



GARVEY MIXED-USE CORRIDOR

- Size:**
- Over 140 acres of land along a 2 mile long corridor
- Vision:**
- Develop walkable mixed-use developments with retail uses on the ground floor and higher density housing on the upper floors
 - Create activity nodes where Garvey Avenue intersects with Santa Anita Avenue, Tyler Avenue and Peck Road
 - Benefit from adjacent neighborhoods, which are well established and walkable
- Zoning:**
- MMU (Mixed/Multi-Use)
- Access:**
- Just south of the 10 freeway
 - Major transit corridor with direct links to Downtown Los Angeles

- Development Standards:**
- Residential density of up to 35 units/acre
 - Commercial floor-area ratio (FAR) of up to 1.0
 - Height of 4-stories/50 feet
 - Reduced parking standards
- Major Projects Underway:**
- 3,000 sf of retail, 3 work-live units & 67 housing units
 - 5,000 sf of retail & 114 housing units
 - 25,000 sf of retail & 30 housing units
 - 20,000 sf of retail & 116 senior and assisted living units
- Opportunity Site:**
- A) 1.7 acre site zoned multi-family
- For Additional Information:**
- El Monte City Hall West - Economic Development Department
 11333 Valley Boulevard - El Monte, CA 91731-3293
 Phone: (626) 258-8626 Fax: (626) 580-2293
 Website: www.elmonteca.gov





DURFEE MIXED-USE CORRIDOR

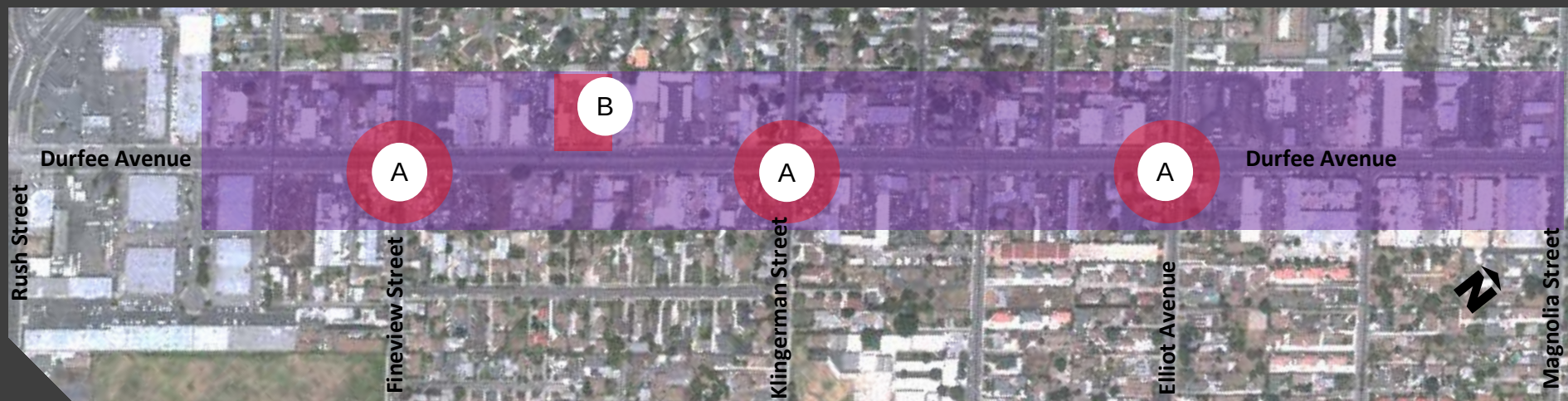
- Size:**
- Over 80 acres of land along a mile long corridor
- Vision:**
- Develop walkable, mixed-use developments with retail uses on the ground floor and higher density housing on the upper floors
 - Create activity nodes where Durfee Avenue intersects with Fineview Street, Klingerman Street and Elliot Avenue
 - Benefit from adjacent neighborhoods, which are well established and walkable
- Zoning:**
- MMU (Mixed/Multi-Use)
- Access:**
- Conveniently located between the 10 & 60 freeways
 - Transit corridor with convenient links to Los Angeles

- Development Standards:**
- Residential density of up to 35 units/acre
 - Commercial floor-area ratio (FAR) of up to 1.0
 - Height of 4-stories/50 feet
 - Reduced parking standards

- Opportunity Sites:**
- A) Multiple properties at activity nodes
 - B) 1 acre development site

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EAST VALLEY ENTRYWAY

- Size:**
- ½ mile long corridor at the City's eastern entrance
- Vision:**
- Allow a wide range of large scale commercial uses to serve the community and region
 - Specifically promote retail uses, food and beverage establishments, hotels, automotive sales and professional offices
- Zoning:**
- Mostly C-3 (General Commercial) & C-4 (Heavy Commercial)
- Access:**
- Valley Boulevard, a major east-west corridor, used by over 40,000 vehicles daily
 - Conveniently located between the 10, 605 & 60 freeways

Development Standards:

Opportunity Sites/Areas:

- Commercial floor-area ratio (FAR) of up to 1.0
- A) 3.8 acres of land with frontage along Valley Boulevard and Garvey Avenue
- B) 3.3 acres
- C) 1 acre
- D, E, F) 5.1 acres, 2.6 acres & 4.6 acres respectively: 12.3 acres total

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FLAIR BUSINESS PARK

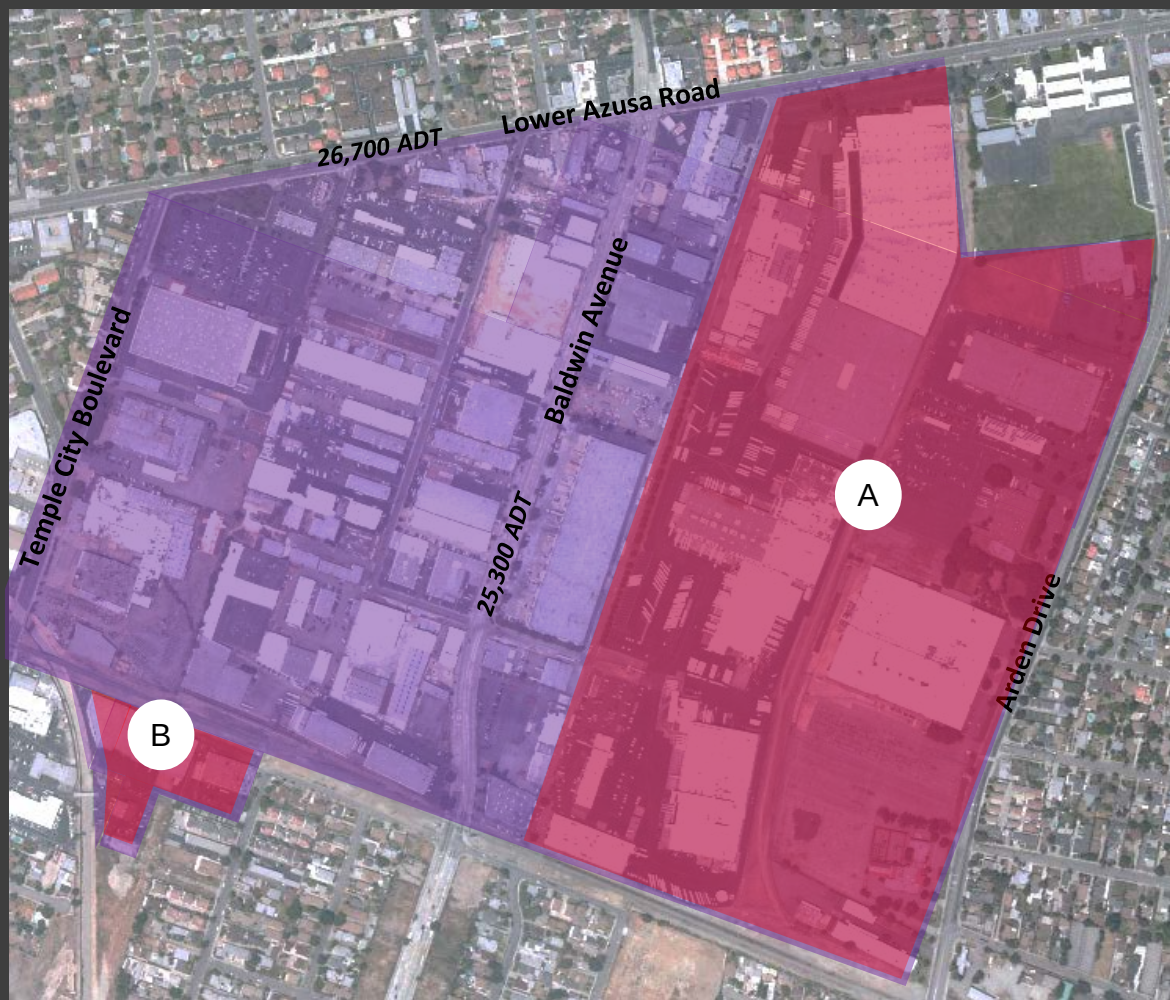
Size:	Over 180 acres of land directly adjacent to the 10 freeway	Development Standards:	Intended for mid-rise office buildings with a floor area ratio (FAR) of 1.5 north of Telstar and 0.75 south of Telstar
Vision:	- Attract national or regional offices, financial institutions, Fortune 500 companies and medical offices - Accommodate supporting retail, service and hospitality uses - Promote modern architecture to create an iconic skyline	Major Projects Underway:	1) Flair Spectrum Specific Plan Area – 250-room hotel, 690,000 square foot retail center and 600 housing units on a 14.6 acre site 2) Media Center – 100,000 square foot office campus on a 5 acre site
Zoning:	OP (Office Professional)	For Additional Information:	El Monte City Hall West - Economic Development Department 11333 Valley Boulevard - El Monte, CA 91731-3293 Phone: (626) 258-8626 Fax: (626) 580-2293 Website: www.elmonteca.gov
Access:	Directly adjacent to the 10 freeway and 1½ miles north of the 60 freeway		





NORTHWEST INDUSTRIAL DISTRICT

- Size:
- Over 250 acres of prime industrial land
- Vision:
- Serve as the employment engine of the City and create well-paid jobs
 - Attract a balance of sustainable light manufacturing, technology-oriented and office businesses
 - Accommodate supporting retail uses
 - Provide opportunities for investment and entrepreneurship
 - Convey image of a modern industrial park with building designs that balance functionality, form, aesthetics and sustainability
- Zoning:
- Mostly M (Light and General Manufacturing)
- Access:
- Conveniently located near the 10 and 605 freeways
- Standards:
- Suited for a Specific Plan to tailor standards for future development
- Opportunity Sites:
- A) Former Safeway Distribution Center –
 - 100 acres of prime land being marketed for sale
 - Considered one of the largest industrial redevelopment opportunity sites in Southern California
 - B) 4.2 acre site zoned for high density residential (up to 25 units/acre)



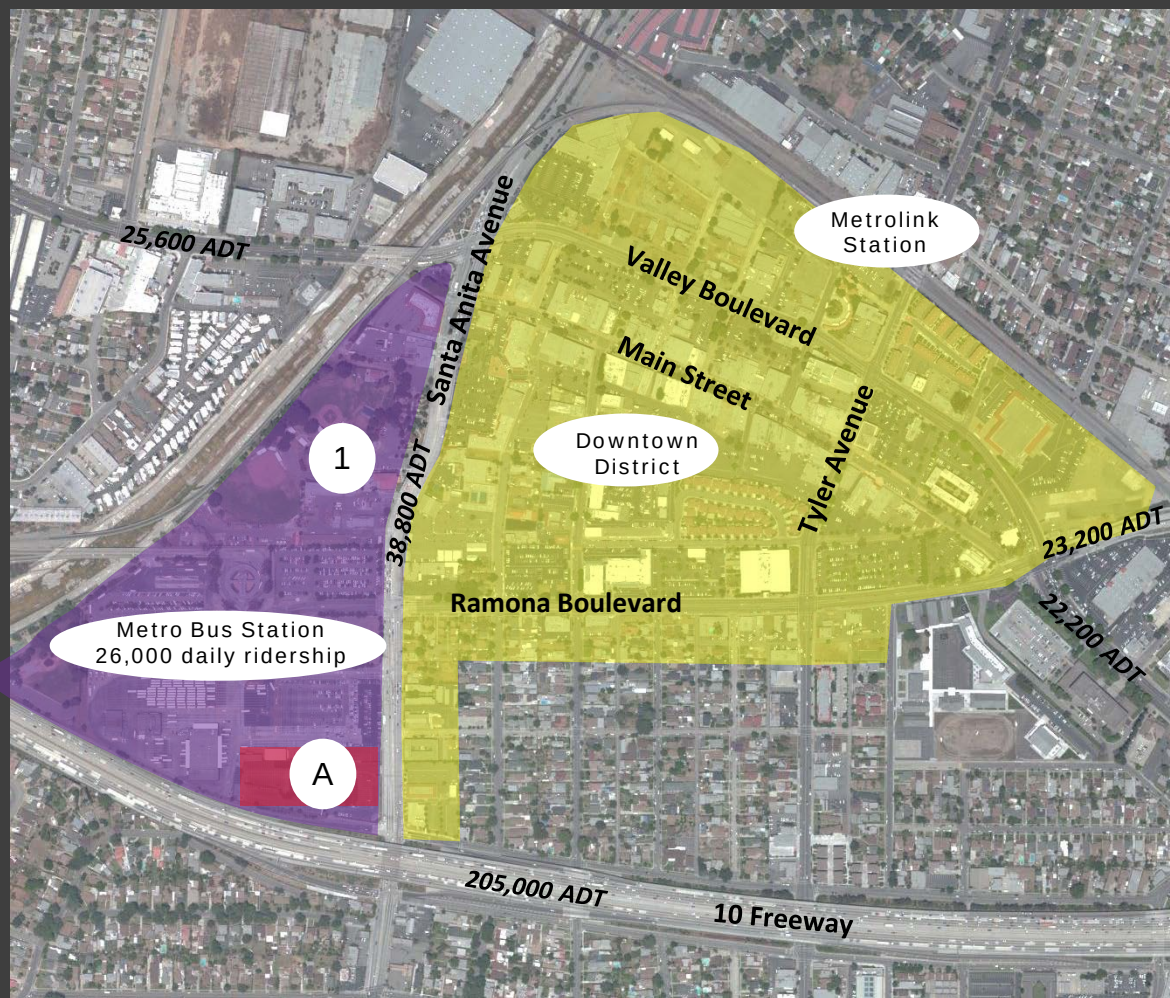
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GATEWAY SPECIFIC PLAN AREA

- Size:
- 60 acres
- Vision:
- Envisioned as a Transit Oriented Development containing mix of retail, restaurants, offices, entertainment, hotels, high-density residential, civic and cultural uses
- Zoning:
- El Monte Gateway Specific Plan Area (SP-1)
 - SP-1 has been approved for development of up to 1,850 residential units within the Mixed-Use Sub District and approximately 1.3 million square feet of non-residential uses that include retail, office, entertainment, hotel, and other public and educational uses
- Access:
- Significant transit hub with direct links to Downtown Los Angeles
 - El Monte Bus Depot: 26,000+ daily riders
 - Metrolink Rail Line: 12,000+ daily riders
 - 10 Freeway: used by 205,000 vehicles daily
- Projects Completed/ Underway
- 1) Gateway Area— urban village with 485 high density residential units and 25,000 square feet of retail
- Opportunity Site:
- A) Santa Anita Landing area –
 - 3.5 acre site adjacent to the 10 freeway and Bus Depot



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DOWNTOWN EL MONTE

SPECIFIC PLAN AREA

- Size:**
- 115 acres within the Main Street Area
- Vision:**
- Establish Main Street Area as the City's historic heart
 - Promote a mix of retail, restaurants, offices, entertainment, hotels, high-density residential, civic and cultural uses
- Zoning:**
- Specific Plan underway to promote higher densities near transit centers
- Access:**
- Significant transit hub with direct links to Downtown Los Angeles
 - El Monte Bus Depot: 26,000+ daily riders
 - Metrolink Rail Line: 12,000+ daily riders
 - 10 Freeway: used by 205,000 vehicles daily
- Projects Completed/Underway:**
- 1) Santa Fe Trails – 115,000 square foot retail shopping center
 - 2) Ramona Housing – 62 residential units including 4 work-live units
- Opportunity Sites:**
- A & B) Santa Anita Landing area –
- 4 acre and 1.9 acre sites adjacent to the 10 freeway and Bus Depot
- C) 5 acre site of commercial land east of the Santa Fe Trail Shopping Center
- D) 30,000 square foot site ideal for high density urban mixed-use
- E) 1 acre site ideal for mixed-use



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EL MONTE CENTER & AUTO ROW

- Size:
- 30 acre El Monte Center and surrounding Auto Row area
- Vision:
- Capitalize on being anchored by Longo Toyota, the nation's largest automobile dealership
 - Function as the San Gabriel Valley's primary automobile sales and service destination
 - Provide entertainment, dining and retail opportunities and uses that enhance the customer experience
- Zoning:
- C-3 (General Commercial)
- Access:
- Directly adjacent to the 10 freeway and a mile west of the 605 freeway
- Standards:
- Floor area ratio (FAR) of up to 1.0
 - Flexible development standards related to height, setbacks and parking
- Opportunity Site:
- A) El Monte Shopping Center –
- 30 acre regional shopping center with retail, restaurant and automobile sales
 - Anchor tenants and freestanding spaces available for lease



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