
LAND USE

ELEMENT

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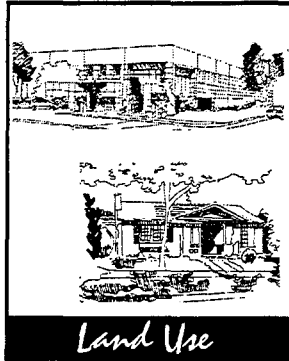
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OVERVIEW OF THE ELEMENT

Purpose

The Land Use Element addresses the physical development and appearance of the City. Land use goals and policies contained in this Element designate the general distribution, location, and extent of land to be used for housing, business, industry, and public and private open space. This Element includes descriptions of the population densities and building intensities permitted within the various land use categories. Areas prone to flooding are referenced and should be reviewed annually. The Land Use Element links all land use issues together with the other elements of the General Plan. Text, maps, and diagrams provide a clear basis for development decisions in all land use categories.



Intensity: Development intensity for nonresidential land use categories refers to the amount of development on a lot - the total building square footage, the mass of a building, the floor area ratio, and the percent of lot coverage. As described above, this Element uses FAR to describe the permitted intensities.

Floor Area Ratio (FAR): Floor Area Ratio represents the relationship between the total floor area of all buildings on a lot and the total area of that lot. FAR is determined by dividing total floor area of all buildings on a lot by the area of that lot. For example, a 10,000 square-foot building on a 20,000 square-foot lot represents a FAR of 0.5. A 0.5 FAR allows a low-rise building which covers most of the lot, a mid-sized structure with reduced lot coverage, or a tall building with substantial outdoor space or landscaping (see Figure LU-1 on the next page). In this Element, FAR is used to describe the maximum permitted intensities for the nonresidential land use categories.

Important Terms and Concepts

In discussing how properties might be developed, this Element uses certain planning terms as follows:

Density: The term density applies to the residential land use classifications. Density refers to the number of allowable dwelling units per net acre of land in a given residential classification.

Nonconforming Use: Any use or structure which does not conform to the regulations of the zone district in which it is located is considered a nonconforming use. *Nonconforming use* is a generic term and includes: (1) nonconforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) nonconforming use of a conforming building, (3) nonconforming use of a nonconforming

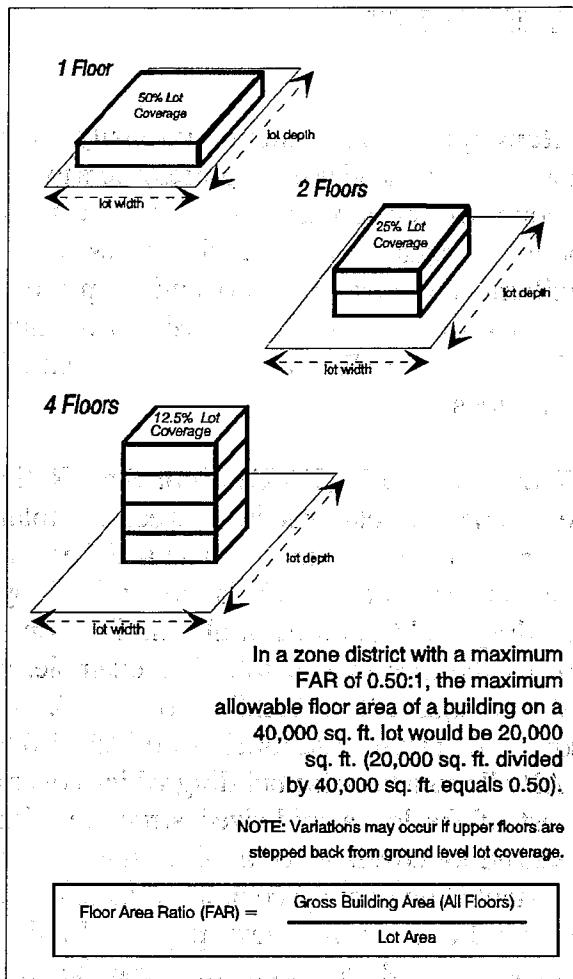


Figure LU-1
Floor Area Ratio

building, and (4) nonconforming use of land. A lawfully existing nonconforming use or structure may continue to be utilized for a specified length of time as set forth in the South El Monte Zoning Ordinance, provided no structural alteration or expansion of the use occurs.

Redevelopment: Redevelopment, under California Redevelopment Law, is a process

with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. Redevelopment provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements within designated redevelopment project areas. South El Monte has three such project areas (illustrated in Figure ED-1 in the Economic Development Elements), known as Business Improvement Districts 1, 2, and 3.

Related Plans and Programs

The scope and content of the Land Use Element is governed primarily by the *General Plan Law and Guidelines* and the *Planning, Zoning and Development Laws for the State* (California Government Code Sections 65000-66009). In addition, there are a number of other plans and programs that are considered in the formulation, adoption and implementation of land use policy. Relevant plans and programs are described in this section.

City of South El Monte Zoning Ordinance

The City's Zoning Ordinance divides the City into areas, called zoning districts, and establishes regulations for each district with respect to permitted uses, allowable density, building height, development character, etc. The Zoning Ordinance consists of a map which delineates the district boundaries and

text which explains the purposes of areas, specifies permitted and conditional uses, and establishes development and performance standards.

The Zoning Ordinance serves as the primary implementation tool for the Land Use Element and the goals and policies it contains. The Zoning Map by law must be consistent with the General Plan Land Use Policy Map.

The California Environmental Quality Act (CEQA)

The California Environmental Quality Act was adopted by the State legislature in 1970 in response to a public mandate that called for thorough environmental analysis of projects that might adversely affect the environment. Under CEQA, most projects that require the discretionary approval of a public agency must first be reviewed to determine related environmental effects, and any identified significant adverse affects must in some manner be mitigated or avoided. South El Monte conducts such review of development project per CEQA regulations.

Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide

The *Regional Comprehensive Plan and Guide* was developed to minimize traffic congestion and protect environmental quality throughout the six-county SCAG region. It was developed with active participation from local agencies, elected officials, the business community, community groups, private institutions, and private citizens.

Air Quality Management Plan (AQMP)

The Air Quality Management Plan is prepared for a region designated as a non-attainment area (a geographic area identified by the Environmental Protection Agency and/or California Air Resources Board as not meeting state or federal standards for a given pollutant) for the purpose of bringing the area into compliance with the requirements for the national and/or state standards. The AQMP, updated on a three-year cycle, contains policies and measures designed to achieve federal and state standards for healthier air quality in the South Coast Air Basin and portions of the surrounding area.

Summary of Issues

The City of South El Monte benefits tremendously from its central location within the San Gabriel Valley and the easy access to the Los Angeles region afforded by the two freeways abutting the City: the Pomona Freeway (State Route 60) and the San Gabriel River Freeway (I-605). The industrial base has continued to remain strong since the City's incorporation, with over 22,000 people coming into the City to work each day. The purpose of the General Plan is to build upon this strength and to seek opportunities for continued economic growth while meeting the housing and service needs of existing and future residents. Toward these ends, this Land Use Element addresses the following issues:

Housing Needs and Resources

- Conflicting residential and industrial land uses exist together without adequate buffering.

- Stable residential areas must be protected from encroachment of other uses, as well as from through traffic.
- Vacant sites to accommodate higher density housing are limited, and such housing may be needed to address the area's growing population, to alleviate unit overcrowding, and to provide replacement housing sites for losses in housing stock in the industrial areas.
- Zoning regulations limit new multi-family housing developments (apartments) to one story in height. This restriction has precluded development of any multi-family in the City since adoption of these regulations.
- Mobile home parks in the City represent substandard housing and largely are located in industrial areas.

Commercial and Industrial Development

- The City lacks commercial areas to serve the needs of the daytime business and resident populations.
- Small lots in industrial areas limit opportunities to attract major industrial users who require larger sites and buildings.
- Large properties located at key "gateway" locations in South El Monte are either underdeveloped or developed with marginal land uses.

- The City needs to better capitalize on its prime freeway location and develop region-serving uses to draw freeway travelers into South El Monte.
- Many of the City's commercial strips contain deteriorated uses, inconsistent development standards, and unattractive signage, presenting a negative image to persons traveling through the City.
- The City has the opportunity to capitalize on the popularity of several existing businesses (Drive-In Swap Meet, Cielito Lindo) by utilizing these as anchors and establishing adjacent complementary uses.



A local City landmark

Other Land Use Issues

- Entry statements into the City are poorly defined.
- The City lacks a clearly defined “center” of activity.
- No park facilities exist in the northwest area of the City to serve the residential neighborhoods located there.
- The 11-acre U.S. Army Reserve Base on East Fawcett Avenue adjacent to the City (but not within its corporate limits or sphere of influence) has direct physical relationship to properties in South El Monte. The City should pursue annexation of the site to control its ultimate reuse and development.

BALANCED MIX OF LAND USES

Existing land uses in South El Monte include residential, commercial, industrial, public facilities, and community uses. There is a need for balanced mix and distribution of land uses throughout the City to provide opportunities for continued industry, commerce, recreation, and diverse housing types. The Land Use Policy Map contained in the last chapter of this Element illustrates the geographic distribution of these land uses and presents a land use "vision" for eight economic development focus areas in the City.

Goal 1.0

Maintain a balanced mix and distribution of land uses throughout South El Monte.

Policy 1.1

Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.

Policy 1.2

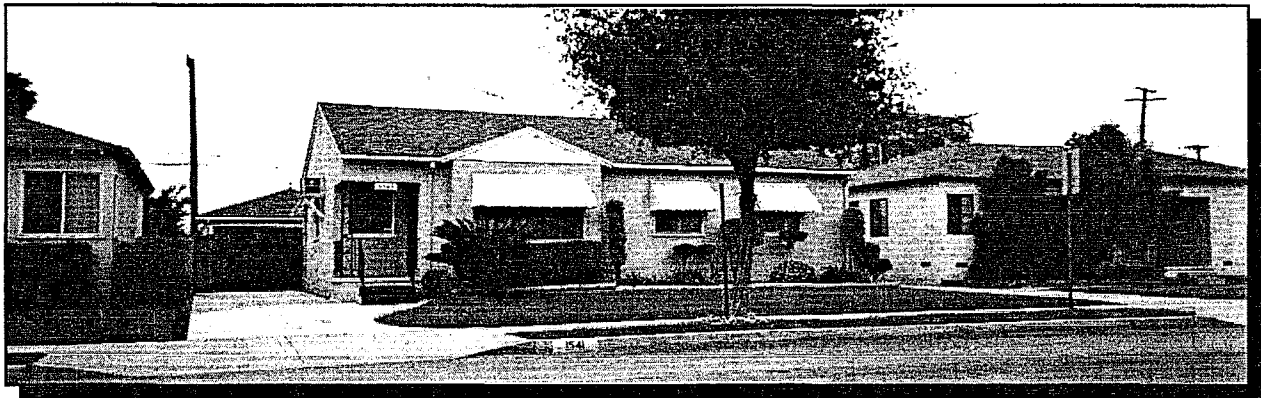
Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.

Policy 1.3

Preserve intact single-family neighborhoods through continued application of the Low Density Residential General Plan designation, and provide housing rehabilitation assistance to facilitate continued maintenance and upkeep.

Policy 1.4

Create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base.



South El Monte has many attractive, well-kept residential neighborhoods.

Policy 1.5

Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial use.

Policy 1.6

Maintain and enhance the Civic Center's function as a community focal point. Encourage civic- and community-oriented uses on lands surrounding the City Hall complex.

Goal 2

Focus new revenue-generating development in those areas of the City with high visibility.

Policy 2.1

Provide incentives for the development of at least one high-visibility, conveniently located commercial center that will offer retail and services shopping opportunities to the local resident and employee populations.

Policy 2.2

Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses. Rezone the east side of Rosemead Boulevard Commercial-Manufacturing (CM).

Policy 2.3

Encourage the development of regional-serving commercial uses south of the Pomona Freeway at Santa Anita Avenue.

Policy 2.4

Facilitate the development of freeway-oriented commercial uses on commercial properties along Santa Anita Avenue between the Pomona Freeway and Central Avenue.

Policy 2.5

Encourage local-serving commercial uses in the vicinity of the Peck Road/Michael Hunt Road intersection and at Durfee Avenue/Rush Street.

Policy 2.6

Encourage restaurants and other service-oriented commercial uses to serve the local resident and business populations at the Tyler/Santa Anita/Michael Hunt/Vacco intersection.

Policy 2.7

Include the U.S. Army Reserve Base property on Fawcett Avenue within the City's corporate limits.

COMPATIBLE AND COMPLEMENTARY DEVELOPMENT

South El Monte, as an urbanized environment, does not contain expanses of open space separating different land uses. Opposite sides of the same street often contain different land uses (for example, residences versus industrial businesses), or one city block may contain several uses, including industry adjacent to homes.

Development that substantially and abruptly alters the land use patterns or physical continuity of a street, block, or neighborhood is often disorienting, and may even be potentially hazardous to the health and safety of residents. Traffic, noise, and pollution from industrial and commercial activities should not disrupt residential neighborhoods. Privacy for residential uses is important, and multi-story structures should not look onto the backyards of single-story residences. Setbacks, buffers, and transitions in land uses are ways to create and maintain the compatible, complementary development envisioned in the Land Use Element.

Goal 3.0

Accommodate new development that is compatible with and complements existing land uses.

Policy 3.1

Require that multi-family development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent single-family residential uses to prevent impacts on

residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 3.2

Require that commercial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 3.3

Require that industrial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential and commercial uses to prevent impacts on residences and commercial businesses due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 3.4

Require that the external lighting of commercial and industrial properties be confined to the site to avoid adverse impacts on adjacent land uses due to light spillover or glare.

Policy 3.5

Require that automobile and truck access to commercial and industrial properties adjacent to residential parcels be located the maximum practical distance from the residential parcel.

RESIDENTIAL/INDUSTRIAL LAND USE CONFLICTS

Throughout the western half of the City, residential uses exist in areas zoned for industrial development and in which industrial businesses represent the predominate land use. This intermixing of incompatible uses creates conflicts and has been a source of community concern for over 20 years. Prior to 1997, zoning regulations identified residential uses in industrial zones as nonconforming uses subject to amortization and eventual removal. However, in response to community opposition to more aggressive City efforts to remove the nonconforming residential uses, in 1997 the City Council adopted regulations that permit legally established residential uses in industrial zones to continue and not be subject to removal.

While this regulation preserves needed housing units in South El Monte, it does not address the potential conflicts between residential and industrial uses. Issues of concern include truck traffic and associated safety concerns, hours of operation of industrial businesses, the potential for release of hazardous materials, and noise from manufacturing operations, among others. In attempts to strike a balance between land use compatibility and preservation of existing housing, the City's policy will be to facilitate the removal of residential uses in industrial zones by providing housing opportunities in other City locations more suitable to residential use. (Refer to the Housing Element for a discussion of programs designed to facilitate housing production.)

Goal 4.0

Work toward the gradual elimination of residential land uses within areas designated and zoned for industrial use and development.

Policy 4.1

Facilitate the removal of residential uses within areas zoned for industrial use.

Policy 4.2

Provide new opportunities for housing in South El Monte, such as through intensification in designated neighborhoods and provision of funding for affordable housing development, as a means of offsetting the loss of units in industrial zones.

Policy 4.3

Require that industrial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent existing residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale.

COMMUNITY IDENTITY AND CHARACTER

As part of the West San Gabriel Valley's early industrial core, South El Monte's physical layout has been well established since the 1950s. As the City developed over time, new buildings and landscaping focused on the individual development at hand, not on the overall visual identity for the City. The City's commercial and industrial districts lack strong identifiable features, and persons traveling into the City are not greeted by signage welcoming them into South El Monte. And while many of the City's residential neighborhoods have an established identity and a long-term resident base, much of the housing stock is interspersed in industrial areas and provides a negative visual image for the City. A comprehensive program for urban design can result in a more functionally compatible environment in South El Monte, as well as helping to establish more uniquely identifiable neighborhoods and commercial districts, and "sense of place" for the City.

Goal 5.0

Create a sense of identity and place for South El Monte within the San Gabriel Valley.

Policy 5.1

Locate distinctive public signage and landscaping that identify South El Monte at key entry points into the City, including Santa Anita Avenue, Peck Road, Rosemead Boulevard, and Garvey Avenue.

Policy 5.2

Provide for the consistent use of street trees along all sidewalks and property frontages.

Policy 5.3

Establish a consistent style of design for all public signage, including fixture type, lettering, colors, symbols, and logos.

Policy 5.4

Emphasize the Civic Center as the focal point of community, civic, cultural and recreational activities.

Policy 5.5

Require that signage on commercial structures be compatible and integrated within the structure's architecture.

Policy 5.6

Upgrade the visual quality of edge conditions between industrial and residential uses through street tree planting and on-site landscaping.

Policy 5.7

Review and revise, as necessary, the City's development standards to improve the quality of new development in the City and to protect public health and safety.

REVITALIZATION OF DETERIORATING USES AND PROPERTIES

Due to a complex combination of local, regional, and national economic trends, over time South El Monte has suffered the deterioration of many residential, commercial, and industrial properties. In order to revitalize the community, effective redevelopment and rehabilitation programs must be continued and, where feasible, expanded. The adequate maintenance of properties must be assured through rigorous code enforcement.

Goal 6.0

Provide for the revitalization of deteriorating land uses and properties.

Policy 6.1

Encourage and continue use of redevelopment activities, including provision of incentives for private development, joint public-private partnerships, and public improvements, in those Business Improvement Areas designated in South El Monte.

Policy 6.2

Provide development incentives to facilitate the consolidation of individual parcels along the City's commercial corridors and in industrial districts.

Policy 6.3

Promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance.

Policy 6.4

Encourage the rehabilitation of existing commercial facades and signage.

Policy 6.5

Continue to provide financial assistance to eligible properties through residential rehabilitation programs.

Policy 6.6

Adopt a City ordinance to require property owners to remove abandoned buildings after a specified period of time to both improve the look of the City and to reduce crime.

Policy 6.7

Implement a graffiti removal program to facilitate prompt removal of graffiti on private property.

THE LAND USE PLAN

The Land Use Plan and Policy Map describe the approach to be used to implement Land Use Element goals and policies. The locations of future land uses are presented on the Land Use Policy Map (Figure LU-2). The Element focuses on three primary land use goals:

- (1) The long-term maintenance and preservation of existing development;
- (2) Revitalization or redevelopment of existing development in the City where rehabilitation is necessary or conversion to other uses is desired to achieve economic or social goals of the General Plan; and
- (3) Developing vacant properties to their maximum potential.

Land Use Policy Considerations

A wide range of natural and human-induced environmental factors are considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and character of existing development all influence land use policy.

Land Use Constraints and Resources

South El Monte is a densely developed urban environment. The objectives noted previously in this Land Use Element recognize both the

benefits and disadvantages of the City's past and present development patterns. Land use policy under the General Plan does not propose drastic, large-scale changes to the City's built environment. Rather, the long-range goals and policies in this Element are intended to create and maintain compatible, complementary development based on the positive aspects of historical and existing land use patterns.

The Public Safety Element identifies areas of South El Monte subject to such environmental constraints such as flooding, dam inundation, seismic conditions, and exposure to hazardous materials and high noise levels. In turn, the Resources Element identifies areas containing important natural resources. The Circulation Element describes roadway/transportation system capacities. These constraints, consisting of both natural and human-caused factors, influence long-range land use planning and are discussed in detail in each of the respective General Plan elements.

Land Use Designations

Land use designations indicate the type and nature of development that is allowed in a given location. While terms like *residential*, *commercial* and *industrial* are generally understood, State General Plan law requires a clear and concise description of the land use categories shown on the Land Use Policy Map.

The Land Use Element provides for land use categories or designations listed in Table LU-2. Three of these designations are established for residential development, ranging from low-density single family to high-density multiple family development. Two commercial designations, one industrial, and a public facility category are included. One category of mixed use is established to offer some flexibility in providing complimentary commercial, office, and residential uses. Parkland and City-owned recreational facilities are combined under the Parks designation.

Land Use Intensity/Density

State General Plan law requires that the Land Use Element indicate the maximum intensities and densities of various land use permitted within the City. The land use designations contained in this Element and shown on the Land Use Policy Map are described in this way. Table LU-1 lists each of the land use designations for the City and provides a corresponding indication of maximum intensity/density of development on that parcel. Maximum allowable development on individual parcels of land is to be governed by these measures of intensity or density.

Table LU-1 also includes the standard or expected overall levels of development within each land use category on a citywide basis. These standard levels of development represent an anticipated intensity/density and are, therefore, less than the maximum allowed. Due to roadway constraints, placement of existing buildings, zoning requirements, and other factors, not every parcel in the City has in the past nor will in

the future develop to the maximum intensity allowed.

The term "intensity" refers to the degree of development based on building characteristics such as height, bulk, floor area ratio and/or percent of lot coverage. Intensity is most often used to describe non-residential development levels, but, in a broader sense, can be used to express overall levels of all development types.

For most nonresidential development categories (Commercial, Commercial-Manufacturing, Industrial, Public Facility), the measure of intensity known as *floor area ratio* (FAR), as described in the first section of this Element, provides the most convenient method of describing development levels. The FAR describes use intensity on a lot but not the actual building height, bulk or coverage.

For purposes of this explanation, both residential density and nonresidential intensity are based on the concept of net acreage. Net acreage is assumed to be 80 percent of gross acreage on a citywide basis, and a net acre of land is assumed to equal 35,000 square feet for purposes of calculating density or intensity of land use.

The term *density*, in a land use context, is a measure of the population or residential development capacity of the land. Density is described in terms of dwelling units per net acre (du/ac); thus, the density of a residential development of 100 dwelling units occupying 20 net acres of land is 5.0 du/ac. A dwelling unit is a building or a portion of a building used for human habitation and may vary

**Table LU-1
Land Use Designations**

| Land Use Designation | Maximum Permitted Density or Intensity (in dwelling units per net acre or FAR) | Average Density or Intensity (in dwelling units per net acre or FAR) |
|---------------------------------|---|---|
| Low Density Residential | up to 8 du/ac | 8 du/ac |
| Medium Density Residential | up to 16 du/ac | 16 du/ac |
| High Density Residential | up to 29 du/ac | 29 du/ac |
| Mixed Use | up to 29 du/ac; 1.0 FAR | 29 du/ac; 0.35 FAR |
| Commercial | 0.50 FAR | 0.20 FAR |
| Commercial-Manufacturing | 0.75 FAR | 0.35 FAR |
| Industrial | 1.0 FAR | 0.40 FAR |
| Public Facility | (a) | (a) |
| Park | (b) | N/A |
| Streets and other Rights-of-way | N/A | N/A |

- Notes: (a) This category includes such schools, the fire station, and City Hall. Due to the areas devoted to open space uses at the schools and the site-specific nature of development of other uses, development intensities have not been assigned.
- (b) Due to the open space nature of this use, no development intensity has been assigned.

considerably in size (square footage) from small apartments at 400 to 500 square feet to large single-family homes exceeding 5,000 square feet. Along with this difference in size is a corresponding difference in the number of persons occupying a given unit (that is, larger units usually house more persons than smaller units). For purposes of calculating population, an average number of persons per dwelling unit for all dwelling unit types and sizes is assumed as described in the notes accompanying Table LU-2. Within land use plans, density is often described as a range (for example, 0 to 8 du/ac).

Descriptions of each of the land use designations shown on the Land Use Policy Map are provided to delineate the general types of uses allowed and their corresponding intensities or densities. These use descriptions, types and limitations are defined further as specific uses within the Zoning Ordinance. The specific uses and development standards contained within the Zoning Ordinance and shown on the accompanying Zoning Map are consistent with the land use designations and standards contained in this Element.

Residential Categories

Low-Density Residential: The Low-Density Residential (LDR) land use category provides opportunities for the development of low-density, detached single-family dwellings. The maximum density allowed under this category is eight units per net acre of land. In addition to detached single-family dwellings, other permitted uses included public/institutional facilities, churches, schools, and other uses determined to be compatible with and oriented toward serving the needs of low-density, detached single-family neighborhoods. The average population density for this residential category is 37 persons per acre.

Medium-Density Residential: The Medium-Density Residential (MDR) category provides for the development of medium-density duplexes, townhomes, condominiums, and apartments, as well as low-density, single-family residential development. This land use category allows for a maximum of 16 dwelling units per net acre. Uses such as public/institutional facilities, churches, schools, and others determined to be compatible with and oriented toward serving the needs of medium-density residential neighborhoods may also be allowed. The average population density for the Medium-Density Residential category is 73 persons per acre.

High-Density Residential: The High-Density Residential (HDR) land use category allows for the development of apartments, condominiums, townhomes, and other grouped dwellings, in addition to detached, single-family residential development. The

maximum permitted density is 29 units per net acre. Uses such as public/institutional facilities, churches, schools, and others determined to be compatible with and oriented toward serving the needs of high-density neighborhoods may also be permitted. The average population density for this residential category is 133 persons per acre.



Non-Residential Categories

Commercial: The Commercial (C) category includes a broad range of retail, professional office, and service-oriented business activities designed to serve both the local residential and business communities, as well as to meet regional shopping and service needs. The types of uses allowed within this category include, but are not limited to: professional and administrative offices; convenience and neighborhood commercial developments; restaurants; community shopping centers; and retail and wholesale commercial activities. The maximum permitted development intensity is an FAR of 0.50.

The Commercial category includes sites visible from freeway corridors and along the City's major arterial streets, as well as smaller sites located within or adjacent to residential neighborhoods. The sites afforded freeway visibility and with easy access from major roadways should support larger-scale

commercial uses oriented toward meeting the needs of travelers, visitors to the City, and shoppers from the region. Locations within or near residential areas are intended to support neighborhood commercial retail and service uses. Zoning designations and regulations will be used to distinguish regional commercial from neighborhood commercial sites.

Mixed-Use: The Mixed-Use (C/R) category provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area. Allowable uses include those identified in the High-Density Residential and Commercial categories. Multi-family residential development is allowed at densities up to 29 units per acre without a requirement for commercial uses. Commercial development is allowed up to an FAR of 1.0 without a requirement for accompanying residential uses. However, commercial uses are permitted on the ground floor of an otherwise residential building. If a site designated mixed use includes both residential and commercial uses, 29 units per acre plus ground floor commercial are permitted.

Commercial-Manufacturing: The purpose of the Commercial-Manufacturing (CM) land use category is to provide areas where general commercial and limited manufacturing uses can co-locate. Development standards are imposed to control the type and intensity of uses and to ensure that site planning and design quality will enhance the area in which the use is located, as well as protect adjacent and neighboring properties. Permitted uses

include all uses allowed in the Commercial category, plus light manufacturing, light processing, warehousing, distribution, wholesaling, service operations, and related developments. The maximum permitted FAR is 0.75.

Industrial: The Industrial (I) land use category applies to areas appropriate for major industrial uses, including manufacturing and processing of all types, warehousing distribution, wholesaling, and laboratory operations. The intent of this classification is to ensure that sufficient land is allocated for a wide range of industry and industry-related activities. The maximum permitted FAR is 1.00.

Public Facility: The Public Facility (PF) category is established to provide areas throughout the City for a variety of public, quasi-public, and institutional facilities. The primary land uses within this category include:

- (1) Public buildings, including but not limited to, City Hall, public libraries, Sheriff stations, fire protection facilities.
- (2) Quasi-public facilities such as public utility facilities, water wells, and similar uses.
- (3) Institutional uses such as public and private schools.
- (4) Hospitals.
- (5) Religious institutions and related facilities.

For each type of development, zoning ordinance regulations will control the maximum permitted intensity of development. For uses with habitable structures (for example, schools, City facilities, churches, hospitals), the FAR shall not exceed 0.50. Where a use does not include a habitable structure, such as a utility transformer station or water well housing, no FAR regulations apply.

Parks: All public parks and City-owned recreational facilities are included in the Parks (P) category. While parks represent the primary permitted use, permitted recreational facilities include public gymnasiums, multi-purpose buildings such as the Senior Citizen Center, child care centers for City-sponsored programs, and similar uses of a public-serving nature. No intensity restrictions apply to the Parks category.

Effect of Land Use Policy

The distribution of planned land uses citywide is described in Table LU-2, which identifies each land use designation, its associated land use acreage, and the total land use acreage for all planned land uses in the City. The table also provides estimates of the total number of residential dwelling units planned and the resulting population. For commercial and industrial land uses, estimates of building square footage at General Plan buildout are included. The estimates are based on the average density/intensity factors listed in Table LU-1.

The City of South El Monte Land Use Policy Map is presented in Figure LU-2. A large-

scale version of this map can be referenced at City Hall. The map graphically depicts the Plan's land use policies and indicates the land use designations which will help to accomplish the goals established in the General Plan. A major goal of South El Monte's land use policy is to provide a mix of land uses that are functionally and physically compatible.

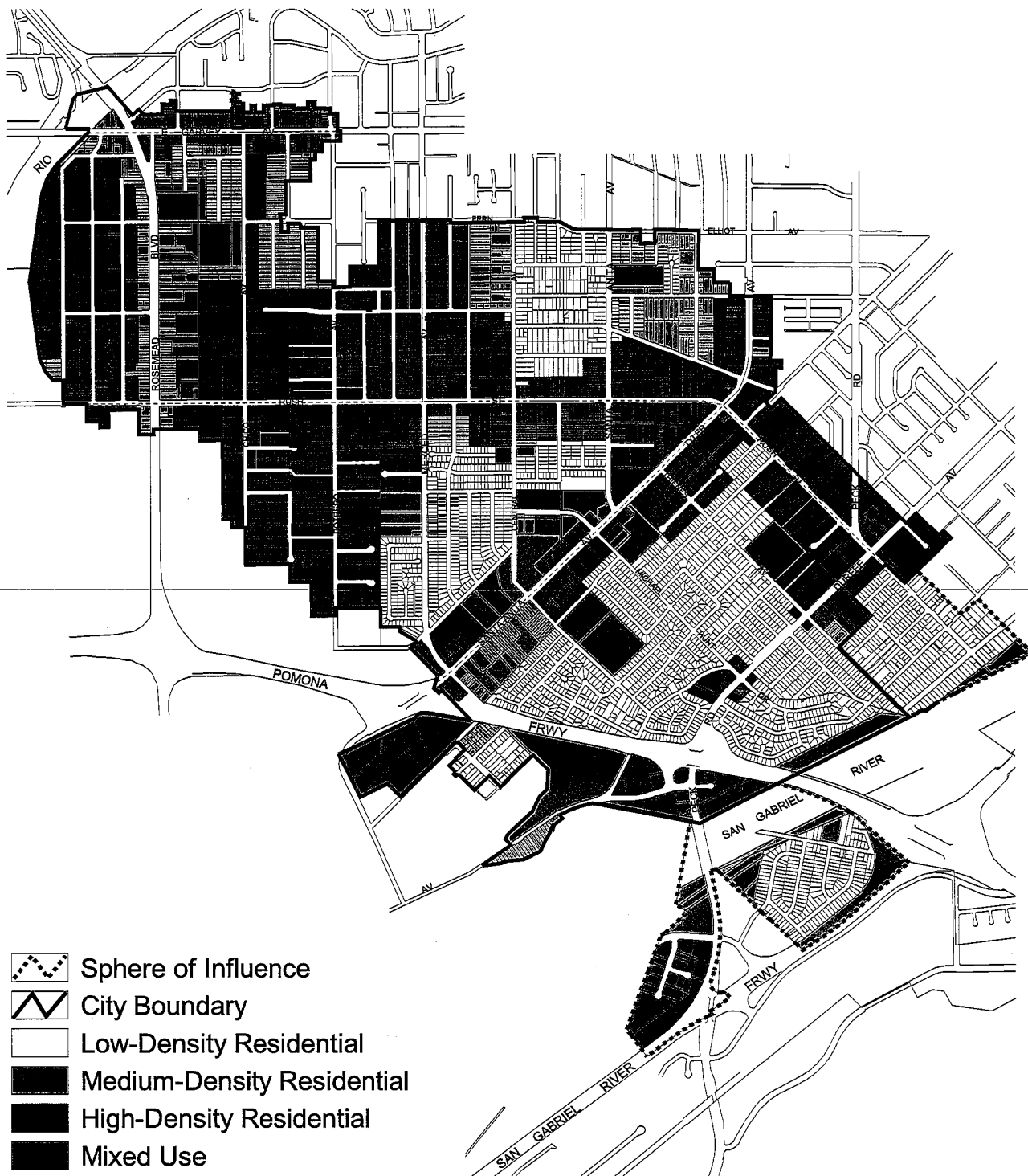
The Element provides a range of residential densities that are generally compatible with existing developed densities. The three neighborhoods located north of Rush Street represent an exception. These areas contain a mix of both single-family homes, duplexes, and apartments. As these are the primary areas remaining in the City where additional housing could be provided, these neighborhoods have been designated for multi-family use. In keeping with land use policy, existing low-density single-family neighborhoods which are largely homogenous will be preserved under Land Use Element policies.












The Land Use Policy Map allows for the consolidation of similar land uses where piecemeal development currently exists. For example, contiguous blocks of commercial use are designated along Santa Anita Avenue, Durfee Avenue, and at Peck Road, and the length of Rosemead Boulevard and the eastern side of Santa Anita Avenue at the Pomona Freeway are designated Commercial-Manufacturing. Commercial uses will remain predominately on major streets, and industrial uses will remain in the core industrial areas of the City. Such groupings of similar uses allow for compatibility of neighboring uses and acceptable transitions.

Table LU-2
Land Use and Population Estimates -
General Plan Buildout

| Land Use Designation | Net Acres | Potential Dwelling Units | Population Forecast (a) | Potential Square Feet (b) |
|----------------------------------|--------------|--------------------------|-------------------------|---------------------------|
| Low Density Residential (LDR) | 449 | 3,592 | 17,044 | N/A |
| Medium Density Residential (MDR) | 117 | 1,872 | 8,883 | N/A |
| High Density Residential (HDR) | 0 | 0 | 0 | N/A |
| Mixed Use (C/R) | 32(c) | 232 | 1,101 | 209,100 |
| Commercial (C) | 116 | N/A | N/A | 958,300 |
| Commercial-Manufacturing (CM) | 110 | N/A | N/A | 2,164,900 |
| Industrial (I) | 672 | N/A | N/A | 11,708,900 |
| Public Facility (PF) | 135 | N/A | N/A | 588,100 |
| Park (P) | 18 | N/A | N/A | N/A |
| Streets and other Rights-of-way | 422 | N/A | N/A | N/A |
| Total | 2,071 | 5,696 | 27,028 | 15.6 million |

- Notes:
- (a) The number of persons per household is an average of 4.745, as reported by the California Department of Finance, January 2000.
 - (b) The following average intensities are assumed for nonresidential categories: Mixed Use = 0.20 FAR; Commercial = 0.20 FAR, Commercial-Manufacturing = 0.35 FAR, Industrial = 0.40 FAR, and Public Facility = 0.10 FAR.
 - (c) Buildout assumptions: 25% residential and 75% commercial
- N/A = Not Applicable



-  Sphere of Influence
-  City Boundary
-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential
-  Mixed Use
-  Commercial
-  Commercial-Manufacturing
-  Industrial
-  Public Facilities
-  Parks

South El Monte
General Plan



0 1000' 2000'

South El Monte is a densely developed urban environment and has no sizable undeveloped lands. The potential for new parkland is severely limited; however, all existing parks will be retained under the General Plan and the City will continue joint use agreements with the school district for public use of school recreational facilities during nonschool hours.

Despite the fact that South El Monte is almost fully developed, Land Use Element policies provide opportunities for focused growth. As described above, specific residential neighborhoods contain lots with single homes, and policies allow for higher densities.

With regard to commercial and industrial uses, as older buildings near the end of their useful life, developers may remove the buildings, combine lots, and use other strategies to increase development intensity. Also, nonconforming residential structures in industrial areas will continue to be removed, creating additional sites for new industrial businesses. Finally, vacant and underutilized parcels with ready access to the Pomona Freeway are anticipated to attract major new commercial users.

Over the long term, this recycling and reuse of land could result in the increase in residential units and business use square footage, as reported in Table LU-2. These figures represent potential ultimate buildout of South El Monte, assuming implementation of policies contained in this General Plan.

Economic Development Focus Areas

An important component of the General Plan program for South El Monte involves identifying key opportunity areas for commercial and industrial development. Eight such areas have been selected, as illustrated in Figure LU-3. The following paragraphs present the land use vision for each of these areas, with economic strategies for each identified in the Economic Development Element.

Area 1: East Santa Anita - Due to the high visibility of this area from the Pomona Freeway, opportunities exist for establishing commercial uses which would provide goods/services to freeway travelers and meet commercial shopping needs of residents and business employees. Land use policy allows industrial businesses in this area as well, although preferred uses are those which generate higher tax revenues.

Area 2: Regional Commercial - Opportunities exist for regional commercial uses on a 30-acre property south of the Pomona Freeway. A flood easement and difficult access have constrained development on the property, but these represent resolvable issues. The site offers substantial opportunity to develop with regional-serving commercial uses that would draw from surrounding communities.

Area 3: Civic Core - Santa Anita Avenue provides direct access to the Pomona Freeway. This "gateway" area offers visibility important to commercial uses. With the exception of the

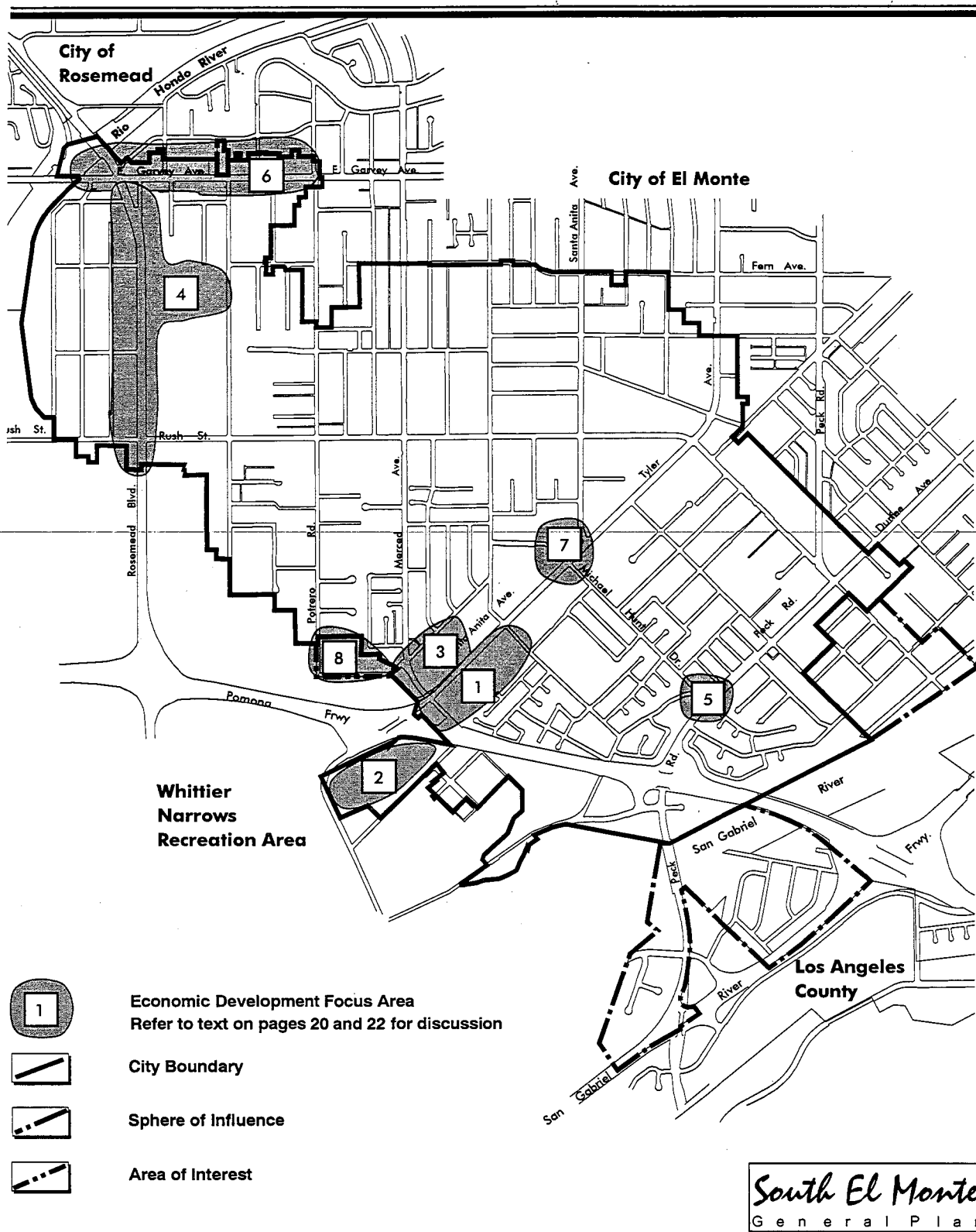


Figure LU-3
Economic Development
Focus Areas

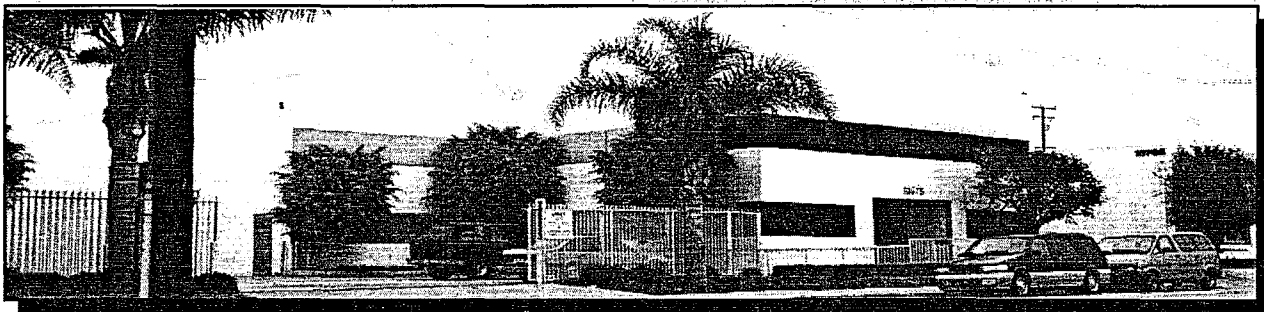
hotel property, parcels in the area can be considered underdeveloped, including the parcel occupied by a wholesale plant nursery. Recommendations include intensified commercial use, particularly uses oriented toward travelers and toward the daily shopping needs of residents (for example, a grocery store, drug store, restaurants).

Area 4: Rosemead Corridor - The west side of Rosemead Boulevard is zoned for a mix of commercial and industrial uses and the east side for industrial, with industrial uses predominating along the boulevard. Rosemead Boulevard serves as a major roadway linking communities within the San Gabriel Valley and as such, has the capability of supporting a broader mix of businesses, including office development and complementary commercial uses. Designating and zoning both sides of the road Commercial-Manufacturing will allow industrial operations to continue while providing opportunities for a broad range of commercial enterprises.

Area 5: Peck/Michael Hunt - This intersection provides entrances to large single-family neighborhoods. Preferred uses are commercial businesses to meet the needs of surrounding residential neighborhoods.

Area 6: Garvey Corridor - Garvey Avenue supports a mix of residential, small-scale commercial, and industrial land uses, much of which exhibits signs of poor maintenance and lack of use. Because Garvey Avenue represents a primary east-west travel corridor, this area offers an excellent opportunity to establish commercial uses to serve neighborhoods in northwest South El Monte, as well as residents in the neighboring community of El Monte.

Area 7: Michael Hunt/Santa Anita - Commercial properties at this major intersection north of the Civic Center currently support low-intensity commercial uses. Over time, the uses should transition to more intensive commercial development. In particular, the area could develop with uses intended to serve the residential neighborhoods in the immediate vicinity (for example, a supermarket, drug store, and/or restaurants).



Industry serves as South El Monte's economic base.

Area 8: U.S. Army Reserve Base - The Army Reserve Base on East Fawcett Avenue lies in unincorporated Los Angeles County and is not included within the City's sphere of influence. However, the property is physically oriented toward South El Monte and is surrounded on two sides by properties in the City. Given the lack of properties in South El Monte available for new residential development, the City has designated this site Low Density Residential and will pursue acquisition of the site should the base be decommissioned.

