
CITY OF WEST COVINA
DEL NORTE
DRAFT SPECIFIC PLAN
2025

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EXECUTIVE SUMMARY

The Del Norte Specific Plan encompasses approximately 13.19 acres of land located at the northwest corner of North Sunset Avenue and West Del Norte Street in the City of West Covina, California. **Exhibit 1.1: Vicinity Map**, illustrates the location and setting of the specific plan area.

The existing project site includes a former regional occupation center. The site consists of various buildings, parking lots, a large grass field, and a number of mature trees.

The site is surrounded by Del Norte Park and West Rowland Avenue to the north; North Sunset Avenue to the east, North Nora Avenue to the west, West Del Norte Street to the south. Single-family homes are located around the eastern, western, and southern boundaries of the specific plan area. Interstate 10 (I-10) provides regional access to the site, with on- and off-ramps available at North Vincent Avenue and North Sunset Avenue. Downtown West Covina is located immediately south of I-10, less than a quarter mile from the project site. Regional mass transit, provided by Foothill Transit, is available via bus stops located on North Sunset Avenue.

As illustrated in **Exhibit 1.2: Conceptual Site Plan**, the Del Norte community consists of 34 two-story detached single family homes, 138 three-story attached townhomes, and 110 four-story stacked flats (282 total homes) arranged around a common recreation area. The community design creates a transition between existing single-family residential neighborhoods and more dense multi-family uses. The centralized common area includes amenities and opportunities for relaxation, recreation, and social interaction.

The architectural design of the project includes a blend of traditional and transitional architectural styles consistent with the design character of adjacent neighborhoods. Detached homes consist of two-story Spanish and Seaside styles that complement single-family homes along North Nora Avenue and West Del Norte Street. Three-story townhome and four-story stacked flat buildings are designed in a Spanish and Seaside style that blends traditional and contemporary design elements to convey a more urban character along Del Norte Park and North Sunset Avenue, a busy principal arterial that transitions from single family homes near West Workman Avenue to commercial uses as it approaches the I-10 Freeway and Downtown West Covina to the south.

Construction is anticipated to occur in two (2) phases:

(1) Phase one consists of demolishing the existing school buildings and associated improvements, site preparation and grading, and utility installation. This phase is anticipated to last approximately six (6) months.

(2) Phase two will consist of roadway improvements and building construction. Phase two may be further divided into sub-phases and is anticipated to last approximately twenty four (24) months depending upon market conditions.

The project site is currently zoned Single Family (R-1) and with a General Plan designation of Civic: School. Entitlements required for the project include the following:

(1) Adoption of a General Plan Amendment to change the land use designation from Civic: School to Neighborhood Medium Density (9 to 20 units per acres) & High Density Residential (21 to 54 units per acres)

(2) A Zone Change to Specific Plan (SP-30: Del Norte) to accommodate the proposed density and design.

(3) Adoption of this Specific Plan.

(4) Approval of a Precise Plan and Tentative Tract Map.

(5) Approval of a Tree Removal Permit for one (1) Oak Tree on site.

Environmental review for the project will comply with the requirements of the California Environmental Quality Act (CEQA).

The Del Norte Specific Plan is organized into the following sections:

Chapter 1 - Introduction: Introduces the reader to the project setting, regulatory context, relationship to the General Plan, Specific Plan Objectives, and Community Overview.

Chapter 2 - Circulation, Land Use & Standards: Describes the land use and circulation for the site; establishes permitted uses and development intensity; Provides development standards for privative roadways and each land use including minimum setbacks, building height limits, parking requirements, and more.

Chapter 3 - Architectural Design Guidelines: Provides graphic conceptual representations of the intended architectural design including styles, colors and materials, and other design guidelines.

Chapter 4 - Landscape Design Guidelines: Provides a graphic representation of the intended landscape design for the community including plant palettes and specifications for design elements such as mailboxes, seating, signage, and more.

Chapter 5 - Utilities & Services: Describes the required infrastructure and services needed to support the project including grading, water, sewer, stormwater drainage and treatment, waste management, energy, emergency access and services, and more.

Chapter 6 - Administration and Implementation: Describes the review process for subsequent development applications and how the proposed improvements will be financed.

Appendix A - General Plan Consistency Analysis: Provides a detailed analysis of the specific plan's consistency with general plan polices and actions as required by the Land Use and Climate Innovation (LCI).

1 - INTRODUCTION

1.1 LOCATION & SETTING

The Del Norte Specific Plan encompasses approximately 13.19 acres of land located at the northwest corner of North Nora Avenue and West Del Norte Street in the City of West Covina, California. Exhibit 1.1: Vicinity Map illustrates the location and setting of the specific plan area.

The specific plan area is located less than a half mile north of Interstate 10 (I-10) at 1501 West Del Norte Street. Two major shopping centers, the Plaza West Covina (Westfield Shopping Town) and the Marketplace at the Lakes, are located across the freeway less than a mile south. These two shopping centers represent the northerly end of West Covina's downtown.

North Nora Avenue and West Del Norte Street form the western and southern edge of the specific plan area. West Garvey Avenue North on- and off-ramps to I-10 and leads into North Sunset Avenue with

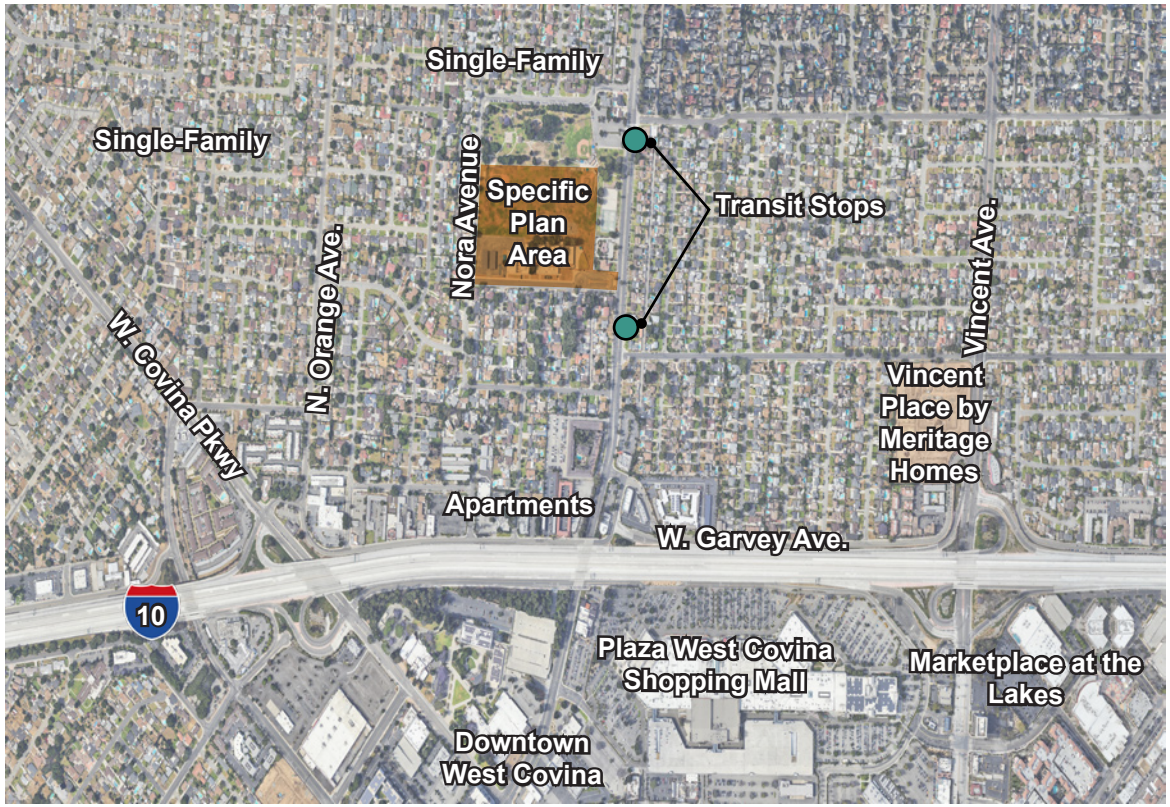


Exhibit 1.1: Vicinity Map
Not to Scale



Existing W Del Norte Street and N Nora Avenue intersection; Specific plan area is in the center.



Existing N Sunset Avenue looking East; Specific plan area is on the right.



Existing N. Foxdale Ave looking Northeast; Specific plan area is straight ahead.

apartments and a hotel, transitioning in the residential neighborhood. Single-family homes are located around the eastern, western, and southern boundaries of the specific plan area.

The specific plan area is the former site of the East San Gabriel Valley ROP Technical Center, a occupation center operated by San Gabriel Valley ROP and owned by West Covina Unified School District. The ROP Technical Center has relocated to Glendora. The site contains various buildings, a parking lot, a large grass field, and a number of mature trees.

Bus stops on N Sunset Avenue provide access to Line 185. Line 185 is operated by Foothill Transit and serves Azusa, Irwindale, Vincent, West Covina, Valinda, La Puente, City of Industry, and Hacienda Heights. These stops service the following stops: Irwindale Raceway, Santa Fe Dam Recreation Area, Tri-Community Adult Education - Griswold Center, East San Gabriel Valley Regional Occupational Program And Technical Center, Marinello School Of Beauty, West Covina Community Services, Intercoast Colleges, Hacienda La Puente Adult Education - Hudson Campus, La Puente Live Farmers Market, Workman, Temple Family Homestead Museum, Hacienda La Puente Unified School District-Adult Education, William Steinmetz Park, Dibble Adult School, Thomas S. Burton Park, Pepperbrook Park, Countrywood Park, and Schabarum Regional Park.

Additional transit service is available at Plaza West Covina (Westfield Shopping Town), located across the freeway less than a mile south. Several Foothill Transit lines run through the station providing access to Los Angeles and other distant destinations. Go West also operate services in the Plaza West Covina transit center. The Go West Shuttle service consists of three (3) alignments (Red, Blue, and Green) that serve destinations throughout the city including Plaza West Covina, Eastland Shopping Center, Heights Shopping Center, West Covina Civic Center, West Covina Senior Center, Cameron Community Center, and many more.

1.2 REGULATORY CONTEXT

As part of the specific plan process, a General Plan Amendment was processed concurrently to change the land use designation of the specific plan area from Civic: School to Neighborhood Medium and High Density Residential, which allows for a density 9 to 20 dwelling units per acre and 21 to 54 dwelling units per acre respectively.

A Zone Change was also processed concurrently to rezone the property from Single-Family Residential (R-1) to Specific Plan (SP-30: Del Norte), thereby implementing the Neighborhood Medium and Neighborhood High Density Residential General Plan designations and requiring the preparation of this specific plan.

Sections 65450 through 65457 of the California Government Code authorize local jurisdiction to adopt specific plans. A specific plan is a legislative tool for the systematic implementation of the general plan. Specific plans can range from general policy documents to very detailed regulatory documents that specify every facet of development. This specific plan is regulatory in nature and serves as the zoning law for the specific plan area. As such, this specific plan will be adopted by ordinance. All subsequent development plans, tentative parcel and/or tract map(s) and/or similar entitlements for projects within the specific plan area shall be consistent with the regulations set forth in the Del Norte Specific Plan and with other applicable City of West Covina regulations. Where the Del Norte Specific Plan is silent, the West Covina Municipal Code (WCMC) shall govern.

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

1.2.1 Statutory Requirements

Section 65451 of the Government Code mandates that a specific plan shall include all of the following in detail:

(1) The distribution, location, and extent of land uses, including open space (please see Land Use in Chapter 2).

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed and needed to support the land uses described in the plan (please see Chapter 2 for transportation, i.e. circulation, and Chapter 5 for utilities and services).



Existing W Del Norte Street and school site buildings; Specific plan area is to the right.



Existing school site parking lot on W Del Norte Street; Specific plan area is on the left.



Existing N Nora Ave. looking North; Specific plan area is on the right.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable (please see Development Standards in Chapter 2).

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures (please see Chapter 6).

In addition, the specific plan shall include a statement of the relationship of the specific plan to the General Plan.

1.2.2 General Plan Relationship

The primary purpose of a specific plan is to implement the General Plan. State law requires specific plans to include a statement about the relationship between the specific plan and the adopted General Plan. Specific plans are required to be consistent with the adopted General Plan of the jurisdiction in which it is located. In turn, all subsequent subdivisions and development plans must also be consistent with the General Plan.

A major theme of the General Plan is to direct development toward the downtown area. Although the specific plan area is not directly located in the downtown, it is immediately adjacent and meets the intent of providing infill development that supports downtown uses.

The Del Norte Specific Plan also implements the General Plan creating a diversity of housing options; providing infill development; and providing new growth that completes, enhances, and reinforces the form and character of West Covina neighborhoods. Please refer to Appendix A for an in-depth analysis of all applicable General Plan policies and actions.

1.3 SPECIFIC PLAN OBJECTIVES

To ensure the implementation of the goals and policies of the general plan, the following objectives have been established for the Del Norte Specific Plan:

(1) Locate lower density housing adjacent to existing single-family homes and higher density housing adjacent to existing park and office uses.

(2) Require new development to include design features that preserve the privacy of existing adjacent residential backyards.

(3) Design new homes that improve the Sunset Avenue corridor as a transitional gateway to West Covina's downtown while respecting the residential character of the adjacent neighborhood.

(4) Engage the surrounding neighborhood by facing front doors toward public streets and providing porches, patio walls, and similar features that define the street edge and add pedestrian scale.

(5) Enhance community design through landscaping and recreational amenities that promote a high-quality living environment.

(6) Implement sustainable development practices that promote water and energy efficiency, minimize impacts to stormwater, and support alternative modes of travel.

(7) Establish a Homeowners Association (HOA) to ensure that the Del Norte Community is well maintained and remains an asset to the neighborhood.

1.4 COMMUNITY OVERVIEW

The Del Norte Specific Plan proposes to redevelop a former school site with 282 residential homes, including 34 detached homes, 138 three-story attached townhomes, and 110 four-story stacked flats arranged around a centralized common recreational area. Please refer to Exhibit 1.2: Conceptual Site Plan.

The Conceptual Site Plan has been designed to create the transition between existing single-family neighborhoods and more dense multi-family uses.

Two-story detached homes are located along the southern and western boundary, adjacent to existing single-family neighborhoods. Homes along North Nora Avenue and West Del Norte Street have been oriented with front doors facing the street to complete and complement the residential streetscene across the street. Architectural styles reflect the traditional character of the surrounding neighborhood. Porch elements support the traditional style of the streetscape and provide variety and pedestrian scale.

Three-story attached townhomes are located on the interior of the project as a transitions between the single family homes and stacked flats. Development standards, including height and parking requirements, are based on development standards for the MF-20 zone to ensure consistency with adjacent properties.

Four-story stacked flats are located along the northern and eastern boundaries and help frame the central open space area. Similar to the three-story townhomes the development standards, including height and parking requirements, are based on development standards for the MF-20 zone.

Detached Homes

- 34 two-story homes provide a transition between single family and multi-family uses
- Complete the single family streetscene of the existing neighborhood
- Oriented to face front doors toward N Nora Ave and W Del Norte Street.

Secondary Entry

- Minor entry provides efficient circulation and access
- Minor monumentation features announce entry

Attached Townhomes

- 138 three-story homes
- Garages accessed from a rear private alley
- Interior to the site, front doors face paseos and common areas



Central Park

- Central Recreation area with pool, picnic area, barbecues, open turf area, mailboxes, and more
- Provides a social space for residents to gather

Primary Entry

- Formal entry with restricted parking, sidewalks on both sides, enhanced paving and landscaping, and monumentation
- Designed to align with N Hollow Avenue

Four Story Stacked Flats

- 110 four-story stacked flats
- Garages accessed from a rear private alley
- Oriented in the center and back of the site as to not interfere with the single homes on N Nora Avenue

Exhibit 1.2: Conceptual Site Plan

Not to Scale

For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the Specific Plan. Please refer to Chapter 6.

2 - CIRCULATION, LAND USE & STANDARDS

2.1 LAND USE

The Del Norte Specific Plan allows for two separate General Plan designations. The single family and townhome portion of the site (9.27 acres) will be designated as Medium Density (18.5 dwelling units per acre) consistent with the General Plan designation of Neighborhood Medium Density (9 - 20 units per acre). The four-story stacked flat area of the site (3.92 acres) will be designated as High Density (28.06 dwelling units per acre). The High Density designation is consistent with the General Plan Neighborhood High Density (21-54 dwelling units per acre).

In order to implement the General Plan policy of providing diverse housing types, the property has been rezoned to Specific Plan. The Specific Plan zoning designation allows for the adoption of Specific Plan land uses that further define the location and intensity of proposed development and allow for the creation of unique development standards and housing types that would not otherwise be permitted by the current zoning code.

One of the Specific Plan's objectives is to transition density across the site to "locate lower density housing adjacent to existing single-family homes and higher density housing adjacent to existing park and office uses" In keeping with this objective, the Specific Plan establishes two land uses:

- Residential Detached (RD) permits the development of up to 34 two-story detached homes and ancillary uses. This type of home bridges the gap between townhomes and traditional single-family homes by offering the equivalent of a detached townhome with a full driveway and small rear yard.
- Residential Attached (RA) permits the development of up to 138 three-story attached townhomes and 110 four-story stacked flats and ancillary uses.

Permitted ancillary uses within both land uses include the keeping of household pets and home occupations as permitted by the WCMC in Multi-Family Zones, recreational amenities, parking, landscaping and similar uses that support urban living.

2.2 CIRCULATION

North Sunset Avenue is classified as a Commercial/Mixed Use throughfare in the West Covina General Plan. Residential Connectors serve high volumes of regional traffic, located adjacent to primarily commercial or high-density residential parcels, with 40 mph speed design, and four to six continuous travel lanes.

The primary access to the specific plan area shall be provided via W Del Norte Street. A new sidewalk and parkway, curb, and gutter as well as a new curb cut at the entry will be provided. North Nora Avenue and W Del Norte Street are classified as Residential Streets.



Legend

- Residential Detached (RD)
- Residential Attached (RA)
- Private Primary Entry Lane
- Private Lanes
- Private Alleys

Exhibit 2.1: Land Use & Circulation Map

Not to Scale

Residential Streets primarily provide direct access to abutting residential properties with two continuous travel lanes and 25 mph speed design.

Secondary access shall be provided from North Nora Avenue. Frontage improvements include a new sidewalk and parkway. New curb and gutter and a new curb cut at the entry will also be provided. Existing street trees will be removed and new trees will be planted within the parkway.

Access and circulation through the project is provided by a series of private lanes and alleys as illustrated in **Exhibit 2.1: Land Use & Circulation Map.** Onsite circulation is designed to follow a hierarchy as described below:

(1) The Primary Entry Lanes are specially designed to announce arrival into the community.

(2) Lanes provide primary vehicular access and sidewalks through the community and a loop for fire and waste collection vehicles.

(3) Alleys provide garage access to attached townhomes and stacked flats.

Exhibit 2.2: Typical Private Circulation Cross Sections illustrates the minimum design standards for each type of drive.

Private lanes that provide emergency vehicle access are required to provide a minimum width of 26 feet and a minimum outside turning radius of 45 feet. Please refer to Chapter 5 for the Fire Access Plan. All other alleys and shared driveways shall maintain a minimum width of 20 feet.

2.3 DEVELOPMENT STANDARDS

Development standards are generally based on the City of West Covina's existing Multi-Family standards for communities with a density of 20 unit per acre (MF-20); however, some standards have been added or modified to better address the unique site adjacencies, the proposed housing types, and the objectives of this Specific Plan.

Any situations not specifically addressed by the Del Norte Specific Plan shall be subject to the WCMC.

2.3.1 Residential Detached

Development standards for Residential Detached uses are provided in **Table 2.1: Residential Detached Development Standards** and illustrated in **Exhibit 2.3: Dimensioned Site Plan.**

2.3.2 Residential Attached

Development standards for Residential Attached uses are provided in **Table 2.2: Residential Attached Development and Table 2.3: Residential Attached Development Standards** and illustrated in **Exhibit 2.3: Dimensioned Site Plan**.

2.3.3 Common Open Space

Common open space areas provide a connection to the outdoors and opportunities for residents to relax, play, and socialize. These spaces contribute greatly to the livability of high density communities by providing a focal point for neighborhood design and softening the environment with rich textures, vibrant colors, and pleasing aromas.

The Del Norte Specific Plan requires a minimum of 150 square feet of common area per home for a total of 42,300 square feet. This shall consist of the following:

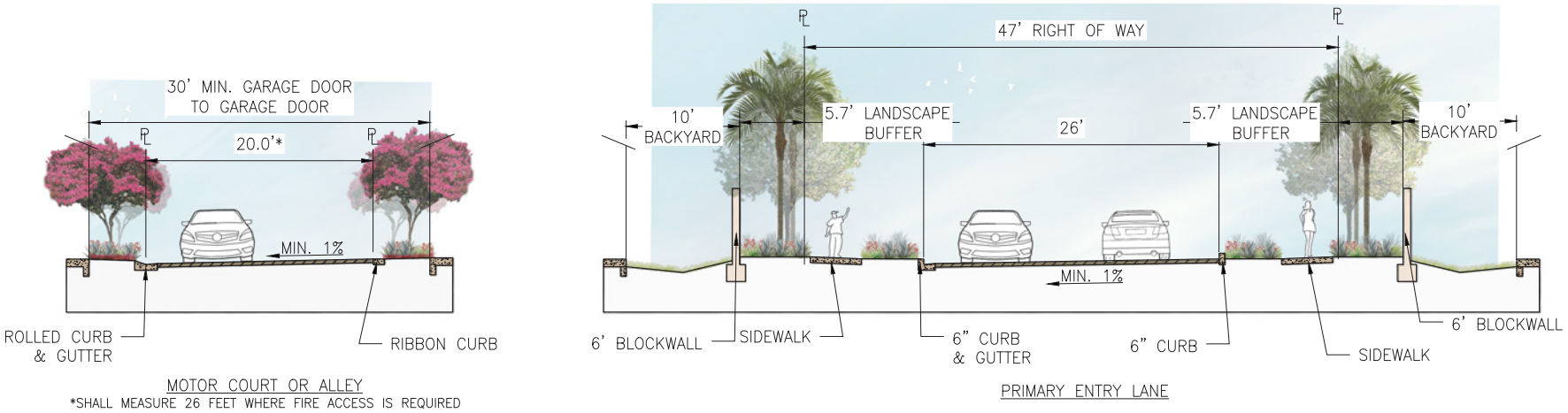


Exhibit 2.2: Typical Private Circulation Cross Sections

Not to Scale

(1) A centralized space consisting of a minimum area of 10,000 square feet, a minimum dimension of 75 feet, and at least one (1) major amenity such as a play structure, sport court, picnic pavilion, pool, or similar.

(2) Smaller secondary common open space areas with a minimum dimension of 10 feet may include walkways, landscaping, benches, and other passive or active amenities.

2.3.4 Parking Regulations

The number of parking spaces provided shall be in accordance with the WCMC standards for condominiums, which require a minimum of two (2) resident spaces per unit and one (1) guest spaces per every four (4) units.

For purposes of this specific plan, resident spaces shall be provided within a garage. Each garage space shall provide an unobstructed minimum area of 10'x20' with a vertical clearance for 7'6". Spaces may be provided side-by-side or in a tandem configuration. Garage spaces shall be used for parking of vehicles only and shall be strictly enforced through the community's Covenants, Conditions, and Restrictions (CC&Rs). Electric Vehicle (EV) charging and bicycle parking shall

Table 2.1: Residential Detached Development Standards

Standard	Requirement
Maximum Height	Two Stories and 27'
Max. Building Coverage	70%
Minimum Lot Area[1]	2000 SF
Minimum Building Setbacks	
Front	16'
Side[2]	5'
Rear[2]	10'
Garage	18'
Specific Plan Boundary	10'
Minimum Building Separation	
All other Separations	10'
Private Outdoor Space	
Minimum Area Required	150 SF
Minimum Dimension in any Direction	5'

1. Lot size requirements do not apply to commonly owned parcels.

2. Canopy structures are permitted in private rear or side ground level yards. Canopy structure with a projected canopy area of one hundred twenty (120) sqaure feet and a height of seven (7) feet are permitted, with the exception that canopy structures encroaching into the interior side yard and/or the rear five (5) feet of the rear yard shall only be permitted with a projected canopy area of less than one hundred twenty (120) square feet and a height of less than seven (7) feet. All canopy strutures must be approved by the HOA.

Table 2.2: Residential Attached Townhome Development Standards

Standard	Requirement
Maximum Height	Three (3) Stories and 39’
Max. Building Coverage	None
Minimum Lot Area	None
Minimum Building Setbacks	
To Specific Plan Boundary[3]	10’
To Private Lane	
Front[2] of Building to Back-of-Walk[1]	5’
Side of Building to Face-of-Curb	5’
Minimum Building Separation	
Face of Garage Door to Face of Garage Door	30’
Front to Front/Front to Side[2]	20’
All Other Separations	10’
Private Outdoor Space	
Minimum Area Required	60 SF
Minimum Dimension in any Direction	5’6”

1. Patio walls may encroach into setbacks. Patio walls shall be setback a minimum of 3-feet from back of walk. Please refer to Section 2.3.7 for wall and fence development standards.
2. The front of building shall be defined as the longest edge of the building that provides front-door access to the majority of homes within the building.
3. Canopy structures are permitted in private rear or side ground level yards. Canopy structure with a projected canopy area of one hundred twenty (120) sqaure feet and a height of seven (7) feet are permitted, with the exception that canopy structures encroaching into the interior side yard and/or the rear five (5) feet of the rear yard shall only be permitted with a projected canopy area of less than one hundred twenty (120) square feet and a height of less than seven (7) feet. All canopy strutures must be approved by the HOA.

Table 2.3: Residential Attached Stacked Flats Development Standards

Standard	Requirement
Maximum Height	Three (3) Stories and 39’
Max. Building Coverage	None
Minimum Lot Area	None
Minimum Building Setbacks	
To Specific Plan Boundary	10’
To Private Lane	
Front[2] of Building to Back-of-Walk[1]	5’
Side of Building to Face-of-Curb	5’
Minimum Building Separation	
Face of Garage Door to Face of Garage Door	30’
Front to Front/Front to Side[2]	21’
All Other Separations	10’
Private Outdoor Space	
Minimum Area Required	60 SF
Minimum Dimension in any Direction	5’6”

1. Patio walls may encroach into setbacks. Patio walls shall be setback a minimum of 3-feet from back of walk. Please refer to Section 2.3.7 for wall and fence development standards.
2. The front of building shall be defined as the longest edge of the building that provides front-door access to the majority of homes within the building.



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 2.3: Dimensioned Site Plan

Not to Scale

be provided in accordance with California Green Building Standards Code. Garage back up space shall be a minimum of 26 feet, which may include the driveway apron. Vehicles may only be parked in driveways with a minimum depth of 18 feet as measured to the back of sidewalk or curb, whichever is closest. Parking in driveways that do not meet this dimension shall be restricted by the CC&Rs.

Guest parking may be provided as perpendicular. Perpendicular spaces shall provide a minimum dimension of 9'x20'.

Guest parking shall be permanently maintained. Parking of commercial, recreational, and nonoperational vehicles in guest parking spaces shall be prohibited by the CC&Rs.

All parking and circulation areas within the specific plan area shall be surfaced with or paved with asphalt concrete, or other surface approved by the City Public Works Department, and shall thereafter be maintained in good condition by the HOA.

2.3.5 Landscape Regulations

All landscape plans shall conform to the landscaping criteria for multiple-family zones as specified in the WCMC, except as contained herein.

2.3.6 Mechanical Equipment & Utilities

All utilities shall be placed underground whenever feasible. Above-ground equipment such as back flow preventers, pad-mounted transformers, and other pad-mounted equipment shall be screened to the extent permitted by the utility provider.

No mechanical equipment (air-conditioning, heating units, etc.) shall be mounted on, or attached to, any pitched roof. Ground mounted equipment shall be located in a fenced rear yard, behind patio walls, or otherwise screened with fencing or landscaping to minimize the visual impact of equipment on streetscapes and common open space areas. Mechanical equipment screens are not considered walls or fences and are permitted to encroach into required setbacks. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof and wall surfaces.

Electrical meters shall be mounted onto the external wall of the building. Builder shall contact the utility provider for minimum clearances.

2.3.7 Walls & Fences

Walls and fences shall comply with the WCMC except as described herein.

(1) The height of all walls shall be measured from finished grade to top of wall. Pilasters may exceed maximum height up to eight (8) feet. The park portal into the project from Del Norte Park will not exceed twelve-foot, four-inches (12'-4").

(2) All walls shall be architecturally compatible with adjacent buildings and shall be of a consistent type, texture, and color throughout the specific plan area.

(3) Walls adjacent to public rights-of-way shall consist of concrete, masonry, stucco, or decorative block. Tubular steel fencing shall also be permitted. Gates may consist of tubular steel or similar materials.

(4) Patio walls within the required building setbacks along North Nora Avenue and West Del Norte Street and within paseos shall have a maximum height of forty-two (42) inches and shall consist of concrete, masonry, stucco, or decorative block. Patio gates may consist of tubular steel or similar materials. Other materials may be used if approved by the planning director. Patio walls shall be set back a minimum of three (3) feet from any public right-of-way or back of sidedwalk and this setback area shall be landscaped.

(5) All other walls and fences 6-feet in height or taller, adjacent North Nora Avenue, West Del Norte Avenue, and North Sunset Avenue, shall be setback a minimum of three (3) feet from right-of-way. Solid walls shall be screened with landscaping to soften their visual impact on the streetscape and to assist in deterring graffiti.

(6) Except for patio walls, walls and fencing within the specific plan area shall have a maximum height of six (6) feet, unless otherwise required to attenuate sound pursuant to an approved acoustical study.

(7) Walls and fencing adjacent to North Nora Avenue, West Del Norte Street, and North Sunset Avenue shall be maintained by the HOA to ensure they maintain a consistent appearance and remain in good condition.

(8) Graffiti-resistant coatings shall be used on all walls and fences to assist in deterring graffiti.

2.3.8 Storage

Each unit shall provide a minimum of 160 cubic feet of exclusive and secure storage. The storage area shall be located within a garage or in closets within the unit. Storage may be distributed in multiple location; however, no inside dimension of such storage area shall be less than two (2) feet. The storage of furniture, appliances, and other similar equipment shall be within permanent buildings and completely screened from public view. Storage areas shall not obstruct any garage parking space's vertical or horizontal minimum dimensions as specified in Section 2.3.4.

All trash, garbage, recycling, and refuse carts shall be stored in a garage or private fenced yard such that they are screened from public view.

2.3.9 Lighting

Lighting shall be evaluated as part of the development review process and shall comply with following requirements:

(1) Lighting devices shall be protected by weather resistant and vandalism resistant covers.

(2) All lighting of buildings, landscaping, parking areas, or similar facilities shall be hooded and directed to reflect light away from adjoining properties and to minimize skyglow.

(3) Lighting shall be designed to provide the lowest level of illumination required, to the extent feasible, to minimize skyglow.

(4) Aisles, passageways, and recesses within the specific plan area shall be illuminated with an intensity of 0.25 footcandles at the ground level during the hours of darkness.

(5) Open parking lots shall be provided with a maintained minimum of 0.5 footcandle of light on the parking surface during the hours of darkness, in accordance with the Dark Sky Society's recommendations for private parking lots.

2.3.10 Signage

All signage shall comply with the WCMC. Graffiti-resistant coatings shall be used on sign structures, glass panels or similar structures to assist in deterring graffiti.

3 - ARCHITECTURAL DESIGN GUIDELINES

3.1 PURPOSE

The purpose of this section is to ensure that all development within the Del Norte Specific Plan fulfills the specific plan objective of providing high quality architecture that responds to the adjacent neighborhood and corridor conditions.

3.2 DESIGN GUIDELINES

The following design guidelines provide general design guidance to all architecture with the specific plan area. These design guidelines are intended to be flexible such that alternative designs are permitted as long as they meet the level of quality and character envisioned by this specific plan. All floorplans, elevations, and color schemes contained herein are conceptual in nature and may vary at final design.

3.2.1 Elevations

All publicly visible elevations shall incorporate building form, massing, roof designs, authentic details, and accent features at a comparable level of detail as those expressed on the elevations contained herein. The features of the elevation should be consistent with the intended architectural style of the home and coordinate together to create a balanced and harmonious composition.

3.2.2 Roof Forms

A variety in roof forms, ridge and eave heights, and direction of hips or gables shall be required to avoid a monotonous roof lines as viewed from neighborhood streets, open space, and other public and common outdoor spaces

Roof materials should consider authenticity of style while balancing durability and building code requirements. Fascia elements should be consistent with the architectural style of the building.

3.2.3 Windows

Window details, including header, sill and trim elements shall be consistent with the architectural style of the building.

Window shapes and mullion patterns shall be consistent with the architectural style of the building. The shape and size of shutters shall be compatible with the window opening.

3.2.4 Details & Lighting

Exposed gutters and downspouts shall be colored to either match or complement the surface to which they are attached.

Carriage lights are permitted and shall be consistent with the architectural style of the building.

3.2.5 Sustainability

New homes shall be designed in accordance with the California Building Code, the most sustainable building code in the nation. The code requires features that promote energy and water efficiency, the use of alternative modes of transportation, improved indoor air quality, and more.

3.3 DETACHED RESIDENTIAL

Detached homes are intended to create a transition between existing single-family neighborhoods to the west and south and the proposed townhomes and flats within the specific plan area. These homes are plotted along the southerly and westerly boundaries, adjacent to single-family neighborhoods, as illustrated in **Exhibit 3.1: Detached Home Conceptual Plotting Plan**.

Detached residential homes shall be designed to engage North Nora Avenue and West Del Norte Street and reflect the existing traditional single-family character of this neighborhood. This shall be achieved as follows:

- Orient homes to provide an inviting front door presence along North Nora Avenue and West Del Norte Street.
- Include porches, stoops, or similar design features that engage the sidewalk and provide pedestrian scale.
- Design homes in traditional styles such as Seaside and Spanish as illustrated in **Exhibit 3.2b** and **Exhibit 3.3b**. Other complementary traditional styles are permitted, subject to review and approval of the planning director.

There shall be a minimum of two (2) detached floor plans, two (2) elevations per floor plan, and two (2) color schemes per elevation style. This will create 16 different variations of detached homes that will be plotted in both standard and mirrored, i.e. reversed, orientations to ensure diversity along the streetscene.

LEGEND

Plan 3222 = 16 Homes

Plan 3522 = 18 Homes

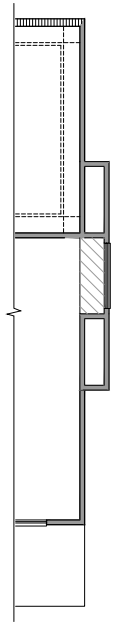
Total = 34 Homes



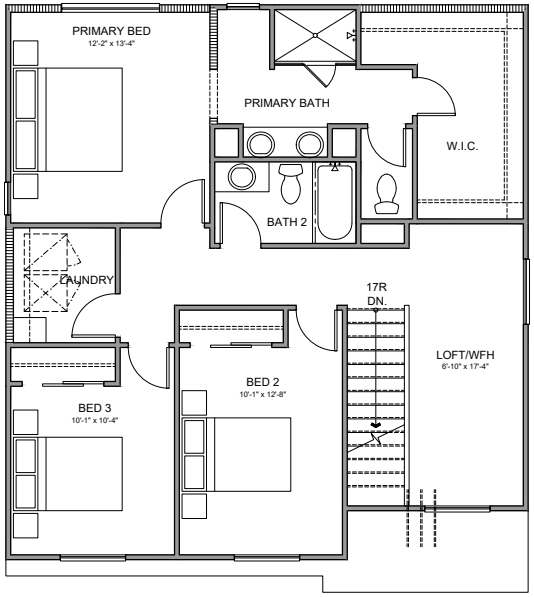
For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 3.1: Detached Home Conceptual Plotting Plan

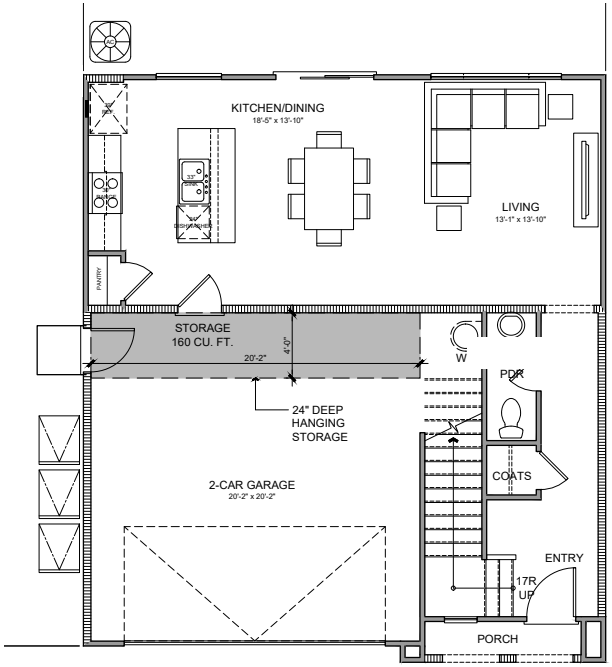
Not to Scale



Second Floor
Enhanced occurs at
Units 7, 12 and 34



Second Floor



First Floor

PLAN 3222
3 BEDROOM, 2.5 BATH, LOFT

Exhibit 3.2a: Plan 3222 Floor Plan

Not to Scale

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial



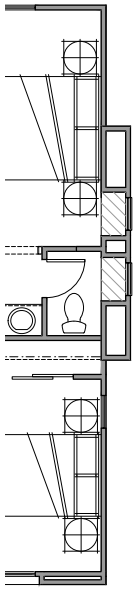
Spanish - Elevation

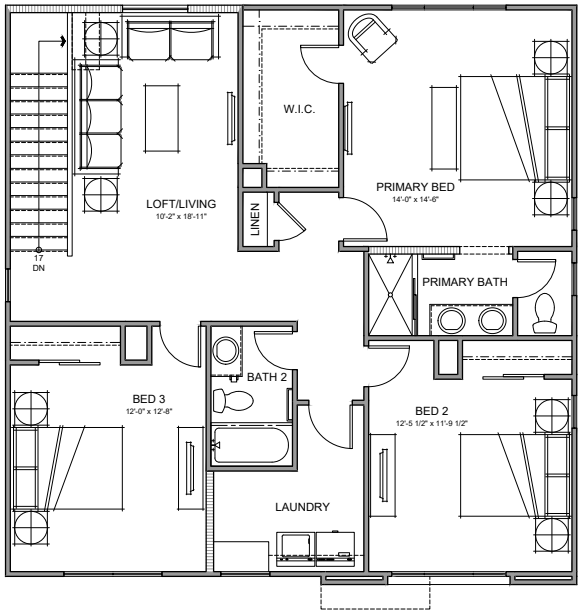


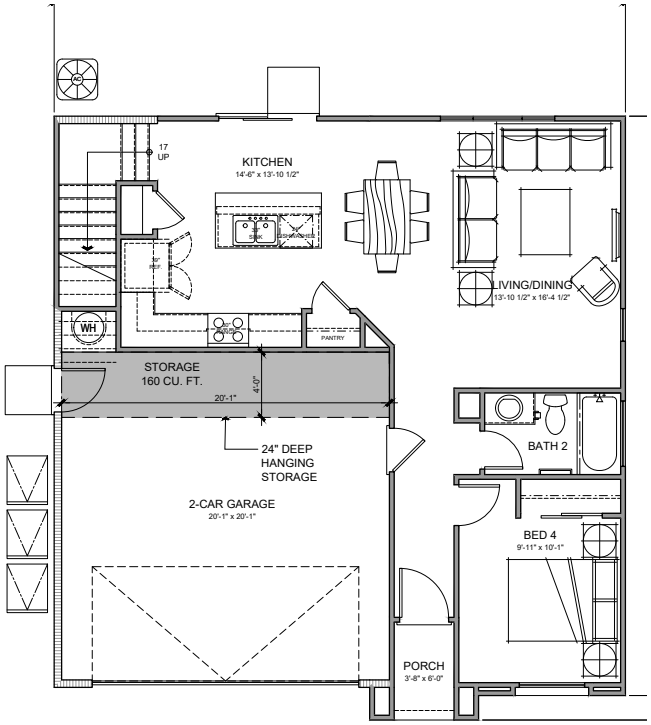
Seaside - Elevation

Exhibit 3.2b: Plan 3222 Elevations

Not to Scale







Second Floor

Second Floor
Enhanced occurs at
Units 1, 8, 27 and 28

First Floor

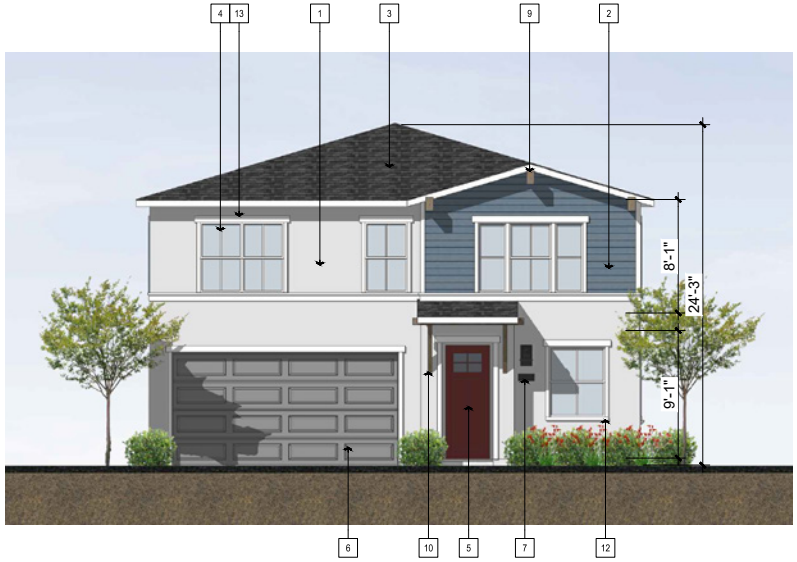
PLAN 3522
4 BEDROOM, 3 BATH, LOFT

Exhibit 3.3a: Plan 3522 Floor Plan

Not to Scale

LEGEND

1. Stucco
2. Horizontal Siding
3. Composite Shingle Roof
4. Vinyl Windows
5. Fiberglass Entry Door
6. Metal Sectional Garage Door
7. Decorative Exterior Lights & Address Sign
8. Railing
9. Outrigger
10. Kicker
11. Trellis
12. Window/Opening Trim
13. Window/Opening Header
14. Faux Corbel
15. Sliding Door



Seaside - Elevation



Spanish - Elevation

Exhibit 3.3b: Plan 3522 Elevations

Not to Scale

3.4 ATTACHED RESIDENTIAL: TOWNHOMES

The following provides design guidance that is specific to the Attached Residential: Townhome uses.

North Sunset Avenue is a busy street with residential and commercial uses along its corridor. This corridor provides a connection between existing single-family neighborhoods and a public park located north and east of the specific plan area to multi-family uses, retail, downtown, and Interstate-10 located south of the specific plan area. Attached residential homes shall be designed to engage North Sunset Avenue and Del Norte Park to create a more urban streetscape. This shall be achieved as follows:

- Orient buildings to create a semi-public wall that defines the edges of Del Norte park and still allows a visual barrier of a private community as illustrated in **Exhibit 3.5: Attached Townhome Conceptual Plotting Plan**.

- Design homes to provide as a trasition from the single family detached homes along W Del Norte Street and North Nora Avenue as illustrated **Exhibit 3.4: Attached Townhome Streetscene**.

The Spanish and Seaside architectural style used for attached residential buildings combines traditional design features with contemporary design features as illustrated in **Exhibits 3.6a** through **3.8d**. Other transitional styles are also permitted, subject to review and approval of the planning director.

Within the community, buildings should be oriented toward internal streets and common open space areas. Front patios may be included, where appropriate, to provide additional private open space areas and create a transition between private and common areas. Buildings may be plotted in both standard and mirrored, i.e. reversed, orientations to provide diversity.



Exhibit 3.4: Attached Townhome Streetscene

Not to Scale



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 3.5: Attached Townhome Conceptual Plotting Plan

Not to Scale

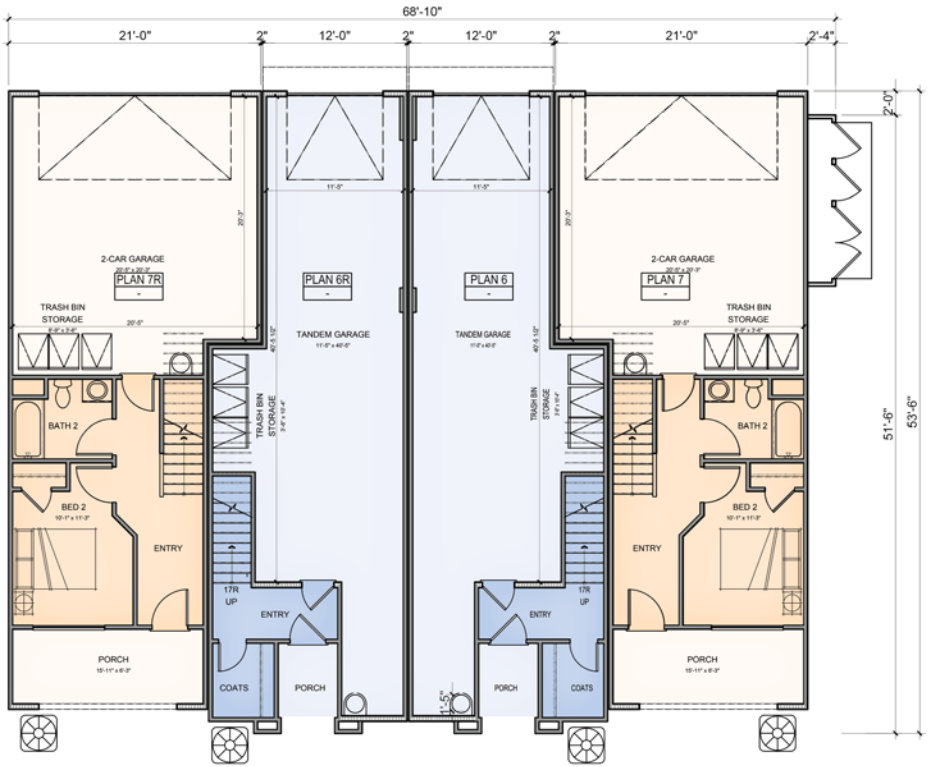
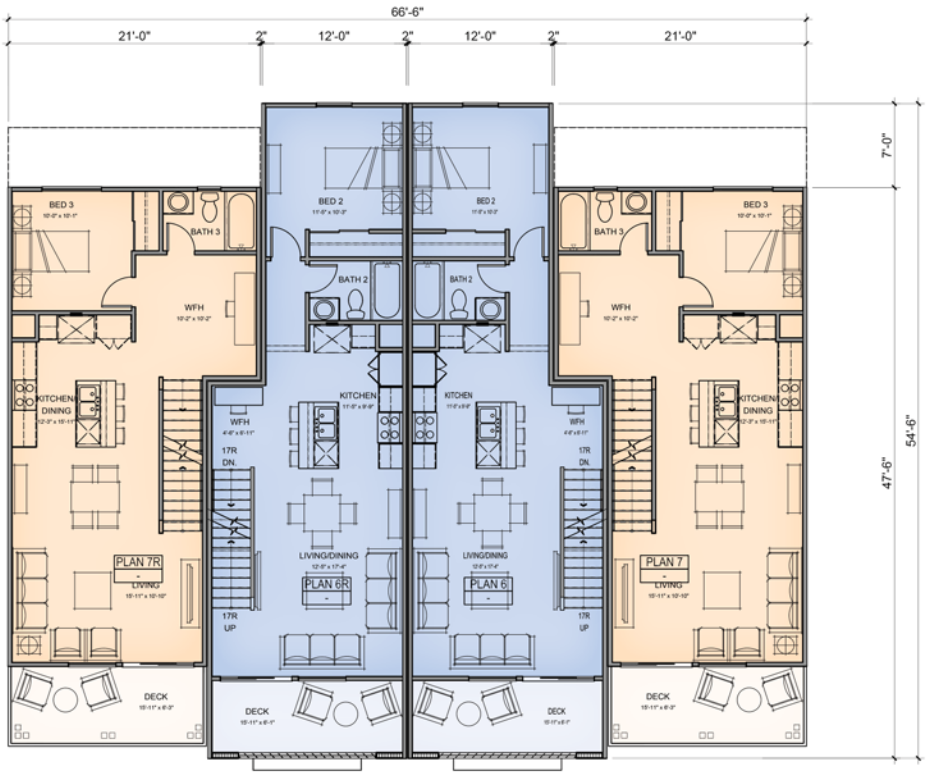


Exhibit 3.6a: Composite A (4-Plex) Townhome Floor Plans

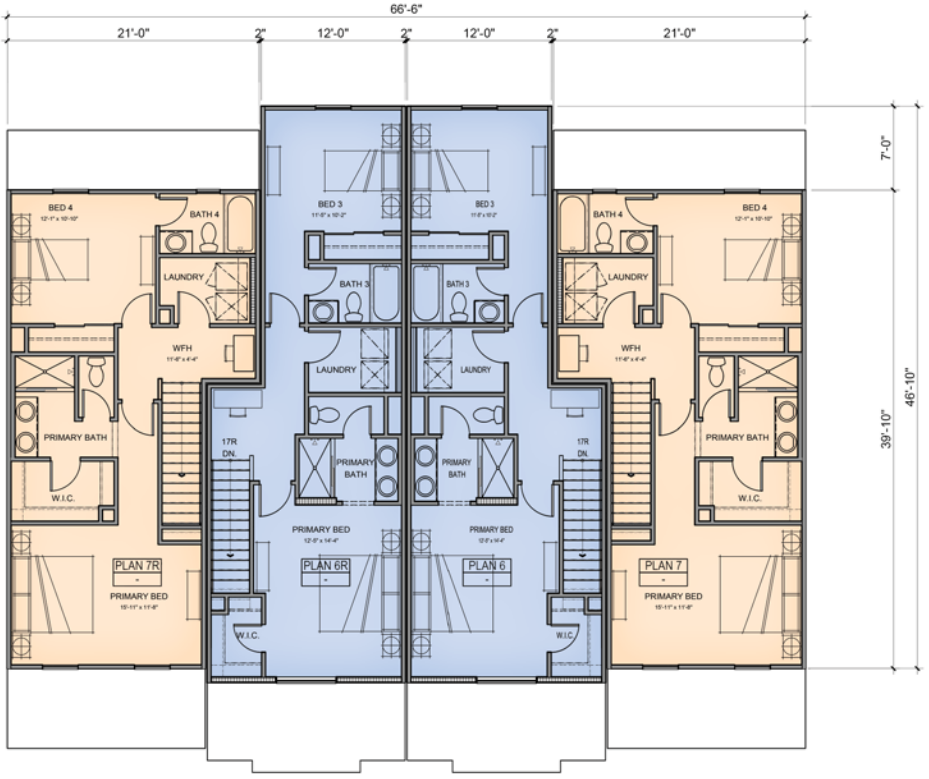
Not to Scale



SECOND FLOOR

Exhibit 3.6b: Composite A (4-Plex) Townhome Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.6c: Composite A (4-Plex) Townhome Floor Plans

Not to Scale

LEGEND

1. Stucco
2. Horizontal Siding
3. Composite Shingle Roof
4. Vinyl Windows
5. Fiberglass Entry Door
6. Metal Sectional Garage Door
7. Decorative Exterior Lights & Address Sign
8. Railing
9. Outrigger
10. Kicker
11. Trellis
12. Window/Opening Trim
13. Window/Opening Header
14. Faux Corbel
15. Sliding Door



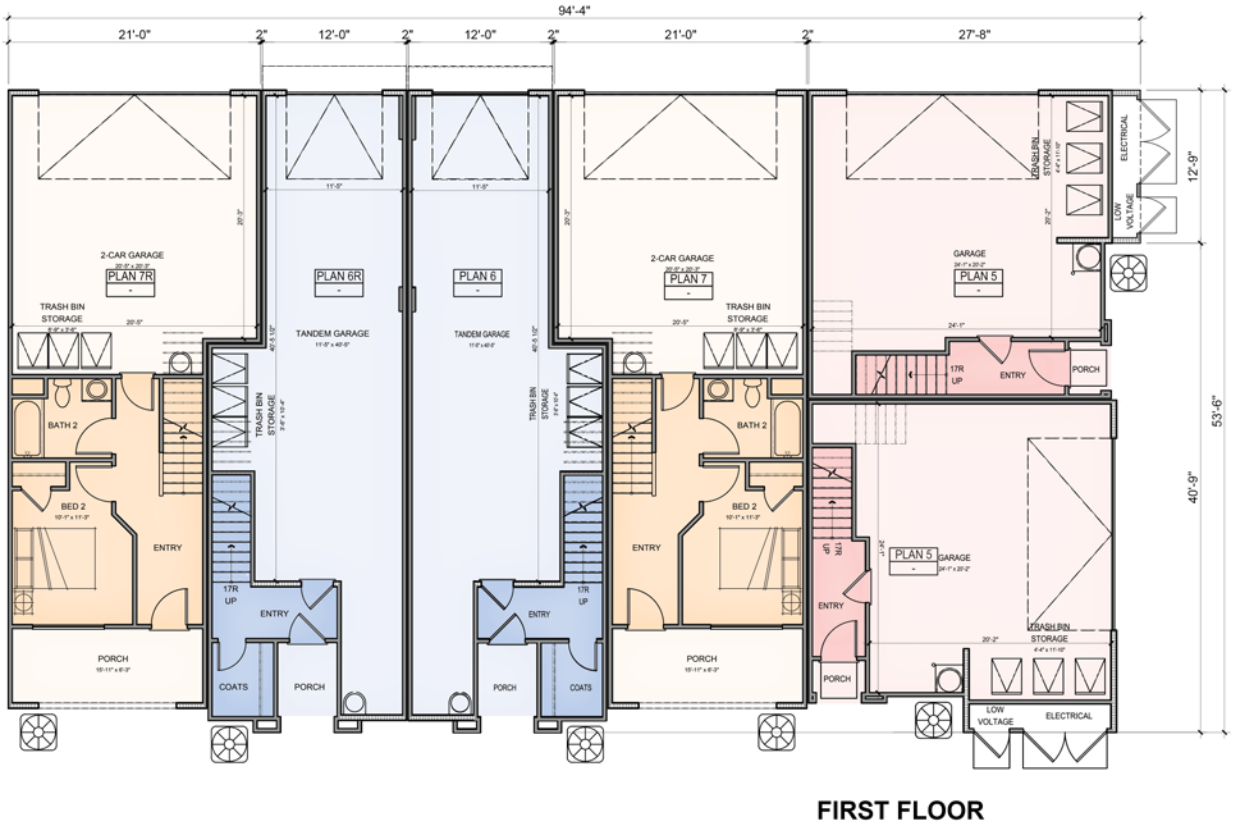
Seaside - Elevation



Spanish - Elevation

Exhibit 3.6d: Composite A (4-Plex) Townhome Elevations

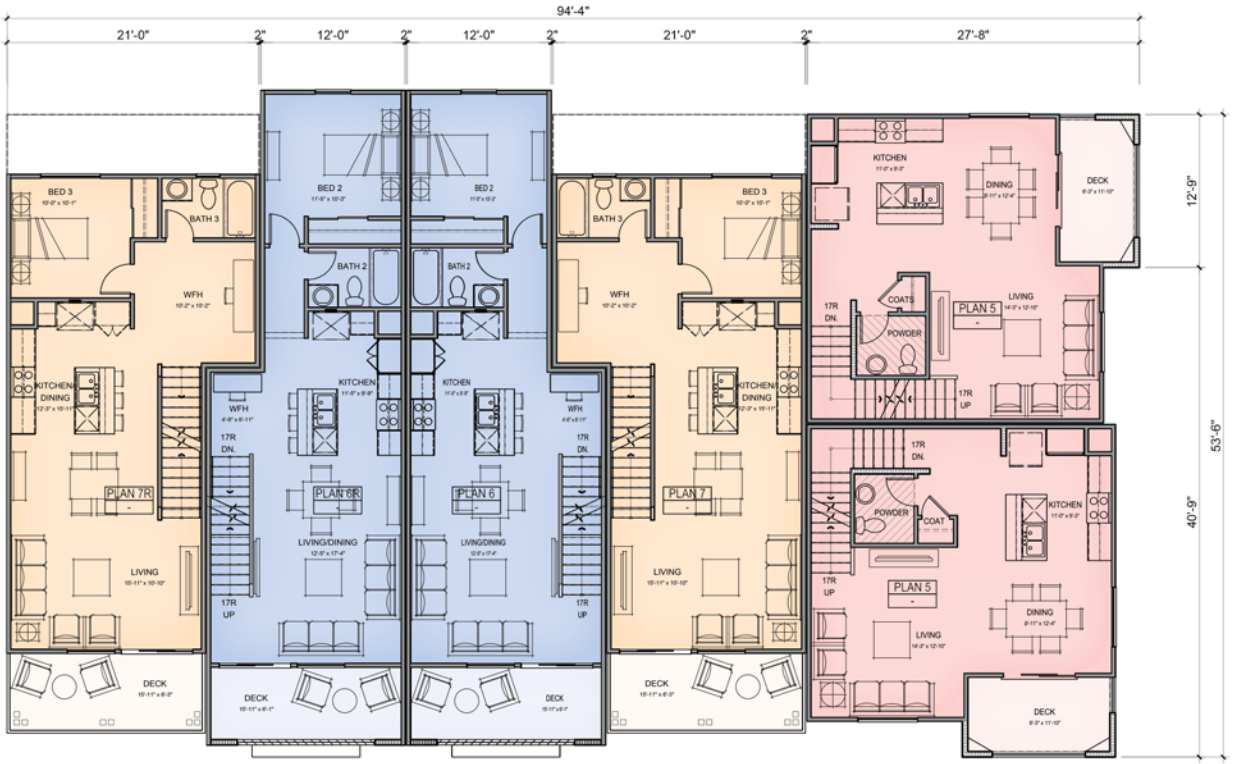
Not to Scale



FIRST FLOOR

Exhibit 3.7a: Composite B (6-Plex) Townhome Floor Plans

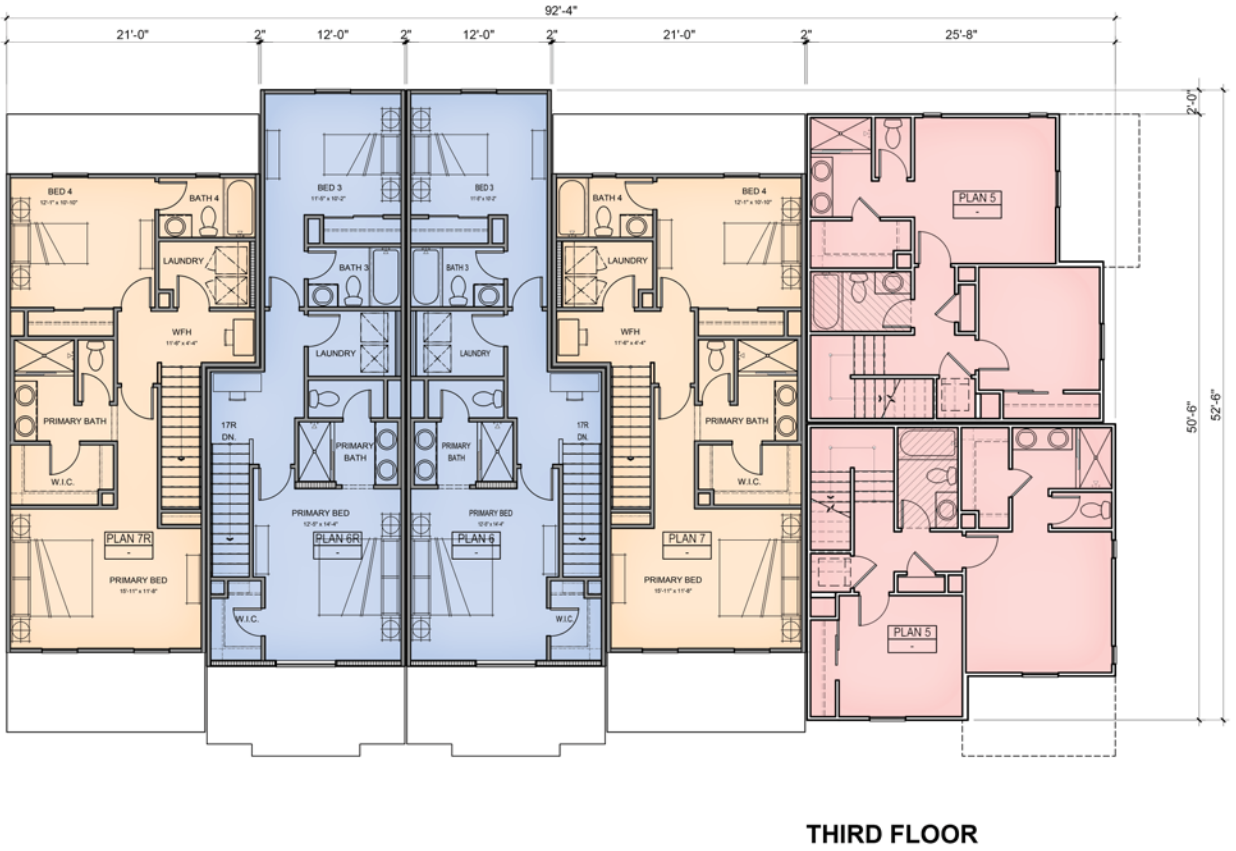
Not to Scale



SECOND FLOOR

Exhibit 3.7b: Composite B (6-Plex) Townhome Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.7c: Composite B (6-Plex) Townhome Floor Plans

Not to Scale

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door



Seaside - Elevation



Spanish - Elevation

Exhibit 3.7d: Composite B (6-Plex) Townhome Elevations

Not to Scale

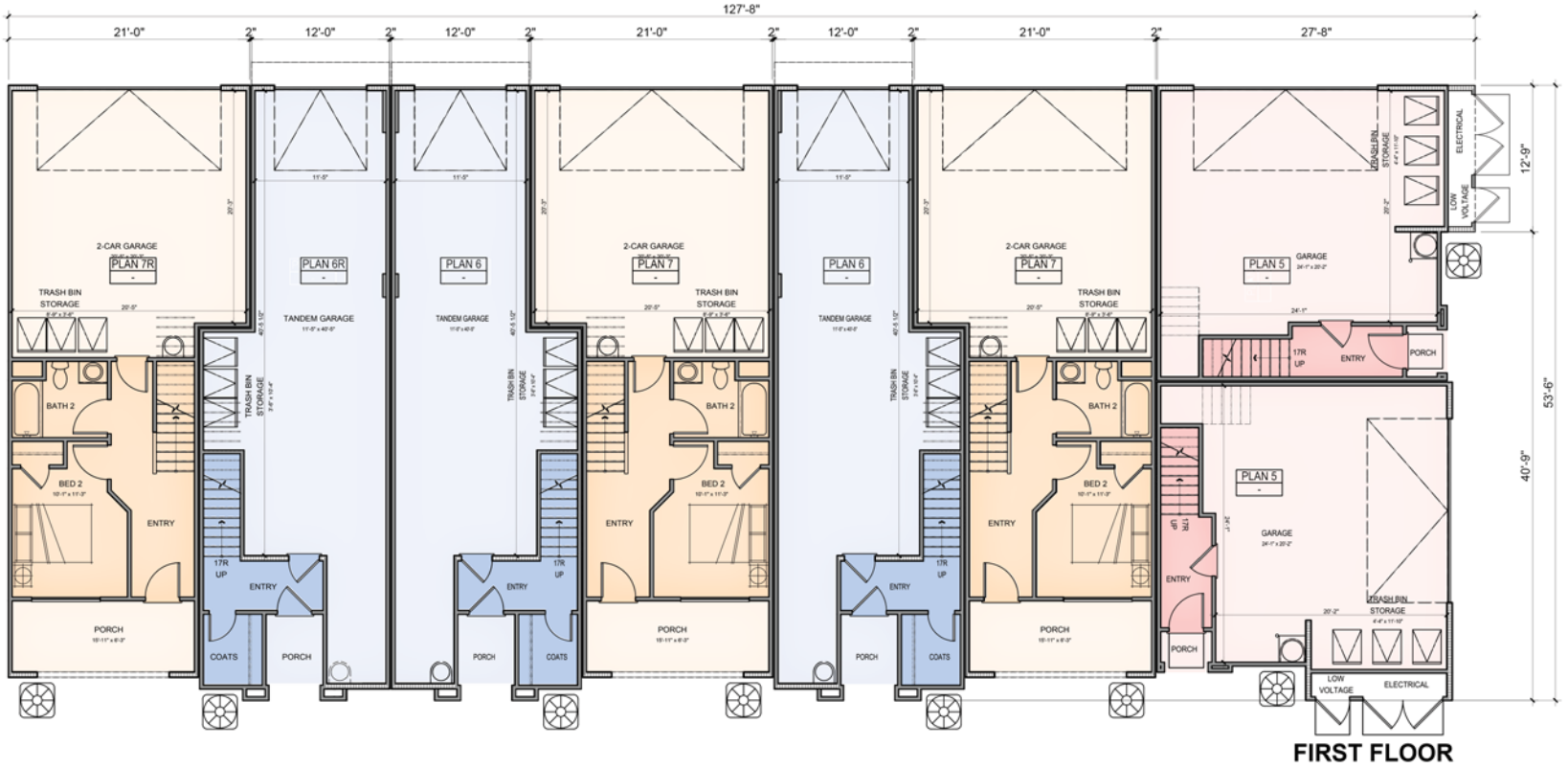


Exhibit 3.8a: Composite C (8-Plex) Townhome Floor Plans

Not to Scale



SECOND FLOOR

Exhibit 3.8b: Composite C (8-Plex) Townhome Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.8c: Composite C (8-Plex) Townhome Floor Plans

Not to Scale

LEGEND

1. Stucco
2. Horizontal Siding
3. Composite Shingle Roof
4. Vinyl Windows
5. Fiberglass Entry Door
6. Metal Sectional Garage Door
7. Decorative Exterior Lights & Address Sign
8. Railing
9. Exposed Truss Tails
10. Kicker
11. Trellis
12. Window/Opening Trim
13. Window/Opening Header
14. Faux Corbel
15. Sliding Door



Seaside - Elevation



Spanish - Elevation

Exhibit 3.8d: Composite C (8-Plex) Townhome Elevations

Not to Scale

3.5 ATTACHED RESIDENTIAL: STACKED FLATS

The following provides design guidance that is specific to the Attached Residential: Stacked Flat uses.

The decision to place the four-story stacked buildings in the northeast corner of the Specific Plan is strategic and intentional. This corner is framed by Del Norte Park and North Sunset Avenue offering accessibility and making it an ideal location. The height and density of the structure maximize the use of valuable real estate, while also serving as a buffer between the bustling park and the quieter interior of the development. Additionally, the buildings locations enhances the project's urban presence and connectivity, supporting walkability and providing an opportunity for park-level activation.

Attached residential stacked flats shall be designed to engage Del Norte Park. This shall be achieved as follows:

- Orient buildings to create a semi-continuous street wall that defines the edges of Del Norte Park as illustrated in **Exhibit 3.10: Attached Stacked Flat Conceptual Plotting Plan**.

The Seaside and Spanish architectural style used for attached residential buildings combines traditional design features with contemporary design features as illustrated in **Exhibits 3.11a** through **3.11e**. Other transitional styles are also permitted, subject to review and approval of the planning director.

Within the community, buildings should be oriented toward internal streets and common open space areas. Front patios may be included, where appropriate, to provide additional private open space areas and create a transition between private and common areas. Buildings may be plotted in both standard and mirrored, i.e. reversed, orientations to provide diversity.



Exhibit 3.9: Stacked Flat Streetscene

Not to Scale



LEGEND

(33) Plan 1 Stacked Flats

(22) Plan 2 Stacked Flats

(33) Plan 3 Stacked Flats

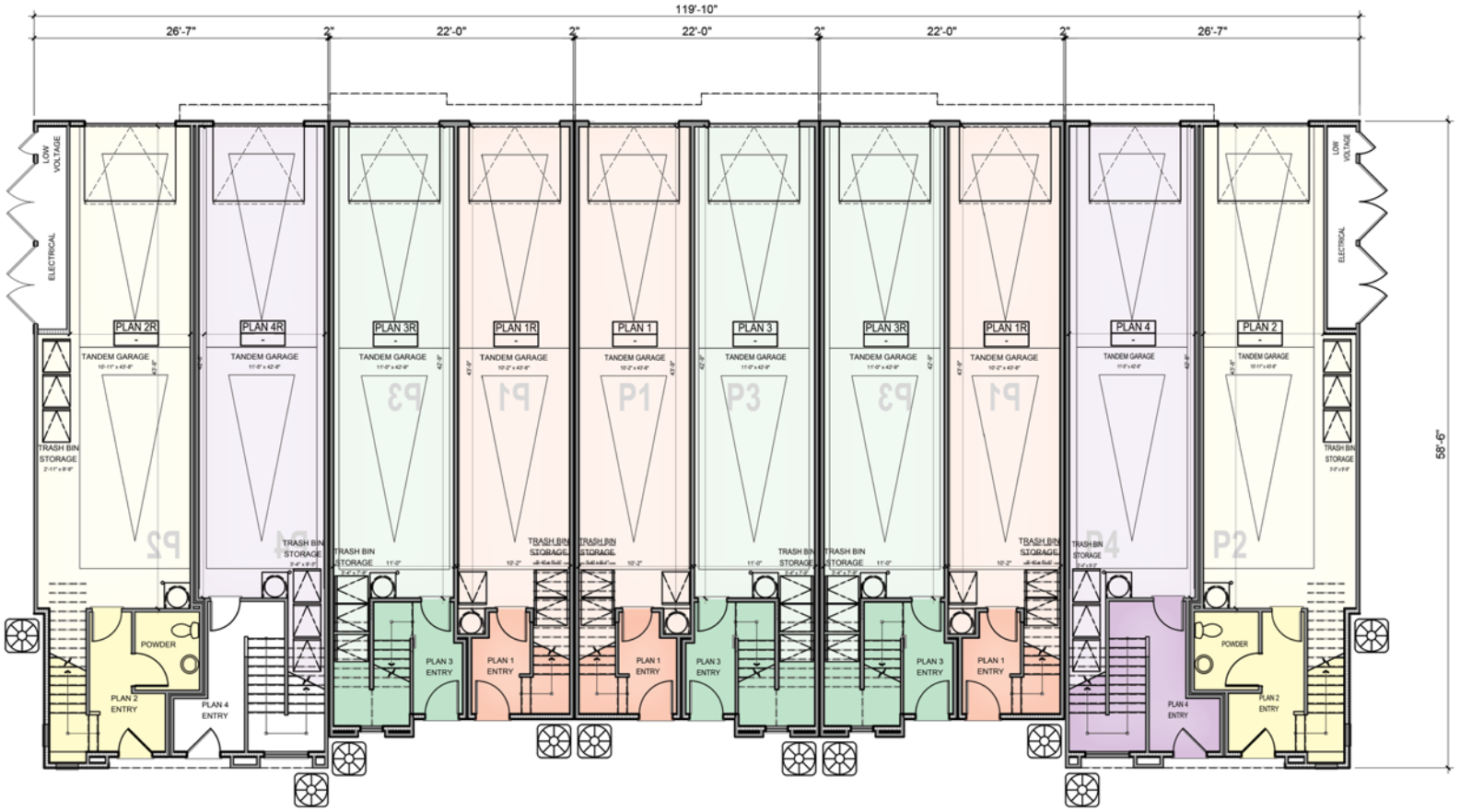
(22) Plan 4 Stacked Flats

Total Stacked Flats: 110

For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 3.10: Stacked Flats Conceptual Plotting Plan

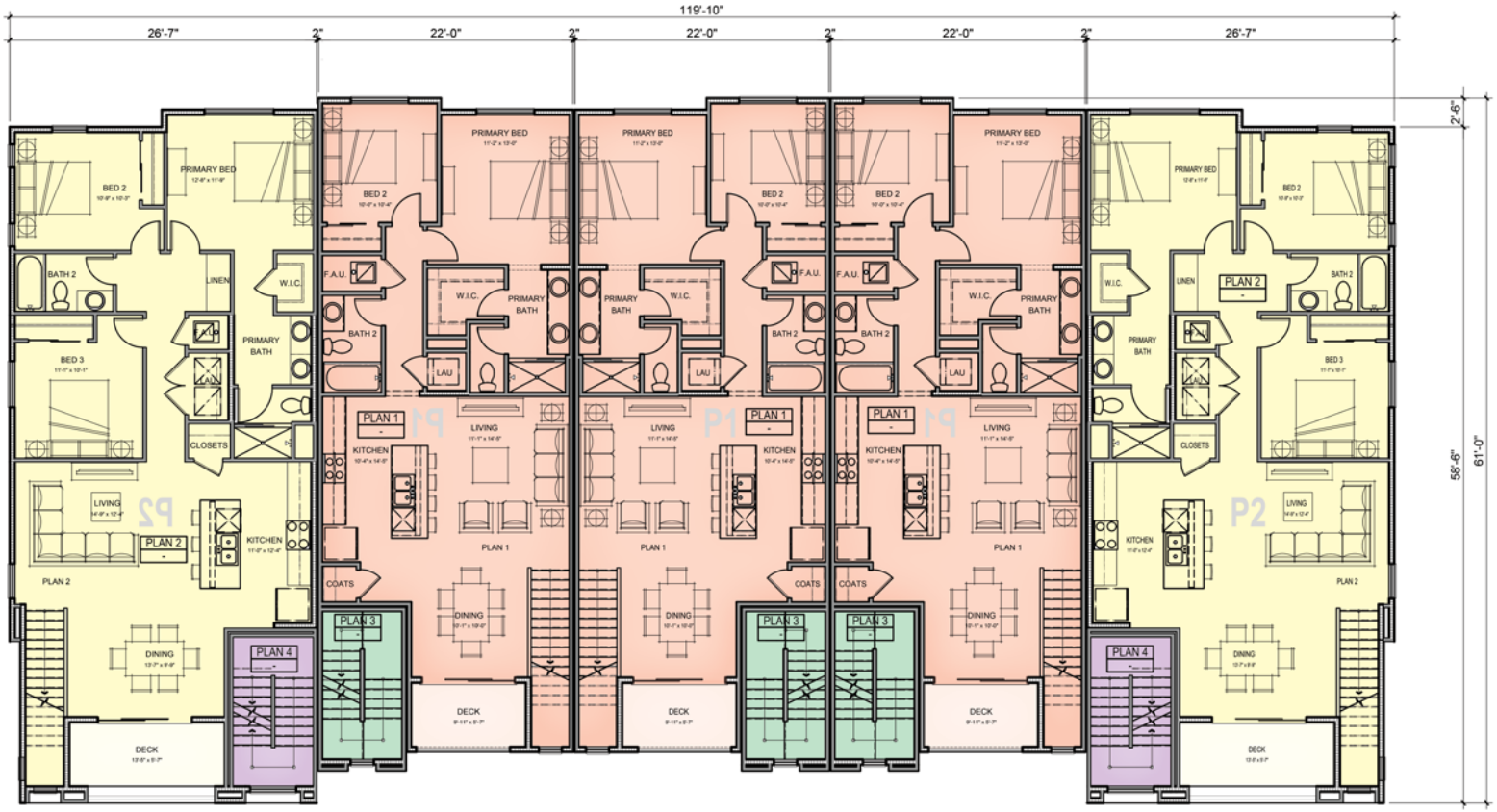
Not to Scale



FIRST FLOOR

Exhibit 3.11a: Composite D (10-Plex) Stacked Flats Floor Plans

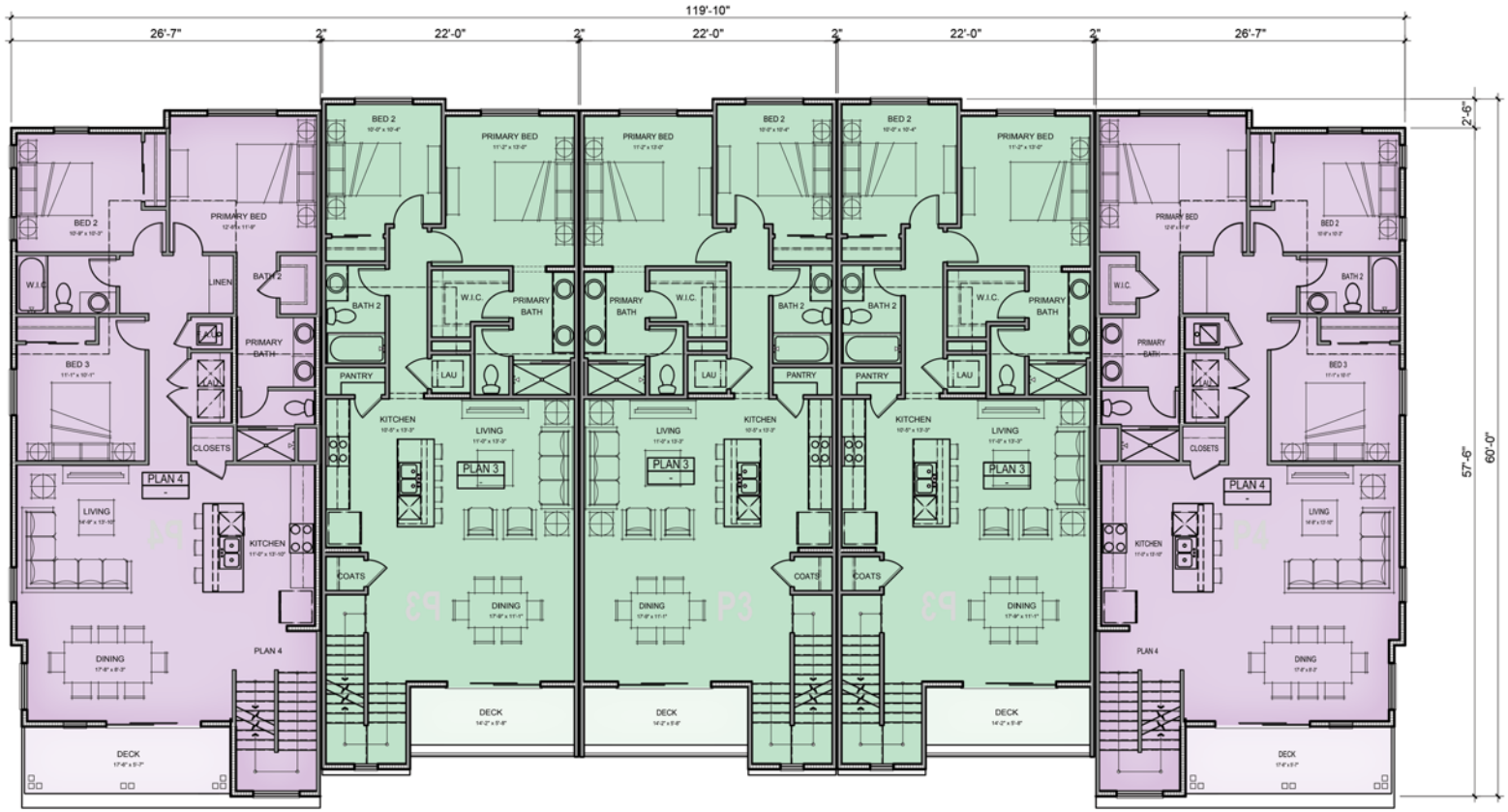
Not to Scale



SECOND FLOOR

Exhibit 3.11b: Composite D (10-Plex) Stacked Flats Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.11c: Composite D (10-Plex) Stacked Flats Floor Plans

Not to Scale

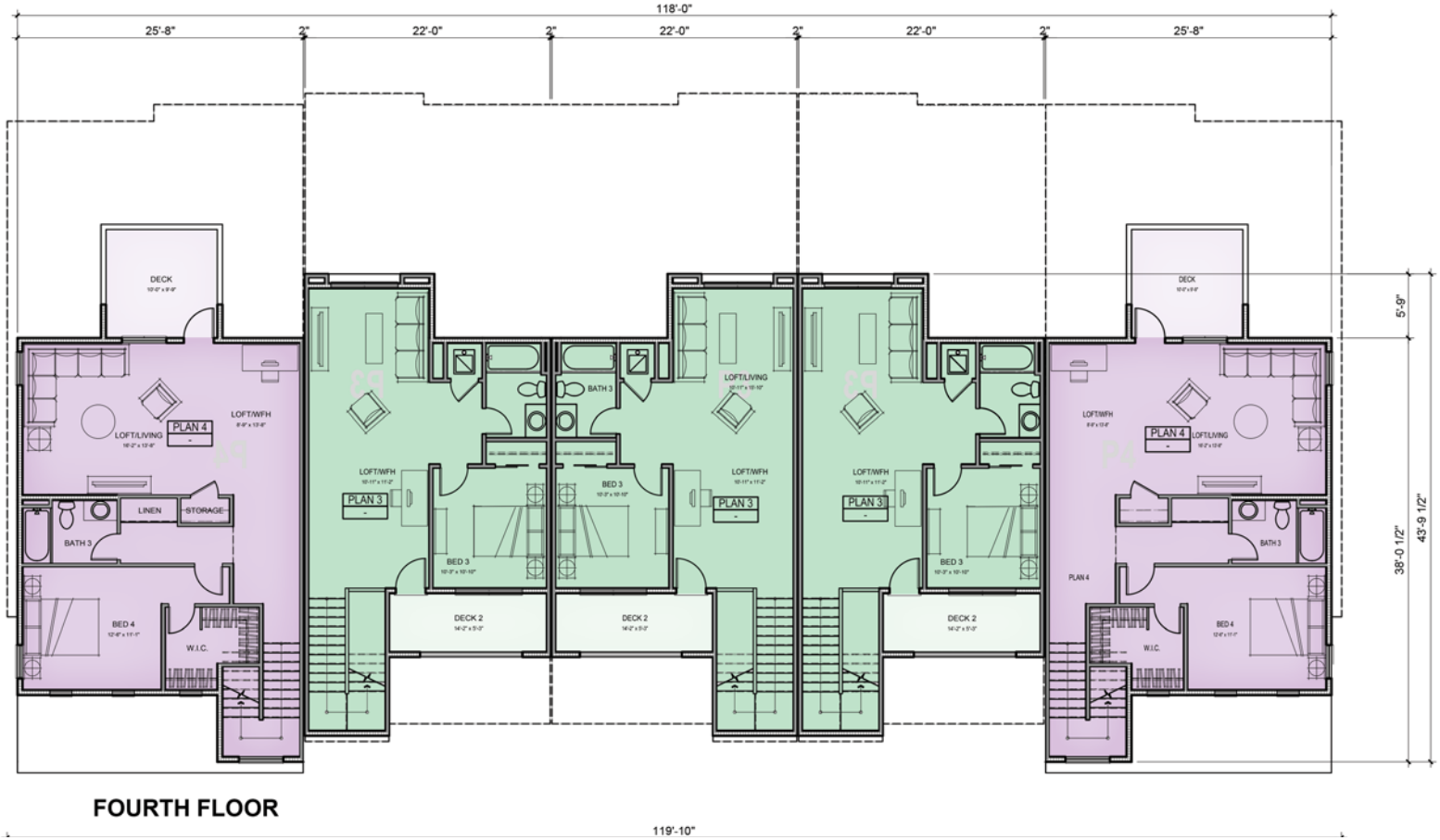


Exhibit 3.11d: Composite D (10-Plex) Stacked Flats Floor Plans

Not to Scale



LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial

Seaside - Elevation



Spanish - Elevation

Exhibit 3.11e: Composite D (10-Plex) Stacked Flats Elevations

Not to Scale

4 - LANDSCAPE DESIGN GUIDELINES

4.1 PURPOSE

The purpose of this section is to ensure that all landscaping within the Del Norte Specific Plan fulfills the specific plan objective of enhancing community design through landscape and recreational amenities that promote a high-quality living environment. These design guidelines are intended to be flexible such that alternative designs are permitted as long as they meet the level of quality and character envisioned by this specific plan.

4.2 LANDSCAPE CHARACTER

Exhibit 4.1a: Conceptual Landscape Plan illustrates the overall landscape design concept for the community, which is described in greater detail in this chapter. In accordance with state and local requirements, plants will consist of drought tolerant, non-invasive species. Please refer to **Exhibit 4.2a Conceptual Planting Palette** for a list of species that are permitted within the specific plan area. Mulching, hydrozoning, and smart irrigation controllers will be used to maximize water efficiency, implementing Objective 6 of this specific plan.

4.3 PUBLIC STREETSCAPES

Streetscapes immediately adjacent to the specific plan area should be designed to support and enhance the architectural design character of each corridor as described herein.

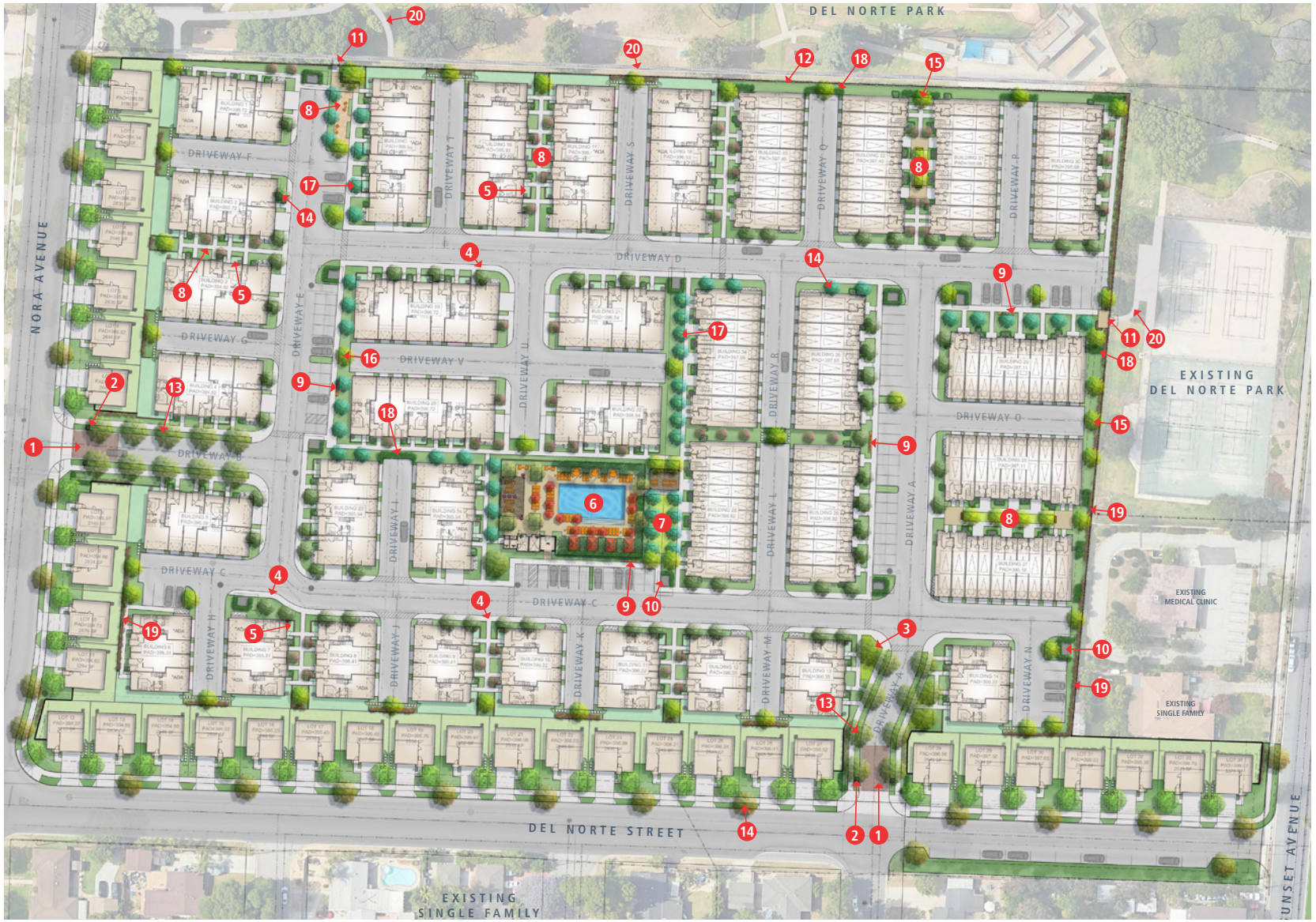
Five-foot sidewalks will be separated from the street by a five-foot landscaped parkway. Behind the sidewalk, private front yards will be layered with groundcovers, low shrubs, flowering and accent plants and grasses, with a mix of larger trees (Tipu Tree or similar) and smaller trees (Strawberry Tree or similar) to create compositions that complement the traditional character of the adjacent architecture. Individual walks will connect front porches and entries to the sidewalk to create a welcoming and charming entry. Walls that define private yards will consist of concrete, masonry, or decorative block that will maintain a consistent design along the street.

4.3.1 Corner Landscape

The eastern edge along North Sunset Avenue and West Del Norte Streeet is a highly visible corner and provides an opportunity to provide enhanced landscaping or community signage. If signage is not provided as part of the wall design, landscaping should be used to soften the walls appearance and define the corner.

4.3.2 West Del Norte Street

The West Del Norte Street streetscape will consist of public sidewalk and parkway with layering of trees, shrubs, plants, and ground cover.



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 4.1a: Conceptual Landscape Plan

Not to Scale

1. Project entry with enhanced paving.
2. Entry sinage pilaster.
3. Portal monument wall.
4. Concrete sidewalk.
5. Townhome private patio.
6. Proposed recreation center (See exhbit 4.2).
7. Social open space (See exhbit 4.2).
8. Green paseo.
9. Mailbox cluster.
10. Transformer.
11. Park connection with overhead portal.
12. Permeter wall.
13. Entry speciman tree.
14. Street tree.
15. Accent tree.
16. Shade tree.
17. Evergreen conncetion tree.
18. Screen hedge.
19. Vine planting to scren wall.
20. Potential City Park sidewalk.

Exhibit 4.1b: Conceptual Landscape Plan Key

Not to Scale



Exhibit 4.2a: Conceptual Planting Palette

Not to Scale

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Archontophoenix cunninghamiana	King Palm	15 gal min
Cercidium 'Desert Museum'	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Cupressus sempervirens	Italian Cypress	15 gal min
Dracaena draco	Dragon Tree	15 gal min
Magnolia g. 'St. Mary's'	Magnolia	15 gal min
Olea europaea 'Swan Hill'	Swan Hill Olive	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus racemosa	California Sycamore	15 gal min
Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	15 gal min
Quercus ilex	Holly Oak	15 gal min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus 'Peter Pan'	Dwarf Lily of the Nile	1 gal
Agapanthus 'Queen Anne'	Lily of the Nile	1 gal
Agave desmettiana 'Variegata'	Variegated Smooth Agave	15 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea 'Oo La La'	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. 'Green Cloud'	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Prunus caroliniana 'Bright n Tight'	Cherry Laurel	15 gal
Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Hawthorn	5 gal
Rosa x 'Radrazz'	Knock Out Shrub Rose	5 gal

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal
Lonicera japonica 'Halliana'	Hall's Honeysuckle	1 gal
Rosmarinus 0. 'Huntington Carpet'	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note: 1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.

Exhibit 4.2b: Conceptual Planting Palette Legend

Not to Scale

4.3.3 North Nora Avenue

The North Nora Avenue streetscape will consist of public sidewalk and parkway with layering of trees, shrubs, plants, and ground cover.

4.4 ENTRIES

The proposed community is required to provide two entires: a Primary Entry on West Del Norte Street and a Secondary Entry on North Nora Avenue, as described in the following sections.

4.4.1 Primary Entry

Primary access to the site is provided from West Del Notre Street. As illustrated in **Exhibit 4.3: Conceptual Primary Entry,** the primary entry will be defined enhanced landscaping, paving, and potential community monumentation. The entry will have parkways and sidewalks on both sides. Parking will not be permitted. Behind the sidewalk, landscaping will soften the appearance of community walls on either side of the entry.

4.4.2 Secondary Entry

The N Nora Avenue entry functions as the secondary entry to the community. This entrance will be less formal and will include pilasters, enhanced paving, and landscaping that complements the main entry design.

4.5 PRIVATE CIRCULATION

Within the community, landscaping of private lanes and alleys will enhance the livability of the community by creating a pleasant walking and driving experience for residents and visitors.

4.5.1 Lanes

Lanes provide the primary vehicular and pedestrian circulation through the specific plan area. Lanes include sidewalks that will be enhanced with trees to provide shade and pedestrian comfort along sidewalks and to shade parked cars. The planting pattern is modified based upon the design condition of the lane, which varies throughout the site. Where sidewalks are separated from the curb by parkway, trees are planted generally 30 feet on center. Where sidewalks are immediately adjacent to the curb, tree are planted where appropriate behind the sidewalk. When adjacent to parking stalls, trees are planted to shade park cars and complement the design of adjacent common recreation areas. Pedestrian portal of arbors are provided at the city park connection point to further enhance the design of the community.

4.5.2 Alleys

Alleys provide access to townhome garages. For residents, alleys are the primary vehicular entry to their home and should therefore be designed to enhance their daily experience. Where feasible alleys should be enhanced with small shrubs and vines between garages to soften the feel of the alley.

4.6 COMMON AREAS

Common areas provide an outdoor living space where people can relax, recreate, or gather as a community. Landscaping of these areas should reflect the anticipated activities for each space.



LEGEND

1. Project Entry with Enhanced Paving
2. Entry Signage Pilaster
3. Entry Specimen Tree
4. Concrete Sidewalk
5. Single Family Side Yard Wall
6. Single Family Front Yard
7. Townhome Private Patio
8. Screening Vine
9. Open Lawn Area

KEYMAP





ENTRY ELEVATION A
SCALE: 1/4"=1'-0"

For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 4.3: Conceptual Primary Entry

Not to Scale

4.6.1 Central Recreation

The central recreation area consists of open space and amenities at the center of the community.

Exhibit 4.4: Conceptual Central Community Space illustrates the proposed concept for this space. Alternative designs are permitted as long as the proposed amenities are equivalent or better than those illustrated in this specific plan.

Landscaping in the common recreation area should enhance the proposed amenities. Turf should be limited to areas intended for passive and active play. Shade should be provided for table and benches.

4.6.2 Secondary Spaces

Secondary spaces, as illustrated in **Exhibit 4.5: Conceptual Secondary Spaces**, provide smaller and more intimate areas that can be enhanced to provide additional community amenities or smaller gathering space.

4.6.3 Paseos

Pasoes are areas between buildings that provide front door access to units. These linear spaces are not intended for active recreation but can include benches, patios, and landscaping that create an attractive and high quality living space.

4.7 WALLS & FENCES

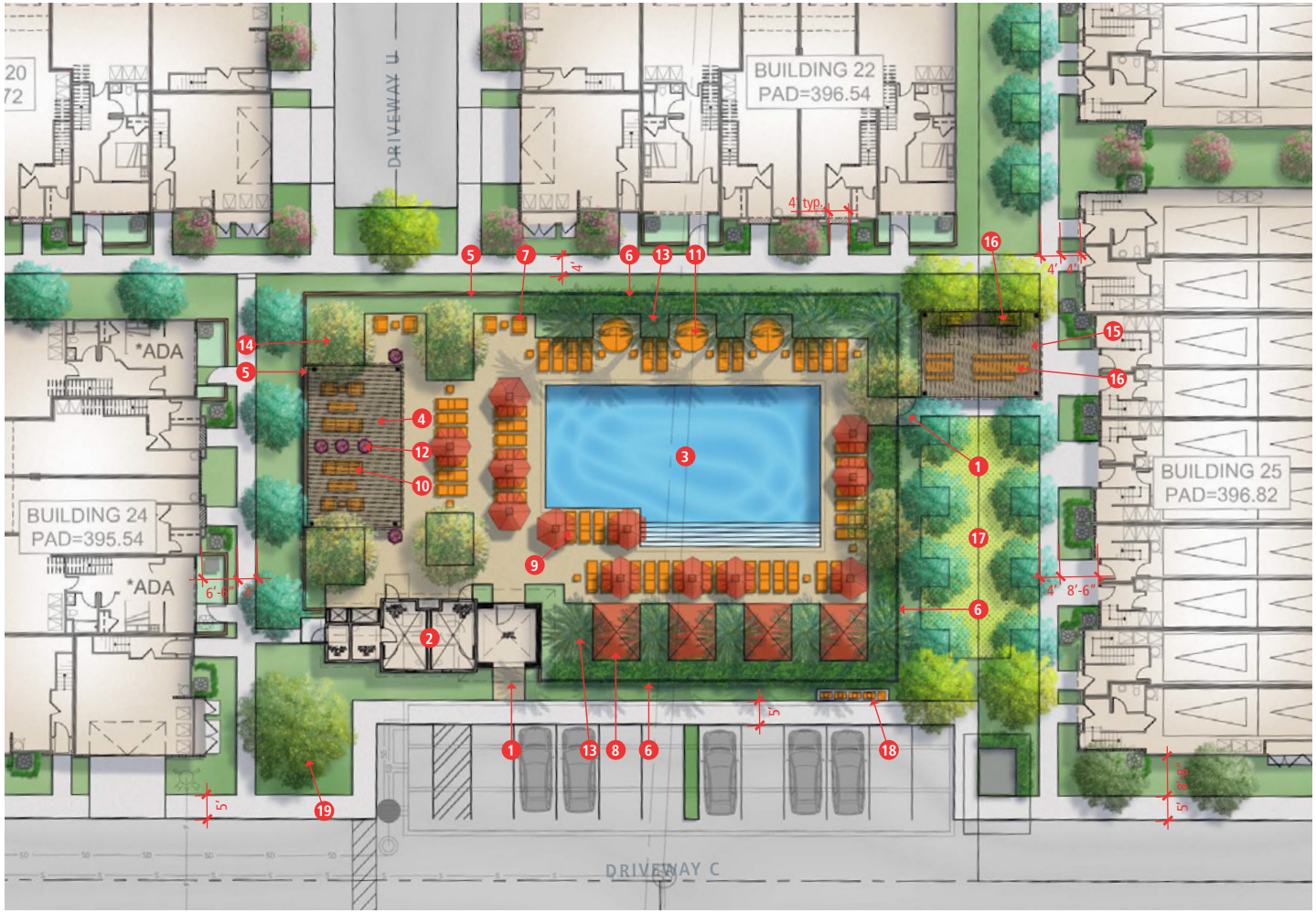
Walls and fences within the specific plan area will be used to define private and semi-private space in accordance with the wall and fence regulations provided in Chapter 2. Community walls will also serve as a unifying design element. **Exhibit 4.6a: Conceptual Wall and Fence Plan** illustrates the anticipated location and design of walls and fences within the specific plan area.

4.8 LIGHTING & OUTDOOR FURNITURE

Lighting along public rights-of-way will consist of City of West Covina Street lighting. Within the community, lighting should be designed at a pedestrian scale. Lighting should be provided at the lowest level to accommodate pedestrian safety and should be designed to minimize disturbances to residential homes and shield lighting from adjacent properties.

Lighting, benches, tables, waste receptacles, mailboxes and similar street furniture should all be coordinated to provide a consistent and complementary palette of elements. These details work together to convey a high quality design character.

Graffiti-resistant coatings should be used on all street furniture to assist in deterring graffiti.



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

LEGEND

1. Pool Entry
2. Pool Building
3. Pool (34'x 58')
4. Shade Structure at Pool Area
5. Pool Enclosure Wall
6. Pool Enclosure Fence
7. Semi-Private Casual Seating
8. Cabana
9. Lounge Chair with Umbrella
10. Group Seating
11. Daybed
12. Planter Pot
13. Palm Tree
14. Accent Tree
15. Shade Structure at Social Area
16. BBQ Grill with Picnic Table and Chairs
17. Event Lawn
18. Mailbox
19. Specimen Tree

KEYMAP



Exhibit 4.4: Conceptual Central Community Space

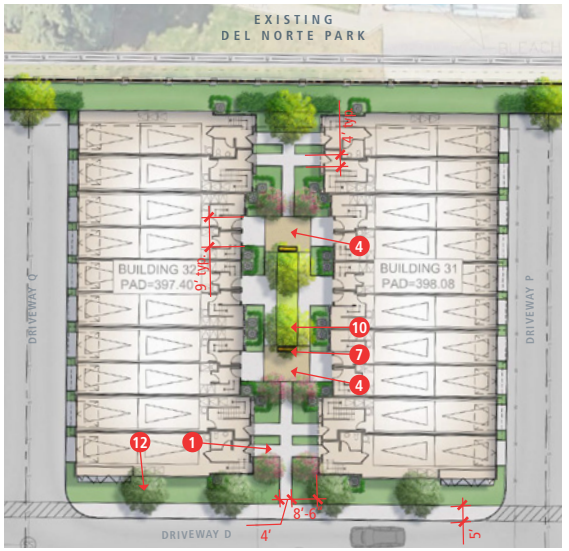
Not to Scale



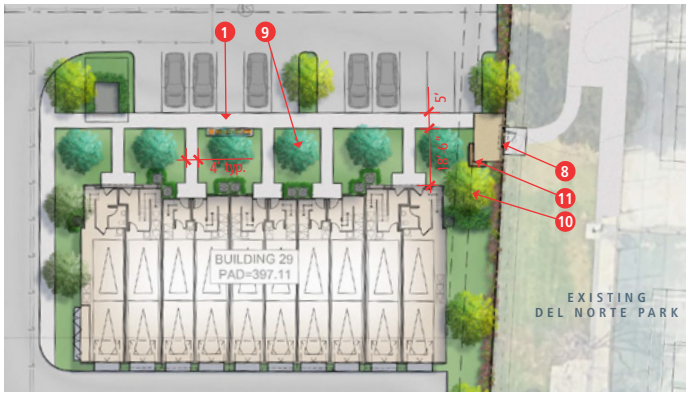
GREEN PASEO A



GREEN PASEO B



GREEN PASEO C



GREEN PASEO D

LEGEND

1. Sidewalk
2. Private Patio Fence
3. Paseo Tree
4. Enhanced Paving
5. DG Paving
6. Casual Seating
7. Benches
8. Park Connection with Overhead Portal
9. Evergreen Park Connection Tree
10. Accent Tree
11. Low Seat Wall
12. Street Tree

KEYMAP



Exhibit 4.5: Conceptual Secondary Spaces

Not to Scale



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 4.6a: Conceptual Wall & Fence Plan

Not to Scale

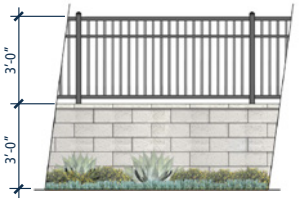
Entry Signage Pilaster

Shot Blast CMU (or Equal)



Perimeter Low Wall with Tubular Steel Fence

Slump Block - Gray (or Equal)



Perimeter Wall

Slump Block - Gray (or Equal)



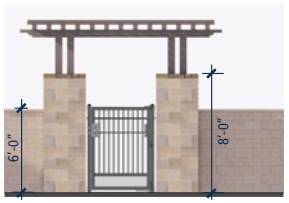
Single Family/ Townhome Side Yard Fence

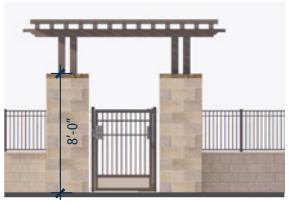
Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



Park Connection With Portal

Shot Blast CMU (or Equal)









Townhome Private Patio Fence
Townhome Private Patio Gate

Wood Fence
Color to Match Architecture



Single Family/ Townhome Side Yard Gate

Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



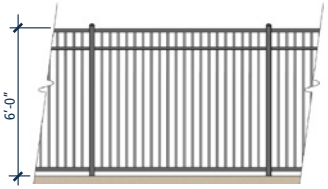
Pool Enclousre Wall

CMU Wall with Stucco finish.
Color to match pool building.



Pool Enclousre Fence

Tubular Steel



Pool Enclousre Gate

Tubular Steel

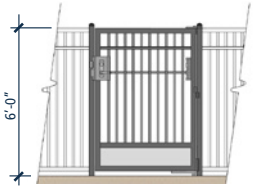


Exhibit 4.6b: Conceptual Wall & Fence Imagery

Not to Scale

5 - UTILITIES & SERVICES

5.1 INTRODUCTION

This chapter provides an overview of the grading plan, utility plans, and services necessary to support development proposed by the Del Norte Specific Plan. The intent is to provide the basic utilities and services needed to ensure the community functions properly. It also seeks to conserve resources and protect natural ecosystems by implementing best management practices, low impact development practices, water and energy conservation measures, and adequate public services such as schools, fire protection, and public safety.

5.2 GRADING & DRAINAGE

Both the City of West Covina and the County of Los Angeles manage and maintain storm drain systems within the City to collect storm runoff and help prevent flooding of developed areas. The stormwater systems consist of channels, gutters, drains, catch basins, and pipes which convey the runoff to receiving water bodies. Receiving water bodies include Walnut Creek Wash and San Jose Creek, which flow to the San Gabriel River. The San Gabriel River flows to the San Pedro Bay on the Pacific Ocean coast.

5.2.1 Grading

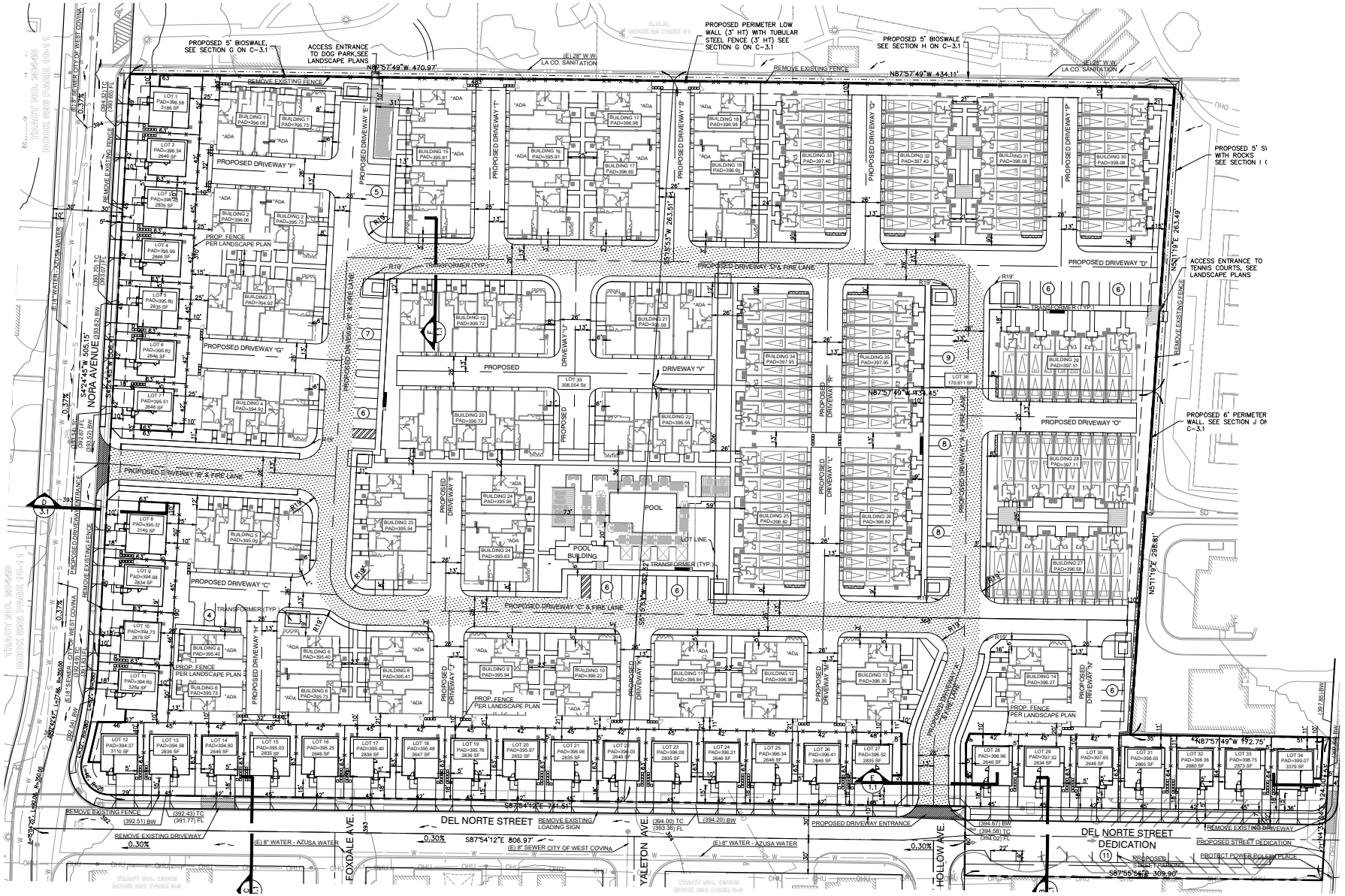
Exhibit 5.1: Conceptual Drainage & Grading Plan illustrates the proposed grading and drainage concept for the specific plan area.

To prevent flooding in the northeast corner, the conceptual grading plan proposes to slope towards the southwestern corner of the site. Surface drainage is directed to the underground stormdrain system. A bioswale will be provided along the northern and easterly property line to collect runoff from the adjacent park and any incidental runoff from the adjacent property owners. The runoff will be collected in inlets and directed into an existing County of Los Angeles Storm drain line in W Del Norte Street and N Nora Ave.

Grading adheres to the City of West Covina's grading standards unless otherwise shown and as recommended by the geotechnical engineer.

5.2.2 Stormwater Drainage & Treatment

Stormwater runoff collected from the specific plan area may contain high sediment loads and many types of pollutants, including oil and grease, chemicals, pesticides, heavy metals, bacteria, viruses, and oxygen-demanding compounds. The City's strategy and policy direction is to reduce discharges of these pollutants into the stormwater conveyance system through implementation of low impact development (LID) structural and non-structural best management practices (BMPs), source control BMPs; and



LEGEND:

- EXISTING LOT LINE
- EXISTING ROW
- LOT LINE
- BACK OF CURB
- CENTERLINE
- FACE OF CURB (FC)
- PROPOSED FLOW LINE
- PROPERTY LINE
- S — EXISTING SEWER
- W — EXISTING WATER
- 30 — PROPOSED CONTOUR MAJOR

Exhibit 5.1: Conceptual Drainage & Grading Plan

structural and non-structural BMPs for all new development. LID requires that all stormwater be collected and treated on-site prior to entering the storm drain system.

The grading plan is designed to drain all stormwater into an infiltration system onsite as illustrated in **Exhibit 5.2: Conceptual Storm Drain Plan**. The typical path of travel for the onsite runoff are as follows: flows overland and gets intercepted by either catch basin, trench drain, or area drains. Flows through a storm drainpipe to a hydrodynamic separator for pretreatment, then to the infiltration chambers located underneath the guest parking spaces. Storm drain manholes will provide access to the infiltration chambers for maintenance. The infiltration chambers have been designed to capture flows from the 85th percentile storm event, high flows will bypass the catch basins, trench drain, area drains and will flow out to the N Nora Avenue and W Del Norte Street. No direct connections to the public storm drains are proposed. The Q25 on-site and off-site flows will surface flow via street and ultimately discharge to Pacific Ocean.

5.3 DOMESTIC WATER

The specific plan area is situated within the service boundaries of Azusa Light & Water (ALW). ALW is the incumbent water purveyor for this area. The water produced by Azusa Light & Water currently meets all State and Federal Standards relating to domestic water quality. The proposed water system shall comply with all current and future rules and regulations of ALW applicable water conservation requirements contained in the City of West Covina Municipal Code.

The water system proposed for the specific plan area consists of a series of public 6-inch pipes, as illustrated in **Exhibit 5.3: Conceptual Domestic Water Plan**, to create a looped system that serves all homes within the site. The proposed water system connects to an existing 8-inch pipe in W Del Norte Street and N Nora Avenue. The project will connect all proposed services and laterals to the new public water main. All new services shall be connected to the new public water main. The proposed 8-inch water main in W Del Norte will connect to the 8-inch line in N Nora Avenue and both will connect into the existing 12-inch line in N Sunset Avenue.

A proposed fire water line will be added adjacent to the water line in the proposed driveway D in the fire lane throughout the project.

Water conservation measures required within the specific plan area include the following:

- Low flow toilets and fixtures per CalGreen standards
- Drought tolerant landscaping
- Smart irrigation controllers
- Mulching
- Hydrozoning
- All other water conservation requirements per CalGreen, the City's Landscape Efficiency Ordinance, and other applicable State, regional, and local regulations.

5.4 SEWER

Domestic sewage includes wastewater from household and commercial plumbing, such as toilets, showers, and sinks. The City of West Covina operates and maintains the City's sanitary sewer system, which collects and conveys sewage to Los Angeles County Sanitations District (LACSD) trunk line located on Willow Avenue and Gravey Avenue

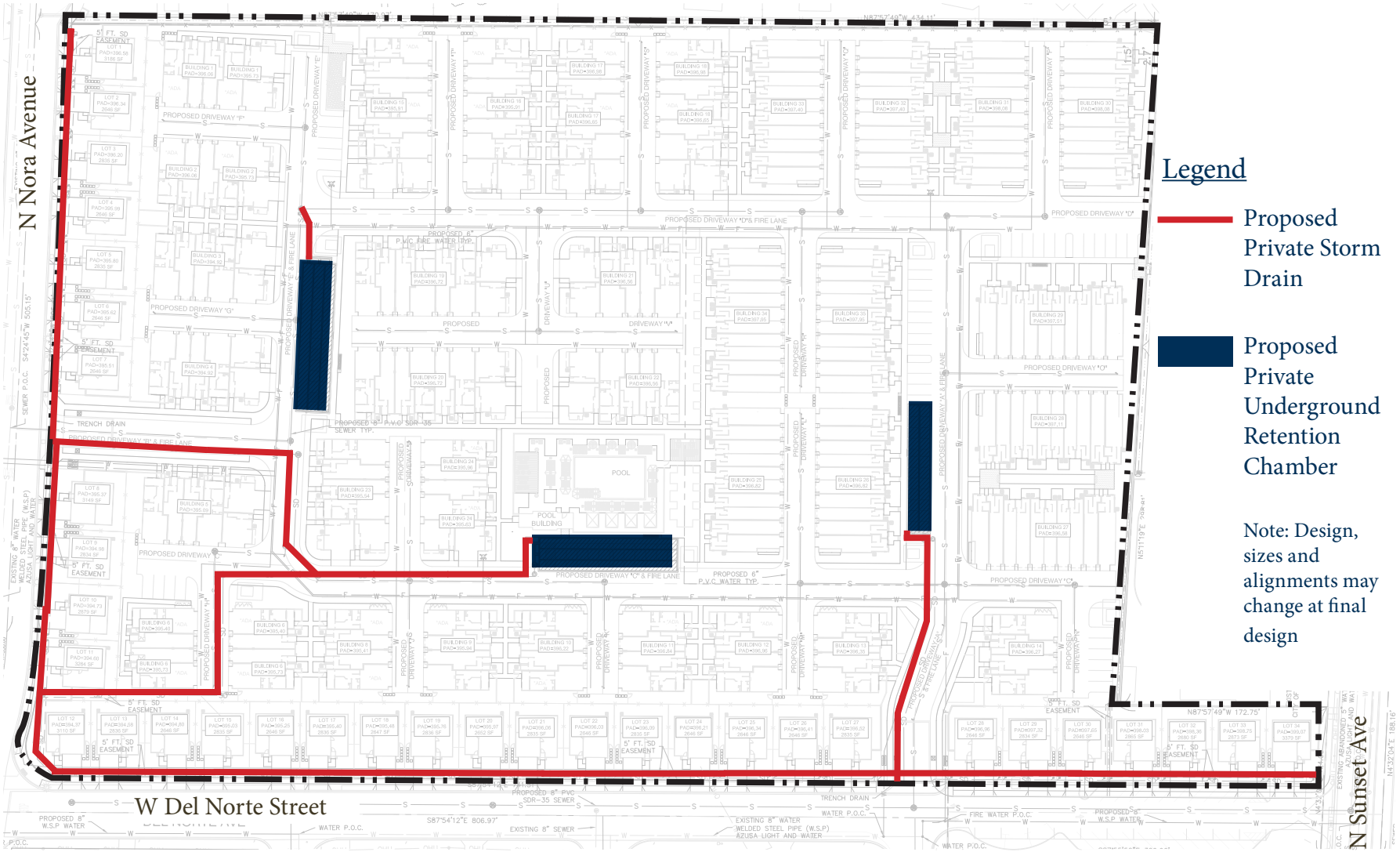


Exhibit 5.2: Conceptual Storm Drain Plan

Not to Scale

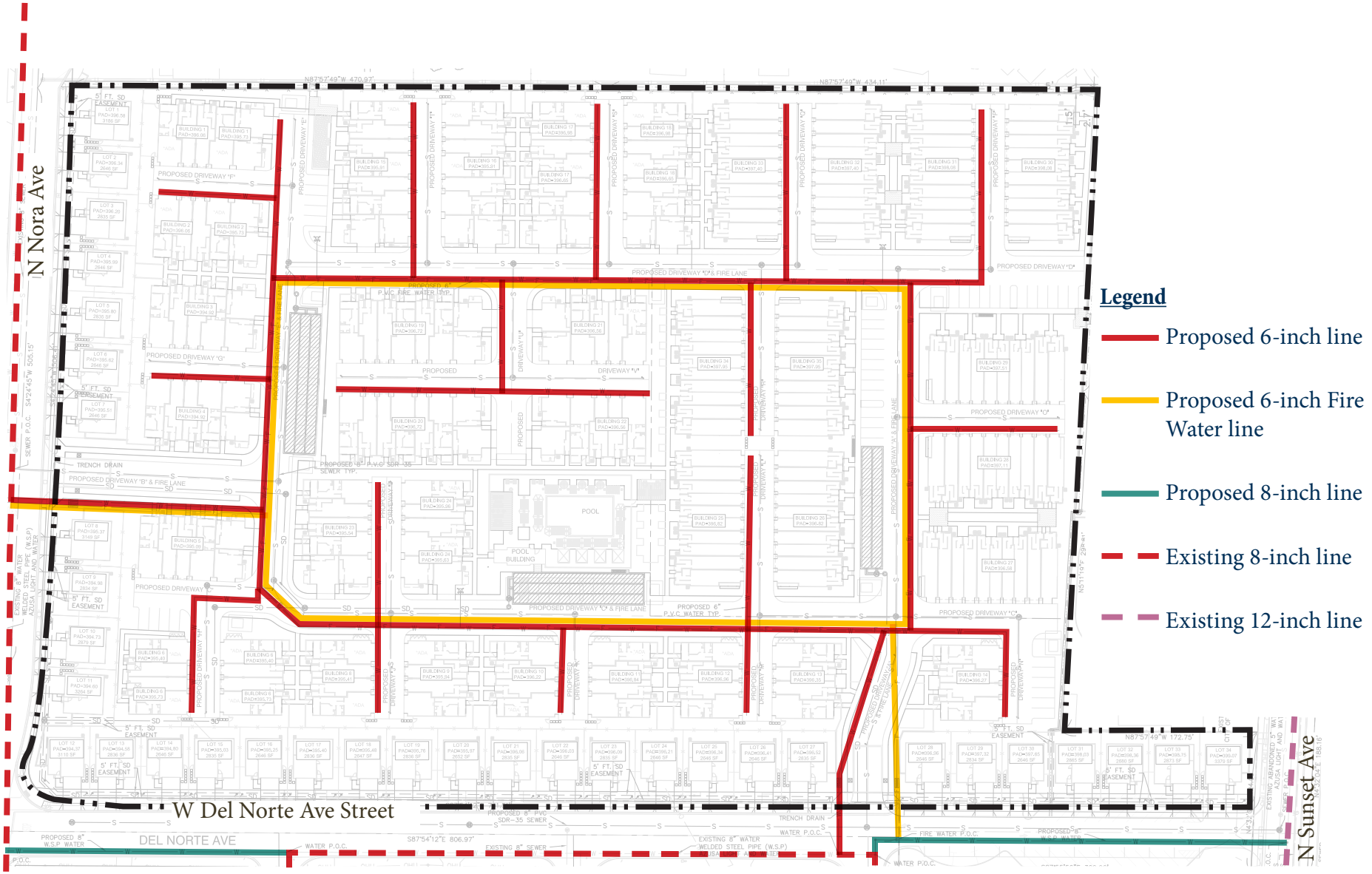


Exhibit 5.4: Conceptual Domestic Water Plan

before connecting to the San Jose Creek East Water Reclamation Plant (WRP) . There, contaminants are removed from the sewage through a multi-stage process, which includes settling, filtering, and biological and chemical treatment. The treated water is then discharged into local waterways or used as reclaimed water.

The proposed public sewer system for the specific plan area is illustrated in **Exhibit 5.4: Conceptual Sewer Plan**. The proposed gravity sewer system consist of a series of 8-inch polyvinyl chloride pipe (P.V.C) that convey flows to an existing 8-inch pipe in North Nora Avenue or a new 8-inch pipe in N Del Norte Street that will connect to an existing 8-inch pipe in N Sunset Ave. Pursuant to a sewer capacity study prepared for this project, no additional off-site mitigation is required.

5.5 SOLID WASTE

The City contracts with a private hauler, Athens Services, for residential and commercial solid waste and recycling pickup and disposal. Each home will be provided with three individual carts: a black cart for trash, recycling, and a green can for organic waste. Carts will be stored in garages or in private fenced yards on non-collection days. On collection day, residents will be required to place their carts along the designed collection route for collection by Athens Services. Waste collected from the specific plan area is taken to a materials recovery facility.

Non-hazardous construction and demolition waste shall be recycled or salvaged pursuant to CalGreen. Prior to issuance of building permits, a Waste Management Plan (WMP) for Construction and Demolition shall be provided. Additionally, documentation and approval from the WMP Compliance Official shall be required prior to final inspection and approvals to demonstrate that the waste diversion requirement have been met.

5.6 ELECTRICITY & NATURAL GAS

Electrical power is provided by Southern California Edison. No major improvements to the local distribution networks will be needed to support the growth facilitated by this specific plan. All new lines are required to be installed underground. No natural gas connection is proposed for the project.

New development within the specific plan area will be required to meet the requirements of the California Energy Code (Title 24) and CalGreen. Title 24 and CalGreen include the most stringent requirements for energy conservation in the country. To meet these requirements, all new development within the specific plan area will include rooftop photovoltaic (PV) solar panels, energy efficient lighting and appliances, cool roofs, energy efficient windows, and other design features that significantly conserve energy.

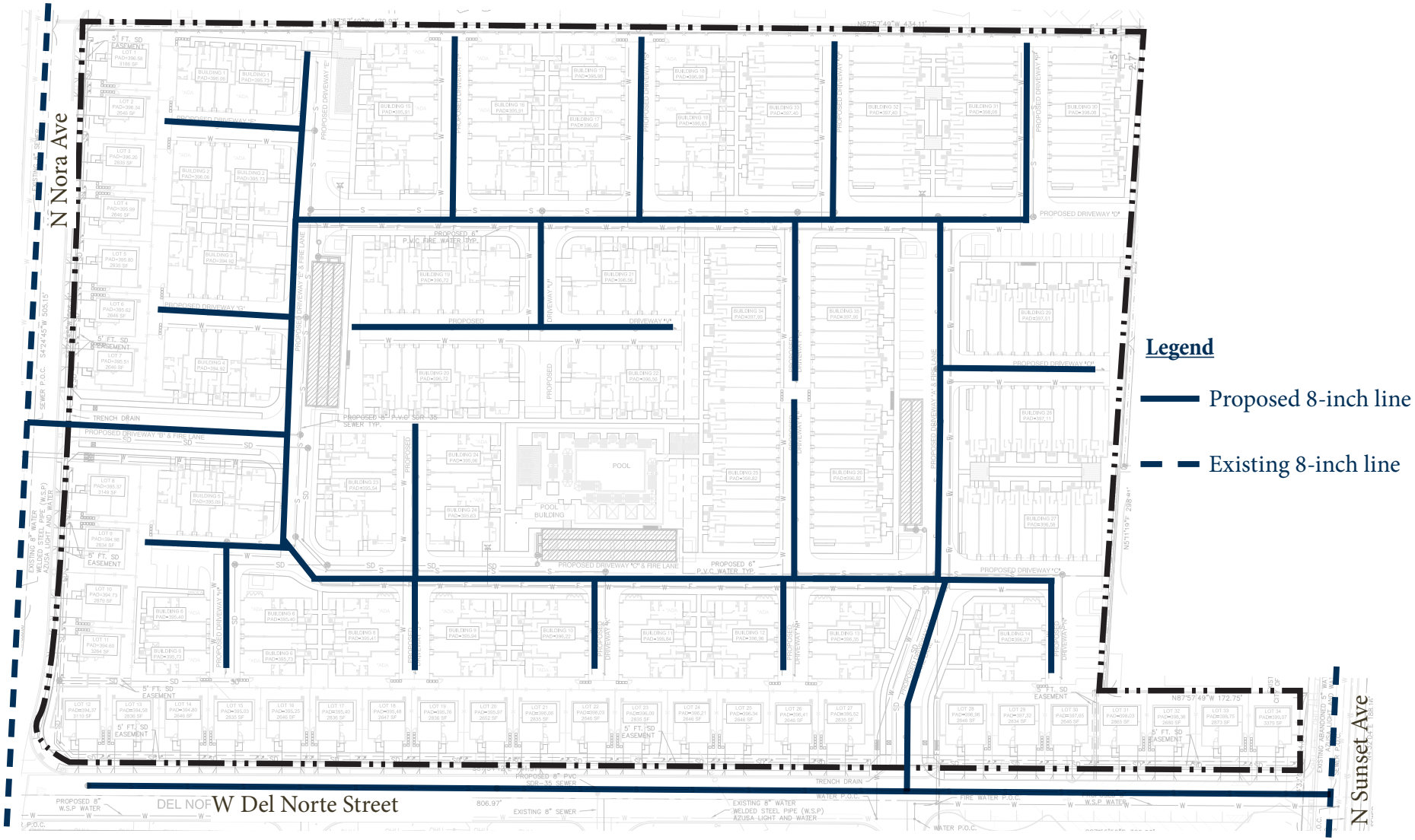


Exhibit 5.4: Conceptual Sewer Plan

5.7 BROADBAND & TELECOM.

Broadband and telecommunications services are provided by Spectrum, Frontier, Direct TV and AllConnect (Direct TV). All new dry utilities are required to placed underground to the extent feasible.

5.8 SCHOOLS

The specific plan area falls within the boundaries of the West Covina Unified School District. The assigned elementary school (Grades K-5) for the specific plan area is Monte Vista Elementary School. The assigned Middle School (Grades 6-8) for the specific plan area is Edgewood Middle School. The assigned High School (Grades 9-12) for the specific plan area is Edgewood High School.

5.9 PUBLIC SAFETY & EMERGENCY SERVICES

Public Safety services are provided by the City of West Covina Police Department. The community has been designed with Crime Prevention Through Environmental Design (CPTED) principles in mind. Buildings are oriented with front doors and windows facing public sidewalks and common areas to allow for natural surveillance. The landscape plan utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. These way-finding features include entry monumentation at both vehicular entrances and pedestrian portals in key locations. Walls, fences, bollards, and shrubs are also used to reinforce public areas from private spaces. Finally, the requirement for an HOA will ensure that properties are properly maintained to prevent the specific plan area from becoming an attractive nuisance.

The West Covina Fire Department provides fire emergency services throughout the City. The specific plan area is located within the Fire Station 3 District. Fire Station No. 3 is located at 1433 West Puente Avenue, approximately 1.2 miles from the site to the east. Response time to the specific plan area is less than three (3) minutes.

The proposed community is designed to accommodate emergency access to the site as illustrated in **Exhibit 5.6: Conceptual Fire Access Plan**. Fire access routes have been designed to meet the minimum width and turning dimensions as required by the fire department. Furthermore, all buildings will be constructed to meet the current building code requirements for fire safety.

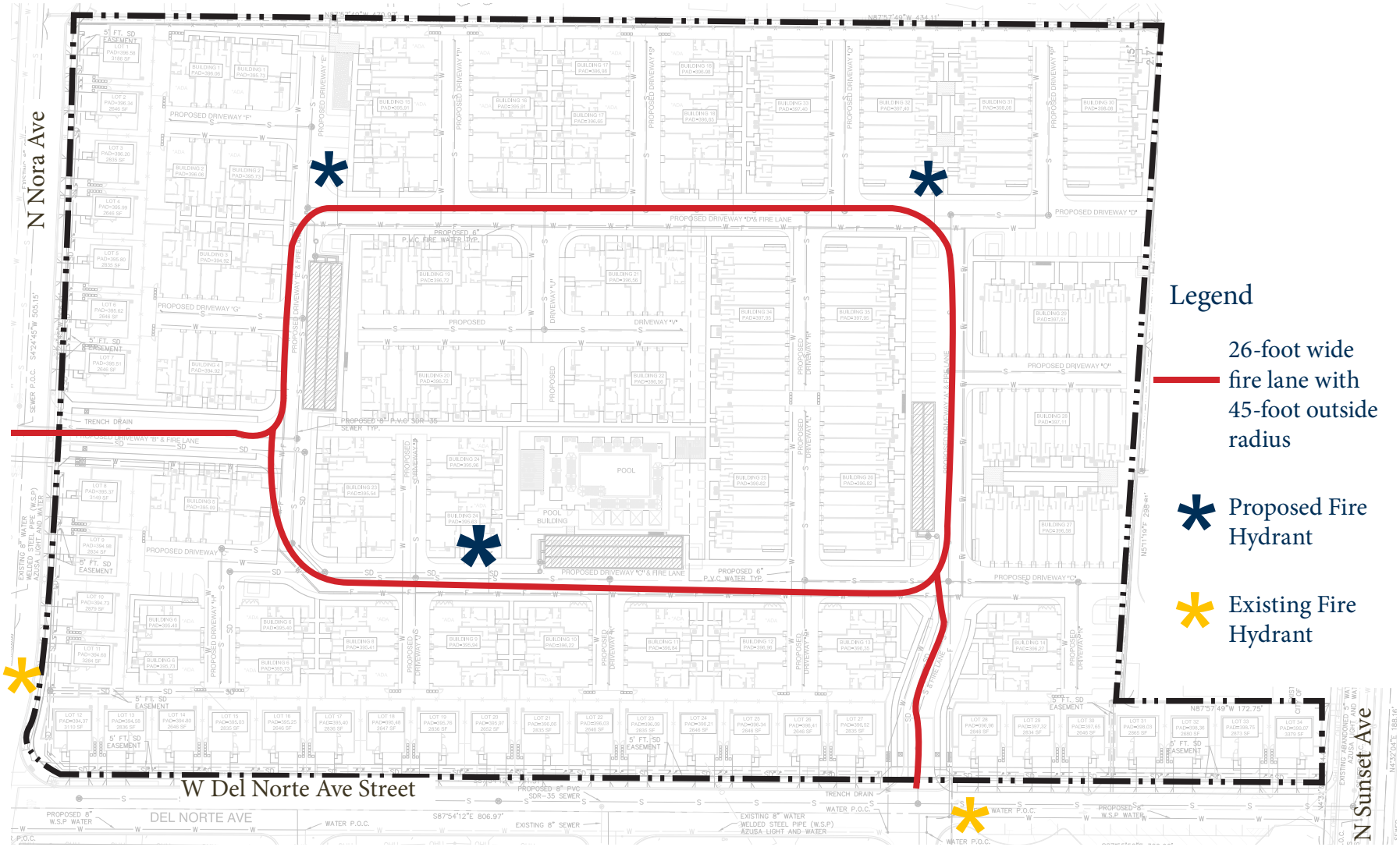


Exhibit 5.5: Conceptual Fire Access Plan

6 - ADMINISTRATION & IMPLEMENTATION

6.1 Administration

The Del Norte Specific Plan shall be adopted by ordinance. At the time of adoption of the Del Norte Specific Plan, concurrent applications shall be approved for overall site development through General Plan Amendment, Zone Change, Precise Plan, and Tentative Tract Map.

The Administration section is intended to provide the regulatory framework for any subsequent entitlements that shall be required and is consistent with the WCMC.

All other ordinances and sections of the WCMC shall also apply, unless such standards are inconsistent with the provisions and objectives of the Del Norte Specific Plan in which case, the Specific Plan shall apply.

6.1.1 Interpretations

The Planning Director of the City of West Covina, or their designee, shall have the responsibility to interpret the provisions of the Del Norte Specific Plan.

6.1.2 Substantial Conformance

"Substantial conformance" means that any proposed activity, construction, and development complies with the Del Norte Specific Plan, adopted mitigation measures, and project conditions of approval; where no additional units, property, or parcels beyond that provided by the specific plan or approved map are involved; approved minimum lot sizes and setbacks are maintained; proposed construction is consistent with the architectural guidelines provided in the specific plan; no grading beyond substantial conformance limits is proposed; and no significant environmental impact is created. The Planning Director or their designees shall make a determination of substantial conformance prior to the issuance of any permits or approval of plans. No written determination is required provided that plans submitted to the city for approval exhibit substantial conformance with the Del Norte Specific Plan.

6.1.3 Modifications & Minor Adjustments

In order to provide flexibility to the review process, the Planning Director, without a public hearing, may approve through a Minor Site Plan Review any minor adjustments to the project of a development standard for yards, setbacks, and architecture.

6.2 Implementation

The following section describes how the Del Norte Specific Plan will be built and financed.

6.2.1 Phasing

The community shall be developed in two (2) phases:

- Phase 1 shall include demolition of all structures and clearing of the site, grading, and installation of all utilities and roadways. Phase one is anticipated to last approximately six (6) months.
- Phase 2 shall include the construction of all buildings. Phase 2 may be further divided into sub-phases and is expected to last approximately twenty-four (24) months depending upon market conditions.

All new development shall provide the appropriate level of public improvements, services, and utilities to adequately serve the proposed uses for each phase of development. Confirmation by the Public Works Department of adequate facilities shall be provided prior to the issuance of building permits.

If needed, temporary on-site private streets and drive aisles shall be provided subject to the approval of the Public Works and Fire Departments.

Each undeveloped phase shall be maintained in a weed free condition.

6.2.2 Financing

All private infrastructure improvements shall be funded entirely by the developer of the community. Public improvements shall be conditioned to be completed by the developer as determined appropriate by the City of West Covina. The developer shall pay any applicable fees to the City of West Covina or other applicable agencies if required for connection and/or capacity expansion fees (or other similar fees). The City of West Covina shall ensure and developer shall install adequate facilities available to serve the project prior to issuance of an occupancy permit for any portion of the project consistent with the phasing policies describes in section 6.2.1.

Consistent with the City of West Covina's requirements or mitigation measures identified in the Mitigated Negative Declaration, the project developer shall be required to pay fees or contribute to public service facilities on a prorated share based on the project impacts to public services. Confirmation that the project has met it's fair share contribution to public services shall be required prior to the issuance of a building permit or occupancy permit, as determined by the Public Works Director.

6.2.3 Maintenance

The Del Norte Community shall have a private Homeowners Association (HOA). The association shall provide maintenance of all private common area improvements, including landscape, fence, and wall repairs. The HOA shall also be responsible for all private streets, alleys, and motor courts. Lastly, the HOA shall be responsible for all front yard landscape improvements.

All improvements within the specific plan area shall comply with maintenance of standards, buildings, and structures for Multi-Family Zones as specified in the WCMC.

APPENDIX A - GENERAL PLAN CONSISTENCY ANALYSIS

GENERAL PLAN CONSISTENCY ANALYSIS

The General Plan Consistency Analysis provides a summary of applicable goals, policies, and actions to demonstrate the specific plan's compliance with the General Plan as required by State law. Related policies and actions have been grouped together, where appropriate, to provide a more concise discussion. Policies and actions, indicated with a "P" and "A" prefix respectively, are highlighted in orange and are followed by a brief analysis of the how the specific plan implements them.

General Plan Part 2 – 1. Natural Community

"Our goal is to live in balance with our natural environment by preserving the existing open spaces; improving the quality of natural resources; and greater access to open space."

P1.1 Promote alternative transportation modes like walking, biking, and transit that reduce emissions related to vehicular travel.

The Del Norte Specific Plan promotes alternative modes in a variety of ways. Biking is supported by providing bicycle parking in compliance with CalGreen. Transit is located at the intersection of W Rowland Avenue and N Sunset Ave and at the intersection of N Sunset and W Workman Ave, less than a quarter mile south of the site.

P1.2 Promote the use of energy-efficient vehicles.

The project supports the use of energy efficient vehicles by providing EV charging in compliance with CalGreen.

P1.3 Minimize the adverse impacts of growth and development on air quality and climate.

The project minimizes the adverse impacts of growth and development on air quality and climate by providing high density housing within walking distance of transit stops and local parks. Proximity to these uses may reduce the number of vehicle miles traveled and promotes the use of alternative modes of travel. Furthermore, the project with comply with CalGreen and the current energy code, which requires the provision of EV charging, bicycle parking, energy efficient appliances, increased insulation, high performance windows, solar roof panels, water efficient landscaping, and more. These design features all contribute to a reduction in energy use and vehicle emissions, which help minimize impacts on air quality and climate.

P1.5 Where appropriate, new development shall minimize impervious area, minimize runoff and pollution, and incorporate best management practices.

In accordance with regional and local regulations, Best Management Practices have been implemented as part of the stormwater treatment plan for the site to prevent pollutants from entering the storm drain system. The typical path of travel for the onsite runoff are as follows: flows overland and gets intercepted by either catch basin, trench drain, or area drains. Flows through a storm drainpipe to a hydrodynamic separator for pretreatment, then to a storm drain manhole and then to the infiltration chambers located underneath the guest parking spaces.

P1.6 Preserve, conserve, and add to public open space.

A1.6b Continue to add public open spaces through developer dedication, in-lieu fees, or conservation easements.

The developer is required to pay in-lieu fees for parkland. In addition, the project provides on-site recreational amenities, which will reduce the demand on public parks and open space areas.

P1.9 During the review of public and private development projects, analyze potential impacts to views of natural areas from public streets, parks, trails, and community facilities.

There are no views from or through the site and the proposed project will not impact any views.

P1.10 To preserve nighttime views within and immediately adjacent to single family residential zones, require property owners within and directly adjacent to these zones to utilize shielding and directional lighting methods to direct lighting away from adjoining properties.

A1.10 Adopt development standards that prevent glare and light trespass and assess the impact of outdoor lighting during the development review process

Section 2.3.10 of the specific plan requires that site lighting be evaluated as part of the design review process and includes lighting standards designed to minimize skyglow and reduce light trespass onto adjacent properties.

P1.11 Plant to maximize the social, economic, and environmental benefits of trees.

A1.11a Develop a street tree master plan for the downtown area as part of the Downtown Plan and Code. Develop urban design strategies with unique palettes of trees that add character to the street space. Consistency and variation in tree form, color, and seasonal display can be used to create dynamic and harmonious streetscapes.

A1.11c Pursue an expanded and equitable distribution of trees and greening throughout the City. Fill in the gaps in canopy cover, address aging tree population, and identify vacant and new planting spots. Target planting where pedestrian and

public realm improvements are prioritized such as safe streets to schools and parks. Set a citywide tree canopy coverage goal.

The projects landscape concept has been designed to plant and replace street trees along both the N Nora Avenue and W Del Norte Street frontages. This new landscape plan will greatly increase the number of street trees. Within the site, a tree survey was conducted.

General Plan Part 2 - 2. Our Prosperous Community

"Our goal is to maintain and monitor West Covina's fiscal health, reinforce the West Covina's image as a great place to Live, Work and Play in the San Gabriel Valley, and nurture local businesses and attract non-retail jobs."

P2.1 Maintain and enhance the City's current tax base

A2.1 While the City of West Covina has a significant inventory and variety of retail space, there should be continuing efforts to improve the performance of retail establishments in terms their generation of taxable sales for the City. The City is fortunate enough to capitalize on its location along the I-10 corridor with a regional mall, several big box stores, and a cluster of auto-dealers, and numerous neighborhood and community serving retail centers. Strategies and actions to enhance retail performance may include:

- Attract unique eating and drinking, and ethnic dining establishments to the downtown area that can capture a greater share of local food and beverage dollars. Local and regional eating and drinking establishments (as well as some national fast-casual chains) drive visitation and can add to the 'authenticity' of a vibrant downtown district around Plaza West Covina. Carefully curate the retail and dining offer of downtown West Covina with targeted retail recruitment in a manner that complements new developments, public realm investments, and existing and on-coming retail in established retail centers.

- Improve connections to the Mall from Surrounding Areas. In order for the mall visitors to support other complementary retail and dining in the downtown area and vice versa, creating strong connections to both the Glendora Avenue Corridor and the Civic Center from the Mall location can help create a more integrated downtown district.

- Explore Opportunities to Reposition Underperforming Strip Centers along Corridors. While as of 2015, some of the neighborhood and community serving retail centers are doing well, the City has a significant inventory of undifferentiated retail centers and stand-alone retail, many of which compete with each other, driving down sales performance. The City should explore opportunities to encourage the repositioning of some of these underperforming retail real estate, which either achieve rents below that in comparable retail markets, or have not been renovated within the past 15 to 20 years. In addition to renovation and

reinvestment in the capital facilities some of the existing under-performing retail real estate can be repositioned with a mix of other employment of residential uses and possibly smaller but higher performing retail footprints.

The proposed project supports nearby retail uses by diverse housing opportunities within a area that is predominately single-family residential.

A2.1c Ensure that new development is not a fiscal burden to the City. The City should adopt a clear set of policies to ensure that new development does not impose any fiscal burdens to the City and does not take away resources from providing the current level of services. This is typically achieved by requiring proponents of new developments to provide a fiscal impact analysis of proposed projects, and have it peer reviewed by an independent consultant (compensated by the project proponents), prior to approving final entitlements. While it is not suggested that all projects be fiscally positive as a requirement for approval, as there may be projects considered by the City for their strategic importance or catalytic potential, it is important that the fiscal impacts of new projects are publicly circulated and reviewed as part of the City's decision making process.

The proposed project will have a positive fiscal impact for the City. Impact fees will be paid by the applicant. These fees help will help to ensure that the new infrastructure ans services are available through the City. In addition, residents of the project will be paying property taxes that will generate a net fiscal benefit for the City.

P2.3 Focus new growth in the Downtown Area to create vibrancy and invest in key public improvements. West Covina should capitalize on developer interest in Downtown, with targeted improvements that will encourage further investment.

A2.3a Invest in infrastructure and improve the public realm. A cohesive "sense of place" and aesthetic appeal is increasingly important to a broad range of demographics and implementing public realm improvements will be essential to capturing new development. West Covina should prioritize realizing the improvements identified in the General Plan update during regular streetscape upgrades, as well as investing in targeted improvements. In addition to streetscape, signage, and lighting improvements, the City should consider aesthetic improvements to the Walnut Creek Wash in partnership with County and other regional partners. The improved Wash can become a recreational and leisure hub for residents and visitors. The City should create a targeted downtown infrastructure implementation plan as part of the City's capital development and public works plan, and prioritize investments based available resources.

P2.5a Encourage transformative development in the triangle bounded by Glendora Avenue, Vincent Avenue, and Interstate 10.

Although the project is not located in the downtown, the specific plan area serves as a gateway to the residential area off of Interstate 10. As such, improvements to the N Sunset Avenue corridor will benefit the downtown and will encourage additional future investment in the downtown area.

P2.6 Create a diversity of housing options. Younger demographics are increasingly drawn toward urban-style, walkable living, as are baby boomers who value their independence, but anticipating limited mobility, are moving to multifamily homes in close proximity to transit, retail, food and dining, and entertainment choices.

A2.6a Support higher-intensity and high-quality multifamily development in the downtown. Encourage multifamily projects that are urban in design and facilitate a pedestrian oriented environment by utilizing ground-floor retail, and active and vibrant streetscapes. West Covina should promote opportunities, engage developers, and support higher-intensity, mixed-use multifamily residential development. The City can work to familiarize the development community with the City's General Plan and Vision for Downtown, and emphasize the City's commitment with a priority list of infrastructure investments, and expectations in terms of development/design quality.

P2.7 Target employment based uses to downtown. West Covina's employment base as of 2015 is dominated by retail trade, which as an industry, is projected by the Southern California Association of Governments (SCAG) to have relatively slow growth over through 2025. Education, healthcare and professional services, however are expected to have above-average growth, and capturing one or more major employers in these sectors could not only improve the City's economic strength and provide high-quality jobs for residents, but could also anchor one of many key currently underutilized sites in West Covina's downtown, and support the City's fiscal health.

The Del Norte Specific Plan provides new medium- to high-density housing options in walking distance of retail, food and dining, and entertainment choices, which are appealing to a young professional demographic. Offering new, attractive, and economical housing options for these buyers within walking distance of downtown can create an employment base for the type of businesses the City seeks to attract.

General Plan Part 2-3. Our Well Planned Community

"Our goal is to direct new growth to the downtown area where development pressures are the greatest and change is desired, while protecting the stable residential areas; target housing and job growth in strategic areas along the corridor; and encourage pedestrian-oriented mixed-use development, while providing vibrant public gathering places."

P3.1 Preserve existing housing stock.

A3.1 Incorporate standards in the development code to preserve the existing form and character of stable residential areas and prevent encroachment of incompatible land uses and intensity.

P3.2 Support vibrant, economically strong neighborhoods through education and enforcement of property maintenance regulations.

A3.2 Establish incentives to upgrade the appearance of poorly maintained or otherwise unattractive sites, and enforce existing land maintenance regulations.

P3.3. New growth will complete, enhance, and reinforce the form and character of the unique West Covina neighborhoods, districts, and corridors.

A3.3. Adjust regulations for the neighborhoods, districts and corridors to reflect the nature of intended change.

The Specific Plan is designed to redevelop an aging school site with new, high quality residential uses that are designed to complement the adjacent established residential neighborhood. By adopting a specific plan, the accompanying development regulations are designed specifically to complete, enhance, and reinforce the character of the neighborhood The Specific Plan also requires the implementation of a HOA who will be responsible for enforcing CC&Rs and maintaining commonly owned parcels, including the front yards along N Nora Avenue and W Del Norte Street. This maintenance entity will ensure that the proposed improvements to this property will remain attractive and in good repair for the long-term, thereby supporting the stability of the neighborhood.

P3.4 Direct new growth to downtown area and the corridors. Adapt economically underused and blighted buildings, consistent with the character of surrounding districts and neighborhoods, to support new uses that can be more successful. Provide opportunities for healthy living, commerce, employment, recreation, education, culture, entertainment, and civic.

The specific plan area is currently owned and operated by the West Covina Valley Unified School District. The District's decision to sell the property indicates that this location is no longer needed to serve the educational needs of the community; therefore, a new use must be assigned to allow the property to be developed to its highest and best use. As an infill site, residential uses offer the most compatible use. New homes will replace aging school buildings and new landscaping and street trees will revitalize both corridors, improving walkability and the character of the area. The proximity to transit, shopping, entertainment, and services as well as convenient freeway access make this an ideal opportunity for high density housing; however, adjacencies to existing single family neighborhoods require a more moderate density to preserve the character of these established neighborhoods. The Specific Plan proposes a blend of residential densities that appropriately address the single-family adjacencies with limited height and density while allowing for the increased densities that are appropriate for the northeast portions of the site. This proposal offers the City an opportunity to implement general plan goals for more efficient and sustainable development that capitalizes on transit and walkability while also supporting the goal of preserving established neighborhoods.

A3.2 Adopt form-based codes for the Downtown area and Corridors that:

- Utilize clear development requirements tailored to the community's vision;
- Increase land use choices and encourage community vitality;
- Foster a rich public realm, with engaging private frontages, complete streets, and access to a range of open spaces;
- Insist on the highest standards of quality in architecture, landscaping, and urban design; and
- Offer predictable streamlined development review process and produce predictable outcomes.

Although the Specific Plan is not form-based, it fulfills the intent by providing a clear vision for the property with accompanying development standards designed to foster improved corridors along N Nora Avenue and W Del Norte Street with private frontages that engage the sidewalk and street. Design Guidelines provide high standards of quality for architecture and landscaping with clear direction and a defined development review process for implementing the Specific plan.

P3.6 Reduce West Covina's production of green-house gas emissions and contribution to climate change and adapt to the effects of climate change.

A3.6 Key land use adaptation strategies to reduce greenhouse gas emissions are:

- Promoting transit-oriented infill development, and
- Providing incentives for high-performance buildings and infrastructure.

The Specific Plan proposes infill residential development within walking distance to transit, retail, entrainment, and services. These adjacencies promote a reduction in vehicle trips, thereby reducing emissions that contribute to climate change. Buildings will also be constructed to current building code standards that require high-performance net-zero buildings, water efficient landscaping, parking for bicycles, charging for electric vehicles, and more that significantly reduce greenhouse gas emissions when compared to existing housing and the uses that currently exist on site.

Part 2 – 4. Our Accessible Community

Our goal is to provides safe access for all users—pedestrians, cyclists, public transit users, and motorists—of all ages and abilities. Design streets that consider both the existing and future context of transportation and land use and seek to be in harmony with the adjacent area's history, environ-mental resources, and overall aesthetic.

P4.1 Coordinate and integrate land use, economic and transportation planning policies.

A 4.1 Adopt a new land-use oriented system of street classifications as described in the City¬wide Thoroughfare Plan.

The proposed land uses support the vision of integrated landscape and transportation by providing higher densities of housing within walking distance of transit, shopping, entertainment, and services.

P4.8 Implement "green" streetscape elements for purposes of beautification, carbon reduction and stormwater runoff management.

A4.8 As part of the green infrastructure plan, develop a strategy to increase the tree canopy along existing arterial streets by 25 percent.

The W Del Norte Street and N Nora Avenue frontages currently have minimal street trees. Both frontages will be planted with new street trees spaced approximately 30 feet on center, thereby increasing the tree canopy by more than 90%, beautifying these two corridors, increasing carbon sequestration, and shading sidewalks to reduce heat island effect and provide pedestrian comfort.

P5.4 Buildings, lots, and blocks primarily scaled around the pedestrian and transit, creating a human-scaled spatial enclosure. Buildings should be informed by surrounding physical context, the adjacent landscapes, structures, local conditions, building traditions, and the microclimate.

A5.4 Adjust development regulations and review processes to require assessment and appropriate response to local context.

The project was designed with the local context in mind and development standards including density, height, setbacks, and more were specifically designed to reflect these adjacencies. Homes are required to provide front doors along W Del Norte Street and N Nora Avenue and will be enhanced with porches, patios, and other design features that provide pedestrian scale and engage the sidewalk. Street trees are also required to shade sidewalks and provide pedestrian comfort.

P5.6 Continue existing beneficial energy conservation programs, including adhering to the California Energy Code in new construction & major renovations.

Homes will be designed to current Building Code standards, which require the highest level of energy consideration including the installation of photovoltaic panels (solar roofs), increased insulation and low-E windows, energy efficient appliances, and more that result in high performance net-zero energy homes.

P5.7 Manage & develop safe, reliable, economical water supply for existing & planned new customers.

A5.7 Reduce demand through water conservation techniques.

Homes and landscaping will be designed to current Building Code standards, which require energy conservation through the use of smart irrigation controller, low flow toilets, water efficient appliances, and more.

P5.8 Ensure provision of adequate sewer system capacities to serve existing & planned development.

A5.8c Pursue construction of new or replacement sewer lines consistent with the City's Sewer System Management Plan.

As part of the preparation of the Specific Plan a sewer capacity study was completed. No off site improvements are required.

P5.9 Provide adequate facilities & services for the collection, transfer, recycling, & disposal of refuse.

As part of the preparation of the Specific Plan, Athens Services was consulted and a waste collection plan was developed to ensure that adequate waste management services are available and accommodated to serve the waste collection needs of the proposed residential uses.

General Plan Part 2 – 6. Our Healthy and Safe Community

" Our goal is to create environments that encourage safe and healthy lifestyles and maximize the opportunities for physical activity. Well-designed public and semi-public realm foster social interaction, and good programming can draw people out of their homes and into their community."

P6.1 Promote and support transportation decisions that reduce driving and increase rates of transit use, walking, and biking.

A6.1b The development review bodies should con¬sider active living as a development criteria and encourage: Where practical, locating the building near transit and a diverse mix of uses; Siting the building to encourage walking; and Securing bicycle parking, and where feasible, other cycling friendly facilities such as showers and lockers.

The Del Norte Specific Plan promotes alternative modes in a variety if ways. Biking is supported by providing bicycle parking in compliance with CalGreen.

P6.2 New and renovated buildings should be designed and constructed to improve the health of the residents, workers, and visitors.

Homes and landscaping will be designed to current Building Code standards, which include measures for healthy and comfortable buildings including standards for thermal comfort, ventilation, and more.

P6.7 Preserve and strengthen social capital by supporting formal and informal social networks in the community.

A6.7 Increase access to safe, comfortable, and interesting public spaces.

The specific plan requires a minimum amount of common open space areas that must be improved with amenities and landscaping. These areas provide opportunities for people to gather and form formal and informal social networks with their neighbors in safe and comfortable spaces.

P6.12 Address safety during development review process.

A6.12a Incorporate Crime Prevention Through Environmental Design (CPTED) principles and best practices into zoning ordinances and development review processes for new development and major rehabilitation.

Public Safety services are provided by the City of West Covina Police Department. The project has been designed with Crime Prevention Through Environmental Design (CPTED) principles in mind. Buildings are oriented with front doors and windows facing public sidewalks and common areas to allow for natural surveillance. The landscape plan utilizes the use of walkways, fences, lighting, signage, and landscape to clearly guide people and vehicles to and from the proper entrances. These way-finding features include entry monumentation at both vehicular entrances and pedestrian portals in key locations. Walls, fences, bollards, and shrubs are also used to reinforce and define public areas from private spaces. Finally, the requirement for an HOA will ensure that properties are properly maintained to prevent the specific plan area from becoming an attractive nuisance.

P6.14 Address fire-prevention during development review process.

Section 5.9 of the Specific Plan addresses fire prevention.

P6.15 Limit the exposure to potential natural hazards through adoption and enforcement of appropriate building standards, land use controls, and environmental review.

A 6.15a Require all development to comply with the provisions of the latest California Building Code, including provisions related to design and engineering to mitigate potential impacts from seismic events, fires, and other hazards.

All buildings are required to be constructed to current Building Code requirements.

A6.15c Require CEQA environmental reviews to analyze and as necessary mitigate potential natural hazards on a site-specific basis.

The CEQA review analyzed potential hazards and determined that the potential impact of natural hazards is less than significant. Please refer to the Initial Study - Mitigated Negative Declaration for details.

A6.15d Require Specific Plans to recognize the findings of this Safety Element as critical land use guidelines are developed for specific areas.

The CEQA review analyzed potential hazards and determined that the potential impact of natural hazards is less than significant; therefore, no additional safety guidelines related to natural hazards are required.

P6.23 Ensure that new development is not exposed to excessive noise.

A 6.23a Require new developments to reduce exterior noise levels for any usable outdoor area to the "normally acceptable" range in the City's land use/noise compatibility matrix, shown in Table 6.4 of this Noise Element.

A6.23c Require any residential component of all new buildings to comply with the requirements of the residential noise insulations standards of the most recent edition of California's building code.

P6.24 Ensure that new development does not expose surrounding land uses to excessive noise.

A6.24 Through the environmental review process, require applicants for new development proposals to analyze potential noise impacts on nearby noise-sensitive receivers before project approval. As feasible, require appropriate noise mitigation to address any identified significant noise impacts.

P6.27 Minimize the noise impacts of transportation facilities and improvements.

A6.27C Consider, where appropriate, tools for mitigating noise impacts of transportation facilities on new and existing development. Such tools may include noise insulation for interior spaces, site design solutions, and noise barriers such as sound walls and berms. Site design solutions such as setbacks are frequently preferable to barriers, and berms are frequently preferable to sound walls, for reasons of aesthetics and potential noise reflection effects.

The CEQA review analyzed potential noise impacts. The CEQA document includes mitigation measures that reduce all potential noise impacts to less than significant levels. Please refer to the Initial Study - Mitigated Negative Declaration for details.

General Plan Part 2 – 7. Our Creative Community

"Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life."

P7.3 Increase public art and cultural expression throughout the community.

The project is required to pay an in-lieu fee for public art.

P7.7 Assess, avoid, and mitigate potential impacts to archaeological, paleontological, and tribal resources through the CEQA review process for development projects carried out within the City. Comply with existing regulations relating to Native American resources, including California Environmental Quality Act Section 15064.5(d) and (e) and Public Resources Code §5097.98 concerning burial grounds, and Assembly Bill 52 and Senate Bill 18 for consultation with Native American tribes for development projects carried out within the City.

A7.7 Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resources. Notify California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.

The CEQA review analyzed potential impacts to historic, archaeological, and paleontological resources and includes mitigation measures to reduce all potential impacts to less than significant levels. Please refer to the Initial Study - Mitigated Negative Declaration for details.

General Plan Part 2 - 8. Our Active Community

"Our goal is to enhance the value of fitness and celebrate healthy living; improve the existing condition of public open spaces and facilities to encourage use; and acquire, develop, and maintain quality of public open spaces and trails."

P8.1 Encourage the distribution of a variety of park types and sizes throughout the City.

A8.1 Develop variety of new park types of different sizes and require them in new development.

P8.2 Encourage the development of non-traditional park types, including green belts, linear parks, urban trails, and pocket parks.

P8.4 Small and frequent open spaces should be dispersed throughout the neighborhood.

A8.4 Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs and require them in new development.

Although these policies and actions are intended for public parks it should be noted that the proposed project will pay its fair share of park fees and will also provide recreational amenities that serve as neighborhood and pocket parks for the specific plan community. These spaces and amenities support healthy living and reduce the need for residents to travel to public parks to enjoy recreational activities, thereby reducing the demand for similar public park facilities.