



PACIFIC VILLAS

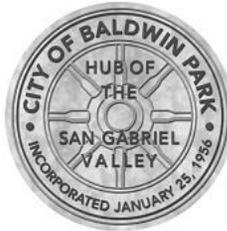
SPECIFIC PLAN

| DECEMBER 2016 |

PREPARED FOR THE CITY OF BALDWIN PARK

PACIFIC VILLAS

ACKNOWLEDGEMENTS



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ACKNOWLEDGEMENTS

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CHAPTER 1

PROJECT VISION

Project Overview

Guiding Principles

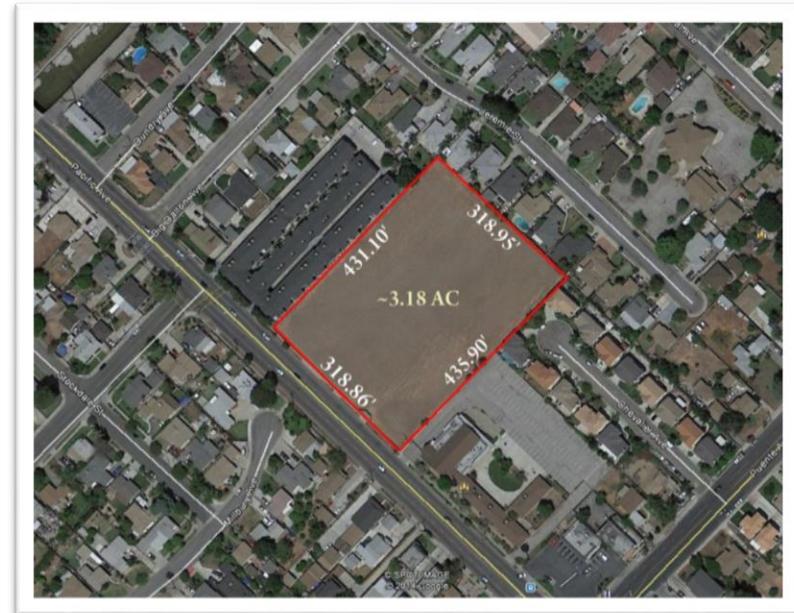
1.1 PROJECT OVERVIEW

Pacific Villas, located on Pacific Avenue just north of the 10 Freeway, serves as a gateway project into the City of Baldwin Park. Pacific Villas will bring revitalization to the existing neighborhood, and create a turning point for this area and community.

Consisting of approximately 3.2 acres, the Specific Plan allows up to 47 detached townhome units, at a price point attractive to first time buyers, move down buyers, and new and existing residents of Baldwin Park. The project offers an opportunity for housing to local Los Angeles commuters, with easy freeway access to Los Angeles and throughout the San Gabriel Valley.

The property is currently vacant, with single-family residential uses to the north/northeast, a large-scale multi-family residential complex to the northwest, single-family residential uses and a church to the east/southeast, and several small-scale commercial uses to the southeast along Pacific Avenue. With the variety of existing uses, this project intends to create a community in an underutilized and vacant property. By creating this community, more residents will have a positive impact on local businesses, creating jobs and economic growth.

This Specific Plan, guided by a cohesive vision and core principles, contains flexible standards and guidelines to allow development to respond to market conditions and provide aesthetic charm. Providing the opportunity to live in a strategic location near employment, public transportation, and a major freeway, Pacific Villas will bring enduring value to the gateway of the City of Baldwin Park.



1.2 GUIDING PRINCIPLES

Pacific Villas will embody many principles of traditional neighborhood design, while simultaneously incorporating 21st century ecologically sound building practices. Implementation of the following core values is vital to the success of the Specific Plan:

Create a community. Encourage social, civic, and leisurely interaction through the design of a dynamic environment that evokes a “pride of place.”

Create connectivity. Provide vehicular and pedestrian access, create clear connections for pedestrians and bicyclists in the community.

Integrate environmentally responsible practices. Conservation of land, energy, water, and materials is of critical importance to our continued well-being.

Practices minimizing impact and use of natural resources shall be adopted, resulting in a healthy, safe, and responsible environment.

Create uniqueness of place. Capitalize on the opportunity to create a strong sense of place through land planning and architectural and landscape architectural design. Create a strong, aesthetically pleasing urban gateway that reflects positively on the City.

Enhance local economic well-being. Support local businesses by bringing residents near existing commercial areas, resulting in job creation and economic growth within the City.



CHAPTER 2

DEVELOPMENT PLAN

Location & Context

Existing Conditions

Land Use Plan

Development Regulations

Mobility Plan

Public Facilities & Services

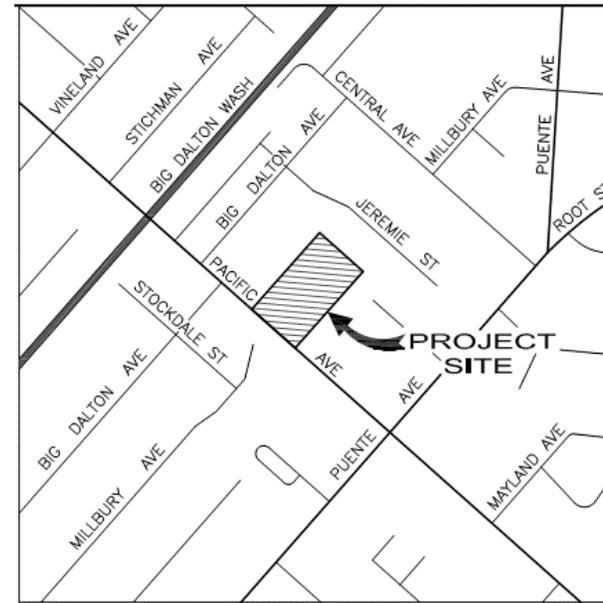
2.1 LOCATION & CONTEXT

Pacific Villas is located at 14827 to 14839 Pacific Avenue within the City of Baldwin Park in Los Angeles County, California; refer to [Vicinity Map](#). Pacific Avenue forms the southern project boundary. Big Dalton Avenue lies to the west of the site; Puente Avenue lies to the east of the site.

The project proposes development on four of these parcels which include County of Los Angeles Assessor Parcel Numbers (APNs) 8438-015-037, -043 -047, and -059, totaling approximately 3.2 acres.

The project site is presently undeveloped, and therefore, does not support any structures or other improvements. The property has been previously graded and is largely void of any vegetation.

Neighboring properties all presently support existing development. The parcel immediately to the northwest of the main project site (APN 8438-015-065 through -103) is developed with multi-family residential uses. The parcel immediately to the east/southeast of the main project site (APN 8438-015-105) supports a church. The three parcels further to the east (APNs 8438-015-060, -061, -062) support single-family and/or multi-family residential uses.



Vicinity Map

To the northwest, the main project site is bordered by a large-scale multi-family residential complex. To the north/northeast, single-family residential uses are present. To the east/southeast are single-family residential uses and a church. Pacific Avenue borders the main project site to the southwest, with single-family and multi-family residential uses present along the roadway within the vicinity. Several small-scale commercial uses (i.e. gas stations, retail stores) are also present further to the southeast along Pacific Avenue.

2.2 EXISTING CONDITIONS

Pacific Villas is undeveloped, and is generally flat and drains slightly from north to south, with an approximate 3-foot change in overall elevation across the property. The site contains existing vegetation and dirt, with a curb, sidewalk, and multiple drive approaches into the property along Pacific Avenue.



2.3 LAND USE PLAN

The Land Use Element of the *City of Baldwin Park General Plan* indicates that the project site is located within an area identified as a “2020 General Plan Focus Area.” The Pacific Avenue Focus Area includes the properties adjacent to the north and south of Pacific Avenue from just west of Big Dalton Avenue to just east of Puente Avenue and includes the project site.

Fourteen Focus Areas have been identified throughout the City and represent locations where long-term change and improvement are desired. These Focus Areas are considered by the City to be “key opportunity areas” for future commercial and industrial development. The General Plan contains policies that address the compatibility issues specific to the Focus Areas. These policies are focused on accommodating new development that complements and is compatible with existing land uses in each area. Further, these policies are aimed at allowing for the gradual elimination of non-conforming land uses in each area, improving the buffering of commercial uses from adjacent residential neighborhoods, and rezoning specific properties within the area to achieve compatibility.



2.4 DEVELOPMENT REGULATIONS

2.4.1 GENERAL REQUIREMENTS

It is the intent of this Specific Plan to permit unique residential product types and creative development that would not be permitted by the City's standard zoning requirements. It is also the intent to provide flexibility in terms of location and square footage of homes so footprints can be arranged and developed, as long as the stipulated densities are not exceeded. The following development regulations guide the planning process to ensure a high level of design quality is achieved, which will create new vitality in an underutilized neighborhood.

Standards and regulations in this section are consistent with the land use goals and objectives of the City of Baldwin Park and provide basic criteria which will govern all redevelopment within the boundaries of the Specific Plan area.

As part of the project's Development Standards, Pacific Villas allows for a density of 14.8 dwelling units per acre. Existing zoning is RG, with existing land use being vacant. Pacific Villas is proposed as residential land use, with zoning proposed as R3 with a Specific Plan overlay.

Setbacks to property line are a minimum of 10', with interior side yard setbacks at 5.5'-8' between buildings. Units are two-story and three-story homes, with eave lines below 30', per LA County Fire Department requirements. All homes shall have a two-car garage, for homeowner parking of 2 cars per unit. In addition, there are 19 guest parking spaces provided throughout the development. As part of this community, there are two common open space areas on-site, as well as a common open space pathway running through the middle of the project, towards the rear of the development. The interior street width is 26', with a 4' buffer on either side, to be paved for a "walking path" to encourage pedestrian mobility throughout the site.

Please see Appendix A, Site Plan for Tentative Tract No. 73354, for site plan details.

2.5 MOBILITY PLAN

Pacific Villas has one main entrance along Pacific Avenue. There are two electronic gates located at the front of the community, for vehicular use. There are also two man gates into the project for pedestrian access, on either side of the project entrance. Each home unit has a two-car garage, and there are 19 guest parking spaces throughout the community in addition to the private garaged spaces.



Throughout the project, there is a looped, private 26-foot-wide street for vehicular and pedestrian use. Alongside each side of the street is enhanced pavement for aesthetic and pedestrian purposes, which serves as a sort of “sidewalk” and walkway for the community.

The Los Angeles County Fire Department, as well as the Public Works Department has reviewed the circulation to ensure compliance with Fire Department standards (Turning radii, street widths, fire hydrant locations) and traffic safety standards. As an additional mobility and community feature, directly in the middle of the project, running from the front to back, is a paseo. This community feature connects neighbors, allows for safe foot travel towards either end of the community, and promotes active living.

2.6 PUBLIC FACILITIES & SERVICES

2.6.1 DRY UTILITIES & PUBLIC SERVICES

Sewer, water, cable, electrical, gas, telephone, and public works shall be provided by the entities listed below.

- Sewer – Los Angeles County Sanitation District, (310) 699-7411
- Water – Valley County Water District, (626) 856-5990
- Cable – Time Warner Cable, (714) 897-3792
- Electric – Southern California Edison Company, (626) 303-8447
- Gas – Southern California Gas Company, (626) 815-4010
- Telephone – Verizon, (562) 903-7907
- Public Works – City of Baldwin Park, (626) 960-4011

2.6.2 GRADING

Proposed grading will follow existing topography, as the site is relatively flat. There is a slight elevation change from back of the site to the front. Grading for Pacific Villas will follow this existing grading and drainage pattern. Conceptual grading can be found on the Tentative Tract Map, shown in Appendix B.

2.6.3 WATER AND SEWER

Potable water is supplied to the site by Valley County Water District, and lines will be provided by lateral connections from the proposed 8" water line system within the community's private street. Wastewater treatment service is provided by the Los Angeles County Sanitation District (District 15), through lateral connections from the proposed 8" sewer line system within the community's private street. Fire protections service would be provided by the Los Angeles County Fire Department.

2.6.4 STORM DRAINAGE

Throughout the community, landscaped pervious surfaces will aid with stormwater run-off. In addition to these elements, Pacific Villas utilizes an area drain system in backyard areas to help water drain towards the private street. The private street will convey stormwater to a CDS unit and chamber, to treat and store stormwater, which will then enter the storm drain system in Pacific Avenue. This storm drain system within the site will incorporate Best Management Practices for the collection and treatment of stormwater as part of an overall Low-Impact Development Concept. The system will meet all current City of Baldwin Park and State of California regulations.

2.6.5 SOLID WASTE

Removal of solid waste will be performed by Waste Management and managed by the City of Baldwin Park, and storage will be provided in individual units.

CHAPTER 3

DESIGN GUIDELINES & STANDARDS

Purpose & Intent

Architectural Design

Landscape Design

Development Standards

3.1 PURPOSE & INTENT

This chapter provides a framework for the physical design of Pacific Villas to ensure creation of a high quality development with cohesive community character. A strong outline of design criteria is critical to achieving an aesthetically pleasing gateway to the City of Baldwin Park.

Though providing specific requirements, these guidelines allow for flexibility, and subjectivity has been purposely built in to allow for visual distinctions that create interest and avoid monotony.

A central design theme is to be created and reinforced through the detailing of community, landscape, and architectural elements to create a sense of cohesion, while responding to the character and design fabric of adjacent areas. This document will guide the City staff, Planning Commission, and City Council during the review process to ensure the proposed project meets the criteria in this chapter. Photographs and imagery presented are intended to convey the general design purpose of the guidelines and are not intended to require literal application of design details. Components identified in this document are provided as a palette of defining elements to be reflected in the community design proposal.



3.2 ARCHITECTURAL DESIGN

The architecture for the development shall be that of Traditional Style. Architectural detailing shall include, but is not limited to, window and door treatments (such as trim), overhead trellis, appropriate use of color and other architectural features and ornaments.

The following guidelines apply to the layout and design of residential homes within Pacific Villas, with the intent of establishing a sense of community as well as encouraging creative expression to bring forth a strong and unique sense of place. Please also see Appendix C, for Preliminary Architectural Floor Plans and Elevations.

1. Vehicular entry on Pacific Avenue should contain design features including landscaping, textured paving and signage.
2. Perimeter walls shall be constructed of stucco coated concrete block with decorative cap, and be consistent with and complement the architectural style and colors of the buildings. Chain-link fence is prohibited.
3. Each dwelling unit shall have yards on at least two sides for private open space, and for providing natural light into the units.
4. Building massing should be varied with

projections and recesses to provide visual and spatial interest.

5. For traditional architecture, sloped concrete tile roofs with minimal eave projects shall be used.
6. Windows and exterior doors should have treatments, such as trim, to emphasize openings.
7. Building materials and colors should be used for aesthetic quality, architectural harmony and cohesive community.
8. Color selection should complement and be consistent with architecture.
9. Plan types, elevation types and color schemes shall be used to provide a variety of appearances.
10. Individual unit entry gates should face the internal drive, and should be designed with entry sequence and human scale in mind and screened for privacy.
11. When possible, natural light should be provided on all 4 sides of homes. Windows on "zero walls" shall have sills at 5 feet (minimum) for privacy of adjacent neighbor while providing natural light.

12. When possible, upper story living areas should have balconies for usable private outdoor space.

13. All exterior light fixtures should be compatible with the architecture of buildings.

14. Landscaping shall be an integral part of the site design. Landscape plans should be prepared by a Landscape Architect.

15. A variety of landscaping materials, textures, colors and forms shall be used, including trees, shrubs, ground cover, flowering plants, boulders, rocks, walls, textured surfaces, trellises, water and other elements. Drought resistant plants are recommended.

16. To preserve view corridor for adjacent single family neighborhood to the northeast, no building should be placed at the end of Chevalier Avenue.

17. At corners of Pacific Avenue and along northeastern edges of property against single family dwellings, the homes should be limited to 2 stories.

3.3 LANDSCAPE DESIGN

The following guidelines and standards establish general criteria for landscaping at a community-wide level and ensure that a cohesive landscape fabric will be created. The Conceptual Landscape Plan, with Landscape Plant Palette and Lighting Plan (Appendix D) shows the recommended species in the categories of trees, shrubs, and ground covers.

Landscape treatment shall be provided to enhance architectural features, strengthen vistas, enhance the common and private open spaces of the development, enhance the project frontage along Pacific Ave, and provide aesthetic value to the community.

Plant material shall be selected for interest in its structure, texture, color, and ultimate growth. Plants that are hardy, harmonious to the design, and of good appearance shall be used.

In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.

Parking areas, community entrance, community passive park, and circulation areas shall be enhanced with landscaped spaces containing tree or tree groupings.

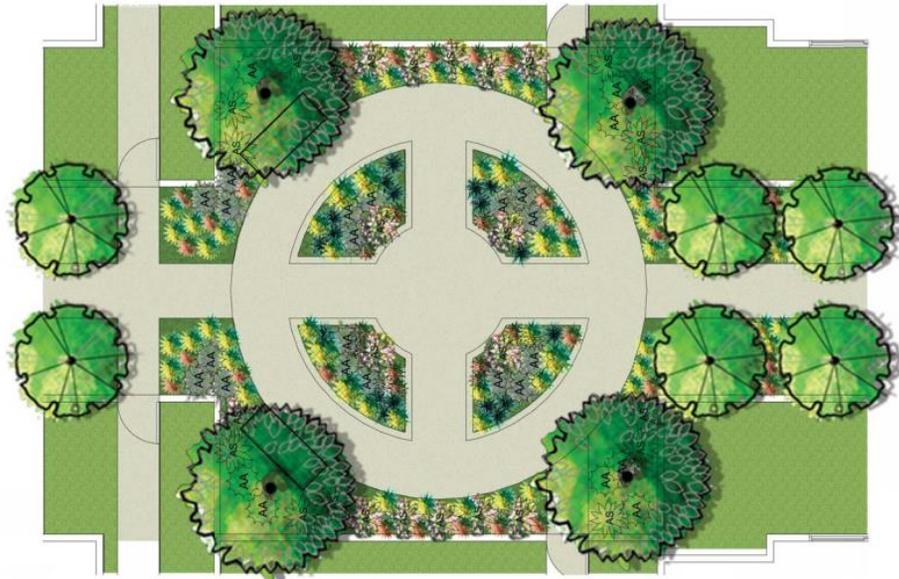
Upon approval of the proposed Landscaping and Irrigation Plan by the Planning and Community Development Department, the landscaped areas shall be installed and permanently maintained in accordance herewith.

The precise size and species of trees shall be subject to review and approval by the Planning and Community Development Department.

1. **The Passive Park** incorporates a beautiful arbor with decorative masonry pilasters at the entry to the space. The central focus of the park is a large lawn play area with concrete walkways incorporating seating and a BBQ on either side. The focal point of the park is flowering trees flanking a decorative water feature with decorative paving. A large hedge on the back wall and decorative metal arbors with vines soften the surrounding walls.
2. **The Central courtyard** has a circular garden featuring succulents and flowering perennials, adjoining walkways are lined with flowering plants and trees.
3. **The entry** is lined with flowering trees and terminates at a stone water feature that is surrounded by flowering groundcover.

3.3.1 COMMUNITY AMENITIES

The community amenities at Pacific Ave can be enjoyed by all the residents in the community. These elements include walking paths, shady seating areas, and a passive park with a large lawn area, benches, and BBQs for the community to enjoy. It is envisioned as a gathering space for families to come together, play together, and eat together. The 'Central Courtyard' has central walking paths through flowering trees that lead to a circular garden featuring succulents and flowering perennials. The pathway terminates at a shady lawn space under a large tree to sit and enjoy the outdoors. These amenities and features will be detailed in the CC&R's for the project.



3.3.2 PROJECT SIGNAGE

Any sign proposed throughout the project site shall have sufficient scale and proportion in its design and in its visual relationship to buildings and surroundings.

Every sign shall be designed as an integral architectural element of the building and site to which it principally relates. A Sign Program shall be submitted to the Planning and Community Development Department for review and approval.

The colors, materials and lighting of every sign shall be restrained and harmonious with the structures and site to which it principally relates and shall be consistent with the architectural theme.

The community entrance sign will be a night lighted stone water feature with decorative planting located in between the front gates of the development,

Back lit (box or can) signs are prohibited. Directly illuminated signs shall be limited to individual letters. Exposed bulb or garish neon

lighting is prohibited.

The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's message and shall be composed in proportion to the area of the sign face.

The security of all residents within this community is the highest priority. To deter uninvited habitants and guests, this community will be developed as a private, gated community with a code entry system.

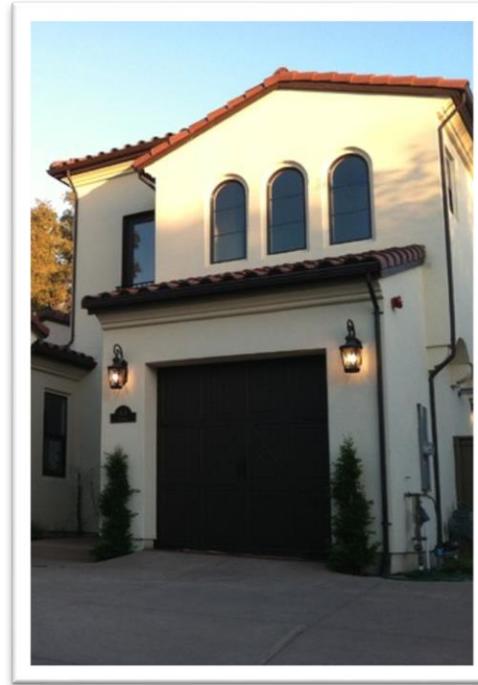
All proposed signage shall meet the standards specified in the City's Zoning Code and shall be reviewed and approved by the Planning Commission prior to installation, pursuant to an approved Sign Program.



3.3.3

LIGHTING/SECURITY

The outdoor lighting system shall be compatible with the architectural theme of the units and shall enhance the building design and adjacent landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Common open space lighting shall be provided and maintained by the community Home Owners Association (HOA) to provide adequate lighting for security purposes. See the Lighting Exhibit. Although the project will introduce new sources of light in the area (exterior building illumination and pedestal lighting throughout the project), these sources of illumination are not anticipated to be significant. Lighting adjacent to guest parking areas and exterior building lighting shall be shielded and directed downward to prevent spillover lighting. Lighting shall be restrained in design and excessive brightness shall be avoided. All proposed lighting shall be reviewed and approved by the Planning and Community Development Department and the Police Department prior to installation.



3.4 DEVELOPMENT STANDARDS

The provisions of this Specific Plan have been established to provide for the orderly development of the property. Application of the Specific Plan is intended to protect the health, safety, and welfare of the community. All construction on the property shall comply with all applicable state laws in effect as amended from time to time, except as expressly provided in this Specific Plan. In order to provide relief and allow deviations from the Development Standards and Zoning Code requirements, the following control mechanisms shall be applied:

3.4.1 MAXIMUM DENSITY

The Site Plan (Appendix “A”) attached hereto and incorporated herein by this reference identifies the boundaries for the forty seven (47) condominium units. Based on the total square footage within the boundary site, the density shall not exceed 14.8 units per acre.

3.4.2 YARD SETBACKS

The following required yard setbacks shall be observed for Units 1-37 and 39-47:

- a. Side Yard: 8’ minimum on one side yard of the unit, 0’ on the other (similar to “zero lot line”)
- b. Rear Yard: 10’ minimum

The following required yard setbacks shall be observed for Unit 38:

- a. Side Yard: 5.5’ minimum on one side yard of the unit, 0’ on the other (similar to “zero lot line”)
- b. Rear Yard: 10’ minimum to building (Unit 37)

3.4.3 MINIMUM FLOOR AREA

Each dwelling unit shall have and maintain a minimum gross floor area of 1,600 square feet and shall have not less than three (3) bedrooms.

3.4.4 BUILDING HEIGHT AND LENGTH

The height of the condominiums shall not be constructed to a height exceeding three-stories, with a maximum height of 30 feet, measured at eave line. The condominiums shall not exceed 60 feet in length.

3.4.5 OPEN SPACES

Private Open Space – Each dwelling unit shall provide a private open space area having access from within the main dwelling unit. All private yard areas shall be enclosed by a solid wall/fence, gate, or rail at least 36” in height. Items that may be stored in this area shall be limited to patio furniture, potted plants,

outdoor barbeque, outdoor play equipment, outdoor storage, which shall be addressed in the CC&R's.

Common Open Space – All residents of the condominiums shall be provided with designated common open space areas. These spaces include a passive park, central courtyard and paseo, and entry area. The location of these common open space areas can be found on the Conceptual Landscape Plan, Appendix D, and are detailed in Section 3.3, Landscape Design. Features and amenities included in the common open spaces will be described in the CC&R's, and shall be maintained by the Homeowner's Association (HOA).

3.4.6 PARKING

Each unit shall be provided with a 2-car attached garage that is independently and privately accessed. A total of 94 garage spaces are allocated for resident parking and a total of 19 guest parking spaces shall be provided for the sole use of residents' guests. Proper signage shall be provided identifying these stalls as guest parking. 18 stalls are within the gates of the community, while 1 is located near the exit, outside of the gates. Guest parking spaces are 9' in width and 18' in length. Any other stipulations and regulations regarding parking will be detailed in the CC&R's.

The parking area shall be designed to meet Fire Department requirements, City parking stall standards, and to avoid potential circulation issues.

CHAPTER 4

ADMINISTRATION

Purpose of Document

Implementation

Review and Approval

Maintenance

4.1 PURPOSE OF DOCUMENT

This document encapsulates the long-range goals for the Pacific Villas and ensures the project elements are developed in a consistent and coordinated manner. Development standards have been tailored for specific residential building types while allowing for innovative community design. The cohesiveness and enhanced level of quality created by this Specific Plan maximizes the ability to create a seamlessly articulated community, resulting in increased property values over what is provided by traditional zoning.

The process for implantation and approval of the Specific Plan development area is outlined in this chapter. Upon adoption of this document, the Development Standards and procedures established herein shall become the applicable zoning standards for Pacific Villas.

4.1.1 HOW TO USE THIS SPECIFIC PLAN

By functioning as a regulatory document, the Pacific Villas Specific Plan specifies the maximum amount of development and allowable land use, as well as describing a general set of standards for street dimensions, parking, building types, improvements, and landscaping. Photographs and illustrative imagery have been included to aid in the practical application of the requirements and provisions. This imagery should not be interpreted literally; it is meant to serve as a prototypical depiction of possible arrangements of conforming development. The City will review site development plans through a Plan/Design Review process, ensuring consistency with the goals, vision, and requirements of this plan.

4.2 IMPLEMENTATION

The Community Development Director shall be responsible for the administration and enforcement of Pacific Villas Specific Plan in accordance with the provisions within this document, the State of California Governmental Code, and the Subdivision Map Act. This administration of the Specific Plan includes processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

The Planning Commission shall be responsible for approving subdivision, site development review, review of zone change and general plan amendment applications, preparation of recommendations to City Council, for major Specific Plan amendments and acting on appeals from decisions by the Community Development Director.

The City Council shall be responsible for adopting major amendments to the Specific Plan and acting on appeals of decisions by the Planning Commission.

4.2.1 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Specific Plan, future amendments, or additions hereto is for any reason held to invalid or unconstitutional by the decision of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this plan.

4.3.2 INTERPRETATIONS

When there is a question or ambiguity regarding the interpretation of any provision of the Specific Plan, the community director has the authority to interpret the provision, using the spirit and intent of the Specific plan as a guide. the planning director may, at his or her discretion, refer interpretations to the planning commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. all interpretations made by the community development director and decisions of the planning commission may be appealed per the applicable provisions of the city of Baldwin Park municipal code.

4.3 REVIEW AND APPROVAL

The Pacific Villas Specific Plan will be implemented through a tentative tract map and final tract map. This map will be subject to the City of Baldwin Park's two-part approval process.

1. **Planning approval:** review of plans for zoning compliance and design review
2. **Plan Check approval:** a detailed technical review of the working drawings will be conducted, during which the city will determine if the drawings are in conformance with this Specific Plan, the Building Code, City Standards, and Conditions of Approval.

Plan check approval is required before issuance of grading and building permits, which may also require approval of the planning commission.

during this review process, the city will determine whether the proposal is in conformance with this Specific Plan, the Building Code, City Standards, and conditions of approval.

4.4 MAINTENANCE

Management of property within the Specific Plan will be by a Homeowner's Association. Prior to the approval of development, the application shall provide a clear description of the role of the association in providing and maintaining private roadways, amenities, landscaping, and other improvements required by the city. Prior to recordation of a final map, the individual or entity submitting and processing the tentative map shall submit the CC&Rs to the Planning Department for review and approval by the City Attorney.

APPENDICES

Appendix A: Site Plan for Tentative Tract No. 73354

Appendix B: Tentative Tract No. 73354

Appendix C: Architectural Plan Set for Tentative Tract No. 73354

Appendix D: Landscape Plan Set for Tentative Tract No. 73354