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VI. APPENDIX
I. INTRODUCTION

A. Purpose and Intent.

The purpose of this specific plan is to provide a land use mechanism to guide the recycling of the existing project site into an innovative, creative and livable residential neighborhood. It is the intent of this specific plan to utilize innovative urban design techniques and development implementation measures to promote a unique and "walkable" development project within the boundaries of the City of Bellflower.

B. Location and Site Features.

The proposed specific plan and development project is located in the City of Bellflower, at the approximate intersection of Artesia Boulevard and Carpintero Avenue. The location is due east of the intersection of Woodruff Avenue and Artesia Boulevard. The location map is provided in Exhibit A.

The project site is currently improved as a hospital, but the hospital use has closed as far as the building operation is concerned. The project site is approximately 4.05 acres in land area, and currently has zoning designations of P (Public) and C-G (Commercial). The project site is adjacent to P (Public) and C-G (Commercial) zoning to the west, single family residential (SF) to the south, R-2 to the east and south, R-3 to the east and C-G (Commercial) to the north.

C. Relationship to City Plans and Relevant Documents.

The City of Bellflower General Plan (Updated 1997) designates the project site as both “Public” and “Commercial”. The zoning classification for the project site includes both “Public” (P) and “Commercial” (CG), the boundaries of which correspond with those of the General Plan Land Use Map. In 1997, the Land Use and Circulation Elements of the Bellflower General Plan were updated to their current status. Subsequent to the effort, the Bellflower Zoning Map was amended to adjust zoning classifications on property to reflect the Land Use designations.

As free market factors continue to create property and land use pressure on all communities within the Greater Los Angeles Metropolitan Area, Bellflower has begun to experience development pressure and housing shortages indicative of the region. In March 2003, the Bellwood Hospital closed and sold their properties. The project site was one of the properties that were sold off in the closure of the Bellwood Hospital operation. About this same time period, the City began a comprehensive evaluation of land use conditions and opportunities for the overall Artesia Boulevard corridor.
The City has been diligently working on the Artesia Boulevard Corridor Land Use Study, and this work continues to the present day. The project site is within the boundaries of the study area for the Artesia Boulevard Corridor Land Use Study.

D. Authority.

The adoption of the Specific Plan No. 1 by the City of Bellflower is authorized by, and pursuant to, Section 65450 et seq. of the California Government Code.

E. CEQA Compliance.

The proposed development project and specific plan has been evaluated in accordance with the provisions of the California Environmental Quality Act (CEQA). An initial study was prepared, and it was determined that the project qualified for a Mitigated Negative Declaration.

II. SITE DEVELOPMENT CONCEPT

A. Land Use Designation.

The entire project site will be designated as Specific Plan No. 1 in the Bellflower Municipal Code, and as shown in Exhibit C. The boundaries of the specific plan are the boundaries of the proposed development project, and the property lines of the project site.

It is the intent of the specific plan to achieve an exceptional quality development through creative and innovative site planning, quality and creative architectural treatment, provision of appropriate site amenities and a commitment to high quality construction methods and materials.

B. General Plan Compliance.

The proposed project includes the change of the General Plan Land Use designation to "High Density Residential". This land use category currently exists within the Bellflower General Plan Land Use and Circulation Elements. The "High Density Residential" land use category is consistent with the proposed project and proposed Specific Plan No. 1.

C. Development Areas/Design and Concept Plan.

The proposed project consists of 65 townhouses arranged into nine (9) groupings of between three (3) and eleven (11) attached townhouses. The residential townhouses will consist of 65 market-rate, ownership properties, designed in a garden courtyard arrangement and "walk up" arrangement.
Each townhouse condominium unit is arranged in a two-story design, with the garage located beneath or adjacent to the two-story unit (for an overall three-story structure in the case of the garage being located beneath the townhouse unit). On-site guest parking will be located throughout the townhouse clusters or groupings. The residential townhouses will have access to recreational amenities such as the open space area and outdoor cabana.

The project site currently has access from Artesia Boulevard to the north, and Carpintero Avenue to the east. The project proposes to provide access for the townhouse residential units from Carpintero Avenue via a gated project entry. Vehicle access for each individual residential townhouse is provided from internal drive-aisles that connect to a central "collector" driveway. The garage for each residential townhouse opens onto the internal drive-aisles. The internal drive-aisles are 25 feet in width. The central "collector" driveway is 28 feet in width. On-site guest parking may occur in various locations throughout the residential townhouses. A project access and internal circulation diagram is provided as Exhibit H.

The project is proposed to be fully landscaped. The project landscaping includes, in addition to the landscaped courtyards, planters adjacent to the drive-aisles and the gated entrance on Carpintero Avenue. One of the strongest features of the proposed project is the design concept of the interior landscaped courtyards and the large community open space/recreation area. The residential townhouse units are arranged in a "U-shaped" design, where the front entrances to each townhouse unit opens onto the interior landscaped courtyard of each "grouping" of residential townhouses. Vehicle access to the garages is provided from a separate drive-aisle, so there is a separation between the pedestrian and landscaped areas of the project, and the vehicular areas. The community open space and recreation area consists of a landscaped open space of approximately 6,000 square feet of open landscaped area.

III. ALLOWABLE USES

The following list provides the "permitted" (P), "permitted with a conditional use permit" (C), and "prohibited" (N) uses within Specific Plan No. 1. Uses that are not listed and are not specifically prohibited may be allowed at the discretion of the Director of Community Development. All listed uses and descriptions are taken from the Standard Industrial Classification (SIC) manual published by the Executive Office of the President and the Office of Management and Budget.

Non-conforming uses shall be subject to the provisions of the Bellflower Municipal Code Chapter 19-20, which restricts non-conforming uses from being expanded, changed or intensified beyond what was legally established when the use became non-conforming.
All temporary uses and activities shall be authorized pursuant to the provisions, and temporary use permit requirements, of Chapter 19-16.10 of the Bellflower Municipal Code.

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Permitted</th>
<th>Permitted with CUP</th>
<th>Prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Single Family Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Duplex</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Multiple Family Residential</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Accessory Dwelling Units</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>5. Residential Care Facilities (includes nursing homes, convalescence homes, rest homes, congregate care facilities, independent living facilities and similar care facilities)</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>6. Boarding, rooming and lodging facilities.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>7. Transitional housing</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>8. Home occupations, pursuant to the provisions of BMC Ch. 19-2.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>9. Temporary uses, subject to the provisions of BMC Ch. 19-16.10</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>10. Uses not listed pursuant to the provisions of BMC Ch. 19-10.2c</td>
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IV. SITE DEVELOPMENT STANDARDS

A. General Design Criteria.

The following design criteria are intended to provide a minimum standard of expectation for the building design, landscaping materials and construction materials for the proposed project. The specific project architecture and building materials will be reviewed and approved pursuant to the provisions of this specific plan, as outlined in Section V, Plan Implementation.

1. Architectural Design/Style.

The residential townhouses are designed to create a series of building "clusters" arranged to face onto an interior courtyard. The exception to this design concept is the townhouse units that are adjacent to Carpintero Avenue, which have a "walk up" design theme that is visible to Carpintero Avenue. Also, the "walk up" design theme is utilized internally before transitioning to the courtyard design theme. The "walk ups" create a stronger street edge to Carpintero Avenue and encourages a friendlier pedestrian environment.
Specific Plan No. 1 does not require a particular architectural style or design. Architectural consistency in them is required, as well as "four-sided" architectural treatment. The residential townhouses shall also utilize design methods to eliminate the appearance of bulk, by creating varied elevation planes, broken and varied rooflines, the use of balconies and patio covers, chimneys and bay windows and similar architectural treatments. Furthermore, the residential townhouses shall be designed in a manner to eliminate the "canyon" feel that would otherwise occur when the building planes between two structures are flat and without variation.

2. Site Planning.

The project shall be developed in substantial conformity with the site plan attached as Exhibit F.

3. Construction materials and use of color

The project shall utilize quality construction materials throughout the project, including interior fixtures. In addition, multiple construction materials shall be utilized on the building exteriors to provide for varying and interesting textures, shading patterns, varying building relief and interesting architectural accent treatments. The use of building material varieties shall be done in such a manner that is compatible with the chosen architectural theme for the project. The use of extensive stucco colors and/or materials as accent features. Where feasible, the use of overhead trellises and awnings shall be incorporated into the project. Insofar as possible and feasible, "green" building design and construction methods shall be utilized.

The following materials shall be prohibited as exterior building treatment and fencing:

a. Plain concrete block;

b. Plain concrete (unless utilized in an overall architectural design theme);

c. Chain link;

d. Corrugated metal;

e. T-111 plywood; and,

f. Vinyl siding.
4. **Signage.**

The project shall have approved, pursuant to the provisions of Section V – Plan Implementation, of this Specific Plan, a Master Sign Plan prior to the installation of any signage. All signs located on the property shall conform to the provisions contained in the Master Sign Plan, as approved by the City of Bellflower. The Master Sign Plan shall provide for the following:

a. **Community entrance.** The community entrance from Carpintero Avenue shall include a project identification sign. Said sign shall be included in the Master Sign Plan.

b. **Real estate signs.** The display of real estate and political signs shall be subject to the provisions of the Bellflower Municipal Code.

c. **Business signs.** No display of business signs shall be allowed to be permanently or temporarily affixed to any residential unit.

d. **Directional/community signage.** Any on-site directional and informational signage, including the community recreation area and open space shall be included in the Master Sign Plan.

5. **Landscaping and hardscape.**

A master landscape and hardscape plan shall be approved pursuant to the provisions of Section V – Plan Implementation of this Specific Plan No. 1. The master landscape and hardscape plan shall identify landscape planting materials and hardscape treatments.

Enhanced streetscape treatment along Carpintero Avenue shall be provided in order to achieve an attractive and creative streetscape appearance along that portion of the public street that the project abuts. The City of Bellflower's Street Tree Master Plan shall apply as appropriate.
B. Residential Townhouse Development Standards.

<table>
<thead>
<tr>
<th></th>
<th>Development Criteria</th>
<th>Development Standard</th>
<th>Special Provisions and Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Maximum dwelling units.</td>
<td>65 units</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Maximum building height.</td>
<td>40 feet</td>
<td>3 stories are permitted within the overall building height envelope.</td>
</tr>
<tr>
<td>3.</td>
<td>Minimum Carpintero Avenue setback.</td>
<td>8 feet</td>
<td>The project shall be designed in such a manner as to encourage the maximization of the Carpintero Avenue street front for pedestrian use.</td>
</tr>
<tr>
<td>4.</td>
<td>Minimum building separation.</td>
<td>15 feet</td>
<td>The separation of residential building groupings shall be a minimum of fifteen (15) feet between building grouping.</td>
</tr>
<tr>
<td>5.</td>
<td>Perimeter setback. Minimum building setback to the project property line.</td>
<td>5 feet</td>
<td>The sideyard setback applies to the distance between the project boundaries and the residential townhouse structures.</td>
</tr>
<tr>
<td>6.</td>
<td>Interior building setbacks</td>
<td>None. (From interior drive-aisles and property lines within the Specific Plan)</td>
<td>Unvaried building planes shall not be allowed, unless they are architecturally enhanced through the use of architectural treatments and/or varied building materials.</td>
</tr>
<tr>
<td>7.</td>
<td>Minimum on-site parking.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a.</td>
<td>Enclosed vehicle spaces per residential unit.</td>
<td>2 enclosed vehicle spaces per residential unit.</td>
<td>Enclosed vehicle parking spaces shall be arranged in a side-by-side design, and attached to the residential unit to which they provide parking, as approved per Section V – Plan Implementation.</td>
</tr>
<tr>
<td>b.</td>
<td>Guest parking</td>
<td>65 spaces</td>
<td>One open parking space per residential unit arranged in a manner as approved per Section V – Plan Implementation.</td>
</tr>
<tr>
<td>8.</td>
<td>Outdoor Storage</td>
<td></td>
<td>Not allowed.</td>
</tr>
<tr>
<td>9.</td>
<td>Trash service</td>
<td></td>
<td>As approved pursuant to Section V – Plan Implementation.</td>
</tr>
<tr>
<td>10.</td>
<td>Equipment screening</td>
<td>No mechanical equipment shall be located in such a manner as to be visible to &quot;public&quot; view.</td>
<td>As approved pursuant to Section V – Plan Implementation.</td>
</tr>
<tr>
<td>11.</td>
<td>Undergrounding of utilities</td>
<td></td>
<td>Subject to the provision of the Bellflower Municipal Code.</td>
</tr>
</tbody>
</table>
V. PLAN IMPLEMENTATION

A. Administration.

The intent of this Administrative section is to consolidate as many development and entitlement procedures as possible into a single procedure. Thus, the Specific Plan No. 1 Development Review process has been designed as the primary development review tool in order to streamline the development approval process subsequent to the approval of the Specific Plan document.

1. Review Requirements. All structures shall be developed in conformance with the provisions of this Specific Plan.

   a. Development Review Committee. A development review committee shall be established to approve the detailed architectural and landscape architectural plans for the development project prior to the issuance of the building permits. Said development review committee shall meet as necessary and shall be comprised of the following members:

      i. A representative of the City Council.
      ii. A representative of the Planning Commission.
      iii. The Director of Community Development (or his designee).
      iv. The City Engineer.
      v. The Building Official (or his designee).

   b. Submittal Requirements. The plans and exhibits submitted to the Development Review Committee shall consist of the following items:

      i. Scaled and dimensioned site plan.
      ii. Scaled and dimensioned building elevations showing all building exteriors of all buildings.
      iii. Scaled and dimensioned floor plans and building cross sections (if necessary).
iv. Grading plan (including drainage scheme), prepared by a licensed civil engineer.

v. Complete inventory of building materials and color palette.

vi. Scaled and dimensioned landscape plan (including decorative hardscape).

vii. Any detail drawings and exhibits as necessary to provide information on various project features that require specific and detailed review. Such detail drawings may include the location and design menu of the Master Signage Plan, the project entrance and the community recreation area.

c. Fees and permit costs. The City may charge and collect in advance, appropriate and reasonable fees to offset the municipal costs that are incurred by the City in processing and permitting the development project. In the event such charges are disputed as to amount or timing, such dispute shall be submitted to arbitration under CCP1280 and, unless the applicant provides a bond or other security in an amount equivalent to the disputed charges, development shall not proceed until the issue is resolved.

2. Minor Modifications. Minor modifications to the project plans as provided herein are intended to encompass minor and reasonable deviations or alterations.

a. The Director of Community Development may waive the development review committee requirement for minor alterations to approved plans that do not create a noticeable difference in the exterior of the building design. Such minor alterations would not include the elimination of approved building materials.

b. The Director of Community Development may approve minor modifications to the site plan where it can be demonstrated that such modifications will not substantially alter the locations of structures and uses and will not result in alteration of any plan features such as open space, amount of parking spaces and similar items.
3. Determination of use. In addition to the permitted uses and uses permitted with a conditional use permit, presently unlisted uses may be permitted within Specific Plan No. 1 when approved in accordance with the Determination of Similarity as provided in the Bellflower Municipal Code. This section does not apply to those uses listed as prohibited.

4. Provisions for existing improvements. Existing improvements built in conformance to all building and zoning codes in effect at the time of construction may be maintained as currently existing, pursuant to the following provisions:

   a. Such existing improvements and site conditions may be maintained, repainted, repaired, and landscaping upgraded without having to conform to the provisions of this Specific Plan.

   b. Review and approval of such repairs, repainting and similar actions is required pursuant to the provisions of Section V – Plan Implementation.

   c. All proposed additions, enlargements and improvements shall conform to the development standards, as applicable, in Sections II, III and IV of this Specific Plan.

5. Appeal provisions.

   The determination of the Director of Community Development or the development review committee may be appealed to the City Council, pursuant to the provisions of the Bellflower Municipal Code.

B. Required Findings.

   A detailed plan review of the project may be approved by the Specific Plan No. 1 Development Review Committee, if on the basis of application, the plans, building materials, architectural design and landscaping/hardscape design exhibits submitted that the following findings can be made:

   1. The project is consistent with the provisions of Specific Plan No. 1,

   2. The project’s design and building architecture is complimentary and compatible with the adjoining properties to Specific Plan No. 1,
3. The project's residential townhouse building design and architecture incorporates interesting materials, design features, varying building planes, roof lines and accent features; and,

4. The overall project design and architecture provide an example of quality and innovative design, use of quality construction materials and creative use of landscape and hardscape materials in order to create a "signature" development for the City of Bellflower.

C. Review and Approval Authority.

The Director of Community Development's responsibilities shall include administering, interpreting and enforcing all requirements of Specific Plan No. 1, including the acceptance and processing of all land use permit applications. The Director of Community Development may refer matters involving development issues to the Development Review Committee, or Planning Commission, and may consult the City Attorney on questions of interpretation.

VI. APPENDIX

1. Exhibit A: Region Map
2. Exhibit B: Vicinity Map
3. Exhibit C: Project Site Map
4. Exhibit D: General Plan Land Use Change Map
5. Exhibit E: Zone Change Map
6. Exhibit F: Site Plan
7. Exhibit G: Close Up of Residential Townhouses
8. Exhibit H: Circulation Map
Artesia Boulevard Corridor

Vicinity Map

City of Bellflower
Specific Plan No. 1

Exhibit B
Subject Site: 10250 Aretesia Boulevard

General Plan Amendment Changing Land Use from P (Public) and C (Commercial) to MU (Mixed Use).

LEGEND:
- Land Use Designations
  - A: Agricultural Residential (0-4.4 D.U./net AC)
  - SF: Single Family Residential (3-8.2 D.U./net AC)
  - L: Low Density Residential (9-13.7 D.U./net AC)
  - M: Medium Density Residential (14-27 D.U./net AC)
  - H: High Density Residential (28-50 D.U./net AC)
  - SC: Senior Citizen Housing (0-25 D.U./net AC)
  - MU: Mixed Use
  - I: Commercial
  - C: Industrial
  - P: Public
  - S: Open Space

General Plan Amendment Map
Exhibit D
Subject Site: 10250 Aretesia Boulevard

Zone Change from P (Public Uses Zone) and C-G (General Commercial) to Specific Plan No. 1 (SP No. 1).

LEGEND:
SF  Single Family Zone
A-E  Agricultural Estate Zone
R-1  Low Density Residential Zone
R-2  Medium Density Residential Zone
R-3  Multiple Residential Zone
SCH  Senior Citizen Housing Zone
C-G  General Commercial District
TC  Town Center District
M-1  Light Industrial Zone
P  Public Uses Zone
DS  Open Space Zoning District
SP No. 1  Specific Plan No. 1

Zone Change Map

City of Bellflower
Specific Plan No. 1