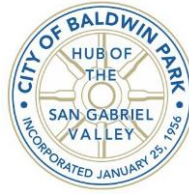


PLANNING COMMISSION
REGULAR MEETING

Agenda

May 27, 2026, 7:00 PM



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

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



Most Planning Commission meetings take place at City Hall, 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

<https://baldwinparkca.portal.civicclerk.com>

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. Please contact the City Clerk's Office at (626) 960-4011.

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 Planning 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 City Clerk.

Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the Planning Commission. Please notify the City Clerk 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 name, place of residence, item number or to comments@baldwinparkca.gov. Written comments will be distributed and will be made part of the written record but will NOT be read verbally at the meeting.

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 funding 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.

1. **Action Minutes from May 13, 2026**

SET MATTERS - PUBLIC HEARINGS

2. **An Amendment to Update Title XV, Chapter 153 of the Baldwin Park Municipal Code relating to Residentially Zoned Lots in the City of Baldwin Park (Location: City Wide; Case Number AZC 25-04).**

Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Find the proposed ordinance 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 ordinance is exempt from CEQA under Guidelines Section 15061(b)(3) (Common Sense Exception) since it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment, either directly or indirectly, and that therefore no environmental review under CEQA is required.
3. Adopt Resolution PC 26-04 approving AZC 25-04 **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING THAT THE CITY COUNCIL AMEND THE CITY’S MUNICIPAL CODE TITLE xv, land usage, chapter, 153, zoning code, Sections 153.030.010, 153.040.010, 153.040.020, 153.040.030, 153.040.040, 153.040.070, 153.040.080, 153.040.300, 153.130.050, 153.150.130, 153.160.040, 153.200.190 and 153.210.170 relating TO CONSISTENCY OF DEVELOPMENT STANDARDS ON ALL RESIDENTIALLY ZONED PARCELS”**

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 21st day of May 2026.



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@baldwinpark.com. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)



ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

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

Wednesday, May 13, 2026

7:04 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present:	Genoveva Escobosa, Chair Diana Miranda-Dzib, Vice-Chair Benny Arias, Commissioner Erik Peña, Commissioner
Staff Present:	Nick Baldwin, City Planner Jesus Astorga-Rios, Associate Planner Kristi J. Smith, City Attorney

Note: Chair Escobosa excused Commissioner Rodriguez from Planning Commission meeting.

ACTION: Approved 4-0. Moved by Vice Chair Miranda-Dzib
Seconded by Commissioner Arias.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	Yes
Arias	Yes
Peña	Yes

PUBLIC COMMUNICATIONS

Public Communications opened by Chair Escobosa
No Public Communications were received.
Public Communications closed by Chair Escobosa.

CONSENT CALENDAR

- 1) Minutes from March 25, 2026.

ACTION: Approved 4-0. Moved by Commissioner Peña
Seconded by Vice-Chair Miranda-Dzib.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	Yes
Arias	Yes
Peña	Yes

PUBLIC HEARINGS

- 2) **Adoption of Resolution No. 2026-20 to Deny Development Agreement No. 26-01 and Cannabis Permit Application No.23-03 for a New Cannabis Manufacturing and Self-Distribution Business at an Existing Cannabis Manufacturing Facility within the I-C, Industrial-Commercial Zone (Location: 15023 Ramona Blvd., APN 8437-021-006; Applicant: California Harvest Fund, LLC; Case Number: DA 26-01 for CAN 23-03).**

- a. Staff Recommendation: Public Hearing for CAN 23-03 To Be Continued at a Date Determined

Public Hearing opened by Chair Escobosa
Public Hearing closed by Chair Escobosa.

ACTION: Approved 4-0. Moved by Vice-Chair Miranda-Dzib. Seconded by Commissioner Arias.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	Yes
Arias	Yes
Peña	Yes

REPORTS OF OFFICERS

- 3) Special Presentation on Local Hazard Mitigation Plan Update

Commissioner Comments opened by Chair Escobosa
Commissioner Peña, Chair Escobosa, and Vice-Chair Miranda-Dzib had questions for City Staff.

COMMISSION/STAFF COMMUNICATIONS

- City Planner Nick Baldwin provided updates to the Planning Commission regarding Barnes Park.

ADJOURNMENT

Chair Escobosa adjourned the meeting at 7:26 p.m.

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

_____ .

Nick Baldwin, Secretary
Baldwin Park Planning Commission

STAFF REPORT



TO: Honorable Chair and Members of the Planning Commission
FROM: Nick Baldwin, City Planner
PREPARED BY: Jesus Astorga-Rios, Associate Planner
DATE: May 27, 2026
SUBJECT: An Amendment to Update Title XV, Chapter 153 of the Baldwin Park Municipal Code relating to Residentially Zoned Lots in the City of Baldwin Park (Location: City Wide; Case Number AZC 25-04).

SUMMARY:

The proposed amendment to Title XV, Chapter 153 of Baldwin Park Municipal Code is to account for recent changes in State law as they relate to consistency of development standards across all residential development types as well as other updates to address inconsistencies in Section 153.040 – Residential Zones Section of the Municipal Code and other related Zoning Code sections.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Find the proposed ordinance 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 ordinance is exempt from CEQA under Guidelines Section 15061(b)(3) (Common Sense Exception) since it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment, either directly or indirectly, and that therefore no environmental review under CEQA is required.
3. Adopt Resolution PC 26-04 approving AZC 25-04 **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING THAT THE CITY COUNCIL AMEND THE CITY’S MUNICIPAL CODE TITLE xv, land usage, chapter, 153, zoning code, Sections 153.030.010, 153.040.010, 153.040.020, 153.040.030, 153.040.040, 153.040.070, 153.040.080, 153.040.300, 153.130.050, 153.150.130, 153.160.040, 153.200.190 and 153.210.170 relating TO CONSISTENCY OF DEVELOPMENT STANDARDS ON ALL RESIDENTIALLY ZONED PARCELS”**

BACKGROUND:

On May 2, 2012, the City Council of the City of Baldwin Park adopted Ordinance 1346, which adopted restatements and amendments to Chapters 152 (Subdivision Regulations) and 153 (Zoning Code) of the Baldwin Park Municipal Code (BPMC) and the City's Zoning Map. Ordinance 1346 was the last comprehensive update to the Zoning Code made in an effort to implement the goals and policies of the City of Baldwin Park's 2020 General Plan, such as the creation of new zoning land use districts and restructuring of development standards to accommodate specific development types (such as regional-servicing retail establishments along the City's freeway corridors). Additionally, the amendments to the Zoning Code were written to modernize the Zoning Ordinance so that it addresses conditions relevant to Baldwin Park today, and to streamline the Zoning Ordinance to make it easier for City staff and the public to use.

While updates to the City's General Plan are not currently programmed, amendments to the City's Zoning Code must be considered as land use trends, state legislation and other external factors present new challenges and opportunities to update and, in an ideal instance, enhance existing regulations. As one of the primary responsibilities outlined in Section 153.020.070 of the BPMC, the City Planner and their designees maintain and propose recommendations for Zoning Text Amendments as these circumstances arise over time. An example of similar endeavors conducted by Planning Staff include the comprehensive update to the City's signage regulations (Section 153.170 of the BPMC) and the updates to wholesale and warehousing land use categories in the City's Commercial and Industrial Zones regulations (Section 153.050 of the BPMC). In the case of residential zoned parcels, there exists an increased desire by residents, developers and state legislators to draft clear and concise language to facilitate the development of housing units and additions, such as with the recent efforts to require local jurisdictions to apply objective development standards equally across all residential development types (AB 2221, SB 897)

DISCUSSION:

The Planning Division has conducted a review of all development standards and policies applicable to the City's residential zoning districts and developments, and have proposed changes to sections of the BPMC to better assist City Staff, residents and developers in understanding and applying the development standards most commonly associated with residential developments. City Staff have included changes to specific sections of the Zoning Code. Table #1 below documents all sections that have been revised, the extent of the changes proposed, and the reasoning for the inclusion of said changes:

(SUMMARY OF CHANGES BEGINS ON THE FOLLOWING PAGE)

Table #1: Proposed Supplemental Amendments to Chapter 153 (Zoning Code)
of the Baldwin Park Municipal Code

BPMC Sections	Original Language	Language As Amended	Justification
§ 153.030.010; § 153.040.010; § 153.040.020; § 153.040.030; § 153.040.040; § 153.040.080; § 153.120.040; § 153.150.130; § 153.160.040; § 153.200.190; § 153.210.170; (cont.)	Sections includes reference to “R-1-7,500 – Low Density Single-Family Residential” Zone	Sections amended to remove reference to “R-1-7,500 – Low-Density Single-Family Residential” Zone. Amendments have been outlined in enclosed Redlined Ordinance of this Report (Attachment #2)	<p>The aforementioned Zoning District does not appear in Official Zoning Map of the City of Baldwin Park (referred to as “The Zoning Map” in § 153.030.020)</p> <p>To ensure consistency with all City adopted documents and sections, these section must be amended to remove reference to R-1-7,500 Zone. Further, there are no properties within the City that are zoned R-1-7,500.</p>
§ 153.040.030 (Table 153.040.030)	<p>Table 153.040.030 includes regulations on Side Yard Setbacks – Minimum for the R-1, R-G and R-3 zones, as well as minimum Private Open Space requirements for each underlying zone.</p> <p>Additionally, Table 153.040.030 includes minimum floor area thresholds for homes with specific bedroom counts (i.e. studio, 1-bedroom, 2-bedroom, etc.).</p>	<p>Table 153.040.030 is proposed to be amended to include additional language regarding minimum interior side yard setback regulations for lots that have frontages less than 75’ and for lots that are greater than or equal to 75’ in width. This standard is primarily the same</p> <p>Additionally, Table 153.040.030 will amend the minimum private open space requirements to provide for different allowances in the R-1 zones for Corner and Reversed Corner Lots (reduced to 10% of net lot area instead of the general 20%) and reduce the minimum required private open space area per unit in the R-G and R-3 zones to 100 square feet.</p> <p>Lastly, Table 153.040.030 will remove the reference to minimum floor area requirements for bedroom counts for all units proposed in all underlying residential zoning districts.</p>	<p>As currently applied, the required 10’ side yard setback for the multi-family zoned parcels within the City cause an undue burden on development for parcels with pre-existing narrow frontages. The allowance of having the interior side yard setback be a minimum of 5’ for the first floor for any residential development in the R-G or R-3 zone provides for consistency in development on these narrow properties which share similar characteristics to existing single-family zoned parcels, and also fall in line with how most other jurisdictions in the surrounding area regulate interior side yard setbacks for multi-family zoned parcels.</p> <p>The revisions proposed for the private open space requirements follow the same logic of providing fair development standards for uniquely configured lots (in the case of the R-1 changes) and providing consistent development standards that follow surrounding community examples and industry standards (such as the R-G and R-3 changes).</p> <p>Lastly, Staff is recommending striking the existing language governing minimum floor areas by bedroom count in the residential zones, as said regulations are already captured in the California Building Code, and could be perceived as running afoul of State Housing Law in imposing punitive development standards for residential developments.</p>

Table #1: Proposed Supplemental Amendments to Chapter 153 (Zoning Code)
of the Baldwin Park Municipal Code (cont.)

BPMC Sections	Original Language	Language As Amended	Justification
§ 153.040.030	<p>(B) Hospitals. Hospitals shall have and maintain a minimum net lot area of one-half acre.</p> <p>(C) Residential additional setback. In the R-1-7,500 and R-1 zones, any exterior new structure, or addition to an existing structure, that exceeds one story in height and that faces any rear or side lot line shall be set back an additional 10% of the average lot width, up to a maximum required setback of 20 feet.</p>	<p>(B) Hospitals. Hospitals shall have and maintain a minimum net lot area of one-half acre.</p> <p>(B) Residential additional setback. In the R-1, R-G and R-3 zones, the second story portion of any exterior new structure, or addition to an existing structure, shall have a minimum side yard setback of 7 feet and 6 inches.</p> <p>(C) Single-Family Dwellings in Multiple-Family Zones. All single-family residential units existing or proposed to be constructed in the R-G and R-3 zones shall comply with the development standards for single-family residential units in the R-1 zone.</p> <p>(D) Objective Design Standards. All residential developments must comply with the provisions noted in Subchapter 3 Objective Design Standards</p>	<p>The removal of the minimum area requirement for hospitals proposed in the City’s residential zones serves to avoid redundancy in repeating the same standard, as it is already captured in Subsection 153.040.030(A)(3).</p> <p>The changes proposed to the step-back provisions are intended to provide a clear and consistent standard for second story additions and two-story homes proposed in the R-1 zone, as well as multi-story developments in the R-G and R-3 zones.</p> <p>Additionally, the allowance of having any existing or proposed single-family dwelling unit on a multi-family zoned parcel adhere to the R-1 development standards follows similar allowances to how other jurisdictions regulate these developments and avoids the unfair application of multi-family standards on single-family developments.</p> <p>Lastly, the reference to the amended Objective Design Standards section is included for clarification and consistency in implementation of Objective Design Standards for all residential developments.</p>
§ 153.040.040	<p>(C) Private Open Space regulations in R-G and R-3. The following regulations apply to private open space areas within R-G and R-3 zoned lot:</p> <p>1. The minimum length and width of each open space area shall be 10 feet.</p>	<p>(C) Private Open Space regulations in R-G and R-3. The following regulations apply to private open space areas within R-G and R-3 zoned lot:</p> <p>1. The minimum length and width of each open space area shall be 5 feet.</p>	<p>City Staff surveyed surrounding jurisdictions that contained similar open space regulations (Burbank, Glendale, etc), and found that, for multi-family zoned properties, the minimum length and width requirements were roughly 5’, instead of the as currently required 10’. This change is proposed to provide for consistency with surrounding communities and industry standards.</p>

Table #1: Proposed Supplemental Amendments to Chapter 153 (Zoning Code)
of the Baldwin Park Municipal Code (cont.)

BPMC Sections	Original Language	Language As Amended	Justification
§ 153.040.070	<p>(2) All accessory structures, including detached garages, may not be located within a required side or rear yard area if the required side or rear yard area is adjacent to a street or abuts an R-1-7,500 or R-1 zoned property</p> <p>(5) An accessory structure smaller than 250 square feet may be constructed of metal or similar material as approved by the City Planner.</p>	<p>(2) Patios, sunrooms and similar accessory structures, when attached to the rear of a single-family home, shall maintain a minimum rear and/or side yard setback distance of 5 feet from the post or wall of said structure to the rear and/or property line. Accessory structures attached to an ADU or Urban Dwelling Unit shall follow the same setback requirements as the primary dwelling.</p> <p>(5) An accessory structure smaller than 250 square feet may be constructed of metal or similar material as approved by the City Planner.</p>	<p>This standard is proposed to be amended to allow for properties with narrow lot depths to construct accessory structures when all other objective standards are still able to be met (such as lot coverage and open space). This also allows for increased flexibility in designing new homes on residential parcels that wish to install said features (such as with SB 9 Urban Lot Splits) and consistency with State requirements.</p> <p>The standard allowing for accessory structures to be constructed of metal or similar materials has been removed as metal is not an allowed exterior material type in Section 153.130.050 of the BPMC.</p>
§ 153.040.300	<p>Table 153.040.300 includes development standards for Urban Development Units and Urban Lot Splits. The following standards have been identified as needing to be revised:</p> <p>Dwelling Unit Height (Maximum) for 1) new unit on lot with an existing unit and 2) lot where two new units are proposed: 16 feet</p>	<p>Table 153.040.300 has been revised to amend the identified standards as follows:</p> <p>Dwelling Unit Height (Maximum) for 1) new unit on lot with an existing unit and 2) lot where two new units are proposed: 27 feet</p> <p>Note: Building height is measured to highest point on roof. All two-story structures must adhere to step-back requirements noted in Section 153.040.030(B)</p>	<p>Pursuant to State Housing Law, the City of Baldwin Park cannot impose a development standard on SB 9 developments that are not in place for other development types in the same zone. Therefore, City Staff have revised this section of the SB 9 Ordinance to allow for SB 9 developments to follow the same height restrictions as the R-1 zone (27'), as well as the minimum step-back requirements.</p>

(CONTINUED ON FOLLOWING PAGE)

Table #1: Proposed Supplemental Amendments to Chapter 153 (Zoning Code)
of the Baldwin Park Municipal Code (cont.)

BPMC Sections	Original Language	Language As Amended	Justification
<p>§ 153.040.300 (Continued)</p>	<p>Dwelling Unit Setbacks for 1) new unit on lot with an existing unit and 2) lot where two new units are proposed:</p> <p>Minimum Front Minimum: 20 feet</p> <p>Note: Lots with existing units must preserve required setback distances for underlying zone.</p>	<p>Dwelling Unit Setbacks for 1) new unit on lot with an existing unit and 2) lot where two new units are proposed:</p> <p>Minimum Front Minimum: 15 feet</p> <p>Note: For Urban Lot Splits, proposed subdivision lot lines must preserve a minimum of 15 feet front yard separation and 4 feet side and rear separation for all existing structures that will remain on new parcels.</p>	<p>Additionally, Section 153.040.050 of the Baldwin Park Municipal Code provides regulations governing the development of flag lots. While the development of a flag lot is prohibited under typical subdivision regulations, SB 9 Urban Lot Splits are allowed to be proposed as flag lot parcels, provided developments comply with all underlying standards. To ensure consistency with flag lot standards, this section must be revised and include clarification for minimum separation distances for existing structures that are proposed to remain as a part of an SB 9 Urban Lot Split.</p>
<p>§ 153.040.300(E)</p>	<p>(E) Priority to Consideration of Other Exceptions to Standards: Any required standard that would have the effect of physically precluding the construction of up to two primary residential units on a lot or that would physically preclude each new unit from being at least 800 square feet in floor area shall be modified or waived to the extent necessary, as determined by the Community Development Director or designee, to allow the development of two primary residential units on a lot. In order to waive or modify certain standards, the City has established the following priorities and procedures for allowances for exceptions and has established the following limits to the development standards as indicated</p>	<p>§ 153.040.300(E) and all the associated subsections listing the exceptions allowable are to be removed in their entirety.</p>	<p>At the time of adoption of the SB 9 Ordinance, City Staff elected to incorporate an exception process to strict adherence of the objective standards noted in the Ordinance.</p> <p>Given the State’s continued emphasis on strict adherence to ministerial reviews and procedures for SB 9 developments, Staff is recommending the removal of this exception process, as including any discretionary reviews or appeals may run afoul of State housing law. The City must still allow for two 800 square-foot primary dwelling units when proposed under SB 9, which these recommended changes will not preclude an applicant from doing so.</p>

Table #1: Proposed Supplemental Amendments to Chapter 153 (Zoning Code)
of the Baldwin Park Municipal Code (cont.)

BPMC Sections	Original Language	Language As Amended	Justification
§ 153.130.050	<p>(C) Eave projection. Each dwelling shall have and maintain an eave projection between 18 inches and 24 inches on at least two opposing sides.</p> <p>(E) Design Guidelines Manual. All development shall comply with the adopted Design Guidelines Manual applicable to the type of development proposed.</p>	<p>(C) Eave projection. Each dwelling unit shall have and maintain an eave projection between 12 inches and 24 inches on at least two opposing sides. Exceptions to this standard to provide matching roof eave lengths for existing homes must be approved by the City Planner.</p> <p>(E) Design Guidelines Manual. With the exception of any residential development subject to the provisions of Subchapter 153.135, Objective Design Standards, all developments shall comply with the adopted Design Guidelines Manual applicable to the type of development proposed</p>	<p>The existing roof eave projection standard does not comply with state requirements in both ADU and housing law citing for standards that allow for “matching” requirements for architectural features only. Therefore, the standard has been revised to allow for matching features.</p> <p>Additionally, the reference to the Design Guidelines in this section, a clear distinction between which developments are subject to compliance with Objective Design Standards or the provisions of the City of Baldwin Park’s Design Guidelines Manual must be included.</p>
§ 153.150.130	<p>(A) Residential Zones. The City and County Fire Department shall approve the driveway widths and clearances. However, the following minimum standards shall be observed for driveways in residential zones:</p> <p>(1) The minimum driveway width for R-1-7,500 and R-1 zoned properties shall be nine feet. No more than one driveway shall be provided on R-1-7,500 and R-1 lot;</p> <p>(2) The minimum driveway width for R-G and R-3 zoned properties shall be 26 feet; and</p>	<p>1. The minimum driveway width for R-1 zoned properties shall be 9 feet. Only one driveway shall be permitted per street frontage for R-1 properties.</p> <p>2. The minimum driveway width for R-G and R-3 zoned properties shall be 26 feet. However, the Director of Community Development shall have the authority to require a wider driveway width or allow a narrower driveway width based on City of Baldwin Park Public Works Engineering Division and Los Angeles County Fire Department requirements and/or other circumstances associated with the location, purpose, and design of the driveway</p>	<p>This standard is proposed to be revised to allow for more flexibility in site design for both single-family and multi-family zoned parcels.</p>

Table #1: Proposed Supplemental Amendments to Chapter 153 (Zoning Code)
of the Baldwin Park Municipal Code (cont.)

BPMC Sections	Original Language	Language As Amended	Justification
§ 153.200.190	(A) <i>Nonconforming parking.</i> Where a single-family residence is located on any residentially zoned lot, and such use is nonconforming by reason of inadequate parking, that residence may be enlarged to a maximum addition of 600 square feet of floor area without the provision of conforming parking.	(A) Nonconforming parking. Where a single-family residence is located on any residentially zoned lot, said residence may be enlarged to a maximum floor area imposed by the development standards of the underlying zone, including but not limited to height, lot coverage and setbacks. Pursuant to Government Code Section 65863.3, no minimum parking requirements shall be applied as a condition of approval when such use is nonconforming by reason of inadequate parking	AB 1308, passed in 2023, prohibits public agencies from increasing the minimum parking requirement that applies to a single-family residence as a condition of approval of project proposing to remodel, renovate or add additional square footage to the single-family residence, provided the project does not exceed the maximum size limit imposed by local regulations (i.e. lot coverage, height, etc.). This standard has been revised to reflect this change in state law.

These and all other changes to the Zoning Code have also been documented in the enclosed Redlines attachment.

GENERAL PLAN CONSISTENCY

The proposed Zoning Text Amendment is consistent with the following General Plan goals and policies:

Land Use Goal 2.0 Accommodate new development that is compatible with and complements existing conforming land uses.

Urban Design Goal 4.0 Enhance the aesthetic quality of development in the City.

Urban Design Goal 6.0 Enhance the neighborhood environments within Baldwin Park.

Housing Goal 1.0 Maintain and improve the quality of existing housing and residential neighborhoods

Housing Goal 2.0 Assist in the development of housing affordable to low- and moderate-income households

Housing Goal 4.0 Mitigate governmental constraints to housing production

Housing Policy 4.1 Periodically review City regulations, ordinances, departmental processing procedures and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

FINDINGS:

1. General Plan Consistency: *The amendment is consistent with the goals, policies and objectives of the General Plan*

The proposed amendments to the sections of the Municipal Code are consistent with the goals and policies of the City of Baldwin Park's 2020 General Plan, in that the changes provide for increased clarity and flexibility for certain development standards that are commonly associated with residential developments, such as driveway aisle widths and patio setbacks. The revised language will help facilitate new development patterns that the General Plan wishes to encourage and the State legislature has required for City's to allow, such as the case with Urban Lot Splits submitted under the provisions of SB 9.

2. Adverse Impacts: *The amendment will not adversely affect surrounding properties*

The proposed Zoning Text Amendment will not adversely affect surrounding properties. Specifically, the proposed amendments will continue to preserve the spirit and intent of the 2012 Zoning Code Update, in that it will continue to require the same underlying development standards government land use, mass, height and location requirements for R-1, R-G and R-3 zoning districts. The amendments proposed intend to provide clarification and increased flexibility whenever possible to streamline housing development projects, as the standards modified retain the spirit of promoting high-quality design features that match the City's existing palate of architectural styles.

3. Safety and Welfare: *The amendment promotes public health, safety and general welfare*

The proposed Zoning Text Amendment will continue to promote the public health, safety and general welfare of the residents and businesses who serve the City of Baldwin Park. The clarification to existing standards and addition of new language to the sections modified will result in more consistency in the design of new homes and additions built in the City's residential zoning districts. Applying fair and universally applicable development standards ensures that all housing product types retain the same character defining features that residents expect to see in new home builds and large scale additions (such as a step-back or recess of second floor walls).

4. Zoning Code Consistency: *The amendment serves the goals and purposes of the zoning code*

The proposed Zoning Text Amendment will continue to serve the goals and purposes of the City of Baldwin Park's Zoning Code by clarifying existing language that has been identified by City Staff as too restrictive or not conducive to allowing better quality housing products. The sections which allow for minor deviations of standards at the discretion of the Community Development Director or the City Planner allow for City Staff to assess and determine whether proposed changes result in more compatible home designs, such as roof eaves being reduced to accommodate a Mediterranean or Spanish style home design which typically lacks these elements in favor of a character defining parapet wall.

CEQA REVIEW:

CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT CASE NUMBER AZC 25-04 AND ADOPTION OF ORDINANCE NO. _____ ARE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND IS FOUND TO BE EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3), IN THAT THE PROPOSED ACTION CONSISTS OF A CODE AMENDMENT, WHICH DOES NOT HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

LEGAL REVIEW:

This report has been reviewed and approved by the City Attorney as to legal form and content.

ATTACHMENTS:

1. Planning Commission Resolution 26-04
2. Draft City Council Ordinance No. _____

RESOLUTION PC 26-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING THAT THE CITY COUNCIL AMEND THE CITY'S MUNICIPAL CODE TITLE XV, LAND USAGE, CHAPTER, 153, ZONING CODE, SECTIONS 153.030.010, 153.040.010, 153.040.020, 153.040.030, 153.040.040, 153.040.070, 153.040.080, 153.040.300, 153.130.050, 153.150.130, 153.160.040, 153.200.190 AND 153.210.170 RELATING TO CONSISTENCY OF DEVELOPMENT STANDARDS ON ALL RESIDENTIALLY ZONED PARCELS AND FIND THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA (LOCATION: CITYWIDE; APPLICANT: CITY OF BALDWIN PARK; CASE NUMBER: AZC 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) This Application is initiated by City Staff as a City-wide code amendment; and

(b) The proposal is to amend the Baldwin Park Municipal Code (BPMC) to comply with recent changes in state law and proposes amendment to multiple sections of the BPMC which are referenced in the Draft Council Ordinance attached as Item No. 2 in the Staff Report dated May 27, 2026 from Jesus Astorga-Rios, Associate Planner to the Chair and Planning Commissioners ("Staff Report"); and

(c) A duly noticed public hearing was held on May 27, 2026, and said Application 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

(d) Each fact set forth in the Staff Report dated May 27, 2026 is true and correct.

SECTION 2. The Planning Commission does hereby adopt the following Findings of Fact applicable to all Amendments to the Zoning Code:

(a) Consistent with the goals, policies, and objectives of the General Plan. The proposed amendments to the sections of the Municipal Code are consistent with the goals and policies of the City of Baldwin Park's 2020 General Plan, in that the changes provide for increased clarity and flexibility for certain development standards that are commonly associated with residential developments. The revised language will help facilitate new development patterns that the General Plan wishes to encourage; and

(b) No adverse effect on surrounding properties. The proposed Zoning Text Amendment will not adversely affect surrounding properties. Specifically, the proposed amendments will continue to preserve the spirit and intent of the 2012 Zoning Code Update, in that it will continue to require the same underlying development standards government land use, mass, height and location requirements for R-1, R-G and R-3 zoning districts. The amendments proposed intend to provide clarification and increased flexibility whenever possible to streamline housing development projects, as the standards modified retain the spirit of promoting high-quality design features that match the City's existing palate of architectural styles; and

(c) Promotion of public health, safety, and general welfare. The proposed Zoning Text Amendment will continue to promote the public health, safety and general welfare of the residents and businesses who serve the City of Baldwin Park. The clarification to existing standards and addition of new language to the sections modified will result in more consistency in the design of new homes and additions built in the City's residential zoning districts. Applying fair and universally applicable development standards ensures that all housing product types retain the same character defining features that residents expect to see in new home builds and large scale additions; and

(d) Serves the goals and purposes of the zoning code. The proposed Zoning Text Amendment will continue to serve the goals and purposes of the City of Baldwin Park's Zoning Code by clarifying existing language that has been identified by City Staff as too restrictive or not conducive to allowing better quality housing products.

SECTION 3. 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 27th day of May, 2026.

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 26-04 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 27th day of May 2026 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY

DRAFT ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA, AMENDING THE BALDWIN PARK MUNICIPAL CODE, TITLE XV, LAND USAGE, CHAPTER, 153, ZONING CODE, SECTIONS 153.030.010, 153.040.010, 153.040.020, 153.040.030, 153.040.040, 153.040.070, 153.040.080, 153.040.300, 153.130.050, 153.150.130, 153.160.040, 153.200.190 AND 153.210.170 RELATING TO CONSISTENCY OF DEVELOPMENT STANDARDS ON ALL RESIDENTIALLY ZONED PARCELS AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Baldwin Park Municipal Code Title XV, Land Usage, Chapter 153, Zoning Code, implements the City's General Plan, establishing land use and development regulations in the City of Baldwin Park ("City"), which includes regulations governing residential development in accordance with the Government Code;

WHEREAS, Ordinance 1346, adopted in 2012, was the last comprehensive update to the City's Zoning Code, made in an effort to implement the goals and policies of the City of Baldwin Park's 2020 General Plan;

WHEREAS, the City desires to amend its local regulations to consider recent developments in land use trends, state legislation and other external factors which are not sufficiently analyzed or out of compliance with State Law in the City's current Zoning Code;

WHEREAS, The Planning Division has conducted a review of all development standards and policies applicable to the City's residential zoning districts and developments, and have proposed changes to sections of the Municipal Code to better assist City Staff, residents and developers in understanding and applying the development standards most associated with residential developments;

WHEREAS, the City Planning Commission held a duly noticed public hearing on May 13, 2026, to consider the proposed Zoning Ordinance Amendments related to revisions to multiple sections of the Municipal Code pertaining to residential uses and development standards, and approved Planning Commission Resolution No. 26-04, recommending that the City Council adopt Ordinance No. 0000, on a vote of ____ to ____; and

WHEREAS, on -----, 2026, the City Council held a duly noticed public hearing on the proposed Zoning Ordinance Amendments related to revisions to multiple sections of the Municipal Code pertaining to residential uses and development standards, at which all those wishing to be heard were allowed to speak or present written comments and other materials.

NOW, THEREFORE, the City Council of the City of Baldwin Park does hereby ordain as follows:

SECTION 1. The foregoing recitations are hereby adopted by the City Council as findings. Based on those findings, and the evidence and records presented, the City Council determines the public health, safety and general welfare of the City, its residents,

and property owners can benefit by amending the Baldwin Park Municipal Code (BPMC) to apply clear and concise language for all residentially zoned parcels within the City of Baldwin Park’s Zoning Map and it is in the best interest of the community to amend the BPMC accordingly.

The City Council further finds and determines that:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, as they implement goals and policies of the General Plan to provide increased housing opportunities in the City by reducing the governmental barriers to housing development with clear and concise language and through the implementation of state housing bills.
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that they would amend the Municipal Code to provide for increased clarity and flexibility for certain development standards that are commonly associated with residential developments. Applying fair and universally understood development standards ensures that all housing product types retain the same character defining features that residents expect to see in new home builds and large scale additions.
- C. The proposed amendments are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15358 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) because it will not result in a direct or reasonably foreseeable indirect physical change in the environment. Moreover, the City Council finds that this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines as there is no possibility that this activity will have a significant adverse effect on the environment.

SECTION 2. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.030.010 (“Establishment of Zones – Zones Established”) is hereby revised as follows:

153.030.010 ZONES ESTABLISHED

The city is divided into the zones, as shown in the chart below, for the purposes of classifying, regulating, restricting and separating the use of land, buildings and structures; regulating and limiting the type, height and bulk of buildings and structures; and regulating areas of yards and other open areas abutting and between buildings and structures.

Zone Designation	Zone Symbol	Corresponding General Plan Land Use Designation
Low Density Single Family Residential	R-1-7,500	Single Family Residential
Single-Family Residential	R-1	Single-Family Residential
Garden Multi-Family Residential	R-G	Garden Multi-Family Residential
Multi-Family Residential	R-3	Multi-Family Residential
Neighborhood Commercial	C-1	Neighborhood Commercial

General Commercial	C-2	General Commercial
Freeway Commercial	F-C	General Commercial
Industrial Commercial	I-C	Commercial/Industrial
Industrial	I	General Industrial
Mixed Use 1	MU-1	Mixed Use
Mixed Use 2	MU-2	Mixed Use
Open Space	OS	Parks
Specific Plan	SP - #	All
Downtown Overlay	(DO)	All
Sierra Vista Overlay	(SV)	General Commercial
Historic Overlay	(H)	All
Planned Development Overlay	(PD)	All

SECTION 3. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.040 (“Residential Zones”) Subsections 153.040.010 (“Intent and Purpose”), 153.040.020 (“Use Regulations”), 153.040.030 (“Development Standards”), 153.040.040 (“Required Open Space”), 153.040.070 (“Accessory Structures”), and 153.040.080 (“Vehicle Storage and Repair”) are hereby amended as follows:

153.40 RESIDENTIAL ZONES

§ 153.040.010 INTENT AND PURPOSE

Three residential zones are established to provide residents with comfortable, healthy, safe and pleasant living environments. These zones should be separated from incompatible and disruptive activities that may conflict with this purpose. The zones are designed to accommodate specific types of development approaches and housing to serve the needs of city residents.

~~(A) *Low-Density Single-Family Residential Zone (R-1-7,500).* The R-1-7,500 zone provides areas for the development of detached single-family dwelling units, duplexes, and two attached single-family dwelling units on a single lot on lots greater than or equal to 7,500 square feet in size. The zone is intended to protect and stabilize desirable characteristics of single-family residential areas, including larger lot sizes and separation from incompatible land uses.~~

(A) *Single-Family Residential Zone (R-1).* The R-1 zone provides areas for the development of detached single-family dwelling units, and dwelling units submitted under the provisions of Senate Bill 9 (Two-Unit Housing Development). The zone is also intended to protect and stabilize desirable characteristics of single-family residential areas.

(B) *Garden Multi-Family Residential Zone (R-G).* The R-G zone provides 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.

(C) *High Density Multi-Family Residential Zone (R-3)*. The R-3 zone provides opportunities for persons to live in small-lot single family developments and developments containing multiple units, such as apartments or condominiums with common open space and other shared amenities.

§ 153.040.020 USE REGULATIONS

(A) *Permitted Uses*. Table 153.040.020 identifies the permitted uses in all residential zones. Residential uses represent the primary permitted use, and only those additional uses that are complementary to and can exist in harmony with the residential character of each zone may be allowed as accessory or conditionally permitted uses, as indicated in Table 153.040.020.

(B) *Conditional uses*. Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 153.040.020

(C) *Prohibited uses*. If a use is not specifically listed in Table 153.040.020, that use is prohibited. However, the Zoning Administrator shall have the authority to determine whether the proposed use shall be permitted based on the finding that the use is similar to and no more detrimental than a particular use permitted in the zone

TABLE 153.040.020 Permitted and Conditionally Permitted Uses within Residential Zones	P CUP A --	Permitted use Conditional use permit required Accessory use Use not allowed			
	R-1-7,500	R-1	R-G	R-3	Additional Regulations
Accessory Dwelling Units	P	P	P	P	153.120 Part 11
Accessory Dwelling Units- Junior	P	P			153.120 Part 11
Accessory Structures	P	P	P	P	153.040.070
Adult Day Care Facilities	CUP	CUP	CUP	CUP	
Boardinghouses	--	--	--	--	
Child Day Care Homes – Large Family	P	P	P	P	153.120 Part 6
Child Day Care Homes – Small Family	P	P	P	P	
Condominiums	--	--	P	P	See Chapter 153.210, Part 2 – Design Review
Dwellings, Duplex	--	--	P	P	See Chapter 153.210, Part 2 – Design Review
Dwellings, Multi-Family	--	--	P	P	See Chapter 153.210, Part 2 – Design Review

Dwellings, Single-Family	P	P	P	P	See Chapter 153.210, Part 2 – Design Review
Educational Institutions, private	–	CUP	CUP	CUP	153.040.030
Educational Institutions, public	P	P	P	P	
Home Occupations ¹	A	A	A	A	153.120 Part 8
Hospitals	–	--	CUP	CUP	153.040.030
Mobile Homes	P	P	P	P	
Mobile Home Parks	CUP	CUP	CUP	CUP	153.040 Part 4
Off-Street Parking Facilities	CUP	CUP	CUP	CUP	153.150.040, 153.150.050
Parking Lots (associated with nonresidential use)	CUP	CUP	CUP	CUP	153.160.050
Places of Assembly	–	CUP	CUP	CUP	153.040.030
Recreational Facilities	CUP	CUP	CUP	CUP	
Residential Care Homes (6 or fewer residents)	P	P	P	P	
Residential Care Facilities	CUP	CUP	CUP	CUP	153.040.030

Notes: (1) A home occupation permit must be obtained from the Business License Department.

§ 153.040.030 DEVELOPMENT STANDARDS

Table 153.040.030 identifies the development standards applicable to all development in residential zones. Certain developments may be subject to special conditions, as described here or referenced in Table 153.040.030.

TABLE 153.040.030 Development Standards for Residential Zones					
Development Standards	R-1-7,500	R-1	R-G	R-3	Additional Regulations
Lot Area – Minimum	7,500 sf	5,000 sf	5,000 sf	5,000 sf	153.040 Part 2
Lot Depth – Minimum	50 ft	50 ft	50 ft	50 ft	
Lot Width – Minimum	50 ft	50 ft	50 ft	50 ft	
Lot Coverage – Maximum	40 %	45 %	50 %	60 %	
Front Yard Setback – Minimum					
General	20 ft	20 ft	15 ft	15 ft	153.130.030
Lot with a side entry garage	15 ft	15 ft	15 ft	15 ft	
Lot adjacent to R-1-7,500 or R-1 zone	20 ft	20 ft	20 ft	20 ft	
Side Yard Setback – Minimum					
- Lots less than 75' in width	5 ft	5 ft	5 ft	10 ft	153.130.030
- Lot greater than or equal to 75' in width	10 ft	5 ft	10 ft	10 ft	
- Lot greater than or equal to 75' in width	20 ft				
Corner lot	15 ft	10 ft	15 ft	15 ft	

- with a side entry garage	20-ft	20 ft	10 ft	10 ft	
Reversed corner lot	5-ft	15 ft	15 ft	15 ft	
- with a side entry garage		20 ft	10 ft	10 ft	
Lot adjacent to R-1-7,500 or R-1 zone		5 ft	20 ft	20 ft	
Rear Yard Setback – Minimum					
General	20-ft	20 ft	10 ft	10 ft	153.130.030
Lot adjacent to R-1-7,500 or R-1 zone	20-ft	20 ft	20 ft	20 ft	
Open Space Area, Common – Minimum	--	--	250 sf/du	250 sf/du	153.040.040
Open Space Area, Private – Minimum	20% of net lot area	20% of net lot area	100 sf/du	100 sf/du	153.040.040
General					
Corner Lots and Reserved Corner Lots		10% of net lot area	---	---	
Density – Maximum	5.8 du/ac	8.7 du/ac	12 du/ac	20 du/ac	
Building Height – Maximum	27-ft	27 ft	27 ft	35 ft	153.130.040
Building Length – Maximum	--	--	125 ft	125 ft	
Building Width – Minimum	20-ft	20 ft	--	--	
Distance between Buildings – Minimum	--	--	10 ft	10 ft	
Floor Areas – Minimum					
—Efficiency	--	--	500-sf	500-sf	
—One Bedroom	900-sf	900-sf	700-sf	700-sf	
—Two Bedrooms	1,050-sf	1,050-sf	900-sf	900-sf	
—Three Bedrooms	1,200-sf	1,200-sf	1,100-sf	1,100-sf	
—Each Additional Bedroom	200-sf	200-sf	200-sf	200-	

- (A) *Unique use standards.* Permitted places of assembly, educational institutions, congregate living health facilities, hospitals and residential care facilities shall comply with the following standards:
1. All such uses shall have and maintain a minimum net lot area of one-half acre
 2. All such uses shall be located on lots that have a minimum lot width, lot depth and street frontage of 70 feet.
 3. All such uses shall have and maintain a minimum side yard setback of 10 feet and a rear side yard setback of 20 feet.
 4. All such uses shall have and maintain a minimum vehicular access driveway width of 20 feet.
 5. The standard for minimum total square footage of accessory buildings indicated in § 153.040.070(A) shall not apply to these uses, provided that the use, size and placement of accessory buildings shall be subordinate and incidental to the main buildings, and subject to review through the conditional use permit process

(B) *Residential additional setback.* In the R-1, R-G and R-3 zones, any exterior new structure, or addition to an existing structure, that exceeds one story in height and that faces any side lot line shall be set back a lineal distance of 7 feet and 6 inches from the adjacent property line.

(C) *Single-Family Dwellings in Multiple-Family Zones.* All single-family residential units existing or proposed to be constructed in the R-G or R-3 zones shall comply with the development standards for single-family residential units in the R-1 zone.

(D) *Objective Design Standards.* All residential developments must comply with the provisions noted in Subchapter 153.135 - Objective Design Standards.

(E) *Multi-family residential rear lot line.* A solid masonry, decorative wall shall be constructed and maintained along all side and rear lot lines of multi-family residential lots pursuant to §153.130.060. This requirement can be waived through the design review process if deemed necessary and appropriate to achieve city safety and aesthetic goals

§ 153.040.040 REQUIRED OPEN SPACE

Maintaining open space areas provides recreational opportunities, allows sunlight to enter into living spaces and provides a spacious and inviting feel. The minimum required open space areas, as listed in Table 153.040.030, shall be maintained pursuant to these regulations.

(A) *Residential open space.* The following regulations apply to required open space areas within all residentially zoned lots:

1. More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot
2. Required side or rear yard areas may be included in the calculated open space area but a required front yard area may not.
3. Open space areas may not be located between a dwelling unit and the street, except for required side yards for corner lot properties in the R-1 zone.
4. Open space areas should be equally distributed for all dwelling units on a lot.
5. Open space areas shall have no structural, parking, driveway or right-of-way encroachments except for swimming pools, spas and similar accessory uses used for recreational purposes.

(B) *Private Open space minimum dimensions in R-1 and R-1-7,500.* Within R-1 and R-1-7,500 zoned lots, the minimum length and width of each open space area shall be 15 feet:

(C) *Private Open Space regulations in R-G and R-3.* The following regulations apply to private open space areas within R-G and R-3 zoned lots:

1. The minimum length and width of each open space area shall be 5 feet
2. The minimum length and width of each open space area within small-lot single-family developments shall be 15 feet
3. The open space area for an individual dwelling unit shall be directly accessible to that dwelling unit
4. Encroachments such as roofs and eaves may project into an open space area provided such encroachments observe a minimum vertical clearance of 8 feet.

(D) *Common open space regulations in R-G and R-3.* The following regulations apply to common open space areas within R-G and R-3 zoned lots:

1. The minimum length and width of each open space area shall be 20 feet
2. The common open space area shall be open and accessible to all residents.

§ 153.040.070 ACCESSORY STRUCTURES

(A) *Development Standards.* The following regulations apply to all accessory structures:

1. With the exception of an attached or detached garage, an accessory structure shall not be located in front of the main building or directly between the main building and the street.
2. Patios, sunrooms and similar accessory structures, when attached to the rear of an existing single-family home, shall maintain a minimum rear yard setback distance of 5 feet from the post or wall of said structure to the rear property line for R-1 zoned lots.
3. The total square footage of all non-parking-related accessory structures on a lot shall not exceed the lesser of these two quantities: 500 square feet or 50 percent of the ground floor of the main building.
4. The height of an accessory structure shall not exceed one story or 15 feet.
- ~~5. An accessory structure smaller than 250 square feet may be constructed of metal or similar material as approved by the City Planner.~~
6. All accessory structures shall be maintained in good condition. Any structure considered to be in disrepair, as determined by the Director of Community Development, shall be repaired, replaced or removed from the site.
7. Guesthouses as accessory structures are prohibited.
8. Bathrooms within accessory structures are prohibited
9. There shall not be more than two (2) accessory structures that are exempt from permit in the rear yard of on an R-1 zoned lot. Accessory structures exempt from a building permit shall be set back a minimum of five (5) feet from side and rear property lines.

§ 153.040.080 VEHICLE STORAGE AND REPAIR

(A) *Recreational Vehicle Parking.* No person shall store or park any boat, trailer, camper shell or recreational vehicle, or parts thereof, on any required front yard area in a R-1 ~~and R-1-7,500~~ zoned lot. A boat, trailer, camper shell or recreational vehicle, or parts thereof, may be stored or parked on a pervious surface within a side or rear yard area provided that a lawfully installed, permanently maintained, 6-foot wall or fence provides a screen from abutting property and the public right-of-way. A temporary use permit may be obtained pursuant to subchapter 153.210, Administrative Procedures, which allows a recreational vehicle to be parked within a front yard area once a year per property for a period not exceeding 60 days.

(B) *Vehicle Repair*. The following restrictions shall apply to vehicle repair activities:

1. A maximum of one vehicle may be repaired at any time.
2. The vehicle being repaired must be currently registered with the California Department of Motor Vehicles at the property where the repair is being performed. Repairs made to any other vehicles, whether or not for compensation of any kind, are expressly prohibited.
3. Repair activity shall be performed only between the 7:00 A.M. and 8:00 P.M.
4. Tools, motor vehicle parts, supplies or equipment shall be stored such that they are not visible from a public right-of-way or adjoining property, upon completion of repair work.
5. All fluids, liquids and other products that are taken out of a motor vehicle or used in conjunction with any repair work shall be lawfully disposed of. In no instance shall these products or substances drain or spill onto adjoining properties or into a public right-of-way, storm drain or sewer system.
6. Storage of inoperable vehicles is prohibited at any time except in an enclosed storage facility approved by the Building and Planning Divisions.

(C) *Major Repairs of Motor Vehicles*. The following restrictions shall apply to all major repairs of motor vehicles including, but not limited to, disassembling, installing or rebuilding an engine block, transmission, seats, suspension system, emission control system or drive train or performing bodywork

1. Repairs shall only be conducted in a completely enclosed garage or rear yard area provided that the yard is completely enclosed by a lawfully constructed 6-foot tall fence which screens the area from view of any public right-of-way and adjoining properties. Major repairs of a vehicle in any other area are prohibited.
2. Major repair to any one vehicle shall not exceed 5 calendar days in any 30-day period

(D) *Minor Repairs of Motor Vehicles*. The following restrictions shall apply to all minor repairs of motor vehicles including all repair activities not considered as major repairs:

1. The repair shall be performed only on a paved driveway or on a parking space. The repair of a motor vehicle on any front or side yard area is expressly prohibited.
2. Repairs may be conducted in a completely enclosed garage or outdoor rear yard area provided the area is completely enclosed by a lawfully constructed, 6-foot tall fence which screens the yard from view of any public right-of-way and adjoining properties. Minor repairs of a vehicle in any other area are prohibited.
3. Repair to any one vehicle shall not exceed 2 calendar days in any 30-day period.

SECTION 4. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV ("Land Usage"), Chapter 153 ("Zoning Code"), Part 5 ("Urban Development Units and Urban Lot Splits") is hereby amended as follows:

Part 5. URBAN DEVELOPMENT UNITS AND URBAN LOT SPLITS

153.040.300 DEVELOPMENT STANDARDS.

(A) Development Standards. An urban development unit or units and the development of a lot created through an urban lot split shall be subject to the development standards set forth in Table 153.040.300 – Development Standards for Urban Development Units and Urban Lot Splits.

Table 153.040.300 Development Standards for Urban Development Units and Urban Lot Splits		
Standard	Requirement	Notes
Dwelling Unit Size for New Unit on a Lot with Existing Unit Minimum	500 sf	Maximum size of the new unit shall be limited by maximum lot coverage standard, below. In any circumstance, the new unit is allowed to be at least 800 square feet is size.
Dwelling Unit Size (each) Where Two New Units Are Proposed Minimum	500 sf	Maximum size of each unit shall be limited by maximum lot coverage standard, below. In any circumstance, each unit is allowed to be at least 800 square feet is size.
Dwelling Unit Height (Maximum) for 1) new unit on lot with an existing unit and 2) lot where two new units are proposed	27 feet	Building height is measured to the highest point of roof. All two-story structures must adhere to step-back requirements noted in Section 153.040.030(B)
Dwelling Unit Setbacks for 1) new unit on lot with an existing unit and 2) lot where two new units are proposed: Front Minimum Interior Side Minimum Street Side Minimum Rear Minimum	15 feet 4 feet 4 feet 4 feet	Setbacks also apply to an attached or detached garage. Rear setback may be reduced to 5 feet minimum for a detached garage. For Urban Lot Splits, proposed subdivision lot lines must preserve a minimum of 15 feet front yard separation and 4 feet side and rear separation for all existing structures that will remain on new parcels.
Minimum Building Separation	6 feet	Applies also to all detached structures on the lot.
Maximum Lot Coverage	45% of lot area	Includes all buildings, primary and accessory

**Table 153.040.300
Development Standards for Urban Development Units
and Urban Lot Splits**

Standard	Requirement	Notes
Minimum Number of Parking Spaces	1 space/du	<p>Parking for an existing primary dwelling unit shall be maintained for that unit as required by Section 153.150 (Off-Street Parking and Loading).</p> <p>Parking for a new dwelling unit or units may be provided in an attached or detached garage or may be an unenclosed space on the same lot.</p> <p>Tandem parking is not allowed; all spaces must be individually accessible and unobstructed by another space.</p>
Minimum Private Open Space Area	20% of lot area, divided equally per unit	<p>Area shall be continuous, with a minimum length and width dimension of 15 feet.</p> <p>Shall be located within the interior side, street side, or rear yard area of the lot.</p>

(B) Exceptions to Required Setbacks. The required setbacks of Table 153.040.300 – Development Standards for Urban Development Units and Urban Lot Splits do not apply or shall be modified under the following circumstances:

1. Any street adjacent setback shall be measured from the ultimate right-of-way line.
2. The projection into a required setback shall be subject to the provisions of Section 153.130.030 (Permitted Projections into Required Yard Areas).

(C) Exceptions to Required Number of Parking Spaces. The required number of parking spaces of Table 153.040.300 – Development Standards for Urban Development Units and Urban Lot Splits do not apply under the following circumstances:

1. The lot is located within one-half mile walking distance of either a high-quality transit corridor, as defined in California Public Resources Code Section 21155 (b), or a major transit stop, as defined in California Public Resources Code Section 21064.3.
2. There is a car share vehicle located within one (1) block of the lot.

(D) Other Applicable Regulations. In addition to the requirements contained in this section, regulations and standards for development within the R-1 zone contained in other sections of this chapter may be applied to a qualifying two-unit residential development and the development of a lot created through an urban lot split, unless specifically modified in this section, or unless it would preclude any new primary dwelling unit from being at least 800 square feet in floor area.

~~(E) Priority to Consideration of Other Exceptions to Standards. Any required standard that would have the effect of physically precluding the construction of up to two primary residential units on a lot or that would physically preclude each new unit from being at least 800 square feet in floor area shall be modified or waived to the extent necessary;~~

as determined by the Community Development Director or designee, to allow the development of two primary residential units on a lot. In order to waive or modify certain standards, the City has established the following priorities and procedures for allowances for exceptions and has established the following limits to the development standards as indicated.

1. ~~The following development standards, in descending order of priority, with the first development standard listed having the highest priority, shall be applied to exceptions:
 - a) ~~Lot coverage up to 60 percent~~
 - b) ~~Dwelling unit front setback, exclusive of garage front, up to within 10 feet of the front property line; the garage front shall be set back at least 20 feet in all circumstances~~
 - c) ~~For lots less than 2,000 square feet in size, dwelling unit height up to 22 feet~~
 - d) ~~Building separation to the minimum separation required by the Building Code~~
 - e) ~~Private open space area of 15 percent of lot area~~~~
2. ~~In applying any exception, an urban development unit or units or urban lot split shall be designed such that a development standard given a lower priority is modified or waived before a development standard given a higher priority. If each lot can accommodate two 800-square-foot primary dwelling units by modifying or waiving a development standard with a lower priority, then an application that proposes a design requiring the modification or waiver of a development standard with a higher priority will be denied.~~
3. ~~Allowing an exception shall not be interpreted to permit the construction of new garages or accessory structures, or the maintenance of existing accessory structures not providing required parking, where the development or maintenance of two 800-square-foot dwelling units on the lot would not be physically precluded in the absence of such proposed or existing structures.~~
4. ~~As part of the application for an exception, the applicant shall provide a written explanation that specifically lists every development standard the applicant seeks to modify and waive, describes why waiver or modification of each development standard is needed to prevent physically precluding the construction of up to two primary residential units on the lot and/or each new unit from being at least 800 square feet in floor area, and demonstrates that the requested modifications and/or waivers are consistent with the prioritization hierarchy.~~

(E) Nonconforming Conditions. A two-unit project may be approved without requiring a legal nonconforming zoning condition to be corrected.

(F) Utilities

1. All dwelling units shall be connected to public water utilities and to either public sewer or an onsite wastewater treatment system.
2. Each primary dwelling unit must have its own direct utility connection to the utility

service provider.

SECTION 5. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.120.140 (“Standards for Specific Land Uses and Activities – Animal Keeping - Permitted Animals”) is hereby revised as follows:

PART 4. ANIMAL KEEPING

153.160.040 PERMITTED ANIMALS

For the purpose of this subchapter, the following animals, fish and fowl are deemed to be household pets which may be housed and maintained in any dwelling unit, in accordance with the following limitations:

- (A) *Household pets in a dwelling unit.* Each dwelling unit may contain any combination of the following.
 - 1. Up to three weaned, domesticated dogs.
 - 2. Up to three weaned, domesticated cats.
 - 3. Up to ten canaries, finches, parrots and other similar predatory birds, provided that such birds shall be kept within the dwelling unit.
- (B) *Household pets outside a dwelling unit.* Each dwelling unit located within the R-1 and R-1-7,500 zone may also contain any combination of the following animals outside the dwelling unit, provided that all such animals are maintained in cages within the rear yard area and are located a minimum of 15 feet away from any habitable building:
 - 1. Up to ten birds.
 - 2. Up to three hen chickens.
- (C) *Roosters.* Roosters are not permitted.
- (D) *Kennel, pet shop, veterinary hospital.* These regulations shall not prohibit the maintenance of any animals in connection with a legally permitted kennel, pet shop or veterinary hospital.

SECTION 6. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.130.050 (“Site Planning and General Development Standards – Architectural Standards”) is hereby revised as follows:

153.130.050 ARCHITECTURAL STANDARDS

All buildings and structures shall be built and maintained in accordance with the following architectural standards:

- (A) *Exterior siding composition.* Each structure shall have and maintain exterior siding composed of brick, wood, stucco, concrete or other similar material as approved by the City Planner. Metal siding and corrugated plastic or metal are prohibited.

- (B) *Roofing material.* Each structure shall have and maintain a roof constructed with wood shake, shingle, asphalt, composition, tile (slate, concrete or clay) or other similar roofing material as approved by the City Planner. Metal roofing is prohibited.
- (C) *Eave projection.* Each dwelling unit shall have and maintain an eave projection between 12 inches and 24 inches on at least two opposing sides. Exceptions to this standard to provide matching roof eave lengths for existing homes must be approved by the City Planner.
- (D) *Security bars.* Security bars shall not be mounted on the outside of an exterior wall, window or door of any dwelling unit.
- (E) *Design Guidelines Manual.* With the exception of any residential development subject to the provisions of Subchapter 153.135, Objective Design Standards, all developments shall comply with the adopted Design Guidelines Manual applicable to the type of development proposed.

SECTION 7. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.150.130 (“Off Street Parking And Loading – Driveway Standards”) is hereby revised as follows:

153.150.130 DRIVEWAY STANDARDS

- (A) *Residential Zones.* The City and County Fire Department shall approve the driveway widths and clearances. However, the following minimum standards shall be observed for driveways in residential zones:
 1. The minimum driveway width for R-1 zoned properties shall be 9 feet. Only one driveway shall be permitted per street frontage for R-1 properties.
 2. The minimum driveway width for R-G and R-3 zoned properties shall be 26 feet. However, the Director of Community Development shall have the authority to require a wider driveway width or allow a narrower driveway width based on City of Baldwin Park Public Works Engineering Division and Los Angeles County Fire Department requirements and/or other circumstances associated with the location, purpose, and design of the driveway
 3. The minimum lot street frontage for all residential zones shall be 50 feet where dual driveways are provided.
- (B) *Nonresidential Zones.* Driveways serving parking facilities in nonresidential zones shall a minimum width of 24 feet. However, the Director of Community Development shall have the authority to require a wider driveway width or allow a narrower driveway width based on City of Baldwin Park Public Works Engineering Division and Los Angeles County Fire Department requirements and/or other circumstances associated with the location, purpose, and design of the driveway.
- (C) *Shared Driveways.* Shared use of driveways used in combination with abutting properties are permitted for commercial and industrial lots when proper easements

or agreements, approved by the City Attorney, have been executed, recorded and filed with the city.

(D) *Safety Considerations.*

1. Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed and conflicting turning movements in the area. A clear cross-visibility area shall be maintained pursuant to §153.130.080 and be kept free of obstacles such as signs, landscaping and structures.
2. Driveways shall not be located where they would impede traffic on streets or intersections.

SECTION 8. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.160.040 (“Water Efficient Landscaping Standards – Residential Landscaping Standards”) is hereby revised as follows:

153.160.040 RESIDENTIAL LANDSCAPING STANDARDS

The following standards shall apply to all parcels in the R-1, ~~R-1-7,500~~, R-G and R-3 zones:

- (E) *Minimum landscaping of lot.* A minimum of 20 percent of the entire lot shall be fully landscaped with plant materials.
- (F) *Minimum landscaping of front yard area.* A minimum of 50 percent of the front yard area between the street and dwelling unit shall be fully landscaped. Non-landscaped areas shall only be used for the purpose of pedestrian and vehicular access.
- (G) *Minimum landscaping of side yard area.* A minimum of 50 percent of the street side yard areas between the street and dwelling unit shall be fully landscaped.
- (H) *Landscape maintenance.* The property owner shall be responsible for the maintenance of all landscaping, including parkway landscaping, with maintenance, including, but not limited to, watering, pruning, fertilizing and replacing deteriorated plant materials.
- (I) *Landscaping adjacent to driveways and buildings.* A strip of landscaping shall be installed and maintained adjacent to all driveways and buildings located upon any R-G and R-3 zoned lots. The location, area and design of such landscaped areas are subject to review and approval by the Director of Community Development or designee.

SECTION 9. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.200.190 (“Nonconforming Buildings, Structures and Uses – Minor Additions to Dwellings in R-1 Zone - Applicability”) is hereby revised as follows:

153.200.190 MINOR ADDITIONS TO DWELLINGS IN R-1 ZONE

- (A) *Design review clearance.* Where a single-family residence is located on any residentially zoned lot, said residence may be enlarged to a maximum floor area imposed by the development standards of the underlying zone, including but not limited to height, lot coverage and setbacks. Pursuant to Government Code Section 65863.3, no minimum parking requirements shall be applied as a condition of approval when such use is nonconforming by reason of inadequate parking.
- (B) *Accessory building.* The construction of any accessory building or structure allowed pursuant to the zoning regulations applicable to the R-1 and R-1-7,500 zone under this chapter shall also be permitted on any such lot.

SECTION 10. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.210.170 (“Administrative Procedures – Design Review - Applicability”) is hereby revised as follows:

PART 2. DESIGN REVIEW

153.210.170 APPLICABILITY

- (C) *Design review clearance.* Design review clearance must be obtained prior to the issuance of any permit for the construction of any building or structure. Design review is required for the following:
1. All new construction or exterior alteration of any existing building or structure in the R-G, R-3, C-1, C-2, F-C, I-C, I, OS, MU-1 and MU-2 zones;
 2. All new construction or exterior alteration of any existing building or structure in the R-1 and R-1-7,500 zone which also requires a conditional use permit, administrative adjustment or a variance;
 3. All new construction or exterior alteration of any existing building or structure in the R-1 and R-1-7,500 zone that involves 200 square feet or more of floor area or will extend the structure to a second floor;
 4. All new construction of five or more single-family dwelling units as part of a subdivision map;
 5. All new construction or exterior alteration of any existing sign which exceeds 40 feet in height or 300 square feet in sign area; and
 6. All new construction or alteration of any wireless communication facility on private property, including city owned property not located within the public right-of-way.
- (D) *Design review required for discretionary permits.* For any development project or action requiring the issuance of a discretionary permit pursuant to the requirements

of this chapter, design review shall be conducted in conjunction with staff-level review of such permit. The recommendations of the Design Review Committee that is composed of the Director of Community Development, the City Engineer, a representative from the Police Department, a representative from the Fire Department and the City Planner as the chairperson shall be forwarded to the Approving Authority for consideration with the associated development application. Following final Approving Authority action on the application and prior to the issuance of building permits for any approved application, the Design Review Committee shall reserve the authority to ensure final design plans substantially conform to the conditions imposed by the Approving Authority

SECTION 11. If any section, subsection, subdivision, sentence, clause, phrase or portion of the Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 12. To the extent the provisions of the BPMC as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 13. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local weekly newspaper of general circulation and which is hereby designated for that purpose.

SECTION 14. This Ordinance takes effect 30 days after its adoption.

PASSED AND APPROVED ON THE _____ DAY OF _____ 2026.

DANIEL DAMIAN, MAYOR

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:
CITY OF BALDWIN PARK)

I, CHRISTOPHER SAENZ, City Clerk of the City of Baldwin Park, do hereby certify that the foregoing Ordinance was regularly introduced and placed upon its first reading at a regular meeting of the City Council on _____, 2026. Thereafter, said Ordinance No. 0000 was duly approved and adopted at a regular meeting of the City Council on _____, 2026 by the following vote:

AYES: COUNCILMEMBER
NOES: COUNCILMEMBER
ABSENT: COUNCILMEMBER
ABSTAIN: COUNCILMEMBER

CHRISTOPHER SAENZ
CITY CLERK

DRAFT