

**SPECIFIC PLAN  
SP 01-2**

June 20, 2001

**LOCATION:  
12800-12806 Dalewood Street**

**APPLICANT:  
D.C. CORPORATION**

# SPECIFIC PLAN SP 01-2

## 1.0 INTRODUCTION

### 1.1 PURPOSE AND INTENT

This Specific Plan ("PLAN") is enacted pursuant to Section 65450 of the Government Code of the State of California and other applicable law. The purpose of this Plan is to provide for the development of a thirty-four (34) unit single-family residential housing development on certain real property to which this Plan applies. This Plan will implement the objectives of the Housing Element of the City's General Plan. The Plan as such, will allow the site to be developed in accordance with the City's adopted General Plan, Sierra Vista Redevelopment Project Area Plan, Single-Family Residential Tract Design Guidelines and the City's Municipal Code. The Design Review committee has evaluated the project based on architectural design, aesthetic quality, compatibility of design with adjacent land uses, conformance with the General Plan and all adopted development standards, design guidelines and development agreements.

Except as expressly provided herein, this document incorporates by reference, all applicable standards and regulations as set forth in the Baldwin Park City Zoning Regulations, ("Code"). Pursuant to Section 153.017 of the City's Code, the standards and provisions of this Specific Plan take precedence over any contrary provisions in the Code.

### 1.2 LOCATION AND SETTING

The site is surrounded by the Department of Water and Power right-of-way to the west, Dalewood Street to the north, non-conforming multi-family residential units to the east and single-family residential units to the south (reference Exhibit "A" Site Plan).

All necessary shopping, medical, commercial, recreational and transportation facilities are conveniently located within a mile distance or are easily accessible by frequently operating public transportation provided by the Metropolitan Transit Authority (MTA), Foothill Transit and the City shuttle. The adjacent I-10 San Bernardino Freeway provides additional transportation needs to downtown Los Angeles. According to the City's Public Works Department all utilities are available adjacent to the site on Dalewood Street and are adequate to serve the proposed thirty-four (34) residential-unit project, with minimal off-site improvements necessary.

An existing fire station (Station 87) is located within 1½ miles south of the site, and fire hydrant access throughout the site is provided per code within 150 feet of all portions of the development.

Baldwin Park City Hall, with all of its administrative and public facilities is located approximately 2 miles from the proposed development. The post office is also located within 3 miles of the site. The Los Angeles County Public Library is located within 2 miles of the site.

## **2.0 LAND USES**

Permitted uses allowed pursuant to this Plan shall be:

- 2.1 Construction of a thirty-four (34) unit single-family residential development, seven (7) of which will be provided for moderate-income households. An agreement shall be recorded in the Office of the County Recorder and shall constitute a covenant running with the land which shall reserve the affordable housing units for qualified moderate income households for a minimum period of thirty (30) years.
- 2.2 A newly constructed cul-de-sac street having access from Dalewood Street.

## **3.0 DEVELOPMENT STANDARDS PURPOSES AND INTENT**

The provisions of this Plan have been established to provide for the orderly development of the Property. Application of the Plan is intended to protect the health, safety and welfare of the community.

### **3.1 DEVELOPMENT STANDARDS**

The following development standards shall apply to all lots located in the Plan area.

#### **3.1.01 NEW CONSTRUCTION**

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 Plan.

#### **3.1.02 MAXIMUM DENSITY**

The maximum density shall not exceed 11.3 units per acre.

#### **3.1.03 RESIDENTIAL LOTS**

The following requirements shall be observed:

- a. Each lot shall have and maintain a minimum net lot area of not less than 3,044 square feet.
- b. Each lot shall have and maintain a minimum lot width of not less than 40 feet.

- c. Each lot shall have and maintain a minimum lot depth of not less than 60 feet.
- d. Each lot shall have and maintain a minimum street frontage of not less than 15 feet.
- e. Each lot shall have and maintain a maximum floor area ratio of not greater than 62%.

**3.1.04 YARD AREAS**

The following required yard areas shall be observed:

- a. Front Yard: 15 feet minimum to the dwelling unit façade  
18 feet minimum to garage provided a roll-up door is provided.
- b. Side Yard: 5 feet minimum
- c. Reverse corner lot: 10 feet minimum
- d. Corner Lot: 10 feet minimum

Decorative fences and walls (consisting of block, brick, stone, etc.) may be constructed within the required yard areas for all homes. The precise location and design will be subject to approval by the Planning Division. Chain link fencing is prohibited.

**3.1.05 MINIMUM FLOOR AREA**

Each dwelling unit must have and maintain a minimum gross floor area as follows:

- a. Four bedroom units: 1,300 square feet

**3.1.06 LANDSCAPING**

The landscaping required pursuant to this Plan shall comply with the General Plan, and render use of the Property compatible with surrounding and adjacent uses. It is intended to preserve, when possible, existing trees which will add to the aesthetic quality of development.

A detailed landscaping and irrigation plan shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. The "Landscaping Plan" shall conform to the landscaping requirements of the City's

Landscaping Guidelines and any other applicable requirements as provided in this subchapter.

Upon approval of the proposed Landscaping and Irrigation Plan by the Planning Division, the front yard areas shall be installed and permanently maintained in accordance therewith.

At least one tree shall be planted within the front yard areas of each lot. All trees shall be at least 24" box or greater in size and shall be planted with deep root barriers. The precise size and species of trees shall be subject to review and approval by the Planning Division.

The Planning Division shall specify a list of trees which will be acceptable for the front yard areas of each home. Each potential homeowner shall select a tree from this list. The species of tree(s) shall be subject to approval by the Planning Division.

### **3.1.07 HEIGHT OF BUILDINGS**

No building or structure shall be constructed of a height exceeding two stories or 27'-0".

### **3.1.08 BUILDING LENGTH**

No building shall be constructed in excess of 30 feet in length, except for those lots with Floor Plan C (Lots 7 & 17), which shall not exceed fifty feet in length. Buildings shall be articulated in separate masses to more appropriately reflect the scale of the neighborhood.

### **3.1.09 PRIVATE OPEN SPACE**

Each dwelling unit shall provide a private open space area, which shall not include the front yard area. This open space shall be enclosed with a decorative block wall.

Any future open patios may not exceed an area of greater than 25% of the lots total private open space area.

### **3.1.10 WALLS AND FENCES**

Prior to the submittal of working drawings for Plan Check, the applicant shall submit samples of exterior colors and materials for review and approval by the Planning Division. The developer shall incorporate different types of veneers, sidings and stucco colors (i.e. wood, brick or stone) along the base of the front of the elevations in order to create a variety on at least 10 homes. The precise colors and veneers may be selected by the potential homeowners, however, the Planning Division shall have the final approval.

The project will involve the construction of six (6) foot high block walls around the perimeter of each unit to enclose the private open space areas. Any walls that are visible from the public right-of-way shall be decorative (i.e. stucco covered with brick cap). Planning Staff reserves the right to determine which walls are within view of the public right-of-way. Plans for the location and design of said walls shall be submitted for review and approval by the Planning Division prior to submitting working drawings for Plan Check.

### **3.1.11 PUBLIC RIGHTS-OF-WAY AND OFF-STREET PARKING**

A two-car garage shall be provided for each residential unit. Each garage shall have an automatic roll-up garage door with a remote control. A minimum of 50% of the homes shall have garage doors with plexi-glass insets. Garages with roll-up doors shall have a minimum setback of 18 feet.

The public right-of-way servicing the project shall have a minimum width of 32'. On-street parking shall only be allowed on one side of the street.

The public right-of-way along Dalewood Street shall consist of the existing street, curb, four (4) foot wide landscaped parkway and a six (6) foot wide sidewalk

### **3.1.12 EASEMENTS FOR INGRESS AND EGRESS**

Easements for ingress and egress shall be provided to allow vehicular access to the garages for each of the residential units.

### **3.1.13 UNDERGROUND UTILITIES**

All utilities serving the site shall be underground.

## **4.0 DESIGN GUIDELINES**

Building site and landscape design shall be in accordance with the attached Design Guidelines (Exhibit "C").

Design Guidelines are regarded as an appropriate means of advancing Plan Area Development goals. In particular, design guidelines can direct the Plan Area toward a more favorable development environment by disallowing poor design solutions and encouraging superior design practices. Nonetheless, the applicable criteria are intended to express "intent" rather than absolutes, thereby allowing a certain degree of flexibility as well as promoting creativity and innovation. Deviation from the guidelines shall be considered by the Design Review Committee, however any deviations must exhibit a superior approach to fulfilling the intent, goals, and objectives of the Design Guidelines.

The precise location and design will be subject to approval by the Design Review Committee.

## 5.0 DEVELOPMENT PROCEDURES

After adoption of the Plan by the City Council of the City of Baldwin Park, no permit or entitlement shall be issued for the construction or placement of any new building or structure until such development has been considered and approved in accordance with the following procedure:

All development proposals shall initially receive approval from the Design Review Committee followed by the submission of an application for approval of a Development Plan. Design Review and Development Plan applications shall be processed and approved in the manner as specified in the City's Municipal Code.

## 6.0 IMPLEMENTATION PROGRAM

The implementation of this Plan will be accomplished through the City's development review process, considering development plans from concept to construction drawings. Upon adoption of the Plan, developers and/or property owners may prepare and submit plans for development within the Plan Area. Development plans shall be prepared and submitted for review in conformance with the provisions of this Plan and the requirements of the City's Code. Project review shall progress as follows:

The City's Plan/Design Review process represents the basis for approval or denial of a more fully developed design proposal, and no building permits will be issued until a proposal has received approval from the City's Plan/Design Review Committee. A more complete description of this process is provided as an attachment to the City's Plan/Design Review application form, and within the City's Zoning Code (Section 153.656). Provisions for an appeal of the Design Review Committee decisions to the Planning Commission and City Council have been established.

The intent of Plan/Design Review is to promote and enhance good design and site relationships in order to provide for more orderly development within the City. The overriding design principle as established by the City's Zoning Code (Section 153.659.B) is as follows:

*"integrate the physical architectural element with the streetscape and to visually screen undesirable elements such as parking, storage, loading,- refuse collection and similar areas from the view of access streets, freeways and adjacent properties."*

While this is a general design principle, the attached set of design guidelines are provided as a necessary means of clarifying appropriate design solutions, as well as providing a more substantial basis for the design review of protect proposals.

Project proposals shall also submit an application for review of a Development Plan, which plans shall be considered and approved by the City Council, following a recommendation from City Staff and the Planning Commission. Typically, this procedure will follow Plan/Design Review, and precede the submittal of construction drawing to the City's Building Division for Plan Check approval. Construction drawings

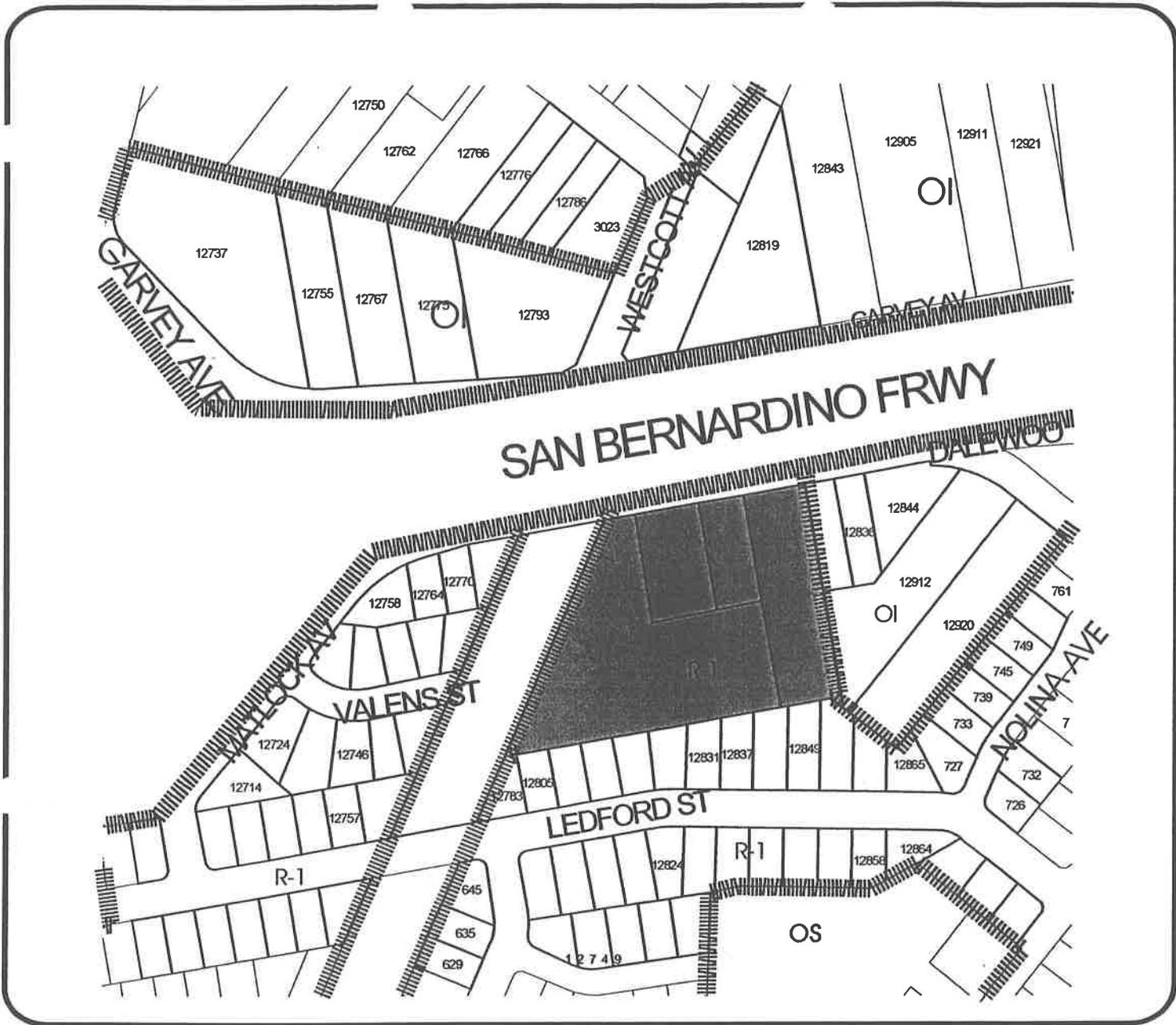
shall be drafted in compliance with an approved Development Plan. Any other necessary entitlements (i.e. conditional use permit, variance, etc) will be considered in conjunction with the development plan.

Environmental review in accordance with the California Environmental Quality Act (CEQA) will be provided for each project proposal within the Plan Area. Measures necessary to mitigate foreseeable environmental impacts shall be incorporated as a condition of approval of the development plan and/or other necessary entitlement.

## **7.0 AMENDMENTS**

The provisions of this Plan, including but not limited to, the documents attached hereto as Exhibits "A-C" inclusive, may be amended in the manner provided in Section 65450 of the Government Code as it now exists or as it may hereafter be amended.

Exhibit "A" - Area Map  
Exhibit "B" - Land Use Diagram  
Exhibit "C" - Design Guidelines.



# Subject Property & Vicinity Map

EXHIBIT "A"  
 ADDRESS: 12800-12806 Dalewood Street

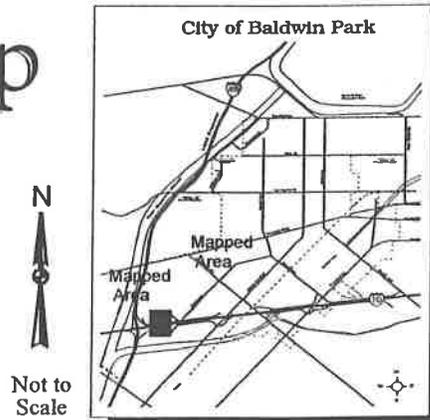


Exhibit "B"



## EXHIBIT "C"

### DESIGN GUIDELINES

1. Building design shall avoid large monotonous facades, long straight line building fronts, plain box shapes and barren exterior treatment consistent with the design of residential function.
2. The roof lines of individual buildings should be varied, to reduce building mass.
3. Occasional building modulation (changes in depth and direction) should be used to provide shade, shadow and visual relief by varying setbacks and roof configurations to eliminate continuous uninterrupted walls and rooflines.
4. Building setbacks should increase with the height of the buildings; i.e. when possible, the second story of a building should be set back further than the first floor. Alternatively, the entire building should be setback further from the adjacent property lines.
5. The combination of one- and two-story elements is encouraged for two-story dwellings, with the second story setback along the front elevation, emphasizing a pleasing view from the street.
6. Design the second story of a dwelling unit so as to minimize the impact and intrusion upon neighboring lots.
7. Driveway areas should contain design features including landscaping and textured paving.
8. Windows, doors, stairways, balconies, chimneys and other architectural features shall be treated in a decorative manner, consistent with the overall architectural theme, to break up monotony and add variety. For example, plain aluminum frame windows should be avoided and multi-paned, octagonal, bay, greenhouse, circular or other decorative styles should be used in their place.
9. All mechanical equipment including wall mounted utility meters and air conditioning units shall be screened as an integral part of the building design and shall be screened from public view. No screening method is to give the appearance of being "tacked on". Roof mounted equipment is prohibited.
10. Building materials should be selected for their architectural harmony, and aesthetic quality. A variety of harmonious materials should be used to avoid monotony. For example, stucco walls should include trim of other materials such as brick, rock, tile, or wood.
11. Roofing materials should consist of ceramic or concrete tile. Asphalt or composition shingles should not be used.

12. Perimeter walls shall be constructed of decorative concrete block (i.e. stucco coated with brick cap or tile trim or other treatment) so as to be consistent with and complement the buildings architectural style and colors.
13. Natural earthtones or other colors with a subdued quality shall be used as the dominant exterior finish. Bright, garish, non-harmonious, or out of character colors should not be used.
14. Long straight pedestrian walkways should be mitigated through off-sets, curvilinear approaches and changes in textures and/or colors.
15. Landscaping shall be an integral part of the site design. Significant mature trees shall be preserved. Berming is encouraged within the required yard areas adjacent to the street. Landscape plans should be prepared by a Landscape Architect or other qualified person with extensive experience in the field of landscape design.
16. 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 and other elements. Drought resistant plants are recommended.
17. The design of all exterior light fixtures should be compatible with the building's architecture.
18. Driveways shall contain automatically controlled lighting.
19. Street lighting along Dalewood Street and the new cul-de-sac street shall be compatible with the street light standards of the City of Baldwin Park.
20. Any proposed wrought iron fencing for front yard areas are subject to review and approval by the City's Planning Division. Chainlink fencing is prohibited.
21. A certified copy of this Specific Plan and Development Plan shall be provided to all future homeowners within the "Project" area.