



SPECIFIC PLAN BACKGROUND

Environmental Scoping Meeting – August 13, 2015



WELCOME

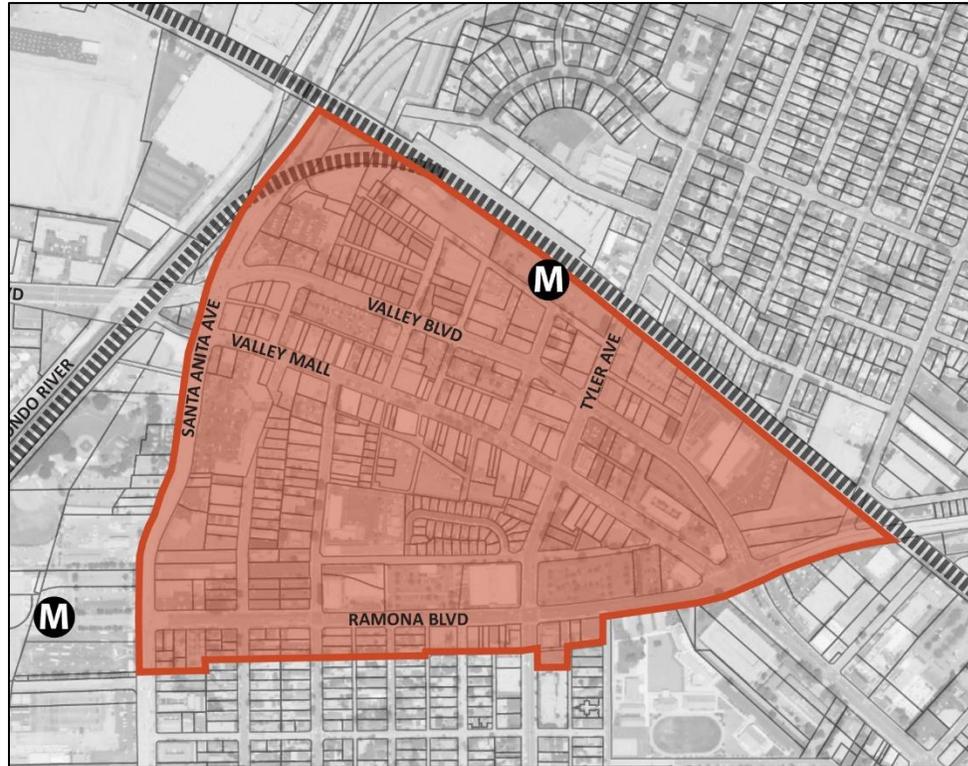
Purpose of tonight's meeting:

- Staff to provide information on the Downtown El Monte Specific Plan and Master Plan
- Staff to provide information on the environmental review process, as staff begins preparing the Draft Environmental Impact Report (EIR).
- Public to provide comments on the Specific Plan and the environmental review process.

INTRODUCTION

Specific Plan Boundary:

- Covers 115 Acres
- Known as the 'Main Street' Sub-District
- Boundary Defined by the Following
 - Metro Railroad Tracks to the North
 - Santa Anita Boulevard to the West
 - Ramona Boulevard to the South



SPECIFIC PLANS

- **Metro Grant:** to develop a Specific Plan Downtown El Monte for Transit-Oriented Development (TODs).
- **Specific Plan:** a detailed comprehensive land use plan for a defined area of the City. Can include a range of standards including permitted, uses, heights, setbacks, design, parking, signing, implementation, etc.
 - Can be broken into sub-areas, blocks or parcels
 - For Downtown El Monte, it is not for a specific project on a parcel of land.

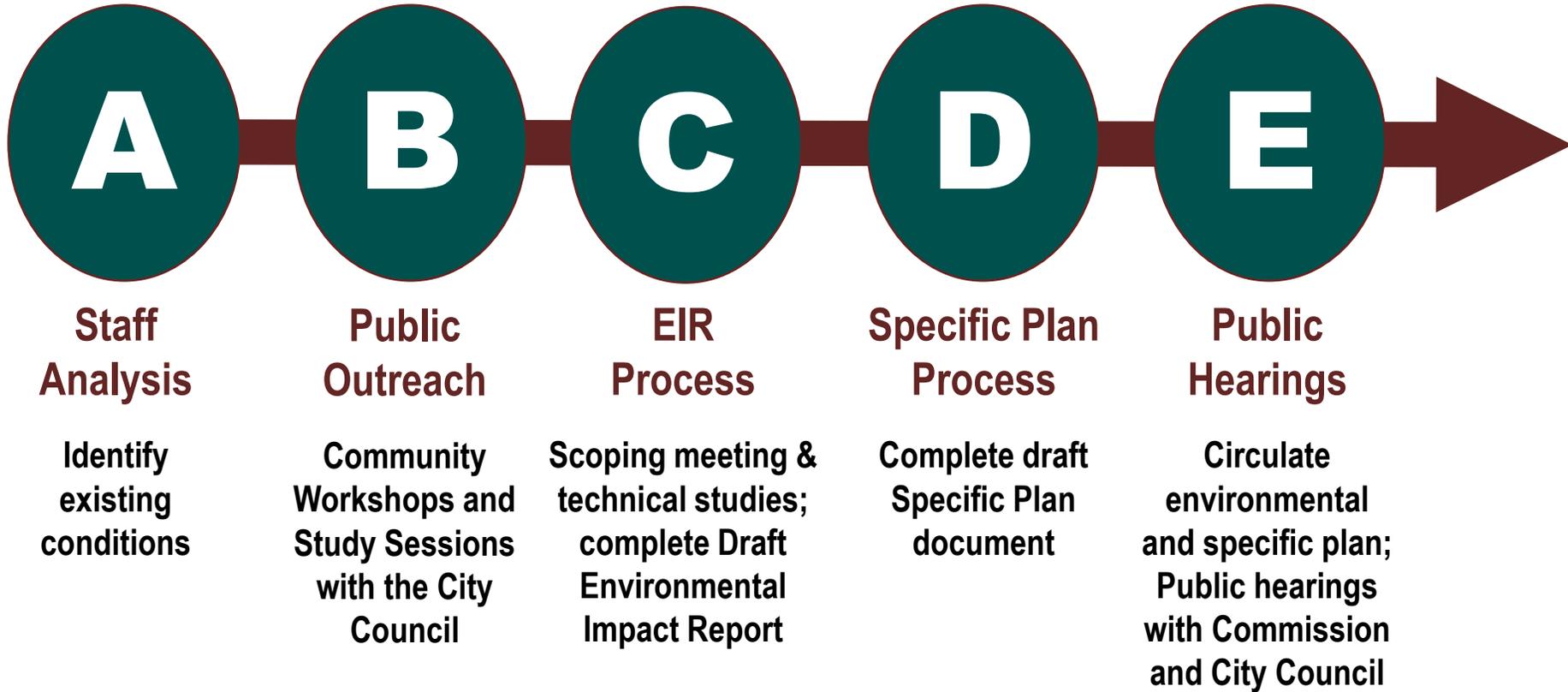
TRANSIT ORIENTED DEVELOPMENTS

- A transit-oriented development (TOD) is:
 - Mixed-use residential and commercial area
 - Designed to maximize access to public transport
 - Incorporates features to encourage transit ridership
 - Typically has a center with a transit station or stop
 - Surrounded by relatively high-density development
 - With progressively lower-density development spreading outward from the center.
 - Located within a radius of one-half mile or 10-minute walk from a transit stop

WHAT CAN TOD LOOK LIKE?



PROCESS & TIMELINE



VISION

“Vision El Monte...a community of beauty, with greenways, stands of trees, and flowers; a sense of place, with distinct and well-design neighborhoods and districts; a community defined by and linked to its rivers, schools, parks and the downtown through attractive paths and streets-a destination.”

- El Monte General Plan

COMMUNITY WORKSHOPS

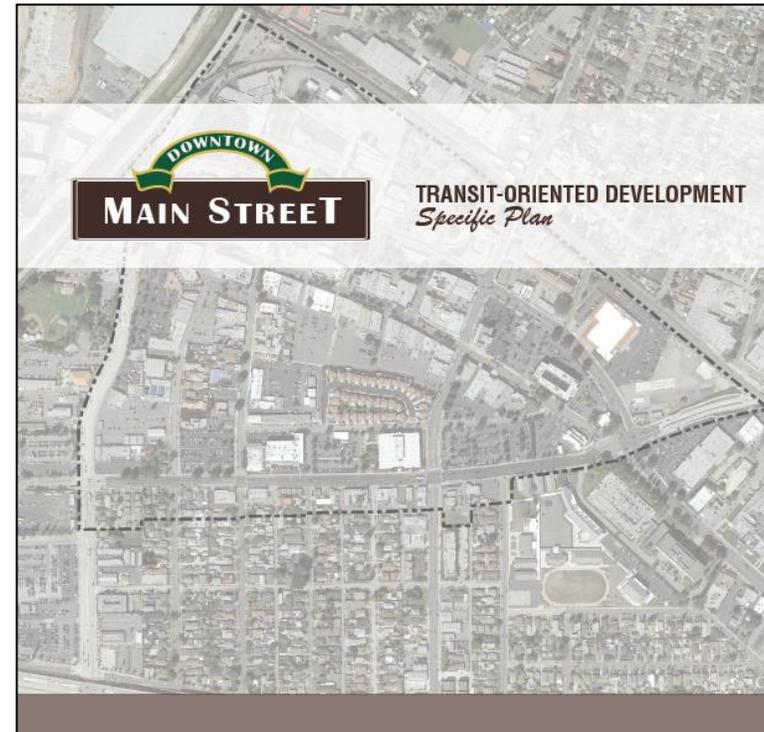
What We Heard:

- The need for central park/plaza
- Create flexible open space areas
- Add Parking Structures; parking strategies
- Incorporate a pedestrian promenade
- Add outdoor dining
- Develop a Performing Arts Center
- Connect to other parts of City
- Have safe pedestrian connections; slow down vehicles
- Maintain historic integrity
- Balance public and private development



SPECIFIC PLAN OUTLINE

- Introduction
- Guiding Principles
- Land Use Standards (area wide and by district)
- Mobility (cars, transit, pedestrians, bicyclists)
- Urban design
- Parking
- Infrastructure & Public Facilities
- Incentives & Implementation



KEY GUIDING PRINCIPLES

Mobility, Design, Economics & Uses/Housing

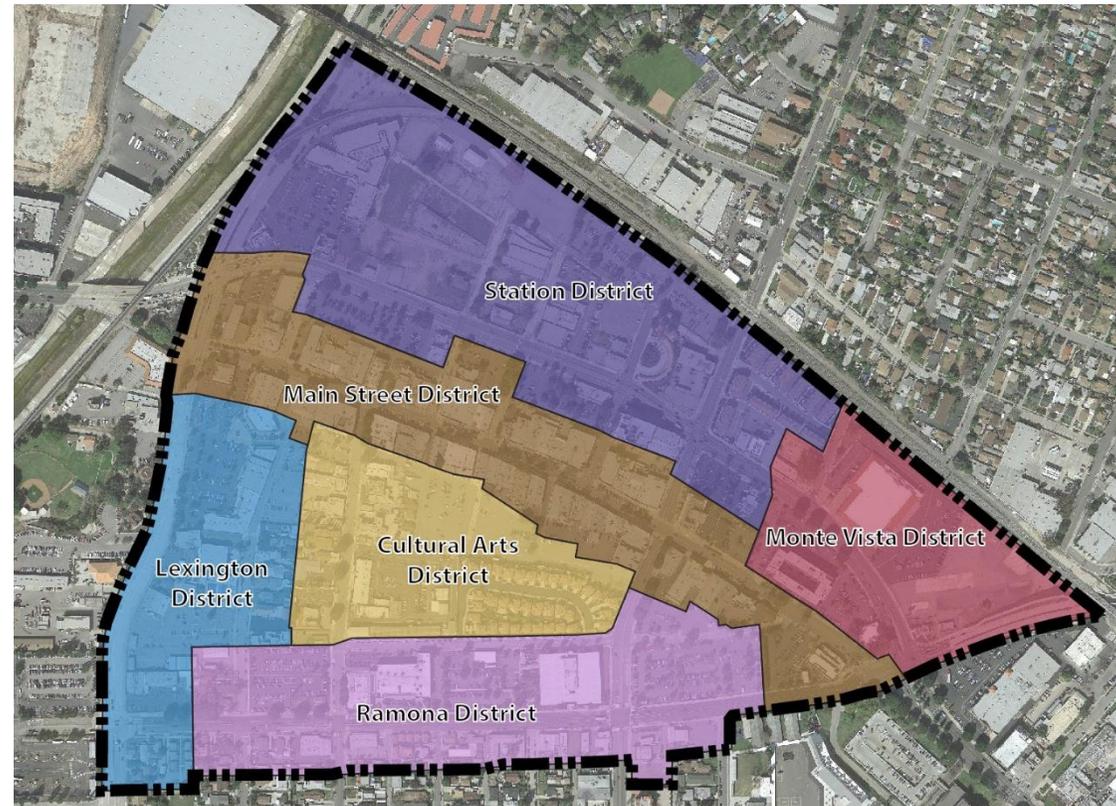
- Create a mixed use, pedestrian and transit-oriented urban village that fosters a sense of place, increases public spaces and encourages human interaction.
- Transform Valley Mall into a vibrant shopping and entertainment district that maximizes social and economic exchange serving both residents and visitors.
- Provide a safe, active and livable urban atmosphere that offers a daytime and evening experience.

KEY GUIDING PRINCIPLES CONT.

- Provide a well-connected and balanced system of multimodal streets and non-motorized linkages designed to accommodate all users regardless of age and ability.
- Define unique areas by distinctive streetscape design connected by public plazas, promenades and paseos; create entryways at key intersections
- Integrate a variety of housing opportunities throughout the Downtown Main Street District that include a mix of densities and engaging architecture that reflect the historic and cultural heritage of the community.

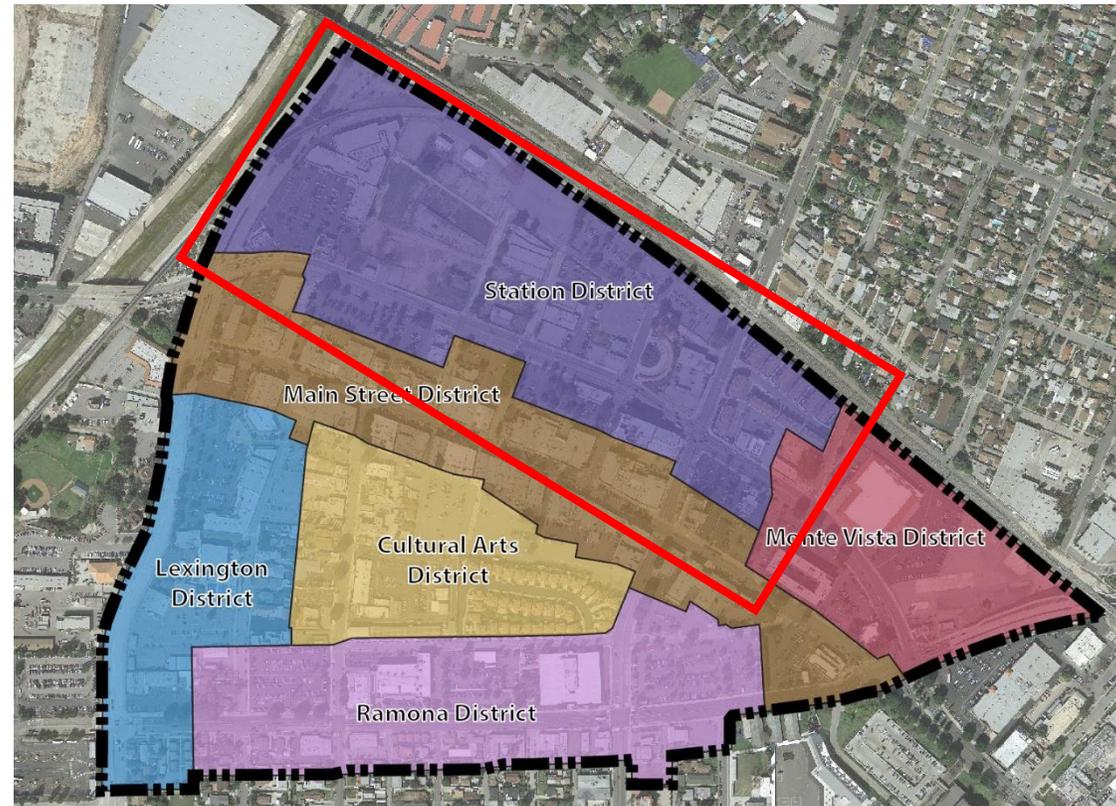
PROPOSED DISTRICTS

- Station District
- Main Street District
- Monte Vista District
- Cultural Arts District
- Lexington District
- Ramona District



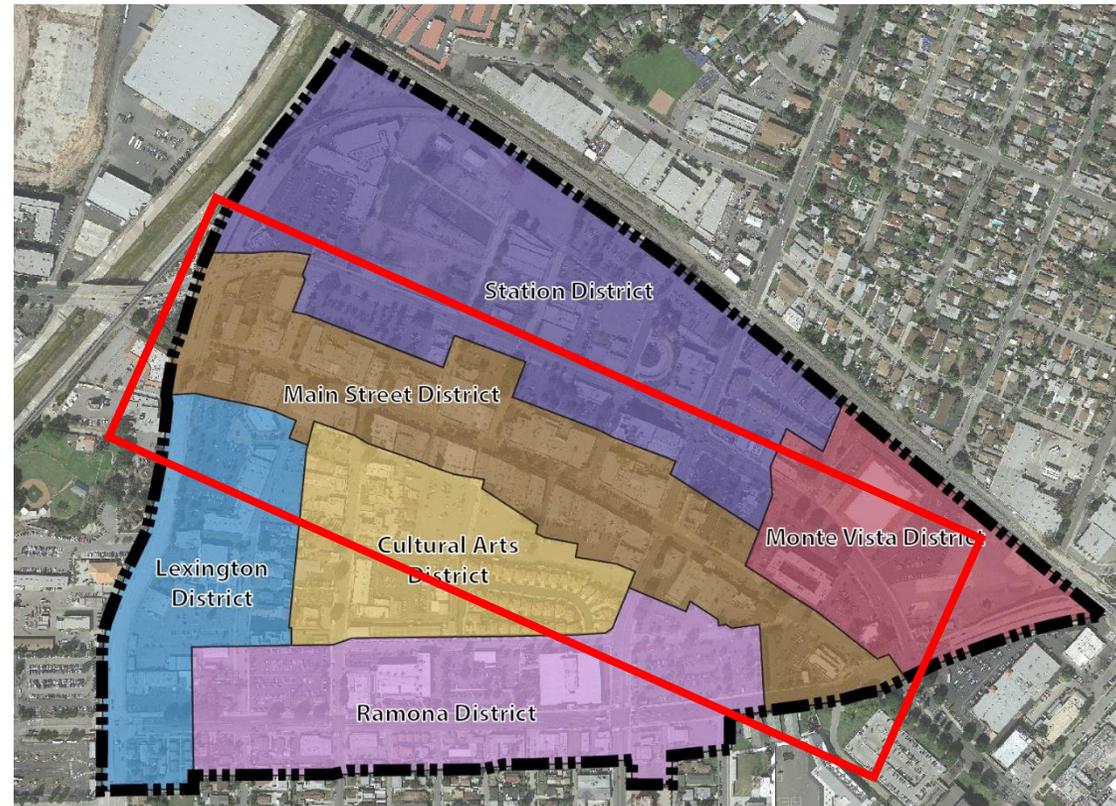
STATION DISTRICT

- Dynamic Mix of Transit Centers, Residential & Visitor Serving Retail
- Medium/High Density Residential
- Vertical Mixed Use of 3 – 4 stories
- Strong Connection to Main Street District along El Monte Ave.
- Complimenting Santa Fe Trail Plaza



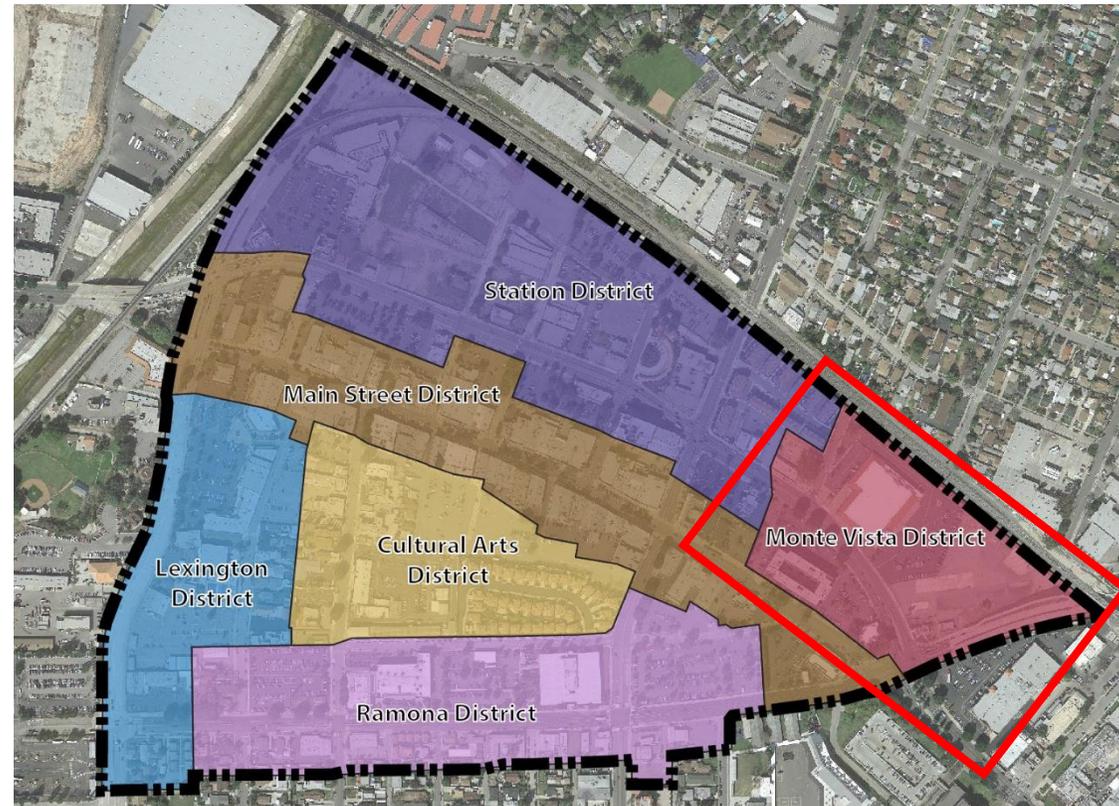
MAIN STREET DISTRICT

- Traditional Downtown with an Eclectic Mix of Land Uses
- Emphasis on Pedestrian Activity
- Outdoor Dining Encouraged
- Unified Streetscape and Building Character
- 2-3 stories at a pedestrian scale
- Increased Nighttime Activity
- Retail Destination Services
- Historic Preservation and Infill



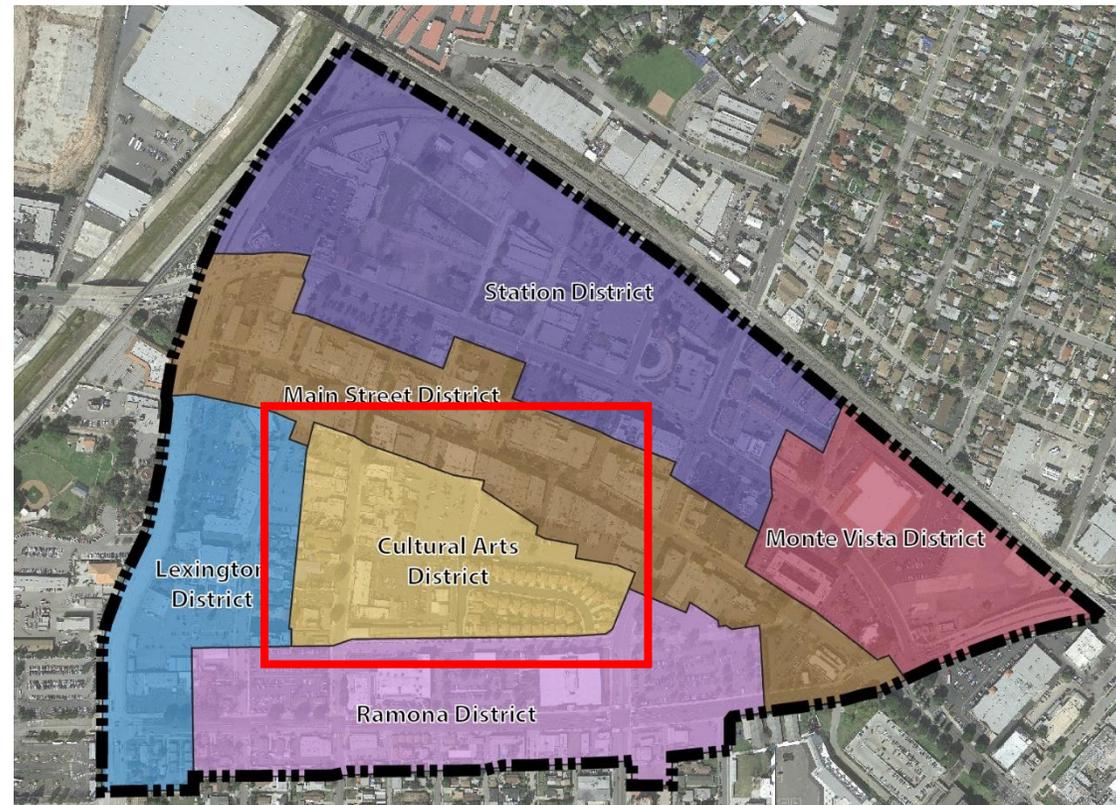
MONTE VISTA DISTRICT

- East Entrance to Downtown El Monte
- Variety of Uses
 - Post Office
 - Commercial
 - Neighborhood Retail
- Mixed-Use Residential/Retail with Retail Facing Valley Blvd.
- 1-3 Stories



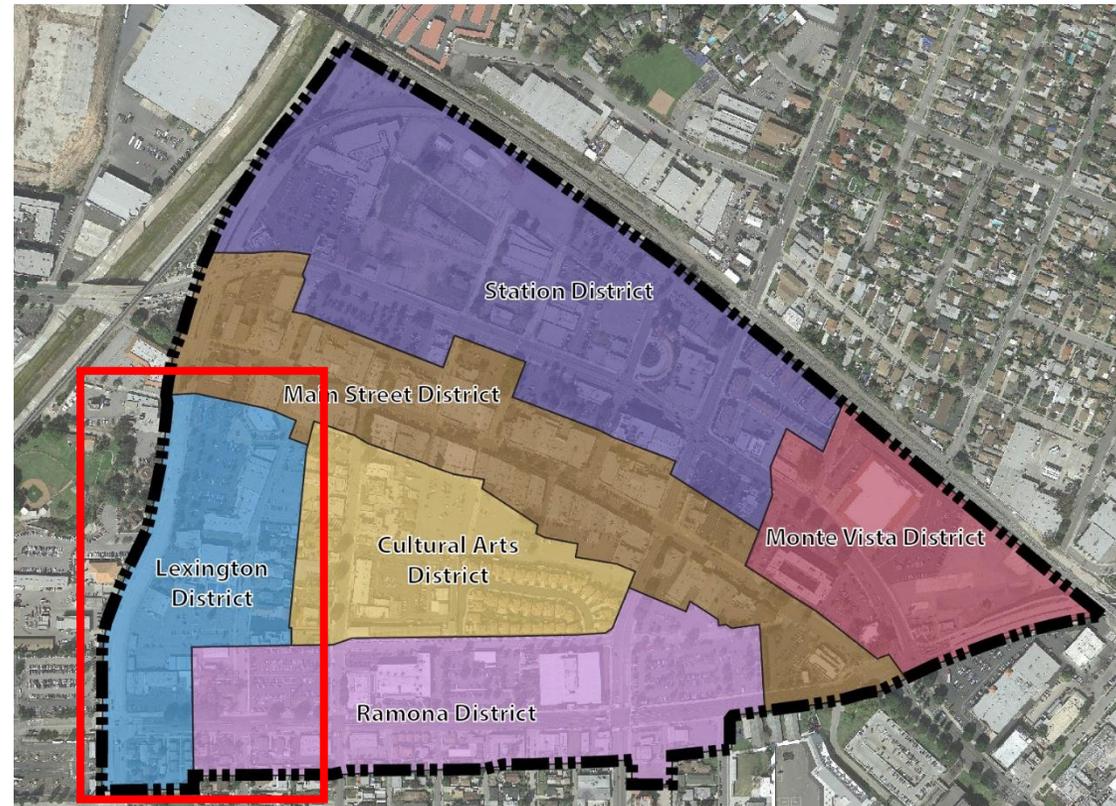
CULTURAL ARTS DISTRICT

- Mix of Uses
- Public Plazas and Paseos
- Mix of Residential Uses
 - High Density
 - Live Work Units
 - 2-4 Stories
- Public Parking Lot Replaced with Mixed-Use/Live Work Units
- Parking Alternatives



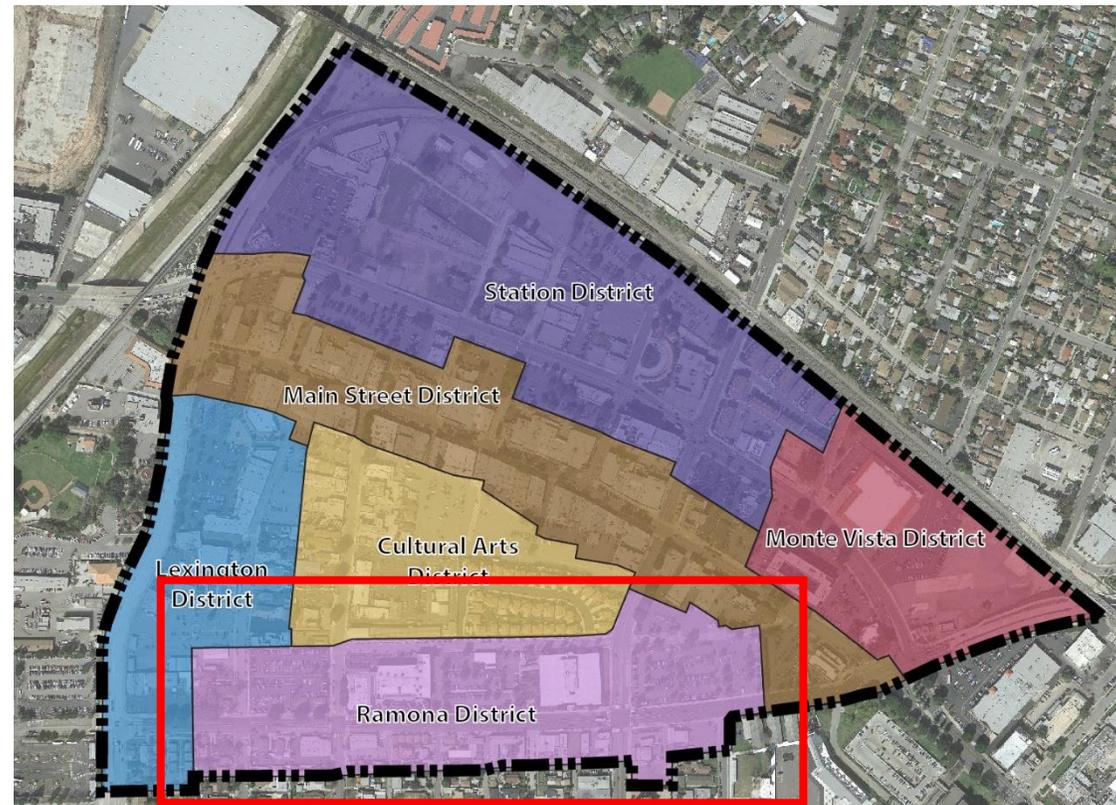
LEXINGTON DISTRICT

- Higher Density mixed-use with Ground Level Retail Facing Santa Anita Ave.
 - 3 Story Allowed
 - 5 Story Max
- Establish a Distinct Architectural Style Identifying Downtown
- Create a Pedestrian Friendly Santa Anita Ave
- Plan to Compliment Gateway Project to the West

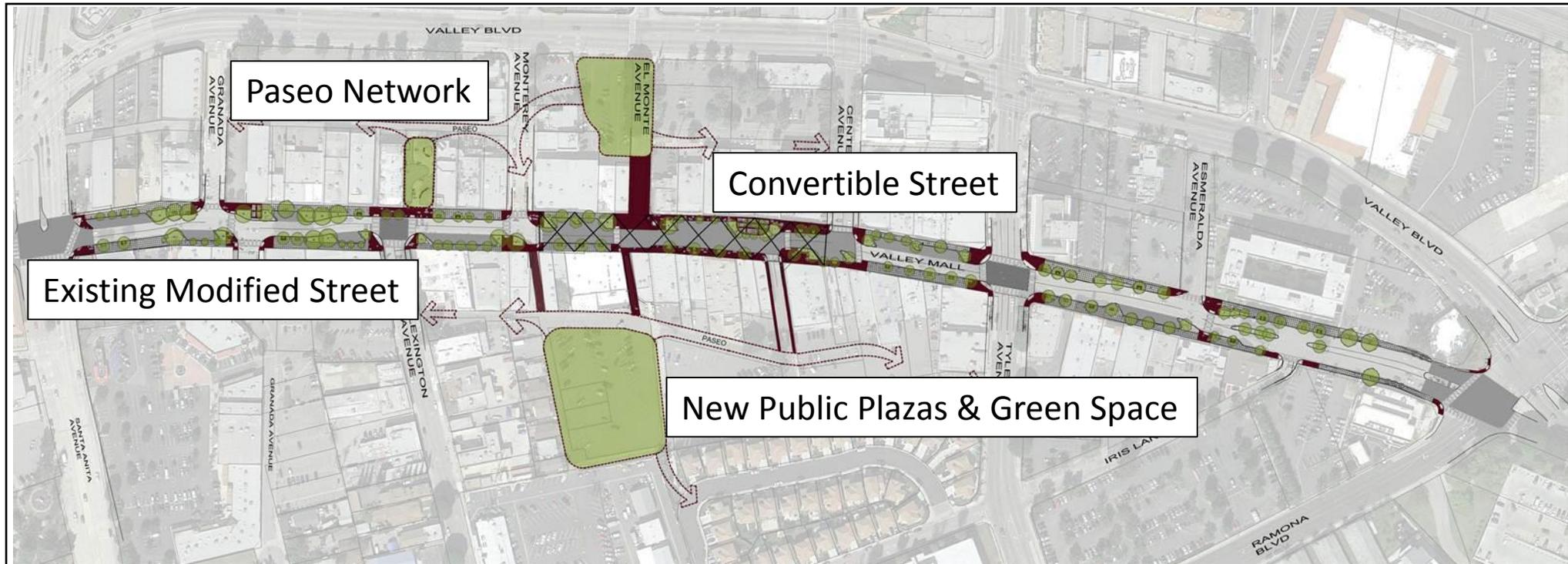


RAMONA DISTRICT

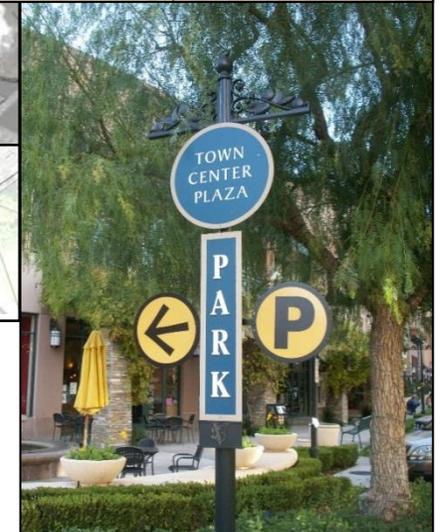
- Wide Range of Uses
- Retail, Residential, Commercial, Office and Schools
- Provide a Strong Pedestrian Connection to Downtown Along Tyler and Lexington Ave
- Transition District with Varied Residential Densities
- 1-3 Stories



VISION FOR MAIN STREET



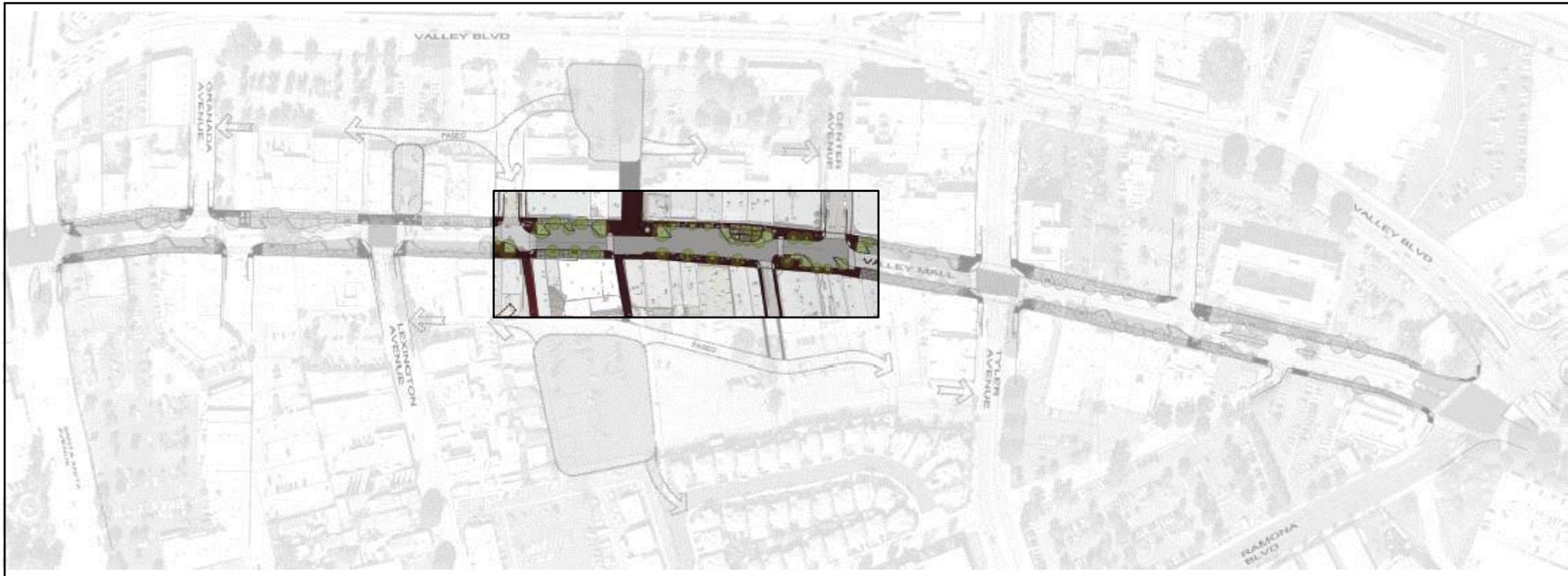
EXISTING MODIFIED STREET



PUBLIC PLAZAS & GREEN SPACE



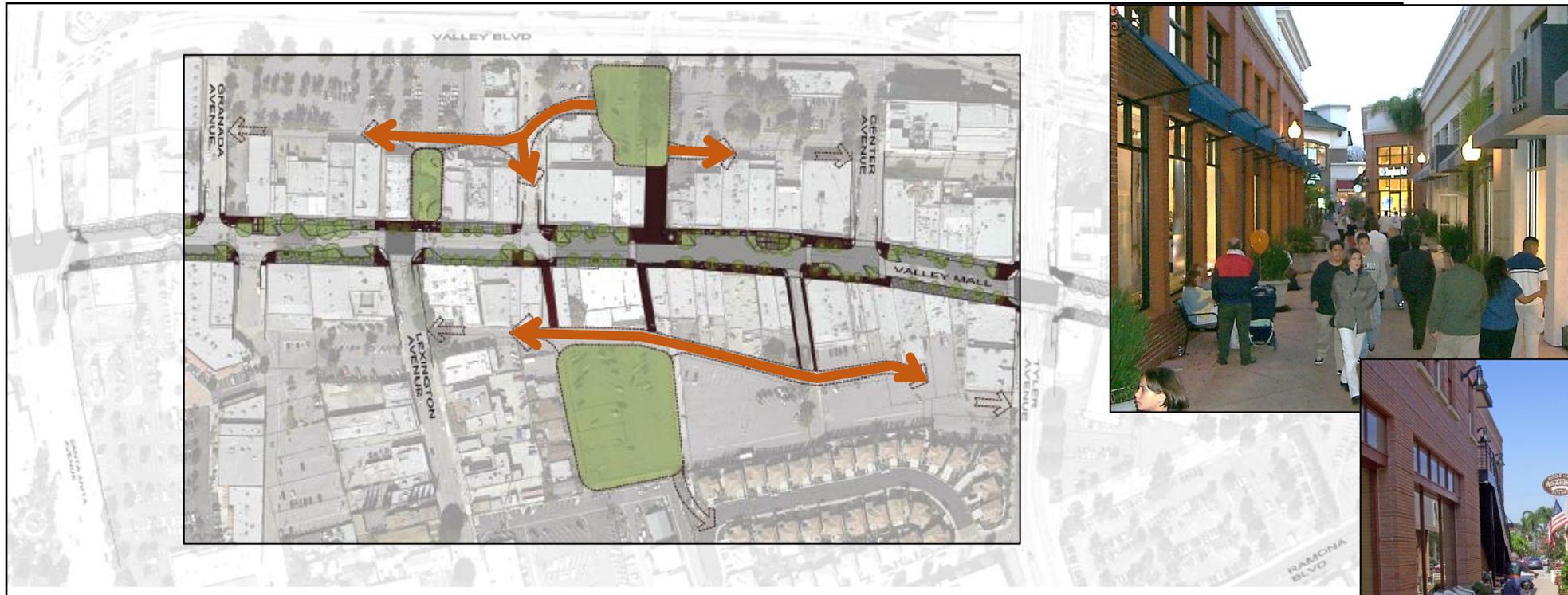
CONVERTIBLE STREET



CONVERTIBLE STREET



PASEO NETWORK





ENVIRONMENTAL IMPACT REPORT (EIR)

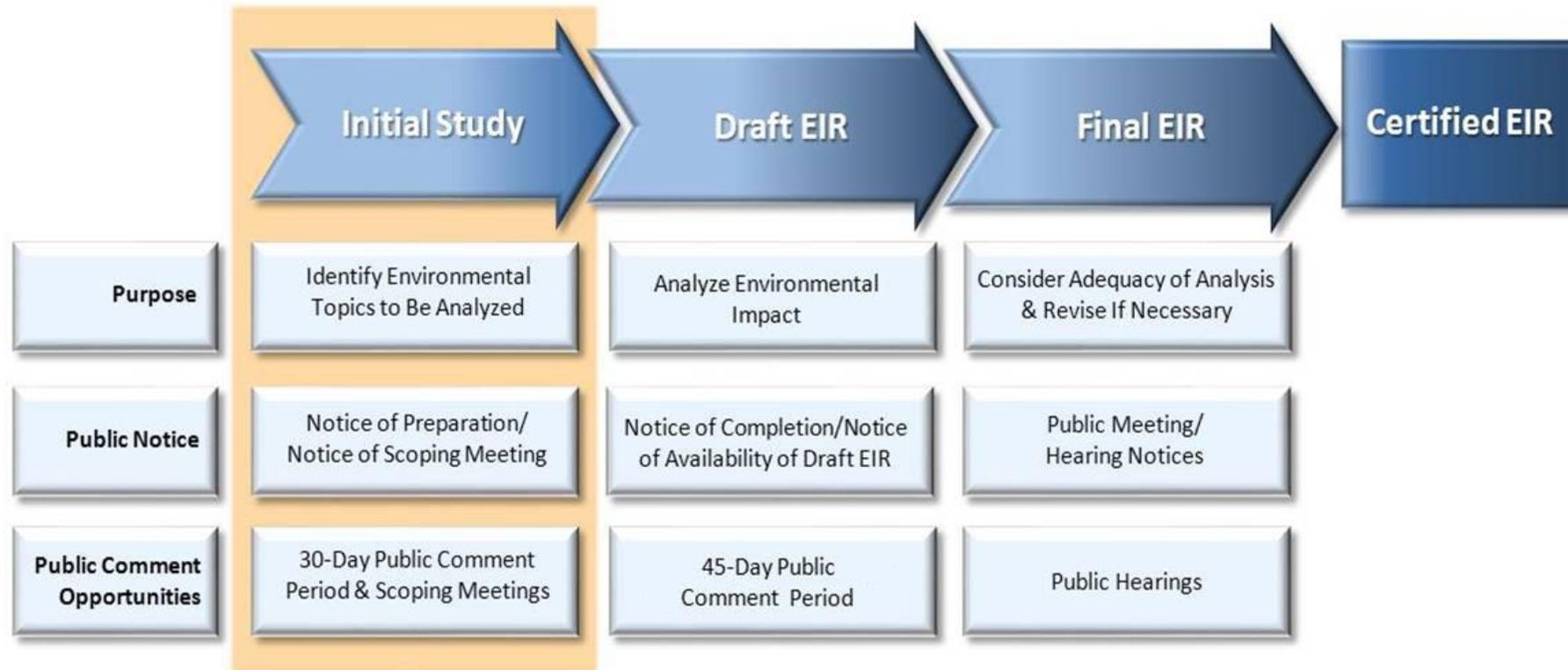
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PURPOSE

- Disclose the Specific Plan details and identify impacts early
- Propose mitigation measures to lessen or reduce negative impacts on the environment
- The EIR is an informational document and an associated piece of the Specific Plan
- The EIR has a defined public review period
- The EIR must be certified by the City Council before it acts on the Specific Plan approval
- Public review and comment is the critical piece of the CEQA process

ENVIRONMENTAL REVIEW PROCESS



We are here

AREAS TO BE ADDRESSED IN EIR

- Aesthetics
- Historic Resources
- Biological and Tree Resources
- Archeological Resources
- Native American
- Air Quality
- Greenhouse Gases
- Transportation and Circulation (all modes)
- Parking
- Traffic

AREAS TO BE ADDRESSED IN EIR (CONT.)

- Land Uses and Noise
- Planning Policies
- Population and Housing
- Public Services and Facilities
- Hazardous Materials
- Police, Fire, Schools, Recreation
- Hydrology
- Water Quality
- Hazards
- Geology and Soils

RANGE OF ALTERNATIVES

- Don't adopt a Specific Plan (continue with current zoning standards)
- Lower level of future development (e.g. 2-3 stories)
- Limit scope of plan (e.g. only adopt design guidelines)
- Less residential uses
- Other alternatives

PUBLIC PARTICIPATION IN THE EIR PROCESS

- What additional issue areas and details do we need to cover in the EIR?
- What Specific Plan alternatives do we need to add?
- Are there any areas of controversy?
- Are there any nearby activities we need to consider in the impact analysis?
- What other organizations or persons need to be informed or involved?
- What issue areas need more attention?

HOW TO PROVIDE COMMENTS

- Today, comment cards
- Today, verbally
- Email or mail comments by August 31, 2015

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- Give us your contact info for future mailings and notices
- Check the City Website for updates (www.elmonteca.gov)