

SPECIFIC PLAN NO 88-1

**SUNNY GARDEN SPECIFIC PLAN
13712 East Sunkist Drive
La Puente**

**CITY OF LA PUENTE
CALIFORNIA**

JULY 1988

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INTRODUCTION

Purpose of the Specific Plan

The purpose of a Specific Plan is to ensure that development of a project can co-exist with the environment. The Sunny Garden Specific Plan, is prepared in recognition of the need of such a project, emphasizing the positive opportunities of the site. The Specific Plan document fulfills the intent of the requirements of the State of California and the City of La Puente, as well as implementing the City's General Plan, as adopted.

Authority

The following Specific Plan text has been prepared in conformance with the California Government Code, Sections 65450 through 65457. In addition, all applicable ordinances of the City of La Puente have been incorporated into the Plan and the final document will, in fact, replace zoning and land use regulations currently existing on the site. The land use standards outlined in the Sunny Garden Specific Plan shall govern all areas within the project. All other ordinances and regulations, policies and other guidelines applicable to the property not covered in the Specific Plan, shall remain in effect.

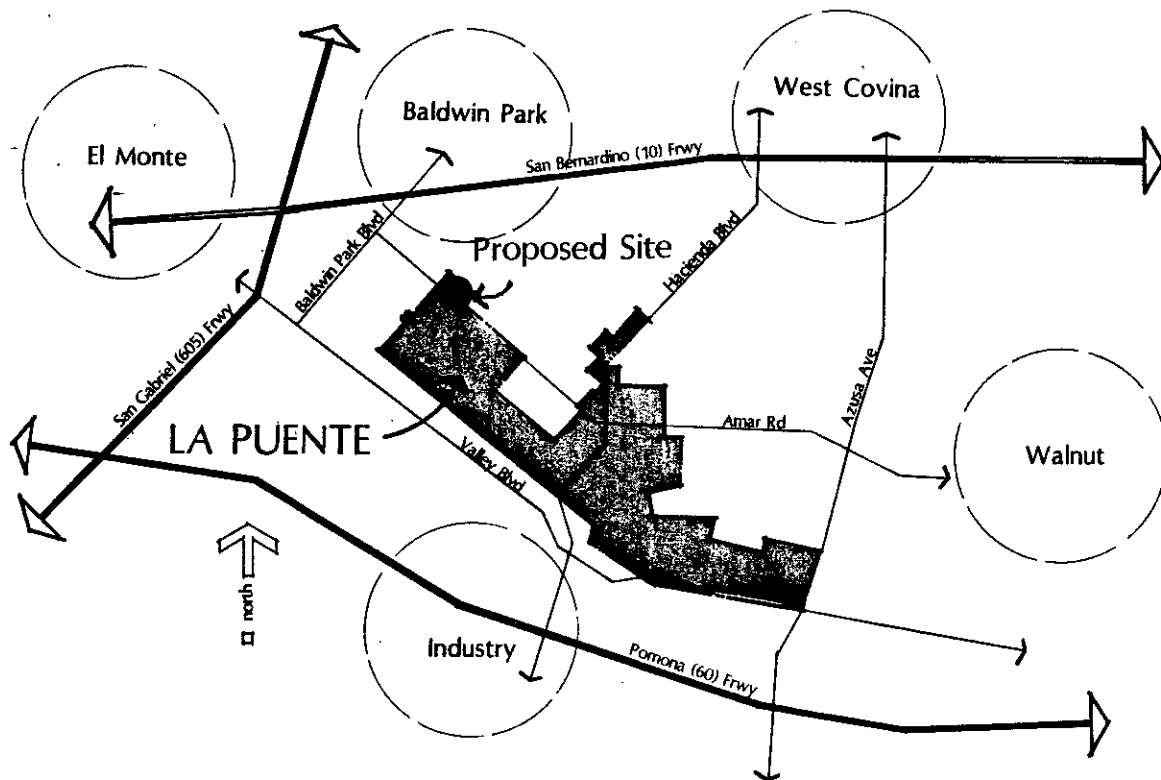
Interpretation

The Planning Director of the City of La Puente, or 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 and disclosure to the developer. Such interpretation shall be permanently maintained by the City of La Puente.

Physical Setting

The Sunny Garden Specific Plan consists of approximately 72,661 square feet of lot area (1.67 acres) and two (2) legally recorded lots. Said property is located on the southerly side of Sunkist Drive, approximately 200 feet east of Puente Avenue. The property is located in the northwest sector of the City of La Puente, just within the City limits. The City is bounded by County unincorporated area to the west and north of the property, and to the south, by the City of Industry. Figure 1 identifies the City of La Puente and the site in relationship within the City of La Puente, as well as surrounding areas.

FIGURE 1
AREA MAP



Regional access to the City of La Puente is provided by the Pomona Freeway (Route 60) which links the City of La Puente to the Los Angeles metropolitan area to the west and the Inland Empire area to the east. From the Pomona Freeway, the primary route to the site would be Hacienda Boulevard. Major east/west oriented travelways consist of Temple Avenue and Amar Road. Amar Road is directly south of the subject property and would be the primary east/west access route to the site.

The project site, consisting of little over 1.5 acres, is currently vacant and undeveloped. The site is bounded by commercial properties to the west, south and east, and land uses consist of a public library, motel, various commercial and retail uses, and vacant property. The property directly north, on the northerly side of Sunkist Drive is a high density apartment project. The project site is located in close proximity to a neighborhood shopping center to the east of the proposed Specific Plan site.

The land of the Sunny Garden Specific Plan is legally described as follows:

Parcels 3 and 4 of Parcel Map No. 6342 in the City of La Puente, in the County of Los Angeles, State of California, as per map filed in Book 86, pages 94 and 95 of parcel maps, in the Office of the County Recorder of said County.

PROJECT DESCRIPTION

The Sunny Garden Specific Plan is proposing to construct a three-story apartment unit, consisting of 95 apartment units; 94 units for seniors, and one (1) manager unit. Along with the apartment units, a manager office, laundry facilities, and support facilities, will be constructed. In addition, a single-story recreation room will be constructed, consisting of 3,650 square feet of floor area. All rooms and activity areas will be linked together with a covered walkway, or corridor. The total proposed building area is 76,567 square feet and covers approximately 40 percent of the site. Also provided on the site are two (2) parking areas containing a total of 44 open parking spaces.

The architectural style is contemporary Mediterranean, with patios on the first floor and private balconies on the second and third floors. Building materials are light colored plaster walls, concrete mission tile roofs, and wrought iron fence and balcony railings. The Land Use Section of this document describes the project in greater detail and sets forth criteria for the development of the site.

Existing General Plan and Zoning

The project site is currently designated General Commercial of the City's Land Use Element of the General Plan. The zoning on the site corresponds with that General Plan classification and is designated C-2, General Commercial. The Planning Department is proposing to amend the zoning code to allow senior citizen housing project in the commercial zones, as well as a variety of zones throughout the City, and therefore, bringing the proposed project consistent with the City's Land Use Element of its General Plan and zoning criteria. Any development standard not covered within this specific plan shall conform to the C-2 zoning regulations.

COMPONENT PLANS

Land Use

As previously stated, the subject property is located on the southerly side of Sunkist Drive, east of Puente Avenue. The proposed site has limited visibility, and therefore, makes it a questionable location for commercial land uses. The proposed use of the property for senior apartment units may be a more appropriate use of land given the limitations of the site for commercial uses. Senior citizen housing, compared to a conventional housing project, does not result in an equitable comparison. Needs and land use concerns are substantially different and, therefore, the Specific Plan is prepared to address the unusual circumstances of a senior project compared to the other uses.

The building will be orientated toward Sunkist Drive with the recreation building, lobby area, manager suite, and office, being the first uses that a tenant or visitor would come in contact with. Upon entering the project, a tenant or visitor has the option to use the interior corridor system to go to each of the housing units, or through a variety of courtyards and landscaped areas to gain access to the individual units. Elevators have been provided at two (2) central locations to allow the applicants to gain access to the second and third floor. Also within these corridor areas, two (2) enclosed recreational atriums have been provided. The atriums are open to the parking areas at their narrowest dimension on one side. Both areas are centrally located for use for all the tenants of the facility.

Each individual unit has been design to accommodate two (2) occupants. Each unit is approximately 576 square feet in floor area. All units are one-bedroom, with bath, kitchen, living room, dining room, and balcony or patio area. Other amenities that are included in each of the dwelling units are listed in Table 1, and a floor plan of each unit is labeled Figure 2.

The proposed social/recreation building is a one-story structure orientated towards the front of the lot on Sunkist Drive. The building is approximately 3,650 square feet in floor area and is designed to have moveable partitions to make the room divisible for multi-purpose uses. In addition, within the recreation building, a service kitchen is proposed in the event a meal program is part of the overall activities of the center. Public restrooms, which include full handicapped design, have also been proposed as part of the social recreational building. The recreation building is identified as Figure 3.

The proposed complex is one continuous building, with five (5) separate wings. One of the wings containing the recreation building, lobby area, and main entrance, is orientated toward Sunkist Drive. The remaining four (4) wings house the apartment units for the seniors. The apartment units are orientated away from Sunkist Drive and are secured by a security system with mechanical gates. A complete list of amenities and support facilities are listed in Table 2. The building is setback from Sunkist Drive approximately 18 feet and averages on the side property line (west property line) 14 feet. The average rear yard set back is 17 feet. Figure 4 identifies the site plan of the proposed complex.

Table 1

TYPICAL DWELLING UNIT

Area 24' x 24' 576 Square Feet

Composition: Living/Dining Room, Kitchen, 1 Bedroom, 1 Bathroom, Patio/Balcony

Furnishings:

Range/Oven
Range Hood
Waste Disposal

Wall-to-wall Carpet
Drapes
Refrigerator

Features:

1. Handicap accessible throughout
Access will be provided in conformance with the Building Code
Lowered Electric Switches
Raised Electric Wall Plugs
Closet rods and shelving adjustable
 2. Sound Control
Walls at adjoining units double constructed and sound insulated;
Walls of the units at corridors, double constructed and insulated.
- Utilities
Gas and electric to be individually metered;
Design to accommodate climate control;
Heating and air conditioning.
- Patio/Balcony
Each dwelling unit attached to and independent patio
(ground floor) Balcony (second and third floors)
Patio/Balcony accessed through sliding glazed unit.
- Electronic Features
Intercom connected to front door and Manager's office.
Emergency call signal device, connected to Master Enunciator,
located in each bathroom and living spaces.
Smoke detectors.

Table 2
PROJECT AMENITIES

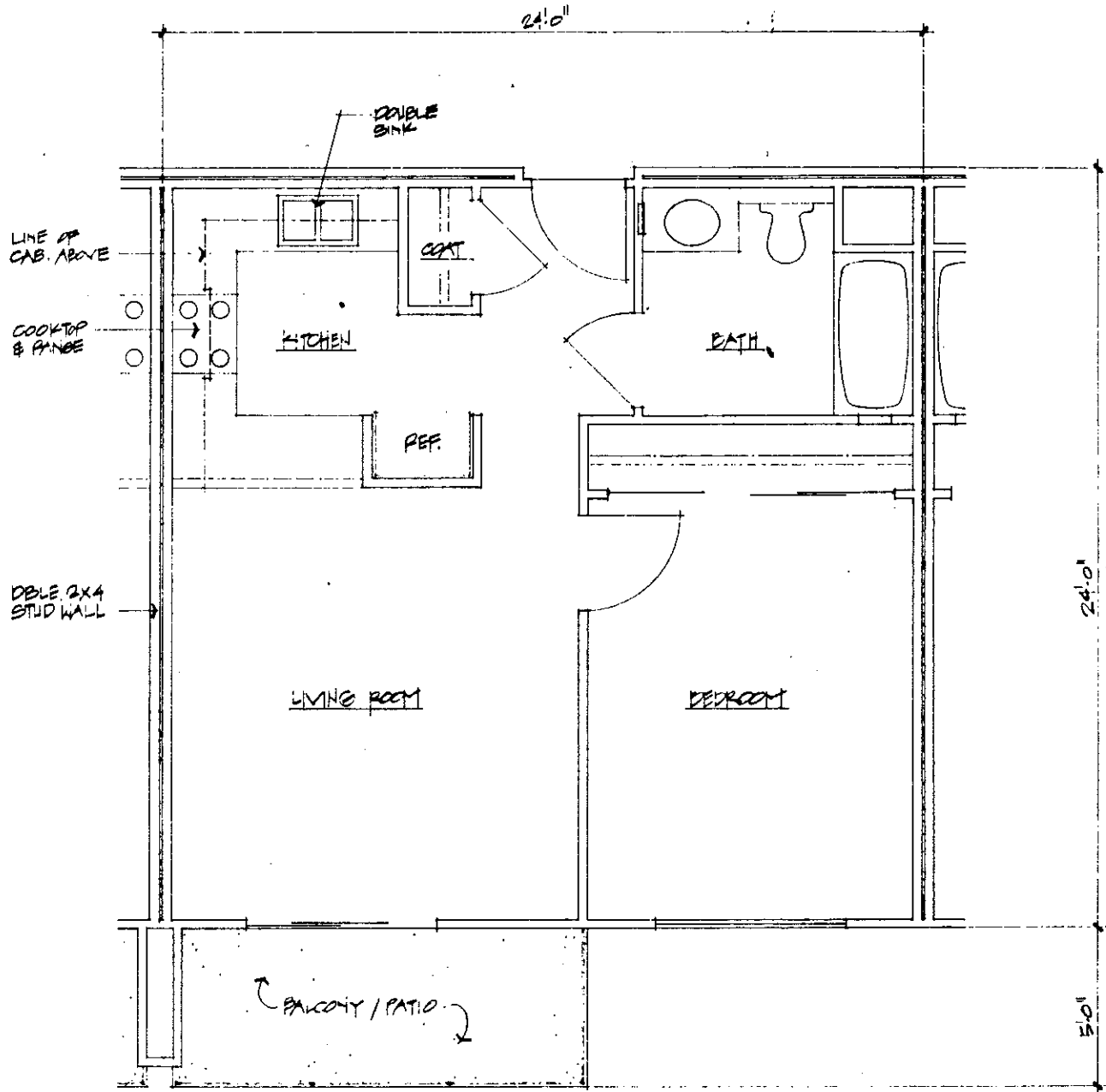
- Active and passive outdoor recreation areas for sitting and social contacts with trellis structure, surrounded by landscaped buffer
- Indoor recreation area for resident, guest and community activities
- Private balconies and patios
- Two centrally located elevators
- Mail chute and trash chute
- Laundry facilities
- Security gates and intercom
- Resident manager's office
- Fire Alarm
- Smoke detector in each unit
- Emergency response system in each bedroom and bathroom
- Public phone and drinking fountain

The proposed parking for the senior citizen complex is divided into two distinct areas on the east and west property lines. The easterly parking lot contains 26 parking spaces and the westerly lot, 18 open spaces. Both areas provide acceptable access to the units and elevators for the tenants. Approximately 21 percent of the site will be for landscaping and recreational areas. The largest area is in the center of the project and consists of trellises and seating areas for outdoor activities.

Circulation

Access to the two parking lots will be via Sunkist Drive, each with a 20 foot wide driveway. The two parking areas total 44 open parking spaces, of which two (2) will be designed for the handicapped. The proposed parking lots allow ease of access for both tenants and visitors. Parking has been provided on a ratio of approximately one-half open space for every dwelling unit. Sunkist Drive is a fully improved public right-of-way with a roadbed width of 36 feet.

FIGURE 2
FLOOR PLAN - APARTMENT UNIT



TYPICAL UNIT PLAN

FIGURE 3
FLOOR PLAN - RECREATION BUILDING

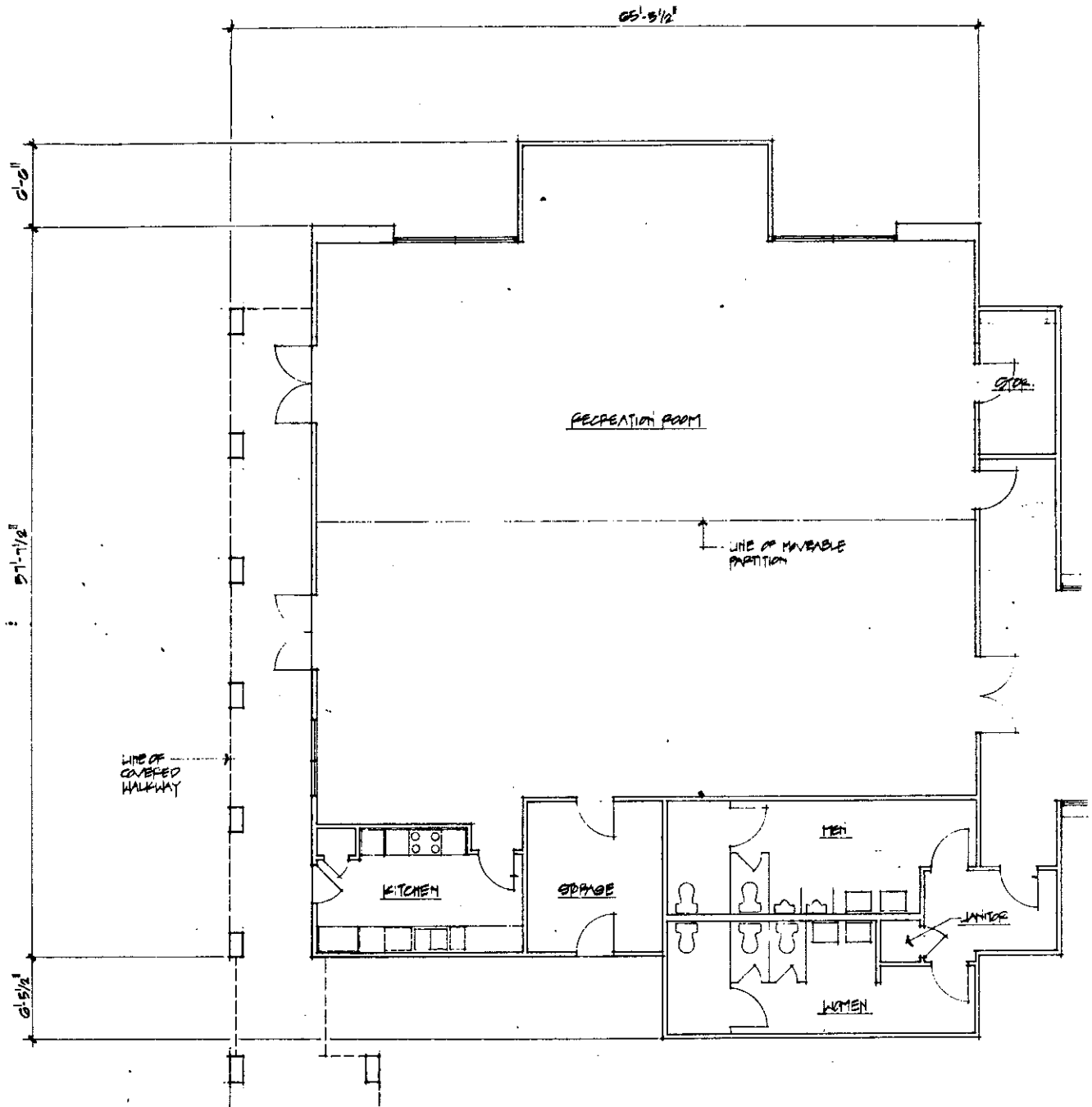
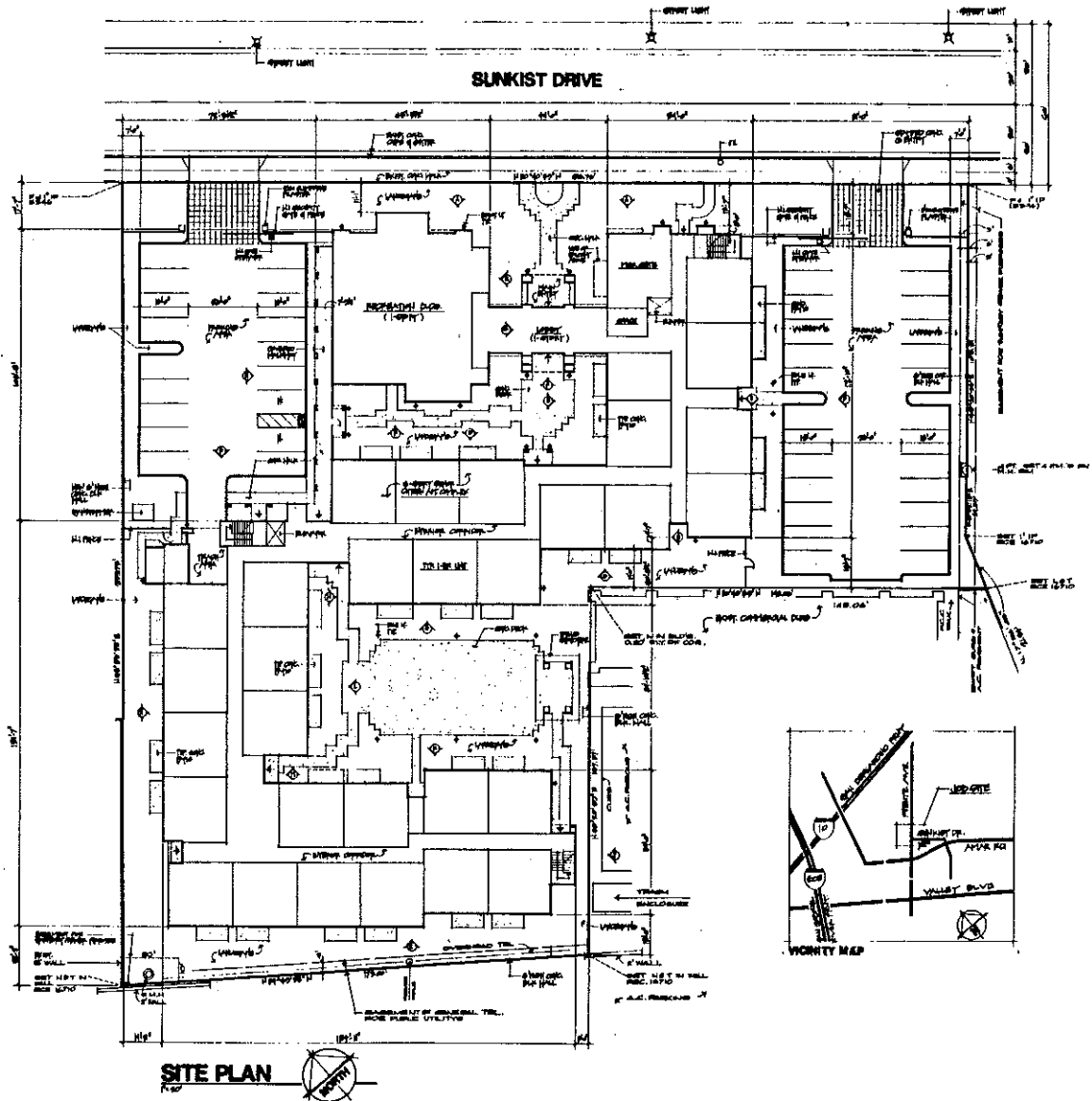


FIGURE 4
SITE PLAN



Landscaping

The intent of the conceptual landscape plan will be used as a visual and noise buffer, and to soften views of the harsh physical improvements of the proposed senior citizen project. Medium scale and canopy trees throughout the site, along the perimeter property lines, as well as within the interior areas, have been proposed. Turf and groundcover will be used extensively to further add to the overall physical appearance. Figure 5 is a conceptual landscape plan for the Specific Plan.

Architectural Concepts

The applicant is proposing a neo-Mediterranean design emphasizing light color stucco and Spanish style roofs. The proposed building has a number of projections and physical amenities that create an interesting variety of facades and interplay of light and shadows. The light colored plaster and the proposed concrete mission tile roof adds a variety of interests and textures. In addition, wrought iron fences at the front setback line are proposed and are complemented with wrought iron balcony rails around the second and third floor balconies. Figures 6 thru 9 identify the proposed architectural design of the complex.

The building height varies at its tallest point of the three-story structure of approximately 30 feet for the apartment units. The single-story structures, consisting of the main entrance area and recreation building, are approximately 20 feet in height. The orientation of the three-story building has been to the rear of the lot to reduce the visual impact of the building adjacent to the two-story structure across Sunkist Drive and motel to the immediate west.

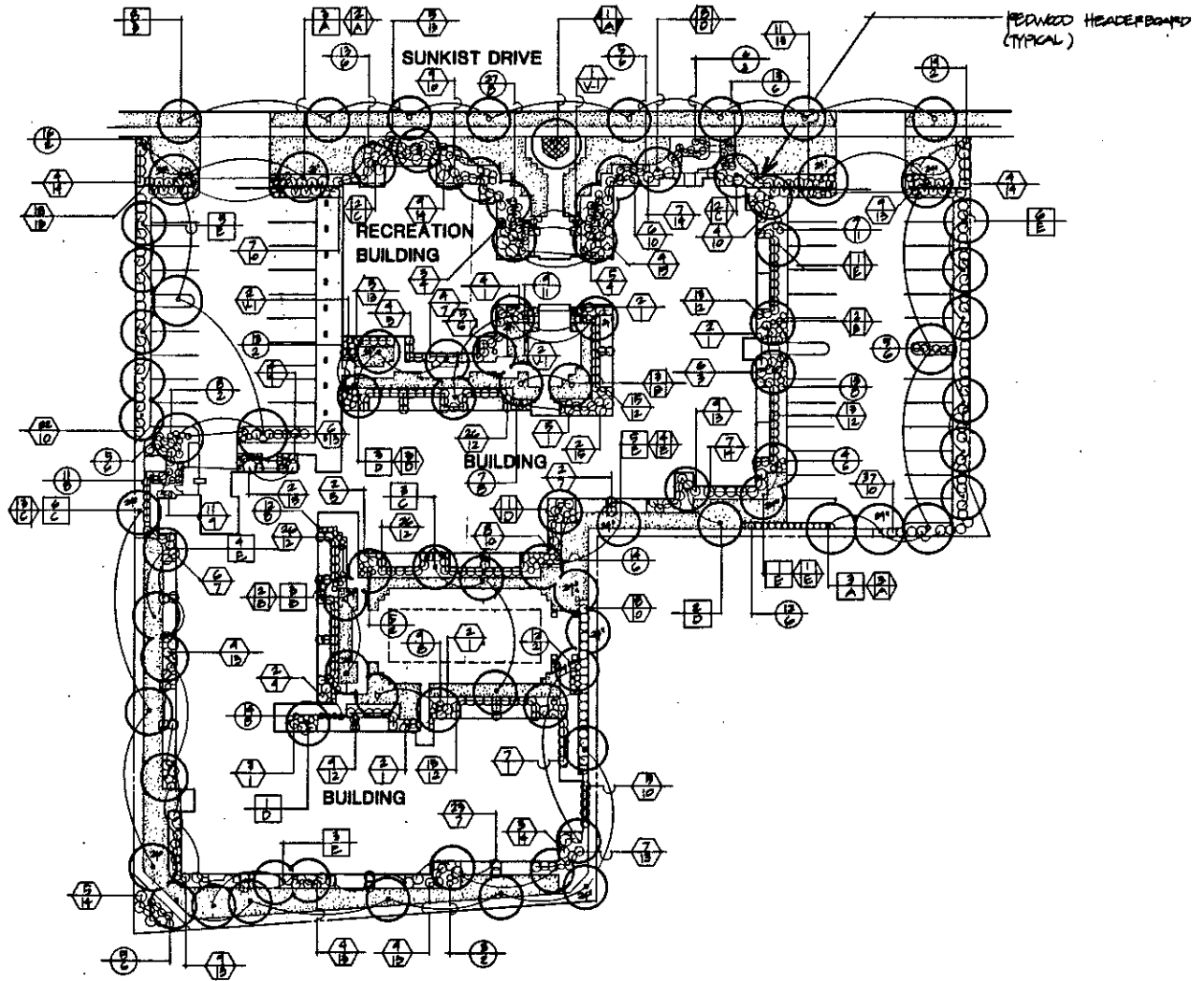
INFRASTRUCTURE

The Sunny Garden Specific Plan will require the installation of a number of infrastructure elements to serve the proposed project. These elements, which are also described and illustrated elsewhere in this document, are listed below:

Sewage

The proposed project will require the installation of sewer lines to service the proposed senior citizen project. No expansion of the existing treatment plan capacity will be required to serve the proposed project nor will they be required to construct new facilities.

FIGURE 5
LANDSCAPE PLAN



ELEVATIONS



FIGURE 7
ELEVATIONS

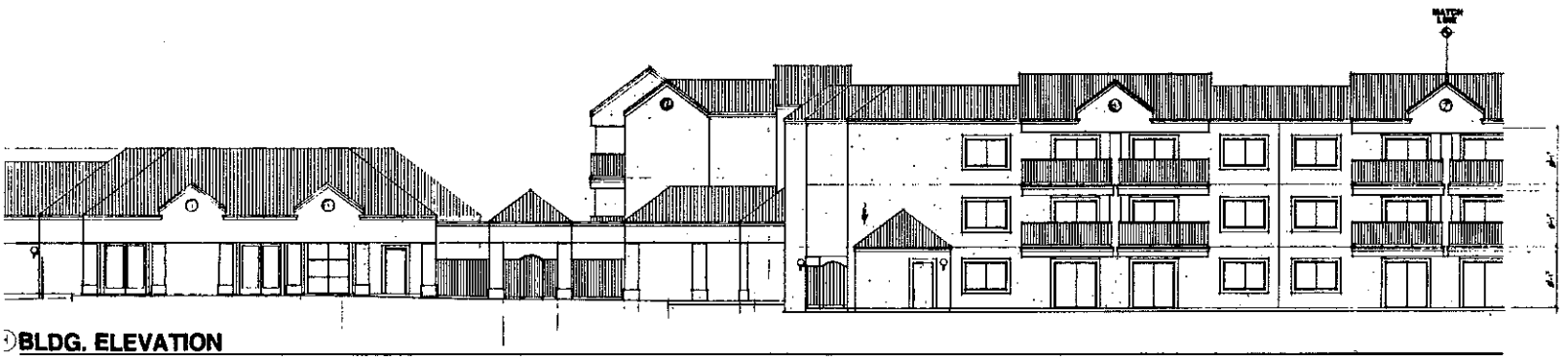
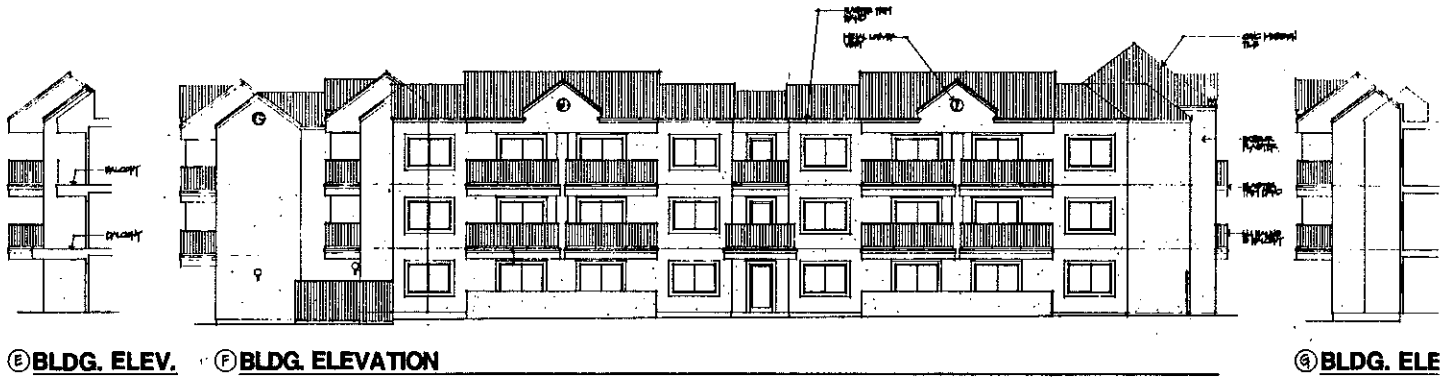


FIGURE 8
ELEVATIONS

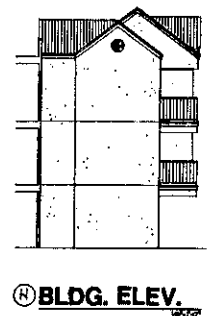
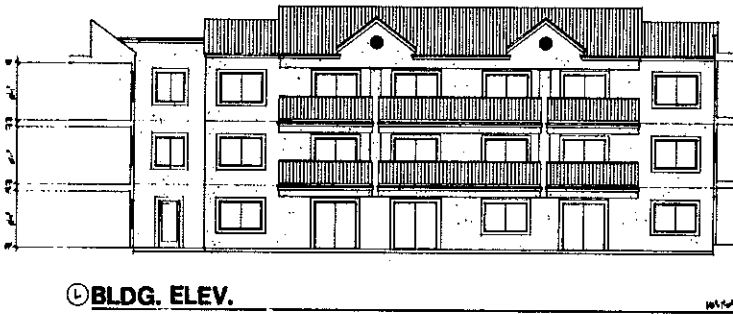
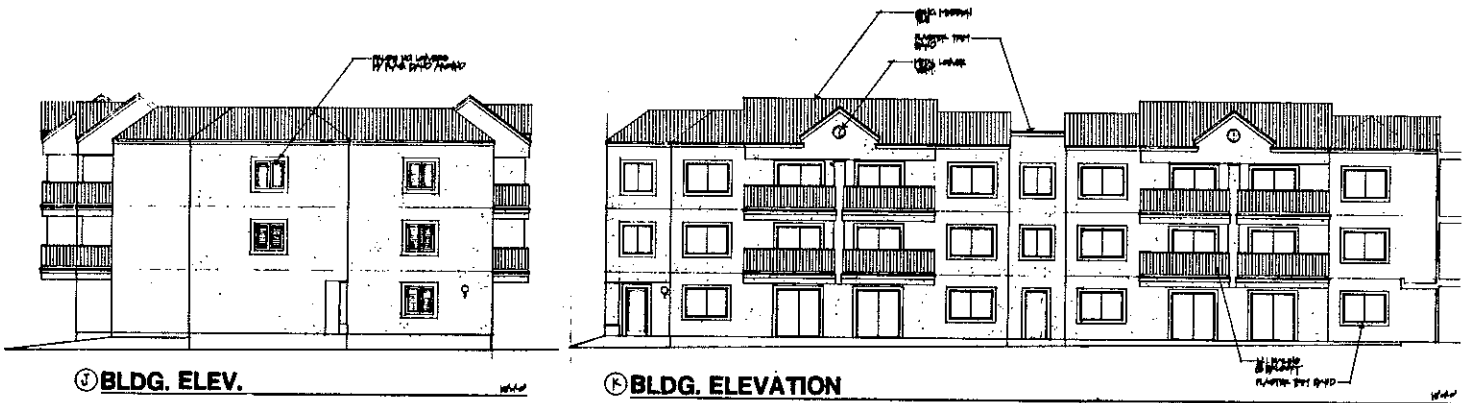
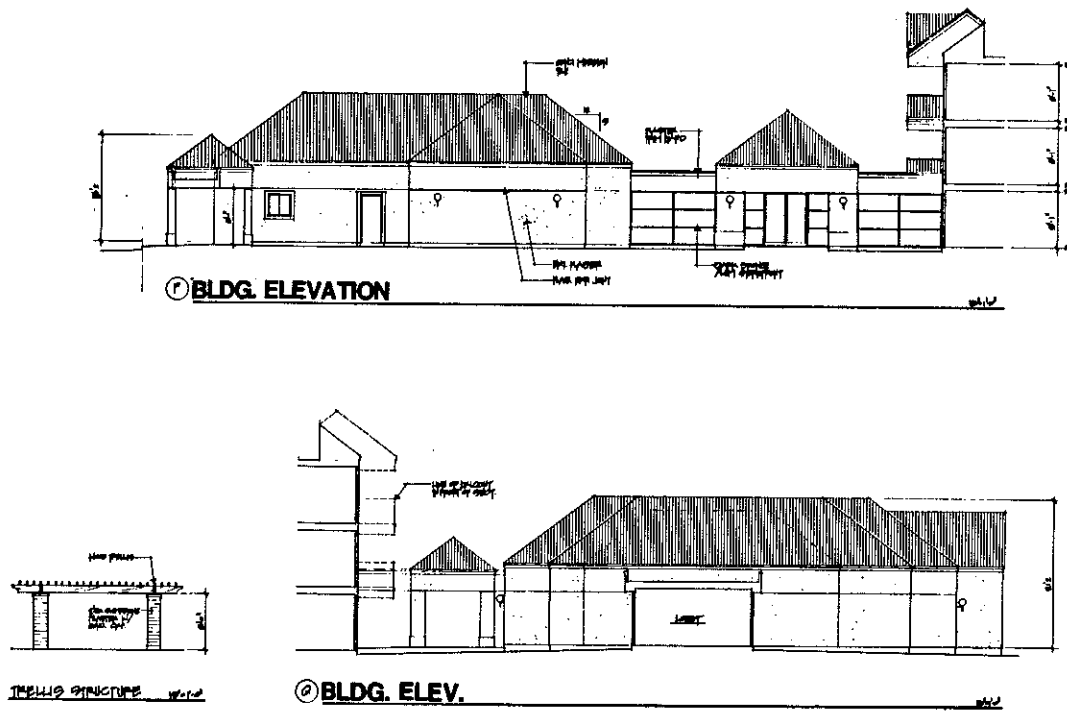


FIGURE 9
ELEVATIONS



Water

The development of the proposed project will require the installation of water lines to serve the senior citizen units, as well as irrigate the proposed landscaped areas. The proposed water system will not require additional regional water delivery systems above what was originally planned for the site as a commercial use.

Drainage

The proposed drainage of the site will be to the rear of the property through a recorded, private drainage easement on adjacent property. The proposed water drainage facility consists of an underground storm drain that will terminate in an existing storm drain on Amar Road. The proposed project will not substantially alter the drainage patterns within the existing area and, therefore, no additional off-site storm drain improvements will be required to serve the project.

Solid Waste Disposal

The proposed project will require the expansion of the existing waste removal services to include the proposed project. The location of the trash enclosure is shown on Figure 4, the site plan. No new off-site landfill construction will be required as a result of the proposed project.

Energy System

The proposed project will require the extension of electricity and natural gas services into the senior citizen project. The development of on-site electrical and natural gas systems will be relatively minor in scale. No expansion of off-site delivery systems will be required to serve the proposed project.

Roadways

As discussed in the circulation element of the document, the proposed project will require construction of on-site parking areas. However, there is adequate street width on Sunkist Drive to accommodate the proposed traffic volumes of the senior citizen project. Therefore, no additional improvements in public right-of-ways will be required as a result of this project.

Public Transportation

Bus services for the La Puente residents is provided by the Southern California Rapid Transit District (RTD), which maintains bus lines on both Amar Road and Puente Avenue.

Direct access to these bus routes are within walking distance of the senior center apartment project. In addition, the City of La Puente operates a Dial-A-Ride Program that will, upon reservation, take a senior to a variety of locations, including but not limited to medical treatments, doctor visits, shopping, banking, and other related services. With the two (2) systems currently operating in the area, no expansion of the RTD bus services nor the Dial-A-Ride Program will be required as a result of the proposed project.

NEEDS ANALYSIS

The Planning Department has surveyed various cities in the immediate area to determine the number of elderly housing units available. The survey produced evidence that senior housing complexes exist in almost all of the cities contacted. Furthermore, most of the cities are proposing, or are constructing, new elderly units. The survey also indicated that the complexes are usually full with waiting lists for available space. Table 3 identifies the cities contacted, the number of sleeping units and percent of occupancy of various senior complexes.

The State of California, Department of Housing and Community Development, in 1987, published a statewide housing plan which identifies 24.2% of the States population 60 years or older. The Plan identified elderly households as having distinguishing characteristics such as predominantly lower incomes, non-family households, and housing affordability problems. In addition, households tend to be one or two persons and the 75 years of age and older group is increasing in number. The conclusion of the State and, in Staff's opinion, with respect to a regional perspective, the elderly are by far the biggest special needs group and have substantial housing problems. The housing problems of the elderly relate primarily to over-paying for housing based on income, maintenance, and disabilities. These issues increase with the age of the senior.

RELATIONSHIP TO THE LA PUENTE GENERAL PLAN

Section 65451 of the California Government Code requires that specific plans include a detailed listing and discussion of the regulations, conditions, programs, and proposed legislation necessary or convenient for the systematic implementation of each element of the local general plan.

The City of La Puente's Comprehensive General Plan was developed in compliance with State law and policies determined by the City Council and Planning Commission to guide the orderly development of future growth and change within the City. The plan consists of

a framework of a number of specific elements (Land Use, Circulation, Community Design, Housing, Conservation, Open Space, Public Safety, Public Services and Facilities, and Environmental Effects). In addition to a statement of goals and objectives, the plan contains policies and guidelines concerning the numerous aspects of planned and coordinated growth.

The La Puente General Plan is not intended to precisely control future growth nor restrict the rights of property owners; it is intended to provide guidelines for fact-finding so that decisions are made with as much awareness of the interrelated factors of development as possible. The specific plan process is the vehicle that brings the relevant factors together for individual proposed projects associated with planned growth.

GENERAL PLAN CONSISTENCY

This Specific Plan addresses each of the Elements contained in the La Puente General Plan and presents the detail of compliance of the proposed development with the goals, objective, policies and concepts of each Element. Compliance of this Specific Plan with the La Puente General Plan is detailed in Table 3.

Land Use

The project site is designated as General Commercial within the City's Land Use Element of the General Plan. Various uses are permitted within the General Plan to include senior citizen housing projects. Thus, the zoning district of C-2, General Commercial, with the use of senior citizen housing, is in conformance with the City's Land Use Element of the General Plan.

Circulation

The Circulation Element of the City's General Plan designates Puente Avenue to the west and Amar Road to the south, as arterial highways. Said arterial highways are also used as truck routes. Both public right-of-ways are 100 feet in width with roadbed widths of 76 and 84 feet for Amar Road and Puente Avenue respectively. No other roadways within or adjacent to the project site are designated in the Circulation Element.

TABLE 3
 AREA PROJECTS
 SENIOR CITIZEN HOUSING COMPLEXES
 IN SURROUNDING AREAS
 (July, 1988)

<u>City</u>	<u>Population</u>	<u>No. Complexes</u>	<u>No. Sleeping Rooms</u>	<u>Occupancy</u>	<u>Comments</u>
Azusa	36,800	1	147	99%	
		2	168	61%	8 months after opening. Plan to have 80-90% occupancy within one year (Soldano Village) (20 units subsidized)
Baldwin Park	62,188	1	78	100%	Clark Terrace - 1-2 year waiting list.
Walnut			None		
Duarte	21,168	1	173	99%	Royal Oaks
		2	74	100%	5 year waiting list
		3	120	99%	
		4	100	100%	3 year waiting list
		5	148		Under construction
Claremont	36,000	1	234	98%	
		2	392	98%	
		3	200	100%	5 year waiting list
		4	124	97%	
		5	119	99%	
		6	50	100%	
West Covina	94,211	1	86		64 one bedroom & 22 two-bedrooms (healthy adults) Application is being processed.
		2	188	97%	
		3	60	87%	
Rowland Heights (L.A. County)		1	392		Under construction
El Monte	93,859	1	78	100%	
		2	70	100%	
		3	58	100%	Opened in March. They already have a waiting list. Private.
		4	90	98%	

Community Design

Project design components are identified in the Architectural Concepts and Landscaping sections of this document. The proposals contained in those sections are consistent with the Community Design Element of the La Puente General Plan. Significant attention will be paid to architectural details in accordance with General Plan design criteria for residential structures.

Housing

The provision of adequate and diverse housing facilities is the ultimate goal of the La Puente General Plan Housing Element. In recognition of this goal, the specific plan proposed affordable housing to a specific segment of the area. The proposal will create a private housing project to compliment the various types of residential development now found in La Puente.

Conservation

Two major issues discussed in the Conservation Element are flood control drainage and hillside preservation. A drainage system, along with other facilities to be constructed concurrent with residential development, will provide adequate drainage and protection from potential flood hazards.

Open Space

The proposed senior citizen complex takes into consideration the intent of the Open Space Element of the General Plan. By designing the building in a three-story configuration, more open space and landscaping can be visualized. Landscaping will be required to soften the harsh visual impact of the building and, therefore, fulfill the intent of the Open Space Element.

Public Safety

To comply with the provisions of the La Puente Public Safety Element, soils and geologic studies have been prepared for the project site. Implementation of the recommendations contained in these reports, which include (1) Grading and revegetation should be staged so that the area extent of bare soil exposed to precipitation at any one time is minimized; (2) dust control measures will be utilized to minimize the adverse impact of wind transported dust; (3) appropriate temporary vegetative and structural soil stabilization measures be applied to graded areas at the earliest possible time; (4) permanent landscaping and irrigation will be installed on graded slopes to insure adequate maintenance. These

measures will adequately provide for the safety of future residents. In addition, construction of the drainage facilities outlined on the conceptual grading plan and drainage plan will provide an adequate amount of protection from potential flooding.

Public Services and Facilities

The La Puente Public Service and Facilities element addresses the provision of water, sewer, electric, telephone, and natural gas. All of these services and facilities will be available to adequately support project development.

Environmental Effects

The La Puente Environmental Effects Element contains other issues which affect the physical development process of the City, including population and street trees. Because buildout of the project will be substantially below other multiple-family projects, population growth resulting from project development will be within ranges already projected by the City.

Conformance with Noise Element

According to the La Puente General Plan, the project site is outside existing and future noise contours, which would expose residents to unacceptable levels of noise. Mitigation measures to reduce noise impacts are not necessary in the project design since the project site will not be subject to harmful levels of noise. Therefore, the project proposal is in substantial conformance with the Noise Element of the General Plan

DEVELOPMENT STANDARDS

A. Purpose and Intent

The following development standards are applicable to all residential and accessory buildings constructed as part of the Sunny Garden Specific Plan. The purpose of these standards are to provide for a residential environment sensitive to the nature of senior citizens.

B. General Development Standards

1. The maximum number of dwelling units to be constructed on the site shall be 95 dwelling units: 94 units for senior citizen and one (1) manager unit.
2. The proposed senior citizen apartment complex shall be constructed on one lot of land with a minimum of 72,660 square feet.

3. Limitation on the age of the tenants of the project will be limited to senior citizens with the following criteria:
 - (a) The minimum age of a single occupant tenant will be at least 62 years of age.
 - (b) In cases of tenants, residents or occupants who are married to each other, one spouse shall be at least 62 years of age.
 - (c) In cases where individual tenants, residents, or occupants are not married, one individual shall be at least 62 years of age. Every other resident need be a "qualified permanent resident" (45 years of age or older), providing primary physical or economic support.
4. A maximum number of persons per dwelling unit of two persons as previously defined is permitted.
5. Conditions, Covenants, and Restrictions, (CC&R's) shall be prepared for the project which will guarantee in perpetuity the use of the property as a senior citizen housing project and conformance with the development standards of the Sunny Garden Specific Plan.
6. The CC&R's shall prohibit the outdoor storage of recreational vehicles, boats, etc., except for temporary loading and unloading. Inoperative vehicles shall also be prohibited.
7. Prior to issuance of a building permit, applicant shall submit for City review and approval, a project maintenance plan and schedule for future maintenance of development. It shall, at a minimum, address the following:
 - (a) The periodic painting and or staining of all buildings, exterior and interior;
 - (b) periodic replacement/refurbishment of building components such as roof, doors, windows, stucco, etc.;
 - (c) all recreation facilities;
 - (d) all common areas and facilities including walkways, patios, barbecues, lawn furniture etc.;
 - (e) the periodic resurfacing and restriping of driveways and parking areas;
 - (f) periodic maintenance and replacement as necessary of all on-site landscaping in compliance with the approved master plan;
 - (g) maintenance of all miscellaneous site features including walkways, lighting, signs, and trash enclosures;
 - (h) the furnishings and features in each apartment unit;

- (i) all mechanical equipment including elevators, emergency alarms, security gate, etc.
- 8. All exterior garden walls and fences along rear and side property lines shall be constructed of materials similar or complimentary to the architecture of the complex, as approved by the Planning Department.
- 9. All utilities shall be placed underground. Each dwelling unit shall be individually metered.
- 10. A complete set of building plans, recreation plans, and landscape plans shall be submitted to and approved by the City's Development Review Board.
- 11. Any development standard not provided by this specific plan shall be in accordance with the development standards of the C-2, General Commercial Zone.
- 12. The development of the Sunny Garden Specific Plan shall substantially conform to the figures and tables exhibited in the Specific Plan No. 88-1 document.

C. Permitted Uses

- 1. The rental of dwelling units for senior citizens and accessory uses such as a laundry room, main office, and medical office facility.
- 2. The rental of a dwelling unit as a manager's suite.
- 3. Recreational and social activities for senior citizens only.
- 4. Signs shall be permitted for the identification of the development only and subject to Section 10.74.060 of the La Puente Municipal Code and Development Review Board approval. Other types of signs shall be prohibited.

D. Site Development Standards

- 1. Minimum lot size: 72,660 square feet
- 2. Maximum building height: Three stories as defined by the Uniform Building Code and not to exceed 30 feet.
- 3. Minimum lot dimension:

Front yard	- 18 feet
Side yard	- 14 feet westerly property line and 5 feet on the easterly property line
Rear yard	- 17 feet (average)

4. Architectural features such as eaves, canopies, cantilevered roofs, balconies, wing walls, and stairwells may project into the required setback areas.
5. Lot coverage: Lot coverage shall not exceed 40 percent of the total lot area.
6. Parking: A minimum of 44 open parking spaces shall be provided.
7. Fences: Fence height in the front yard setback area shall be 42 inches maximum. Fences beyond the front yard setback area shall be six feet in height maximum.
8. Handrails for exterior steps not attached to dwelling shall be provided on both sides of a tenant stairway with a flight rise exceeding 24 inches and width exceeding four feet, and on one side when the width is four feet or less.
9. Covered walks shall connect all residential units with the recreation building. The walks shall be enclosed where necessary to assure safety and comfortable use. Walks designed for use by tenants shall have maximum gradients of five percent.

E. Building Development Standards

1. The floor area of each residential dwelling unit for a senior occupant shall be a minimum of 576 square feet.
 - (a) The unit shall contain a living room/dining room, one bedroom, one bathroom and a patio or balcony.
 - (b) Each unit shall be furnished with a range/oven, range hood, waste disposal, refrigerator, wall-to-wall carpet and drapes.
 - (c) All units shall be designed to accommodate the physically handicapped. Such items include, but not limited to, lowered electrical switches and plugs, adjustable closet rods and shelving, and counters.
 - (d) Bathtubs shall be at least five (5) feet long and shall be provided with at least two (2) grab-bars. If a shower is part of the tub unit, it shall have a seat and grab-bar. Tub or shower bottom surfaces shall be slip resistant. Grab-bars and shower seats shall be installed to sustain a dead weight of 250 pounds for five (5) minutes.
 - (e) Automatic temperature limit controls shall be provided so that hot water for showers will not exceed 110° F.

- (f) A convenience outlet for receiving a night light shall be provided approximately two (2) feet above the floor between the bed location and the bathroom.
 - (g) Each bathroom and one (1) location in each living unit shall be furnished with one of the following emergency call systems: an emergency call system which registers a call (annunciator and alarm) at one or more central supervised locations, an intercommunicating telephone system connected to a switchboard which is monitored 24 hours a day, or an emergency call system which sounds an alarm (not the fire alarm) in the immediate corridor and automatically actuates a visual signal in the corridor at the living unit entrance.
2. The floor area for the recreation/social building shall be a minimum of 3,650 square feet.
- (a) The building shall contain movable partitions to make the room divisible for multi-purpose use.
 - (b) The building shall contain a service kitchen.
 - (c) Restrooms shall be provided and shall be designed for the physically handicapped.
 - (d) The proposed building shall be a maximum height of 22 feet and a single-story, as defined by the Uniform Building Code.
3. The proposed senior citizen complex shall be designed to accommodate the following:
- (a) Minimum clear widths of public halls and corridors shall be 6'-0". Handrails shall be provided on at least one side of all tenant corridors, except in living units.
 - (b) The maximum riser height for stairs is seven inches. Spiral stairways and winders are not permitted.
 - (c) Elevators shall be provided. At least one elevator car in each building shall be suitable for handling ambulance stretchers. It shall have a minimum capacity of 2,500 pounds and minimum size as required for a service elevator.
 - (d) Emergency lighting shall be provided for every public space, corridor, stairway, elevator and other means of egress. The lighting shall provide a minimum of one footcandle measure at the floor.
 - (e) A doctor's office with examination and treatment room shall be provided and it shall be designed to serve project residents. Spaces

provided for rental to doctors, dentists, oculists, opticians, etc., shall be within the limits of allowable space and located so as not to interfere with the residential space.

F. VIOLATION OF DEVELOPMENT STANDARDS

1. **Violation of specific plan a misdemeanor--Penalties.** Any person firm or corporation violating any of the provisions of this specific plan shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars or by imprisonment in the county jail for a period of not more than six months or both such fine and imprisonment.
2. **Each day as separate offense--Nuisances.** Each person, firm or corporation found guilty of a violation shall be deemed guilty of a separate offense for every day during any portion of which any violation of any provision of this specific plan is committed, continued or permitted by such person, firm or corporation, and shall be punishable therefor as provided for in this specific plan, and any use, occupation, building or structure maintained contrary to the provisions hereof shall constitute a public nuisance. Abatement of the violation shall be pursuant to the La Puente Municipal Code.

IMPLEMENTATION

The following documents shall be prepared for approval by the City of La Puente to ensure that development of the site proceeds in an orderly fashion:

A. Environmental Review

Based on the specific plan, the City of La Puente will prepare an environmental review of the proposed project as required by the California Environmental Quality Act (CEQA) to determine its potential environmental effects and the need for measures to mitigate these effects or for additional study.

B. Specific Plan

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

C Parcel Map

A parcel map will be recorded pursuant to applicable requirements of the Subdivision Map Act and City of La Puente rules and procedures.

D. Amendments

1. Major Changes

The developer may initiate an amendment to the provisions if substantial changes are required in the project during the development process. An amendment to the Sunny Garden Specific Plan shall be in accordance 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 La Puente procedures for implementation of the Map Act.

2. Minor Changes

Minor revisions of modifications to approved component plans, may be approved by the Planning 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.

Or, if the Planning Director determines that the general circumstances, standards, ordinances, conditions and findings applicable at the time of the original approval still remain valid.

APPENDICES

City of La Puente

ENVIRONMENTAL IMPACT ASSESSMENT INITIAL STUDY

(To be completed by Lead Agency)

I. FILE NUMBER: EIA-424

II. BACKGROUND

1. Name of Proponent: NICO CONSTRUCTION
2. Address and Phone Number of Proponent:
245 E. MAIN ST. SUITE 114
ALHAMBRA, CA 91801
3. Date of Checklist Submitted: MAY 2, 1988
4. Agency Requiring Checklist: CITY OF LA PUENTE
5. Description and address of project: A SPECIFIC PLAN FOR
THE DEVELOPMENT OF 94 SENIOR APARTMENT UNITS,
ONE MANAGER UNIT AND ACCESSORY USES AT 13712
BUNKER DRIVE.

III. ENVIRONMENTAL IMPACTS:

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- | | YES | MAYBE | NO |
|---|-----|-------|----|
| 1. <u>Earth</u> . Will the proposal result in: | | | |
| a. Change in topography or ground surface relief features? | * | — | — |
| b. The destruction, covering or modification of any unique geologic or physical features? | — | — | * |
| c. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | — | — | * |
| 2. <u>Air</u> . Will the proposal result in: | | | |
| a. Substantial air emissions or deterioration of ambient air quality? | — | — | * |
| b. The creation of objectionable odors? | — | — | * |
| 3. <u>Water</u> . Will the Proposal result in: | | | |
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? | * | — | — |
| b. Exposure of people or property to water related hazards such as flooding? | — | — | * |

	YES	MAYBE	NO
4. <u>Plant Life</u> . Will the proposal result in a reduction of the numbers of any unique, rare or endangered species of plants?	—	—	*
5. <u>Animal Life</u> . Will the proposal result in a reduction of the number of any unique, rare or endangered species of animals?	—	—	*
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	—	*	—
b. Exposure of people to severe noise levels?	—	—	*
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	*	—
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	*	—
9. <u>Natural Resources</u> . Will the proposal result in an increase in the rate of use of any natural resources?	—	—	*
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	*
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	*	—	—
12. <u>Housing</u> . Will the proposal effect existing housing, or create a demand for additional housing?	—	—	*
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	*
b. Effects on existing parking facilities, or demand for new parking?	—	—	*
c. Substantial impact upon existing transportation systems?	—	—	*
d. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	*

	YES	MAYBE	NO
14. <u>Public Services.</u> Will the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	*	—
b. Police protection?	—	*	—
c. Schools?	—	—	*
d. Parks or other recreational facilities?	—	—	*
e. Maintenance of public facilities, including roads?	—	—	*
f. Other governmental services?	—	—	*
15. <u>Energy.</u> Will the proposal result in the use of substantial amounts of fuel or energy?	—	—	*
16. <u>Utilities.</u> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	—	—	*
b. Communications systems?	—	—	*
c. Water?	—	—	*
d. Sewer or septic tanks?	—	—	*
e. Storm water drainage?	—	—	*
f. Solid waste and disposal?	—	—	*
17. <u>Human Health.</u> Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?	—	—	*
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	—	*
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	*
20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	—	—	*

YES MAYBE NO

21. Mandatory Findings of Significance:

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

— — *

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— — *

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — *

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — *

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION:

SEE ATTACHED RESPONSES

V. DETERMINATION

On the basis of this initial evaluation:

___ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

___ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date July 7, 1988

Rich Hartman
Director of Planning
City of La Puente
15900 E. Main Street
La Puente, California 91744
(818) 330-4511

DISCUSSION OF ENVIRONMENTAL EVALUATION

1(a) Earth

Minor grading will be necessary to level the vacant lot. The site will be graded to accommodate the building pads.

Mitigation Measure: Utilization of standard grading techniques to minimize dust and approval of the grading plan from the City Engineer.

3(a) Drainage

The site is currently vacant. Construction of the proposed units and paving will cover approximately 40% of the site. Existing drainage patterns and absorption rates will be altered.

Mitigation Measure: Review and approval of the grading and drainage from the City Engineer.

6(a) Noise

Temporary noise increases will be evident with site preparation and construction activities. Long term ambient noise levels will be increased with the change from vacant to residential use.

Mitigation Measure: Short term: Observe hours of construction/grading in accordance with the La Puente Municipal Code, which prohibits construction activities between 10 p.m. and 7 a.m.

Long term: The following development standards should be incorporated to reduce noise impact on-site and off-site:

- Compliance with all applicable building codes for noise mitigation development standards;
- Six foot block walls with heavy landscaping along the south and westerly property lines;
- Location of the project's recreational amenities within the interior of the site;
- Berming along the front setback area;
- Exclusive use by senior citizens;

7. Light and Glare

The normal or typical lighting associated with residential uses: security lighting, interior lighting, vehicle lights will increase the light and glare generating from the site.

Mitigation Measure: The lighting plan shall be approved by the City that: directs security/parking lighting away from adjacent uses; provides low profile interior lighting for walkways and landscaping.

8. Land Use

The proposal will result in a substantial alteration of the present land use. The site is currently vacant and is General Planned and zoned commercial. The proposed land use is consistent with the General Plan and zoning district.

Mitigation Measure: Approval of a Specific Plan is required to permit the use of the parcel as a senior housing complex.

11. Population

The population on the project site will increase an average of 1.2 persons per unit. Full occupancy would result in 114 persons, a density of 58.3 persons per acre.

Mitigation Measure: See public services.

14. Public Services

The increase of population at the site will increase the demand on public services. The exclusive use of the units by elderly persons may result in an increase in responding to those needs associated with an older population.

Mitigation Measures:

- A lighting plan should be approved by the police and Planning Departments that provide adequate security lighting;
- The security gate/key system shall be reviewed and approved by the police and fire department.