

PLANNING COMMISSION REGULAR MEETING

Agenda

November 12, 2025, 7:00 PM



Chair
Vice Chair

Gen Escobosa
Diana Miranda-Dzib
Roman Rodriguez
Erik Peña
Benny Arias

Commissioner
Commissioner
Commissioner

Welcome to your Planning Commission Meeting

We welcome your interest and involvement in the City's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city's website and in the Office of the City Clerk.

Please Note: Electronic devices are to be turned off while meetings are in session.

How to watch

The City of Baldwin Park provides two ways to watch a Planning Commission meeting:

In Person



Baldwin Park City Council Chambers,
14403 E. Pacific Ave.,
Baldwin Park, CA 91706

Online



Audio streaming will be available at

https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fg/featured?view_as=subscriber
http://baldwinpark.granicus.com/ViewPublisher.php?view_id=10

Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. In compliance with the ADA, if you need special assistance for the meeting, please contact the City Clerk's Office at (626) 960-4011 ext. 466 or squinones@baldwinpark.com. within 24 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

Public Comments

The public is encouraged to address the Planning Commission or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Commission as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the Planning Commission Secretary.

Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the Planning Commission. Please notify the Planning Commission Secretary if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting [Government Code §54954.2]. If you wish to comment on agenda items and are unable to physically appear in person, please email your comments prior to 6:30 PM the date of the meeting to pc-comments@baldwinpark.com.

Notice Regarding California Environmental Quality Act (CEQA) Determinations

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary finding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMUNICATIONS

CONSENT CALENDAR

All items listed are considered to be routine business by the Planning Commission and will be approved with one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

- **Action Minutes from October 8, 2025**

SET MATTERS - PUBLIC HEARINGS

- 1) **The request for consideration of a Zoning Variance (ZV 25-04) to allow deviations from R-G (Garden Multi-Family Residential) Zone for the front, rear, and side setback requirements as well as the private open space requirement. The variance would facilitate the conversion and adaptive reuse of an existing 3,459-square-foot vacant commercial building into three (3) dwelling units and one (1) Accessory Dwelling Unit (ADU). (Location: 14650 Pacific Avenue; Applicant: Anuj Gupta; Case Number: ZV 25-04).**
 - a. Conduct a public hearing.
 - b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15303 (New Construction or Conversion of Small Structures) in that it is limited to the adaptive reuse of an existing commercial structure into a four-unit residential development.
 - c. **Adopt Resolution PC 25-20 approving ZV 25-04: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK ADOPTING THE FINDINGS OF FACT AND APPROVING THE REQUEST FOR CONSIDERATION OF A ZONING VARIANCE (ZV 25-04) TO ALLOW DEVIATIONS FROM R-G (GARDEN MULTI-FAMILY RESIDENTIAL) ZONE FOR THE FRONT, REAR, AND SIDE SETBACK REQUIREMENTS AS WELL AS THE PRIVATE OPEN SPACE REQUIREMENT TO FACILITATE THE CONVERSION AND ADAPTIVE REUSE OF AN EXISTING 3,459-SQUARE-FOOT VACANT COMMERCIAL BUILDING INTO THREE (3) DWELLING UNITS AND ONE (1) ACCESSORY DWELLING UNIT (ADU))(LOCATION: 14650 PACIFIC AVENUE)**

REPORTS OF OFFICERS

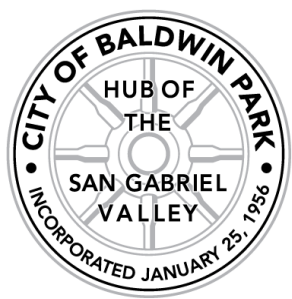
- Introduction of New Planning Commissioner: Benny Arias

COMMISSION/ STAFF COMMUNICATIONS:**ADJOURNMENT****CERTIFICATION**

I, Nick Baldwin, Planning Commission Secretary of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 6th day of November, 2025.

Planning Commission Secretary

For further information regarding agenda items, please contact the office of the City Planner at (626) 960-4011 ext. 475 or via e-mail at nbaldwin@baldwinparkca.gov.



ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

Baldwin Park City Hall
14403 E. Pacific Avenue, Baldwin Park, California
Council Chamber

Wednesday, October 8, 2025

7:06 P.M

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present:	Diana Miranda-Dzib, Vice-Chair Erik Peña, Commissioner Roman Rodriguez, Commissioner
Staff Present:	Nick Baldwin, City Planner Jesus Astorga-Rios, Associate Planner Yadira Carmona, Assistant Planner Kristi J. Smith, City Attorney

Note: Vice Chair Miranda-Dzib excused Chair Escobosa from Planning Commission meeting.

ACTION: Approved 3-0. Moved by Commissioner Rodriguez.
Seconded by Commissioner Peña.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Peña	Yes
Rodriguez	Yes

PUBLIC COMMUNICATIONS

Public Communications opened by Vice Chair Miranda-Dzib.
No Public Communications were received
Public Communications closed by Vice Chair Miranda-Dzib.

CONSENT CALENDAR

Minutes from September 24, 2025.

ACTION: Approved 3-0. Moved by Commissioner Rodriguez
Seconded by Commissioner Peña.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Peña	Yes
Rodriguez	Yes

PUBLIC HEARINGS

- 1) **The request for consideration of a Conditional Use Permit (CUP) to allow the relocation of a recycling facility from 14038 Ramona Boulevard (previously approved under CUP 25-03) to 14046 Ramona Boulevard, within the General Commercial (C-2) Zone. In accordance with Table 153.050.020 of the City’s Municipal Code, a Conditional Use Permit is required for this use. The applicant is Joshua Laureano, and the case number is CP 25-06).**
 - a. Conduct a public hearing.
 - b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Section 15303 (Class 3 –New Construction or Conversion of Small Structures) since the project is converting an existing office building area into a new recycling center use, with only minor exterior modifications and no additions are proposed to the building area
 - c. **Adopt Resolution PC 25-19 approving CP 25-06: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING A CONDITIONAL USE PERMIT FOR A RECYCLING FACILITY USE WITHIN AN ENCLOSED BUILDING LOCATED WITHIN THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT, PURSUANT TO TABLE 153.050.020 OF THE CITY’S MUNICIPAL CODE (LOCATION: 14046 RAMONA BOULEVARD**

Public Hearing opened by Vice Chair Miranda-Dzib.

Richard Williams from the applicant team spoke regarding the proposed project

Applicant Joshua Laureano spoke regarding the proposed project

Public Hearing closed by Vice Chair Miranda-Dzib

ACTION: Approved 3-0. Moved by Commissioner Peña. Seconded by Commissioner Rodriguez.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Peña	Yes
Rodriguez	Yes

REPORTS OF OFFICERS

- None

COMMISSION/STAFF COMMUNICATIONS

- None

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:25 p.m.

ACTION: Approved 3-0. Moved by Commissioner Rodriguez
Seconded by Commissioner Peña.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Peña	Yes
Rodriguez	Yes

Approved as presented/amended by the Planning Commission at their meeting held on

Nick Baldwin, Secretary
Baldwin Park Planning Commission

STAFF REPORT



TO: Chair and Members of the Planning Commission

FROM: Nick Baldwin, City Planner

PREPARED BY: Yadira Carmona, Assistant Planner

DATE: November 12, 2025

SUBJECT: A request for consideration of a Zoning Variance (ZV 25-04) to allow deviations from R-G (Garden Multi-Family Residential) Zone for the front, rear, and side setback requirements as well as the private open space requirement. The variance would facilitate the conversion and adaptive reuse of an existing 3,459-square-foot vacant commercial building into three (3) dwelling units and one (1) Accessory Dwelling Unit (ADU). (Location: 14650 Pacific Avenue; Applicant: Anuj Gupta; Case Number: ZV 25-04).

SUMMARY

The applicant, Anuj Gupta, is requesting the Planning Commission's consideration of a Zone Variance to allow for the deviation for the front, rear, and side setback requirements as well as the private open space requirement for the conversion and adaptive reuse of an existing vacant commercial building into three (3) dwelling units and one (1) Accessory Dwelling Unit (ADU).

RECOMMENDATION

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15303 (New Construction or Conversion of Small Structures) in that it is limited to the adaptive reuse of an existing commercial structure into a four-unit residential development.
- c. Adopt Resolution PC 25-20 approving ZV 25-04: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK ADOPTING THE FINDINGS OF FACT AND APPROVING THE REQUEST FOR CONSIDERATION OF A ZONING VARIANCE (ZV 25-04) TO ALLOW DEVIATIONS FROM R-G (GARDEN MULTI-FAMILY RESIDENTIAL) ZONE FOR THE FRONT, REAR, AND SIDE SETBACK REQUIREMENTS AS WELL AS THE PRIVATE OPEN SPACE REQUIREMENT TO FACILITATE THE CONVERSION AND ADAPTIVE REUSE

OF AN EXISTING 3,459-SQUARE-FOOT VACANT COMMERCIAL BUILDING INTO THREE (3) DWELLING UNITS AND ONE (1) ACCESSORY DWELLING UNIT (ADU).

BACKGROUND

The subject property, located at 14650 Pacific Avenue, is improved with an approximately 3,459-square-foot one-story commercial building constructed in 1978 on a 10,580-square-foot parcel with 81 feet of frontage along Pacific Avenue. The building was previously occupied by a physician's office, with the last active business license expiring on July 31, 2020, and never renewed, resulting in the site remaining vacant since that time. Although originally developed under prior commercial zoning, the property is currently designated Garden Multi-Family Residential by the General Plan and zoned R-G (Garden Multi-Family Residential), rendering the structure non-conforming to current development standards.

Adjacent zoning and land uses are listed in the following Table #1:

TABLE #1
ADJACENT ZONING & LAND USE

ADJACENT PROPERTY LOCATION	ZONING	PROPERTY USE
Subject Site	Garden Multi-Family Residential (R-G)	Vacant Medical Office Space
North	Garden Multi-Family Residential (R-G)	Single-Family Residential Home
East	Single Family Residential (R-1)	Single-Family Residential Home
South	Open Space Big Dalton Wash	Big Dalton Wash
West	Single Family Residential (R-1)	Big Dalton Wash Single-Family Residential Home

PROPERTY HISTORY

The subject property has not had any previous entitlements reviewed before the Planning Commission.

ZONE VARIANCE

Pursuant to Section 153.210.420 of the Baldwin Park Municipal Code, any proposed exception or deviation from a development standard must obtain approval from the City's Planning Commission. In this project's case, the Zone Variance is being requested by the applicant to allow minor deviations from the development standards of the R-G (Garden Multi-Family Residential) Zone to facilitate the adaptive reuse of an existing non-conforming commercial building constructed under prior commercial zoning. Specifically, the applicant seeks relief for the reduction of the front yard setback to accommodate three covered carports along Pacific Avenue, a reduction from the minimum side yard setbacks for the existing to-be-converted commercial building and a minor reduction in private open space due to the required emergency access walkway.

ANALYSIS

The proposed project involves the adaptive reuse of an existing 3,459 square foot one-story commercial building on a 10,580-square-foot lot located at 14650 Pacific Avenue, converting the vacant office

structure into three (3) dwelling units and one (1) accessory dwelling unit (ADU) within the R-G (Garden Multi-Family Residential) Zone. As shown on the project plans provided by the applicant team (Attachment #2), the conversion maintains the existing building footprint and one-story height while introducing modest interior modifications and a minor 74-square-foot addition to accommodate the residential layout. The proposal includes a new three-car covered carport along Pacific Avenue, five surface parking spaces, private open space for each unit ranging from 147 to 184 square feet, and a common open space area of 1,265 square feet, exceeding minimum communal open space requirements. Excluding all other requested development standards, the project plans demonstrate full compliance with applicable standards, as shown in Table #1 below:

Table #1: Site Compliance with Development Standards for
"R-G" Garden Multi-Family Residential Zone

<i>Development Standards</i>	<i>Minimum/Maximum Code Requirement</i>	<i>Proposed</i>	<i>Additional Regulations</i>
Lot coverage – Maximum	50 %	39%	
Front yard setback - minimum	15 ft	78 ft	
Side Yard setback	10 ft	4 ft 10 in	
Rear yard setback - minimum	10 ft	10 ft 5 in	
Open space area, private -	200 sf/du	147 sf	153.040.040
Open Space Area, Common –	250 sf/du	1,265 sf	153.040.040
Building Height	27 ft	17 ft 8 in	
Parking – minimum Apartment Units	1 covered parking space AND one uncovered/surface parking space per unit	8 parking spaces (3 covered + 5 uncovered spaces)	

In order to comply with required Residential Building Code, the applicant is proposing to make modifications to the exterior façade to install new openings for required entrances and windows. The applicant is also proposing enhancements to the existing building such as a retouched brick façade, new black trimmed vinyl windows with wood shutters and tan-painted stucco along the rear portion of the building. Lastly, the new proposed three-car carport will be designed to match the style and materials proposed for the existing building (i.e. new composition asphalt shingles, brick veneer pilaster base on each support post, etc).

FINDINGS OF FACT— ZONE VARIANCE

1. **Special Circumstances** - *There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of such property which do not generally apply to other properties in the same zone*

The subject property at 14650 Pacific Avenue is developed with an existing 3,459 square-foot commercial building constructed under prior commercial zoning and now located within the Garden Multi-Family Residential (R-G) Zone. Under current standards, R-G parcels are

required to provide a 10-foot minimum side yard setback, 10-foot rear yard setback, 15-foot front setback, and 200 square feet of private open space per dwelling unit. Because the existing building occupies much of the rear portion of the lot and encroaches into these required setbacks, strict compliance would necessitate significant demolition and reconstruction. The property is further constrained by its location adjacent to a flood-control channel and a narrow 81-foot frontage originally developed for commercial parking, which limits opportunities for site reconfiguration. These conditions are exceptional and unique to the subject property and are not generally shared by other parcels within the R-G Zone, which were originally designed and developed for residential use.; and

2. **Similar Privileges** - *Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied by the property in question.*

The parcels of land surrounding the R-G Zone have the potential to develop dwelling units consistent with current setbacks and open space regulations as they were planned. The subject site had been lawfully developed for commercial purposes prior to rezoning and cannot meet current residential setback regulations without reducing reasonable floor area. Relief is requested to waive the setback reduction for the rear, side, and front yards to facilitate the reduction of the private open space to allow the applicant to modify the existing structure to fit the same usage allowed to similar R-G sites; and

3. **Consistent Privileges** - *The granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent properties*

The project maintains a one-story height, complies with the maximum 50 percent lot coverage standard for the R-G Zone and provides the required number of onsite parking spaces. The proposed residential conversion reduces potential traffic and operational intensity of former commercial use and introduces landscaping, façade upgrades, and carport that enhance neighborhood appearance. The adaptive reuse will remove a long vacant structure, improve property maintenance and community character while ensuring compatibility with adjoining residential lots; and

4. **General Plan Conformity** - *The granting of the variance will not adversely affect the General Plan of the City of Baldwin Park*

The project is consistent with the Garden Multi-Family Residential land-use designation of the City of Baldwin Park General Plan, which supports multi-family housing up to 12 dwelling units per acre. The proposed density of four units on a 10,580-square-foot lot (≈ 16 units per acre equivalent under adaptive reuse) remains within the functional intent of moderate-density infill and does not exceed the physical or visual thresholds established for the R-G Zone. The variance facilitates the reuse of an existing building in a manner consistent with Goal 2.0 of the General Plan to “accommodate new development that complements existing conforming uses and promotes neighborhood revitalization.” Therefore, granting the variance will not adversely affect the implementation of the General Plan.

CEQA REVIEW

THE ZONE VARIANCE APPLICATION ZV 25-04 IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15303(B) (NEW

CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AS THE SCOPE TO CONVERT AN EXISTING COMMERCIAL FACILITY INTO AFOUR UNIT RESIDENTIAL DEVELOPMENT. THEREFORE, NO FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED AND A NOTICE OF EXEMPTION WILL BE FILED FOR THIS PROJECT. A NOTICE OF PUBLIC HEARING WAS PUBLISHED IN THE LOCAL NEWSPAPER ON FRIDAY, OCTOBER 31, 2025. PUBLIC HEARING NOTICES WERE MAILED ON THURSDAY OCTOBER 30, 2025 TO ALL PROPERTY OWNERS WITHIN A 300-FOOT RADIUS OF THE SUBJECT SITE.

ATTACHMENTS

1. PC Resolution No. 25-20
2. Project Plans
3. Justification Statement
4. Vicinity Map

Attachment #1

PC Resolution No. 25-20

RESOLUTION PC 25-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK ADOPTING THE FINDINGS OF FACT AND APPROVING THE REQUEST FOR CONSIDERATION OF A ZONING VARIANCE (ZV 25-04) TO ALLOW DEVIATIONS FROM R-G (GARDEN MULTI-FAMILY RESIDENTIAL) ZONE FOR THE FRONT, REAR, AND SIDE SETBACK REQUIREMENTS AS WELL AS THE PRIVATE OPEN SPACE REQUIREMENT TO FACILITATE THE CONVERSION AND ADAPTIVE REUSE OF AN EXISTING 3,459-SQUARE-FOOT VACANT COMMERCIAL BUILDING INTO THREE (3) DWELLING UNITS AND ONE (1) ACCESSORY DWELLING UNIT (ADU) (LOCATION: 14560 PACIFIC AVENUE; APPLICANT: ANUJ GUPTA; CASE NUMBER: ZV 25-04)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) An application ("Application") for a zone variance was submitted on behalf of the owner of certain real property, located at 14650 Pacific Avenue

(b) in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(c) The Application sought to approve a zone variance to permit the adaptive reuse of an existing medical office building into a three unit apartment complex with an attached Accessory Dwelling Unit (ADU); and

(d) A duly noticed public hearing was held on November 12, 2025, and said Application was heard by the Planning Commission, and based upon evidence presented including applicable staff reports and each member of the Commission being familiar with the property, it was determined that the facts as required by the Baldwin Park Municipal Code for the granting of such Application are present and that the zone variance should be granted, subject to the terms of this Resolution; and

(e) Each fact set forth in the staff report dated November 12, 2025, from Yadira Carmona, Assistant Planner to the Chair and Planning Commissioners ("Staff Report") is true and correct.

SECTION 2. The Planning Commission does hereby adopt the following Findings of Fact applicable to all zone variances:

(a) Special circumstances. The subject property at 14650 Pacific Avenue is developed with an existing 3,459 square-foot commercial building constructed under prior commercial zoning and now located within the Garden Multi-Family Residential (R-G) Zone. Under current standards, R-G parcels are required to provide a 10-foot minimum side yard setback, 10-foot rear yard setback, 15-foot front setback, and 200 square feet of private open space per dwelling unit. Because the existing building occupies much of the rear portion of the lot and encroaches into these required setbacks, strict compliance would necessitate significant demolition and reconstruction. The property is further constrained by its location adjacent to a flood-control channel and a narrow 81-foot frontage originally developed for commercial parking, which limits opportunities for site reconfiguration. These conditions are exceptional and unique to the subject property and are not generally shared by other parcels within the R-G Zone, which were originally designed and developed for residential use.; and

(b) Similar privileges. Deviation from development standards provides relief to waive the setback reduction for the rear, side, and front yards to facilitate the reduction of the private open space to allow the applicant to modify the existing structure to fit the same usage allowed to similar R-G sites. The subject site had been lawfully developed for commercial purposes prior to rezoning and cannot meet current residential setback regulations without reducing reasonable floor area.; and

(c) Consistent privileges. The granting of the zone variance would not be materially detrimental to the public welfare or injurious to adjacent property. The project maintains a one-story height, complies with the maximum 50 percent lot coverage standard for the R-G Zone and provides the required number of onsite parking spaces. The proposed residential conversion reduces potential traffic and operational intensity of former commercial use and introduces landscaping, façade upgrades, and carport that enhance neighborhood appearance. The adaptive reuse will remove a long vacant structure, improve property maintenance and community character while ensuring compatibility with adjoining residential lots; and

(d) General Plan conformity. The variance will not adversely or negatively affect the General Plan or its goals because the property will ensure the residential development is consistent with the Garden Multi-Family Residential land-use designation of the City of Baldwin Park General Plan, which supports multi-family housing. The proposed density

of four units on a 10,580-square-foot lot ($\approx$ 16 units per acre equivalent under adaptive reuse) remains within the functional intent of moderate-density infill and does not exceed the physical or visual thresholds established for the R-G Zone. The variance facilitates the reuse of an existing building in a manner consistent with Goal 2.0 of the General Plan to “accommodate new development that complements existing conforming uses and promotes neighborhood revitalization.” Therefore, granting the variance will not adversely affect the implementation of the General Plan.

SECTION 3. The Application, as herein above described below, and the same is hereby approved subject to the following conditions:

- (a) That the property shall be developed and maintained in substantial accordance with Attachment #2 to the staff report for ZV 25-04, dated November 12th, 2025; and
- (b) Architectural notes displayed on the colors and material board submitted as an attachment to the Staff Report shall be transferred onto the Elevation sheets of the construction drawings to be submitted to Plan Check.
- (c) Applicant shall provide a check in the amount of \$75.00 made payable to the Los Angeles County Clerk for the filing of the Notice of Exemption pursuant to the CEQA Guidelines; and
- (d) That the applicant shall obtain any all applicable City approvals including Building Division, Engineering Division, and LA County Fire, prior to obtaining a business license from the City of Baldwin Park; and
- (e) That any proposed changes to the approved plan shall be considered by the Planning Division, Building Division, and Los Angeles County Fire, and shall require written authorization of the City Planner prior to implementation; and
- (f) That except for all ongoing conditions of approval, the Applicant shall comply with all conditions of approval within one (1) year of the effective date of this Resolution PC 25-20 or ZV 25-04 shall become null and void; and
- (g) That the application shall sign a notarized affidavit within ten (10) days after the date of this resolution stating that the applicant has read and accepts all of the conditions of approval.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 12th day of November, 2025.

GEN ESCOBOSA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 25-20 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 12th day of November, 2025 by the following vote:

AYES: COMMISSIONERS: _____

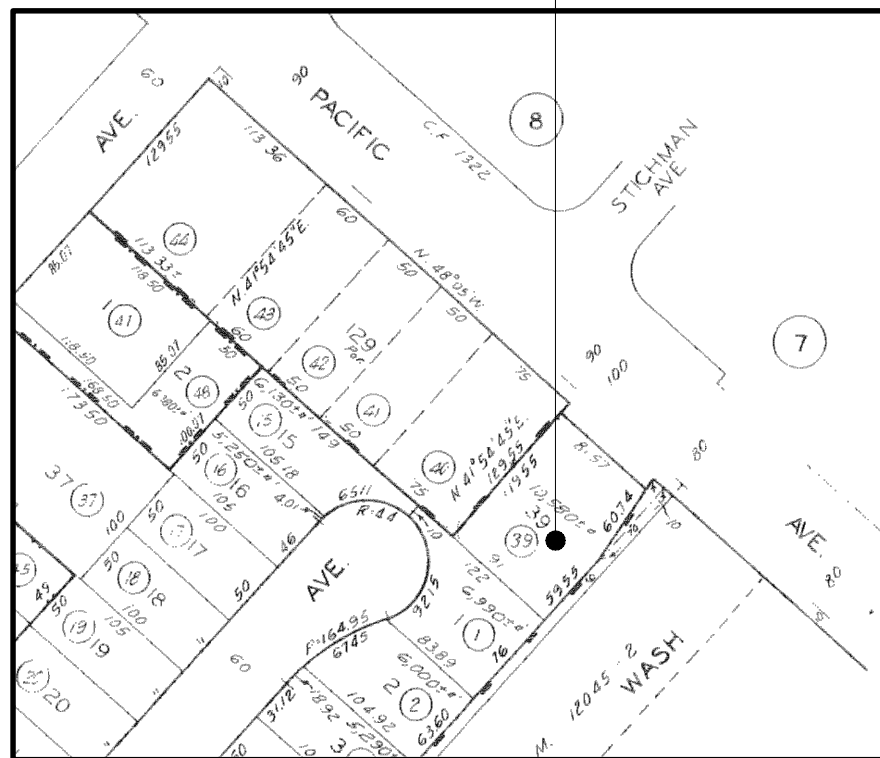
NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY

Attachment #2
Project Plans

	VICINITY MAP	CONTACT INFORMATION		DRAWING LIST	PROJECT SUMMARY
	SUBJECT PROPERTY 	OWNER GUPTA ANUJ 14650 PACIFIC AVE BALDWIN PARK, CA 91706	ARCHITECTURE ARCHITECTURE STUDIO MA, INC 1808 BORREGO DRIVE WEST COVINA, CA 91791 (213) 422-6976	ARCHITECTURAL A-0.0 PROJECT INFORMATION SURVEY A-1.0 SITE PLAN - DEMO & PROPOSED A-2.0 FLOOR PLAN - DEMO A-2.1 FLOOR PLAN - PROPOSED A-2.2 ROOF PLAN - PROPOSED A-4.0 EXTERIOR ELEVATIONS - EXISTING & PROPOSED A-4.1 EXTERIOR ELEVATIONS - EXISTING & PROPOSED A-5.0 SECTIONS A-6.0 CARPORT, FENCE PLAN, TRASH ENCLOSURE A-7.0 DOOR & WINDOW SCHEDULE	ADDRESS : 14650 PACIFIC AVE., BALDWIN PARK, CA 91706 APN : 8554-015-039 LEGAL DESCRIPTION : LOT: 39 / TRACT NO: 29371 WORK SCOPE : -CONVERT EXISTING 1-STORY OFFICE BUILDING TO 4-UNIT APARTMENT (W/ 1-ADU) -PROVIDE 3-CAR CARPORT & 5-SURFACE PARKING -PROVIDE COVER FOR THE EXISTING TRASH ENCLOSURE LOT AREA : 10,580 SF (0.242 AC) ZONE : R-G (GARDEN MULTI-FAMILY RESIDENTIAL ZONE) OCCUPANCY : EXISTING : B (OFFICE) PROPOSED : R-2 (APARTMENT) TYPE OF CONSTRUCTION : III-B NO. OF STORY : ONE (EXISTING) BLDG HT : 18'-9" (EXISTING) FLOOR AREA : 3,459 SF (EXISTING) 3,500 SF (PROPOSED) + 650 SF (CARPORT)
	AERIAL VIEW				FIRE SPRINKLER : EXISTING : NO PROPOSED : YES, REQUIRED BY FIRE DEPT
	SUBJECT PROPERTY 				DENSITY ALLOWABLE : 3 (12 DU X 0.242 AC = 2.9, ROUND-UP) PROPOSED : 3 PLUS 1-ADU UNIT
	PARCEL MAP				PARKING REQUIRED : 7 3-COVERED PARKING (1 PER UNIT) 3-OPEN PARKING (1 PER UNIT) 1-GUEST PARKING (1 PER 3 UNITS) PROVIDED : 8 (VOLUNTARY 1-ADU PARKING ADDED)
	SUBJECT PROPERTY 				SETBACKS (EXISTING BUILDING) FRONT SIDE REAR REQUIRED 15' 10' 20' (ADJ TO R-1) PROVIDED 67' NONE/4'-10" (EXISTING) 10'-5" (EXISTING)
	SITE PHOTO				SETBACKS (NEW CARPORT) FRONT SIDE REAR REQUIRED 15' 10' 10' PROVIDED 0' 25'
				LOT COVERAGE ALLOWABLE : 50 % PROPOSED : 39.2 % (4,150 X 1/10,580)	
				OPEN SPACE PRIVATE OPEN SPACE REQUIRED : 200 SF / DU PROVIDED : UNIT-1~3 : 147 SF ADU : 184 SF (NON-REQUIRED) COMMON OPEN SPACE REQUIRED : 600 SF (200 SF / DU) PROVIDED : 1,265 SF (913 + 352)	
				* REQUIRED PLANNING DEPT ENTITLEMENT -SETBACK MODIFICATION FOR CONVERSION (SIDES & REAR) -SETBACK MODIFICATION FOR NEW CARPORT (FRONT) -PRIVATE OPEN SPACE REDUCTION	

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(714) 213.422.6976

CONVERT OFFICE BUILDING
 TO 4-UNIT APARTMENT

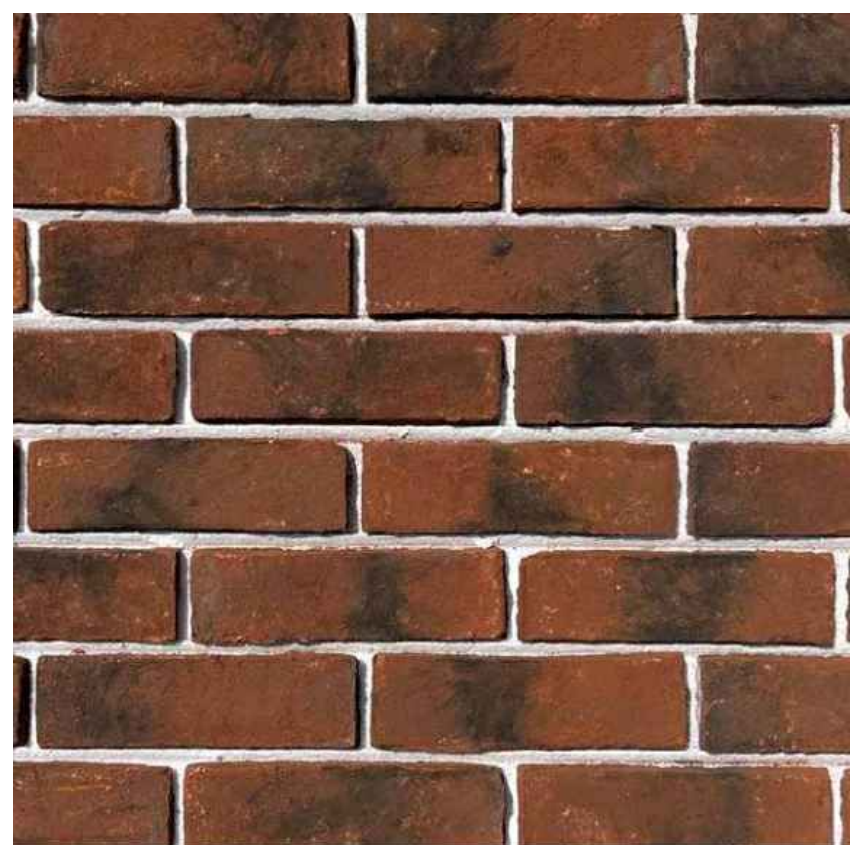
14650 PACIFIC AVENUE, BALDWIN PARK, CA 91706

[illegible]

EXISTING ASPHALT SHINGLE ROOF TO REMAIN



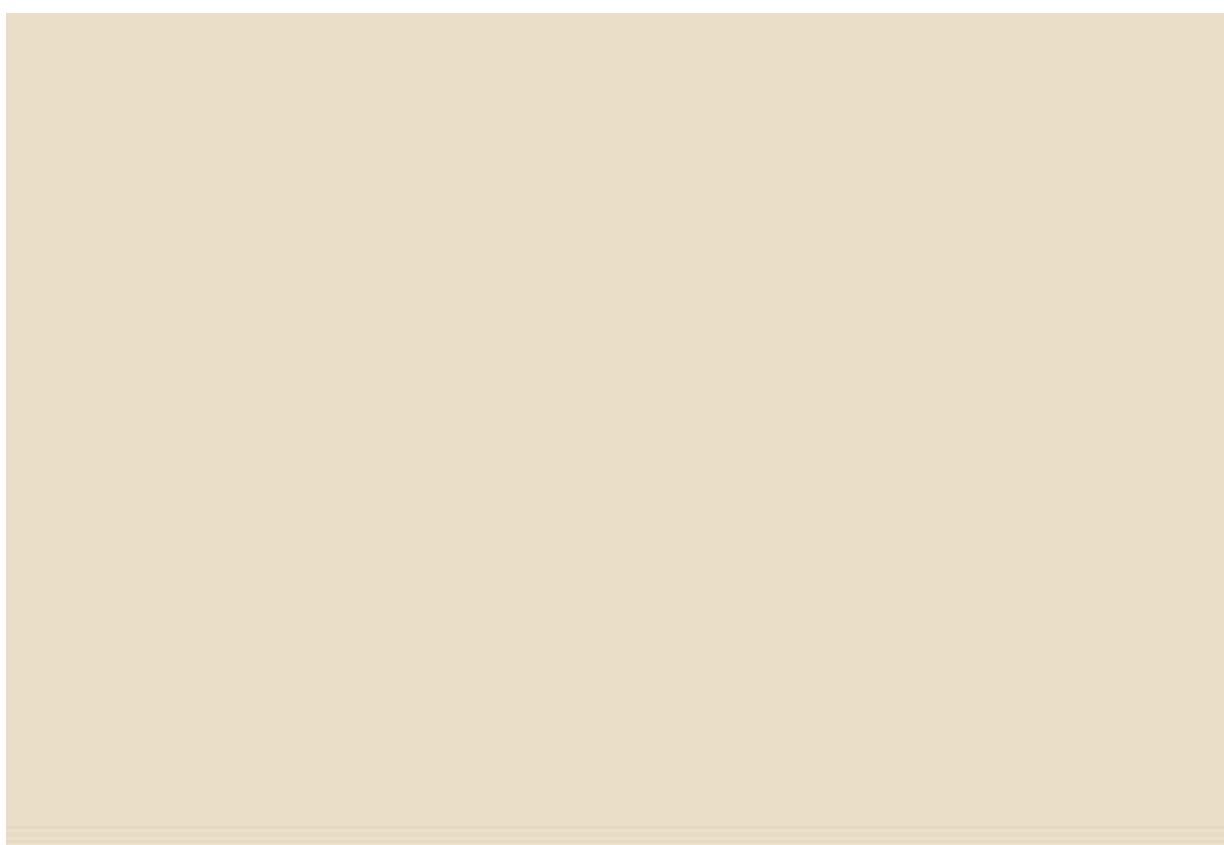
EXTERIOR BRICK FINISH
(MATCH EXISTING)



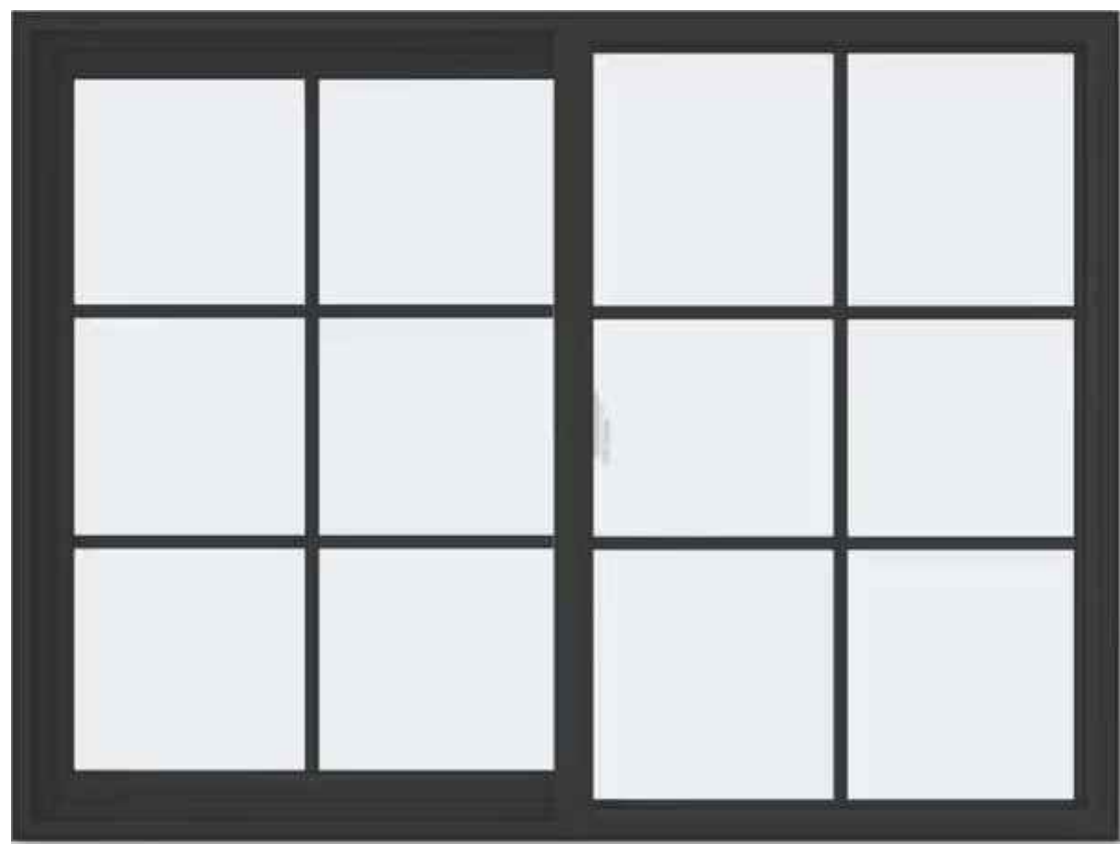
ENTRY WALL LIGHT



EXTERIOR PAINT OVER (E) STUCCO WALL
-COLOR: AUTHENTIC TAN BY BEHR



EXTERIOR VINYL WINDOW, FRONT
-COLOR: BLACK EXTERIOR, WHITE INTERIOR



ENTRANCE DOOR
-COLOR: JET BLACK



EXTERIOR VINYL DOOR, BACK
-COLOR: WHITE



EXTERIOR VINYL WINDOW, FRONT
-COLOR: BLACK EXTERIOR, WHITE INTERIOR



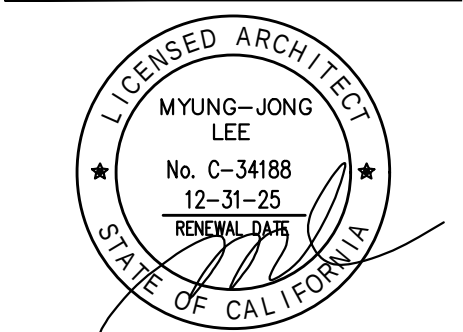
CONVERT OFFICE BUILDING
TO 4-UNIT APARTMENT

14650 PACIFIC AVENUE, BALDWIN PARK, CA 91706

ISSUED / REVISED		
DATE	NO.	REMARK

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SEAL / SIGNATURE



DRAWING NAME

MATERIAL BOARD

PROJECT NO.	
DATE	08/11/2025
SHEET NO.	

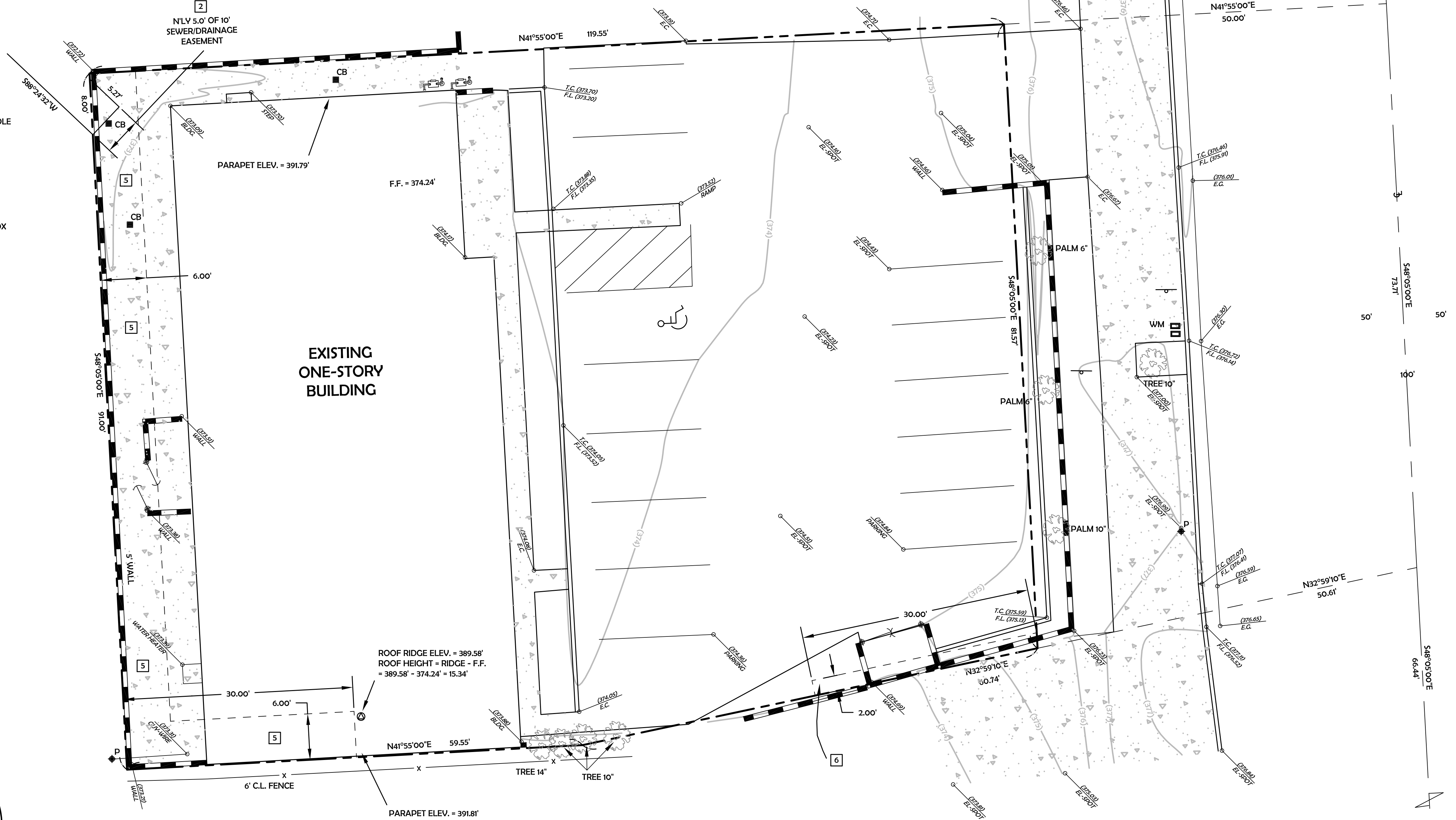
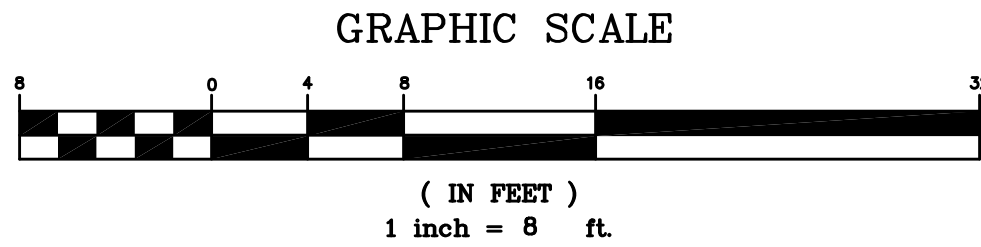
A-0.1

LEGEND:

F.L.	FLOWLINE
F.F.	FINISHED FLOOR
T.C.B.	TOP OF CATCH BASIN
T.C.	TOP OF CURBS
P.A.	PLANTING AREA
T.G.	TOP OF GRADE
E.G.	EDGE OF CUTTER
W.M.	WATER METER
BLDG	BUILDING CORNER
EL-SPOT	SPOT ELEVATION
B.W.	BACK OF SIDEWALK
INV.	INVERSE ELEVATION
I.V.	IRRIGATION CONTROL VALVE
W.M.	WATER METER
W.V.	WATER VALVE
A.C.	EDGE OF ASPHALT
EDISON	EDISON ELECTRICAL UTILITY
ELEC. B.	ELECTRIC BOX
ELEC. M.	ELECTRIC METER

760.00 T.C.	TOP OF CURB ELEVATION
759.50 F.L.	FLOWLINE ELEVATION
760.0 T.C.	SPOT ELEVATION
	ELEVATION DESCRIPTION
76.2	CONTOUR MAJOR
	CONTOUR MINOR

MB	MAILBOX
FD	FIRE HYDRANT
ELEC	SIGN
WM	ELECTRIC PULLBOX
WM	WATER METER
WM	CLEANOUT
WM	POWER POLE
WM	GTE TELEPHONE MANHOLE
WM	WATER VALVE
WM	STRUCTURAL COLUMN
WM	STREET LIGHT
WM	CATCH BASIN
WM	TRAFFIC SIGNAL PULLBOX
WM	ENTRANCE GATE
WM	FLOW LINE
WM	FENCE LINE
WM	BUILDING LINE
WM	PROPERTY LINE
WM	CONCRETE BLOCK WALL
WM	TREE
WM	AIR COND.
WM	GAS METER



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS SURVEY MAP, CONSISTING OF ONE SHEET, REPRESENTED A SURVEY MADE UNDER MY SUPERVISION. THE BOUNDARY LINES SHOWN HEREON WERE FOR INFORMATION ONLY. A BOUNDARY SURVEY WILL BE REQUIRED TO ESTABLISH THE ACTUAL LOCATION OF THE LAND BOUNDARIES OR PROPERTY LINES.

THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES, OR OTHER SUBSTRUCTURES, OR ZONE RESTRICTIONS, SETBACK OR STREET WIDENING DATA IF APPLICABLE.

BENCHMARK

THE SPOT ELEVATIONS AND CONTOURS FOR THIS TOPOGRAPHIC SURVEY WERE INTERPOLATED VIA LOS ANGELES COUNTY G.I.S. DATA.

ASSUMED ELEVATION AT FOUND L&T AT C/L INTERSECTION OF PACIFIC AVENUE AND BIG DALTON WASH = 377.31'

FINISHED FLOOR ELEVATION = 374.24'

LEGAL DESCRIPTION

LOT 39 TRACT NO. 29371 M.B. 727 / 79-80

ASSESSOR PARCEL NUMBER

8554-015-039

EASEMENTS

- 2 PARCEL 2 PER LEGAL DESCRIPTION
- 5 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BOOK D2621, PAGE 704, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN PARCEL 2 (EASEMENT)
- 6 EASEMENT TO GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BOOK D2745, PAGE 357, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN

FD, L&T, ACCEPTED
AS C/L INT. PER
R.D.F.B. 1430 / 81-82

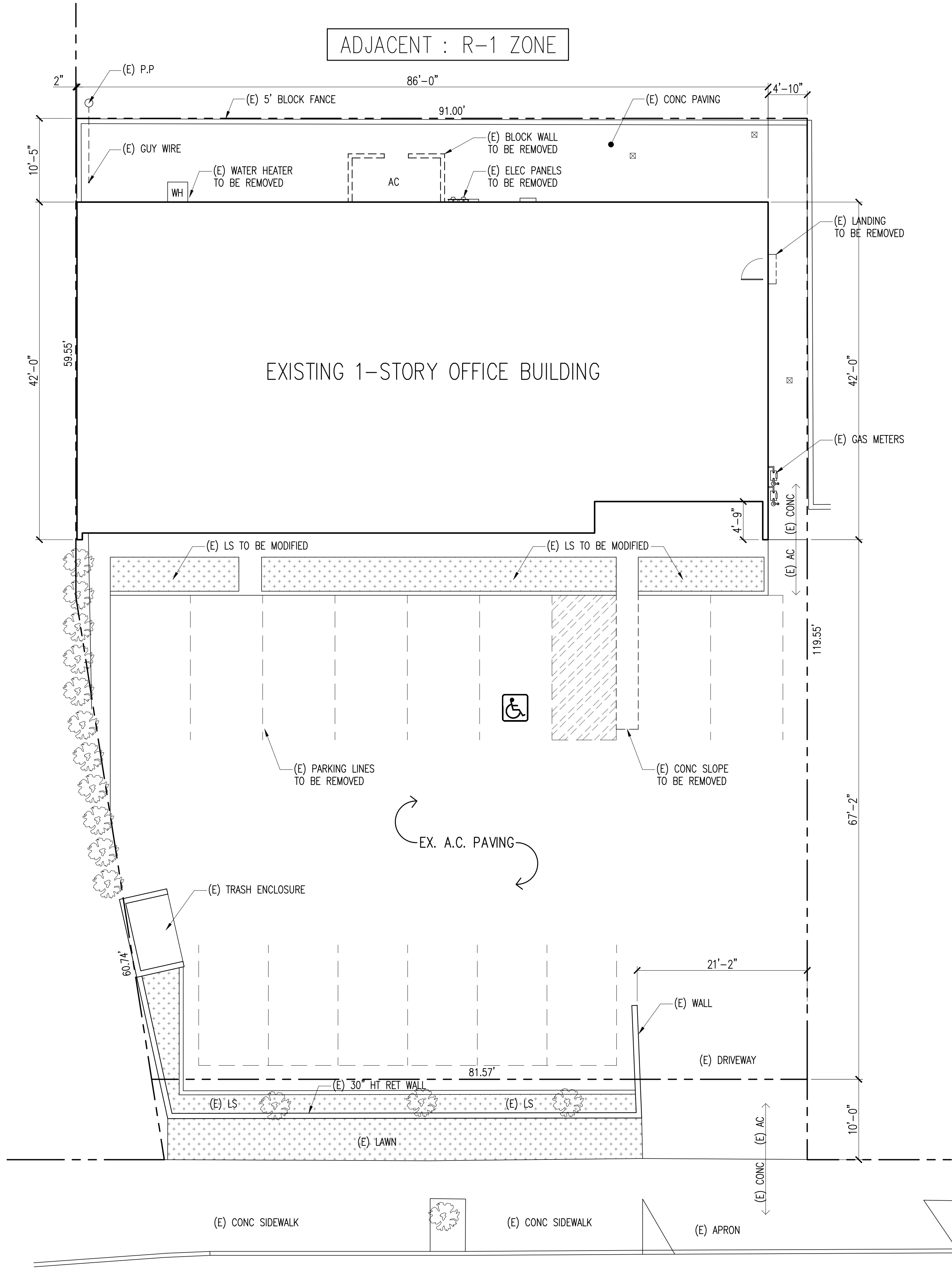


CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2180 PARNELL WAY, ALTADENA, CALIFORNIA 91001
TEL (626) 798-2828 FAX (626) 798-6844
E-MAIL calcivicingineering@gmail.com

TOPOGRAPHIC SURVEY
14650 PACIFIC AVENUE
BALDWIN PARK, CALIFORNIA

CHECKED BY I.C.
DRAWN BY H.L.
PLAN SCALE 1" = 8'
DATE 5/13/25
JOB NO. 250325

SHEET NO. 1
OF 1 SHTS

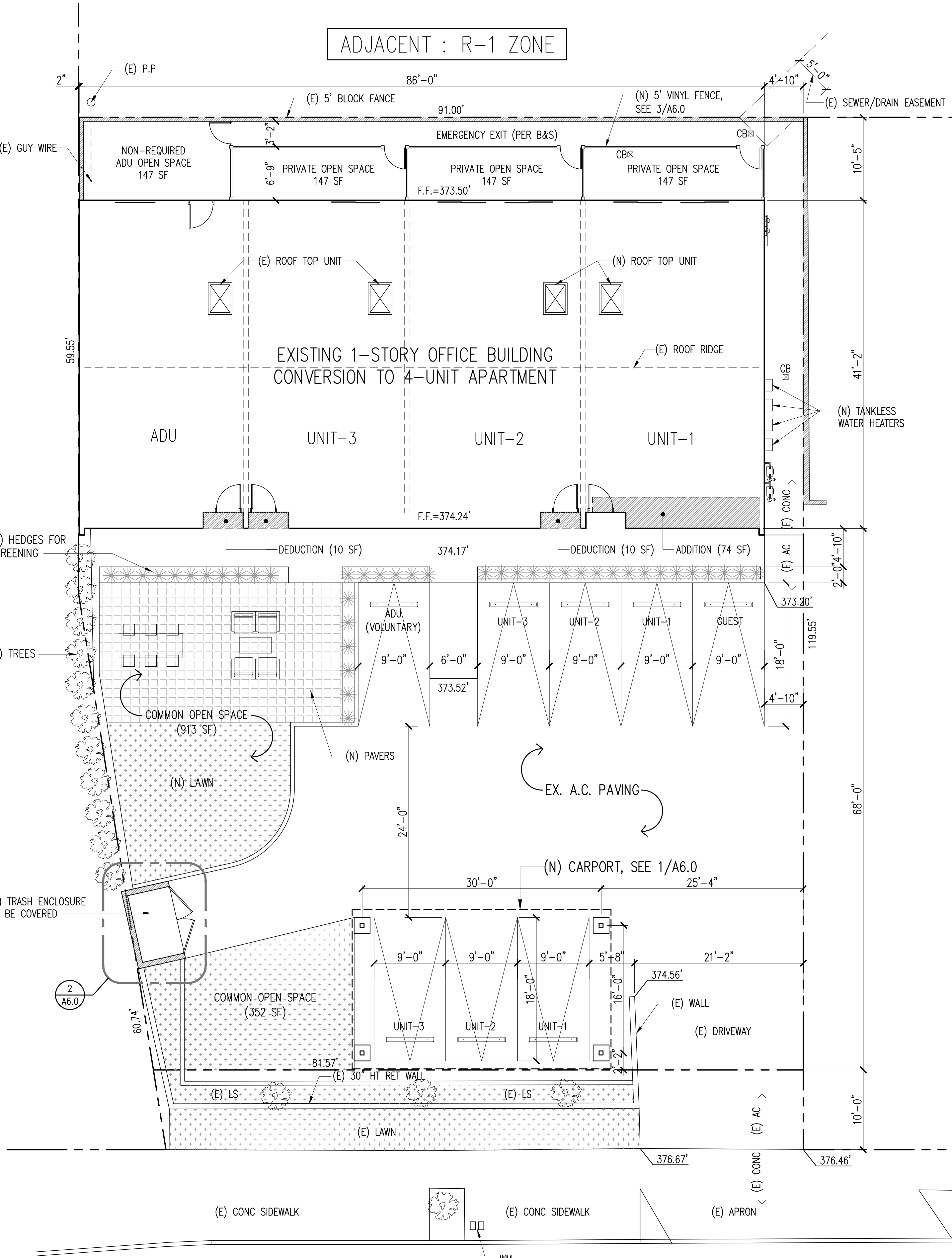


ADJACENT : R-1 ZONE

EXISTING 1-STORY OFFICE BUILDING

PACIFIC AVE

1 SITE PLAN- EX & DEMO
S: 1/8"=1'-0"



ADJACENT : R-1 ZONE

EXISTING 1-STORY OFFICE BUILDING
CONVERSION TO 4-UNIT APARTMENT

PACIFIC AVE

2 SITE PLAN - PROPOSED
S: 1/8"=1'-0"

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CONVERT OFFICE BUILDING TO 4-UNIT APARTMENT

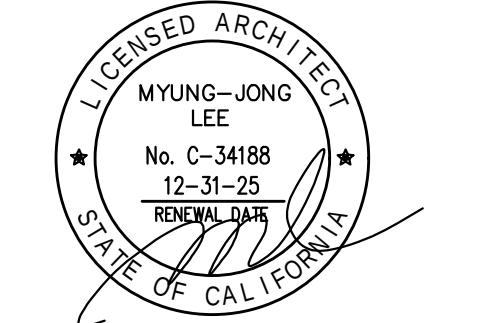
14650 PACIFIC AVENUE, BALDWIN PARK, CA 91706

ISSUED / REVISED
DATE NO. REMARK

DATE	NO.	REMARK

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DRAWING NAME

SITE PLAN-
EXISTING & PROPOSED

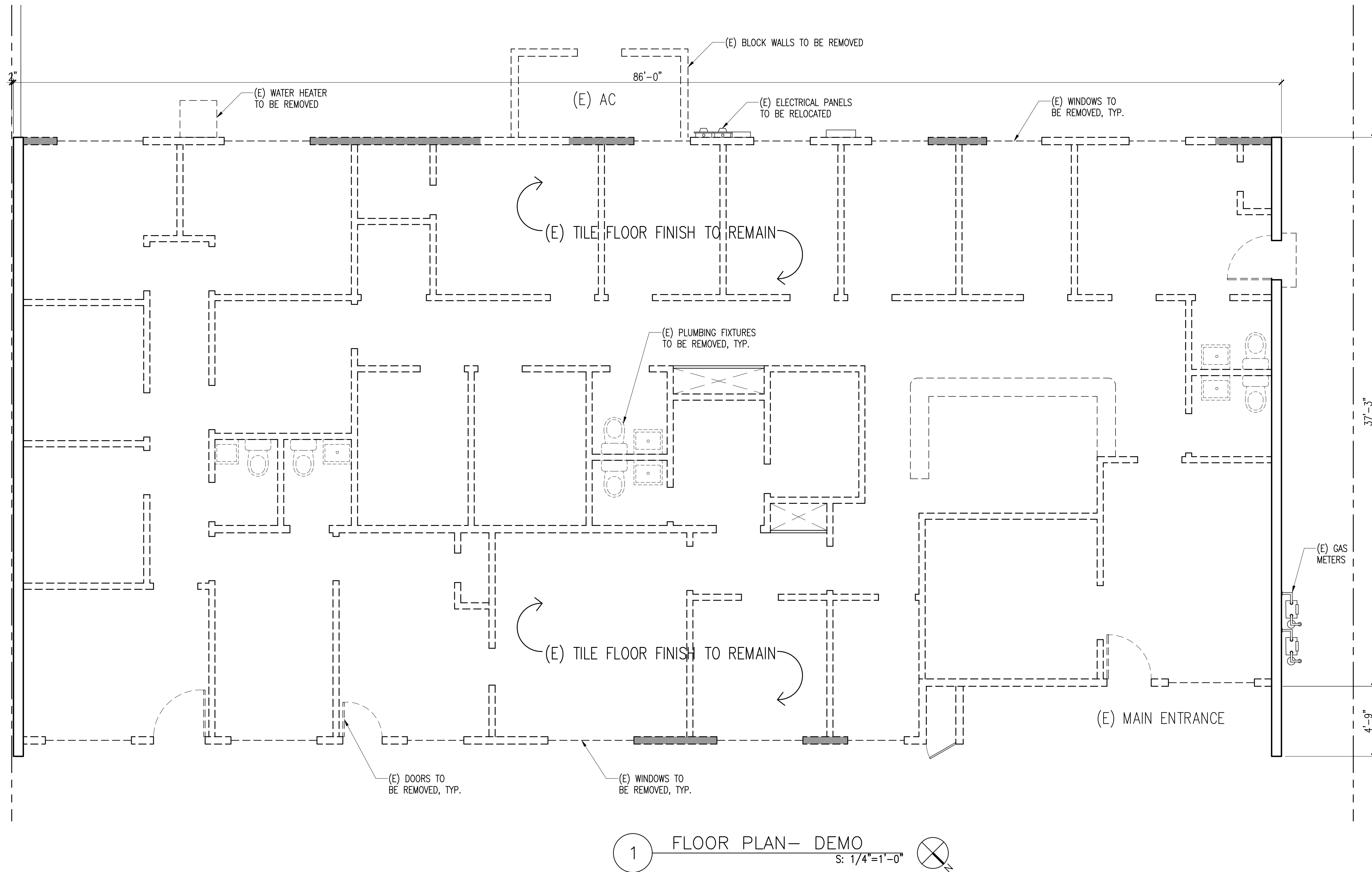
PROJECT NO.

DATE

08/11/2025

SHEET NO.

A-1.0



- LEGEND
- EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED

1 FLOOR PLAN- DEMO
S: 1/4"=1'-0"

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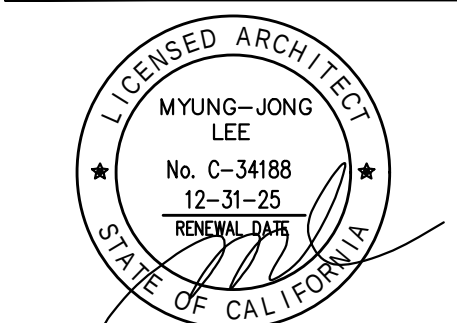
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14650 PACIFIC AVENUE, BALDWIN PARK, CA 91706

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DRAWING NAME

FLOOR PLAN
-DEMO

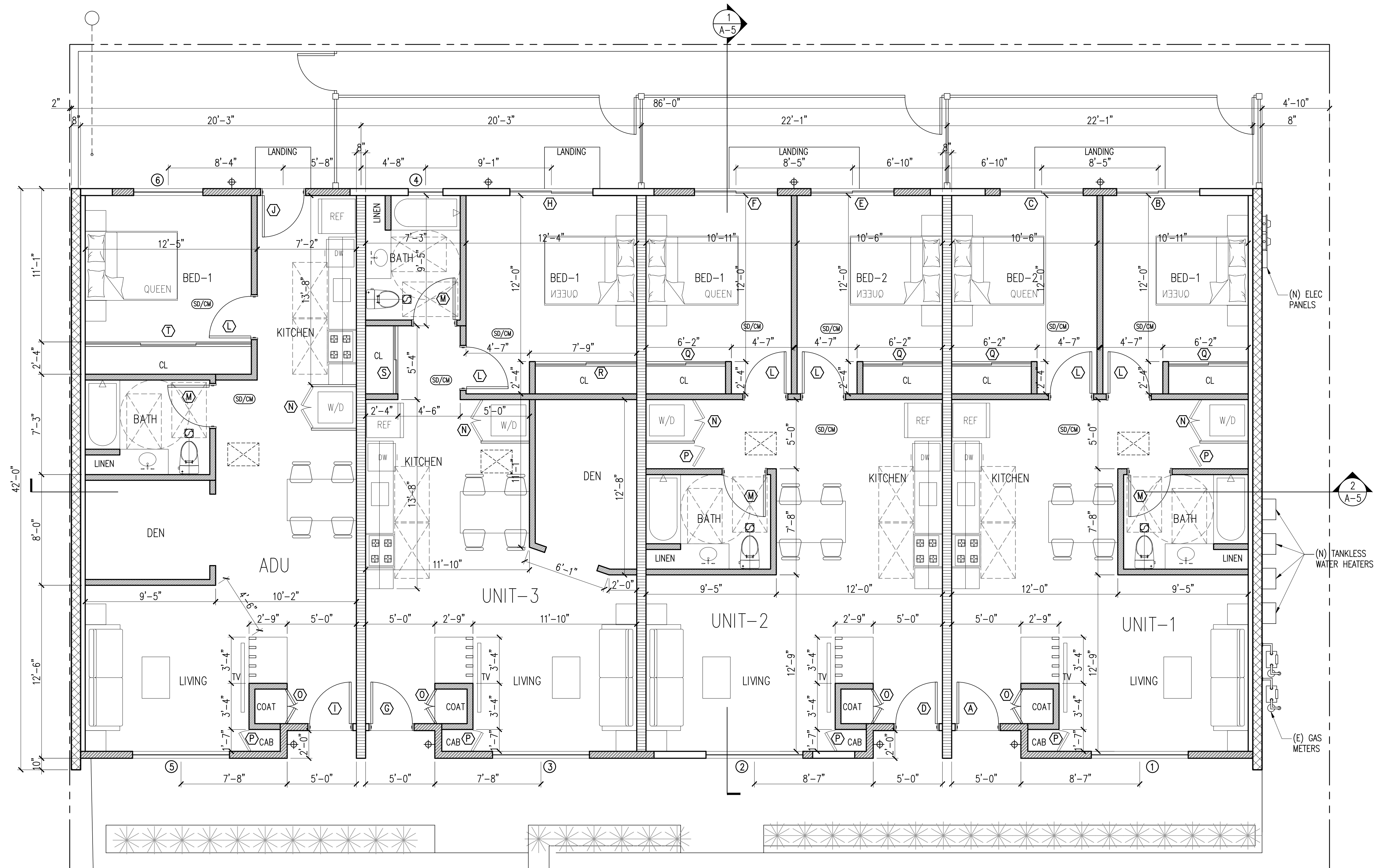
PROJECT NO.

DATE

08/11/2025

SHEET NO.

A-2.0



1 FLOOR PLAN— PROPOSED
S: 1/4"=1'-0"

LEGEND

- EXISTING MASONRY WALL
- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- NEW DEMISING WALLS

EXHAUST FAN—50 CFM INTERMITTENT
(TO BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. THE FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL)

SMOKE ALARM

- Smoke alarms shall comply with specific location requirements per NFPA 72 Section 29.8.3.4. (CRC R314.3.3, CBC 907.2.11.8)
- An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding \$1000. (CRC R314.8.2)
- Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. (CRC R314.6 exceptions 1, 3, CBC 907.2.11.9)

CARBON MONOXIDE ALARM

- An approved carbon monoxide alarm shall be installed for existing buildings and new construction when the dwelling unit contains a fuel-fired appliance, fireplace, and/or an attached garage with an opening that communicates with the dwelling. (CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
- CO alarms shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basement. (CRC R315.3, CBC 915.2)
- CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. (CRC R315.5, CBC 915.4.5)
- In existing dwelling unit, a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. (CRC R315.5 exception 4, CBC 915.4.1 exception 3)

22X30 ATTIC ACCESS W/
30" MIN HEADROOM

- SURFACE LIGHT
- RECESSED LIGHT
- WALL LIGHT
- OUTLET

2
A-5

(N) TANKLESS
WATER HEATERS

(E) GAS
METERS

AGING-IN-PLACE DESIGN AND FALL PROTECTION

- Newly constructed dwelling units including detached ADUs are required to comply with Aging-In-Place requirements in accordance with CRC R327(See exceptions).
- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section.
 - Specify the reinforcement to be solid lumber and not less than 2X8.
 - The reinforcement shall be located between 32" and 39 1/4" above the finished floor.
 - Specify the water closet reinforcement to be installed on both side walls of the fixture, or one side wall and the back wall.
 - Specify the shower reinforcement shall be continuous where wall framing is provided.
 - Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6" above the bathtub rim.
 - Provide note on plans: Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
 - Provide note on plans: Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.
 - Provide note on plans: Information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operational and maintenance manual in accordance with the California Building Standards Code, Chapter 4, Division 4.4.

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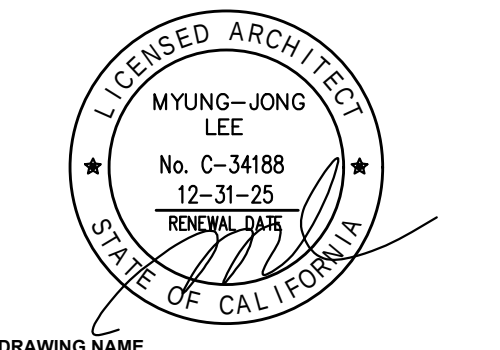
CONVERT OFFICE BUILDING TO 4-UNIT APARTMENT

14650 PACIFIC AVENUE, BALDWIN PARK, CA 91706

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DRAWING NAME

FLOOR PLAN

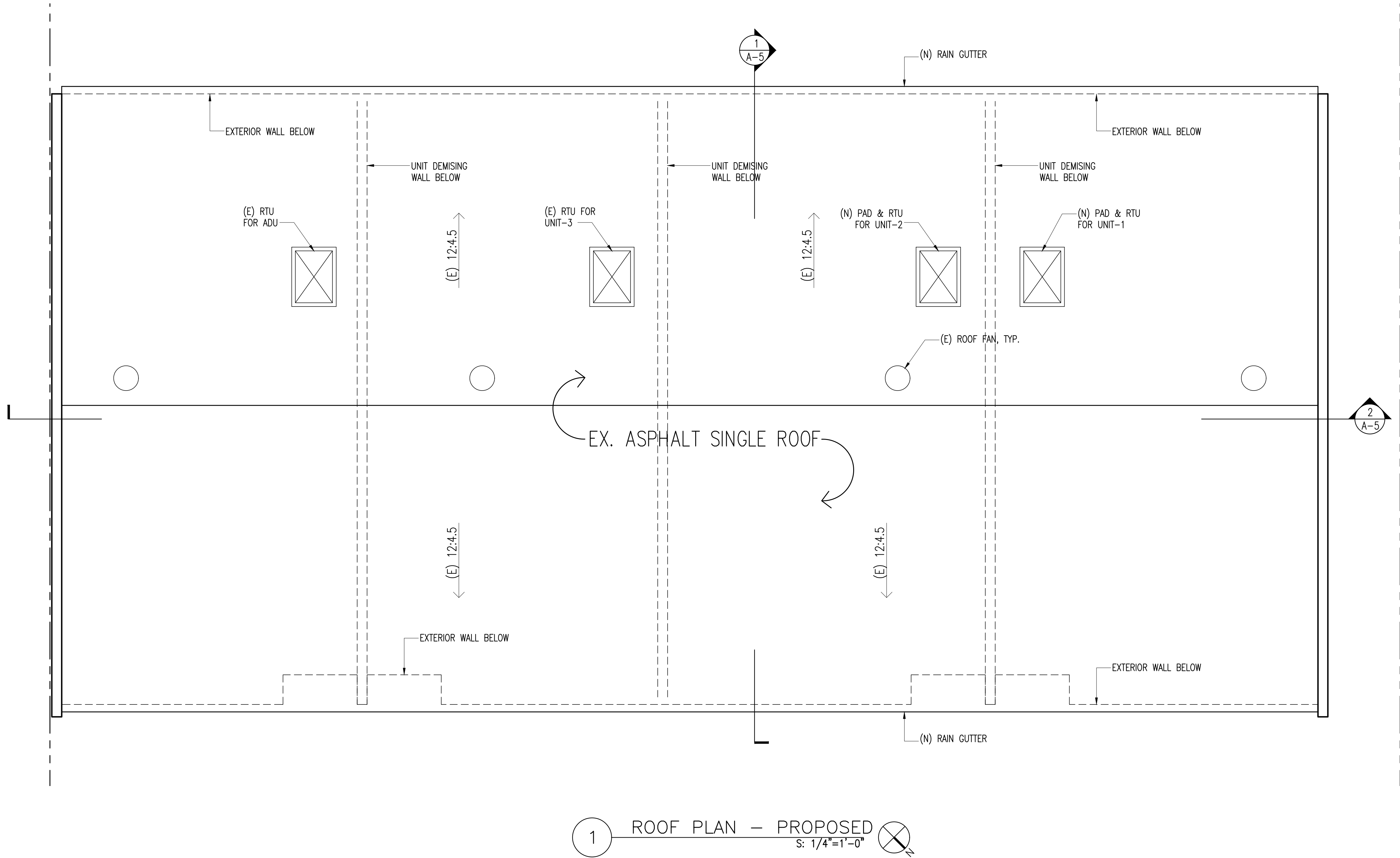
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DATE

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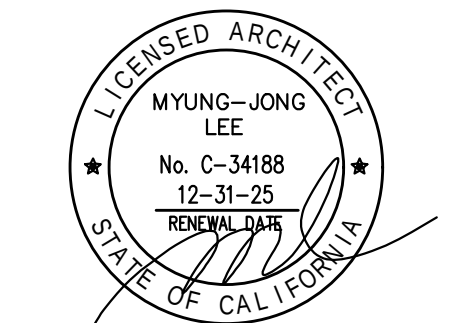
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DRAWING NAME

ROOF PLAN

PROJECT NO.

DATE

08/11/2025

SHEET NO.

A-2.2

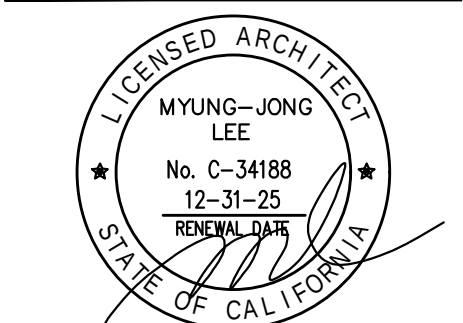
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ELEVATIONS—
EXISTING & PROPOSED

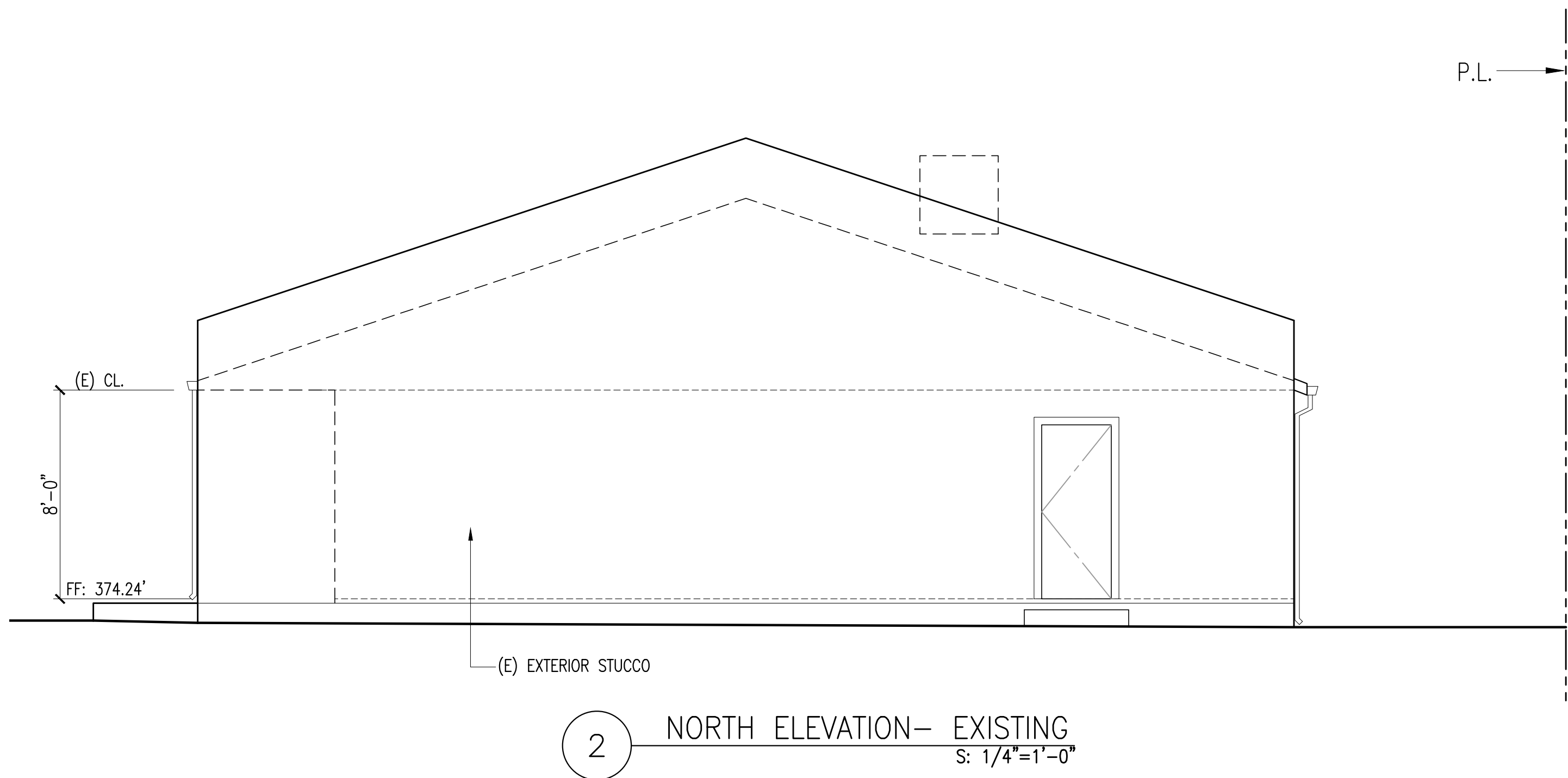
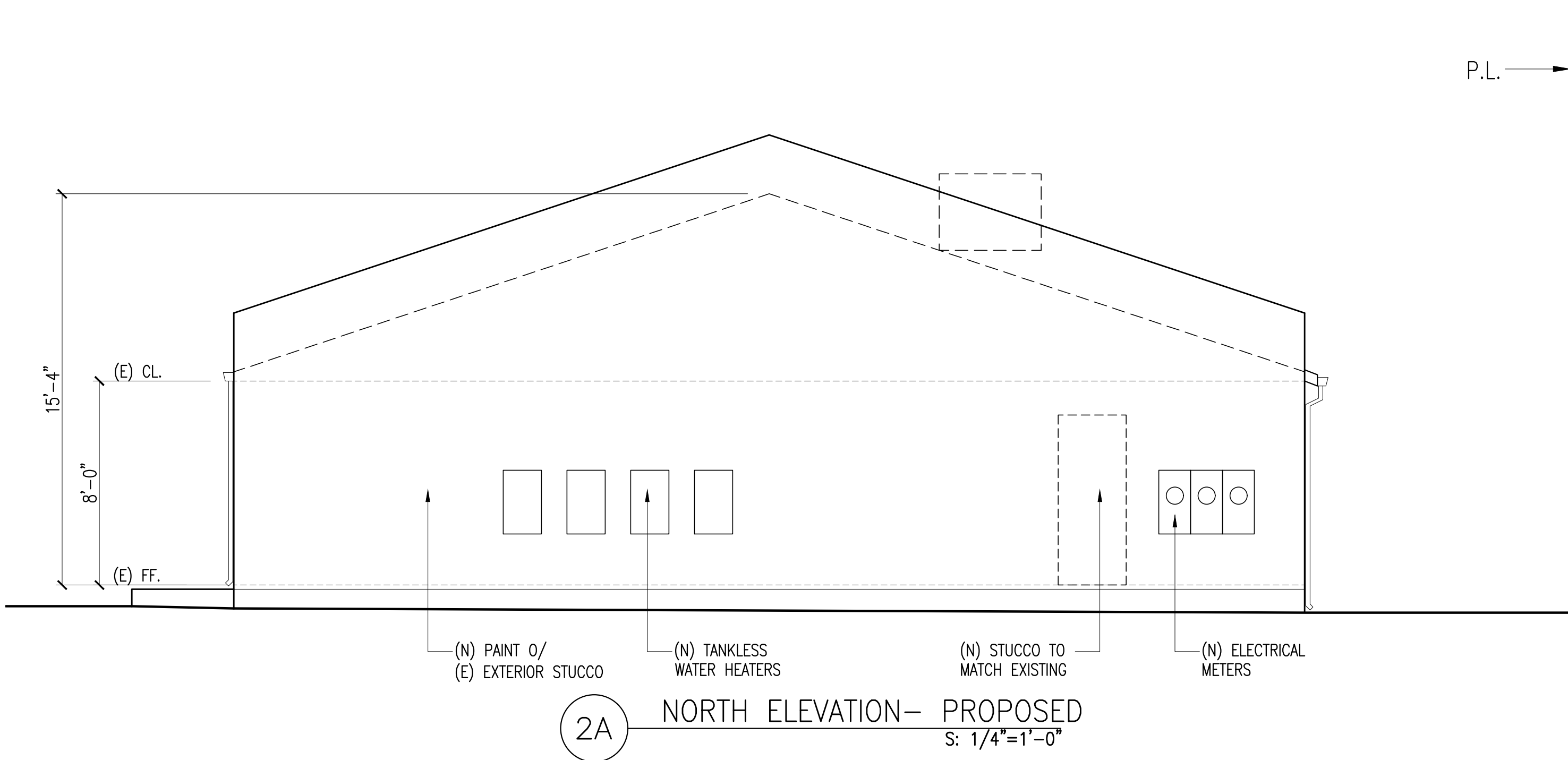
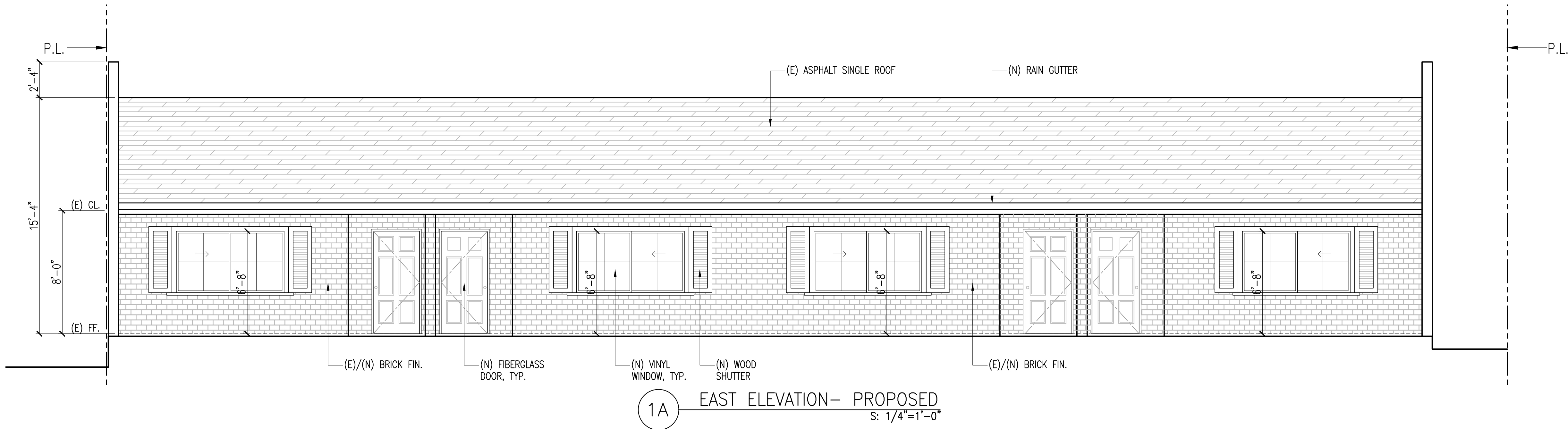
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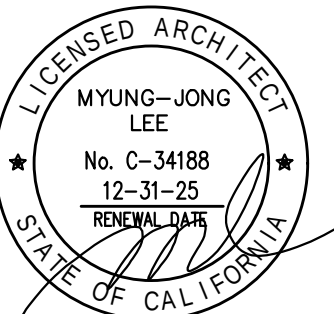
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ELEVATIONS— EXISTING & PROPOSED

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DATE _____

08/11/2025

SHEET NO. _____

A-4.1

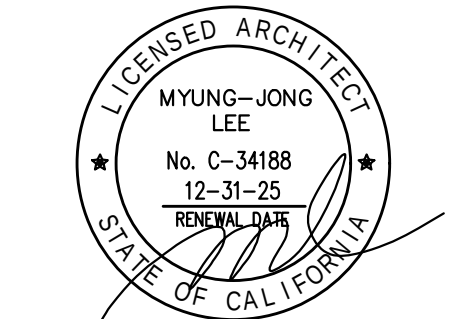


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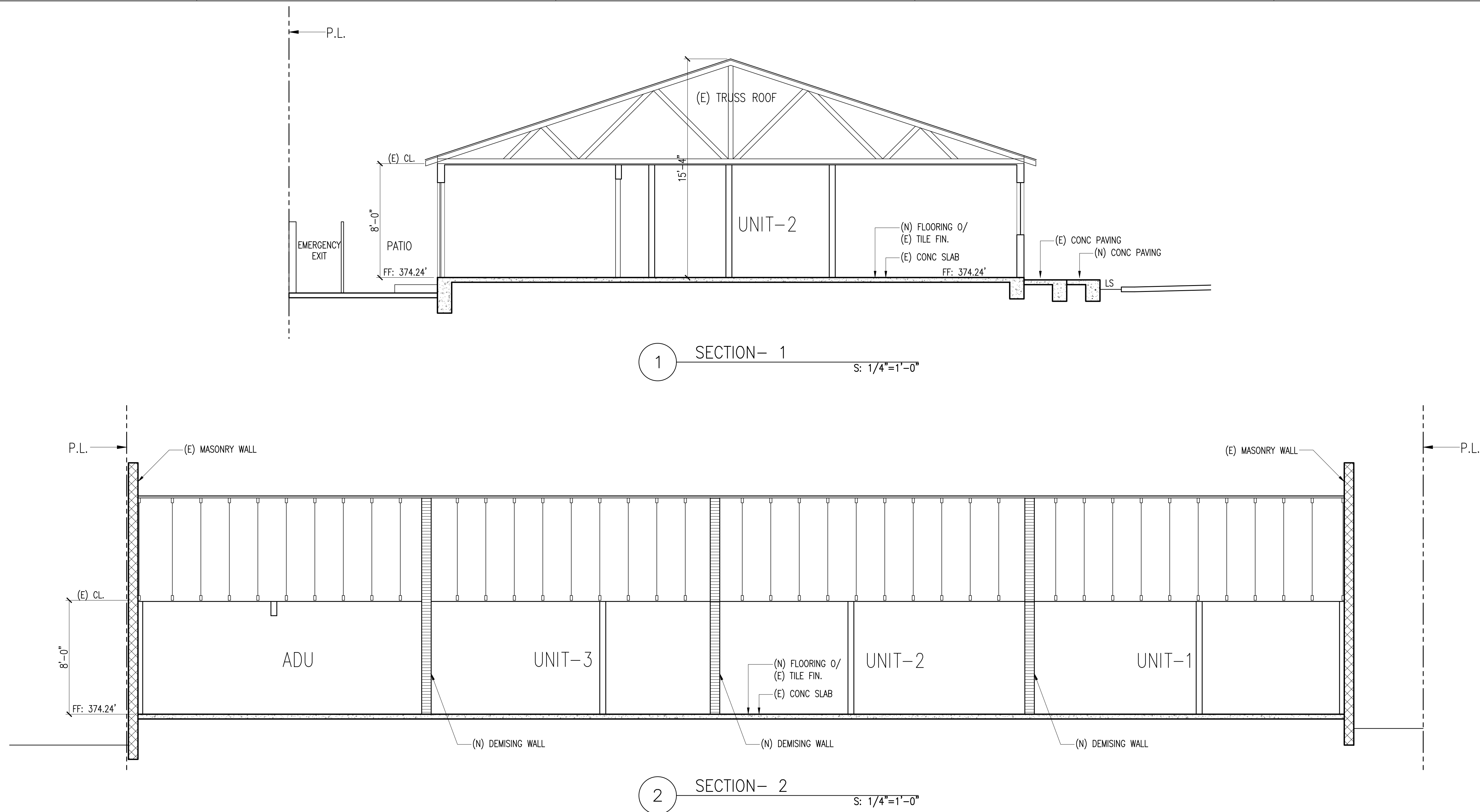
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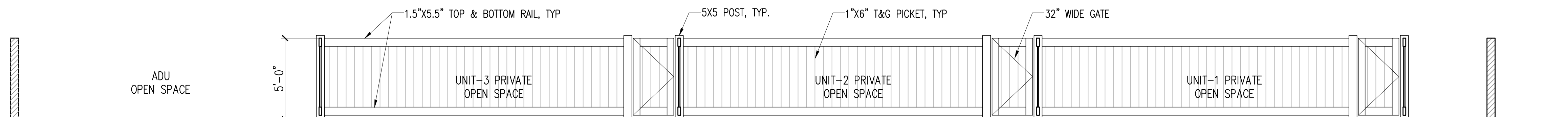
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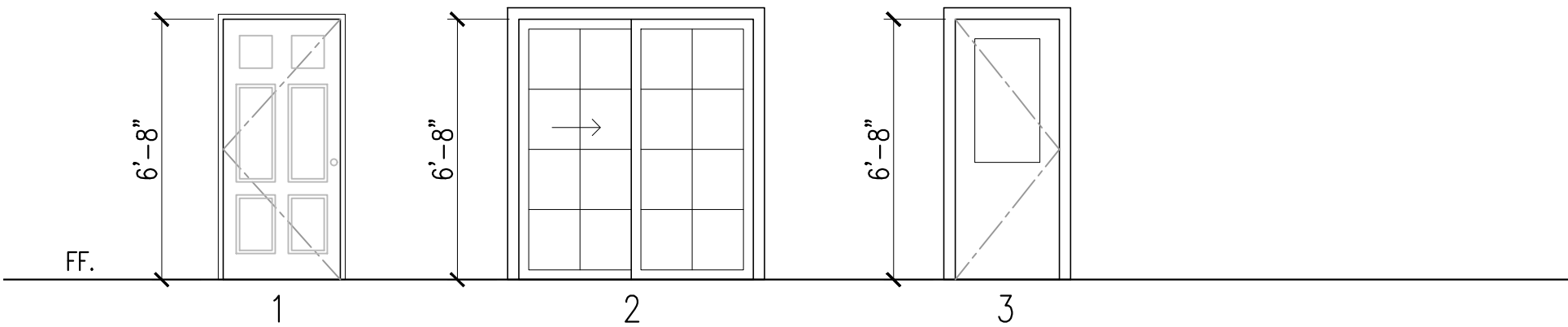


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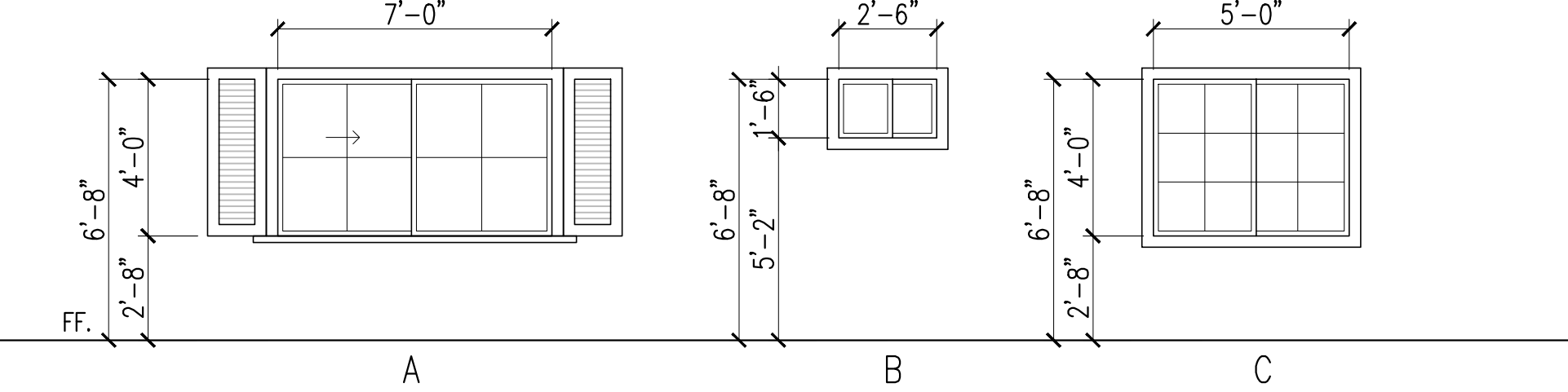


DOOR SCHEDULE								WINDOW SCHEDULE							
SYM	TYPE	SIZE (W X H)	TYPE	MATERIAL	U-FACTOR	SHGC	REMARK	SYM	TYPE	SIZE (W X H)	TYPE	MATERIAL	U-FACTOR	SHGC	REMARK
EXTERIOR															
		UNIT-1								UNIT-1					
Ⓐ	1	3'-0" X 6'-8"	SWING	FIBERGLASS			ENTRANCE	①	A	7'-0" X 4'-0"	SLIDING	VINYL / D.G	0.30	0.23	
Ⓑ	2	6'-0" X 6'-8"	SLIDING	VINYL / D.G. / TEMP	0.30	0.23				UNIT-2					
Ⓒ	2	6'-0" X 6'-8"	SLIDING	VINYL / D.G. / TEMP	0.30	0.23		②	A	7'-0" X 4'-0"	SLIDING	VINYL / D.G	0.30	0.23	
		UNIT-2								UNIT-3					
Ⓓ	1	3'-0" X 6'-8"	SWING	FIBERGLASS			ENTRANCE	③	A	7'-0" X 4'-0"	SLIDING	VINYL / D.G	0.30	0.23	
Ⓔ	2	6'-0" X 6'-8"	SLIDING	VINYL / D.G. / TEMP	0.30	0.23		④	B	2'-6" X 1'-6"	SLIDING	VINYL / D.G	0.30	0.23	
Ⓕ	2	6'-0" X 6'-8"	SLIDING	VINYL / D.G. / TEMP	0.30	0.23				ADU					
		UNIT-3						⑤	A	7'-0" X 4'-0"	SLIDING	VINYL / D.G	0.30	0.23	
Ⓖ	1	3'-0" X 6'-8"	SWING	FIBERGLASS			ENTRANCE	⑥	C	5'-0" X 4'-0"	SLIDING	VINYL / D.G	0.30	0.23	EMERGENCY EGRESS
Ⓗ	2	6'-0" X 6'-8"	SLIDING	VINYL / D.G. / TEMP											
		ADU													
Ⓘ	1	3'-0" X 6'-8"	SWING	FIBERGLASS			ENTRANCE								
Ⓙ	3	2'-8" X 6'-8"	SWING	FIBERGLASS/D.G./TEMP	0.30	0.23									
INTERIOR															
Ⓛ		3'-0" X 6'-8"	SWING	COMPOSITE											
Ⓜ		3'-0" X 6'-8"	SWING	COMPOSITE											
Ⓝ		3'-0" X 6'-8"	DBL. SWING	WOOD			W/ LOUVER								
Ⓞ		3'-0" X 6'-8"	DBL. SWING	WOOD			W/ LOUVER								
Ⓟ		1'-6" X 6'-8"	SWING	WOOD											
Ⓠ		5'-9" X 6'-8"	BYPASS	ALUMINUM / MIRROR											
Ⓡ		7'-4" X 6'-8"	BYPASS	ALUMINUM / MIRROR											
Ⓢ		5'-0" X 6'-8"	BYPASS	ALUMINUM / MIRROR											
Ⓣ		12'-0" X 6'-8"	BYPASS	ALUMINUM / MIRROR											

TYPE



TYPE



architecture
studio **MA** inc

Architecture | Interior | Planning

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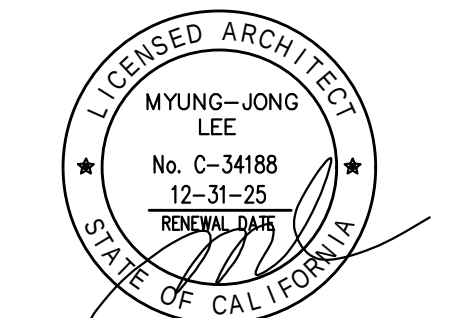
CONVERT OFFICE BUILDING
TO 4-UNIT APARTMENT

14650 PACIFIC AVENUE, BALDWIN PARK, CA 91706

ISSUED / REVISED		
DATE	NO.	REMARK

THE PROJECT DOCUMENTS INCLUDING THE DRAWINGS, SPECIFICATIONS AND OTHER MATERIALS HAVE BEEN PREPARED BY THE ARCHITECTS AS INSTRUMENTS OF THEIR PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT FOR USE. THE OWNER SHALL BE PERMITTED TO RETAIN RECORD COPIES OF PROJECT DOCUMENTS FOR INFORMATIONAL PURPOSES AND FOR USE IN CONNECTION WITH THE CONSTRUCTION AND OCCUPANCY OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY WRITTEN AGREEMENT AND WITH COMPENSATION TO THE ARCHITECT.

SEAL / SIGNATURE



DRAWING NAME

DOOR & WINDOW
SCHEDULE

PROJECT NO.

DATE

08/11/2025

SHEET NO.

A-7.0

Attachment #3
Justification Statement

14650 PACIFIC AVENUE Variance Findings

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of such property which do not generally apply to other properties in the same zone.**

The subject site is slightly irregular shaped with approximately 81 feet of frontage on Pacific Avenue and contains approximately 10,580 square feet. The site's southerly (side) property line is along a flood control channel. The site is currently improved with a 3,459 square-foot one-story vacant commercial structure designed and constructed for office uses in 1978.

The unique and exceptional circumstances applicable to the property are that the property was formerly zoned for commercial uses at the time the building was constructed and is now zoned R-G for multi-family residential uses, rendering the building non-conforming with respect to the R-G Zone. Furthermore, while the building conforms to the zoning regulations in effect at the time it was constructed, repurposing the building for residential uses and retroactively applying all of the R-G Zone regulations, presents practical difficulties and hardships for the property in question as the building footprint does not conform to the regulations of the current R-G Zone.

Properties along both sides of Pacific Avenue between the adjacent flood control channel and for a distance of two blocks northwest of the site are zoned R-G and are all improved with residential uses. The surrounding interior streets are zoned for and improved with single-family residential uses. Thus, the subject property is the only residentially zoned property in the R-G Zone improved with a commercial structure, a unique condition that only applies to the subject property.

In addition, the building has been vacant since 2022 (over three years) as the site's location is not suitable or viable for commercial uses due to both the current zoning regulations and the surrounding land use pattern, consequently, the property suffers from functional and external obsolescence due to the building's design and location. Having been vacant for more than six months, the building has lost any previously vested grandfather rights pursuant to Section 153.200.050 (Abandonment of Non-Conforming Use) of the City of Baldwin Park Zoning Code. Also, pursuant to Section 153.210.410.B of the City's Zoning Code, a variance may not be allowed to allow a use not permitted in the underlying zone.

Therefore, the building can no longer be utilized for any commercial uses and can only be utilized in conformance to the R-G Zone. The most practical and feasible use for the building is to repurpose the building for residential uses consistent with the site's zoning and general plan land use.

The applicant proposes to convert and adaptively reuse the existing building to three dwelling units and one Accessory Dwelling Unit (ADU), all in conformance to the density, floor area, lot coverage and height regulations of the R-G Zone. The scope of the work entails a minor 41 square-foot addition and the construction of three carports oriented along Pacific Avenue to provide covered parking as required by the zoning code. However, the applicant seeks minor relief from the rear and side yard setbacks of the R-G Zone to enable repurposing the building for a use that is otherwise consistent with and permitted by-right in the R-G Zone by allowing existing setbacks to be maintained; a reduced front yard to allow required covered parking within the front yard; and a minor reduction from the required Private Open Space.

Reduced Rear and Side Yard for existing building: As stated, the building footprint conforms to the building regulations that were in effect at the time the building was constructed but the rear and side yard regulations of the current R-G Zone are more restrictive. The building is setback approximately 67' from Pacific Avenue in conformance to the 15-foot required front yard. However, the building maintains a 0-foot side yard along the flood control channel and an approximately 4-10" side yard northerly property line in lieu of the minimum 10-foot side yard required by the R-G Zone. Meanwhile, the building maintains a 10-foot rear yard in lieu of the 20-foot minimum required by the R-G Zone.

The applicant seeks relief from the 10-foot required side yard and the 20-foot required rear yard to enable repurposing the building for residential uses otherwise permitted by the R-G Zone as it is not practical or feasible to apply the required setbacks to the existing building footprint.

Reduced Front Yard for Carports: The applicant also seeks relief to allow three carports to be constructed within the required front yard fronting Pacific Avenue. The existing building maintains surface parking with 14 parking spaces provided perpendicular to the building and perpendicular to Pacific Avenue. A total of seven parking spaces are required for the proposed residential uses (3 surface parking stalls, 3 covered parking stalls and 1 guest parking) and a total of eight parking spaces are provided. In order to comply with the required open space, a portion of the existing parking lot along the southerly portion of the site adjacent to the flood control channel will be converted to common open space and an existing trash enclosure will be maintained along the southerly property line.

Four uncovered parking spaces (one surplus space) are provided perpendicular to the building and three required covered parking spaces will be located perpendicular to Pacific Avenue between the site's driveway and the provided open space. The covered parking consists of three carports where the roof cover and supports will be constructed to the front property line. There is no other practical or feasible location on the site to provide the covered parking spaces without resulting in a conflict with other code requirements. Locating the carports

perpendicular to the building would place the structures too close to the building in violation of the required building separation.

In addition, the building façade has substantial glazing and wood shutters that allows natural light to penetrate the dwelling units and make the façade more attractive. An alternative scenario was considered to site the carports directly in front of the building but this would obstruct light and result in a negative aesthetic impact for the occupants of the buildings and would obstruct the building façade. Therefore, siting the carports along Pacific Avenue is a more appropriate alternative that will have no aesthetic impacts.

Reduced Private Open Space: Finally, the project is required to provide 600 square feet of private open space and 600 square feet common open space (1,200 square feet combined). The project will provide 441 square feet of private open space in lieu of the 600 square feet required. Although the project will provide a reduction of approximately 26% from the required private open space, the project provides 1,265 square feet of common open space, more than twice the required open space. The applicant is providing private open space within private patios at the rear of the building within the 10-foot rear yard and originally provided the minimum 600 square feet of private open space required. However, the Department of Building and Safety is requiring emergency access from the rear of the dwelling units to the public roadway and a 3' 2" walkway is provided along the rear property line that resulted in a reduction of the required private open space.

Due to the intended use of the property for residential uses in conformance to the current zoning regulations, and due to the extraordinary circumstances and conditions on the site detailed above, which do not apply to other properties in the same zone, the applicant simply seeks minor relief from specific zoning regulations such as yards and required private open space that can not be feasibly complied with due to existing conditions that can not be changed or modified without resulting in a substantial practical difficulty or hardship.

2. Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied by the property in question.

The variances requested by the applicant are simply to enable the existing building on the site to be repurposed to residential uses in conformance to the current R-G Zone and consistent with similar surrounding properties in the R-G Zone. Therefore, granting of the variances would merely allow the property to enjoy the same rights possessed by similarly situated properties in the R-G Zone and would not result in a special privilege for the subject property. As stated, the existing building was designed and constructed for commercial use in conformance to the zoning regulations at the time it was constructed and has been vacant for several years and is no longer feasible for commercial uses. Any

commercial use of the existing building would require a use variance which is not allowed or a zone change that would result in a “spot zone” inconsistent with the surrounding land use pattern. Meanwhile, due to the existing conditions and circumstances described on the site, it is not practical or feasible to apply all of the R-G zoning regulations to the subject property without denying the property reasonable use consistent with the zoning regulations.

3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent properties.

The granting of the variances will simply facilitate the adaptive reuse of an existing office building to a residential use consistent with and in conformance to the underlying R-G Zone. The granting of the variance will essentially allow the existing building footprint to remain by allowing the existing side and rear yards to be maintained and will allow covered carports to encroach into the front yard adjacent to Pacific Avenue. Upon completion of the project, the physical environment will not change significantly and the proposed residential use is a passive use that will be more compatible with the surrounding land use pattern than a commercial use of the building.

The adaptive reuse of the existing building will entail some enhancements to the building façade and interior alterations only but will not result in the same level of construction activity as ground-up construction and will therefore not be materially disruptive. Moreover, the project is designed to maintain compatibility with and respect surrounding residential uses.

The existing one-story height will be maintained such that the scale of building will remain compatible with adjacent properties. Vehicular access, parking and Common Open space are oriented in the parking area in front of the building and along the adjacent flood control channel and Pacific Avenue. The private open space is provided to the rear of the building and is relatively small for passive uses. The building itself serves as a buffer between the site’s parking area and driveway and common open space in front of the building and the residential use to the rear of the site.

In view of the foregoing, The granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent properties.

4. The granting of the variance will not adversely affect the General Plan of the City of Baldwin Park.

The site is designated for Garden Multi-Family land uses which provides for moderate density housing, either as attached or detached units, at a density range of 8.8 to 12 units per acres; and, provides that these residences include usable private and common open space with a maximum population density of 54 persons per acre. The site is zoned R-G, consistent with the Garden Multi-Family designation and the purpose of the R-G zone is to provide an environment suitable for both small-lot detached or attached dwelling units where more than one unit may be built on a lot. The intent is to promote desirable characteristics for medium-density neighborhoods.

The proposed project is consistent with the purpose of the R-G zone and meets the goals and the following policies of the General Plan:

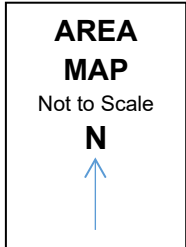
Goal 2.0: Accommodate new development that is compatible with and compliments existing conforming uses.

Policy 2.5: Require that multi-family provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent uses to prevent impacts on residences due to noise, traffic, parking, light and glare and differences in scale; to ensure privacy; and to ensure visual compatibility.

As stated, the project entails the conversion and adaptive reuse of an existing non-conforming commercial office building to three dwelling units and one Accessory Dwelling Unit that will be compatible with and compliment existing conforming residential uses adjacent to the site. The proposed density is consistent with the range of density contemplated by the Garden Multi-Family Residential category. Common Open space is provided at twice that required and private open space is provided to the rear of the units with a minor reduction in the minimum required as requested herein.

As detailed under Finding No. 3 above, the project's design is sensitive to and ensures there are no impacts on adjacent uses due to noise, traffic, parking, light or glare and the project will be visually compatible with adjacent uses. As stated, the scale of the building will be maintained at one-story compatible with adjacent properties. Vehicular access, parking and Common Open space are oriented in the parking area facing the flood control channel and Pacific Avenue. The private is open space is provided to the rear of the building and is relatively small for passive uses.

Attachment #4
Vicinity Map



Vicinity Map

LOCATION: 14650 Pacific Ave

CASE NUMBER: ZV 25-04

DATE: November 12, 2025

