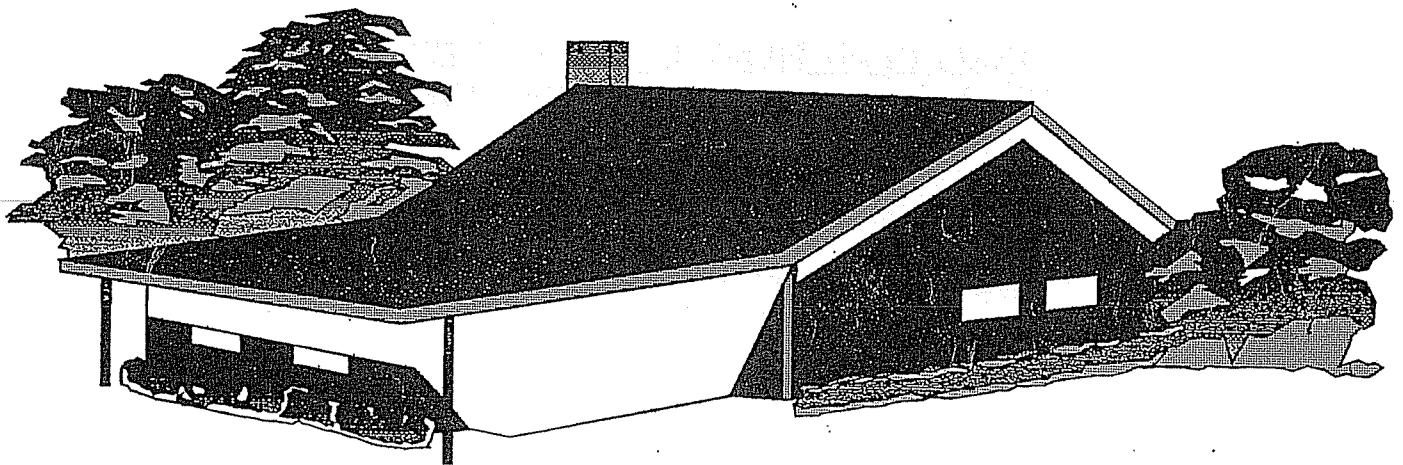


RANCHO VERDE SPECIFIC PLAN



PREPARED BY
COMMUNITY DEVELOPMENT DEPARTMENT
SEPTEMBER, 1992

**RANCHO VERDE
ENVIRONMENTAL REVIEW COMMITTEE**

CONTACT PERSONS

**VILAS TIWARI
895 SANTA MARIA CIRCLE
DUARTE, CA 91010-2323
WORK (626) 357-5323
FAX (626) 357-5652**

ITEMS REQUIRING REVIEW

**PLOT PLAN NEEDED FOR FOLLOWING:
Block Walls (Retaining & Non-Retaining)
Fences
Patio Covers
Room Additions
Second Story Decks and Balconies
Swimming Pools**

**REROOFS (COMPOSITION AND TILE)
OWNER/CONTRACTOR PLEASE FAX THE FOLLOWING
Property Address
Type of Roofing and Manufacturer
New Roofing Color**

RANCHO VERDE SPECIFIC PLAN

Prepared by:

City of Duarte

Community Development Department

September, 1992

TABLE OF CONTENTS

PAGE

I. INTRODUCTION..... 1
 Purpose of Specific Plan..... 1
 Authority..... 1
 Interpretation..... 1

II. PHYSICAL SETTING..... 2
 Project Location..... 2
 Project Description..... 2
 Existing General Plan and Zoning..... 2

III. COMPONENT PLANS..... 4
 Land Use..... 4
 Circulation..... 4
 Landscaping..... 4
 Architectural Concepts..... 4

IV. INFRASTRUCTURE/SERVICES..... 6

V. GENERAL PLAN CONSISTENCY..... 7
 Land Use Element..... 7
 Noise Element..... 7
 Circulation Element..... 7
 Housing Element..... 7

	PAGE
VI. DEVELOPMENT REGULATIONS (Residential Areas)	8
Purpose and Intent.....	8
Permitted Uses.....	8
Uses Expressly Prohibited.....	8
General Development Standards.....	9
Permitted Temporary Uses.....	9
Phase I Site Development Standards.....	9
Phase II Site Development Standards.....	10
VII. DEVELOPMENT REGULATIONS (Open Space Areas)	12
Purpose and Intent.....	12
Permitted Uses.....	12
Uses Expressly Prohibited.....	12
Property Development Standards.....	12
VIII. IMPLEMENTATION	13
Environmental Review.....	13
Specific Plan.....	13
Tentative Tract Map.....	13
Architectural Review Board.....	13
IX. MODIFICATIONS	14
Major Changes.....	14
Minor Changes.....	14

TABLES AND FIGURES

PAGE

Table 1	Site Analysis.....	3
Figure 1	Regional Map.....	15
Figure 2	Subject Property.....	16
Figure 3	Phase I.....	17
Figure 4	Phase II.....	18
Figure 5	Phase III.....	19

INTRODUCTION

Purpose of Specific Plan

The purpose of the Rancho Verde Specific Plan is to implement specific zoning standards that are consistent with the city's General Plan. This Specific Plan has been prepared in recognition of the unique development of the Rancho Verde area.

The Rancho Verde area was developed beginning in 1979 with attached and detached single family houses on land that is currently zoned M-1; Light Manufacturing. Located in the Las Lomas and Huntington Drive Phase I Redevelopment Project Areas, the site was allowed to be developed without changing the zoning because the Redevelopment Plan superseded the zoning.

The Rancho Verde Specific Plan will incorporate development standards consistent with existing structures as well as allowing for small additions.

This document fulfills the intent of the Specific Plan requirements of the State of California.

Authority

The following Specific Plan text has been prepared in conformance with California Government Code (Sections 65450-65457). 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 Rancho Verde Specific Plan shall govern all areas within Tracts 35415, 41717 and 35631. 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 his 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.

PHYSICAL SETTING

Project Location

The Rancho Verde Specific Plan consists of approximately 55 acres of land area, located north of Huntington Drive, between Encanto Parkway and Las Lomas Road.

Regional access to the site is via the Foothill Freeway (Route 210), which is linked to the San Gabriel River Freeway (Route 605). The Foothill Freeway provides east/west movement from the Los Angeles metropolitan area to the eastern end of the San Gabriel Valley. Route 605 provides a north/south transportation corridor that terminates in the City of Duarte and transverses a variety of communities from Los Alamitos to Duarte. Huntington Drive is a major east/west transportation corridor through the City of Duarte and outlying cities. The Specific Plan area is accessible from Las Lomas Road and Encanto Parkway (see Figure 1).

Project Description

The Rancho Verde area is comprised of approximately 55 acres of land area and is developed with 116 attached single family units, 122 detached single family units, Hacienda Park, and the Rancho Verde Golf Course (see Figure 2). The site is served by 1.2 lineal miles of public roads. Phase I of the Rancho Verde Specific Plan includes the 122 detached single family homes (see Figure 3).

The lots range in size from approximately 4,500 square feet, to approximately 6,000 square feet. Phase II of the Specific Plan includes the 116 attached single family homes (see Figure 4). The attached unit lots range in size from approximately 2,000 square feet to 4,000 square feet. Phase III of the Specific Plan includes a neighborhood park, and golf course (see Figure 5). Bisecting the Golf Course and park is an Edison powerline easement.

Existing General Plan and Zoning

The project site is currently zoned M-1, Light Manufacturing. The Light Manufacturing Zone is intended to provide for the development of industrial uses. However, the Redevelopment Plan land use classification for the area is residential. As a result, the area was developed residentially on the basis that the redevelopment plan supersedes zoning. The purpose of the Specific Plan is to change the M-1 zoning to a classification that is consistent with the General Plan. A change of zone to R-1 would not be appropriate because the density of the development does not meet the R-1 criteria. Based on that, the creation of a Specific Plan was felt to be the most appropriate method to implement the General Plan.

The General Plan Land Use Designation for the area is Medium Density Residential (9 to 21 dwelling units per acre). The existing development has a dwelling unit density of 10 units to the acre which meets the standards for the Medium Density Residential Land Use Classification. Phase I has a density of 8 units to the acre, while Phase II has a density of 13 units to the acre. The Specific Plan will be in conformance with the General Plan Land Use Element as adopted by the City of Duarte. The following table illustrates the existing development as it was constructed.

TABLE 1

**RANCHO VERDE SPECIFIC PLAN
SITE ANALYSIS**

Total Area	55 acres (2,395,800 sq. ft.)(100%)
Detached Units(Phase I)	14.5 acres (633,632 sq. ft..)(27%)
Attached Units(Phase II)	9 acres (390,573 sq. ft.)(16%)
Open Space	24 acres (1,045,440 sq. ft.)(44%)
Streets	7.5 acres (326,155 sq. ft.)(13%)
Total Built Area	1,024,205 sq. ft.
Total number of units	238
Total density	10 units per acre

Phase I

Detached units Total	805,860 sq. ft.(100%)
Streets	172,228 sq. ft.(21%)
Built Area	633,632 sq. ft.(79%)
Number of units	122
Density	8 units per acre

Phase II

Attached units total	535,788 sq. ft. (100%)
Streets	153,927 sq. ft. (28%)
Built Area	390,573 sq. ft. (72%)
Number of Units	116
Density	13 units per acre

Phase III

Open Space Total	1,045,440 sq. ft. (100%)
Golf Course	974,002 sq. ft. (93%)
Park	71,438 sq. ft. (7%)

COMPONENT PLANS

Land Use

As indicated earlier, the site is developed with detached and attached single family units, a neighborhood park, and golf course. The Specific Plan proposes to divide the project into three sections, Phase I encompassing the detached single family units on the west side, and Phase II encompassing the attached units on the east, and Phase III including the golf course and park.

Circulation

Access to the site is via one 30 foot wide public street known as Hacienda Drive. Hacienda Drive can be accessed through Las Lomas Road and Encanto Parkway.

Each residential unit has an attached two-car garage. In addition, the homes in the development have driveways ranging in depth from 12 feet to 22 feet. On-street parking is also available if the residents have more registered vehicles than can fit into the garage and driveway. Overnight on-street parking requires a city-issued parking permit. Permanent overnight parking permits are only issued on a hardship basis.

Parking of recreational vehicles, mobile homes, boats, or trailers will not be permitted and shall be prohibited in such a manner as to be visible from any neighboring property as provided in the Covenants, Conditions, and Restrictions (CC and R's).

Landscaping

In Phase I of the development, landscaping is maintained by the individual property owners. No weeds, rubbish, or debris shall be permitted to accumulate on the properties so that they become unsightly, offensive, or detrimental to any other property in the vicinity. Individual property owners shall properly cultivate and maintain their respective yards.

Phase II of the development has an existing landscape easement that includes the front yards of the units for approximately the first 20 feet. This area must permanently remain as open space. The easement is maintained by the city.

Architectural Concepts

The architectural style of the existing units is early California, composed of stucco and exposed beams with some balconies. The existing architecture shall be maintained.

Materials and colors used in this proposed project should be in keeping with the theme of the early Californian design. Exposed wood trim should be kept to a minimum. Emphasis should be placed on colors commensurate with the environment (earth tones) and contrasting trims. In addition, the material of the roof should be a tile, or simulated wood shake (Cal Shake) in keeping with the proposed design theme. Roofs are combined with gable and hip forms to provide a variety of design and appearance.

With respect to architectural amenities not part of the dwelling, fencing should be constructed of material similar with the dwelling. Furthermore, all fencing should be of solid construction so as to provide privacy of the open space area within the development.

Any additions in the project area should be compatible with the existing design in color and materials. All additions shall be approved by the Rancho Verde Architectural Committee and the City's Architectural Review Board.

As originally constructed, the homes in Phase I were detached homes with no common walls. The individuality of the homes makes building additions possible with no loss of attractiveness or compatibility to the neighborhood. However, the homes in Phase II are attached units in which two units share a common wall. While the exterior facade of two adjoining units may be of different character, the built form and size of adjoining units are symmetrical. As originally designed and built, building additions to these units were not planned to occur. It was felt that individual additions would cause significant difficulties and loss of compatibility, therefore building additions in Phase II will not be allowed. However, covered patios will be allowed.

INFRASTRUCTURE/SERVICES

The Rancho Verde Specific Plan will not require any additional installation of infrastructure. The elements are discussed concerning existing conditions.

Drainage:

Existing water runoff is generally in a southwestern direction towards Las Lomas Road. A grading plan was submitted and approved prior to the development of the property. There have been no significant drainage problems on the site.

Energy Systems:

Utility connections are existing to the units and no expansion will be necessary as a result of the Specific Plan.

Roadways:

The street system is composed of a number of collector streets and cul-de-sacs. The current system is adequate to handle the traffic on the site.

Sewage:

The project was connected to the sewer system at the time of development. No expansion will be necessary as part of the Specific Plan.

Solid Waster Disposal:

The disposal of solid waste is currently being handled sufficiently by the refuse service. No further expansion will be necessary as part of the Specific Plan.

Public Transportation:

Residents of the City of Duarte have available to them, a variety of means of public transportation. The Foothill Transit District operates a number of lines throughout the City. Foothill Transit line No. 187 runs south of the project on Huntington Drive. The line 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 City and the surrounding region. Regional transit is also provided by the Southern California Rapid Transit District (RTD).

In addition, the City currently operates a transit system on a fixed route basis. This fixed route system travels through the Rancho Verde area on Hacienda Drive. The proposed Specific Plan will not require to add or expand the present services.

GENERAL PLAN CONSISTENCY

The Rancho Verde Specific Plan addresses each of the Elements of the Duarte General Plan and presents the details of compliance of the development with the intent of each Element as required by State Planning and Zoning Laws. The compliance of the Specific Plan to Duarte General Plan is as follows:

Land Use Element

The Land Use Element allows for medium density residential land uses. The medium density residential classification allows for 9 to 21 dwelling units per acre. The proposed Specific Plan conforms to the land use criteria.

Noise Element

According to the Noise Element of the Duarte General Plan, its purpose is to identify, measure, and propose solutions for the sources of intrusive noise. The development has not had any significant recurring noise problems. The Specific Plan will not adversely affect existing noise levels.

Circulation Element

The Circulation Element of the City's General Plan is directly related to the Land Use Element and its policies. The Circulation Element incorporates the planned growth of the City's system and identifies potential problems. Las Lomas Road is a primary access route linking the City in a northerly and southerly direction. The proposed Specific Plan is fully developed with public right-of-way connecting to both Las Lomas Road and Encanto Parkway. No changes or additions to the City's street system will result with the development of the proposed Specific Plan.

Housing Element

The Housing Element lists as an issue the Upgrading and Rehabilitation of Housing Units. The proposed Specific Plan addresses the issue in that it establishes development guidelines and zoning for the Rancho Verde homes.

DEVELOPMENT REGULATIONS
Residential Areas (Phases I and II)

A. Purpose and Intent

The following development standards are applicable to all residential dwellings constructed within the Rancho Verde Avenue Specific Plan. The purpose of these standards are to provide for a residential environment sensitive to the area in which it is intended to be developed.

B. Permitted Uses

1. Single-family dwelling units, subject to the provisions of the development standards of this Specific Plan.
2. Swimming pools, spas, water fountains or related improvements.
3. Patio structures, storage sheds, where incidental to the primary residential use.
4. Signs shall be permitted for the identification of the development only, and subject to City approval. Other types of signs shall be prohibited.
5. Home Occupancy Permits
6. Small Family Day Care Facilities

C. Uses Expressly Prohibited

The following uses are expressly prohibited in the residential area of Rancho Verde:

1. Commercial Uses;
2. Guest house;
3. Industrial uses;
4. Mobilhomes, except in areas declared to be "disaster areas" by the City Council;
5. Multiple dwellings;

6. Overnight storage or parking of commercial equipment or commercial vehicles with greater than three quarter ton rated carrying capacity. The provisions of this section shall not apply to commercial automobiles, pickups, vans, and station wagons, used primarily for personal or recreational use or the parking of a vehicle temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.

D. General Development Standards

1. Each residential structure or dwelling unit, including associated accessory structures, shall be located on an individual parcel. There shall be no more than one dwelling per parcel.
2. All utilities shall be placed underground.
3. Any development standard not provided for within this Specific Plan shall be in accordance with the PUD, Planned Unit Development Zone.
4. Homeowner's landscaping - each homeowner shall properly cultivate and maintain their respective property in an attractive manner.

E. 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 of Duarte Planning Department.

F. Phase I - Site Development Standards (detached homes)

1. **Minimum Lot Size** -3,700 square feet.
2. **Maximum building height**
 - a. Two-stories as defined in the Uniform Building Code, or 30 feet, whichever is less.
 - b. Roof structures (i.e. ventilating fans, chimneys, domestic radios and television masts) may exceed the maximum building height subject to approval by the Rancho Verde Architectural Committee.
3. **Building setbacks.** Yards shall be measured perpendicular to the property line and shall be permanently maintained. No building or 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 shall be consistent with frontage of the house as originally constructed. This distance shall be 12 to 22 feet depending on the existing setback.
 - b. Side yards - 5 feet.
 - c. Rear yard - five feet for first floor, 15 feet for second floor.
 - 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. No projections shall be allowed on the side yard that is a dedicated easement to the adjoining property.
4. **Lot Coverage** shall not exceed fifty (50%) percent on each lot for the dwelling unit.
- a. Each lot shall have an open space area of not less than 600 square feet, the minimum dimension of which shall be 15 feet. This open space area shall not be located in the front yard setback.
5. **Accessory structures.**
- a. No accessory structures, air conditioners, or pool or spa equipment shall be located to occupy any portion of the front setback area.
 - b. All accessory structures shall be fifteen feet in height or less.
 - c. All additions, including enclosed patios, shall meet the minimum rear and side yard setbacks required for the primary residence.
6. **Parking.**
- a. Each dwelling unit shall have and maintain, a two-car garage.

G. Phase II - Site Development Standards (attached homes)

- 1. **Minimum Lot Size** - 2,200 sq. ft.
- 2. **Maximum building height**
 - a. Two-stories as defined in the Uniform Building Code, or 30 feet, whichever is less.
 - b. Roof structures (i.e. ventilating fans, chimneys, domestic radio and television masts) may exceed the maximum building height subject to approval by the Rancho Verde Architectural Committee.
- 3. **Building setbacks.** Yards shall be measured perpendicular to the property line and shall be permanently maintained. No building or structure shall occupy any required yard area.
 - a. Front yard - 20 feet.
 - b. Side yards - 5 ft., except on the side where there is a common wall, in which case it shall be 3 ft.

*Covered Patios Only
Room Additions Prohibited - See Page 5*

- c. Rear yard - 15 ft.
- 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. No projections shall be allowed on the side yard that is a dedicated easement to the adjoining property.

OPEN SPACE AREAS
Phase III Development Regulations

A. Purpose and Intent

The following development standards are applicable to all open space areas within the Rancho Verde Specific Plan. Their purpose is to provide for continuous and permanent open space in the community.

B. Permitted Uses

1. Golf courses and associated uses.
2. Recreation areas, parks, playgrounds, wildlife preserves, forest preserves and such buildings and structures as are related thereto.
3. Agricultural uses
4. Horticulture
5. Signs subject to the provisions of Section 19.80.
6. Utility easements.

C. Uses Expressly Prohibited

The following uses are expressly prohibited in the open space area of Rancho Verde:

1. Residential uses;
2. Industrial uses;

D. Property Development Standards

1. Building Heights. No building or structure erected in this zone shall have a height greater than one story, not to exceed thirty-five feet, with the following exceptions:
 - a. Public service structures.
2. All other exceptions shall be subject to review and approval by the city's Architectural Review Board.
3. Fences and walls - materials, colors, and heights shall be subject to the approval the Architectural Review Board.

IMPLEMENTATION

The following documents have been prepared for approval by the City of Duarte to ensure that development of the site proceeds in an orderly fashion:

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.

Specific Plan

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

Architectural Review Board

All future architectural plans shall be approved by the Rancho Verde Architectural Committee and the City's Architectural Review Board. Plans shall conform to all regulations of the Rancho Verde Specific Plan. Prior to review by the Architectural Review Board, all architectural and landscape plans shall be approved by the Rancho Verde Architectural Committee.

MODIFICATIONS

Major Changes

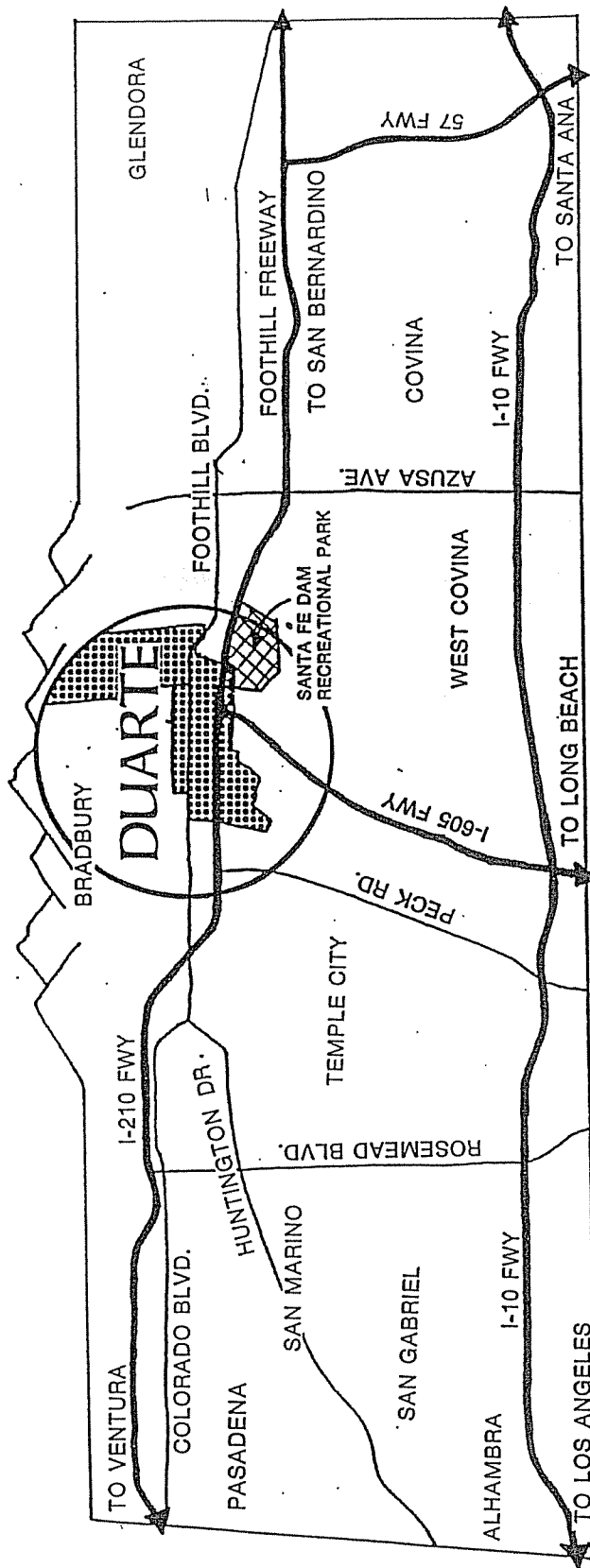
The Homeowners Association may initiate an amendment to the provisions if substantial changes are required. An amendment to the Rancho Verde Specific Plan shall be in conformance with California Government Code (Section 65450 through 65457). Revisions to the map shall be in accordance with the California 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:

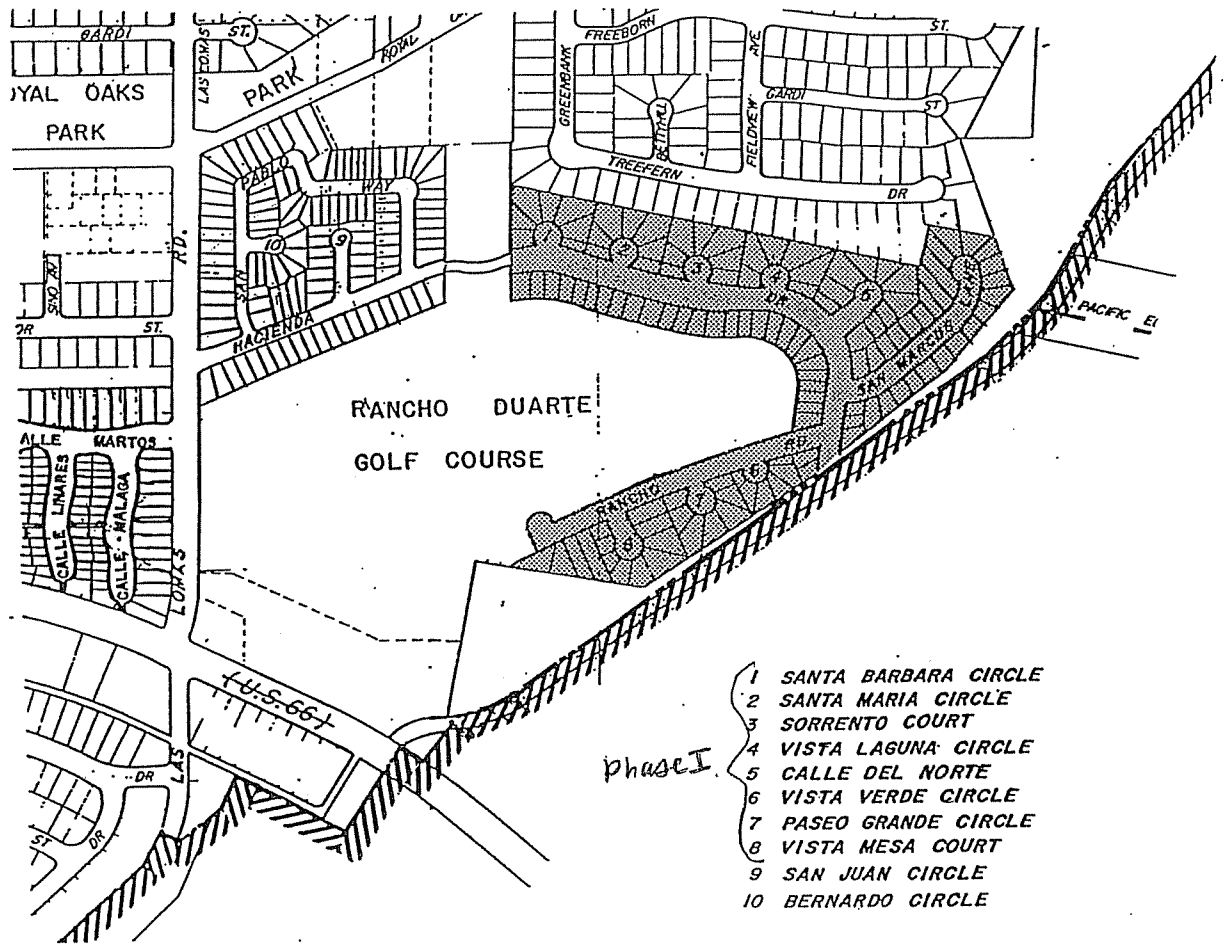
- a. Parking and circulation configurations which do not change the basic parking areas or circulation concept;
- b. Building placements which do not change the general location and layout of the site;
- c. Grading alternatives which do not change the basic concept, increase slopes, or change course 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.

Figure 1



Regional Map

Figure 3

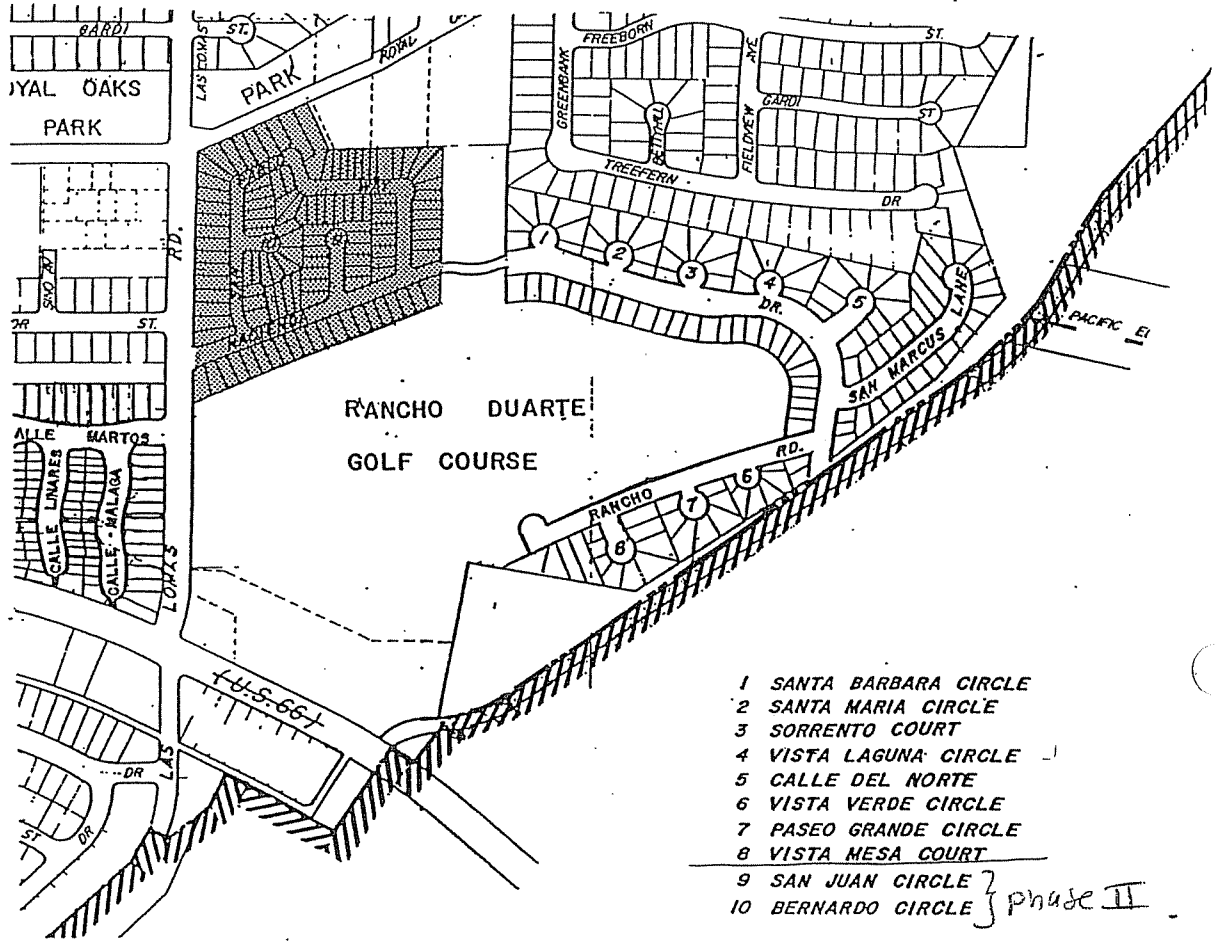


- Phase I
- 1 SANTA BARBARA CIRCLE
 - 2 SANTA MARIA CIRCLE
 - 3 SORRENTO COURT
 - 4 VISTA LAGUNA CIRCLE
 - 5 CALLE DEL NORTE
 - 6 VISTA VERDE CIRCLE
 - 7 PASEO GRANDE CIRCLE
 - 8 VISTA MESA COURT
 - 9 SAN JUAN CIRCLE
 - 10 BERNARDO CIRCLE

Phase I * No landscape District.

Rancho Verde Specific Plan

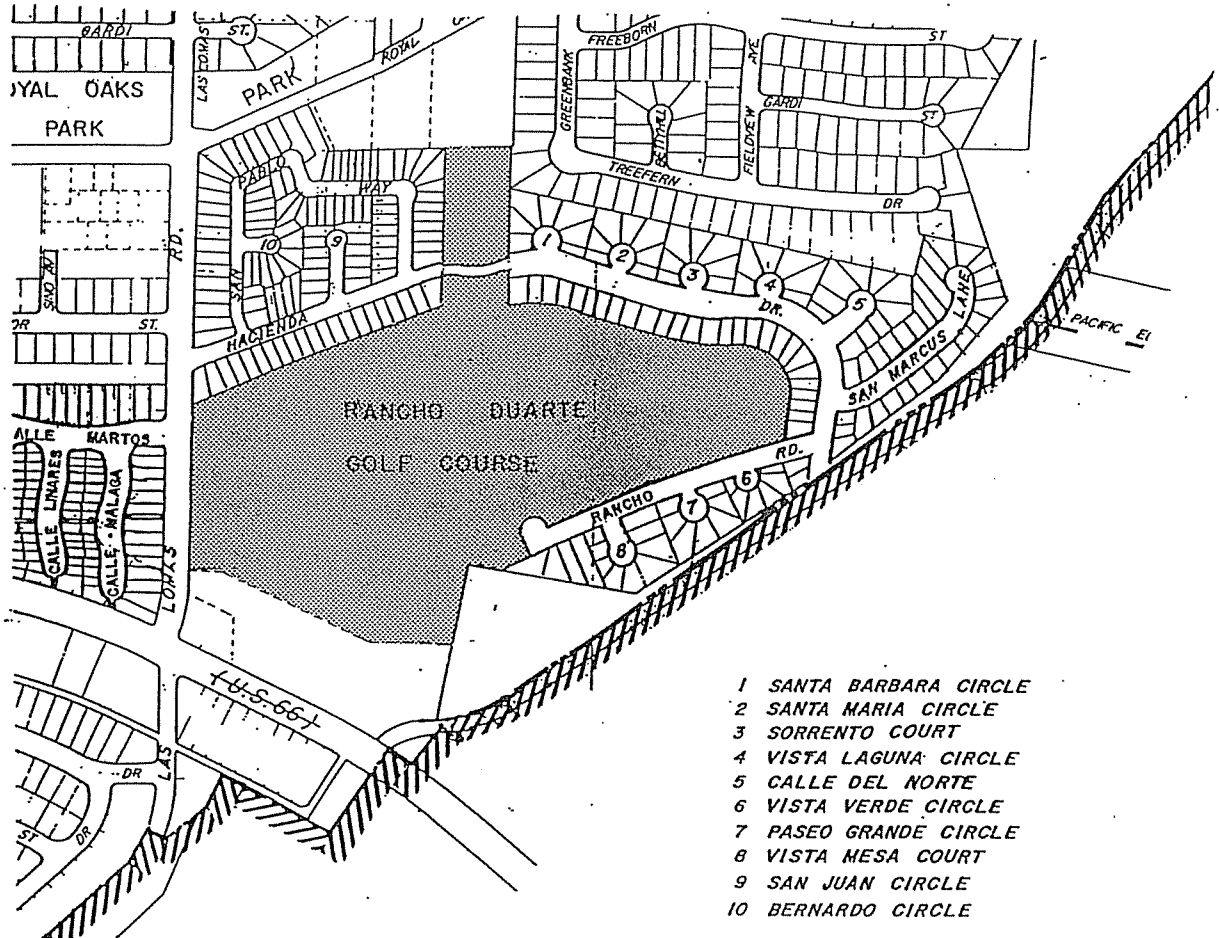
Figure 4



Phase II * Landscaped district.
Attached units.

Rancho Verde Specific Plan

Figure 5



Phase III

Rancho Verde Specific Plan