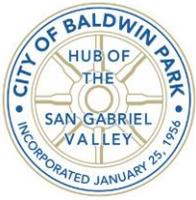




CITY OF BALDWIN PARK CURRENT & PLANNED MAJOR DEVELOPMENT PROJECT LIST

<u>Project</u>	<u>Location</u>	<u>Description</u>	<u>Land Use</u>	<u>Current Status</u>
ENTITLED PROJECTS – COMPLETED				
Arco Service Station	14916 Pacific Ave/ 3660 Puente Ave	Legalize after-the-fact modifications to an existing service station and convenience store.	Mixed Use-2	Permits finalized on July 2025.
Cesar Chavez Foundation	14617 Ramona Blvd	51-unit multi-family residential building 70,517 sf, 3 stories over one level of semi-subterranean parking garage 37,184 sf (15 units w/ 1-bedroom, 16 units w/ 2-bedrooms, 15 w/ 3-bedrooms, 15 units w/ 4-bedrooms)	Downtown Corridor	Permits finalized on December 2025.
ENTITLED PROJECTS – UNDER CONSTRUCTION				
Habitat for Humanity Co-Sponsored Development (Stewart Ave and Los Angeles St)	4428 Stewart Ave	Tentative Tract Map (TTM) to subdivide one (1) 1.23 acre parcel into two (2) parcels within the R-1, Single Family Residential Zone pursuant to Table 152.08 in the City's Municipal Code, and create fifteen (15) condominium lots with one (1) common access lot on one parcel.	Zoning: R-1 Single-Family Residential General Plan Use: Single Family Residential	Grading permits issued; Project under construction.



CITY OF BALDWIN PARK CURRENT & PLANNED MAJOR DEVELOPMENT PROJECT LIST

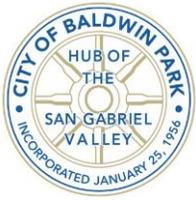
ENTITLED PROJECTS – UNDER CONSTRUCTION (CONT.)				
<u>Project</u>	<u>Location</u>	<u>Description</u>	<u>Land Use</u>	<u>Current Status</u>
Single Family Development, 6 units	4437 Phelan Ave	Tentative Tract Map to subdivide one (1) 35,438-square foot single-family lot into six (6) single-family lots within the R-1 Single-Family Residential Zone, ADU Review and Plan Review to develop each lot with a primary dwelling unit and one detached accessory dwelling, pursuant to Table 152.10 in the City's Municipal Code. A Zone Variance is also being requested to deviate from certain development standards, including minimum lot width dimensions, open space requirements and second story step back requirements.	Zoning: Single Family Residential (R1) General Plan Use: Single Family Residential (SFR)	Permits issued, project under construction. Construction completion expected Early Spring 2026
Expansion to Emergency Center for Kaiser Permanente Hospital	1011 Baldwin Park Blvd	Development of a 22,293-square foot emergency department expansion and lot tie to include the existing Broken Horn site to the Kaiser Permanente campus	Zoning: Freeway Commercial (F-C) General Plan Use: General Commercial)	Permits issued, project under construction.
Retirement Housing Foundation	14513 Central Ave	Construction of 47,434 s/f - 4-story senior apartment building (54 units) and 1,140 s/f of commercial space	Downtown Edge	Permits issued, project under construction. Construction completion expected Winter/Early Spring 2026



CITY OF BALDWIN PARK CURRENT & PLANNED MAJOR DEVELOPMENT PROJECT LIST

ENTITLED PROJECTS – NOT IN CONSTRUCTION

<u>Project</u>	<u>Location</u>	<u>Description</u>	<u>Land Use</u>	<u>Current Status</u>
Single Family Development, 4 units	3432 Baldwin Park Blvd	Tentative Parcel Map (TPM) to subdivide one (1) 38,800 square foot parcel into four (4) parcels within the R-1, Single Family Residential Zone pursuant to Table 153.040.030 in the City's Municipal Code, and for architectural design review for the three new primary dwellings and one existing dwelling	Zoning: Single Family Residential (R1) General Plan Use: Single Family Residential (SFR)	Approved by Planning Commission on 02/28/2024. Pending Public Works approval for Final Parcel Map and submittal into Plan Check
Single Family Residential, 2 units	3925 Big Dalton Ave	To subdivide one parcel 10,900-square foot parcel into two lots and construct a new 1,1410-square foot two-story single-family home with a detached ADU on each newly created lot	Zoning: Single Family Residential (R1) General Plan Use: Single Family Residential (SFR)	Approved by Planning Commission 01/25/23. Pending recordation of Final Parcel Map with LA County.
Baldwin Park Car Wash	4060 Sterling Way	Modifications to an existing hand car wash for automatic car wash tunnel system	Downtown Specific Plan (DTSP) Downtown Edge	Approved by Planning Commission on 1.22.25; pending submittal of plans to Building and Safety for T.I.
Hotel Redevelopment	14624 Dalewood St	Renovation of an existing 72-bedroom Regency Hotel building to include an increase in the size of each hotel room, re-asphalt the parking lot, remove the existing swimming pool and install façade improvements	Zoning: Freeway Commercial (F-C) General Plan Use: General Commercial	Project withdrawn by Applicant.



CITY OF BALDWIN PARK CURRENT & PLANNED MAJOR DEVELOPMENT PROJECT LIST

ENTITLED PROJECTS – NOT IN CONSTRUCTION (CONT.)

<u>Project</u>	<u>Location</u>	<u>Description</u>	<u>Land Use</u>	<u>Current Status</u>
New Medical Office Building	14622 Dalewood St	Development of a new 6-story, 60,000 square foot commercial and medical office building	Zoning: Freeway Commercial (F-C) General Plan Use: General Commercial	Project withdrawn by Applicant
Valley County Water District	5121 Lante St	To allow the construction of an outdoor amphitheater/demonstration garden	Zoning: Single Family Residential (R1) General Plan Use: Single Family Residential (SFR)	Pending Public Works approval.
Proposed Soccer Training Facility	14412 & 14424 Joanbridge Street	Conditional Use Permit to allow for the construction of an indoor and outdoor soccer training facility	Zoning: Industrial (I) General Plan Use: General Commercial	Approved by Planning Commission on 3.26.25; sustained on appeal by City Council on 5.7.25; Applicant to submit development plans for Building Permit plan check review in Winter/Early Spring 2026



CITY OF BALDWIN PARK CURRENT & PLANNED MAJOR DEVELOPMENT PROJECT LIST

SUBMITTED PROJECTS (IN PROCESS) - NO ENTITLEMENTS				
Project	Location	Description	Land Use	Current Status
Le Borgne Ave Multi-Family Development Project	APN: 8558-023-910	Preliminary Review to develop a former elementary school site with a multi-family development (88 units)	Zoning: Open Space (O) General Plan Use: Public Facilities	In Review with City Staff. Presentation to Planning Commission expected Spring 2026
Habitat for Humanity Co-Sponsored Development (Torch St and Marlinda Ave)	12779 Torch St	Tentative Tract Map (TTM) to construct twelve (12) three bedrooms units with attached garage structures for (2-car per unit) and a shared driveway. Three building in total on the site, two (2-story) building and a one (3-story) building in height	Zoning: R-1 Single-Family Residential General Plan Use: Single Family Residential	Application on-hold at request of applicant.
AB 2011 Multi-Family Development Project	12957 Garvey Ave	Design Review for consideration of a Mixed Use Residential/Hotel development proposed under the provisions of AB 2011. Project to include the construction of 44 residential units and 41 extended stay hotel units	Zoning: F-C Freeway Commercial General Plan Use: General Commercial	Incomplete Letter provided to Applicant on 9/17/2025.