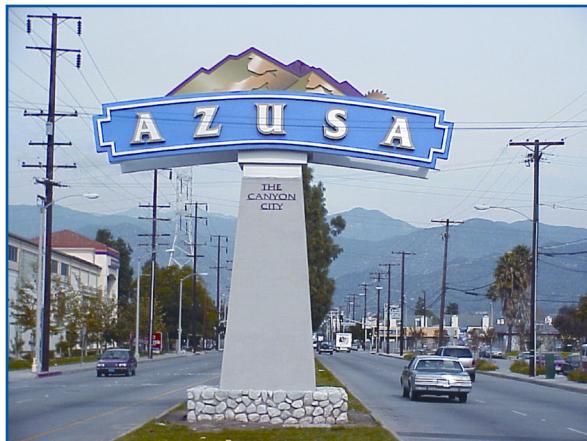




Chapter 1: Vision and Values

**"Where there is no vision,
the people perish"**
Proverbs 29:18

California law requires that each city adopt a Comprehensive General Plan to guide future growth and development. It is supposed to be reviewed every five years. But for nearly twenty years, Azusa failed to keep its General Plan up to date. Lacking a vision, we failed to keep pace with progress in surrounding communities.



Azusa's Centennial in 1998 rekindled community concern about our second hundred years. A year later, an ambitious effort was launched during the annual Golden Days Festival. Hundreds of residents from all backgrounds and walks of life participated in the Future Fiesta, taking the first step toward a new vision for their community. That led to the first Citizens' Congress in May 2000, where participants created a statement of common values as the foundation for a new General Plan.

This summary reflects the work of hundreds of Azusa citizens who have actively participated in the work of the Citizens' Congress over the past three years. We have not always agreed, but we have reached a broad consensus: that Azusa will strive to be a model community, the Gateway to the American Dream, especially for young fami-

lies. Achieving our shared vision will require more hard work and cooperation, but Azusa citizens care too much about our future not to make that commitment.

Our new General Plan goes well beyond the narrow issues of land use and physical environment required by law. It is a comprehensive blueprint for the revitalization of a community with a proud legacy and an equally vibrant potential.

Our General Plan and the implementing Development Code are contained in three distinct but related volumes:

- **Azusa General Plan**-Citywide goals, policies, and implementation programs, organized into three key themes: Built Environment, Economy and Community, Natural Environment
- **Azusa Development Code**-Rules governing building, renovation, uses, and standards applicable to specific neighborhoods and districts
- **Compendium**-Studies and plans prepared for and prepared to implement the General Plan



Chapter 1: Vision and Values

Our Values

Azusa is blessed with a unique natural, historic and cultural heritage. Our citizens are caring people who work hard and value Faith, Family, and Country.

We treasure our neighborhood character and community participation. We see our city as the Gateway to the American Dream of owning a home and personal well-being.

We seek to become a model learning community, stressing educational opportunity for all ages. Proud of our diversity, our shared goal is a brighter future for all.

Azusa Citizens' Congress, 2000

Active Involvement

Hundreds of Azusa residents have participated in Citizens' Congress meetings and workshops to create a new vision for our City. The new General Plan reflects our community's hunger for a better future:



- We will continue to build an inclusive community, honoring both our diversity and our shared values of faith, hard work and family.
- We expect Azusa to grow, but don't want to lose our "small town" sense of place.

- We won't allow Azusa to become just another ugly suburb with dying strip malls and poor-quality subdivisions of cookie cutter homes.
- We will encourage home ownership in safe and stable neighborhoods that are healthy places to raise a family.
- We want a thriving Downtown and University District with distinctive stores and attractions.
- We also want to remain a center of tech-driven industry, providing high-paying jobs in the West End Industrial district.
- We are committed to protecting our canyon, mountains, rivers and parks and want to keep our city green for future generations.
- We will strengthen educational opportunities for all ages, from pre-school to postgraduates, so that Azusa will become a 21st Century model for "a city that learns."

Vision for a Brighter Future

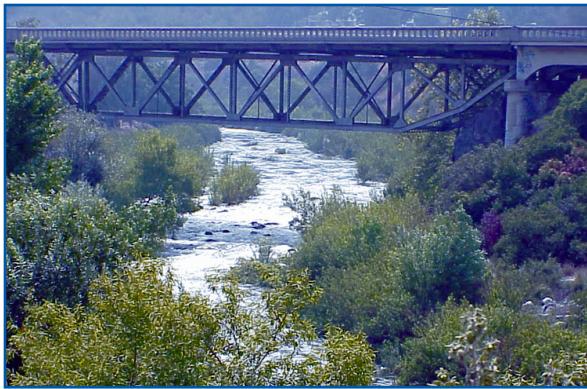
Out of our active involvement, we have shaped a proud vision of Azusa as "The Gateway to the American Dream." Above, this is a vision of opportunity – the opportunity for our community to draw on our rich heritage to grow and prosper; the opportunity for families to grow and prosper; and the opportunity for businesses and institutions to grow and prosper.

We are proud of our sense of community, but are not satisfied with much of what we have allowed to be built in recent years. We expect better. This General Plan and Development Code raises our standards. We welcome new investment, but we insist that new growth meet our standards of community and environmental well-being.

NATURE: We will protect our unique environment by restoring our river, canyon, and foothill areas and pursuing a greener and more sustainable relationship with nature throughout Azusa.



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NEIGHBORHOODS: We will preserve our small town atmosphere with a community fabric of healthy and welcoming neighborhoods.

COMMERCE: We will support economic vitality by creating and supporting mixed-use districts for workplaces and stores to flourish.

MOBILITY: We will put people first by calming traffic, improving connections, and encouraging walking, biking and public transit.

FAMILIES: We will sustain our human connections with active support for the environments and institutions that strengthen family life.

LEARNING: We will provide citizens of all ages with opportunities to advance through education.

HISTORY: We will respect the legacy left us through the six thousand years that people have called Azusa home.

PARTICIPATION: We will continue to actively engage the citizens of Azusa to plan the future of their community.

Protecting Our Natural Heritage

Long known as “The Canyon City,” Azusa is becoming known as a regional model for living in balance with nature. Blessed with a wealth of resources, Azusa is the gateway to the Angeles National Forest for millions of people each year. By restoring the beauty and improving access, Azusa can encourage the development of both active recreation as well as respect and appreciation for nature, appealing to visitors and residents alike.

Vision

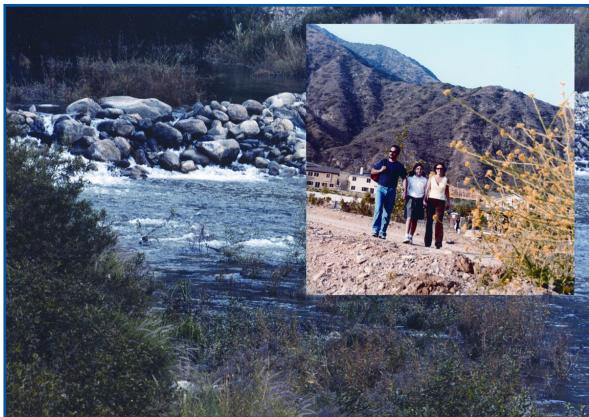
Parks in the city and the nearby canyons will be easily accessible to all residents; providing youth with recreational and educational activities throughout the year. As a major gateway to the San Gabriel Mountains, the canyons enable Azusa to attract thousands of visitors drawn to the natural beauty of the foothills and mountains that help define the city.

KEY ELEMENTS OF THE GENERAL PLAN:

- Limit development in undeveloped areas within the foothills and canyon areas.
- Commitment to reclaim existing and abandoned quarry areas.

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- Expanding and improving parks and open space:
 - Joint use of schools for community parks
 - Creating neighborhood parks on vacant land
 - Increasing park space requirements
 - Creating land trusts and other incentives for open space preservation



Our new General Plan builds on the success of new neighborhood and home development in Azusa. It embraces traditional principles for neighborhood improvement and promotion of home ownership.

Vision

Azusa will be renewed as a community of beautiful homes and stable neighborhoods providing a safe environment for children, enriched by excellent schools, green space and a rich community life. Using the scale of a five minute walk, each interconnected neighborhood has a unique identity, but all neighborhoods share some common elements:



Reinforcing Neighborhoods

Like most older suburbs, Azusa confronts the choice of renewal or decline. Our traditional neighborhoods and homes have held up well over the years, but many areas where tract homes and apartments were built from 1950 to 1975 have deteriorated.

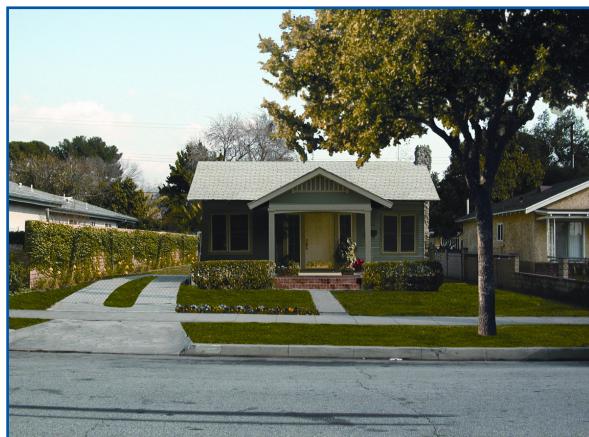


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Each neighborhood has a center. Whether in the middle of a neighborhood, or at the edge, it provides a place where neighbors gather. The center can include a school, a park, a neighborhood store or perhaps all three. High-quality new and renovated home should be available to people of all incomes levels. Single-family homes will continue to be the preferred use within Azusa neighborhoods, with a mix of different kinds of homes, apartments, local stores, churches and other public uses that are compatible and in scale and character.

KEY ELEMENTS OF THE GENERAL PLAN:

- Local residents can get organized to look after their neighborhood and each other. The successful Neighborhood Improvement Zone effort shows that residents can get together to establish Neighborhood Watch, get a traffic light installed, clean-up a neglected property, or improve city services.



- The physical appearance of the city needs improvement to reflect the overlooked strength of the social fabric by: supporting neighborhood efforts to clean up front yards, vacant lots, and city streets; working with absentee landlords to renovate dilapidated commercial and residential buildings; planting trees and landscaping to enhance the overall appearance of the city;

and improving gateways and public facilities from bus stops to trash cans.

- Traditional neighborhoods that retain their historic elements will be protected and promoted.
- Other neighborhoods, generally newer areas, will be enhanced over time by adding in traditional elements like porches, sidewalks, parkways, street trees, and neighborhood centers.
- Transitional neighborhoods, that have been stressed because of poor development, poor maintenance or rapid-turn-over, will get special attention to restore stability and rebuild neighborhood character and pride.
- Priority is put on preservation or renovation as well as code enforcement. Since a focus on pride of home ownership is critical to strengthening neighborhoods, more home ownership opportunities will be encouraged through compatible infill development in existing neighborhoods, mixed-use housing along corridors and in the Downtown and University Districts as well as fixing what we have and offering incentives to new buyers.
- Higher design standards are set to ensure that new homes, townhomes, and apartments are the same quality as recent single-family homes construction in order to provide a full range of quality homes for current and future residents, from affordable housing for renters to upper-income homes to retain upwardly-mobile citizens.

Commerce

Our industrial companies continue to set the pace for “tech-driven” manufacturing across a wide range of products. These businesses, along with warehousing and construction, employ more than 5,000 workers, providing a powerful engine of wealth creation and a crucial source of payroll prosperity to the San Gabriel Valley.

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Despite Azusa's strong industrial base, our business image is hurt by the realities of declining retail strips, unkempt and vacant commercial buildings, overcrowded apartments, a lack of housing for middle and upper income families as well as perceptions of poor schools and crime. Azusa must market our advantages (freeway access, "river and foothills," affordable power and water, improved schools, and safer neighborhoods) as well as upgrade housing, public services, and the community's appearance to draw retail and commercial investment.

For Azusa residents, the overwhelming desire is to attract first-rate stores and shopping areas. Aside from COSTCO, Azusa's retail sector is behind the times. Azusa residents want to clean up the city's unsightly corridors and concentrate revived retail and civic uses in four healthy districts.

Vision

Azusa will offer a thriving and well-balanced business sector, linked to excellent schools, safe neighborhoods and quality housing opportunities. Drawing on our distinctive demographic, geographic, historic, cultural, and economic assets (including our outdoor attractions; reliable and affordable water and power; vibrant Hispanic heritage; historic Downtown; and Azusa Pacific University), Azusa will actively seek the kinds of retailers, restaurants, and other draws needed to revive Downtown and create a complementary University District. We will continue to enhance the West End Industrial District as a job-rich center of "tech-driven" industry and commercial business that are globally competitive.

KEY ELEMENTS OF THE GENERAL PLAN:

- Instead of "strip zoning" along commercial boulevards, commercial activity is focused on four Districts, each with a special identity and mix of uses:
 - Our historic Downtown is the "heart of our City". When the Gold Line light rail is built, the old train depot will anchor the north end of Downtown, attracting homes and stores for those who want to be in walking distance of commuter transit. Building on the historic architecture in the area, smaller stores and restaurants will provide a "distinctive" experience different from shopping malls and power centers. The revitalization of Downtown should include cultural events, historical sites, and other gathering places where residents can share in the life of the whole community.
 - The University District serves the residents on the east side of the city, along with two major colleges and future residents of the Monrovia Nursery development. The Foothill Center has been transformed into a pedestrian-oriented hub of the area, with a new full-service supermarket, entertainment, and other shopping and dining.



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- The **Azusa West End Industrial District** is the main job center of Azusa. While industrial uses are not compatible with homes, Foothill Boulevard should provide a higher level of retail and service businesses, serving local businesses as well as city and regional shoppers.
- The **Edgewood District** serves not only surrounding residents, but anchors an attractive southern gateway to Azusa with shopping, dining and service uses.
- The City, School District, Azusa Pacific University and businesses will partner to promote growth of high tech, professional and small businesses by improving local schools, launching a pro-active business development program, and marketing Azusa's advantages.
- Economic development should pursue well-paying jobs for local youth entering the work force and recent high school and college graduates who want to keep living in Azusa.



Mobility

Azusa's economy and quality of life were badly damaged by the failed transportation policies of the past. Putting cars first, Caltrans tore a hole in the heart of the community with Highway 39's one-way highways and then blasted through the 210 Freeway without even the most minimal protections for the surrounding neighborhoods. Lack of connections has led to congested bottlenecks,

neighborhood isolation, and the sacrifice of many residential streets to through traffic.



On these streets, autos are perceived to travel too fast, while pedestrian and bike travel is perceived to be hazardous. Strip development leads to clogged streets and inefficient parking. While the City of Azusa has been among the leaders in providing transit alternatives, these are hampered by the operating costs and limitations of serving an auto-dominated landscape. Retail would instead be concentrated in the city's key districts and at a much smaller scale, in neighborhood centers. The land between these retail destinations would be reclassified so that future development would generally be townhomes, courtyard housing, or condominiums, with some neighborhood retail and offices allowed on ground floors to serve residents and workers.

Vision

By putting people first, Azusa will become a pedestrian-friendly, transit-oriented community. The congested, declining streets will be transformed into well-planned transit corridors, connecting all our neighborhoods and districts. Two-way traffic on Azusa and San Gabriel avenues improves business health Downtown and restores San Gabriel Avenue as a residential street. Residents and visitors easily move around the city, as pedestrians

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and bicyclists use an extensive network of sidewalks and trails and commuters use the Gold Line Light Rail line.

KEY ELEMENTS OF THE GENERAL PLAN:

- Strip commercial zoning is abolished, with future retail concentrated in the city's key districts (and at a much smaller scale, in neighborhood centers.) The corridors between these retail destinations would be encouraged to be developed with townhomes, courtyard housing, or condominiums, with some neighborhood retail and office allowed on ground floors to serve residents and workers. The General Plan identifies four corridors:
 - Foothill Boulevard
 - Arrow Highway
 - Azusa Avenue South
 - San Gabriel Avenue
- Investing in the existing transportation system (resurfacing streets, providing sidewalks and street lighting, planting trees and other landscaping, constructing gateways) will improve the look and feel of the entire city.
- Traffic bottlenecks in a few hot spots in the city will be eased.
- "Traffic calming" methods will be implemented with neighborhood participation to promote safe neighborhood streets where you can take evening strolls and kids can ride their bikes in the afternoons.
- Azusa and San Gabriel avenues will be returned to two-way streets following a design study involving neighboring residents and businesses.
- Walking, biking, and transit will be promoted by:
 - Adding sidewalks, parkways, and street trees where they do not exist.
 - Removing obstacles from sidewalks, as appropriate.
 - Reclaiming asphalt for wider sidewalks, and landscaped parkways and medians.
 - Encouraging shared parking lots in districts

so you only park once and can then walk to nearby stores and services.

- Expanding transit and Dial – A- Ride services, including shuttle service between Downtown and the University District.
- Expanding bike routes and hiking trails.
- The Vernon Avenue freeway interchange will eventually be replaced by a new interchange at Zachary Padilla Avenue to reduce traffic through the surrounding neighborhoods and better serve the businesses in the West End Industrial District.
- The west side will be better connected with the rest of Azusa by eventually building new north/south streets through the industrial/landfill area in the south and possibly extending Sierra Madre Avenue or another road east to a new River Parkway.
- Development of the Monrovia Nursery site will be linked to the rest of Azusa through improved street and trail connections.

A Family Community

Strong families are the foundation of a healthy community. Azusa has a rich tradition of families loyal to the community over several generations and continues to welcome new families seeking a better life. Our fabric of schools, churches, civic groups, and neighborhoods provides a caring and wholesome community setting.

Yet although serious crime has been cut in half over the past decade, areas of poverty and gang activity keep many struggling families from the security and opportunity that would allow them to help themselves.

Improving these neglected neighborhoods and reaching out to the often isolated families that live there can improve public safety and provide individuals and families access to health care, jobs, recreation, and self-sufficiency.



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Vision

We will sustain our human connections with active support for the environments and institutions that strengthen family life. By promoting the spirit of “don’t move, improve” in every neighborhood, homeowners and renters will share a renewed community pride. Seniors, working adults, and youth will be fully engaged in the life of their community. A rich network of churches and civic organizations, working closely with the city and police, will strengthen the civic habits that nurture community feeling and public safety.

- The Human Relations Commission will spearhead efforts to promote “diversity, inclusion and civic peace,” in every neighborhood and with particular emphasis on youth.
- Traditional health, recreation and nutrition services offered through the Senior Center will be broadened to meet the changing needs of the next generation of older residents.
- Park space will be expanded and improved to meet changing recreational needs and desires with the goal of bringing usable green space within walking distance of every family.
- Vital health and wellness services will be maintained through a public/private partnership to operate the Azusa Health Center.



KEY ELEMENTS OF THE GENERAL PLAN:

- Existing partnerships to support families will be strengthened among parent groups, the City, School District, business, neighborhood and civic groups.
- Community oriented policing will become the model for pro-active crime prevention through problem-solving partnerships.
- Code enforcement will be stepped up and landlord responsibility encouraged and enforced to improve the living environment for tenants living in substandard conditions.
- Community support and self-help will be enhanced through active organizing efforts among homeowners and tenants in each of the city’s neighborhoods.
- Recreation programs will expand to offer positive scholastic/athletic programs at every school in the afternoons.

Lifelong Learning

As the 21st century promises to be the “age of information,” Azusa’s future prosperity and quality of life are directly linked to raising educational standards and creating a pervasive climate for learning. Particularly given the high incidence of poverty among immigrant families, “learning” is the gateway to “earning” and pursuit of the American Dream.

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The public schools are the linchpin of such a strategy, with the goal of consistent improvement. This progress is already apparent in our elementary schools, but lags in upper grades. Embracing a fundamental partnership with Azusa Pacific University, Citrus College, Azusa Unified School District (AUSD), and other nearby institutions of higher learning can set the tone for a community-wide commitment to the value of lifelong learning.

Vision

"Learning for all" will become the core mission of the community with educational opportunities promoted to all residents from preschool to post-graduates. Parents clamor to move to Azusa, in part, because they are confident their children will be able to receive a good education here. With a well-educated and highly trained work force, the city has no difficulty supporting local companies or attracting new business.

KEY ELEMENTS OF THE GENERAL PLAN:

- Building a new library for the 21st century
- Expanding recreation to ensure after-school programs for all youth and lifelong positive activities for adults.



- Strengthening connections for job training and placement with business/schools/Chamber of Commerce working together.
- Supporting our public and private schools and daycare providers.

- Create school - library programs where neighborhood school libraries can serve as City library satellites.
- Working with school districts to improve neighborhood learning and recreation opportunities.
- Commitment to families.

History

Azusa is the oldest community in the San Gabriel Valley, predating the arrival of the Spaniards by six thousand years. The name itself, is derived from a Native American village along the San Gabriel River. Our heritage was shaped by the era of Mexican ranchos and early American settlement. The modern era began with the coming of the railroad and the founding of a thriving foothill citrus community, incorporated in 1898.

The evolution from a frontier town to a suburban city continues today. With the passage of a "Historic Landmark" ordinance in 2001, Azusa has made a commitment to better protect its important historic fabric and to weave it into the city's future.



Vision

Azusa will be a community that honors its history, while actively embracing a better future. Actively telling the story of the legacy and contributions of the many other cultures who have lived here (Na-



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tive American, Hispanic, Anglo, and other immigrants) will add luster to Azusa as a unique community for residents and visitors alike.

KEY ELEMENTS OF THE GENERAL PLAN:

- Landmarks will be voluntarily protected from demolition and adaptive reuse will be encouraged using the historic guidelines of the Secretary of the Interior.
- Historic districts and landmarks will be identified, highlighting the Azusa legacy, including:
 - Downtown
 - Sunset Avenue/San Gabriel Avenue
 - Foothill Boulevard/Route 66
 - Citrus Industry, as described in the Element.
- The Historic and Cultural Landmark Commission will foster tours of historic structures and historic districts.
- An expanded commitment to public art will carry the theme of Azusa's natural and historic legacy.

Citizen Participation

Without citizen participation in shaping an overall vision for the future, development decisions, in the past, were largely driven by developers. Azusa too often took what it could, instead of pursuing what it should.



A new spirit of direct citizen involvement in planning began with the Future Fiesta in October 1999. Carried forward by the Citizens' Congress, Azusa has made a vigorous and permanent commitment to an educated citizenry shaping our future. Implementation of the new General Plan will take additional work and study. Public participation is vital, not only to hammering out the details, but to ensure that the vision of the Citizens' Congress is actually carried out in the years ahead.



Vision

An active, informed and educated citizenry will take an active role in planning for Azusa's future development. Citizens will work for the greater good of the community, not just their own short-term interests. Public decisions will be made openly by providing opportunities to participate in problem-solving as well as implementation. This spirit of democratic involvement will foster community pride and ensure a brighter future for Azusa.

KEY ELEMENTS OF THE GENERAL PLAN:

- An annual "Neighborhood Congress" will help define and tackle the key challenges facing the community.
- Informal efforts will be made to engage the community and individual neighborhood associations on major projects prior to the formal public hearing process.

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- A “community academy” (similar to one conducted by the Azusa Police Department) will be created to give interested citizens the opportunity to become better informed and knowledgeable about planning issues and challenges.





Chapter 2: Foundation and Framework

Regional Setting



This General Plan not only encompasses the 5,544 acres within our city limits, but the adjacent 1,368 acres in our “Sphere of Influence”, which is currently unincorporated. This area is bounded by the San Gabriel Mountains to the north, the cities of Irwindale and Duarte to the west, the city of Covina to the south, and the city of Glendora to the east. (Figure I-1 and I-2) The Sphere of Influence includes two large areas: one, the Monrovia Nursery Specific Plan area north of the rail tracks on the eastern edge of the city and a grouping of unincorporated pockets south of Alosta Avenue to Arrow Highway.

The dominant regional transportation corridor is the Interstate 210 (Foothill Freeway) providing easy access to State Route 605 (San Gabriel River Freeway) and Interstate Route 5. These linkages place Azusa businesses and residents within favorable reach of the Port of Los Angeles, Orange County, and the Inland Empire, as well as the rest of Los Angeles County.

The Santa Fe railroad corridor, which played such a key historic role in the development of Azusa’s downtown and industry, will again be a vital regional link when the Gold Line light rail system is extended east from Pasadena in the years to come.

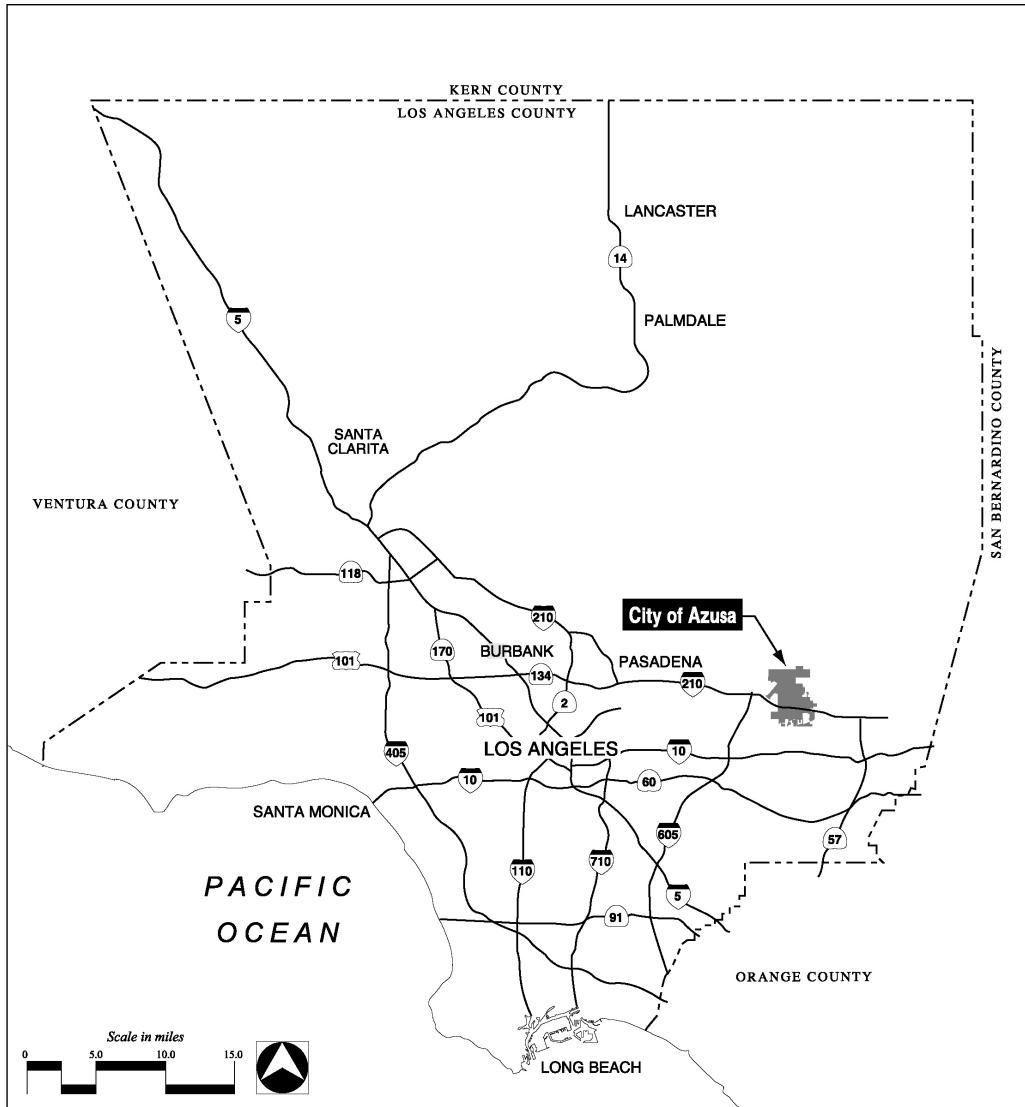
State Route 39, which originally ran from Huntington Beach to the crest of the San Gabriel Mountains, carved out the dominant north-south route through the city, Azusa Avenue. The old Route 66 along Alosta and Foothill Boulevards is no longer a major regional connector, but remains a key feature of the foothill communities along the San Gabriel mountains between the cities of Pasadena and Glendora.



The San Gabriel Valley is populated by two million people in one of the most dynamic and successful swaths of Los Angeles County. Recently promoted as “the intellectual capital of California” because of its string of colleges and universities, it is being reshaped from a collection of suburban bedroom communities into a far more diverse and urbanized subregion. A balanced base of commerce and industry, a steady stream of immigration, and the relatively rapid assimilation of second and third generation children and grandchildren of immigrants redefining the mainstream is a story being played out not just in Azusa, but throughout the larger Valley.

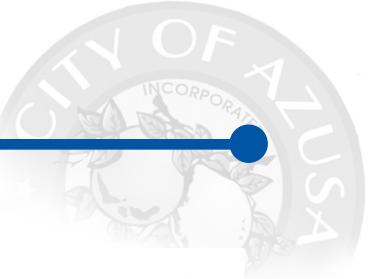
Using statistical gauges such as home ownership rates, household income, average home price etc., Azusa was among the most disadvantaged of the seven neighboring Foothill cities (including Monrovia, Duarte, Bradbury, Glendora). However, when compared with seven nearby communities that have a majority of Hispanic population, Azusa has more home ownership, higher household

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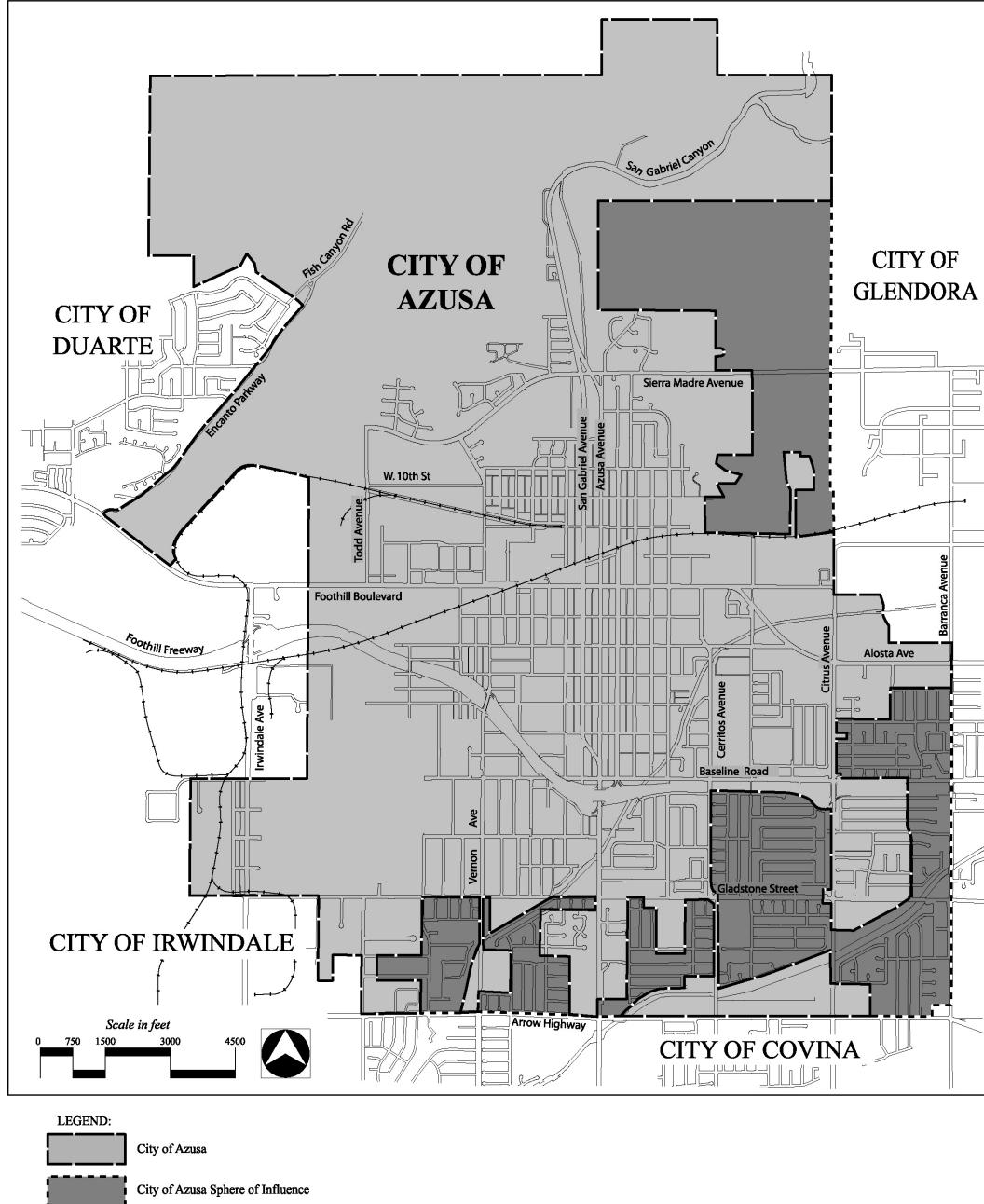


Regional Location
GENERAL PLAN UPDATE

FIGURE | -1



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City of Azusa
GENERAL PLAN UPDATE

FIGURE I-2

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incomes, etc. This puts Azusa, both geographically and socially in a unique position as “the heart of the San Gabriel Valley.”

General Plan History

The last time the City of Azusa updated its General Plan was twenty years ago in 1983. Given the changes in our society and in our community, a new plan was long overdue. But the Azusa City Council set a higher goal than just rewriting the old plan. Their aim was to involve hundreds of active citizens in charting our community’s rebirth. Despite limited resources, Azusa embarked on the most ambitious General Plan effort ever undertaken by a California city of our size.

The effort that began with the 1999 Future Fiesta has culminated in a new vision of Azusa as the Gateway to the American Dream. As required by State Law, an Environmental Impact Report is being prepared analyzing the probable environmental impacts associated with the growth and changes envisioned in the years ahead.



The General Plan applies directly to the area within the City's boundaries. While those areas in the City's Sphere of Influence are currently within the County of Los Angeles' jurisdiction, the County is required to refer to the City of Azusa's General Plan before taking any policy action affecting them. This General Plan will apply directly to areas within the Sphere of Influence if and when they are annexed into the City of Azusa.



General Plan Legal Requirements

A City's General Plan is often described as a city's constitution for development. Based on the community's vision for long-term physical growth and preservation, it informs residents, property owners, and prospective investors and business interests of our goals, policies, and development standards. In law and practice it must guide all future development regulations and decisions.

The General Plan must also be:

- **Long-range:** Almost any development decision has effects lasting more than 20 years and should be measured against where we want our community to be down the road.
- **Comprehensive:** It is never wise to only look at one aspect of a decision when almost all



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our actions affect far more. By linking land use, transportation, environment, economics and other factors together, the plan works for overall progress.

- **General:** Since it is long-range and comprehensive, the plan must be broad and flexible. The plan provides principles and an overall framework for detailed public and private development decisions. It also establishes requirements for additional planning studies where greater specificity is needed (the Azusa/San Gabriel avenues two way traffic study, for example.) State law requires each General Plan to specifically address at least seven subjects or elements: land use, circulation, open space, housing, conservation, safety, and noise. In this plan, these are grouped into three themes: The Built Environment, Economy and Community, and the Natural Environment.

By law, every General Plan includes a land use map, traditionally the basis of zoning. This General Plan complies with that legal mandate, but represents a major shift away from conventional zoning. By returning to the traditional framework of neighborhoods, districts, and corridors, it aims to create a more dynamic and livable mix of complementary uses. Conventional zoning was originally set up to protect residential quality of life from the intrusive impacts of heavy industry. But it has led to a complex and outdated effort to rigidly separate all kinds of uses that can and should co-exist together in a healthy community.

Among California cities, Azusa is one of the first to break with these failed policies and aim instead to focus on physical design to harmonize and balance the essential elements of community life, including homes, workplaces, shops, public facilities (such as schools and parks) as well as the complex and ever changing web of places where people choose to spend time together from houses of worship to sidewalk cafes.



Putting Together the General Plan: Engaging Azusa's Citizens

Due to the complexity and time involved in developing a General Plan, most cities appoint a citizen committee, usually called the General Plan Advisory Committee (GPAC). An effort is made to be “representative” of the larger community by selecting “stakeholders” representing homeowner groups, business and real estate interests, environmental advocates, and community leaders. These citizens meet regularly and become deeply involved in shaping the plan. The general public usually has an opportunity to participate only by going to the GPAC meetings, participating in occasional public workshops or waiting until the very end to testify at final public hearings.

Azusa chose to take a different route. Instead of appointing a small committee, all residents and business owners were invited to participate through the Citizens’ Congress. Over a period of three years, hundreds of Azusans took part in shaping the values, identifying the issues and coming up with solutions spelled out in this General Plan. (See Table I-1)

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Table I-1
Citizens' Congress Events

Event	Date	Content
Future Fiesta I	October 1999	An interactive public event, held at the Golden Days Carnival, asking participants their opinions on what they like about their neighborhood and City, what they would like to change, what they value in their City, and why they like to live in Azusa.
Citizens' Congress I	May 200	A two day visioning event, conducted in both English and Spanish, where over 400 delegates discussed the opportunities, constraints, and vision for education/library, health and safety, transportation, homes and neighborhoods, economic development, Downtown and other commercial neighborhoods, and the natural area.
La Reunion de la Comunidad	July 2000	A half day session conducted in Spanish where participants were asked their vision for education/library, health and safety, transportation, homes and neighborhoods, economic development, Downtown and other commercial neighborhoods, and the natural areas.
Future Fiesta II	October 2000	An interactive event held during the Golden Days Carnival that previewed land use alternatives strategies for Downtown and the Monrovia Nursery site.
Citizens' Congress II	October 2000	An interactive public event with over 200 delegates, reviewed land use alternative strategies and their impacts and selected preferred plans for the change areas.
Community Forum for Education, Health & Safety	December 2000	100 participants reviewed Citizens' Congress I input for these issues, discussed progress that has been made since Citizens' Congress I, and discussed the next steps for these issue areas.
Neighborhood Congress Meetings	February 2001	In a series of meetings held at local schools, neighborhood assets, constraints, and "livable neighborhood solutions were discussed for each neighborhood.
Building Safe, Friendly, and Healthy Neighborhoods in Azusa	May 2001	Discussed ways to build new and revitalized existing neighborhoods.
Citizens' Congress III	June 2001	An interactive public event where delegates affirmed the vision for Azusa and the bold moves that will make that vision happen.
Monrovia Nursery Public Process	September 2001 through April 2002	A series of four public charrettes, lively public discussions and plan review/critique sessions were conducted to determine the community's vision and preferred plan for the 520 acre site known as the Monrovia Nursery. The four public sessions were titled: Meet the Designers; The Future of Monrovia Nursery: A Community Decision (also known as Plans Revealed!); Designers, Elements, and Issues; and Monrovia Nursery Draft Plan Revealed.



Chapter 2: Foundation and Framework

Table I-1 (continued)
Citizens' Congress Events

Event	Date	Content
Citizens' Congress: My Neighborhood! My Town!	January 2002	A series of five neighborhood workshops, typically held in local schools, had the local neighborhoods determine which "bold moves" to be implemented in their neighborhoods.
Citizens' Congress IV: The Great Debate	February 2002	Focused on four significant issues that had been hotly discussed in the previous public meeting with the purpose of gaining some type of consensus.
Neighborhood Meetings	September and October 2002	Discussed the draft General Plan's potential implementation and its possible impacts on each neighborhood.
Citizens' Congress V: Test Drive Azusa's Future	April 2003	A half day event where 100 delegates prioritized General Plan policies and developed initial implementation methods to make the high priority policies come to life.



The new spirit of engaging citizens began with over 300 citizens who participated in the Future Fiesta held in conjunction with the 1999 Golden Days celebration and continued through five formal sessions of the Citizens' Congress as well as dozens of other workshops and neighborhood meetings. This spirit will carry over into the additional work and study involved in implementing the vision of the General Plan. Public participation is vital, not only to hammering out the de-

tails, but also for ensuring that the vision of the Citizens' Congress is actually carried out in the years ahead.

The Zoning Code is being replaced by a new Development Code to provide specific guidelines for new development and building, consistent with the goals of the General Plan. Prior to the Development Code's adoption, the Development Code will undergo significant public review.

Chapter 2: Foundation and Framework



Format of the General Plan and Development Code

In keeping with the innovative approach we have taken to public participation and the fresh look that citizens have given to our future development, the formal written documents that implement Azusans' visions do not follow the normal or traditional format or presentation. The General Plan's and the subsequent Development Code's organization and format are designed to be more user-friendly and logical than typical government documents.

Volumes of the General Plan and Development Code

The General Plan and the implementing Development Code are contained in three distinct but related volumes:

Volume I, Gateway to the American Dream: The Azusa General Plan

Following the summary of the entire General Plan, this volume covers the seven State-mandated elements as well as the optional elements, organized into three key themes or "Elements of Place":

- **The Built Environment**
 - **City Design** establishes policies for land use

and urban design at the citywide scale.

- ❖ **Land Use** establishes land use classifications and governs scale and intensity of development.
- ❖ **Urban Form** guides public and private design standards.

- **Mobility** integrates the full range of transportation choices with land uses.
- **Housing** spells out the city's approach to accommodating a full range of opportunities for people to make their home in Azusa. This Element fully incorporates the policies from the Housing Element adopted by the City Council and approved by the State of California in 2001.
- **Historical and Cultural Resources** seeks to preserve Azusa's historic and cultural resources through adaptive reuse.
- **Infrastructure** ensures sound planning for utility and other public services including water, electricity, storm drains, sewers, etc.
- **Economy and Community**
 - **Economic Development** promotes a balanced and prosperous climate for compatible business activity and jobs.
 - **Public Services** covers the protection of public health and safety, assisting individuals and families in need and promoting life long learning.
- **Natural Environment**
 - **Open Space and Biological Resources** outlines sustainable management of our natural resources.
 - **Geological Hazards** establishes prudent protections against natural forces including earthquakes, landslides, and flood.
 - **Mineral Resources** seeks improved management of existing mining operations as well as timely reclamation of blighted landscapes.
 - **Air Quality** provides local measures to improve air quality.
 - **Noise** details ways to reduce or mitigate noise pollution.



Chapter 2: Foundation and Framework

Volume II, Azusa Development Code

Contains the specific goals, policies, programs and development regulations that apply to particular neighborhoods, districts, and corridors.

Also contains detailed design and development regulations governing land use, construction, and renovation.

Volume III, Compendium

All other City adopted studies and plans for future community development.



Chapter 3: The Built Environment

The General Plan contains three “Elements of Place”: the Built Environment, the Economy and Community, and the Natural Environment. This Element of Place, the Built Environment, is the first of the three. It focuses on five areas that are or have been constructed by people. These five areas are:

- City Design (land use and urban form)
- Mobility
- Housing
- Historic and Cultural Resources
- Infrastructure

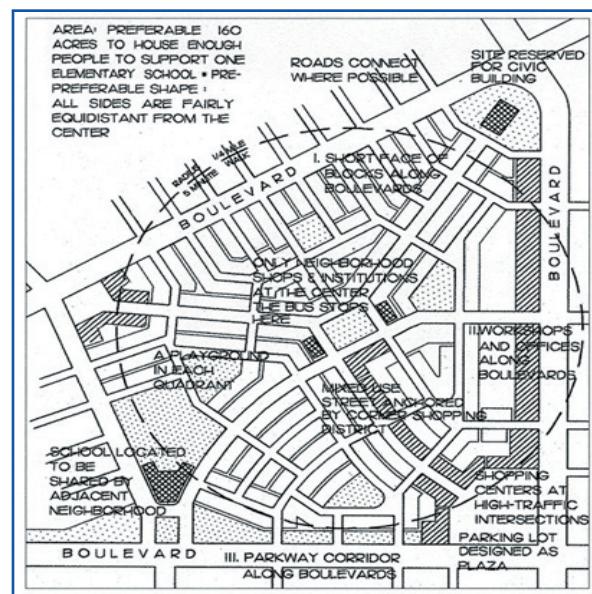
City Design

The citizens of Azusa strongly favor preserving our natural environment and traditional neighborhoods. They also want to reclaim areas that have declined and foster exciting public places that will become the source of civic pride. Azusa is committed to enhancing its distinct identity and sense of place and rejecting conventional development patterns that have made too many towns into dreary sprawl. There is no place in Azusa for more ugly strip malls, “cookie cutter” tract housing or poorly-designed and poorly-maintained apartments.



Fortunately, placeless suburban sprawl is not the inevitable product of market forces or natural

urban cycles. It is allowed or even mandated by counter-productive public policies implemented by rigid zoning code standards and subdivision regulations that segregate complimentary land uses, impose arbitrary parking and density standards, and forbid the human-scale environments of traditional neighborhoods and districts. Besides the loss of a sense of place, conventional land use patterns are costly to the economy and the environment.



This General Plan aims to repair the City's damaged urban form and reverse the decline of neighborhoods and districts by applying the principles of New Urbanism (i.e. walkability, connectivity, mixed-use, traditional neighborhood structure, timeless architecture and human-scale urban design). The General Plan promotes a more livable community through raised standards for new development and the removal of the barriers to good urban form that were built into the City's codes.

Statutory Requirements

State of California law (Government Code Section 65302(a)) requires a land use element be pre-

Chapter 3: The Built Environment

pared as part of a City's General Plan. This section states:

A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.

The land use section has the broadest scope of the General Plan elements required by the State. Since it regulates how land is to be used, many of the issues and policies contained in all other plan elements are impacted and/or impact this element.

City Design Big Ideas

Within each of the elements are strong, clear ideas that can bring about significant change for Azusa. These "big ideas" for City Design are:



Land Use

- Safe, high quality homes will be available for all family types and all incomes levels.
- Renew local neighborhoods to ensure safe environments for children, enriched by excellent schools, abundant green space, and a rich community life.
- Corridors that provide both commercial and residential opportunities in mixed-use settings will link neighborhoods to the districts.



- Three pedestrian oriented districts; Downtown, University, and Edgewood.
- A fourth district, West End Industrial District, will provide industrial, manufacturing, and high tech opportunities for small, midsize, and large companies. In addition, some commercial and retail business will be located within the West End district to support the manufacturers and businesses.
- New passive open space and parks, and active recreation areas will be located along the river. A new river parkway with hiking and bike trails will wind its way from Sierra Madre Avenue up to San Gabriel Canyon Road providing a scenic, heavily landscaped, meandering roadway linking the new river amenities to Azusa.

Note: Existing development refers to existing property improvement and completed construction. New development means building or construction that will occur on land that is currently vacant or on land that has been previously improved.



Chapter 3: The Built Environment

- A new unique, specialized low scale small hotel/conference center will serve the region's local businesses who are looking for nearby conference and meeting facilities yet have ambience of being "away from it all" and leaving the hectic pace of the city.

The hotel/conference center will also serve the large "wedding reception" market. The hotel/conference center will also provide overnight accommodations for those who wish to "make a weekend of it" exploring the local hiking and biking opportunities provided by the river, foothills, and canyons.

Urban Form

CITY-WIDE

City-wide urban form strategies seek to enhance and capitalize upon Azusa's regional location: its immediate proximity to the San Gabriel mountains and San Gabriel River, and its central geographic location within the San Gabriel Valley.



NEIGHBORHOOD

Neighborhood urban form strategies reinforce the primacy of neighborhoods as the foundation of a solid and stable city. The strategies include, but are not limited to:

- establishing neighborhood centers based on civic, commercial and/or recreational uses;
- creating neighborhood parks and open space, where they do not exist; and

- redesign neighborhood streets to encourage pedestrians.

DISTRICT-WIDE

District-wide urban form strategies aim to strengthen the destination nodes of Azusa as centers of the city. These strategies include:

- establishing guidelines and catalytic projects for the Downtown district, civic center and a transit-oriented district;
- encouraging mixed-use development in the Downtown and University Districts;
- implementing a shared parking or "parkonce" strategy for the Downtown and, perhaps, the University District in the city.



CORRIDOR-WIDE

Corridor-wide urban form strategies are aimed at strengthening the corridors that connect the city's districts and neighborhoods to each other and the region. These strategies include:

- balancing car traffic by making corridors safer and more conducive for transit, bikes, and pedestrians;
- establishing each corridor with a unique mix of uses that defines neighborhoods and districts;
- establishing each corridor with a unique mix of uses that defines neighborhoods and districts;
- promoting the idea of corridors as portals of entry into the City of Azusa; and
- promoting the introduction of housing in appropriate densities and forms over and adjacent to retail.

Chapter 3: The Built Environment

Land Use Existing Conditions

The City of Azusa covers approximately 9.5 square miles (5,544 acres), with another 1,368 acres in our sphere of influence, together totaling 11.8 square miles. Three-quarters is developed with residential, commercial, industrial, institutional and public uses, along with related streets and highways (Figure CD-1). The remainder is natural open space (Table CD-1).

The City's commercial development is concentrated in our historic Downtown and along six major streets: Azusa Avenue, Citrus Avenue, Foothill Boulevard, Alosta Avenue, Gladstone Street, and Arrow Highway. The West End Industrial District is one of the largest business concentrations in the San Gabriel Valley.

1. Residential

On the residential side, Azusa neighborhoods contain nearly 13,000 residential dwellings, offering a wide range of single-family homes, secondary units, apartment buildings, townhomes, condominiums and mobile home parks as well as specialized housing for seniors, congregate care and students. As a result of sustained commitment to promoting home ownership, a majority is again owner-occupied (Azusa was the only city in Los Angeles County to move from majority renters to majority owners during the decade 1990-2000, according to the U.S. Census.)

2. Commercial

Azusa suffers from a weak retail/service sector, falling into four broad categories:

- Neighborhood serving: These independent businesses (small groceries, bakeries, dry cleaners etc.) are located in older structures on corners in older residential areas or in small mini-malls along adjacent arterial streets. They

appeal primarily to convenience neighborhood residents and those without access to cars.

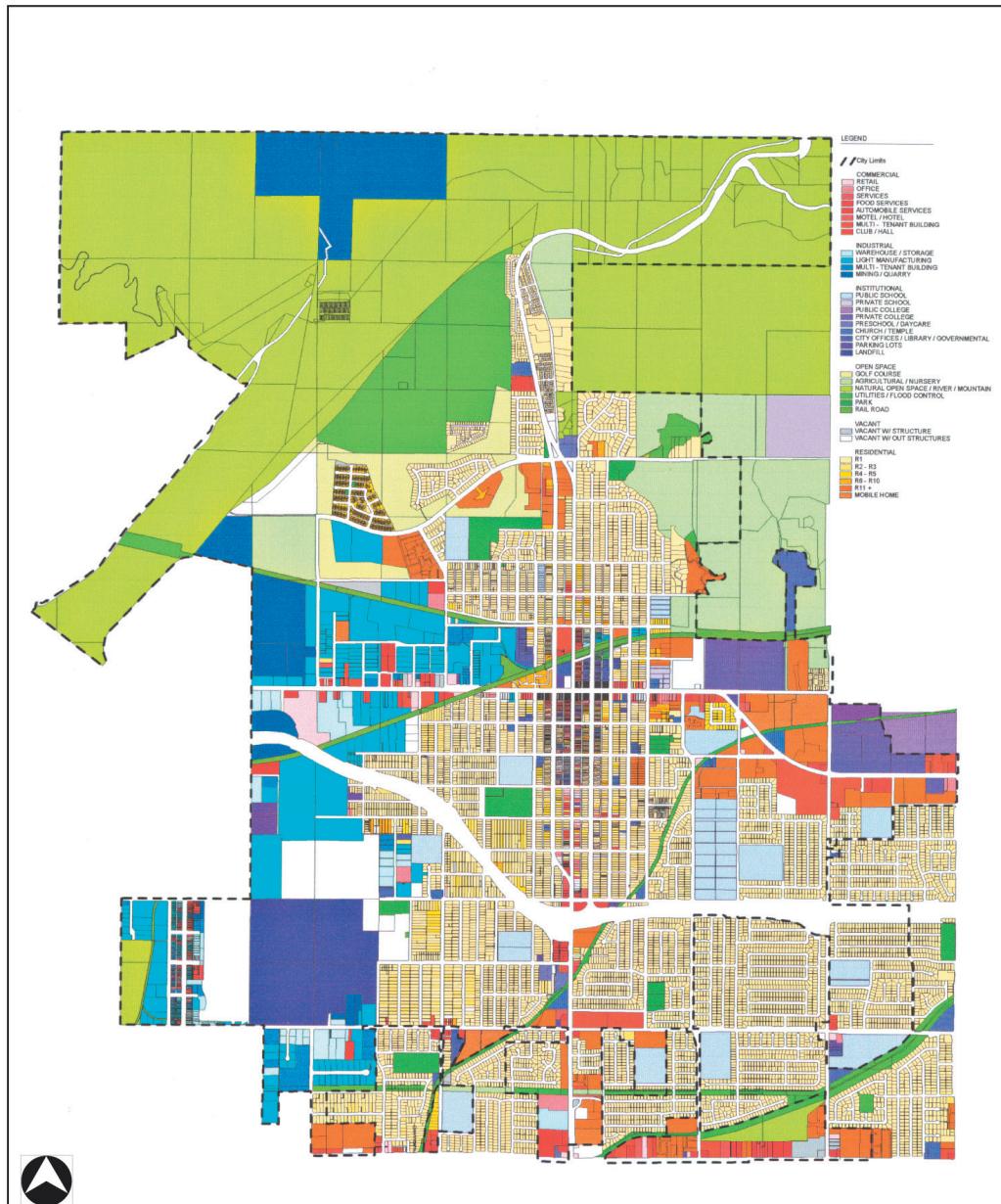
- Community serving: These service businesses and independent and chain retailers are primarily located along arterials or clustered into automobile-oriented centers served by common parking, with the Edgewood, Foothill Center and College Centers being the largest. Here you find smaller supermarkets, restaurants, independent clothing stores, discounters, health, beauty and other personal or business services.
- Regional serving: Without a major "shopping center," the main regional serving commercial use is COSTCO, which generates one-third of Azusa's sales tax.
- Downtown: Downtown Azusa is undergoing a renaissance that is finally filling long vacant storefronts with distinctive restaurants, independent retailers and a variety of specialized shops.

3. Industrial

While industry is a major driving force of the San Gabriel Valley economy, a disproportionate amount of it is located in cities with few residents, like the City of Industry and Irwindale. Azusa is one of the few older suburbs in the area with a substantial industrial base covering over 10% of the total land area concentrated in the West End Industrial District on both sides of the 210 Freeway. This has also been a growing sector of the economy as "tech-driven" flex space appeals to small and medium size companies looking for combinations of office/assembly/lab and warehouse uses. With the exception of the Northrop-Grumman campus built during the aerospace boom during the Cold War, most industrial concerns employ between 50 and 150 workers. Azusa also continues to be a major source of aggregate mined in two major on-going quarry operations.



Chapter 3: The Built Environment



Existing Land Use

GENERAL PLAN UPDATE

FIGURE CD-1

Chapter 3: The Built Environment

Table CD-1
Existing Land Use

Table 2-1: Existing Land Use									
Land Use Categories	Land Uses	Parcel Count	Acres in City	% of City	Parcel Count	Acres in Sphere of Influence	% Sphere	Total Acres	% of City and Sphere
Residential	1 Unit/Lot	5,680	868.67		3,106	466.28		1,334.95	
	2 or 3 Units/Lot	465	86.16		22	5.59		91.75	
	4 or 5 Units/Lot	650	42.91		0	0.00		42.91	
	6-10 Units/Lot	70	17.08		0	0.00		17.08	
	11+ Units/Lot	178	202.50		16	8.55		211.05	
	Mobile Home	12	37.32		0	0.00		37.32	
	Subtotal	7,055	1,254.64	22.6%	3.144	480.41	35.1%	1,735.05	25.1%
Commercial	Retail	100	26.56		6	1.04		27.61	
	Office	105	20.75		0	0.00		20.75	
	Services	38	5.02		0	0.00		5.02	
	Food Services	57	16.02		5	0.89		16.91	
	Automobile	189	50.57		6	1.58		52.14	
	Motel/Hotel	26	7.91		0	0.00		7.91	
	Multi-tenant	164	74.37		16	2.77		77.14	
	Club/Hall	12	6.07		0	0.00		6.07	
	Subtotal	691	207.26	3.7%	33	6.27	0.5%	213.53	3.1%
Industrial	Warehouse/Storage	108	60.91		0	0.00		60.91	
	Light	368	326.62		0	0.00		326.62	
	Multi-tenant	100	34.74		0	0.00		34.74	
	Mining/Quarry	29	240.21		0	0.00		240.21	
	Subtotal	605	662.48	11.9%	0	0.00	0.0%	662.48%	9.6%

Source: City of Azusa, 2002

Chapter 3: The Built Environment



Table CD-1
Existing Land Use (continued)

Table 2-1: Existing Land Use (continued)									
Land Use Categories	Land Uses	Parcel Count	Acres in City	% of City	Parcel Count	Acres in Sphere of Influence	% Sphere	Total Acres	% of City and Sphere
Institutional	Public School	52	171.68		1	14.23		185.91	
	Private School	8	3.66		0	0.00		3.66	
	Public College	3	7.62		0	0.00		7.62	
	Private College	11	76.41		0	0.00		76.41	
	Preschool/Daycare	15	8.34		0	0.00		8.34	
	Church/Temple	77	35.00		7	9.51		44.50	
	City	117	117.27		1	2.70		19.97	
	Parking Lots	42	15.87		0	0.00		15.87	
	Landfill	10	211.55		0	0.00		211.55	
	Subtotal	335	547.39	9.9%	9	26.44	1.9%	573.83	8.3%
Open Space									
	Golf Course	25	110.92		0	0.00		110.92	
	Agricultural/Nursery	24	183.90		15	241.81		425.71	
	Natural Open	217	1,402.22		6	325.24		1,727.46	
	Utilities/Food	111	259.33		179	42.67		302.00	
	Park	25	47.67		2	14.23		61.89	
	Railroad	49	41.54		3	10.89		52.42	
	Subtotal	451	2,045.56	36.9%	190	634.84	46.4%	2,680.40	38.8%
Vacant	Vacant w/ Structure	57	18.80		5	0.99		19.79	
	Vacant w/out Structure	124	148.79		5	3.96		152.75	
	Subtotal	181	167.58	3.0%	10	4.96	0.4%	172.54%	2.5%
Streets		n/a	659.39	11.9%	n/a	215.07	15.7%	874.46	12.7%
Total		9,318	5,544.31		3,386	1,367.99		6,912.30	

Source: City of Azusa, 2002

Chapter 3: The Built Environment

4. Institutional

Public and private institutional uses are the other major land use in Azusa, covering 10% of the city's acreage. The largest use is the 211 acre landfill at Gladstone Street and Irwindale Avenue, followed by the campuses of the Azusa Unified School District. Azusa Pacific University has two campuses east of Downtown. Governmental offices are concentrated in the historic Civic Center (Library, City Hall, Police Department, Senior Center, and City Park.)



5. Open Space

Azusa is blessed with tremendous open space resources, with nearly 40% of the City undeveloped or devoted to commercial nursery use, parks, flood control channels, utility easements, and a golf course. Natural open space is focused on the San Gabriel Mountains and River areas that are a key priority for preservation and restoration as well as for habitat and recreational resources.



Neighborhood park space is at a premium, particularly south of the 210 Freeway. Memorial Park functions as the most used park in the system, with active uses competing with passive recreation because of the shortage of park acreage.

6. Transportation Network

Streets and highways occupy a huge share of the community's available land – well over 10%. These often bleak and auto-oriented environments are one of the areas of greatest opportunity to beautify and improve for use by pedestrians, bicyclists, and public transit users.

Land Use Issues

Over the past hundred years, particularly since the suburban boom after World War II, virtually all of the developable land within the City of Azusa and its Sphere of Influence has already been developed. That dictates the fundamental patterns and distribution of land use. But over the next twenty years, both rehabilitation and redevelopment can substantially reshape the quality of life and standard of living for future residents.

The vision of this General Plan is to reestablish traditional neighborhood fabric where it is frayed or never existed and to strengthen distinct commercial and mixed-use districts. The challenges in this kind of targeted preservation and redevelopment are fundamentally different from the suburban development of vacant or agricultural land. It is inherently more complex not only economically, but also socially and politically as well.

Since a healthy future requires infill and recycling of uses, the new investment must be accommodated in ways that support, rather than erode the health of existing neighborhoods and reinforces Azusa's distinct identity and sense of place.



Chapter 3: The Built Environment

- The older, traditional neighborhoods and districts of Azusa were long neglected, while the newer development of the last fifty years is largely geared to the placeless auto-oriented landscape of suburban strips and housing tracts.
- Many of the City's homes, townhomes, and apartments are too small and lack the character and durability that make them competitive with newer housing being built in the far suburbs.
- Yet continued increases in land, development, and construction costs put recycling out of reach, particularly for any level of housing affordable to low or even moderate income individuals and families.
- Most of the existing residential neighborhoods lack distinctive character or defined "edges" that bolster the kind of neighborhood identity that can both add value and provide common cause for neighbors to organize to improve their immediate environment.
- While Azusa offers a wide range of job opportunities and is an increasingly active gateway to regional recreational uses, local residents lack an attractive range of retail and service choices. The City's retail areas, particularly in Downtown, are not yet competitive with commercial areas in nearby cities.
- While viable commercial corridors or districts work best with compatible uses conveniently located together, our main commercial corridors (Foothill Boulevard, Alosta Avenue, Azusa Avenue, Gladstone Street, Citrus Avenue) are typical suburban strips with fragmented and often obsolete development patterns.
- New retail and commercial growth will inevitably be adjacent to neighboring residents and businesses, so it must respect their scale and character. New and expanded buildings should enhance, not detract from neighboring uses by appropriate scale and connections as well as high quality and visually distinctive architecture to make more vibrant and prosperous places.
- Industrialization nearly wiped out soft and green connections to the San Gabriel River and mountains. Recapturing the beauty and restorative power of these assets will benefit residents and attract visitors to support new investment and commerce. Protecting the character and habitat of these areas is a vital environmental responsibility.
- The West End Industrial District is a regionally important source of jobs and wealth. A compatible mix of stores, restaurants, gas stations, offices, warehouses, public storage and other uses strengthens the district's vitality, but care must be taken to ensure that other uses do not crowd out the underlying industrial productivity and viability of this important economic resource.
- While Azusa's green spaces are both significant recreational and visual assets for residents and visitors, most of them lie north of the 210 Freeway. Azusa needs to seek maximum joint use opportunities with schools and other partners to enhance and expand green space for active and passive recreation, particularly in the most densely populated areas of the City south of Foothill Boulevard.
- The deep scars of a century of aggregate mining represent both the most calamitous injury and the most extensive opportunity for re-use in Azusa. While existing quarry operations contain substantial unmined reserves, the time has come to plan for the reclamation of these active quarries, reduce the intrusiveness of their impacts, and to better reclaim mined-out quarry sites.

Land Use Vision

Achieving Azusa's future vision rests on improving the connections between pleasant, safe, and walkable neighborhoods and distinct districts offering the stores, workplaces and services needed for a thriving community. The most important links are corridors lined primarily with attractive

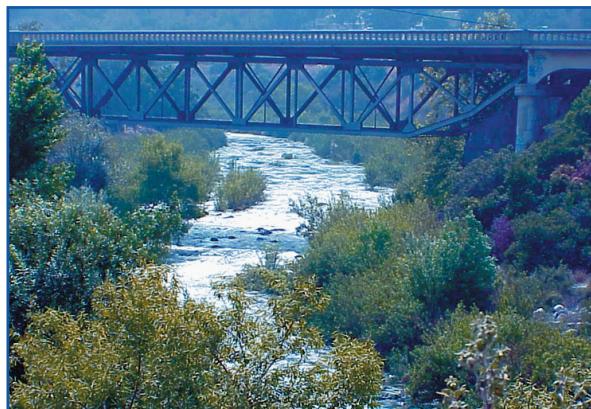
Chapter 3: The Built Environment

townhomes, along with an appropriate mix of office and neighborhood retail/services, usually located on the ground floors.



Azusa will also continue to promote our commercial and manufacturing West End, by supporting the retention and expansion of existing businesses and continuing to attract new firms that supply good jobs.

A much greater emphasis will be made in the years ahead on protecting our natural beauty and resources from the mining or development of undisturbed areas along the River and foothills. Azusa will pursue the vision of an eventual 1,700 acre protected area, protecting habitat and providing appropriate recreational opportunities along the river that has nourished human settlement along its banks for 6,000 years.



Land Use Planning Concepts

- Residential areas will emphasize a “sense of place” by strengthening or introducing the physical structures of healthy neighborhoods, including:
 - creating neighborhood centers within in each neighborhood;
 - promoting neighborhood associations to foster community pride, connections, and relationships.
 - improving safety and well-being through the provision of lighting, sidewalks, street trees, traffic calming measures, and other human-scale amenities that foster pedestrian activity but do not create traffic congestion.
- In order to promote a stronger retail and office community, commercial uses will be encouraged to concentrate within the districts rather than along strip commercial corridors. Along the corridors, townhomes and limited commercial uses will be encouraged in mixed-use settings.



- The manufacturing and industrial sector will be protected and promoted to continue to enrich the local and regional economy.
- Passive and active recreational amenities will be encouraged along the river, in detention basins, and quarried areas, as they are reclaimed.



Chapter 3: The Built Environment

- Recognizing that the market demand for corridor residential and residential/mixed use remains unknown, for environmental evaluation purposes, the 20 year build-out of total residential units in Azusa and its Sphere of Influence has been estimated to be 3,400 total units. Leaving aside the 1,250 units slated for Monrovia Nursery under the Council-adopted Specific Plan, that projects an annual construction of just over 100 units a year.
- Given the troubled past history of many apartments and some condominium projects in Azusa, the Citizens' Congress and City Council seek assurance that the new corridor housing will maintain a high level of maintenance, reflecting high quality design as well as a high proportion of ownership versus rentals. Moreover, since the ownership percentage, household size and make-up of such new housing remains unknown, there is a need to re-evaluate the new housing and its impact on traffic, schools, parks and other public infrastructure when such impacts can be evaluated with greater certainty based on historical data rather than projections.

Land Use Goals and Policies

GOAL

- 1 PROVIDE FOR A COMPLETE AND INTEGRATED MIX OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, RECREATIONAL, PUBLIC AND OPEN SPACE MEETING THE NEEDS OF EXISTING AND FUTURE RESIDENTS AND BUSINESSES.**

POLICIES

- 1.1 Establish the urban form of neighborhoods, corridors, districts, and recreation/open space as shown on Urban Form Diagram, Figure CD-2. Figure CD-2 indicates the location of neighborhoods, districts, corridors in the urban form structure. Figure CD-3 indicates the proposed land uses for those areas within the urban form structure as well as all other areas

of the City and Sphere of Influence. (LU1 and LU2)

- 1.2 Establish land use designations and appropriate density standards and development standards to:

- ensure a balance of land uses; and
- enhance the City's long-term economic and fiscal well-being, including housing units of all types and prices; retail and commercial uses; employment generating industrial businesses; recreational facilities; governmental services; utilities and infrastructure; institutional and religious; and open space as defined in Land Use Diagram Classification, Table CD-2, and shown on the Regulating Plan, Figure CD-3 and Land Use Diagram, Figure CD-4. (LU1, LU2, and LU24)

- 1.3 Limit new development on undeveloped lands within the canyons, in the foothills, and in the mountains. (LU1, LU2, and LU6)

- 1.4 As appropriate, incorporate those areas not yet located within the City of Azusa's jurisdiction in the City's Sphere of Influence. (LU7 and LU11)

Neighborhoods

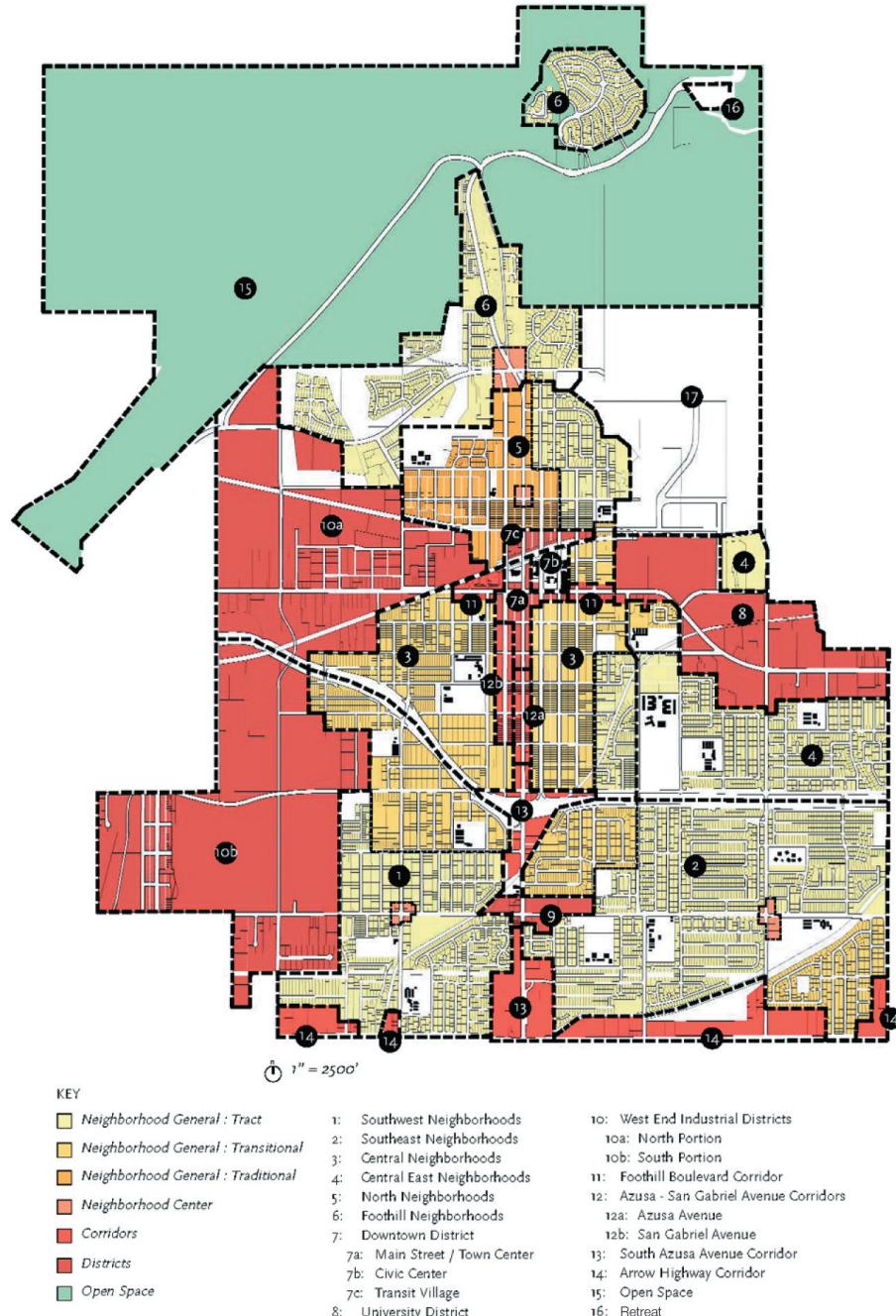
GOAL

- 2 AZUSA IS A RENEWED COMMUNITY OF BEAUTIFUL HOMES AND STABLE NEIGHBORHOODS PROVIDING A SAFE ENVIRONMENT, GREEN SPACE, AND A BROAD COMMUNITY LIFE.**

POLICIES

- 2.1 Establish Azusa as a "community of neighborhoods". Using a scale of a five-minute walk, each interconnected neighborhood

Chapter 3: The Built Environment



Urban Form Diagram

GENERAL PLAN UPDATE

FIGURE CD-2



Chapter 3: The Built Environment

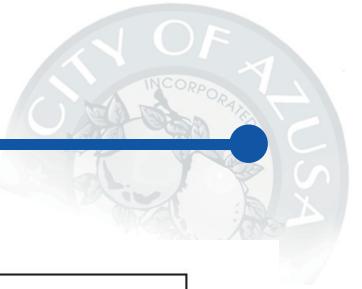
Table CD-2
Land Use Plan Classification

Category	Typical Principal Use (Not All Inclusive)	Maximum Density/Intensity and Heights (See Figure CD-4)
Low Density Residential	▪ Single Family Residential	0-8 units per net acre
Medium Density Residential	▪ Single Family Residential	8.1-15 units per net acre
Moderate Density Residential	▪ Multi-Family Residential	15.1-27 units per net acre
Neighborhood Center	▪ Neighborhood serving retail (restaurants, household goods, personal services, etc.) ▪ Mixed-use	Single Use Residential: 14-27 units per net acre Single Use Commercial: 0.35-1.8 FAR
Commercial	▪ Retail (restaurants, household goods, personal services, food sales, drug-store, building materials and supplies, overnight accommodations, cultural facilities, professional) ▪ Office	0.35-6.0 FAR
Commercial/Industrial Mix Use	▪ Commercial (office & retail)/Industrial	Mixed Use: 0.5 FAR Single Use Commercial: 0.35-0.5 Single Use Industrial: 2.4 FAR
Commercial/Residential Mixed Use	▪ Commercial (office & retail)/Residential	Mixed Use: 1.5 FAR
Residential/Commercial Mixed Use	▪ Residential/Commercial (office & retail)	Single Use Commercial: 0.35-1.8 FAR Single Use Residential: 14-27 units per net acre
Recreation/Landfill Mised Use	▪ Recreation/Landfill	N/A
Transit Station	▪ Transit depot ▪ Commercial (retail & office)/Residential Mixed Use	Mixed Use: 2.5 FAR Single Use Residential: 27 units per net acre Single Use Commercial: 2.0 FAR

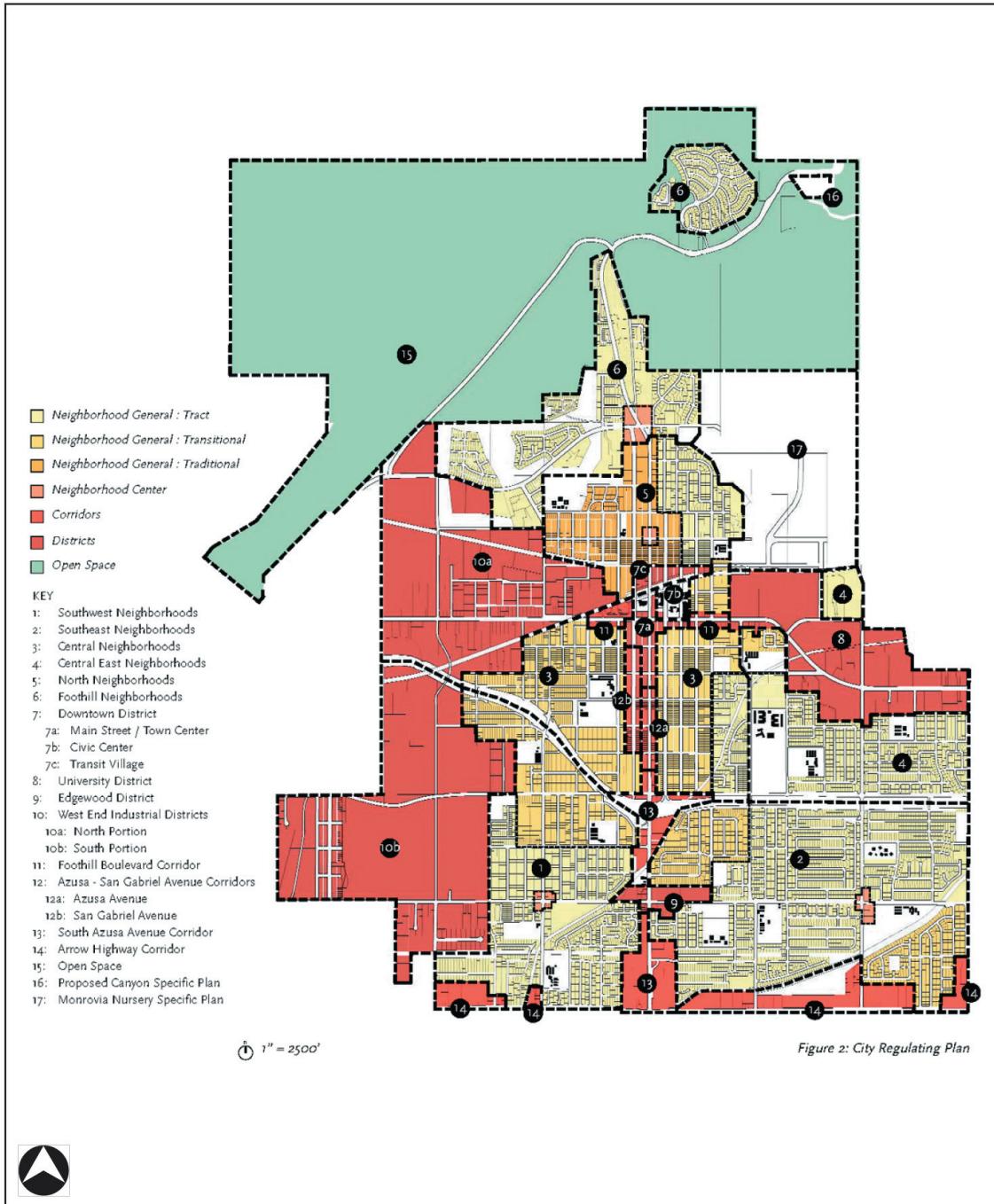
Chapter 3: The Built Environment

Table CD-2
Land Use Plan Classification
(Continued)

Category	Typical Principal-Use (Not All Inclusive)	Maximum Density/In- tensity ad Heights (See Figure CD-4)
Hotel/Conference Center	<ul style="list-style-type: none">■ Hotel■ Conference Center	0.2 FAR
Light Industrial	<ul style="list-style-type: none">■ Light manufacturing■ Professional offices■ Industrial supporting retail, restaurants, and similar uses	0.5-2.0 FAR
Industrial	<ul style="list-style-type: none">■ Heavy manufacturing■ Related use	0.5-3.0 FAR
Institutional/Schools	<ul style="list-style-type: none">■ Religious■ Community Meeting■ Schools (public and private)■ Governmental Offices	0.35-1.2 FAR Must Be Of a Scale and Intensity that Respects Surrounding Uses
Recreation	<ul style="list-style-type: none">■ Dedicated parks or fields	N/A
Open Space	<ul style="list-style-type: none">■ Privately or publicly owned and intended as open space for passive recreation, aesthetic, resource-management, and vested mining.	N/A
Drainage/Utilities	<ul style="list-style-type: none">■ Flood control channels■ Electrical easements	N/A



Chapter 3: The Built Environment



Regulating Plan

GENERAL PLAN UPDATE

FIGURE CD-3