

CHAPTER 6 MIXED-USE



I. INTRODUCTION

A. Purpose

This chapter provides guidelines for designing new mixed-use developments in the City of Baldwin Park, as well as exterior alterations and additions to existing mixed-use developments. The purpose of these guidelines is to facilitate high-quality development within mixed-use zones. Mixed-use development integrates complementary residential and commercial development on the same parcel or contiguous group of parcels. It provides opportunities to weave residential and public uses into the commercial fabric to create an active street life and enhance the vitality of businesses.

Property owners, developers, architects, building designers, and contractors seeking to construct new mixed-use developments, or alterations or additions to existing developments, should use these guidelines in the early design stages of their projects. These guidelines are not intended to limit creative site planning and architecture that is consistent with the stated goals and within the context of surrounding neighborhood patterns. Innovative project design, particularly involving infill development and reuse of existing structures, is strongly encouraged.

Refer to the City of Baldwin Park Zoning Code for specific development standards pertaining to Mixed-Use Zones.

B. Applicability

These guidelines apply to all mixed-use developments, and are in addition to the development standards set forth in the Zoning Code and other adopted City policies for landscaping, parking, and trash enclosures.

C. Administration

The following projects are subject to Design Review by the Design Review Committee in accordance with Chapter 153.210 of the Zoning Code:

- Construction of a new mixed-use building or development.

- Addition or exterior alteration to an existing mixed-use building or development.

Evaluation of Design Review shall be based on substantial compliance with the intent and guidelines set forth in this chapter, and projects shall be approved, conditionally approved or denied on such basis.

D. Goals

The design guidelines for mixed-use developments in the City of Baldwin Park are intended to provide property owners and their designers with basic development and design criteria that are intended to reinforce the desired building and neighborhood character. The guidelines have been established in order to accomplish the following goals:

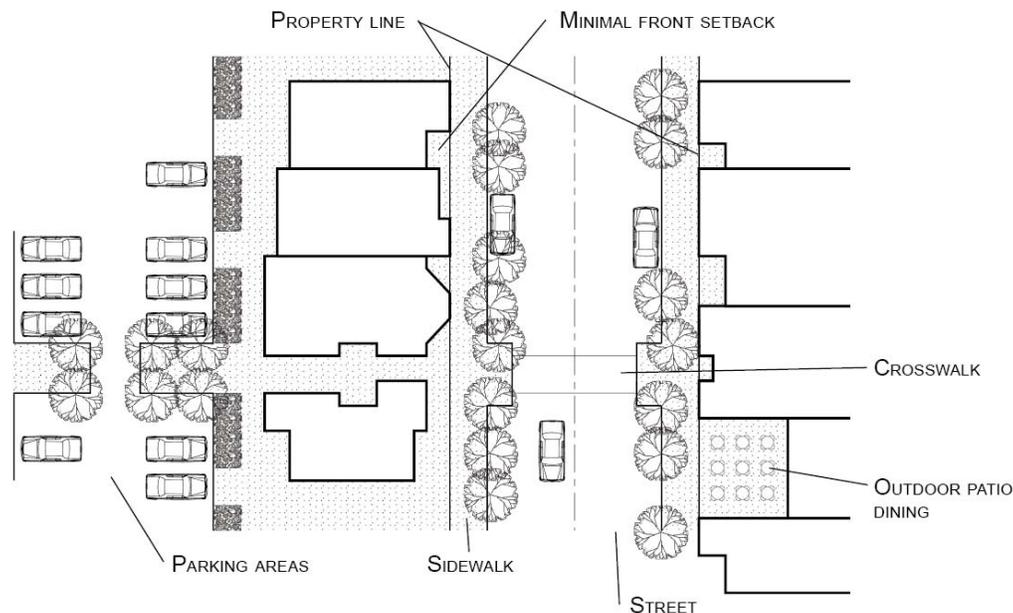
- Facilitate the development of well-designed buildings, or group of buildings, that integrate residences, neighborhood-serving businesses, and public uses.
- Promote design creativity and variation while ensuring consistency in building scale, proportion and pedestrian orientation.
- Contribute to the neighborhood character by respecting the scale, proportion and architectural style of the surrounding area.
- Create visual interest in mixed-use buildings, while maintaining a sense of harmony within the project.
- Eliminate random development patterns and establish site planning and design relationships between new development and neighboring properties.
- Encourage environmental sensitivity in development.
- Preserve and incorporate structures into the project that are distinctive because of their age, cultural significance, or unique architectural style.

II. SITE DESIGN GUIDELINES

Mixed-use development fosters pedestrian-oriented environments by providing a mixture of uses in compact, walkable areas. The site planning guidelines focus on elements that contribute to a successful pedestrian-oriented environment, such as a continuous street frontage, ample pedestrian connections, and ground-floor design features that provide a visual link to the street and sidewalk.

A. Building Siting, Orientation and Setbacks

1. Building siting should take into consideration the context of the mixed-use area, the location of nearby uses, and the location of major traffic generators, as well as the site's characteristics. The arrangement of structures, parking and circulation areas, and open spaces should relate to the surrounding built environment in pattern, function, scale, and character.
2. The placement and design of buildings should facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.
3. Where feasible, buildings should be located adjacent to the sidewalk at the front property line (zero-foot setback). In such cases, when dedicated to public uses, a portion of the front building elevation may be set back to allow for outdoor use, such as outdoor patio dining, display, public art, entry forecourts, or other amenities appropriate to an urban development.
4. Where feasible, buildings should be sited so that they screen parking and unsightly scenes and activities from public view, residentially zoned properties, and the residential portion of a mixed-use project.





In Mixed-Use Zones, small-scaled, pedestrian-friendly retail buildings that are built to the property line are appropriate.

B. Vehicle Circulation and Access

1. Separate site access and parking facilities should be provided for residential uses and commercial uses.
2. Site access and internal circulation shall promote safety, efficiency and convenience. Vehicular traffic shall be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
3. The number of site access points or driveway aprons shall be minimized for aesthetic purposes, to achieve efficient and productive use of paved access ways, and to eliminate traffic and pedestrian hazards. They should be located as far as possible from street intersections, and should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.
4. For the commercial portion of a mixed-use development, design that allows for present or future reciprocal access with adjacent properties is encouraged.

5. The main entry driveway should be easily identifiable, incorporating landscaping and possibly accent paving that is related to the building hierarchy and color.

C. Parking Lots

1. Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking spaces. Loading and service areas should be provided with separate access and circulation whenever possible.
2. No parking shall be permitted in a required front or street side yard setback area (as established by the Zoning Code).
3. The internal circulation of parking areas shall be self-contained and designed so that no vehicle has to back into the public street or alley, or use the public street or alley to get from one parking aisle to another parking aisle. Provide end-stall turnarounds or a continuous circulation pattern.
4. Parking lots should be separated from buildings by a raised walkway (minimum 4 feet wide) and landscape strip (minimum 7 feet wide).
5. Parking areas should provide bicycle racks that are located close to the buildings and do not impede pedestrian or auto circulation. Whenever possible, bicycle areas should be covered and located in areas which are clearly visible to site users in order to promote security. The design and materials should be coordinated with the site and building design.

D. Parking Structures

1. Where feasible and compatible with the design of the building, use subterranean, semi-subterranean, or parking that is tucked under the building structure. Parking designed in this manner must effectively reduce the visual impact of parking, and not detract from the building architecture or site views.
2. Access to parking structures should be designed so as not to obstruct free flow of traffic on adjoining public streets (e.g., right and left turn lanes into the structure when feasible). Entrances and exits should be located so that each is separate from the other to reduce turning movement conflicts as vehicles enter and exit the structure.
3. There should be adequate ingress and egress to all parking spaces to ensure ease of mobility, ample maneuvering clearance, and safety of pedestrians and vehicles. Access points to the parking structure for pedestrians should be located to avoid pedestrian/vehicle conflicts.

4. The height and mass of the parking structure should be consistent with the urban design fabric within which the structure is to be located.
5. The exterior design of a structure should minimize its visual identity as parking by disrupting the monotony of its underlying structure system by providing window openings and through variations in color, material, and texture. In addition, the exterior facade should maintain a horizontal line throughout. The sloping nature of the interior structure should not be repeated on the exterior facade.
6. A wall or other screening of sufficient height to screen parking vehicles and which exhibits a visually pleasing character should be provided.



Parking structures should be designed to integrate with the neighborhood or area that they serve. Parking structures should be viewed as long-term, quality amenities to the City and not as utilitarian "quick fixes" to the problem. Ground level retail uses are strongly encouraged.

7. Define stair and elevator shafts to be distinct taller masses that intersect the mass of the main structure.
8. Where parking structures and pedestrian areas adjoin, the exterior edge of the parking structure should exhibit a high level of architectural detail such as decorative grill work,

overhead trellises, tree canopy, planter/seat walls, pedestrian-scaled lighting, public art, and the application of materials and textures that establish a comfortable and well-proportioned human scale. Ground-level retail uses are strongly encouraged to enhance the streetscape and pedestrian environment.

9. Elevators should be located along the exterior periphery of the building, preferably on the street side and oriented so that the elevator lobby is visible from the street at each level. The back of the elevator cab and shaft should be made of glass or other similar transparent material that will allow maximum surveillance from the exterior.
10. Similarly, stairways should be located along the exterior periphery of the building, preferably on the street side and oriented so that the stairway is visible from the street at each level. Glass or other similar transparent material should be used to allow visibility.
11. A higher level of lighting improves security in parking structures. Parking structures should be designed to provide high light levels so that dark hiding places are not created. Light colored ceilings and upper walls are also recommended to increase light. Extra lighting should be considered in pedestrian areas such as stairs, elevator lobbies, entrances, exits and ramps. Lamps shall emit a warm tone in the color range of 3,000 degrees Kelvin.
12. Strive to eliminate glare and visibility of pole mounted light fixtures on upper decks of parking structures by employing full cutoff fixtures and minimizing poles heights. Lights should be limited to 16 feet and be located between internal parking rows rather than at the structure's perimeter.

E. Interface between Residential and Non-Residential Uses

1. To provide privacy for and avoid significant shading of adjacent residential properties, the building massing of non-residential buildings shall be set away from the residential uses. At residential edges, non-residential buildings should maintain low profiles, and building heights should be stepped down to the height of adjacent residential uses, utilizing architectural elements such as gables or hip roofs to reduce building mass.
2. Whenever adjacent residential and commercial uses can mutually benefit from connection rather than separation, appropriate connective elements such as walkways, common landscaped areas, building orientation, gates and/or unfenced property lines should be employed.
3. Landscaping may be used to aid in privacy screening and as a buffer for residential development. Screening may consist of one (or more) of the following:
 - "Vertical" trees closely spaced,
 - "Green" (vine-covered) solid or fenced walls, and
 - Hedges

Eighty (80) percent of the screen (wall, hedge, fence, etc.) at the property line shall be opaque.

4. Noise or odor-generating activities in general, and loading areas, trash and storage areas, and rooftop equipment in particular, should be located as far as possible from adjacent residential uses and not be located next to residential properties without fully mitigating their negative visual, noise and odor impacts.

F. Plazas and Courtyards

1. Mixed-use developments should incorporate plazas and courtyards into their design. Buildings should be clustered to create usable pedestrian areas.
2. Primary access to public plazas and courtyards should be provided from the street. Secondary access may be provided from retail shops, restaurants, offices and other uses within the development. Entries to the plazas and courtyards should be inviting and well lighted.
3. Landscaping, water features, and public art should be incorporated into plaza and courtyard design. Shade trees or architectural elements that provide shelter and relief from direct sunlight should be provided.
4. Plazas and courtyards should be buffered from the street, parking areas and drive aisles.



Public spaces, such as plazas and courtyards, with amenities for visitors create a place of refuge and enhance the pedestrian environment.

G. Pedestrian Walkways

1. Mixed-use developments shall be oriented and designed to enhance pedestrian movement within the development and to adjacent uses.
2. Attractively landscaped, shaded and well-marked pedestrian links between parking areas and buildings shall be provided. Pedestrian walkways shall also be provided to link dwelling units with commercial uses in the mixed-use development, as well as with common open space, plazas and courtyards, and public sidewalks.
3. Where pedestrian paths or walkways cross parking areas or driveways, decorative paving or some other method shall be used to define the pedestrian space and delineate crossings.
4. Pedestrian connections should include design cues to help demarcate the transition between public and private spaces. Design cues may include a change in colors, materials, landscaping, or the dimensions of the walkway.



Walkways, arcades, and pergolas provide shade, connections and define usable space.

H. Open Space

1. Common open space areas shall be convenient to the residential portion of a mixed-use development, separate and secure from the non-residential component, and clearly marked for residential use only. Common open space areas shall contain amenities appropriate to the project's size; i.e. pools, spas, recreation buildings are encouraged for larger projects, while barbeque areas and gazebos may be more appropriate for smaller projects. Children's play areas shall be sited to be visible from residential units and not visible from the public right-of-way.
2. Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All balconies and patios that front a public street shall be

substantially enclosed for screening and privacy. Private open space areas that are intended for use by residents only should not be accessible from the commercial portion of the mixed-use development.

3. In the mixed-use zones, accessible rooftop open space may be used as common useable open space by the residents. It may also be used for private useable open space, when the space is directly accessible from the unit(s).

I. Site Amenities

1. Refer to Chapter 4 (Commercial Design Guidelines), Section II (I), for guidelines on site amenities.

J. Fences, Walls and Hedges

1. Refer to Chapter 4 (Commercial Design Guidelines), Section II (J), for guidelines on fences, walls and hedges.

K. Exterior Lighting

1. In general, the location and amount of lighting should respond to the anticipated use and not exceed the amount illumination required by users. Lighting should be located to minimize its impact upon adjacent buildings and properties.
2. Parking lot lighting and building security lighting for commercial uses should be appropriately shielded so as not to spill over into or otherwise adversely impact the residential portion of a mixed-use development or neighboring residential projects.
3. Refer to Chapter 4 (Commercial Design Guidelines), Section II (K), for additional guidelines on exterior lighting.

L. Loading Areas

1. All loading areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential units in a mixed-use project, or adjacent residential uses.
2. Refer to Chapter 4 (Commercial Design Guidelines), Section II (M), for additional guidelines on loading areas.

M. Outdoor Storage and Service Areas

1. All outdoor storage and service areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential units in a mixed-use project, or adjacent residential uses.
2. Outdoor storage and service areas shall not be visible from public right-of-ways and shall be screened from on-site and off-site public view with a combination of building features, decorative walls and landscaping consistent with the architectural style of the building.
3. Refer to Chapter 4 (Commercial Design Guidelines), Section II (O), for additional guidelines on outdoor service and storage areas.

N. Refuse and Recyclables Collection Facilities

1. Separate refuse collection facilities shall be provided and maintained for the residential units in a mixed-use development from those for the commercial uses. It shall be clearly marked for residential use only.
2. All refuse collection facilities for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential uses.
3. Refuse and recyclable collection facilities shall not be visible from public right-of-ways and shall be screened from on-site and off-site public view with a combination of building features, decorative walls and landscaping consistent with the architectural style of the building.
4. Refer to Chapter 4 (Commercial Design Guidelines), Section II (O), for additional guidelines on refuse collection facilities.

O. Utility and Mechanical Equipment

1. Refer to Chapter 4 (Commercial Design Guidelines), Section II (P), for guidelines on utility and mechanical equipment.

P. Environmental Considerations

1. Refer to Chapter 4 (Commercial Design Guidelines), Section II (D), and Chapter 3 (Multi-family Residential Guidelines), Section II (D) for sustainable building design guidelines for commercial and residential development.

III. ARCHITECTURAL DESIGN GUIDELINES

Mixed-use buildings should display unique, visually attractive qualities while having a unified composition. New buildings or building additions and renovations should not only harmonize with the prevailing characteristics of the surrounding area, but should be designed in response to individual site conditions, and to enhance the overall image of the City of Baldwin Park by virtue of the quality of design and construction.

New projects should meet or exceed the standards of quality that have been set by surrounding development and contribute to the improvement of the area. All new development should be designed to improve the reality and perception of pedestrian safety and security with elements such as easily identifiable entrances, retail windows, pedestrian-scaled building massing and unique architectural features. Additions and renovation should be compatible with the existing building in scale, materials, and design.

A. Building Organization

1. Vertically mixed-use buildings should be designed with commercial storefronts on the ground floor and residential units above. Mixed-use buildings should display unique, visually attractive qualities while having a unified composition.
2. A ground-floor retail use shall have a minimum floor-to-ceiling height of 12 feet.



Residential and commercial components of vertically mixed use buildings should be clearly demarcated.

B. Architectural Style

1. The architectural style and use of materials should be consistent throughout the entire mixed-use development. Differences in use of architectural details may occur where the intent is to differentiate between the residential and commercial scale and character of the structure(s).
2. Where new buildings or additions are built immediately between existing buildings, the design of the new construction should acknowledge the existing buildings using

architectural elements such as matching cornice lines, continuation of a colonnade, use of similar materials, and similar building proportions.

3. Each project should possess an identifiable architectural theme and be of high-quality design and materials. High-quality, innovative and imaginative architecture is encouraged. For remodels or additions, the theme should be true to the original intent and style of the building.
4. Historic detailing on otherwise contemporary style buildings is strongly discouraged, such as using oversized (too large or out of scale) crown moldings or cornices to make a 1950s building appear "Mission" Style.
5. Differences in use of architectural details may occur where the intent is to differentiate between the residential and commercial scale and character of the structure(s).

C. Scale, Mass and Form

1. The scale and mass of a new mixed-use development should be consistent with neighboring developments and not overwhelm them with disproportionate size or incompatible design. Special care should be taken to achieve compatibility next to small-scale buildings; techniques should include limited size and building articulation.
2. Building design should employ clean simple geometric forms and coordinated massing that produce an overall sense of unity, scale, and interest. Use simple, strong massing with broken and varied elements.
3. Variable building façades along linear street frontages are encouraged. Variable façades create an interesting street scene. Nearly vertical or mansard roofs should be avoided.
4. Buildings should incorporate human-scale design elements that generate interest and diversity, and relate the building to the everyday user.



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5. The appearance of building mass may be attenuated with arcades, courtyards, pergolas, color and material changes, and stepping stories back above the ground level.
6. Where appropriate, varied roof or parapet heights and/or recessed or extended building walls should be used to create visual interest.

D. Building Modulation and Articulation

1. Building design shall avoid large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public right-of-way shall be highly articulated and incorporate the chosen design theme in a consistent manner.
2. Use building form to emphasize individual units within a building, larger units and/or anchor stores within retail projects, and foyers, lobbies, and reception areas within non-retail commercial projects. Use building form and articulation to emphasize public entrances and de-emphasize service areas, and to define and shelter (i.e. give a sense of invitation and enclosure) pedestrian walks and exterior spaces.
3. Building articulation can also be accomplished with the placement of windows and entries, volume changes, variable roof forms and height, significant color and material changes, variable transparency, and the creation of shadow textures with trellises and overhangs.
4. Commercial façades of mixed-use projects should be modulated at least every 45 feet by changes in building mass or façade treatment, such as projected entrance windows, roof form or other architectural features.
5. Buildings with angled corners, plazas, or other architectural feature are encouraged at corner locations to help anchor the intersection. Building corners may be emphasized by use of elements such as towers, domes or entries. Vertical architectural elements such as towers should be used as focal points.

E. Building Façade and Elevation Design

1. The elements of a building should relate logically to each other, as well as to surrounding buildings to enhance the characteristics of a particular building or area. The buildings should present an active building elevation including entrances and windows to the street, not blank walls or parking.



Building design and detailing should reflect the underlying structure and give definition to vertical modules.

2. When buildings have a direct relationship to both the street and a major pedestrian corridor or parking lot, all facing façades should be designed to assure an attractive appearance and include architectural features such as windows, arcades, canopies, pop-outs, and trim to create visual interest, and provide “eyes on the street.”
3. Façades should reflect the quality and integrity of the underlying structure in a clear and consistent manner. Architectural elements that define scale and organize space are encouraged; façades should display a sense of order.
4. Buildings should contain the traditional three parts of a building: a base, midsection, and a top. On low-rise buildings, the different parts may be expressed through detailing at the building base or eave or cornice line. On taller structures, different treatment of the first, middle, and top stories should be used to define the three parts.
5. The base should visually relate to the proportion and scale of the building. Techniques for establishing a base may include richly textured materials (e.g. tile or masonry treatments), darker colored materials, mullion, panels, reveals and/or enriched landscaping. Tops take advantage of the visual prominence of a building’s silhouette. Techniques for clearly expressing a top may include cornice treatments, roof overhangs with brackets, richly textured materials (e.g. tile, masonry or fluted concrete), and/or differently colored materials. Colored “stripes” are not acceptable as the only treatment.

6. Building façades shall be designed to give individual identity to each vertical module, using techniques such as:
 - Providing a deep notch between the modules,
 - Varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type),
 - Providing porches and balconies, and
 - Varying color or materials of each individual module within a harmonious palette of colors and materials, etc.
7. The fenestration (design and pattern of doors, windows, awnings, canopies, etc.) should be proportioned to and integrated with the façade modulation of columns and beams and other similar elements. Clear vertical and/or horizontal hierarchy and patterns in the placement of openings (doors, windows, awnings, canopies, etc.) on the façade should be established.
8. Buildings should incorporate architectural details and elements which will reduce building scale at the street level, especially along pedestrian walkways. Awnings, canopies, arbors, trellises, etc. are effective in this regard. The appropriate use of other architectural details, including reveals, course lines, decorative cornice, columns, etc., is also encouraged as a means of creating interest, variety, and distinctive design.
9. Details should reflect the structural and material integrity of the building; overly gratuitous ornamentation is discouraged.
10. Vertical architectural elements such as towers should be used as focal points.
11. Gutters and downspouts should be concealed, unless designed as a decorative architectural feature.

F. Building Entrances

1. When residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use.
2. Main entries to ground-floor retail uses shall be clearly demarcated, visible and accessible from the street and/or pedestrian walkways. Secondary entries may be from parking areas.
3. Entrances to residential, office, or other upper story uses shall be clearly distinguishable in form and location from retail entrances.



Pedestrian signage, large display windows and clearly marked entries contribute to a successful pedestrian-oriented retail environment.

4. Building entries should read as such, and be integrated with the overall building form. Variation in building height, wall plane, roof treatment, window placement, architectural detailing, etc. should define and emphasize public entries. Variation in material, texture, and/or color is also recommended as a means of identifying building entries.
5. Entries should be open, inviting, and highly visible. Recessed or deeply shadowed entrances that allow hiding place opportunities should be avoided. Entry doors should be designed to create a sense of welcome, while clearly demarcating the private space.
6. Retail entrances should be centrally located within the building façade, not be recessed more than three feet in depth and be located no more than 50 feet apart.
7. Entrances should comprise no more than a third of the ground floor façade or 15 feet, whichever is less.

G. Privacy for Residential Units

1. Buildings shall be oriented to promote privacy to the greatest extent possible. Windows of non-residential buildings in a mixed-use development should be oriented to avoid a direct line of sight into adjacent residential buildings or property. In mixed-use developments, residential windows should face away from loading areas and docks. To the extent residential windows face the windows of an adjacent unit; the windows should be offset to maximize privacy.
2. Windows, balconies or similar openings should be oriented so as not to have a direct line-of-sight into adjacent units within the development. In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.
3. Landscaping may be used to aid in privacy screening and as a buffer from commercial development.
4. Security gates should be considered for access to residential uses and residential parking areas.
5. Where a mixed-use project abuts a residentially zoned property, a minimum of three feet of the required setbacks adjacent to the residential use shall be devoted entirely to trees and shrubs at least six feet in height (exclusive of any planter area curb).

H. Building Elements

1. Refer to Chapter 4 (Commercial Design Guidelines), Section III (F), for guidelines on building elements in a mixed-use building.

I. Roof Design

1. Refer to Chapter 4 (Commercial Design Guidelines), Section III (H), for guidelines on roof design.

J. Doors and Windows

1. Refer to Chapter 4 (Commercial Design Guidelines), Section III (I), for guidelines on doors and windows.

K. Architectural Lighting

1. In mixed use developments, light fixtures for the commercial portion of a building should not cause glare or reflect into the upper stories of buildings.
2. In the residential portion of mixed use developments, light fixtures should be directed residential building walls and architectural features to prevent light wash to preserve night sky. In addition, balcony lighting should provide architectural highlights with no illumination beyond the direct boundary of the building.
3. Refer to Chapter 4 (Commercial Design Guidelines), Section III (J), for additional guidelines on architectural lighting.

L. Materials and Finishes

1. Refer to Chapter 4 (Commercial Design Guidelines), Section III (K), for guidelines on materials and finishes.

M. Color and Texture

1. Refer to Chapter 4 (Commercial Design Guidelines), Section III (L), for guidelines on color and texture.

N. Corporate Identity Issues

1. In the commercial portion of a mixed-use development, the use of standardized “corporate” architectural styles associated with franchises is discouraged. Make corporate identity secondary in the design of projects, and consistent with the architecture of the surrounding

community. Site specific design solutions are encouraged. The design character should not be a standard franchise prototype and should incorporate dominant characteristics of the neighborhood in which it is located.

2. In general, commercial signage in mixed-use developments should be restrained.

IV. LANDSCAPE DESIGN GUIDELINES

Refer to Chapter 4 (Commercial Design Guidelines), Section IV, for landscape design guidelines.