

# South Garfield Village

## Specific Plan Open House



**Monday, June 1st**

**6:30 to 7:30 pm**

**George Elder Park • 1950 Wilcox Ave. • Monterey Park**

# Agenda

- Introductions and Welcome
- What is a Specific Plan?
- The Planning Process & How We Got Here
- The Plan
- Next Steps
- Questions & Answers



# Your Feedback



# What is a Specific Plan?

- A tool for implementing the General Plan (City's plan for the future)
- Complies with Section 65450-65457 of the Government Code
- Can focus on...
  - Vision for a focused area
  - Land Use
  - Urban Design
  - Infrastructure Development
  - Financing
  - Development Regulations/Guidelines

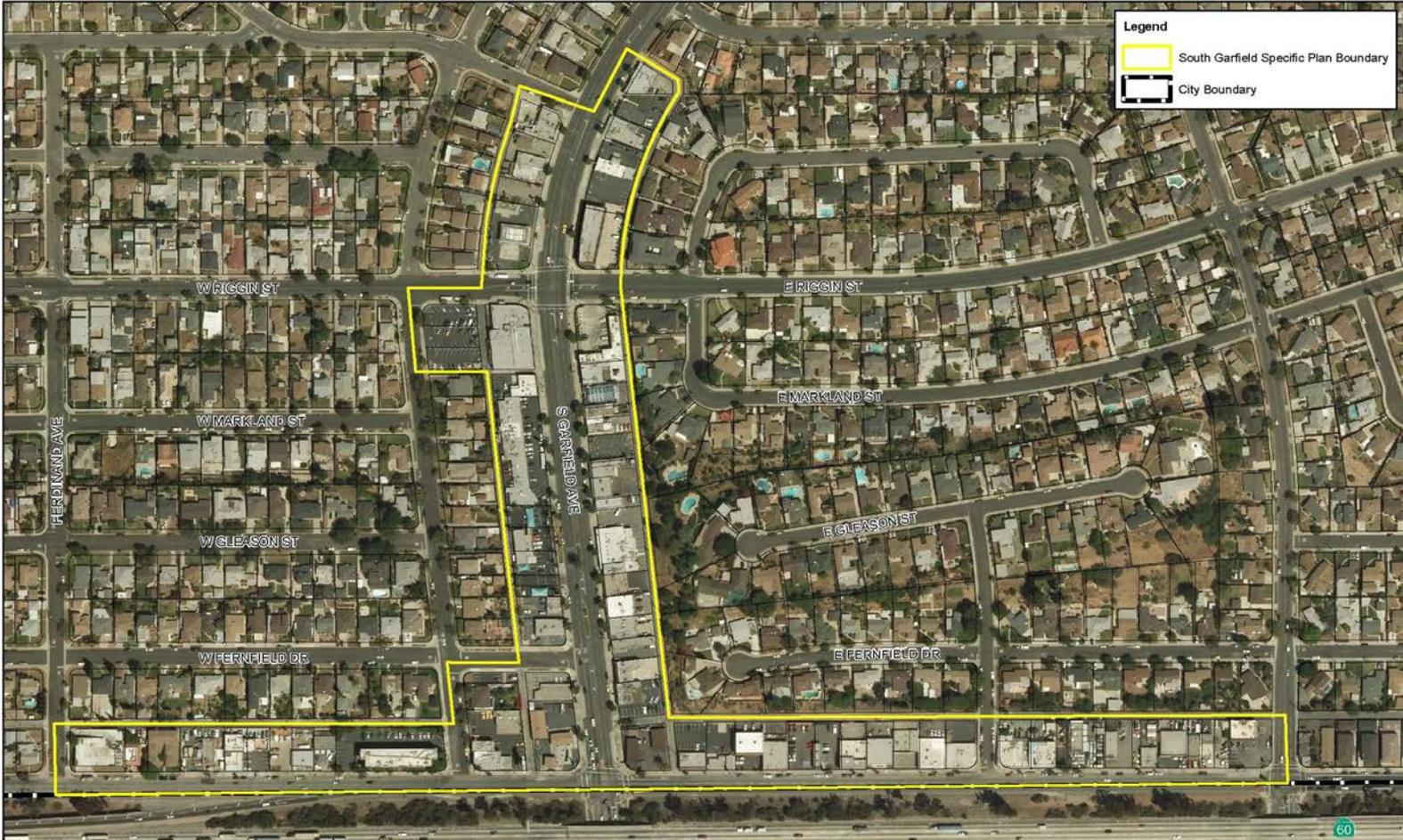


# South Garfield Village Specific Plan Background

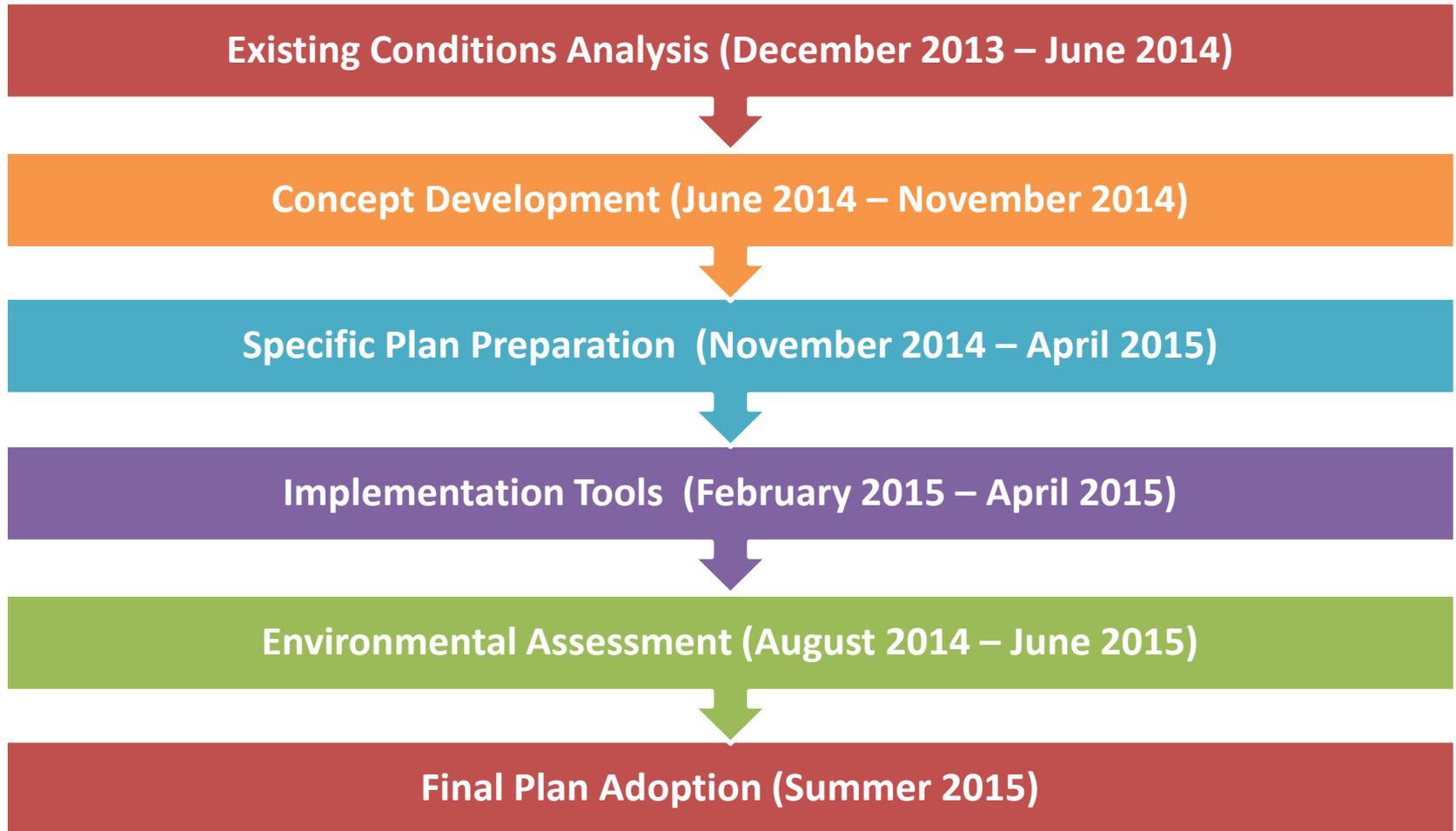
- Transit-Oriented Development (TOD) funding by Metro based upon future Gold Line extension
- Existing Specific Plan was adopted in 1987 and revised in 2000
- Objectives
  - Encourage revitalization of the area
  - Improve mobility and connectivity
  - Provide guidance on development and improvement of buildings and structures
  - Guide infrastructure polices and priorities



# Focus Area Graphic



# Process and Schedule



# Public Engagement

- Business/Property Owner Interviews (December 2013)
- Community Survey (January 2014)
- Community Walk (February 2014)
- Community Workshop (May 2014)
- Plan Open House (June 2015)
- General Plan Advisory Committee Meeting (TBA)



# What We Heard “Likes”



Proximity to the Freeway



Access from Surrounding Neighborhoods



Transit Access



Restaurants & Services

# What We Heard “Needs Improvement”



Alley Maintenance



Streetscape (Furniture)



Speed of Traffic



Landscaping

# What We Heard “Needs Improvement”



Vacant Buildings



“Dated” Look of Buildings



Parking

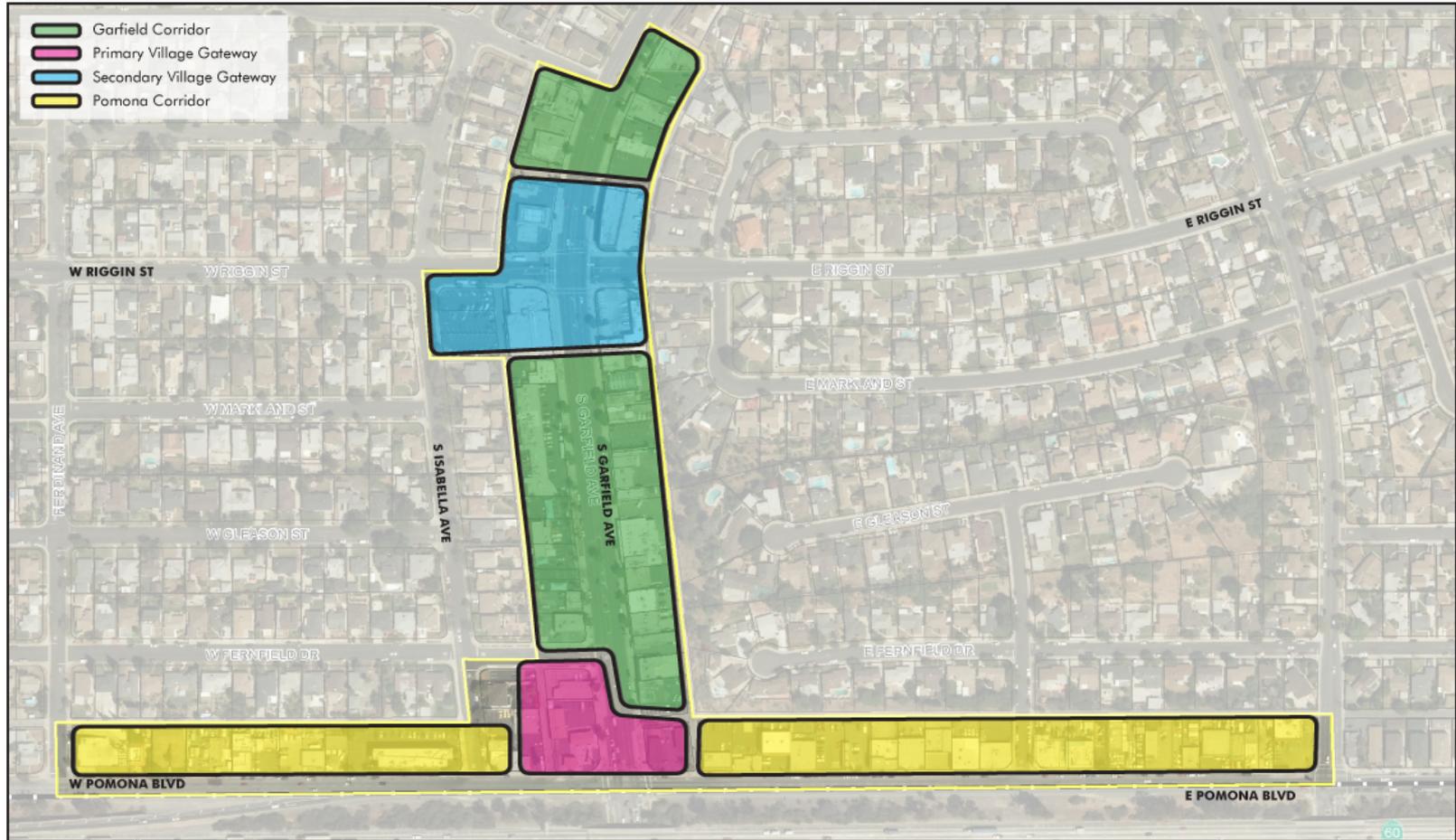
# Conceptual Vision Plan



# Existing Land Use



# Conceptual Land Use Areas



# Development Standards



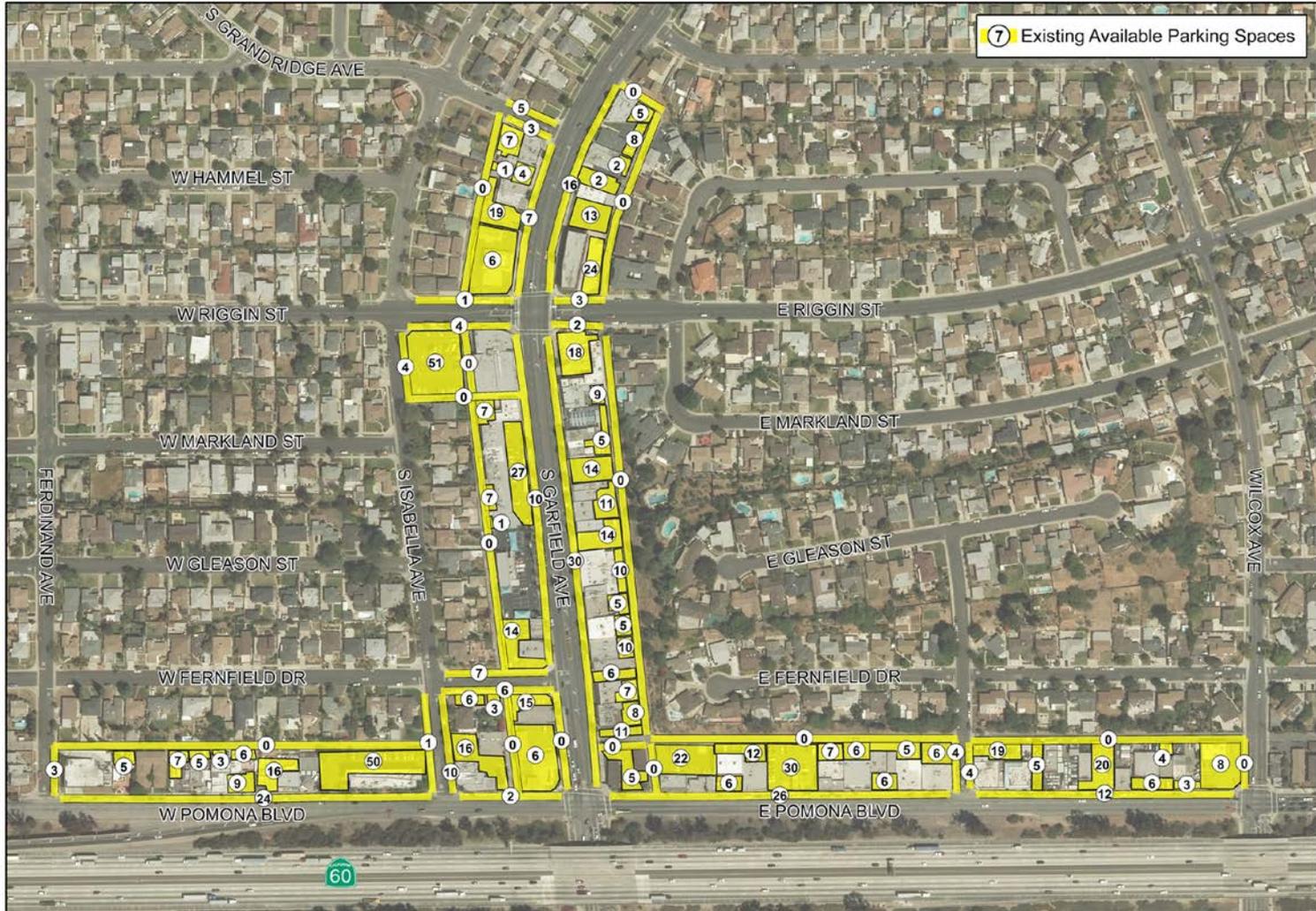
# Existing Circulation



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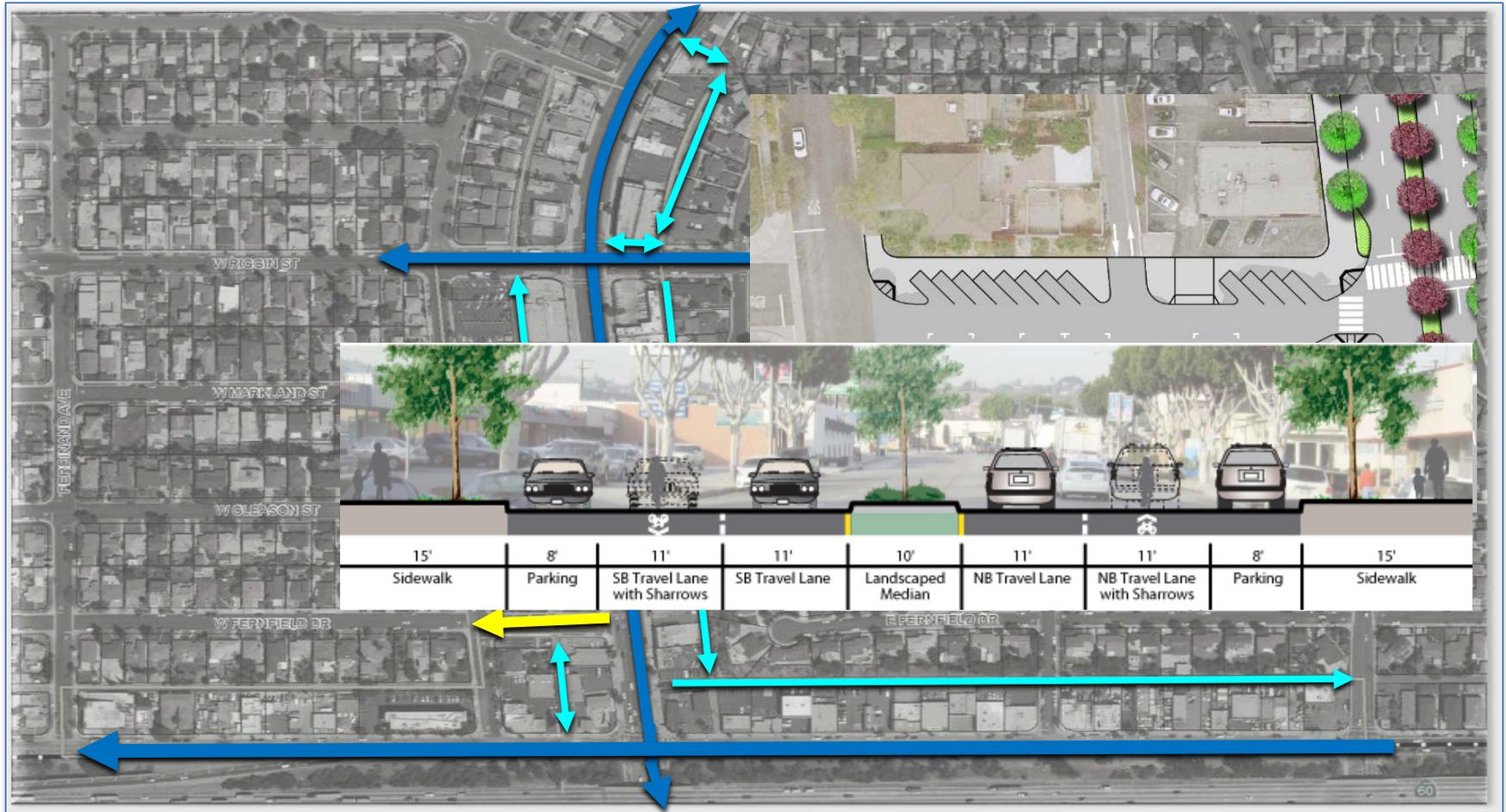
# Existing Parking



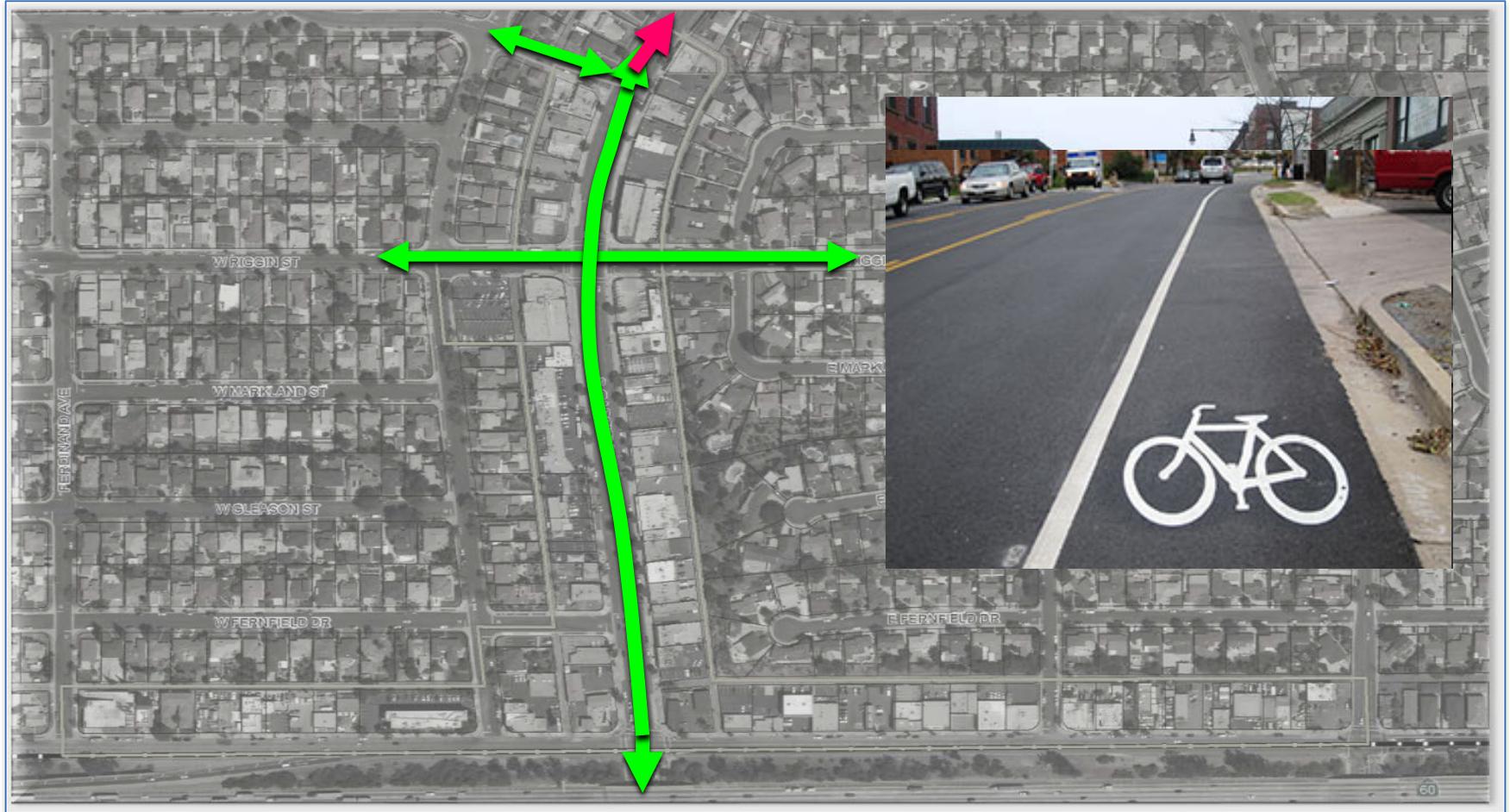
# Existing Parking



# Future Vehicle Circulation



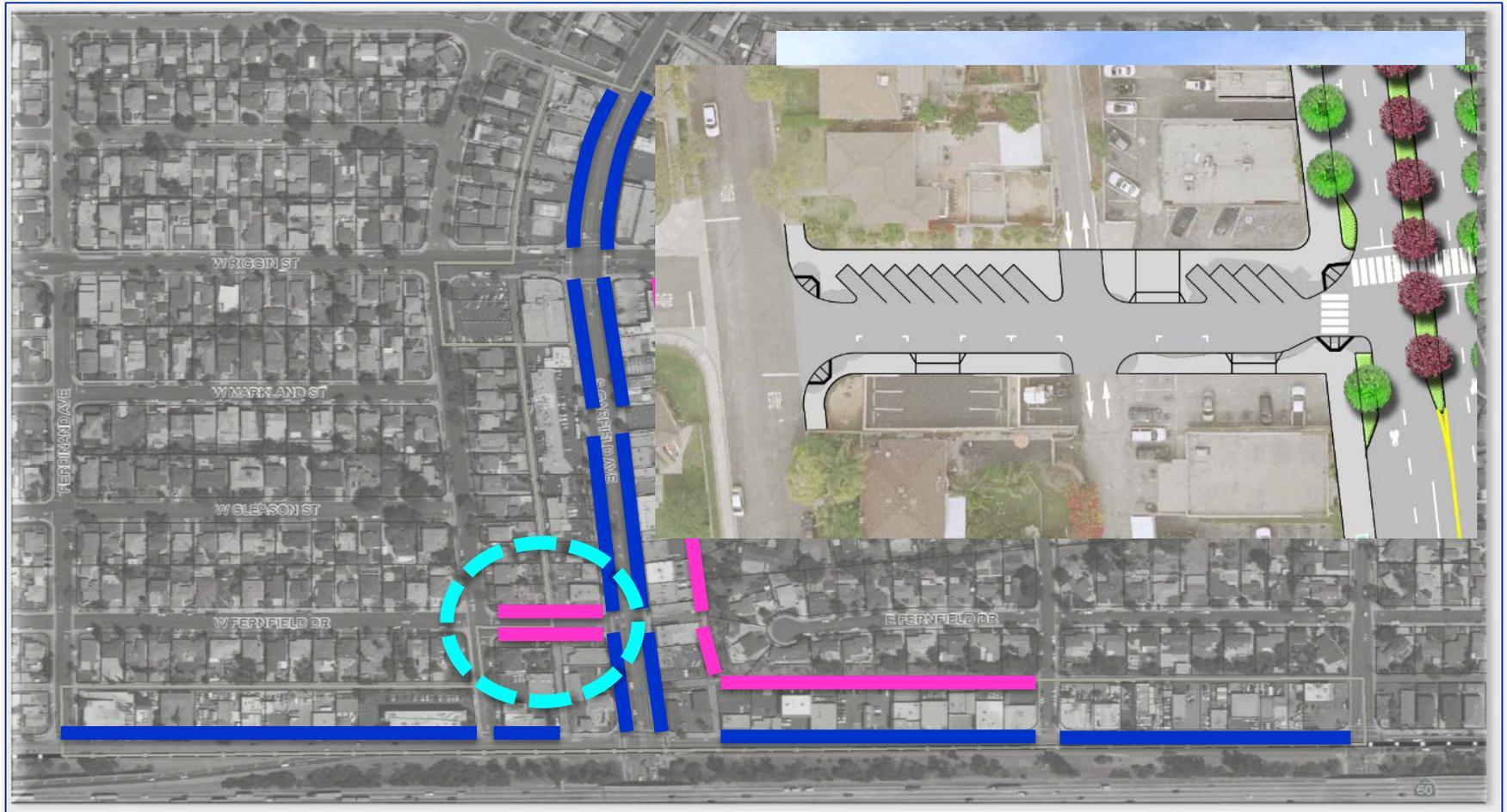
# Future Bicycle Circulation



# Future Pedestrian Circulation

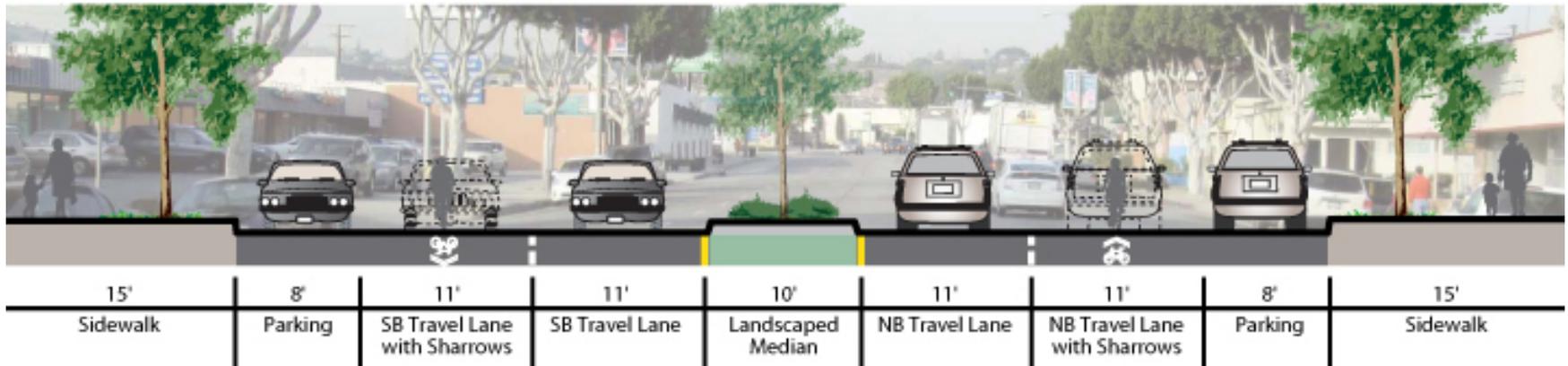


# Future Additional On-Street Parking



# Future Circulation & Parking: Cross Section

South Garfield Cross Section



# Future Circulation & Parking: Mid-Block Crossing & HAWK



# Future Circulation & Parking: Bicycle Circulation



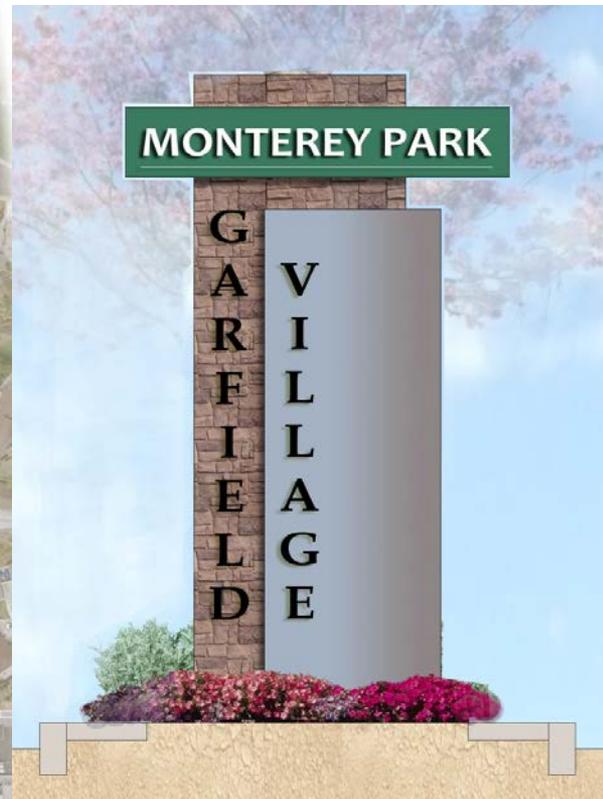
# Existing Streetscape



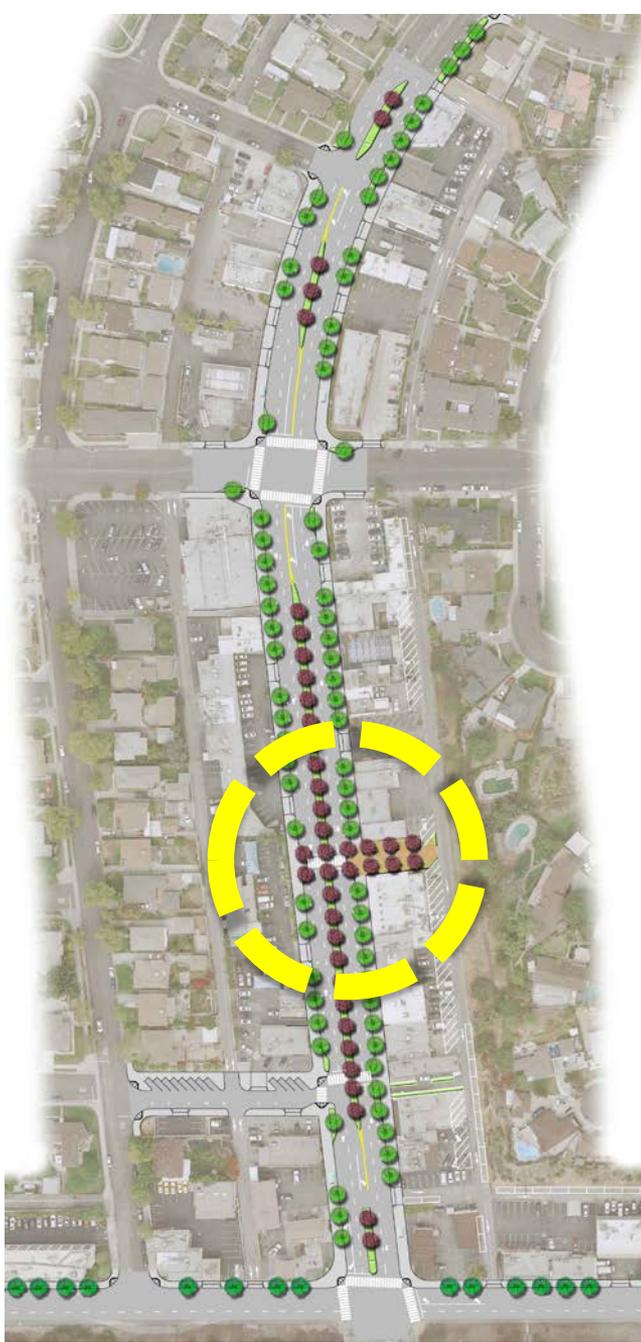
# Urban Design and Streetscape Concept



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*The Anapolis Smart Bollard  
(solar collectors on each - no need for electrical)  
and Key Bike Rack by Landscape Forms*

# Purpose of Design Guidelines



# General Provisions of Guidelines



Building Massing



Materials



Architectural Style



Indoor/Outdoor Space

# General Provisions of Guidelines



Windows & Orientation



Lighting



Paseos/Outdoor Activities



Public Art

# Signage



Illuminated



Wall Signs



Marquee



Monument

# Implementation

- Zoning Code Amendment
- Infrastructure Improvements
- Parking
- Business Improvement District (BID)



# Financing Mechanisms

- City Funds
- Public/Private Partnerships
- Private Contributions
- Competitive External Grants and Loans



# Incentives

- Pedestrian Amenities Incentive
- Mid-block Pedestrian Passageway Incentive
- Lot Consolidation Incentive
- Shared Parking and Access Incentive
- Façade Renovation Incentive
- Restaurant Development Incentive



# Next Steps

- Gather Comments
- California Environmental Quality Act (CEQA)
- General Plan Advisory Committee (GPAC)
- Hearings and Adoption Process
- Phasing of Streetscape Improvements



