

Buena Vista Villas
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PURPOSE OF THE SPECIFIC PLAN

The purpose of the Buena Vista Villas Specific Plan is to allow the development of thirty-two (32) detached single family dwelling units on 2.39 acres of land located at Buena Vista Avenue. The Specific Plan process will allow the City to incorporate considerable detail into the Development Plan so as to make the project compatible with the existing neighborhood. This Specific Plan will be a regulatory document establishing land use criteria and development standards.

The Buena Vista Villas Specific Plan fulfills the intent of the Specific Plan requirements of the State of California and the City of Duarte.

Authority

The Buena Vista Villas Specific Plan has been prepared in conformance with California Government Code, Sections 65450-65457 which regulates the preparation of specific plans. In addition, all applicable ordinances of the City of Duarte have been incorporated into the plan and the final document will replace zoning and land use regulations currently existing on the site. The land use standards outlined in the Buena Vista Villas Specific Plan shall govern all areas within the project.

All ordinances, regulations, policies, and other guidelines applicable to the property not covered in this Specific Plan shall remain in effect. Any development standard not covered or addressed in this document, shall conform to the PUD, Planned Unit Development Zone.

Interpretation

The Community Development Director of the City of Duarte, or assigned designee, shall have the responsibility to interpret the proposed Specific Plan and its provisions. All interpretations shall be in writing to ensure consistency of interpretations. Such interpretations shall be permanently maintained by the City of Duarte and be made available to the general public.

PHYSICAL SETTING

This section of the Specific Plan is intended to provide information regarding the physical characteristics of the site and the intended use of the subject property.

Project Location and Setting

The specific plan planning area consists of three lots totaling 2.39 acres of developed property, located approximately 600 feet south of Duarte Road (Figure 1). Located along Buena Vista Street, the site is adjacent to a 28-unit condominium project, a school and apartment rental properties. The site is developed as a dairy and has an overall width along Buena Vista Street of 397 feet and a depth of 300 feet.

Vehicular access to the site will be provided by Buena Vista Street, a major arterial highway that serves as a north/south transportation corridor through the City of Duarte. Regional access to the site is provided by the Foothill Freeway (RTE 210) and the San Gabriel River Freeway (RTE 605).

Project Description

The proposed development is intended to provide affordable home ownership opportunities for moderate income households. In order to accomplish this goal, the Buena Vista Villas Specific Plan will allow the development of thirty-two (32) detached single family dwelling units on postage stamp lots, ranging in size from 1,856 square feet of lot area to 3,696 square feet of lot area, and a 26, 28 and 32 foot wide public street system with associated off-street parking in designated areas (Figure 2). Said units will feature 3 and 4 bedrooms and range in size from 1,300 square feet to 1,650 square feet of interior living space.

Consistent with the City's Early California design theme, the project will feature concrete tile roofs and exterior patios. The land use section of this document describes the project in greater detail.

DUARTE RD.

101.2	43	1803	101.2	43	1803
41	42	1805	41	42	1805
48	41	1809	48	41	1809
49	41	1815	49	41	1815
50	36	1831	50	36	1831
51	38	1837	51	38	1837
52	37	1841	52	37	1841
53	36	1847	53	36	1847
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61	25	1946	61	25	1946
62	24	1950	62	24	1950
63	23	1956	63	23	1956

EARLINGTON AVE.

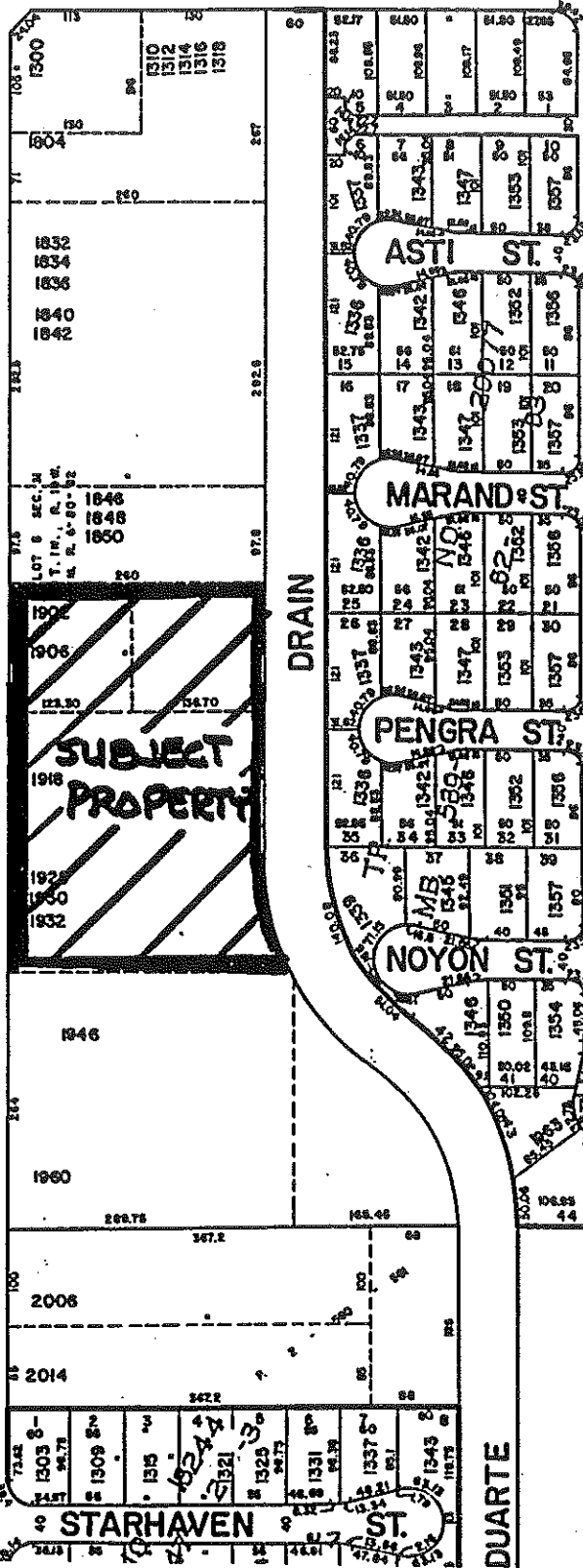
BUENA VISTA WAY

OSLEE ELEMENTARY SCHOOL

LOT 9 SEC. 24 T. 1 N., R. 11 W.

VISTA

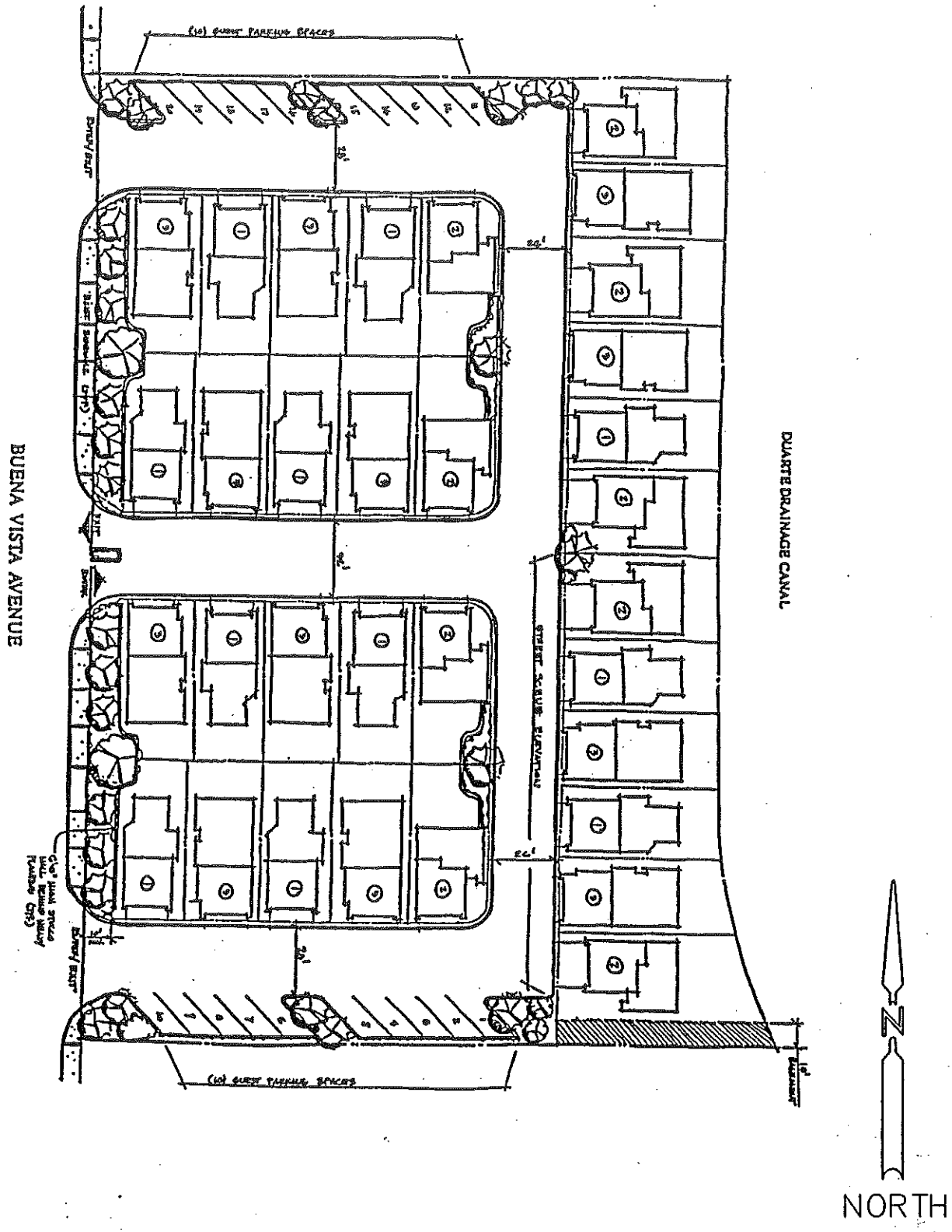
BUENA



BUENA VISTA VILLAS

VICINITY MAP

FIGURE 1



BUENA VISTA
VILLAS

SITE PLAN

FIGURE 2

CONFORMANCE WITH CITY PLANS

The development of the subject property is regulated by the City of Duarte through its General Plan, Zoning Ordinance and Redevelopment Plans. The following discussion reviews the proposed project and determines conformity with the existing plans.

General Plan

The City's General Plan designates the subject property as open space. This category provides for park development. In order to develop the site with a residential development, the General Plan Land Use designation will need to be changed to the appropriate classification. In this particular case, the overall housing unit density is at 13.4 units to the acre.

The General Plan designation for the proposed type of residential development would be Medium Density Residential. Under this land use classification, the site could be developed with apartments, condominiums or townhomes at nine (9) to twenty-one (21) dwelling units per acre.

In accordance with the Noise Element, the development will incorporate construction techniques to reduce noise levels associated with vehicular traffic along Buena Vista Street. The development of the site will not adversely affect existing noise levels by increasing these levels.

As stated earlier, this project will provide affordable housing opportunities for moderate income households. This concept is directly related to the Housing Element's goal of increasing home buying opportunities for low and moderate income households.

Zoning

Current zoning on the subject property consists of the C-1, Neighborhood Commercial Zone, and R-4, Multiple Family Residential (High Density).

Under this classification, the north portion of this site is required to be developed with commercial land uses, and the south portion as multiple family residential land uses.

To facilitate this type of development, a zone change must occur. This specific plan has been prepared to facilitate the residential development of the site.

The Buena Vista Villas Specific Plan will replace the C-1 and R-4 zoning regulations and constitute zoning for the site. All development standards and land use regulations are defined in this document.

Redevelopment Plan

The subject property is located in Rancho Duarte Phase II Project Area. All uses proposed in the project area shall be approved by the Redevelopment Agency. As such, a Disposition and Development Agreement has been prepared and must be approved by the Redevelopment Agency prior to the issuance of building permits.

A major objective of the redevelopment plan is to encourage and facilitate the construction of residential development for a variety of housing needs. It is intended for new residential development to be compatible with adjacent properties and be well landscaped to enhance the living environment. The proposed development meets and exceeds these objectives.

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DEVELOPMENT PLANS

The development plan consists of the following components: land use, circulation, landscaping, architectural concepts, & public infrastructure. The following discussion describes these plan components in greater detail.

Land Use

The proposed land use for the project consists of detached single family dwelling units on postage stamp lots. The project has been designed to be commensurate with similar developments in the City of Duarte. The project will be subdivided into thirty-two (32) residential lots, ranging in size from 1,856 square feet to 3,696 square feet. The remainder of the site will be developed with a 26, 28, and 32 foot wide public street system and off-street parking facilities.

Each of the lots will be developed as a "patio lot" or small postage stamp lot, to accommodate both the housing unit and private open space (Figure 3). In addition, areas of each lot that are outside the private open space will be placed in a landscape district to ensure perpetual maintenance.

Private open space will consist of ground level patios, courtyards and backyards. Open space for each lot varies with lot coverage ranging from 25% to 55%. Table I identifies a detailed site analysis of the proposed project area.

**TABLE I
Buena Vista Villas Specific Plan
Site Analysis**

Total Area	104,138 (100%)
Lot Coverage (Building Footprint)	31,292 (30%)
Public Streets	34,535 (33%)
Open Space	38,311 (37%)
Number of Units	32
Dwelling Unit Density	13.4 units per acre
Parking	
Open Spaces	20 spaces
Covered Spaces	64 spaces

The Buena Vista Villas Specific Plan allows for the development of a 26, 28 and 32 foot wide public street system with no on-street parking. The circulation system allows vehicular access to each individual lot through a two-car garage with automatic roll-up garage door.

Dispersed throughout the site are twenty open parking spaces for visitor and resident parking. The circulation system features three entrance and exit streets which are all connected by a crossing street. The entrance streets will feature asphaltic concrete and decorative concrete paving.

Off-street parking of recreational vehicles, trailers and boats will be prohibited. The public street system will be maintained by the City of Duarte. The enforcement of the no-parking requirements on the public street will be strictly enforced by both the Sheriffs and Fire Departments.

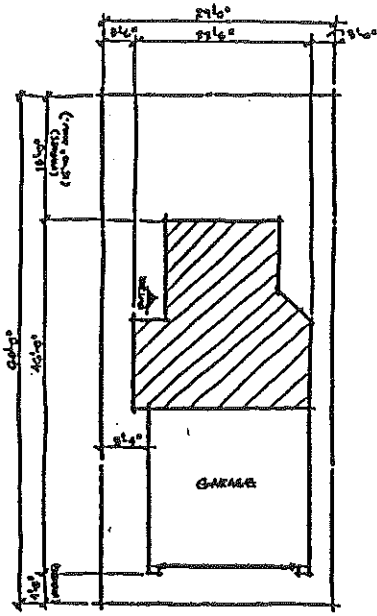
Landscaping

In order to make the site attractive and more livable, the use of mature landscaping will be utilized. Landscaping will be used as visual and noise buffers along Buena Vista Street. Medium scale and canopy trees will define the main entry. Trees, annuals, shrubs, turf and ground cover will be used extensively throughout the development.

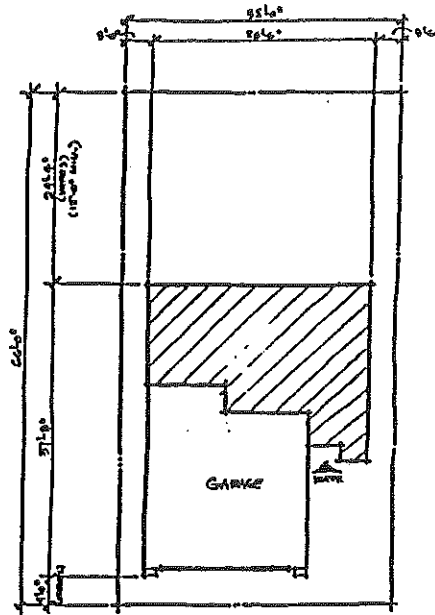
Landscaped areas adjacent to public right-of-ways will be maintained by the City of Duarte with the exception of the Private Yard areas. All areas maintained by the City will be placed in a Landscape District to ensure perpetual maintenance.

Architectural Concepts

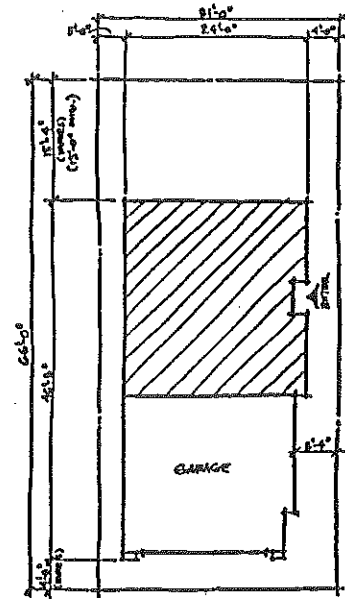
Given the environmental setting of the site, it is important that the development be of high quality and commensurate with previously approved housing developments on Buena Vista Street. The architectural style should enhance the view from Buena Vista Street as well as adjacent properties. With this in mind, the development will utilize the City's "Early California" design theme.



Plan One



Plan Two



Plan Three

BUENA VISTA
VILLAS

TYPICAL LOT LAYOUT

FIGURE 3

The project will utilize various setbacks, exterior shapes and elevations to maximize the aesthetic appeal throughout the site and along Buena Vista Street (Figure 4).

The development will feature three basic layouts, with three different floor plans and six different elevations (Figure 5). Some of the exterior design features include concrete tile roofs, attached 2-car garages with direct interior access, coordinated exterior and interior color combinations, elegant entries with solid doors and brass hardware

As stated earlier, there will be three distinct floor plans. All plans will feature a kitchen, 2.5 bathrooms, living room and three to four bedrooms. Two-car garages with automatic roll-up doors are provided for each unit. Table II provides a breakdown of the unit type.

Interior designs will feature a two story volume ceiling in the entryway and 9 foot ceilings downstairs and 8 foot ceilings upstairs.

Each unit will have ceramic tile floors in entry, fireplace, Central air for heating and cooling, per-wired cable rooms, major manufacture appliances, walk-in closets, wood cabinets, and security systems.

TABLE II
Buena Vista Villas Specific Plan
Proposed Floor Plans

Plan Type	Square Footage	Bedrooms	Baths	Total Units
1	1,300	3	2.5	11
2	1,400	3	2.5	9
3	1,650	4	2.5	12

INFRASTRUCTURE/PUBLIC SERVICES

The project site is located in an area of the City which has a completed infrastructure. The following section discusses this infrastructure and the necessary steps required to tie the project into the system.

Drainage

Existing water runoff is generally in a southerly and westerly direction towards the front of the property. A grading plan shall be submitted and approved prior to the development of the property. There are no significant drainage problems on the site.

Street System

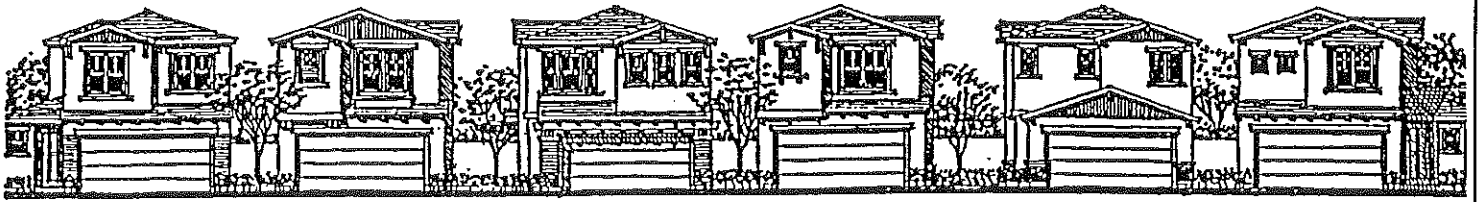
A new public street system will be constructed that will feature a 26, 28 and 32 foot wide street with no on-street parking. A lighting plan will be approved by the City Engineer prior to occupancy of any of the units.

Waste

The project site is located in Los Angeles County Sanitation District No. Twenty-two. The project will be connected to the public sewer system at the time of development. Plans will be submitted to and approved by the Los Angeles County Sanitation District and City Engineer. The disposal of solid waste will be handled by the City's waste disposal company. Automated service will be provided to each individual unit. The design of the units will incorporate the trash pick-up. Plans detailing the location and materials of the trash enclosures shall be submitted to and approved by the City's Architectural Review Board.

Public Transportation

A variety of public transportation opportunities will be available to new residents in the development. The Foothill Transit District operates a number of bus lines throughout the City. This transportation system allows an individual to utilize other bus lines within the City of Duarte as well as to other lines that service other portions of the County and the surrounding region. Regional transit is also provided by the Los Angeles County Metropolitan Transportation Agency (MTA).



PLAN 2A-REV

PLAN 1A-REV

PLAN 3B-REV

PLAN 1B-REV

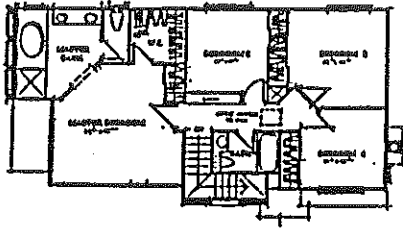
PLAN 3A-REV

PLAN 2B

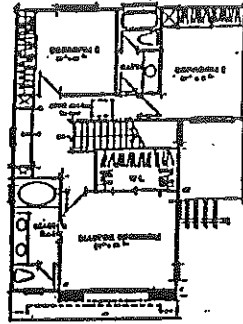
BUENA VISTA
VILLAS

ELEVATIONS

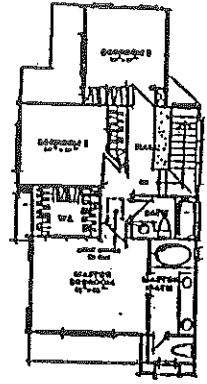
FIGURE 4



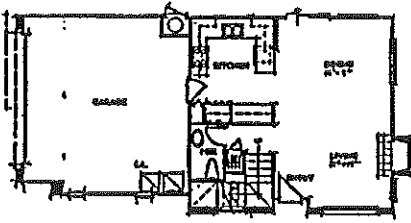
SECOND FLOOR



SECOND FLOOR

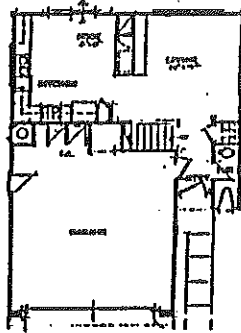


SECOND FLOOR



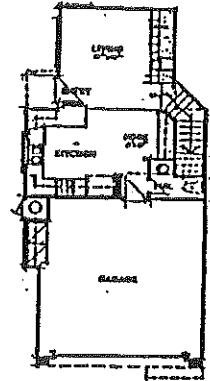
FIRST FLOOR

PLAN THREE
1650 S.F.



FIRST FLOOR

PLAN TWO
1400 S.F.



FIRST FLOOR

PLAN ONE
1300 S.F.

BUENA VISTA
VILLAS

FLOOR PLANS

FIGURE 5

In addition, the City currently operates a transit system on a fixed route basis. The proposed Specific Plan will not require an expansion of the existing transportation services.

DEVELOPMENT STANDARDS

I. Purpose and Intent

The following development standards are applicable to all dwellings and structures constructed within the Buena Vista Villas Specific Plan area. The purpose of these standards is to provide for a residential environment sensitive to the area in which it's intended to be developed.

II. General Development Standards

Each residential structure or dwelling unit shall be located on an individual parcel. There shall be no more than one residential dwelling unit per parcel.

2. Each parcel of land permitted to be developed shall have vehicular access from a public street.
3. The overnight and/or outdoor storage of recreational vehicles, boats, trailers, etc., is prohibited in the Specific Plan area, except for temporary loading and unloading.
4. Accessory structures not attached to the main structure are prohibited.
5. Any development standard not provided for in this Specific Plan shall be in accordance with the PUD, Planned Unit Development Zone.
6. All utilities into the site shall be placed underground.
7. Outdoor street lighting shall be decorative in a form approved by the City's Architectural Review Board.

8. All areas identified on the Final Tract Map shall be placed in a landscape district.

III. Permitted Uses

1. Detached single family units subject to the provisions of the development standards of this Specific Plan.
2. Spas, fountains, outdoor recreation facilities or related improvements.
3. Off-street parking structures.
4. Home Occupancy permits.
5. Signs shall be permitted for the identification of the development only, and subject to approval by the City's Architectural Review Board. Other types of signs shall be prohibited.

IV. Uses Expressly Prohibited

The following uses are expressly prohibited in this Buena Vista Villas Specific Plan area:

1. Other uses not specifically listed in Section III.
2. Automotive Repairs.
3. Violations of the established covenants, conditions, and restrictions (CC & R's).

V. Permitted Temporary Uses

1. Real Estate signs relating to the sale, lease, or other disposition of real property on which the sign is located, are permitted as set forth in the Duarte Municipal Code. The location of such signs shall be subject to the review and approval by the City's Architectural Review Board.

VI. Site Development Standards

1. Minimum Lot Size - 1,856 Square Feet.
2. Maximum Building Height - 30 Feet

Exceptions: Roof structures (i.e. ventilating fans, chimneys, domestic radios and television masts) may exceed the maximum building height subject to approval by the City's Architectural Review Board.

3. Setbacks: Front yards shall be measured perpendicular to the property line and shall be permanently maintained. At no point shall new development be allowed to occur which reduces any setback from its original design. No building nor structure shall occupy any required yard area. The side yard that has been dedicated to the adjoining property shall remain open and no windows shall be allowed on any addition that follows that wall.

- a. The front yard setback distance on Buena Vista Street is 15.5 feet. Front yard setbacks on all other streets shall be 2 to 13 feet.
- b. Side yards - 3 feet.
- c. Rear yard - 15 feet. Covered patios shall be allowed to encroach into the rear yard setback area subject to Architectural Review Board.
- d. Eaves, cornices, and other architectural features. Architectural features such as eaves, cornices, canopies, cantilevered roofs and chimneys and wing walls may project into the required setback. This projection shall be limited to no more than 30 inches. Limited projections shall be allowed on the side yard that is a dedicated easement to the adjoining property subject to approval by the Architectural Review Board.

4. Lot Coverage: Buildings and structures shall not occupy more than 55% of each individual lot area.

- a. No accessory structures, air conditioners, or pool or spa equipment shall be located to occupy any portion of the front setback area.

5. Parking - Each dwelling unit shall have and maintain two covered parking spaces. Said spaces shall have garage doors with automatic garage door openers. At no time shall less than 20 open spaces be provided on the site for visitor and resident parking.
6. Walls - No wall shall exceed eight (8) feet in height. The front yard wall shall range in size from 4.5 feet to six (6) feet in height. All walls shall be decorative and be approved by the City's Architectural Review Board.

REQUIRED APPROVALS

The following documents will be prepared for approval by the City of Duarte to ensure that development of the site proceeds in an orderly fashion. These applications shall be approved prior to the issuance of building permits.

Environmental Review

The City of Duarte will prepare an environmental review of the Specific Plan as required by the California Environmental Quality Act (CEQA) to determine the potential environmental effects.

General Plan Amendment

A general plan amendment from Open Space to Medium Density Residential shall be adopted by the Duarte City Council. The General Plan Amendment will ensure proper development of the site. Said amendment shall be approved concurrently with the zone change application.

This Specific Plan will be reviewed and approved by the City of Duarte to provide land use, design, and other controls in the project area and to ensure conformance with the City's General Plan.

Architectural Review Board

The developer of the site shall prepare and record Covenants, Conditions and Restrictions for the site. The CC & R's shall establish an architectural review committee composed of current property owners. All future architectural plans shall be approved by the Buena Vista Villas Architectural Committee and the City's Architectural Review Board. Plans shall conform to all regulations of the Buena Vista Villas Specific Plan.

Tentative Tract Map

A Tentative Tract Map shall be prepared and submitted to the City of Duarte for its review and approval. Said map shall be consistent with this Specific Plan.

Affordable Housing

An affordable housing program shall be developed and approved by the Redevelopment Agency staff to ensuring the affordability of a minimum of 5 housing units. This program shall be operational prior to the issuance of any Certificate of Occupancy.

Conditions, Covenants and Restrictions

The developer of the site shall prepare and record CC & R's for the site. Said CC & R's shall be recorded prior to the issuance of an occupancy permit on the first unit.

The following section is intended to provide provisions for major and minor amendments to this specific plan once it is adopted and implemented.

Major Changes

Any homeowner may initiate an amendment to the provisions if substantial changes are required. An amendment to the Buena Vista Villas Specific Plan shall be in conformance with California Government Code (Section 65450 through 65457). Revisions to the map shall be in accordance with the California Subdivision Map Act and City of Duarte's procedures for implementation of the Map Act.

Minor Changes

Minor revisions or modifications to approved component plans, may be approved by the Community Development Director. Minor revisions and modifications shall be defined as and shall include the following:

- a. Parking and circulation configurations which do not change the basic parking areas or circulation concept;
- b. Building placements which do not change the general location and layout of the site;
- c. Grading alternatives which do not change the basic concept, increase slopes, or change course of drainage which could adversely affect adjacent or surrounding properties;
- d. Architectural or landscape architectural modifications which do not alter the overall design concept or significantly reduce the effect originally intended.