provide public safety should be considered for projects that have significant impacts to existing police and fire services.
  - Action 5.2.1.2 Incorporate an analysis of site plan layout in terms of defensible space for new developments in the Design Review Commission process.
- Target 5.2.2 Explore incentives or programs to encourage private landowners to reduce fire and public hazards on their property.
  - Action 5.2.2.1 Require site design features, fire retardant building materials, and adequate egress systems as conditions for approval of development or improvements to reduce the risk of fire within the City.
  - Action 5.2.2.2 Develop new and expand existing education programs dealing with personal safety awareness, such as neighborhood watch and commercial association watch/protection programs.

FAST FACT

Throughout the country, at least 80% of fire department service calls are for medical emergencies.

San Gabriel Fire Department

Goal 5.3 **Provide fire protection and emergency medical response that is responsive to citizen's needs.**

- Target 5.3.1 Develop a business plan to provide future fire equipment, remodel or replace fire station(s), and increase staffing.
  - Action 5.3.1.1 Consider implementing a Public Safety Impact Fee on new construction projects to maintain and support the increasing needs for public safety.
  - Action 5.3.1.2 Adopt a long range plan to add one additional paramedic transport unit at Station 52 within two to five years.
- Target 5.3.2 Explore sharing training facilities with neighboring jurisdictions.
  - Action 5.3.2.1 Establish communications and liaison relationships with the Cities of Alhambra, Arcadia, Burbank, Glendale, Monrovia, Monterey Park, Pasadena, San Marino, Sierra Madre, South Pasadena and also with the County of Los Angeles, to promote and implement joint training opportunities.
- Target 5.3.3 Continue coordination with Alameda Corridor East (ACE) to lower the railroad tracks, which would improve emergency medical response. ☜

Goal 5.4 **Provide public safety services to ensure a safe and secure environment for people and property.**

- Target 5.4.1 Ensure adequate police and fire staff to provide rapid and timely response to all emergencies and maintain the capability to have minimum average response times.
  - Action 5.4.1.1 Encourage, facilitate, and participate in the establishment of methods of communication between the public safety service providers and the San Gabriel residents to discuss and resolve issues of responsiveness and sensitivity, which may arise.
  - Action 5.4.1.2 Encourage, facilitate, and participate in continued programs for training police and fire personnel to be responsive and sensitive to the needs of San Gabriel while maintaining a high level of service and protection.
  - Action 5.4.1.3 Review existing resources, including staffing, equipment, and facilities every three-five years to ensure that there are sufficient resources to ensure public safety.
- Target 5.4.2 Control and/or intervene in conduct recognized as threatening to life and property.
  - Action 5.4.2.1 Continue to provide and improve on-scene services to restore the peace and prevent further injury to life or property.
  - Action 5.4.2.2 Stimulate and support innovative programs that reduce youth violence through proactive public health approaches.
  - Action 5.4.2.3 Identify evolving crime patterns in geographical areas, particularly those involving career criminals, and implement new methods to further enhance community oriented policing.
- Target 5.4.3 Continue to coordinate law enforcement planning with local, regional, State, and federal agencies for homeland security and against the threat of terrorism.
  - Action 5.4.3.1 Develop a Citywide evacuation plan for the possibility of a bio-terrorism attack.
  - Action 5.4.3.2 Coordinate with local, regional, and federal agencies on new measures to improve homeland security and methods to address terrorist threats.

FAST FACT

Two San Gabriel Police Officers have died in the line of duty – Alvin W. Hayes and Elmer H. Griffin.

San Gabriel Police Department

Goal 5.5 Reduce crime through physical planning and community design.

- Target 5.5.1 Continue to consult the Crime Prevention Division of the Police Department for recommendations on new development projects that will minimize crime.
  - Action 5.5.1.1 Continue to include the Police Department in development project evaluations.
  - Action 5.5.1.2 Implement an inspection and enforcement program to verify conditional use permit compliance.
  - Action 5.5.1.3 Conduct bi-annual reviews for compliance by businesses and residents with conditions of approval that have conditional use permits.
  - Action 5.5.1.4 Provide crime statistics to the Department of Alcohol and Beverage Control for projects requesting alcohol licenses. ☜

Goal 5.6 Attain a high level of emergency preparedness.

- Target 5.6.1 Maintain and update the City's Multihazard Functional Plan, as required by State law, to minimize the risk to life and property of seismic and geologic hazards, flooding, hazardous materials and waste, fire, and consequences of a terrorist attack.
  - Action 5.6.1.1 Maintain and activate Automatic Mutual Aid Agreement through California Master Mutual Aid Agreement with Local Area C, Los Angeles County (Region 1), State and Federal when necessary.

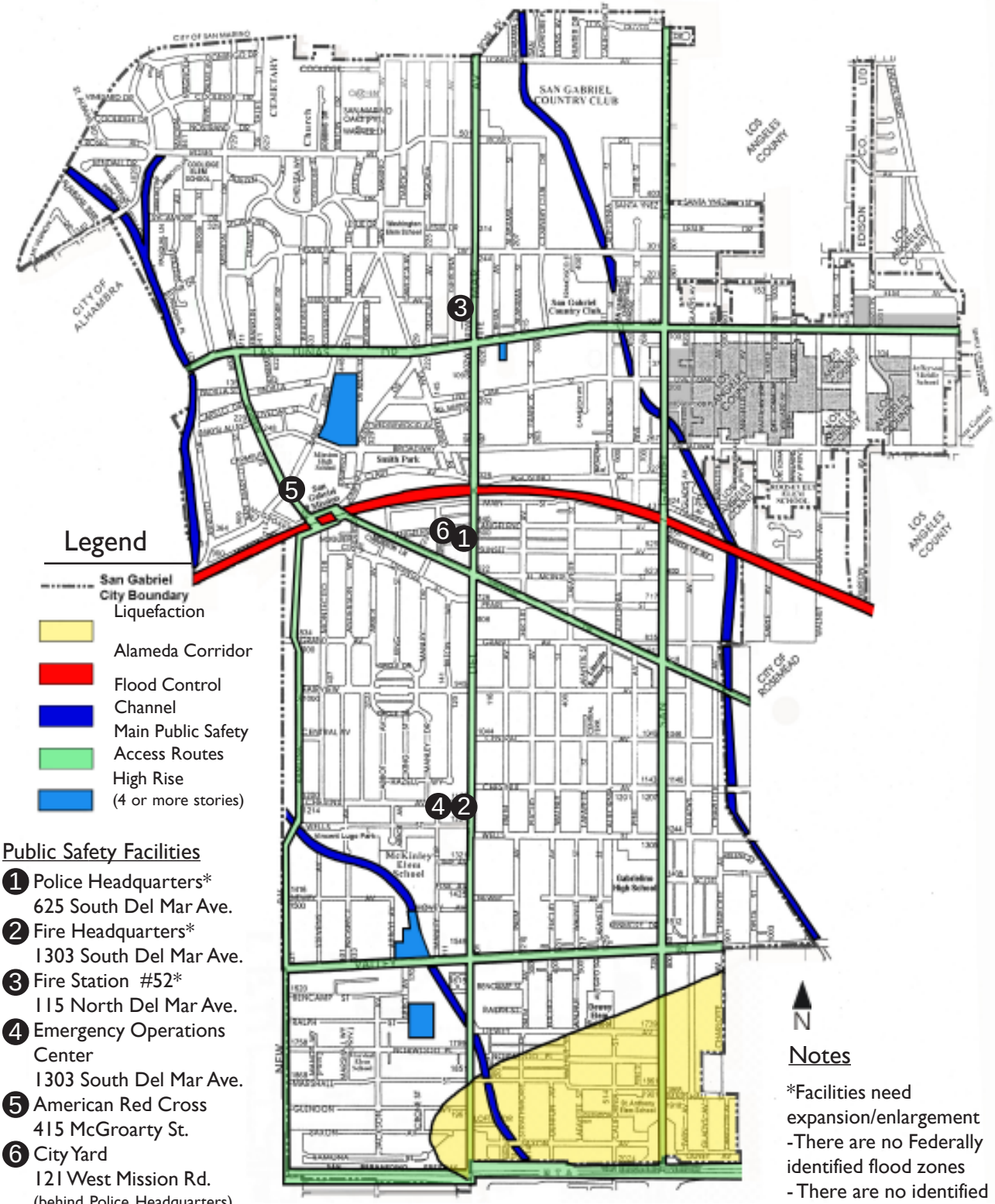
- Target 5.6.2 Prepare and disseminate information about emergency preparedness.
    - Action 5.6.2.1 Prepare and disseminate public information regarding seismic risks, measures to protect life and property before and during an earthquake, and emergency procedures to follow after a disaster.
- Target 5.6.3 Coordinate and participate in regular emergency drills with emergency organizations, including City and County Fire, Police, Emergency Medical Services, and Public Works.
    - Action 5.6.3.1 Conduct bi-annual major disaster preparedness drills to equip staff for emergency situations.
- Target 5.6.4 Ensure that public buildings that are important to protecting health and safety in the community remain operative during emergencies.
    - Action 5.6.4.1 Establish backup generators and utilities for hospitals and public buildings.
    - Action 5.6.4.2 Provide structural evaluation of buildings potentially damaged during an emergency disaster that would be used as incident command centers and disaster treatment facilities.

Goal 5.7 Reduce potential harm and damage from environmental hazards.

- Target 5.7.1 Establish a framework to monitor methane gas exposure and minimize the risks associated with any gas leakage and exposure.
    - Action 5.7.1.1 Evaluate subsurface geologic conditions to identify general areas where impermeable features could trap and/or concentrate any gas emissions.
    - Action 5.7.1.2 Prepare Geographic Information Systems (GIS) coverage for the sites included in the list of hazardous waste and substances site to maintain and monitor. ☜
    - Action 5.7.1.3 Require that special mitigation measures be incorporated in both new and existing development where methane gas is detected.
    - Action 5.7.1.4 Disseminate information to the community on the potential risk of methane gas leakage and available mitigation measures.
- Target 5.7.2 Monitor the status of sub-surface gasoline tanks to prevent adverse impacts due to deterioration and leakage

An aerial view of the San Andreas fault in the Carrizo Plain, Central California (Photo by Robert E. Wallace)

    - Action 5.7.2.1 Maintain an inventory of all subsurface gasoline tanks in the City.
    - Action 5.7.2.2 Cooperate with the State and gasoline station owners and operators in monitoring the condition of sub-surface gasoline tanks, tracking leaks, and requiring the prompt removal of hazardous tanks.
- Target 5.7.3 Reduce the generation of solid wastes, including hazardous waste and recycle those materials that are used, to slow the filling of local and regional landfills, in accord with the California Integrated Waste Management Act of 1989.



Legend

- San Gabriel City Boundary
- Liquefaction
- Alameda Corridor
- Flood Control Channel
- Main Public Safety Access Routes
- High Rise (4 or more stories)

Public Safety Facilities

1. Police Headquarters*
   625 South Del Mar Ave.
2. Fire Headquarters*
   1303 South Del Mar Ave.
3. Fire Station #52*
   115 North Del Mar Ave.
4. Emergency Operations Center
   1303 South Del Mar Ave.
5. American Red Cross
   415 McGroarty St.
6. City Yard
   121 West Mission Rd.
   (behind Police Headquarters)

Notes

*Facilities need expansion/enlargement
-There are no Federally identified flood zones
- There are no identified wildfire hazard zones

Source: Community Development Department

Figure 5-1

SAFETY ISSUES ANALYSIS

- Action 5.7.3.1 Continue to maintain hazardous waste regulations in the City's Zoning Ordinance.

- Action 5.7.3.2 Encourage builders to incorporate interior and exterior storage areas at new or remodeled public and private development projects to make recycling activities more convenient.

- Target 5.7.4 Comply with all applicable regulations and provisions for the storage, use and handling of hazardous substances as established by federal (EPA), State (RWQCB, Cal OSHA, CAL EPA) and local (County of Los Angeles, City of San Gabriel) regulations.

  - Action 5.7.4.1 Establish an ordinance specifying routes for transporting hazardous materials.

- Target 5.7.5 Promote opportunities for aquifer recharge to minimize groundwater hazards by encouraging developers to minimize paved areas in new developments and requiring these areas to be interspersed with landscaping.

  - Action 5.7.5.1 Encourage, where feasible, use of turf block, decomposed granite, or similar permeable surfaces rather than conventional pavement.

Implementation Measures:

The implementation of the goals, targets, and actions identified in this Safety Element will be accomplished by taking the following steps and creating a community based task force within the first year of plan adoption to help implement these polices: ☜

Police and Fire Services:

- Continue to participate with Local Area C, Los Angeles County (Region 1) under the Mutual Aid Agreement for the provision of emergency fire protection services and evaluate the feasibility of adopting a similar agreement for police services.

- Within one year from adoption of this Plan, Community Development Department staff shall meet with Fire and Police Department to develop a citywide evacuation plan in the event of a bio-terrorist attack.

Funding:

- Adopt a new impact fee during budget year 2005-2006 for development projects that affect existing fire and police services.

- Solicit state and federal funds to support the City's public safety facilities and programs, as such revenues are available.

Education:

- Prepare information on public safety, crime prevention, emergency preparedness and response, and environmental hazards on the City's website, newspaper articles, and brochures within three years of plan adoption.

Seismic:

- Earthquake prediction response plans should be developed, including procedures for protecting occupants of hazardous buildings, appropriate warning announcements and public education procedures, and other short-term preparations.

- Cooperation of the business community should be enlisted for public education and mutual assistance through the Chamber of Commerce. Businesses should develop their own disaster response plans and have provisions for food, water, first aid and shelter of employees who may not be able to return home for several days following a major earthquake.

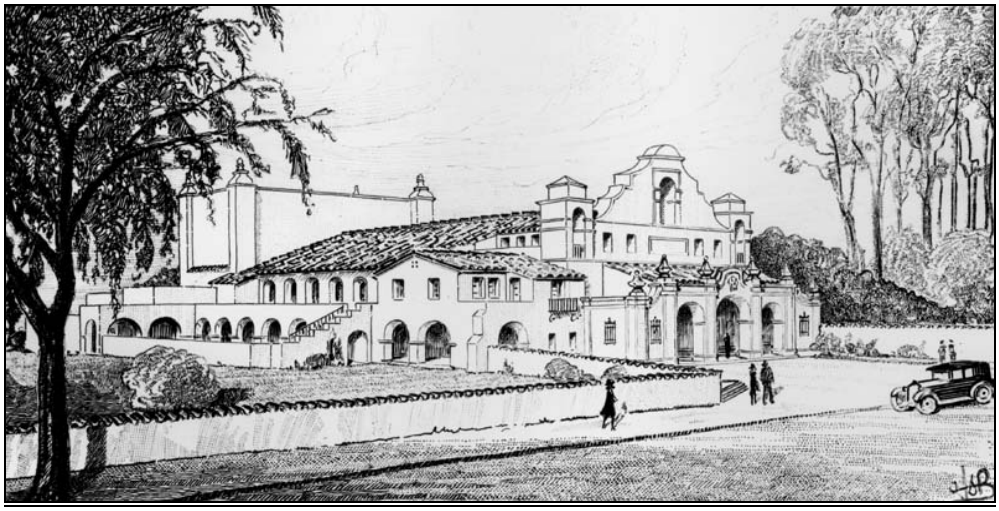
Crime Prevention:

- Within a year from adoption of this Plan, assess resources for a task force to review conditional use permit compliance.

- Continue to support existing and expanded Neighborhood Watch programs. Establish a structure for a similar program for commercial areas of the city. This could be effectuated through the Chamber of Commerce or other community organization.

Environmental Hazards:

- Within the next five years, conduct additional studies (soils and geological borings, materials sampling, and evaluation of sub-surface trapped air) to determine the presence of natural gas entrapment and potential leakage in the city. This should be a comprehensive City-funded (or in cooperation with other agencies) geological investigation of all city areas where there may be potential risk. Where problems are identified, the city shall formulate a mitigation program, which may include both public and private improvements.



An early artist rendering of the Mission Playhouse before it opened in 1927.

From Ragged to Restored

We will renovate, restore, refurbish, and rebuild our community facilities.

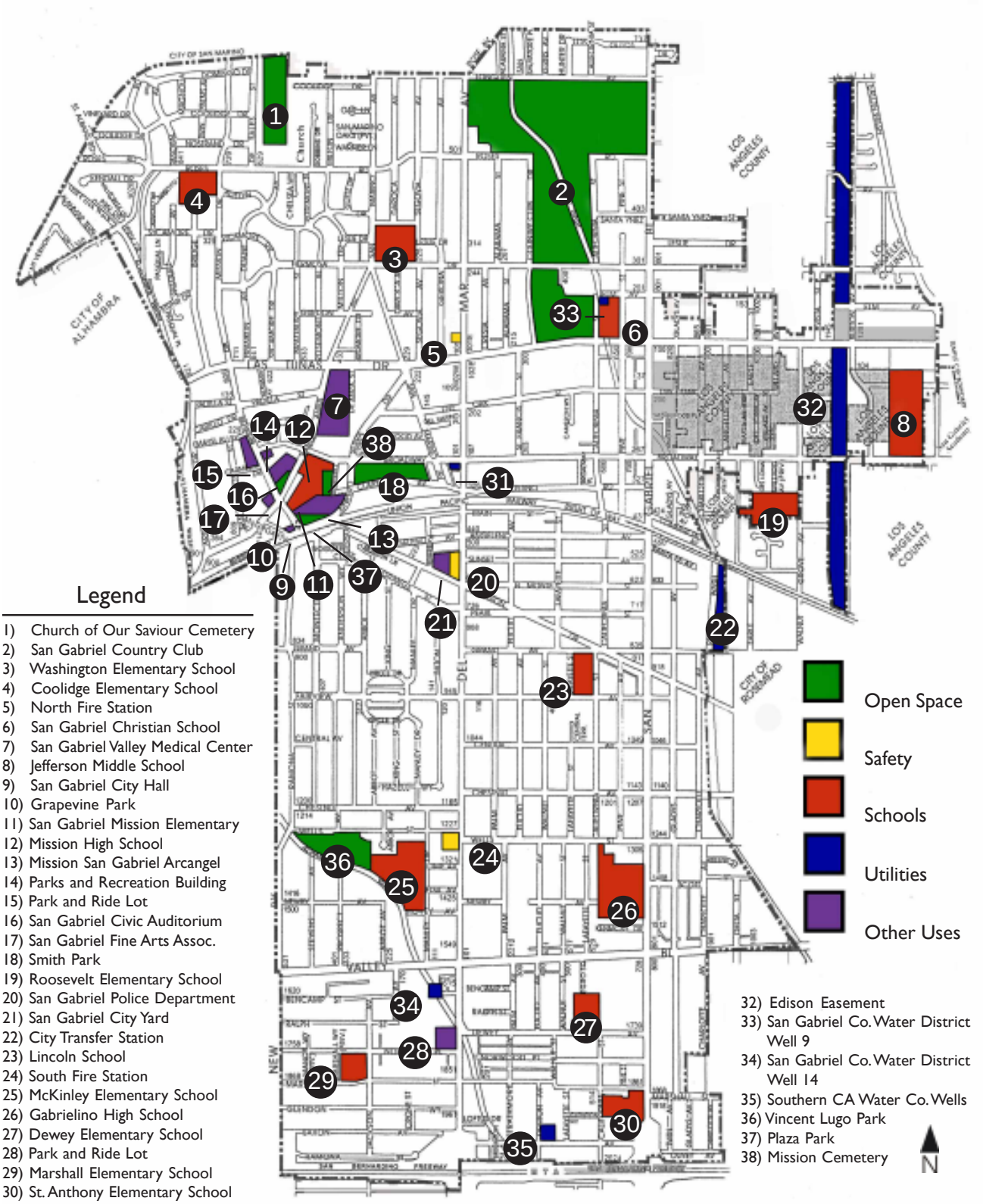
San Gabriel's community facilities, built mostly before the 1970s, have become overworked – some are rundown and many are obsolete. San Gabriel needs a facilities renaissance. But where's the money? Even the most conservative estimates assume costs will far outstrip the City's funding capability, but having a plan in place opens up greater opportunities to bring outside funding to San Gabriel. Figure 6-1 shows the location of all the community facilities. A survey of these facilities, appearing in the Background Report, found:

- Safety: The Police and Fire Departments are in desperate need of more space and updated facilities. The Police Department is developing plans for a new station, but the Fire Department has yet to receive the funding for its needs.
- Parks and Recreation: Even though the City has recently expanded Smith Park, we desperately need more recreational facilities. In addition, the facilities at the current parks need repair.
- Civic Auditorium: While the Civic Auditorium has undergone improvements in the last few years it still needs improvements to its lighting, sound system, and roofing.
- City Yard: The City Yard, the home of the Public Works Division, has been overlooked in the allocation of space and resources. The City Yard needs major upgrades to infrastructure and rearrangement of the facilities.

FAST FACT

In 2002, the County of Los Angeles Public Library system answered 10,076,284 reference questions. "Citizen support is going to become an increasingly important factor in our future."

Carol E. Moss, County Librarian, at the "Planning Institute" (1977)



Source: Community Development Department

Figure 6-1

COMMUNITY FACILITIES

Comprehensive General Plan, City of San Gabriel

Renovation of the facility may be included with the Police Department's repairs.

- Park-n-Ride Lots: While the City already has two Park-n-Ride Lots, the City needs more lots in order to reduce traffic congestion and encourage transit use.

- Public Parking: The City needs public parking facilities in the Mission District and along Valley Boulevard in order to address the fluctuating parking demands in the Mission District and parking congestion along Valley Boulevard.

- Storm Drains: Some sections of the City's storm drains need repair. Some sections of the storm drain system are more than 40 years old and parts are beginning to show their wear.

- Sewer System: Recurring backups and odor problems are just some of the symptoms of San Gabriel's insufficient sewer system. The City Engineering Division requests funding to prepare a plan that identifies deficiencies and finds solutions.

- Public Schools: All but one of the schools in the two school districts that serve San Gabriel is either at or above designed capacity. They need to reduce overcrowding, increase functional open space, and reduce traffic congestion in order to provide safe and efficient schools.

- Library: The Public Library, run by the County, is under funded and worn. This cultural facility is not only important to improving the education of residents, but the mural inside is also an important piece of public art.

- City Streets: Some portions of San Gabriel's street system need repaving or substantial reconstruction. The City has already implemented a five-year program to improve the City streets called Millennium Miles – a map of the program is found in figure 6-2.

Goals

Goal 6.1 Ensure that community facilities provide an adequate level of service so that new development has efficient and orderly service.

- Target 6.1.1 Implement measures such as reimbursement agreements and impact fees that will require all new development and large additions to pay their fair share of improvements to community facilities.

- Target 6.1.2 Require that all new development, and significant additions to existing development, construct the necessary on-site infrastructure to serve the project in accordance with City standards.

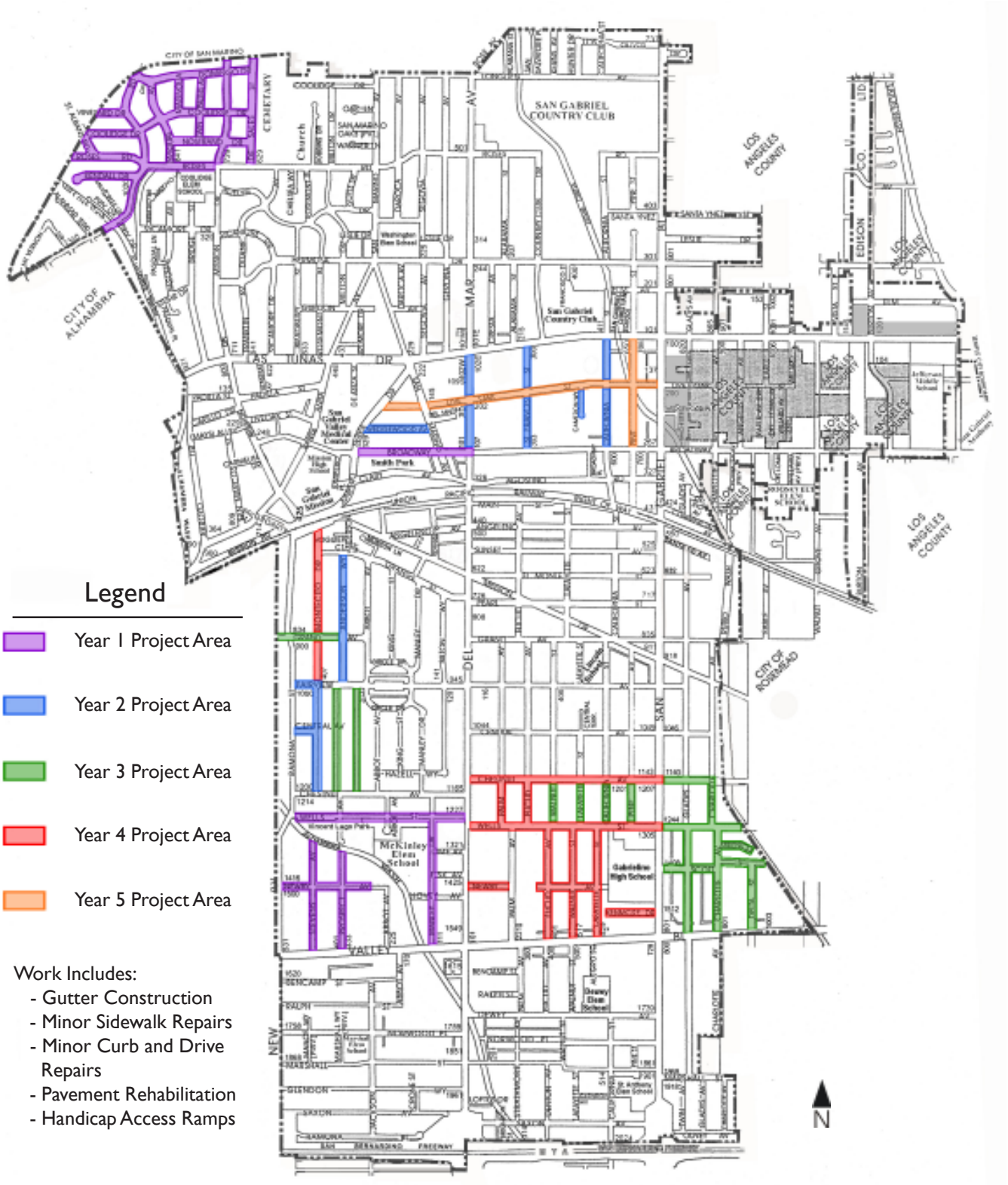
- Target 6.1.3 Update and adopt a Capital Improvement Program to prioritize funding for public works projects in accordance with the General Plan.

- Target 6.1.4 Develop a program of development impact fees no later than 2005 to establish a foundation by which the impacts of new growth on city facilities and infrastructure will be addressed.

Goal 6.2 Provide a high level of police services for the City's residents, businesses, and visitors.

- Target 6.2.1 Provide police facilities sufficient to maintain the City's standards for law enforcement services.

  - Action 6.2.2 Institute an impact fee on all new construction and substantial additions in order to assist in the construction of a new police department facility, and for technological upgrades to police department equipment.



Source: Community Development Department

Figure 6-2

MILLENIUM MILES PROGRAM

Goal 6.3 **Provide a high level of fire protection and emergency response for residents and businesses.**

- Target 6.3.1 Maintain or reduce the minimum response time for fire calls by providing adequate staff and proper distribution of fire stations and equipment.
  - Action 6.3.1.1 Develop and initiate surveys and monthly reports to verify that fire services meet the City's needs.
- Target 6.3.2 Construct new fire stations or modify and expand existing facilities as needed to maintain an adequate level of service.
  - Action 6.3.2.1 Ensure that all development and substantial additions pay for their fair share of improvements to the City's fire services.
- Target 6.3.4 Expand the City's disaster preparedness exercise in order to provide for better service and organization during a disaster.
  - Action 6.3.4.1 Continue and expand the role of the City, service organizations, the San Gabriel Valley Medical Center, the School District, and other important San Gabriel institutions in the County's annual disaster preparedness exercise.

Goal 6.4 **Make improvements to the Civic Auditorium so that it can improve the vitality of the Mission District and provide for a wide-ranging cultural and educational resource for the community.**

- Target 6.4.1 Investigate short term funding sources and long-term relationships with non-profit organizations in order to improve the Civic Auditorium's appearance and functioning.
  - Action 6.4.1.1 Use Community Development Block Grants, FEMA Grants, and other private grants to help fund historically accurate improvements to the Civic Auditorium.
  - Action 6.4.1.2 Establish and nurture relationships with the foundation community in order to improve the Civic Auditorium as a historical treasure and as a cultural arts facility.
- Target 6.4.2 In order to provide for better performances, the City will improve the lighting system at the Civic Auditorium.
- Target 6.4.3 Improve the Civic Auditorium sound system in order to provide for better quality performances and attract superior performances.
- Target 6.4.4 Improve any other maintenance issues still outstanding including the repair of the roof.
- Target 6.4.5 Work with the San Gabriel Historical Society, the Huntington Library, longtime residents of the City, and other interested organizations to develop a complete history of the Civic Auditorium.

FAST FACT

The sewer and storm drains are completely different systems. Water from storm drains receive almost no filtration. On a typical dry summer day, an average of one million gallons flows through the storm water system.

http://www.lastormwater.org/

Goal 6.5 **Expand and reorganize the City Yard so that the Public Works Division can continue to provide adequate service to San Gabriel's residents and businesses.**

- Target 6.5.1 In order to provide a properly established City Yard, a survey of neighboring City Yards, a search for alternative funding sources, and a plan for expansion shall be completed.
- Target 6.5.4 Complete construction or expansion of the improved City Yard by 2011.

Goal 6.6 ☞ **Update and expand the City's park system in order to provide the residents of San Gabriel with ample open space for recreation.**

- Target 6.6.1 By 2005, complete a thorough survey of existing needs and locations for new park sites.

- Target 6.6.2 Undergo a search for alternative funding sources, implement park impact fees and other programs or policies that will increase funding for the Parks and Recreation Department, by 2007.

  - Action 6.6.2.1 Assist in the development of a group of volunteers dedicated to the maintenance and expansion of the City Park system.

- Target 6.6.3 Build an additional park in a neighborhood in severe need of a park facility by 2010.

- Target 6.6.4 Work with the San Gabriel River and Mountains Conservancy to explore possible means of better integrating San Gabriel parks with the two flood control channels that run through the City.

Goal 6.7 **Expand public parking lots and the Park-and-Ride lots.**

- Target 6.7.1 Expand the Park-and-Ride lots in order to reduce congestion.

- Target 6.7.2 Work with the development community and amend the City Zoning Code if necessary in order to encourage land uses and developments that encourage transportation oriented designed buildings and uses surrounding Park-and-Ride lots.

- Target 6.7.3 Expand the City's public parking lots in order to encourage the economic viability of important districts by 2010

Goal 6.8 **Improve the storm drains and sewer systems in the City in order to provide for density increases and better service.**

- Target 6.8.1 Create a complete survey of the storm drain and sewer system by 2005.

- Target 6.8.2 By 2006, develop a comprehensive master sewer and storm drain program that identifies deficiencies, prioritizes tasks, and estimates costs.

- Target 6.8.3 Investigate and secure funding sources by 2007 in order to make all necessary improvements of the City's storm drain and sewer system.

- Target 6.8.4 Begin improvements to the sewer system and storm drain system by 2010.

Goal 6.9 **Support efforts to maintain and improve facilities in the San Gabriel Unified School District and the Garvey Unified School District.**

- ☞ Target 6.9.1 Work with the school districts to improve pedestrian safety and reduce congestion.

- Target 6.9.2 Work with the school districts in order to expand open space.

- Action 6.9.2.1 Investigate the possibility of combining impact fee revenue, alternative financing resources for parks, and school district funding resources to expand public open space around schools.

FAST FACT

From 1994 to 2002 enrollment in the San Gabriel Unified School District almost doubled – from 3,639 to 6,030 student.

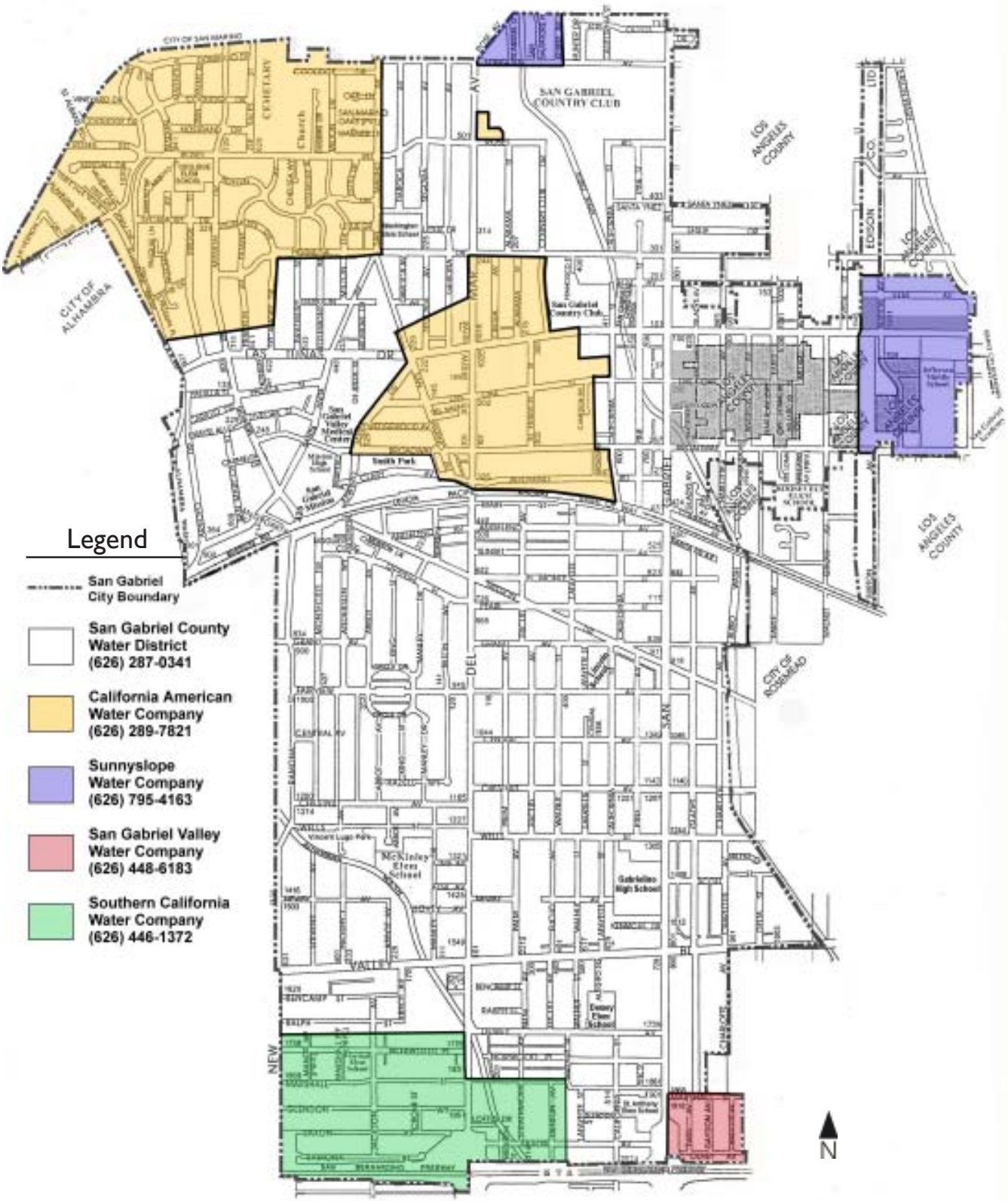
http://www.cde.ca.gov/

Goal 6.10 ☞ **Work with the County of Los Angeles to expand the quality of service at the County Library branch.**

- Target 6.10.1 Work to increase the funding for San Gabriel's County Library branch.

  - Action 6.10.2 Establish a working relationship with the County Library System and other interested parties in order to establish a working group dedicated to finding additional funding for the Library.

- Target 6.10.1 Work to increase the quality of service for San Gabriel's County Library branch.



Source: Community Development Department

Figure 6-3

SAN GABRIEL WATER DISTRICTS

- Target 6.10.2 Investigate alternative funding sources in order to increase resources for the County library.

- Target 6.10.3 Work with the Friends of the San Gabriel Library and other local service organizations to help bolster the library's services.

Goal 6.11 **Require privately held community facilities to develop in an orderly manner reflective of the community's standards.**

Target 6.11.1 Require the expansion and development of private community facilities to be governed by a master plan, approved by the Planning Commission in connection with the conditional use permit procedure. Such a master plan should be applied to facilities such as:

- Church campuses where the City determines that there is significant potential for environmental impacts

- Cemeteries

- Airports and related facilities

- Commercial recreation facilities, health clubs, country clubs, golf courses, and similar activities when larger than one acre in size

- Institutional uses more than two acres in size, or comprising more than five parcels.

- Community facilities involving any impact on one or more historically or culturally significant structures.

Implementation Measures:

We propose the following implementation measures to achieve the City's plan for improved community facilities.

Community Facilities:

- Require that all new development and substantial modifications to existing buildings pay an impact fee for the construction of off-site improvements necessary to offset the project's "fair share" impact on community facilities.

- Develop a Capital Improvement Plan by the year 2005 and update the plan every five years.

Police Services:

- Complete the planning stages for the new police department facility by the end of 2005 and finish construction of the new police department facility by January 2008.

Fire Station 52 is the smaller of the two fire stations. Its bays will soon be too small to hold state-of-the-art fire trucks.

- Monitor call response time in order to ensure that San Gabriel maintains an adequate level of service.

Fire Service:

- Complete an annual survey of call response time in order to ensure that San Gabriel maintains an adequate level or service.

- Investigate and secure alternative funding sources and city funds for the expansion of the City's fire

stations by 2005 and complete construction and improvements to the City's Fire Stations by 2010.

- Establish impact fees to assist in the finance of the City's Fire Department facilities and in the purchase of emergency vehicles.

- Encourage participation of outside non-profit organizations and other interested parties such as the school districts, the San Gabriel Valley Medical Center, *South Pacific Railroad*, private schools, service groups, and religious organizations in the County's disaster preparedness exercise.

- Expand the City's current Emergency Management Systems drill – which takes place in the Emergency Operations Center – to real life exercises and operations.

San Gabriel Civic Auditorium:

- By 2008, develop a book for publication that promotes the San Gabriel Civic Auditorium's history and cultural value to the San Gabriel Valley.

- Work with local acting groups to establish an annual tour of the Civic Auditorium and its surrounding buildings in order to bring to life the building's history.

City Yard:

- Investigate the functioning and resources of neighboring City Yards in order to establish the necessary improvements to San Gabriel City Yard by 2005.

- Complete a survey of potential sites for a new or expanded City Yard by 2006. The survey should take into account current City owned property such as the City Transfer Facility.

- Undergo a search for and secure alternative funding sources and/or city sources in order to pay for the expansion or construction of the City Yard by 2008.

City Park Facilities:

- By 2005, complete a survey of the City that shows possible locations for new parks and possible park expansion area.

- Establish a biennial survey of the City park facilities in order to search out and prioritize the City's funding needs.

- Lease the San Gabriel Fine Arts building at market rates in order to provide for funding to expand the City's park system.

- Work with the development community to create a project at the current San Gabriel Civic Auditorium Parking Lot and use a portion of the sale proceeds to fund park updates or expansion.

- Create an impact fee for all new development and substantial modifications to existing facilities in order to offset that development's impact on the City's park system.

- Consider a policy in which a percentage of the open space requirement for multi-family housing can be reduced in exchange for an in-lieu fee that pays for the expansion of the park system.

- Consider reducing rear yard setbacks in the residential zones in exchange for an in-lieu fee to pay for the expansion of public open space.

Park-and-Ride Lots and Public Parking Lots:

- Survey existing users of the existing Park-and-Ride lots, bus riders, and those who do not use public transit in order to identify resident and business needs by 2005.

- Identify potential locations for new Park-and-Ride lots and possible means of expanding existing lots by 2006.

- Undergo a search for alternative funding sources and secure funding sources by 2007.

- Expand or create a new Park-and-Ride lot by 2010.

- Explore the creation of an impact fee placed on all new commercial construction or substantial

modifications in order to assist in the expansion of the City's public parking lots.

- Work with Mission District property owners and business owners to create a business improvement district to help pay for the expansion and/or creation of public parking facilities in the Mission District, and improved pedestrian amenities.

- Survey the City's businesses and patrons in order to locate and prioritize the location for expansion and/or creation of public parking lots.

- Secure financing for the expansion and/or creation of a city parking lot in the Mission District.

School District:

- Establish a task force with representatives of the Police Department, School Staff, City Engineering Division, Public Works Division, and parents in order to investigate the problems and solutions surrounding pedestrian safety and congestion around schools.

- Establish a plan and implement its suggestions on how to improve pedestrian safety and traffic congestion around schools by 2007.

San Gabriel's County Library:

- Investigate the creation of an impact fee to help address growth-related impacts on the County library or support the creation of a city owned and operated library.

Work with non-profit organizations dedicated to the preservation of cultural and historical resources to preserve and improve the mural inside the library.

Our community facilities

The first San Gabriel Library was built in 1915 and then moved to this site in 1967.

San Gabriel has two cemeteries within the City limits: San Gabriel Mission Cemetery, shown above in 1910; and the cemetery adjoining Church of Our Saviour.

Los Angeles County Library Collection
Care of Workman Temple Homestead

A Green and Growing Place

We commit to build a green, environmentally sound community that increases the park space and recreational opportunities available to our residents.

San Gabriel in 2020 will be a greener, more sustainable community. But getting there will take some doing. The general plan background report shows that:

- Existing Open Spaces: San Gabriel has only a fraction of the open space available that national standards recommend – 26 acres of public park land versus the 400 that are recommended using National Park and Recreation Association (NRPA) standards. Much of the City's recreational space is shared with school sites that are themselves undersized and feeling the pinch. Few land resources are available to acquire.

- Recreation Facilities: San Gabriel has wide-ranging needs for community center space, a rehabilitated swimming pool, and a gymnasium. The historic Las Tunas Adobe also poses an opportunity for a city shy of facilities.

- Bikeways & Trails: San Gabriel has only one designated bikeway. The nearest regional bike trail is located several mile southeast of San Gabriel. The City may consider establishing a trail system along existing storm drain easements to access existing regional bike trails.

- Other Spaces: The only other large open spaces remaining in San Gabriel are the Edison easements,

BIG IDEA:

"A park is a work of art."
Frederick Law Olmstead

which are under increasing pressure for commercial development.

- Financing: Existing financing – particularly the existing park facilities fee – is insufficient to meet the task ahead. San Gabriel will need to develop new resources, but opportunities such as the San Gabriel Rivers and Mountains Conservancy provide the chance to fund new improvements.

Our Goals

San Gabriel sets the following goals for itself to achieve over the next 20 years. Like all these goals, they are constrained by funding, time and other resources—but they are an important point of departure to build San Gabriel's park, recreation, and open space potential.

Goal 7.1 Increase the City's open space resources. ☜

Target 7.1.1 Develop miniparks, medians, and other green spaces to offset the impacts of denser population and more intense development.

- Action 7.1.1.1 Establish as a priority for public funding the acquisition and development of parks and recreational facilities in neighborhoods in which there is a shortage.

- Action 7.1.1.2 Acquire small sites such as the Edison easements, cul-de-sacs, and street corners that can be assembled for future development of community gardens, neighborhood parks, skate parks, and recreational/sports facilities. ☜

- Action 7.1.1.3 Provide an adequate balance between funding for acquisition and funding for maintenance and staffing.

Target 7.1.2 Adopt a Citywide park standard of 4.0 acres for every 1,000 residents to include community, neighborhood and vest-pocket parks.

- Action 7.1.2.1 Establish a park and recreation system with the classification shown in Table 7.7 Park System Classification.

Goal 7.2 Develop new and increased funding sources to maintain, acquire and develop parks and recreational facilities. ☜

Target 7.2.1 Ensure that new development pays its fair share for development of parks and recreational facilities. ☜

- Action 7.2.1.1 Increase the existing park and recreation impact fee to offset additional demands generated by new residential population and to address the significant shortfall of public open space created by new development.

7.7: Park System Classification

Type	Acres	Location
Vestpocket or Minipark: Small neighborhood park	0.1-1.0	Grapevine Park Plaza Park
Neighborhood Park: City- or county-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.	1.0-5.0	Roosevelt Park & School
Community Park: Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.	6.0+	Smith Park Vincent Lugo

Target 7.2.2 Consider the sale of bonds as a means of generating funds for parks and recreation land and facilities.

Target 7.2.3 Encourage the formation of Community Facilities Districts to acquire additional parklands.

- Action 7.2.3.1 Establish a trust fund to pay for the acquisition and development of new parks through the Mello-Roos Community Facilities Act of 1982, special taxes, benefit assessment districts, facilities bonding, State and Federal grants or loans, developer assessments (Quimby Ordinance or exactions on commercial developments).

- Action 7.2.3.2 Establish the administrative and legal mechanisms to allow for the creation of benefit assessment districts, Community Facilities Districts, and Special Taxes.

Target 7.2.4 Investigate opportunities available from State and Federal grants to increase open space and recreational facilities.

- Action 7.2.4.1 Explore monies available through the San Gabriel Rivers and Mountains Conservancy or similar agencies and foundations.

IDEA BOX:

"A society grows great when old men plant trees whose shade they know they shall never sit in."

Greek Proverb

Goal 7.3 **Develop a system of bicycle and pedestrian trails that are sustainable.** ☜

Target 7.3.1 Establish a trail system along existing storm drain easements to access existing regional bike trails.

Target 7.3.2 Develop new bicycle and pedestrian trails in commercial and residential neighborhoods, parks, or rail corridors that create "walkable" close-knit neighborhoods that will reduce air pollution and energy consumption. ☜

- Action 7.3.2.1 Explore the creation of a new trail system along Alameda Corridor East, near the San Gabriel Country Club, or along the Rubio or Alhambra Wash that will enhance environmental quality. ☜

- Action 7.3.2.2 Explore the possibility of creating a new De Anza trail or a trail running north and southbound between Las Tunas Drive to Valley Boulevard. ☜

- Action 7.3.2.3 Explore the possibility of enhancing pedestrian crosswalks at major intersections. ☜

Goal 7.4 **Restore and improve neglected opportunities to City's dwindling open space resources.**

Target 7.4.1 Preserve existing park space and recreational facilities, especially open turfed areas and trees, while allowing for the redesign, reconfiguration, and replacement of existing spaces and facilities to increase their recreational potential and usability.

- Action 7.4.1.1 Participate in upgrading open space areas in public schools within the City for public recreational use, if such improvements do not impair the security of school facilities.

- Action 7.4.1.2 Parks and Recreation staff shall continue coordinating with San Gabriel Unified School district to organize efficient use of open space properties. ☜

- Action 7.4.1.3 Develop master plans for each park to ensure that new or redevelopment of buildings, open air facilities, and landscaping is unified, functionally related to improve efficiency and compatible with adjacent uses.

- Action 7.4.1.4 Continue coordination with the San Gabriel Unified School District for public use of parks and recreational facilities after school hours. ☜

Target 7.4.2 Purchase and preserve, where practical and financially feasible, historic buildings and those adjacent to parks for public facility uses. ☜

- Action 7.4.2.1 Monitor real estate activity in the City and consider purchasing available sites on the market that would be appropriate for a mini-park, neighborhood park, or community park.

- Action 7.4.2.2 Establish a strategy to secure protection of the remaining historic adobes (Rancho Las Tunas and/or Vigare) for a park, recreation, or appropriate adaptive reuse.

Target 7.4.3 Improve open spaces opportunities along the Alameda Corridor project.

- Action 7.4.3.1 Acquire air rights for development of a park over the corridor crossing at Mission Drive in conjunction with the development of the Alameda Corridor East.

Target 7.4.4 Develop a dedication program to accept private property for parks and open space opportunities.

Goal 7.5 Create commercial and residential streetscapes that are sustainable.

Target 7.5.1 Use drought-tolerant species on public and private developments to reduce water consumption.

Target 7.5.2 Create urban landscapes that will reduce heat/solar gain.

Implementation Measures:

The implementation of the goals, targets, and actions identified in this Open Space Element will be accomplished by taking the following steps:

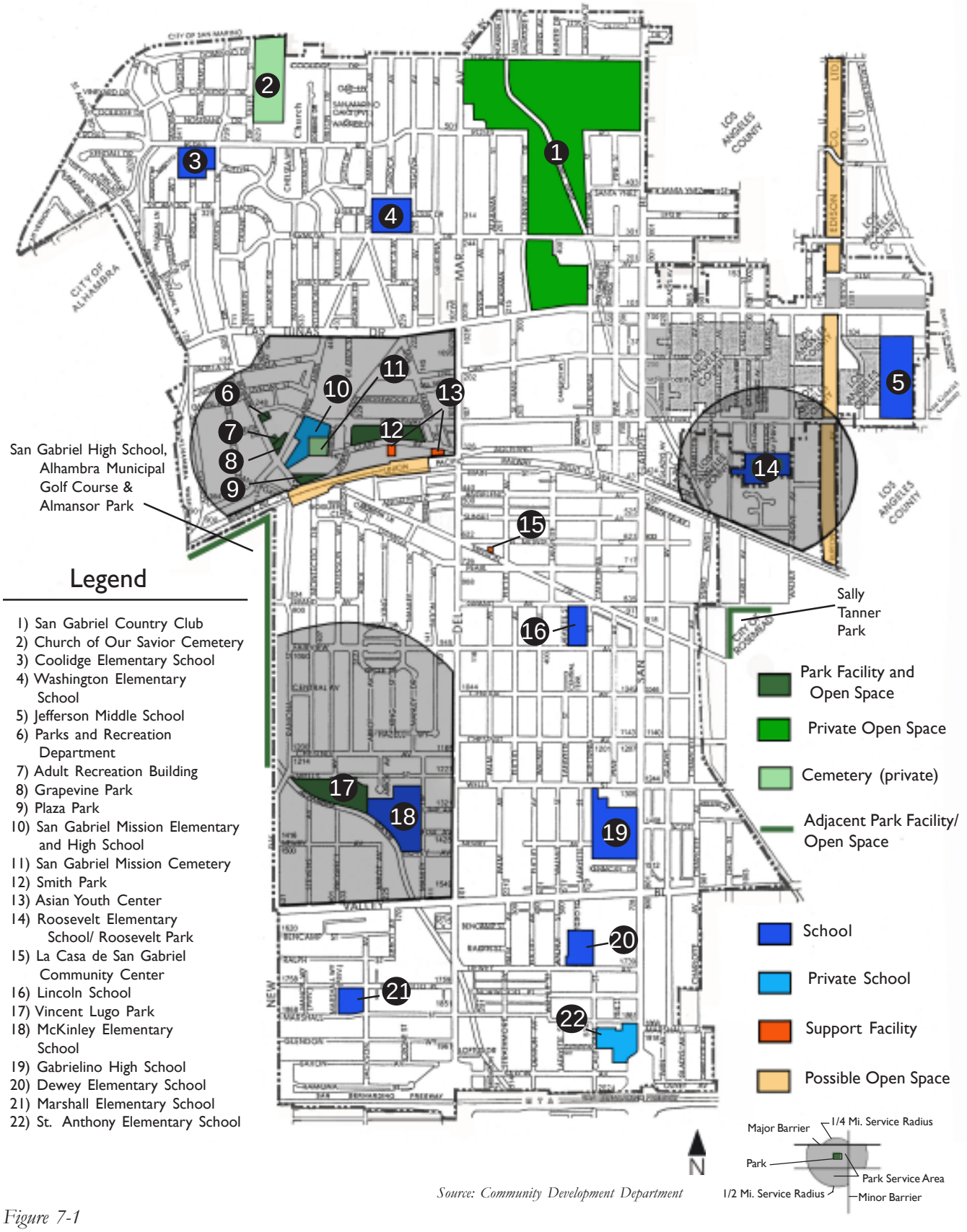
- Develop and monitor programs annually for the recreational use of city parks and other available recreational resources by analyzing demographic trends of residents and recreation users, evaluating level of service and demands at existing facilities, and conducting public hearings on the adequacy of parks and recreation services and facilities.

- Adopt a new resolution to increase the park and recreation impact fee to fund new open space and maintain recreation facilities.

- Develop a long-range master plan for open space and recreational facility needs and opportunities.

- Establish a dedication program where the City may accept gifts of parkland and/or recreational facilities.

A large part of today's Mission Plaza was reclaimed by closing a portion of old Mission Road. Without much vacant land, San Gabriel must look to these types of solutions to find needed parkland and open space.



Source: Community Development Department

Figure 7-1

PARK FACILITIES & OPEN SPACE

San Gabriel River in its original state, c. 1900

Creating the Verdant Community

We will build a sustainable city with verdant trees, clean water, improved open space, and clean air.

It's been a long time since San Gabriel was the pastoral paradise described in countless early accounts by settlers. And yet, the same things – climate, fertile soil, and a hospitable environment – that brought people to San Gabriel for the last 200 years will still be there to enjoy if we protect them.

The general plan background report found the following issues that need improvement:

- Greening: While some parts of the City have beautiful mature street trees, other portions of the City need more trees and attention to landscaping. The City will work to plant more trees, encourage the proper maintenance of landscaping, and protect significant trees and landscapes.

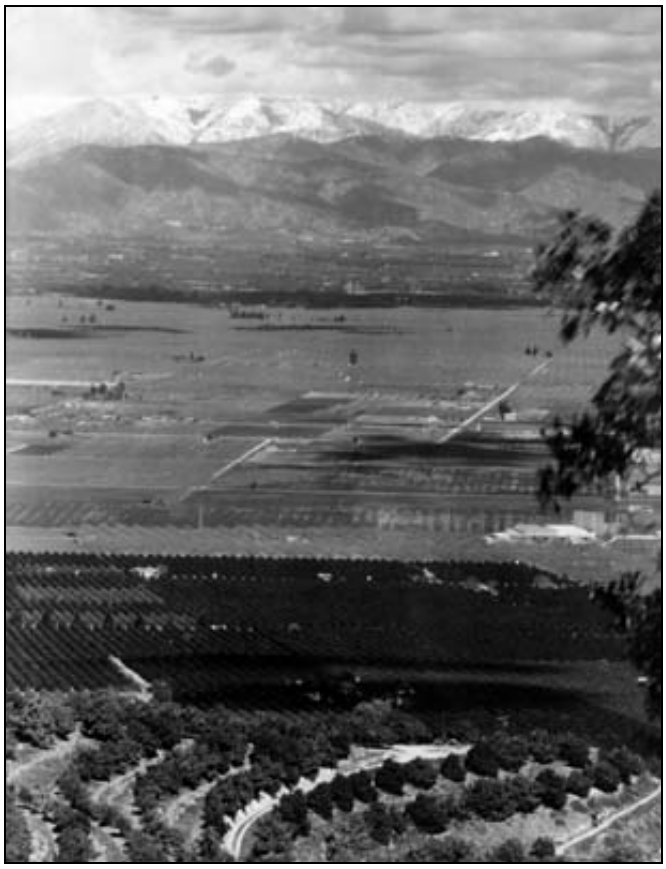
- Water Quality and Conservation: Storm drains collect water from properties in San Gabriel and deposit the polluted water downstream. The City has adopted policies to address water quality, but further action is needed.

- Concrete canals: The Los Angeles County Flood Control Channels are a huge potential asset for the City. While they keep the City safe from flooding, they do little else to help the City environmentally. The City will work to make use of these channels as recreational resources and/or landscape them in order to improve San Gabriel's appearance and environment.

- San Gabriel River: The San Gabriel River hardly looks or acts like the river it once was. But it was, and remains, the source of life, culture, and productivity in

this valley for more than 100 years. And while it is outside the City proper, it still has a role to play. The City will support proposals from the State and Federal Government to help make this river a center for recreation and a vital asset to the region's health.

- Poor air quality: While the air quality in San Gabriel has improved dramatically over the last 20 years there is still room for improvement. This City will work to design buildings that reduce our dependence on automobiles through mixed-use development or transit oriented design. The City will also work to encourage residents and employees to use alternative forms of transportation such as mass transit, carpooling, walking, telecommuting, and using vehicles that run on alternative fuels.



How green was our valley?

A view of the San Gabriel Valley with the San Gabriel Mountains in the background, as they appeared in the first decades of the 20th century.

Los Angeles Public Library Collection

Our Goals, Objectives, and Policies

Using the ideas shared by residents, commissioners, elected officials, staff, and other general plans, a list of goals, targets, tools, and actions items has been developed to enhance and expand the City's environment. A map showing the City's environmental resources can be found in Figure 8-1.

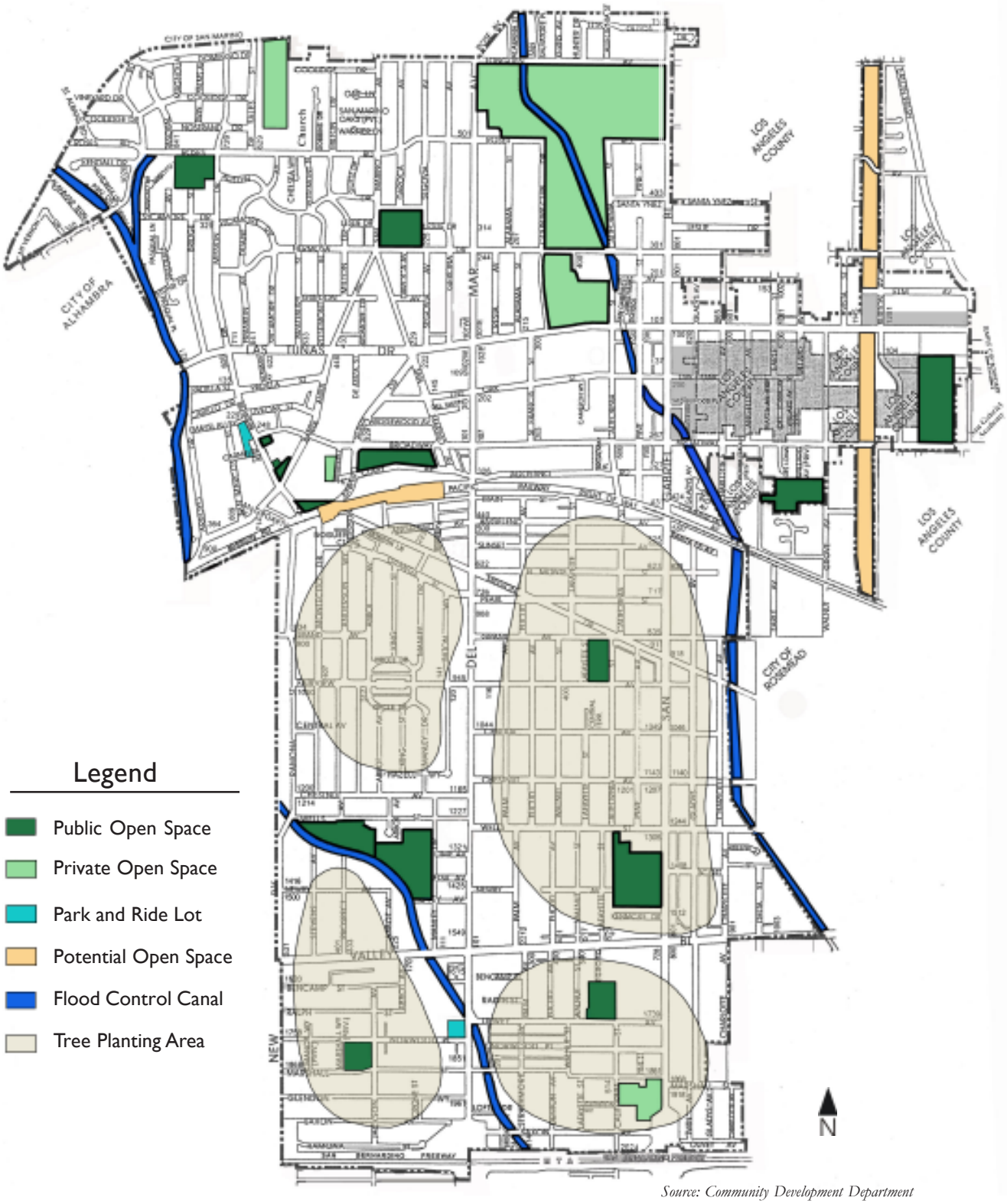
A Greener Community

Goal 8.1 **Goal Create a verdant City by maintaining significant trees, requiring developers to plant additional trees, and promoting the healthy maintenance of trees.**

- Target 8.1.1 The City shall work to plant additional trees throughout San Gabriel.
    - Action 8.1.1.1 Strive to plant 10,000 new trees by the year 2010. ☜
    - Action 8.1.1.2 Work with non-profit organizations to obtain grants that will assist in implementing a citywide tree-planting program.
    - Action 8.1.1.3 Work with non-profit organizations to help plant street trees.
    - Action 8.1.1.4 Celebrate Arbor Day by: allowing all City Employees to participate in a citywide tree planting exercise; working with local school and other non-profit organizations to plant street trees; offering classes to local residents on the proper manner in which to trim trees; and award local property owners and designers for superb landscape design.

Goal 8.2 **Develop a stronger tree trimming and removal policy.** ☜

- Target 8.2.1 Work to enforce the City's tree trimming and removal policy on the weekends.



Source: Community Development Department

Figure 8-1

ENVIRONMENTAL RESOURCES

- Action 8.2.1.1 Educate and organize the public in order to improve the care and support of trees and landscapes.

- Action 8.2.1.2 Educate citizens and business owners on how to take better care of their landscaping. ☜

- Target 8.2.2 Assist in the development of a constituency of those interested in protecting and planting trees.

Goal 8.3 Promote environmentally sustainable planting practices.

- Target 8.3.1 Create a demonstration drought tolerant garden, in order to instruct property owners and landscapers in the possibilities of designing an aesthetically pleasing draught tolerant garden.

- Target 8.3.2 Encourage property owners to maintain existing vegetation on developed sites and replace unhealthy or dead landscaping.

- Target 8.3.3 Require that all new construction include a landscape component that will increase the number of trees onsite.

- Target 8.3.4 Implement policies to require developers to plant one tree for every one thousand square feet of net lot area on new commercial and residential projects. At least one tree shall be planted in the front yard of every new house or addition.

- Target 8.3.5 Require applicants submitting plans for all additions of more than 800 square feet and all new buildings to submit landscape plans.

- Target 8.3.6 Encourage developers to incorporate existing mature and specimen trees and other significant vegetation into the design of a development project for that site.

- Target 8.3.7 The City will improve its own landscaping in order to enhance the importance of significant trees or buildings, and in order to reflect San Gabriel's history and climate.

- Target 8.3.8 Improve the design and care of public facilities such as civic buildings, parking areas, park facilities, freeway onramps, medians, etc.

FAST FACTS

Bottlebrush – the Official Tree of San Gabriel – is in fact a native of Australia.

Sunset Western Garden Book

Improved Water Quality

Goal 8.4 Encourage the conservation and protection of water quality within San Gabriel.

- Target 8.4.1 Discourage the use of fertilizers, pesticides, and insecticides on private property.

- Target 8.4.2 Reduce or eliminate the use of fertilizers, pesticides, and insecticides by the City.

- Target 8.4.3 Reduce the amount of storm water runoff by updating the City's Best Management Practices.

- Target 8.4.4 Where feasible, direct runoff from rooftops and other areas to water tanks.

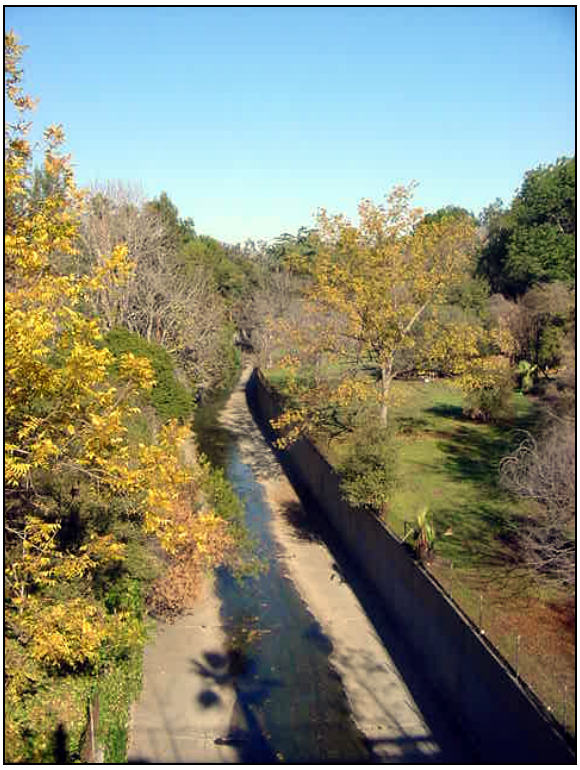
- Target 8.4.5 Encourage property owners to use paving surfaces that reduce the amount of urban storm water runoff.

- Target 8.4.6 Require new buildings and the construction of additions to include water conserving toilets and fixtures; expand existing provisions in the City's building and plumbing code.

More Beneficial Watercourses and Flood Control

Goal 8. 5 Restore the lost environmental value of San Gabriel's waterways – the Los Angeles County Flood Control channels (Alhambra Wash, Rubio Wash) and the San Gabriel River.

- Target 8.5.1 Investigate the feasibility of using the flood control channels for functional and/or passive open space.
- Target 8.5.2 Protect the flood control channels from enclosure by developers.
- Target 8.5.3 Work with the San Gabriel Mountains and River Conservancy, and other interested agencies, to restore the San Gabriel River to a more environmentally healthy state.



While most people think of "washes" as eyesores, these Flood Control Channels have a lot of potential. This is just a portion of the Alhambra Wash.
Community Development Department photo

- Target 8.5.4 Encourage public art focused on the flood control channels.
- Target 8.5.5 Use a portion of capital improvement money set aside for the improvement of bridges to include public art themed on the importance of water and the flood control channels.

Enhanced Air Quality

Goal 8.6 Improve air quality within the City of San Gabriel

- Target 8.6.1 Reduce the amount of emissions from vehicles in San Gabriel.
- Target 8.6.2 Encourage the use of mass transit, car pooling, bicycling, and other alternative transportation options.
- Target 8.6.3 Investigate the feasibility of installing a gas station with alternative fuels for use by City vehicles.
- Target 8.6.4 Enhance the functionality and expand the size of the City's network of Park and Ride Lots.
- Target 8.6.5 Encourage the planting of street trees and yard trees because of their air quality contribution.
- Target 8.6.6 Replace City-owned and encourage replacement of privately owned fire extinguishers with models that do not use ozone depleting compounds.
- Target 8.6.7 Investigate the feasibility of expanding a City operated bus service.
- Target 8.6.8 Work with the South Coast Air Quality Management District to reduce emissions from stationary sources in San Gabriel.
- Target 8.6.9 Permit major indirect sources of air pollution only if they provide transportation measures to reduce their impacts to an insignificant level.
- Target 8.6.10 Map sensitive land uses including hospitals, schools, and care facilities and periodically check air quality in these areas.
- Target 8.6.11 Update the City's Municipal Code to require architects to design buildings that promote pedestrian activity, transit use, and other forms of alternative transportation.

- Target 8.6.12 Require priority parking areas for carpoolers in projects with larger numbers of employees.

- Target 8.6.13 Require large developments to include improvements to bus shelters in front of the site.

- Target 8.6.14 Discourage the placement of parking lots along the street.

- Target 8.6.15 Provide City incentives for City employees that take an alternative form of transportation.

- Target 8.6.16 Require new construction in Transit Oriented Design areas to be design to incorporate the ideas of transit oriented design.

Protection from Geological and Seismic Hazards

Goal 8.7 Minimize the harmful effects of seismic and geological hazards to people and property.

- Target 8.7.1 Reduce injuries and death due to earthquakes.

  - Action 8.6.1.1 Use Community Development Block Grant money to seismically retrofit unsafe buildings in San Gabriel.

  - Action 8.6.1.2 Use money from the City's Redevelopment Fund to seismically retrofit unsafe buildings within the Redevelopment Area.

- Target 8.7.2 Reduce the potential damage caused by liquefaction.

  - Action 8.6.2.1Educate staff, local architects, builders, and property owners about how projects designed to be located in liquefaction areas should be built.

  - Action 8.6.2.2 Require buildings in these areas to undergo an investigation that is more stringent, to reduce the potential for injury or loss of life.

FAST FACTS

On warm summer days, the air in urban areas can be 6-8°F hotter than its surrounding areas.

The Heat Island Group

Implementation Measures

While the above goals, targets, and tools point to broadly defined objectives, the following implementation measures specify how we will get to the above goals. Community outreach measures should address members of the City who do not speak English.

A Greener Community:

- Work with the National Arbor Day Foundation to institute an annual City Arbor Day celebration that brings together City Staff, non-profit groups, schools, and other interested parties in order to plant trees throughout the City.

- ☞ Finish the Tree Master Plan and begin the implementation measures as outlined so that the City can plant 10,000 trees by the year 2010.

- Hire a part-time code enforcement officer for weekends in order to enforce the City's tree trimming and removal policy.

- Immediately prepare informational handouts and within two years create a residential demonstration garden to teach the Community how to care for existing plants and to plant additional plants.

- By 2005, begin offering adult education classes through the Parks and Recreation Department on gardening techniques and landscaping design.

- By 2005, work with the owner of a commercial building to create and maintain a demonstration garden for commercial sites. The site would be complete with information handouts or plaques showing drought resistant landscape design that is both beautiful and easy to maintain.

- Amend the Municipal Code in order to require all new buildings and additions over 800 square feet to (1) plant at least on tree for every 1,000 square feet of net lot area, (2) retain existing landscaping that is significant, and (3) undergo a review of landscape plans.

Improve Water Quality:

- Immediately prepare handouts that explain: the hazards caused by insecticides and chemical fertilizers and the issues involving urban storm water runoff. Adult education classes focused on gardening techniques can further underline the need to stop using hazardous chemicals

- Immediately begin talks with vendors and consultants to find alternatives to chemical insecticides and pesticides used by City forces.

- Amend the Municipal Code to allow for modifications – or minor variances – to lot coverage figures if a project incorporates alternative paving systems that reduce urban storm water runoff.

Improved Water Courses and Flood Control Channels:

- Initiate a meeting between employees responsible for the Los Angeles County Flood Control Channels and the City of San Gabriel in order to create a reasonable set of policies and programs to initiate the City's visions for creating active or passive open space around the channels.

- Discourage the covering of the Los Angeles County Flood Control Channels.

- By 2005, create an impact fee and begin requiring a ten-foot easement for properties adjacent to or within 300 feet within the Los Angeles County Flood Control Channels in order to provide for additional public open space.

- Create a policy requiring all commercial and residential development within 300 feet from the Los Angeles County Flood Control Channels to put aside 2% of construction costs for public art that underlies the importance water and waterways – or an in lieu fee can be paid.

Clean the City's Air:

- Require new businesses to provide fire extinguishers that do not deplete the ozone.

- By 2005 amend the Municipal code to (1) prohibit parking lots along the street front, (2) require bicycle parking racks for commercial developments over 2,000 square feet and residential developments over four units, (3) require priority parking spaces for carpools in all office developments.

- Require large new construction to improve any bus shelters within 100 feet of the property line.

- Institute the implementation measure of the Las Tunas Corridor Strategy and work to institute policies that will highly encourage transportation oriented design in the areas shown in Figure 1-4.

FAST FACTS

There has not been a stage one smog alert since 1999 in the Los Angeles area. In 1977 there were 121 stage one smog alerts.

South Coast Air Quality Management District

Enhanced Seismic and Geological Safety:

- Provide additional points to Community Development Block Grant projects and Redevelopment projects that incorporate seismic retrofitting.

- Create a seminar for local architects, designers, and builders on the issues surrounding new construction in liquefaction areas.

- Create a standard condition on all new construction for projects within the liquefaction zone that requires the construction to conform to the recommendations found in a geological technical study.

- Avoid construction within any designated fault zone that exists within, or subsequently found to exist within, an Alquist-Priolo Special Studies Zone (lands specified by State law as being restricted because of recent seismological activity).

Intergovernmental and Agency Relationships:

- The City shall work with the County of Los Angeles, surrounding cities, local non-profit organizations, school districts, and other like agencies to help improve San Gabriel's environment.

Don Merckt's Crossed Currents is a 28 foot water pitcher that leans over Ballona Creek in Culver City, a community of about the same size as San Gabriel. Communities throughout Southern California are discovering that those concrete water channels are more than simply a conveyance for water – they are open space resources.

A 'Sound' Approach to Noise Reduction

We believe that all members of our community have a right to quietly enjoy the places where they live, work, study and play.

Noise in San Gabriel comes primarily from three things: the railroad line, the freeway and the major streets. Among the key issues documented in the general plan background report are the following:

- Freeway Traffic Noise: Although buffered by existing sound walls, homes located adjacent to the freeway are still exposed to higher than acceptable sound levels that will compromise the welfare of residents exposed to the noise for a long period of time.

FAST FACT

The ability to hear normal speech is impaired by sound levels over 60 decibels.

Weiland Associates
General Plan Noise Consultant

- Arterial Street Traffic Noise: Noise-sensitive locations directly adjacent to major streets such as Del Mar Avenue, Las Tunas Drive, Mission Road, Ramona Street, San Gabriel Boulevard and Valley Boulevard, are exposed to noise levels considered excessive.

- Train Noise on the UP Rail Line: Currently, there are approximately 25 freight trains per day operating on the UP rail line within San Gabriel. Those homes located closest to the rail line are significantly impacted by the noise from passing freight trains. This is especially the case during late

night and early morning hours. Construction of the Alameda Corridor East "Gateway to America" project is expected to help relieve some of these effects, but construction is still estimated to be four years away at this writing.

- Commercial/Industrial Noise: While generally not excessive, commercial/ industrial noise is a significant impact where residential locations are adjacent to industrial zones or trucking operations. This noise mostly comes from loading dock operations, trucks entering and leaving the area, and mechanical equipment located both inside and outside the building(s).

- Noise-Sensitive Non-Residential Locations: With the exception of several public and private schools, the public library, San Gabriel Mission, San Gabriel Valley Medical Center and Smith Park, the sound levels at noise-sensitive non-residential locations within the city are not considered excessive.

Sound walls provide significant protection for freeway-adjacent neighborhoods, but many lack the quality of landscape amenity to help protect neighborhoods fully from non-noise impacts.

Photo courtesy Caltrans

Our Goals

The key noise issues, as identified in the general plan background report, are summarized below. And following them are the goals, targets and actions we will take to address them are:

Issue 9.1: Freeway Traffic Noise: Although buffered by existing sound walls, homes located adjacent to the freeway are still exposed to higher than acceptable sound levels that will compromise the welfare of residents exposed to the noise for a long period of time.

Goal 9.1: Protect neighborhoods along the freeway from traffic noise.

- Target 9.1.1: Retrofit at least four (4) homes per year adjacent to the freeway and to the major arterial streets with sound reducing improvements.

  - Action 9.1.1.1: Reserve CDBG funds and market to eligible households within 1,000 feet of the freeway.

Issue 9.2: Arterial Street Traffic Noise: Noise-sensitive locations directly adjacent to major streets such as Del Mar Avenue, Las Tunas Drive, Mission Road, Ramona Street, San Gabriel Boulevard and Valley Boulevard, are exposed to noise levels considered excessive.

Goal 9.2: Minimize the impact of traffic noise for those who live and work on our major roadways.

- Target 9.2.1: Commit to using innovative noise reducing asphalt products when resurfacing or repaving major arterial streets.

  - Action 9.2.1: Identify, price and budget for pilot program using noise reducing asphalt products.

Issue 9.3: Train Noise on the UP Rail Line: Currently, there are approximately 25 freight trains per day operating on the UP rail line within San Gabriel. Those homes located closest to the rail line are significantly impacted by

the noise from passing freight trains. This is especially the case during late night and early morning hours. Construction of the Alameda Corridor East "Gateway to America" project is expected to help relieve some of these effects, but construction is still estimated to be four years away at this writing.

Goal 9.3: **Support improvements that reduce the noise impacts on the community from the railroad line.**

- Target 9.3.1: Complete the Alameda Corridor East grade separations by 2008.
  - Action 9.3.1.1: Continue to work cooperatively with federal, state, regional and local government and railroad officials to assure completion of the railroad lowering on schedule.

FAST FACT

The decibel is the most common unit for measuring sound. Every increase in 10 decibels effectively doubles the perceived loudness of the sound.

- Target 9.3.2: Retrofit at least four (4) homes per year adjacent to the rail line with sound reducing improvements.
  - Action 9.3.2.1: Reserve CDBG funds and market to eligible households within 500 feet of the rail line.

Issue 9.4: Commercial/Industrial Noise: While generally not excessive, commercial/industrial noise is a significant impact where residential locations are adjacent to industrial zones or trucking operations. This noise mostly comes from loading dock operations, trucks entering and leaving the area, and mechanical equipment located both inside and outside the building(s).

Goal 9.4: **Protect residents from the harmful effects of noise from mechanical equipment and trucks.**

- Target 9.4.1: Adopt a comprehensive noise ordinance by 2006, including allowable decibel levels in commercial/industrial areas and residential areas adjacent to them.
  - Action 9.4.1.1: Budget for development of a comprehensive noise ordinance in the 2005-2006 fiscal year.
- Target 9.4.2: Develop by 2005 specific screening standards for loading docks and mechanical equipment that effectively mitigate noise and visual impacts.
  - Action 9.4.2.1: Research state-of-the-art standards for screening loading docks and mechanical equipment and adopt them into the zoning ordinance.

Issue 9.5: Noise-Sensitive Non-Residential Locations: With the exception of several public and private schools, the public library, San Gabriel Mission, San Gabriel Valley Medical Center and Smith Park, the sound levels at noise-sensitive non-residential locations within the city are not considered excessive.

Goal 9.5: **Provide our schools, libraries, churches, hospitals and parks with the quiet they need to function effectively.**

- Target 9.5.1: Meet in 2005 with representatives of local schools, the Los Angeles County Library, churches, San Gabriel Valley Medical Center and the Parks and Recreation Department to identify specific noise issues they are facing.
  - Action 9.5.1.1: Contact these institutions and set a date in 2005 for a meeting to discuss noise issues.
- Target 9.5.2: Develop and implement a strategy for addressing the specific noise issues facing noise-sensitive uses by 2006.
  - Action 9.5.2.1: Work with noise-sensitive uses in 2006 on creating solutions to noise issues they have identified in their vicinity.

Issue 9.6: The Impact of Noise on Health: Excessive noise levels have been linked to a variety of health problems, including general hearing loss or damage, interference with speech and with sleep and levels of nervousness and tension.

Goal 9.6: Promote the health of our community by protecting it from the harmful effects of noise.

- Target 9.6.1: Co-sponsor a workshop on the effects of noise and how to cope with them in conjunction with the San Gabriel Valley Medical Center.

    - Action 9.6.1.1: Contact the Medical Center for recommended speakers and to schedule and plan the workshop.

Reducing unwanted noise in San Gabriel

Location of Noise Measurements		
Location	Date	Time
➢ Rear yard, 841 Pascual Avenue	June 4/5, 2001	24 hr.
➢ SE corner Adelyn Drive/N. Mission Drive	June 7, 2001	1:52-2:14 pm
➢ SW corner Roses Road/San Marino Avenue	June 7, 2001	1:02-1:23 pm
➢ SW corner Longden Avenue/Del Mar Ave.	June 7, 2001	1:27-1:49 pm
➢ Front yard, 6104 San Gabriel Boulevard	May 30/31, 2001	24 hr.
➢ Rear yard, 401 Adelyn Drive	May 29/30, 2001	24 hr.
➢ SE corner San Marino Ave./Hermosa Dr.	June 7, 2001	12:35-12:57 pm
➢ SE corner Hermosa Drive/Del Mar Avenue	June 7, 2001	10:49-11:09 am
➢ SE corner Hermosa Dr./San Gabriel Blvd.	June 7, 2001	11:14-11:37 am
➢ SE corner W. Live Oak St./J. Serra Drive	June 7, 2001	12:11-12:31 pm
➢ NW corner Charlotte Avenue/Broadway	June 7, 2001	11:45 am-12:07 pm
➢ Rear yard, 1090 Broadway	May 30/31, 2001	24 hr.
➢ Rear yard, 519 Montecito Drive	May 31/June 1, 2001	24 hr.
➢ Rear yard, 801 Euclid Avenue	June 4/5, 2001	24 hr.
➢ SW corner Grand Avenue/Mission Road	June 7, 2001	2:22-2:42 pm
➢ NE corner Chestnut Avenue/Ramona St.	June 7, 2001	2:46-3:08 pm
➢ Rear yard, 1161 South Del Mar Avenue	May 31/June 1, 2001	24 hr.
➢ SE corner Newby Avenue/Del Mar Avenue	June 7, 2001	10:19-10:39 am
➢ NE corner Jackson Avenue/Ramona Blvd.	June 7, 2001	3:20-3:42 pm
➢ Rear yard, 862 Olney Street	May 29/30, 2001	May 29/30, 2001

Table 9-2 provides an inventory of noise sources measured within the city of San Gabriel and the ranges of maximum sound levels generated by these sources:

Noise Sources and Range of Sound Levels	
Noise Source	Range of Sound Levels
➢ Private aircraft flyover	47 to 59 dB (A)
➢ Traffic on city streets	72 to 89 dB (A)
➢ Traffic on the I-10 freeway	72 to 84 dB (A)
➢ Train passes on the UP rail line	89 to 100 dB (A)

These noise sources were measured at various locations throughout the city. Therefore, the noise levels are not necessarily indicative of any particular area or location.

Noise Sensitive Locations Adjacent to Arterial Streets	
Arterial	Reach
Del Mar Avenue	S. City limits to N. City limits
Las Tunas Drive	W. City limits to E. City limits
Mission Road	Santa Anita Street to San Gabriel Blvd.
Ramona Street	New Avenue to Junipero Serra Drive
San Gabriel Boulevard	S. City limits to N. City limits
Valley Boulevard	W. City limits to E. City limits

Noise Sensitive Non-Residential Locations	
Noise Sensitive Location	Reach
San Gabriel Valley Medical Center (Campus)	500’

Source: Community Development Department

Figure 9-1

NOISE MEASUREMENT POSITIONS

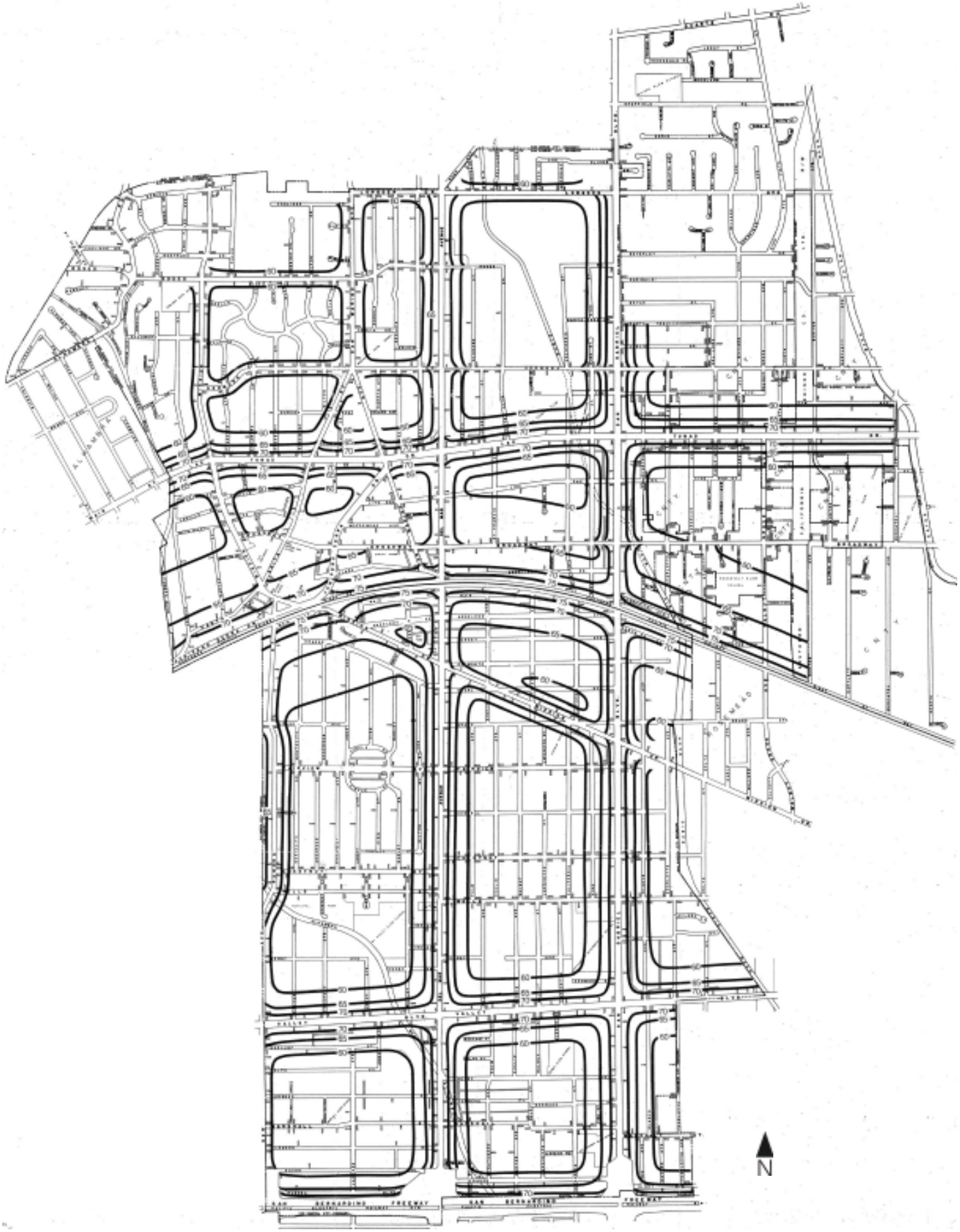


Figure 9-2

Source: Community Development Department

EXISTING CNEL NOISE CONTOUR MAP

The sound around us (external noise)

The following exterior noise levels shall apply to all receptor properties within a designated noise zone:

x.1: Exterior Noise Standards

Noise Zone	Designated Noise Zone Land Use (Receptor property)	Time Interval	Exterior Noise Level (dB)	Standard 1	Standard 2	Standard 3	Standard 4	Standard 5
I	Noise-sensitive area	Anytime	45	45	50	55	60	65
II	Residential properties	10:00 pm to 7:00 am (nighttime)	45	45	50	55	60	65
		7:00 am to 10:00 pm (daytime)	50	50	55	60	65	70
III	Commercial properties	10:00 pm to 7:00 am (nighttime)	55	55	60	65	70	75
		7:00 am to 10:00 pm (daytime)	60	60	65	70	75	80
IV	Industrial properties	Anytime	70	70	75	80	85	90

- Standard No. 1 is the exterior noise level that may not be exceeded for more than a total of 30 minutes in any hour.
- Standard No. 2 is the exterior noise level that may not be exceeded for more than a total of 15 minutes in any hour.
- Standard No. 3 is the exterior noise level that may not be exceeded for more than a total of five minutes in any hour.
- Standard No. 4 is the exterior noise level that may not be exceeded for more than a total of one minute in any hour.
- Standard No. 5 is the exterior noise level that may not be exceeded for any period of time.

The inside scoop: noise inside the home

The following interior noise levels for residential dwellings shall apply, within all such dwellings with windows in their normal seasonal configuration.

x.2: Interior noise standards						
Noise Zone	Designated Land Use	Time Interval	Allowable Interior Noise Level (dB)	Standard 1	Standard 2	Standard 3
All	Residential	10 pm -- 7 am	40	40	45	50
		7 am -- 10 pm	45	45	50	55

No source of sound, or creation of any noise, which causes the noise level when measured inside a neighboring receiving dwelling unit to exceed the following standards:

- Standard No. 1 is the interior noise level that may not be exceeded for more than a total of 5 minutes in any hour.
- Standard No. 2 is the interior noise level that may not be exceeded for more than a total of 1 minute in any hour.
- Standard No. 3 is the interior noise level that may not be exceeded for any period of time.

Photos by Roger Cantrell, AIA, AICP

Enduring value and beauty

We will build a community of enduring value and beauty.

Enduring beauty is not necessarily the first thing that comes to mind when a resident thinks of San Gabriel, but it wasn't always that way. Earlier settlers had downright poetic descriptions of this valley, and even in the early generations of San Gabriel's development the town was noted for its beauty.

To this day, San Gabriel has the requisite elements to be a beautiful place, but the quality of new development in the past 40 years has set a poor precedent on which to build a future. The background report found that:

- **There is an extraordinary resource in the Mission District**, with a street system dating back to the mission era and architectural history carried across several generations.
- **There are classic neighborhoods** hosting the widest possible variety of architectural styles between the 1920s and 1950s;
- **There are solid, well-ordered neighborhoods** remaining throughout the City.

Even so, the report also found that:

- **There is no unifying design vision** for San Gabriel that ties its disparate parts into a whole.
- **Commercial corridors suffer** from a sense of deterioration that is exacerbated by the absence of sign control, street trees, and streetscape improvements associated with healthy commercial streets.
- **The quality of new development** has suffered from poor design and execution.

San Gabriel residents told us, in surveys and community meetings, that they want a better quality of new development.

GOALS

Goal 10.1. Create an expectation that San Gabriel will accept nothing less than the highest quality in architecture, in landscape design, and in streetscape.

- Target 10.1.1. Adopt the principles for design enhancement specified in the sidebar below.
- Target 10.1.2 Establish Citywide design guidelines by 2004 for all classes of construction.
- Target 10.1.3. Establish design enhancement programs for the unique commercial districts that pepper San Gabriel. These include: San Gabriel Village, the Washington School commercial district, San Gabriel Boulevard at Broadway, and others.

14 ACTIONS

☞ Leading to a More Livable San Gabriel

- Expect and demand the best quality design
- Build on our community's history and culture
- Create designs that live and breathe like the neighborhoods in which they are placed
- Build on existing neighborhood centers to reinforce their value
- Beautify key commercial corridors
- Create unique and compelling gateways into town
- Reward good design
- Make good landscaping a part of every project
- End sign clutter
- Establish engineering standards that will make walking safe and enjoyable
- Enhance the Alameda Corridor East
- Integrate public art and architecture
- Design for pedestrian safety and comfort
- Respect historical and environmental features

- Target 10.1.4. Adopt a specific plan for the Valley Boulevard Corridor that recognizes its potential as an economic engine for San Gabriel.
- Target 10.1.5. Reject projects that fail to properly adhere to design standards, and insist that new projects meet the standards of the general plan and design guidelines.

Goal 10.2. Build on the history and culture of San Gabriel in defining future design directions

- Target 10.2.1 Establish improved design standards, streetscape and amenities for the Mission District as part of the economic revitalization strategy for that area.
- Target 10.2.2 Require all new construction in the Mission District to be guided by an independent historic preservation architect hired by the City.
- Target 10.2.3 Require new landscape design features in the Mission District to employ native and ornamental plantings with strong historical symbolism.
- Target 10.2.4 Accept only that new architecture in the Mission District that applies historical precedents, protects the integrity of historic resources and the view corridors by which they are observed, and enhances the capability of the district to function as both a neighborhood commercial center and a thriving residential community.
- Target 10.2.5 Adopt architectural standards for new construction in residential districts that reinforce existing patterns of development with respect to size, placement, setback, scale, and building envelope
- Target 10.2.6 Adopt standards that require new fences to complement the architectural character and materials of the principal structure; and require the fences or walls to be offset by screening landscaping around the perimeter.

Goal 10.3. Create designs that live and breathe with San Gabriel's neighborhoods as they themselves live and breathe.

- Target 10.3.1 Encourage a wider variety of architectural styles (except in historic districts) in new residential and commercial construction, consistent with the City's design guidelines. The City shall demand a higher level of architectural accomplishment by insisting on:

  - More sensitive massing to reduce size and scale
  - Better architectural articulation, variation in plane and texture (depth, light and dark)
  - Stronger sense of rhythm in placement of windows and doors
  - Better application of design and landscape elements to screen, modulate, and reduce mass
  - Awareness of cultural precedents
  - Use of natural and recycled materials
  - Craftsmanship in execution of design and construction
  - Incentives that improve, rehabilitate and protect existing structures, with building envelopes that reinforce the existing neighborhood scale and pattern. These incentives may include design standards, the Mills Act, façade easements, other tax credits, or relaxed standards for additions that meet neighborhood conservation guidelines.

- Target 10.3.2 Avoid monumentality (mansionization) in residential development by encouraging designs that are more horizontal than vertical, are asymmetrically rather than symmetrically (classically) arrayed, and emphasize a refinement of building masses rather than a single large, rectangular building mass.

- Target 10.3.3 Encourage the application of sustainable design principles and materials that do not consume irreplaceable resources. The City shall:

  - Promote energy efficient construction
  - Support code modifications that encourage the use of recycled and regenerated materials
  - Orient new development to transit wherever possible
  - Permit "vertically integrated" mixed uses, meaning traditional patterns of development that permit people to live over their places of business
  - Promote traditional street patterns that allow high levels of pedestrian circulation and promote short walking distances to necessary services
  - Support the principles for sustainable development recommended by the American Planning Association's policy guide, *Planning for Sustainability.* These practices include renewable and recycled building materials, energy efficient design, transit oriented development, neighborhood livability, pedestrian friendly design, drought tolerant and native plant materials, and other techniques for sustainable communities.

Goal 10.4 Design the necessary features of urban life so that they contribute to the community rather than detract from it.

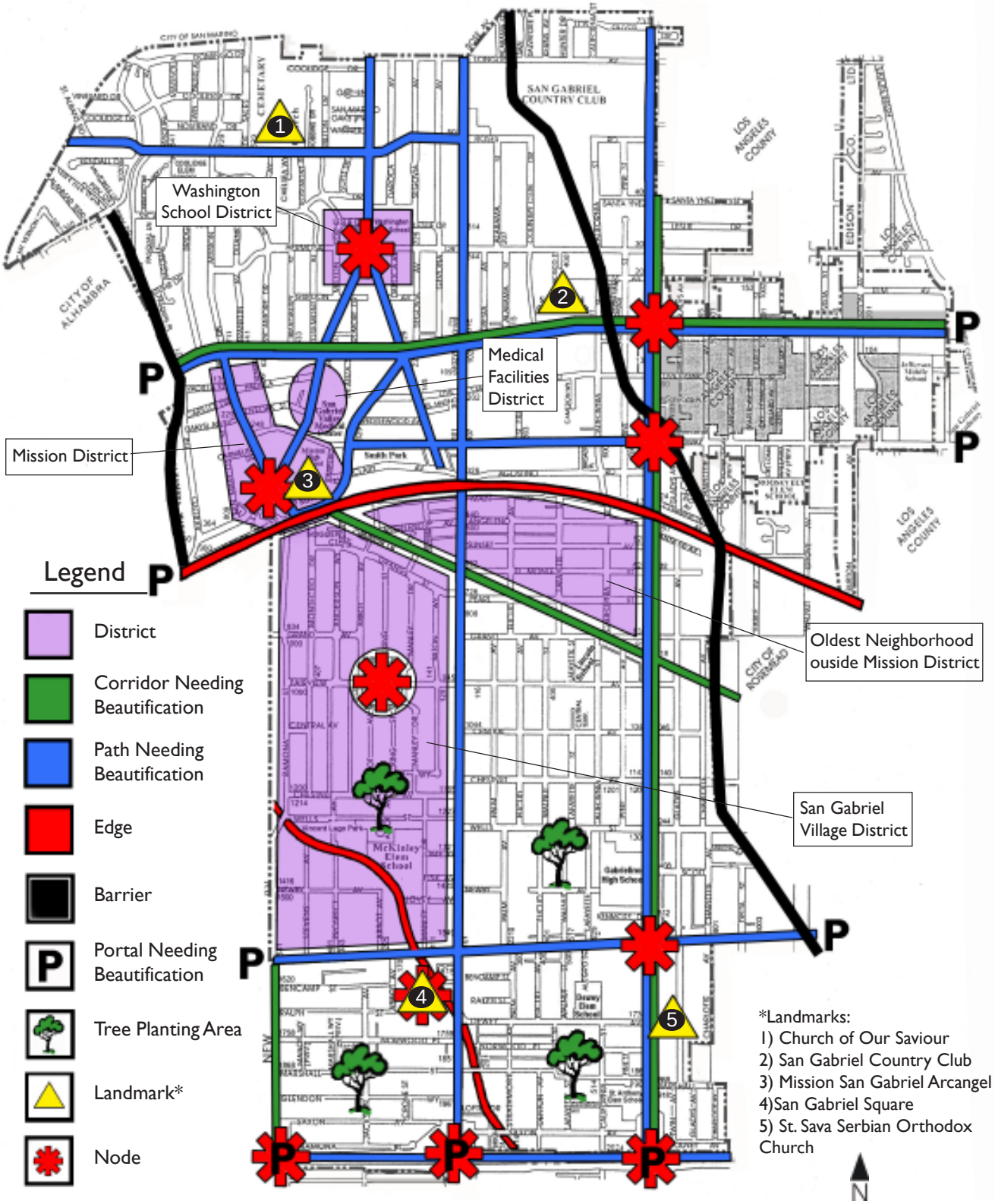
- Target 10.4.1. Require that all new utilities be placed underground unless impractical or cost-prohibitive, in which case a fee shall be paid to a Citywide fund to pay for future undergrounding of utility lines.

- Target 10.4.2. Require that all new developments screen utility structures with a combination of landscaping, berming, walls, screens, or other features designed to blend with the architecture and landscape amenities of the site. For the purposes of this target, utility structures include utility boxes, traffic signal controllers, cable television boxes, Edison transformer boxes and vaults.

- Target 10.4.3 Require group mailboxes to be designed with full architectural treatment that complements the colors, textures, and materials of the buildings, and is approved by the U. S. Post Office for compliance with postal regulations.

- Target 10.4.4 Require developers to pay fair share for the costs of higher quality ornamental street lighting, traffic signals, and other features designed to meet the standards established by design guidelines, specific plans, and other adopted design strategies of the City.

Goal 10.5. Build on existing neighborhood centers in such a way as to reinforce their value to the neighborhood.



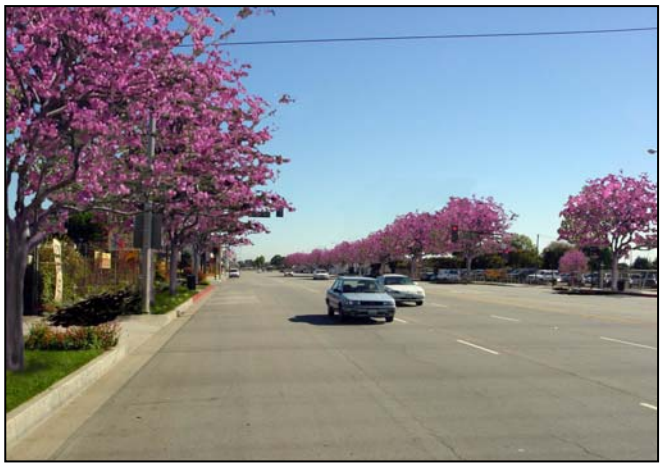
Source: Community Development Department

Figure 10-1

COMMUNITY DESIGN

- Target 10.5.1. Create a design enhancement program to improve the streetscape, facades, and amenities available in each of the following commercial districts:
  - San Gabriel Village
  - Washington School commercial area
  - San Gabriel Boulevard at Broadway

Photo above shows the appearance of East Las Tunas Drive without enhancement. The photo simulation below shows the appearance of the street after street trees are planted in the same section.



Goal 10.6. Target selected commercial and residential corridors for action to improve their appearance. These include:

Corridor	Strategy
Del Mar Avenue, from Las Tunas Drive south to Interstate 10.	▪ Additional street trees ▪ Utility undergrounding
Junipero Serra Drive	▪ Median and streetscape improvements from Las Tunas to Mission ▪ Clear pedestrian path and wayfinding to connect Smith Park to other City facilities
Las Tunas Drive, from western City limits to eastern City limits	▪ New and replacement street trees ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding
Mission Drive, from Mission Road to the Rosemead City Limits	▪ New and replacement street trees ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding
Mission Road, from Santa Anita Street to Junipero Serra Drive	▪ New and replacement street trees ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding ▪ Parkway development ▪ Public art elements ▪ Screening of proposed railway right of way
New Avenue, from Ramona Avenue south to the I-10 Freeway, focusing particularly on the stretch between Valley Boulevard and Interstate 10.	▪ Sidewalks, curbs, gutters, and street improvements ▪ Street tree planting ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding
San Bernardino Freeway (Interstate 10)	▪ Enhanced landscaping ▪ Enhanced sound wall screening ▪ Enhanced offramp improvements ▪ Ornamental street lighting

Continued next page

San Gabriel's arterials can be beautified by the simple act of tree planting. This view simulates how the intersection of Las Tunas Drive and Burton would look if a proposed street tree master plan is implemented. Source: Lawrence R. Moss Associates

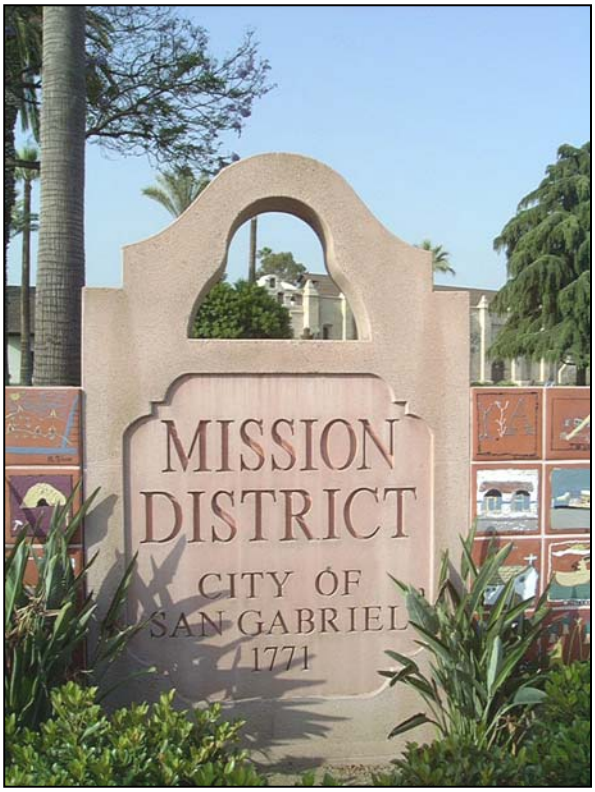
Corridor (Cont.)	Strategy (Continued)
San Gabriel Boulevard, from Hermosa Avenue to the I-10 Freeway	▪ Sidewalks, curbs, gutters, and street improvements ▪ Street tree planting ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding ▪ Medians
Valley Boulevard, from New Avenue to easterly City limits	▪ Sidewalks, curbs, gutters, and street improvements ▪ Street tree planting ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding ▪ Medians ▪ Ornamental street lighting

Goal 10.7 Recognize the integrity of San Gabriel's most scenic corridors by designating them for special protection:

Corridor	Treatment
Mission Drive north of Mission Road to Northern City Limits	▪ Preserve scenic vistas of San Gabriel Foothills ▪ Preserve view corridors for specific historic sites ▪ Require that full setbacks be maintained and street tree plantings enhanced on Mission north of Las Tunas ▪ Enhance street tree plantings
Roses Road from St. Albans to e'ly terminus	▪ Enhanced street tree plantings
Hermosa Avenue	▪ Enhanced street tree plantings

Goal 10.8 Designate significant gateways to the City; develop entry monumentation and landscape improvements at those locations:

- Alhambra Road at City Limits
- Del Mar Avenue at Roses Road
- Del Mar Avenue and I-10
- Las Tunas Drive at Alhambra Wash
- Las Tunas Drive at Muscatel Ave.
- Mission Road at Rosemead City Limits
- Mission Road at Santa Anita Street
- New Avenue and I-10
- San Gabriel Boulevard and I-10
- San Gabriel Boulevard at Hermosa
- Valley Boulevard at New
- Valley Boulevard west of Walnut Grove (at City limits)
- St Albans Rd at Roses Road



Important entrances to the City should have distinctive treatments that welcome the visitor.

Bringing beauty to bear throughout San Gabriel, adoption of the Community Design Element includes related actions to adopt City-wide design guidelines for residential and commercial development.

Photos on CD-5 and 6 by Roger Cantrell, AIA, AICP

Goal 10.9. Reward good design in ways that are meaningful to both developer and community.

- Target 10.9.1. Permit fees to be reduced or waived when new construction on historic properties fully meet historic preservation standards as defined by the Secretary of Interior Standards for Historic Properties, as administered by the

- Target 10.9.2. Provide incentives, such as parking adjustments or height allowances, when buildings observe a level of exception design that warrants special consideration

- Target 10.9.3 Establish an annual design awards program that recognizes outstanding effort by local designers. Rely on outside, independent judging for the program.

Goal 10.10 Make the quality of landscape design a fundamental component of all decision-making for new development.

- Target 10.10.1 Maintain on call landscape architectural expertise to guide City staff and Commissions in good landscape design practice.

- Target 10.10.2. Establish a broad set of City-wide landscape design guidelines to improve the quality of

- Target 10.10.3. Require landscape remediation plans for older landscaping in existing development centers as a condition of new construction, substantial rehabilitation, remodeling, or significant changes in use.

- Target 10.10.4. Require that all new ground signs be accompanied by a planting plan showing how landscaping will be used to soften and beautify the sign.

- Target 10.10.5 Require that all new development meet certain minimum standards, including:

  - Preparation of the landscape plan by a licensed landscape architect;

  - Show and reflect the landscape character of the environment surrounding the property.

Goal 10.11 End sign clutter in San Gabriel

- Target 10.11.1 Revise the sign ordinance to simplify, improve and strengthen the amortization process. Develop City sign guidelines by 2005 to provide improved design guidance to the development community.

- Target 10.11.2 Implement the amortization provisions of the Code with respect to roof signs, illegal or oversize projecting signs, and pole signs.

- Target 10.11.3 Require that master sign programs be submitted, reviewed and approved by the City for all multi-tenant developments.

- Target 10.11.4 Strengthen and enhance the code enforcement tools available to support sign control. Develop a concentrated code enforcement program, supported by an administrative citation and necessary resources to make it happen.

Goal 10.12. Make the Alameda Corridor East project an amenity of which to be proud.

- Target 10.12.1 Apply for grant funding to secure architectural and engineering enhancements for the San Gabriel stretch of the corridor, including but not limited to ornamental street lighting, enhanced luminaries, street trees and landscaping to soften engineered features, public amenities, bus benches, trash receptacles, ornamental fencing and screening.

- Target 10.12.2 Secure design improvements specifically targeted to improve the character of the streetscape along Mission Drive and Main Street, on each side of the corridor. These should include but not be limited to ornamental street lighting, enhanced luminaries, street trees and landscaping to soften engineered features, public amenities, bus benches, trash receptacles, ornamental fencing and screening.

- Target 10.12.3 Design improvements in such way as to integrate and protect existing historic features, including the Chapman Mill ruins, into the streetscape program.

- Target 10.12.4 Provide incentives that promote the integration of historic and architecturally significant structures into new development.

Goal 10.13 Require development to provide architectural and public art amenities.

- Target 10.13.1 Require all new development of greater than 100,000 square feet (gross area) to provide public art integral to the project, including but not limited to: historical interpretation exhibits, murals, sculptural elements, enhanced architectural treatment showing unique craftsmanship.

- Target 10.13.2. Require all new construction projects to provide textured paving to distinguish pedestrian and vehicle areas, public vs. private spaces, and other features.

- Target 10.13.3 Require all new projects involving or adjacent to historic and cultural sites to incorporate historically appropriate design elements, interpretive art or history exhibits that help relate the new development to San Gabriel's rich and diverse history.

The general plan encourages the integration of public art into new commercial, residential, institutional and industrial projects. Here, Donald "Putt" Putman puts the finishing touches on a mural in the Mission District.
Photo by Roger Cantrell, AIA, AICP

Goal 10.14. Design for pedestrian safety and comfort.

- Target 10.14.1 Separate high volume or high speed traffic from pedestrian sidewalks by landscaping and or berming

- Target 10.14.2 Develop specific plans and zoning standards that promote reduced vehicle trips, pedestrian and transit options, and mixed uses.

Goal 10.15 Establish engineering standards that reinforce good streetscape and good urban design.

- Target 10.15.1 Use transportation systems management tools, rather than new construction and widening, to meet transportation demands where possible.

- Target 10.15.2 Use traffic calming features rather than widened roadway wherever possible.

- Target 10.15.3 Design traffic calming features to be pleasing to the eye and an enhancement to neighborhood character by incorporating landscaping, lighting and other features.

- Target 10.15.4 Adopt engineering standards and street plans that call for full articulation of new street construction with the following design features:

  - Landscaped medians
  - Pedestrian amenities
  - Enhanced intersection design treatments
  - Ornamental lighting and traffic controls
  - Street tree planting
  - A traditional landscaped parkway

- Target 10.15.5 Require the principles of Target 10.15.4 above to apply to all developer funded construction, both on and off site, to a standard acceptable to the City engineer.

Goal 10.16. Recognize the intrinsic value of alleys, and enhance their potential to contribute to San Gabriel neighborhoods

- Target 10.16.1 Require new and renovated buildings to provide full architectural and landscape treatment along alleys

- Target 10.16.2 Repave and repair alleys to approve their appearance and function

Goal 10.17 Respect the value of historic landmark structures by requiring that the design of adjoining buildings embrace them.

- Target 10.17.1 Establish a 100' zone immediately surrounding any historic structure appearing on the City's register of historic and cultural resources, within which new construction must respect the architectural and historical integrity, viewscape, landscaping and other features associated with that structure.

Transforming San Gabriel Neighborhoods

Before

As it appears today, the San Gabriel Village on Fairview Avenue can be unappealing on a hot day.

After

Photo simulation illustrates how streetscape treatments – new street trees, for example – can transform a bleak space into an inviting pedestrian corridor.

Photos by Lawrence R. Moss Associates

Goal 10.18 Respect the historic and environmental value of existing waterways, including flood control channels, and considers these as assets to be enhanced.

- Target 10.18.1 Prohibit the covering of flood control channels except in those cases where the Council, upon review and recommendation by the Community Development Director, determines that there is an overwhelming public good to be achieved that outweighs the benefits of covering.

- Target 10.18.2 Adopt the standards of *Common Ground,* the San Gabriel and Lower Los Angeles Rivers Watershed and Conservation plan, as the framework for management of flood control resources.

- Target 10.18.3 Require new developments adjoining flood control channels to integrate the channels into project design through the development of paths, landscaping, and full architectural treatment along them.

IMPLEMENTATION MEASURES

10.1 Establish the goals and policies of this Chapter as establishing a basic set of design principles to be in effect until such time as the zoning ordinance and design guidelines are in place with more specific language.

10.2. Require the Design Review Commission or other body to conduct an annual review of improvements required under this general plan, and report its findings to the Council no later than January 1 of each year.

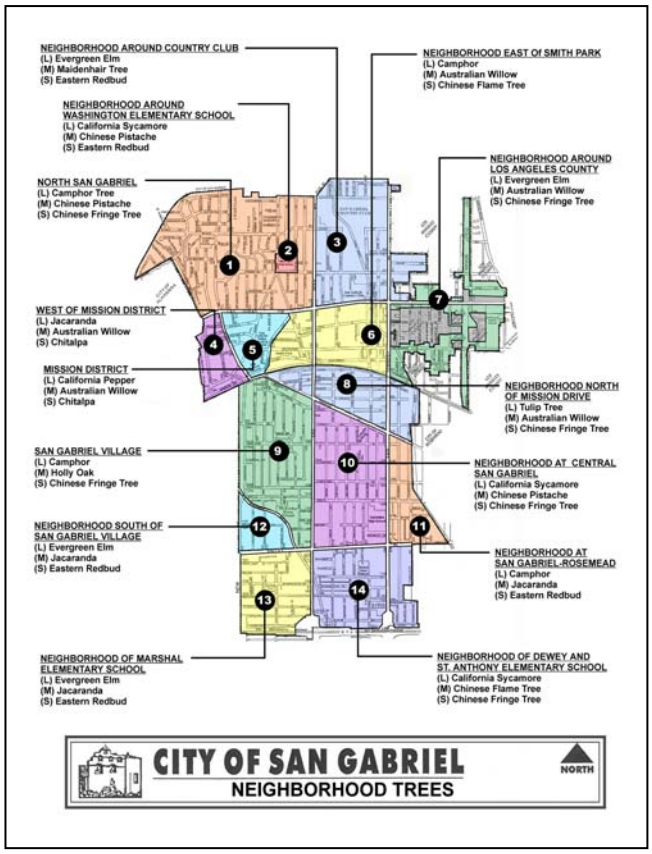
10.3 Adopt the Design Guidelines for commercial, residential, institutional and other projects as recommended by this plan, and empower the DRC to review and recommend improvements to those guidelines as needed.

10.4 Adopt the proposed street tree master plan and implement its provisions through focused neighborhood tree planting efforts over a five year period (see related recommendations in the Environmental Resources chapter).

10.5 Adopt a concentrated code enforcement program by 2005 to address sign clutter and other pressing code problems, backed by an administrative citation procedure.

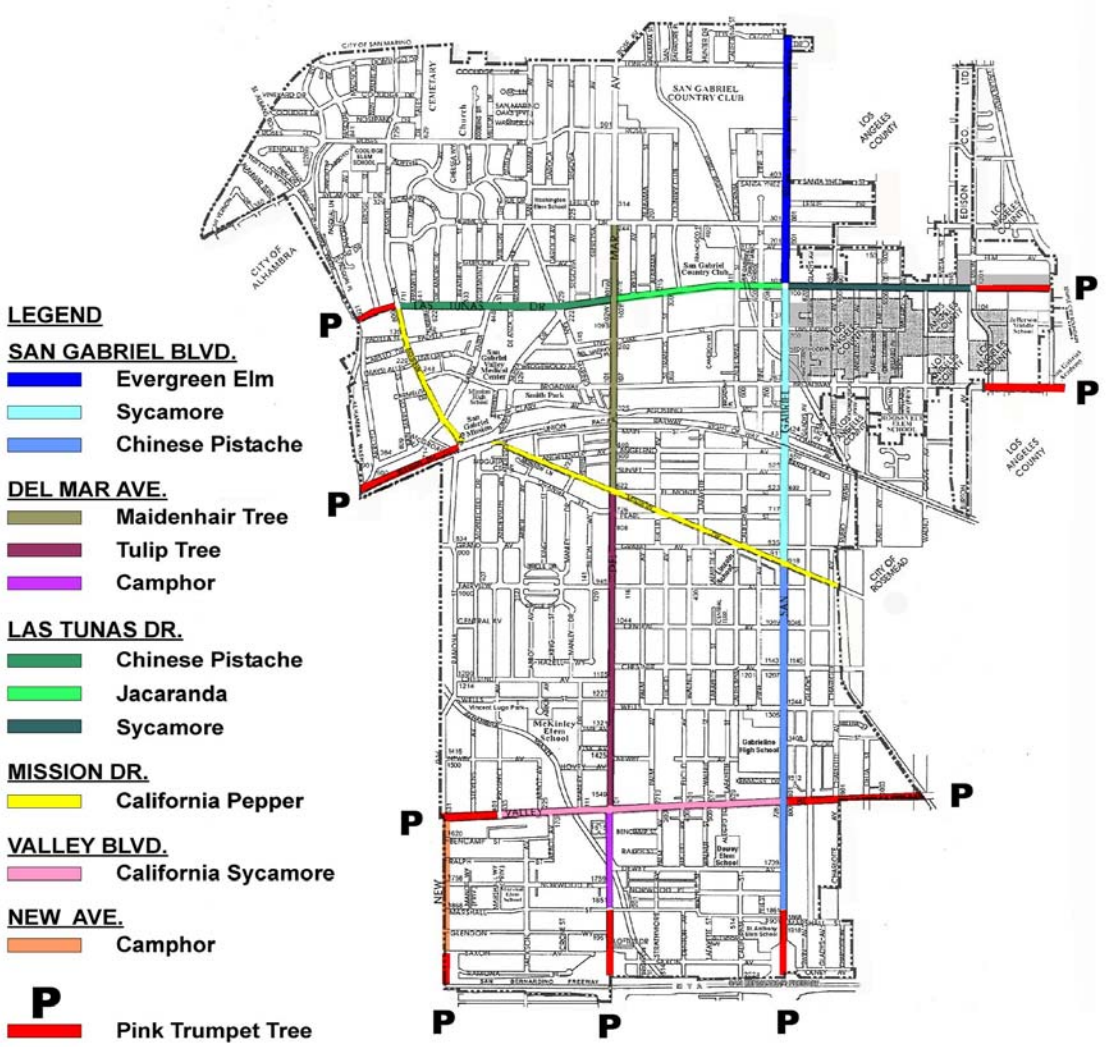
10.6 Adopt sign design guidelines by 2005 to improve the architectural design of new signs in the City.

Beautifying San Gabriel by the Numbers



San Gabriel's proposed street tree master plan will identify combinations of tree plantings unique to each of the City's many neighborhoods.

Illustration by Lawrence R. Moss Associates



Greenery, color enhance San Gabriel boulevards

The general plan proposes adoption of tree plantings for major commercial corridors and "portals" – those key entry points to San Gabriel by which residents and visitors alike will know that they have entered a community of unique character and beauty.

Each major street in the city is provided with one or more selections to help enhance the physical appearance and economic vitality of that corridor. These graphics are taken from the proposed master plan by Lawrence R. Moss Associates, City Landscape Architect.

Residential Design Principles

The following residential design principles are drawn from the City's proposed Residential Design Guidelines. The City of San Gabriel adopts these seven principles as the guiding principles for new residential development in the city.

1. Shelter

Sloped roofs, and small-scaled porches or entry alcoves, should generally be used to express the sheltering character of houses.

2. Balance

House massing and site design should maintain pleasing proportions, and should balance mass with setback and screening, avoiding monumental symmetry.

3. Integrity

Integrity of house and site design should allow durable design features to resonate, establish rhythm, and to be carried forward to all views as appropriate.

4. Detail

Detail shall be used as essential small-scale elements of house character.

5. Substance

Dimensions shall be given to design elements -- to give the house the appearance of structural substance; to select a tree or bench light enough to avoid overpowering a garden -- as appropriate to the setting.

6. Transition

House and landscaping should form a transition into each other by placing garden structures and shrubs next to the house, and by other transitional features.

7. Character

Through composition using the other principles as appropriate, and observing the best aspects of San Gabriel's heritage, the house's character shall improve its context.

A sense of anticipation when approaching a gate, the comfort of enclosure within … successful design mixes and matches a variety of influences to achieve success.

From: Commercial Design Guidelines, City of San Gabriel; Roger Cantrell, AIA, AICP

Commercial, Industrial, & Institutional Design Principles

1. Balance

Building massing and site design should reinforce a sense of balance, scale, and proportion within the project and within the immediate neighborhood context.

2. Rhythm

Repetition of major elements should establish a rhythm, and should generally not exceed seven in number, to avoid monotony.

3. Integrity

Integrity of building and site design should allow durable design features to resonate, and to be carried forward to all views as appropriate.

4. Detail

Detail and vertical graduation shall be used as appropriate to the scale and character of the project and surroundings, and integrally designed to avoid a generic, applied, appearance.

5. Substance

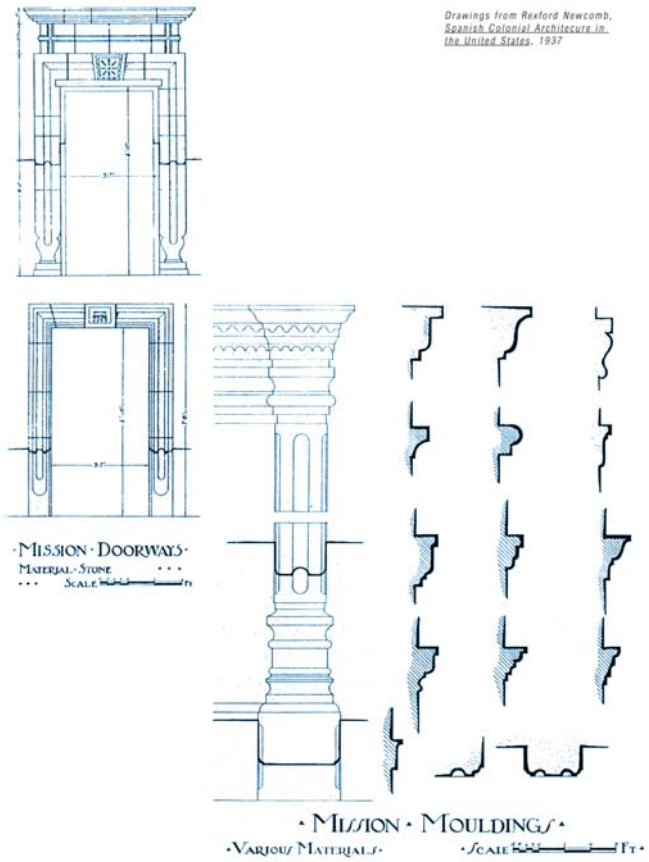
Dimensions shall be given to design elements -- to give a building the appearance of structural substance; to give a pergola or bench the lightness needed to avoid overpowering a garden – as appropriate to the setting.

6. Transition

Building and landscaping elements should maximize opportunities for layering, entry expression, and other transitional elements.

7. Character

Through composition using the other principles as appropriate, and observing the best aspects of San Gabriel's heritage, the project's character shall improve its context.



Inside the church at Mission San Gabriel Arcangel, c. 1900

A Heritage Worth Preserving

We will preserve the treasures in our midst that define our heritage and character.

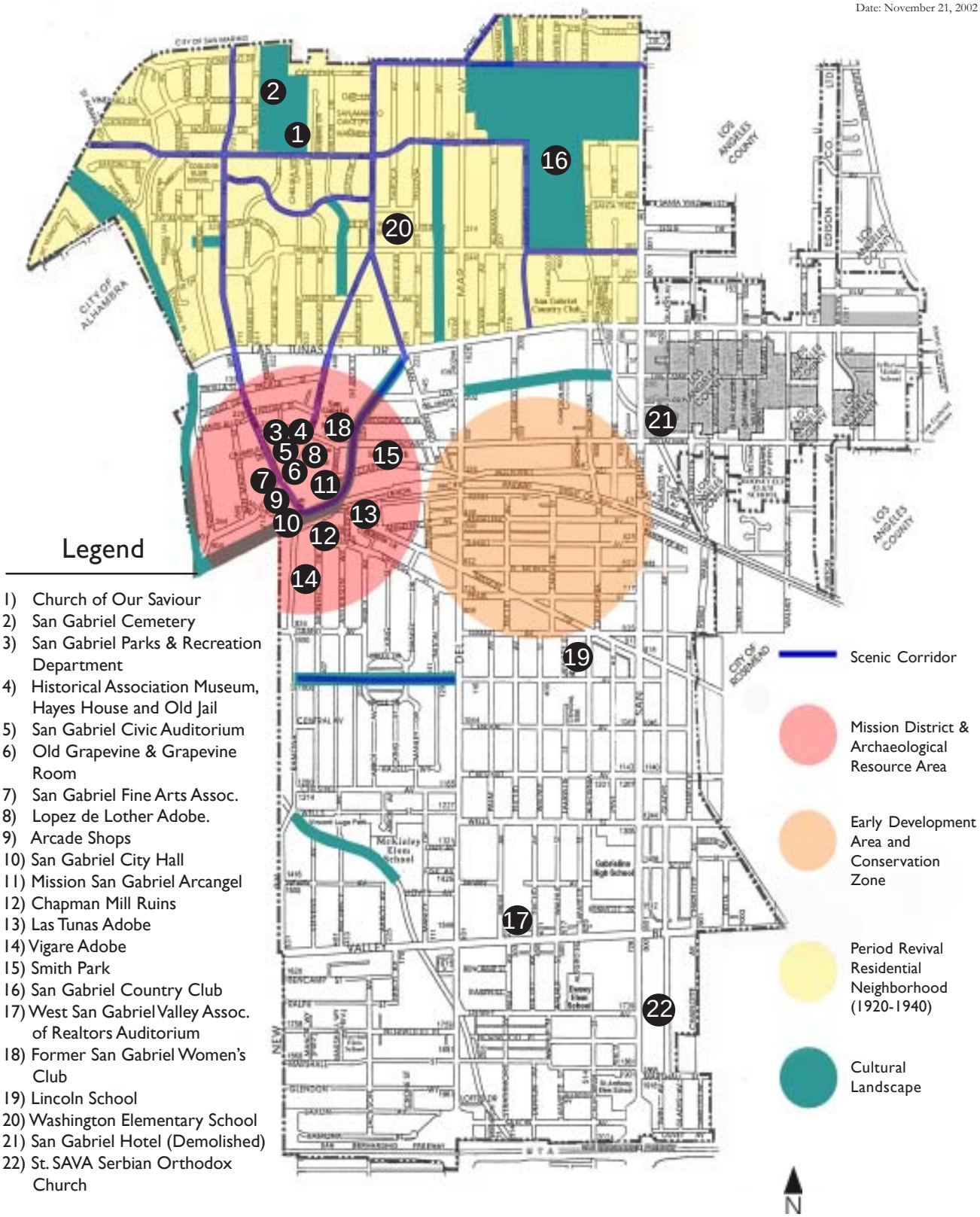
San Gabriel is the birthplace of the region – the settlement from which the *Pobladores*, or founders of the pueblo, departed on their way to establish a settlement at the Porciuncula River – today's Los Angeles. But 200 years have not always been kind to San Gabriel's rich treasure of historic resources, artifacts and neighborhoods.

Even so, San Gabriel is one of the few Southern California cities that can claim such a variety of historical and significant architectural and engineering structures – there is much worth protecting here, and San Gabriel residents have told us they want to see it protected. Here are some of the things we learned in preparing the *Background Report*:

- Valuable But Threatened Resources: A significant cluster of pre-and post-American structures, including adobes more than 150 years old, exists in San Gabriel but is threatened. Despite one of the most outstanding collections of pre-1850 structures in California, San Gabriel has faced the loss of innumerable period adobes, Mission-era outbuildings and structures, and other artifacts of the City's cultural heritage *(refer to Figure 11-1)*.

- Tongva People: Native American peoples, particularly the Tongva (Gabrielino) peoples of the San Gabriel area, have a continuing relationship with the community and the land. San Gabriel retains a small but significant Tongva population that should be documented in the demographic discussion and

Source: Community Development Department
Date: November 21, 2002



Source: Community Development Department

Figure 11-1

CULTURAL RESOURCES

properly discussed with respect to the relationships between these peoples. At the present time, there are no known sites or artifacts associated with the Tongva people that are known to survive in San Gabriel.

- A Weak Preservation Ordinance: The existing historic preservation ordinance does not provide incentives to protect buildings, and in an effort to avoid undue burdens, does not adequately protect historic structures against demolition or prevent rehabilitation that significantly alters the original appearance of a building. The ordinance would be strengthened if it were to address "pre-history" (archaeological and paleontological resources).

- Imminent Threats: The *Ortega-Vigare Adobe* on Ramona Avenue was recently for sale. Existing City Code provides little protection until a structure is formally placed on the City register, and does not prohibit demolition. An incentive to "do the right thing" would be very helpful. ☜

- Rancho Las Tunas: The *Rancho Las Tunas Adobe* on Monson Lane benefits from property owners who have cared for the property, and who have sought the City's assistance to forge a long-term preservation strategy.

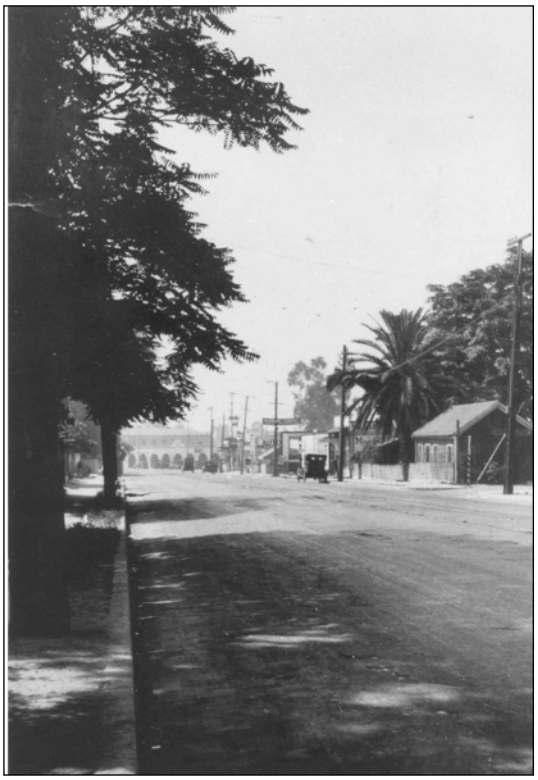
- Need to Conserve, Protect: The integrity of other neighborhoods, populated by the style of high-quality period revival homes that make North San Gabriel an attractive environment, should also be protected. ☜

- No Database: With the exception of design standards in the Mission District and a very modest preservation ordinance, the City has no organized program to identify, record, and protect cultural resources. The City should have a comprehensive inventory of its resources, which would be helpful in providing protection against demolition.

- No Oral History: An ongoing oral history program would be beneficial, as would incentives to encourage protection and preservation of neighborhood character or individual structures of merit. A policy to preserve significant commercial, industrial and institutional structures would also be helpful.

- Engineering Landmarks: A program to protect and preserve bridges and other engineering features of merit would be valuable as well as an inventory of these resources.

- Cultural Landscapes: A program to preserve or protect historic and cultural landscapes would be worthwhile. *(refer to Figure 11-2)*.



Mission Drive, shortly after the turn of the century, presents an almost bucolic appearance.

Goals

Incorporated in 1913, the City of San Gabriel is the oldest settlement in Los Angeles County and second oldest community in all of California (after San Diego). Considered the birthplace of the Los Angeles region, the City takes its name from the "Mision de San Gabriel Arcangel", one of twenty-one missions, established by the Spanish in 1771.

During the past decades, many of the historical and cultrual resources in San Gabriel have been lost, and those resources that remain are being threatened. San Gabriel adopts the following goals as part of its strategy to protect and nurture its past, focusing first and foremost on

Figure 11-2

CULTURAL LANDSCAPES

Source: Community Development Department

voluntary strategies that can preserve the City's resources through incentives, technical support and community action.

Ramona's Birthplace, now the site of the Adult Recreation Center, was a popular tourist attraction through the 1920s. There is no evidence to suggest that the Ramona of legend actually existed, nor is there evidence to suggest she was born in San Gabriel.

Goal 11.1 Preserve and protect valuable but threatened resources.

- Target 11.1.1 Preserve existing historically significant structures, i.e., pre- and post-statehood artifacts, adobes, Mission-era outbuildings and structures ☜
- Target 11.1.2 Study existing public policy and practice to determine their effect on preservation goals and, where existing policy conflicts, work to effect necessary changes.
- Target 11.1.3 Use the principles and practices of land use planning, historic preservation, archaeology, art history, anthropology and history to promote preservation and adaptive reuse of cultural resources.

Goal 11.2 Celebrate San Gabriel's connection to the culture of the Tongva People.

- Target 11.2.1 Document and enhance the continuing relationship between the Tongva people and the community. ☜
- Target 11.2.2 Create an oral history to tap into the historical experiences of the Tongva/Gabrielino people.
- Target 11.2.3 Inventory structures, palaenological sites, archaeological sites, cultural landscapes, artifacts and documents in San Gabriel and institutions associated with the Tongva/ Gabrielino people.
- Target 11.2.4 Create a bibliography of primary and secondary books and reports concerning thr Tongva/Gabrielino people in San Gabriel.
- Target 11.2.5 Create an archive in association with the San Gabriel Historical Society, the San Gabriel Mission and the local community to preserve photographic, written, oral and iconographic material related to the Tongva/Gabrielino people.

Goal 11.3 Improve a weak preservation ordinance

- Target 11.3.1 Adopt an effective preservation ordinance that protects all structures, archaeological sites, cultural landscape, artifacts and documents from the period of settlement by native peoples, the Mission Period (1771-1834) and the Rancho Period (1835-1887).
- Target 11.3.2 Adopt an effective preservation ordinance that protects selected structures, archeological sites, cultural landscape, artifacts and documents of cultural value that are more than fifty years old.
- Target 11.3.3 Create a Cultural Resources Commission to serve as an agent for ordinance administration.

Goal 11.4 Diminish imminent threats to San Gabriel's heritage

- Target 11.4.1 Create an ordinance that provides protection against demolition
- Target 11.4.2 Conduct a comprehensive inventory of San Gabriel's cultural resources and landscapes. ☜

- Target 11.4.3 Determine the rules for selecting and regulating landmarks and cultural resources identified through survey work.
- Target 11.4.4 Amend existing procedures to reflect historic preservation goals and to develop new approaches to influence private sector practices.
- Target 11.4.5 Locate within existing funding programs opportunities to underwrite preservation activities.

FAST FACTS

- *In 1776, the mission was moved to its current site. This new site was so prosperous that the mission became known as "The Queen of the Missions".*
- *San Gabriel possesses perhaps the finest collection of mission relics in existence. Its hammered copper baptismal font was the gift of King Carlos III of Spain in 1771. The six priceless altar statues were brought around the Horn from Spain in 1791 .*

The California Mission Site.
Ed. The Civic Group, 24 Sept. 1998
For more information, go to:
<http://www.californiamissions.com/cahistory/sandiego.html>

Goal 11.5 Protect and conserve our historic adobes

- Target 11.5.1 Provide assistance to property owners of historic buildings or structures to develop a long-term preservation strategy. ☜
- Target 11.5.2 Provide incentives for the maintenance and restoration of historic properties.

Goal 11.6 Need to conserve and protect

- Target 11.6.1 Foster a neighborhood conservation ethic. ☜
- Target 11.6.2 Ensure that other community policies and plans should complement community conservation goals.
- Target 11.6.3 Create awareness programs to publicize survey findings.
- ☞ Target 11.6.4 Develop complementary programs, both public and private, to promote the preservation of cultural resources.
- ☞ Target 11.6.5 Develop educational programs to stimulate public interest in historic preservation.
- Target 11.6.6 Create ongoing training programs in restoration crafts and skills.

Goal 11.7 Create a database documenting the breadth and wealth of San Gabriel's cultural resources

- Target 11.7.1 Document and recognize buildings and structures that have historic value. ☜
- Target 11.7.2 Compile a full inventory of community cultural resources to guide future planning and decision-making.
- Target 11.7.3 Partner with community organizations such as the San Gabriel Historical Association, California Preservation Foundation, Los Angeles Conservancy and Pasadena Heritage.

Goal 11.8 Establish a permanent, ongoing oral history program

- Target 11.8.1 Engage community organizations in the oral history effort, including churches, the Chamber of Commerce, the San Gabriel Unified School District, La Casa, Asian Youth Center and others. ☜
- Target 11.8.2 Use Service Learning Grants for this purpose, by which high school students learn to perform certain tasks. ☜

Goal 11.9 Preserve and protect our cultural landscapes from damage and degradation.

- Target 11.9.1 Protect and preserve bridges and other engineering features of merit.
- Target 11.9.2 Protect and preserve historic and cultural landscapes ☜

Implementation Plan

By 2006, San Gabriel shall undertake the following actions:

- Implement the existing *Historic Preservation Ordinance* and establish a City register
- Mark all building permit jackets of potentially historic or architecturally significant structures with sufficient documentation in order to ensure that proper review occurs before demolition or alteration permits issue.
- Modify the Building, Fire, and Zoning codes so that they reflect policies of the Cultural Resources element and programs promoting historic preservation while protecting public health and safety

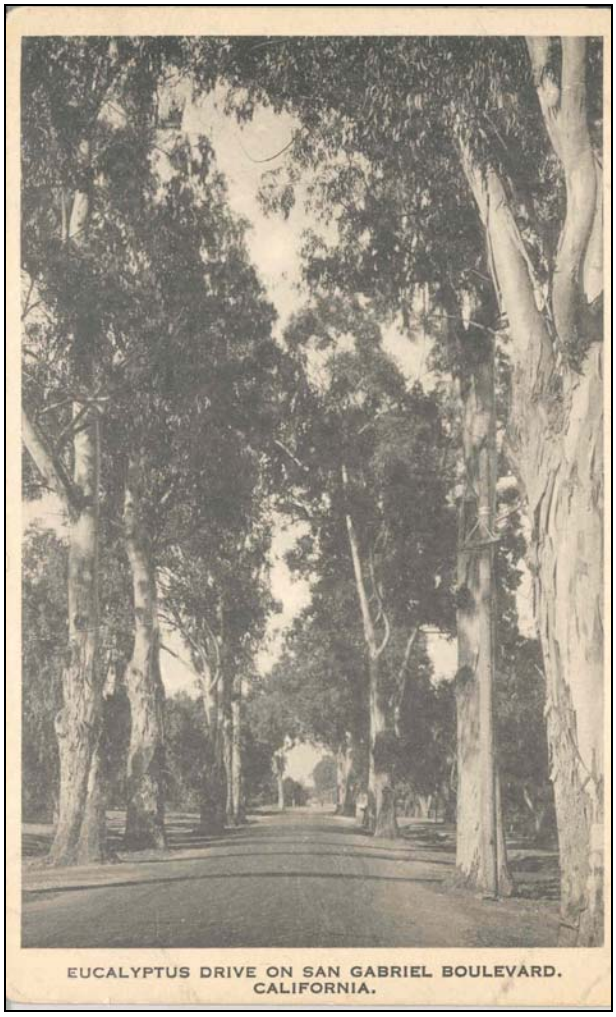
FAST FACTS

The City of San Gabriel passed a resolution recognizing "the Gabrielino-Tongva Nation as the aboriginal tribe of the Los Angeles Basin" on Aug. 24, 1994.

The Gabrielino / Tongva Nation is headquartered in San Gabriel. San Gabriel remains the area where the Tongva people have maintained their community and culture. There are more than 300 enrolled members in the Gabrielino / Tongva Nation.

"Tongva" means "people of the earth" in the native language.

Source: www.tongva.com



San Gabriel Boulevard at the turn of the century was a captivatingly rural, tree lined boulevard.

- Implement the State Historic Building Code, which is applicable statewide
- Participate in the national or California "Main Street" program
- Establish an in-house library of publications to assist homeowners
- Maintain a database of contractor firms that specialize in architectural salvage, planning, architecture, landscape design, interiors, furnishings, repair and trades
- Adopt specific guidelines to assist homeowners with modernization and replacement

- Continue and expand the P.A.T.H. (Progress and Accomplishments Through History) Program of local history to include an oral history program

- Establish tours and/or events centered around historic buildings, including adobes, expanding beyond the Mission District into lesser know, but equally valuable, areas of San Gabriel

- Initiate steps to develop a comprehensive survey that will result in an inventory of cultural resources and historical sites.

- Establish a Community Awareness Program that includes opportunities for speaking engagements throughout Southern California to promote the history of San Gabriel

- Create apprenticeship programs that provide ongoing training programs in restoration crafts and skills.

- Establish standards for review of archaeology and paleontology, particularly with respect to State and Federal law requirements

- Identify oral and ethnic history opportunities

- Provide historic area signs, both directional signs and signs that serve as markers

- Establish historic districts, including standards for residents seeking to establish such districts in their neighborhood

- Create public art programs

- Establish the defining criteria that characterize historic and cultural resources

- Host workshops and make information available to assist property owners in researching and preparing Local Register, California Landmark and/or National Historic Register applications

- Prepare and publish manuals to address appropriate and inappropriate types of modifications to historic buildings and to public areas in historic districts

- Make information concerning appropriate remodeling and rehabilitation techniques available to homeowners and business people, i.e., "Rehab Right" strategies.

Policies and Implementation Strategies:

- Use of the Mills Act: A Mills Act contract under State law is an agreement between the City of San Gabriel and the property owner of a City-designated historical building. The property owner benefits from a reduction in property taxes, and the City is ensured that the historic building is preserved.

- Use of Federal tax credits for preservation efforts

- Use of conservation easements, i.e., "historic façade easements" program

- Provide limited hours of free architectural assistance by a qualified historic preservation architect

- Use of fee waivers for reconstruction of historic resources that were damaged by earthquake, fire or other natural disaster

- Use of fee reductions for preservation of historic structures on a City register

- Use of existing federal, state, regional or local public funding opportunities to underwrite preservation activities

- Coordinate preservation activities with other public programs in order to tap new public monies

FAST FACT

With the arrival of Juan Bautista de Anza's party on March 22, 1774, the first land link with Mexico City was established and the San Gabriel Mission became the chief point of contact with Mexico.

Wright, Ralph, B. Ed. California's Missions. Arroyo Grande, CA.: Hubert A. Lowman. 1992.
Reported on The California Mission Site. 24 Sept. 1998.

For more information go to:
http://www.californiamissions.com/morehistory/sandiego.html

By 2010, the City of San Gabriel shall develop programs to:

- Direct capital improvement programs and public services toward the preservation and enhancement of cultural resources
- Encourage lending institutions to offer low-interest mortgage and home improvement loans in areas of cultural and historical significance
- Apply CDBG monies to 10% rebates for home improvement expenses for preservation of historical properties.

FAST FACT

There are many popular preservation tools available, such as the Historic Building Code. Other available resources include the State Office of Historic Preservation, the L.A. Conservancy and the Pasadena Heritage, the California and National Main Street Programs, tax credits, façade easements, etc.

For more information on these and other programs, go to www.laconservancy.org; www.pasadenaheritage.org; www.mainstreet.org; www.californiamainstreet.ca.gov; ohp.parks.ca.gov; http://www2.cr.nps.gov/tps/tax/tax_p.htm