
HUNTINGTON DR./BUENA VISTA ST.

SPECIFIC PLAN

CITY OF DUARTE
COMMUNITY DEVELOPMENT DEPARTMENT
Initially Adopted 7-11-89
Amended 10-13-2015

SPECIFIC PLAN
AMENDMENT
October 13, 2015

Exhibit A-1

TABLE OF CONTENTS

I.	INTRODUCTION	1
	Purpose of Specific Plan	1
	Specific Plan Objectives	1
	Interpretation	2
II.	PHYSICAL SETTING	2
	Project Location	2
	Existing Conditions	4
III.	DEVELOPMENT PLAN	6
IV.	GENERAL PLAN CONSISTENCY	6
	General Plan Implementation	9
	Land Use Element	9
	Safety Element.....	9
	Circulation Element	10
	Open Space Element.....	10
	Noise Element.....	10
V.	DEVELOPMENT REGULATIONS	11
	Purpose & Intent	11
	General Notes.....	12
	Permitted Uses	12
	Property Development Standards	15
VI.	IMPLEMENTATION	17
VII.	DEFINITIONS	17

FIGURES

Figure 1	Regional Map	3
Figure 2	Project Boundaries	5
Figure 3	Proposed Development	7
Figure 4	Architectural Concepts	8

I. INTRODUCTION

PURPOSE OF SPECIFIC PLAN

The purpose of the Huntington Drive/Buena Vista Street Specific Plan is to allow for the development of approximately 6.68 acres of land located north of Huntington Drive, west of Buena Vista Street. The planning analysis and development standards that comprise this text are intended to provide for the total and uniform development of the site through the preparation of a “master plan” of development.

Specific plans are allowed pursuant to Section 65450 et. seq. -65457 of the California Government Code, as an alternative to conventional zoning for implementation of a jurisdiction’s general plan. A specific plan is to “...include all detailed regulations, conditions, programs & proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan...”. The following sections of this text identify planning constraints, development standards, and egress and ingress standards for the proposed project.

SPECIFIC PLAN OBJECTIVES

This planning analysis has been prepared to identify the opportunities and constraints applicable to the development of the property. The Specific Plan, with the legal requirements for public hearings, gives the most opportunity for staff to give and receive public input for the development of a critical corner in the growth of the City of Duarte. The Specific Plan is intended to regulate the development of the subject site.

Implementation of the Huntington Drive/Buena Vista Street Specific Plan will provide for the development of the project site into a planned community shopping center which will be compatible with the uses along Huntington Drive. The regulations established by the Specific Plan have been developed specifically for the project site to ensure harmonious and sensitive development, while ensuring substantial compliance with the intent of the development standards of the commercial zone of the City of Duarte.

The objectives of this Specific Plan include:

1. To identify the natural, physical, and legal constraints of the property which will enhance development concepts.
2. To establish guidelines for development based on the natural constraints and opportunities afforded by the property.
3. To design a community shopping center consistent with the spirit and intent of the Duarte General Plan.

4. The utilization of structural and landscaped buffers to minimize the impact to surrounding land uses.
5. The use of setbacks and landscaping to reduce the visual impact of the parking areas from Huntington Drive and Buena Vista.
6. Promote the “Early California” design theme for the development along Huntington Drive.

INTERPRETATION

The Director of Community Development of the City of Duarte, or his designee, shall have the responsibility to interpret the proposed Specific Plan and its provisions. All interpretations shall be in writing to ensure consistency and disclosure to the developer. Such interpretations shall be permanently maintained by the City of Duarte pursuant to Duarte Development Code Chapter 19.04.

II. PHYSICAL SETTING

PROJECT LOCATION

The Huntington Drive/Buena Vista Street Specific Plan consists of approximately 7.38 acres of land area, located in the westerly portion of the City of Duarte. The City is bounded by the City of Irwindale to the south, the City of Monrovia to the west, the City of Bradbury and the San Gabriel Mountains to the north and the San Gabriel River and the City of Azusa to the east. Figure 1 identifies the regional location of the City of Duarte.

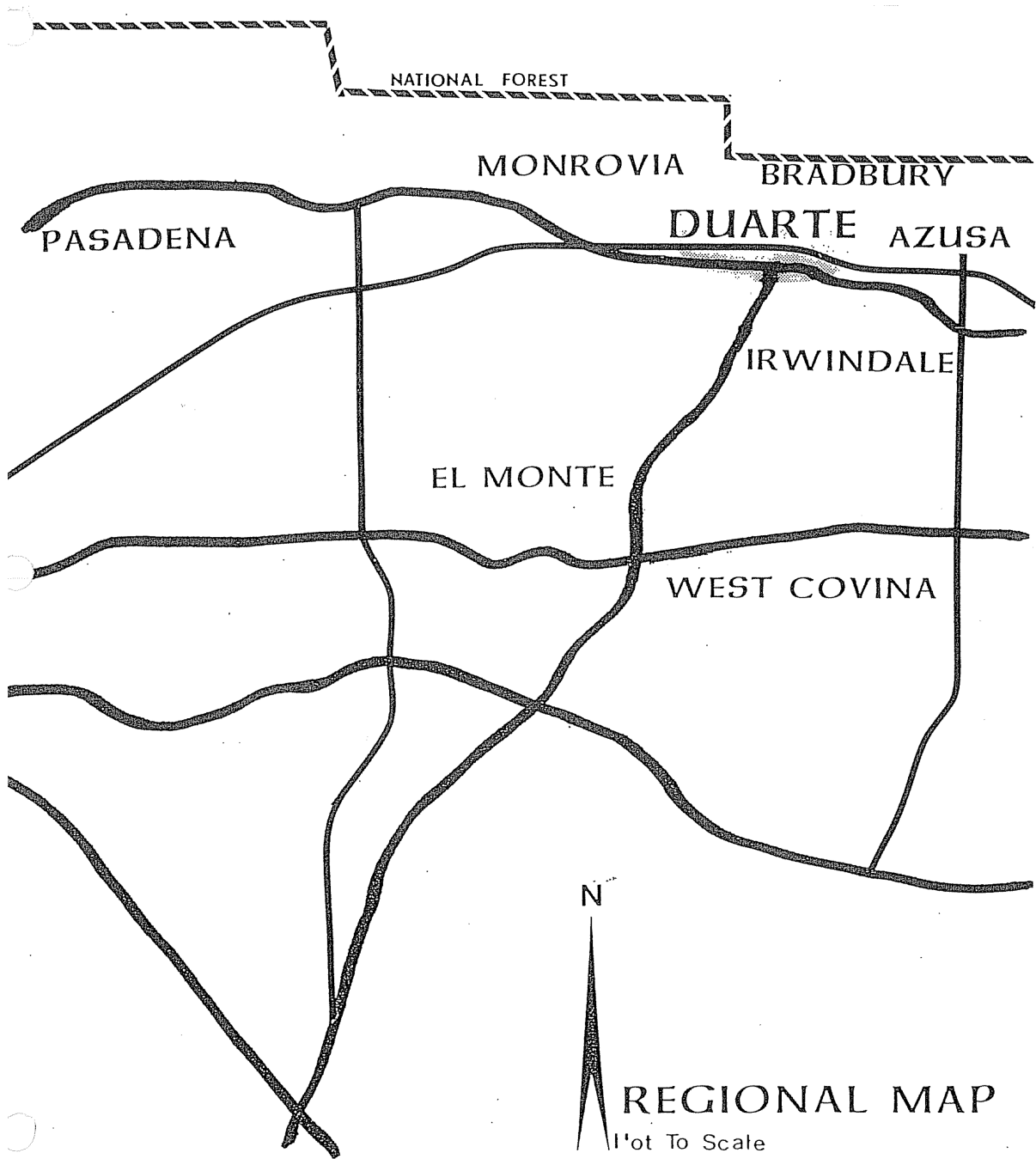


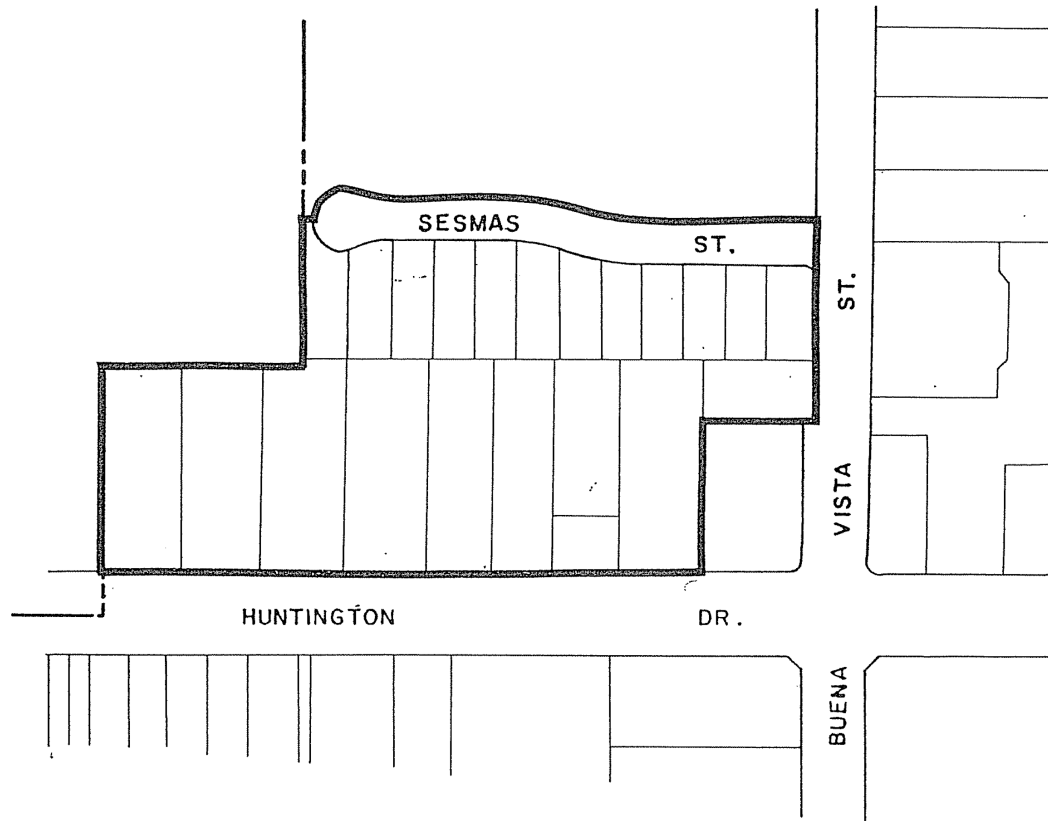
FIGURE 1

Regional access to the site is via the Foothill Freeway (Route 210) and the San Gabriel River Freeway (Route 605). Buena Vista off ramp along route 210 will provide direct access into the site.

EXISTING CONDITIONS

The initial Huntington Drive/Buena Vista Street Specific Plan (1989) contained 7.38 acres of land area intended for the development of a community shopping center. The project site, located on the northerly side of Huntington Drive and the westerly side of Buena Vista Street, was also located in the former Huntington Drive Phase II and Rancho Duarte Phase III redevelopment project areas, designated as commercial land uses.

The City of Duarte's former Redevelopment Agency acquired all parcels of land and facilitated development of the commercial shopping center as sole property owner of the project site (see Figure 2). To implement the Specific Plan, the former City of Duarte Redevelopment Agency entered into a Disposition and Development Agreement with the Trammel Crow Company and conveyed the property to the developer. The existing shopping center has continuously operated since its initial development.



PROJECT BOUNDARIES

FIGURE 2

III. DEVELOPMENT PLAN

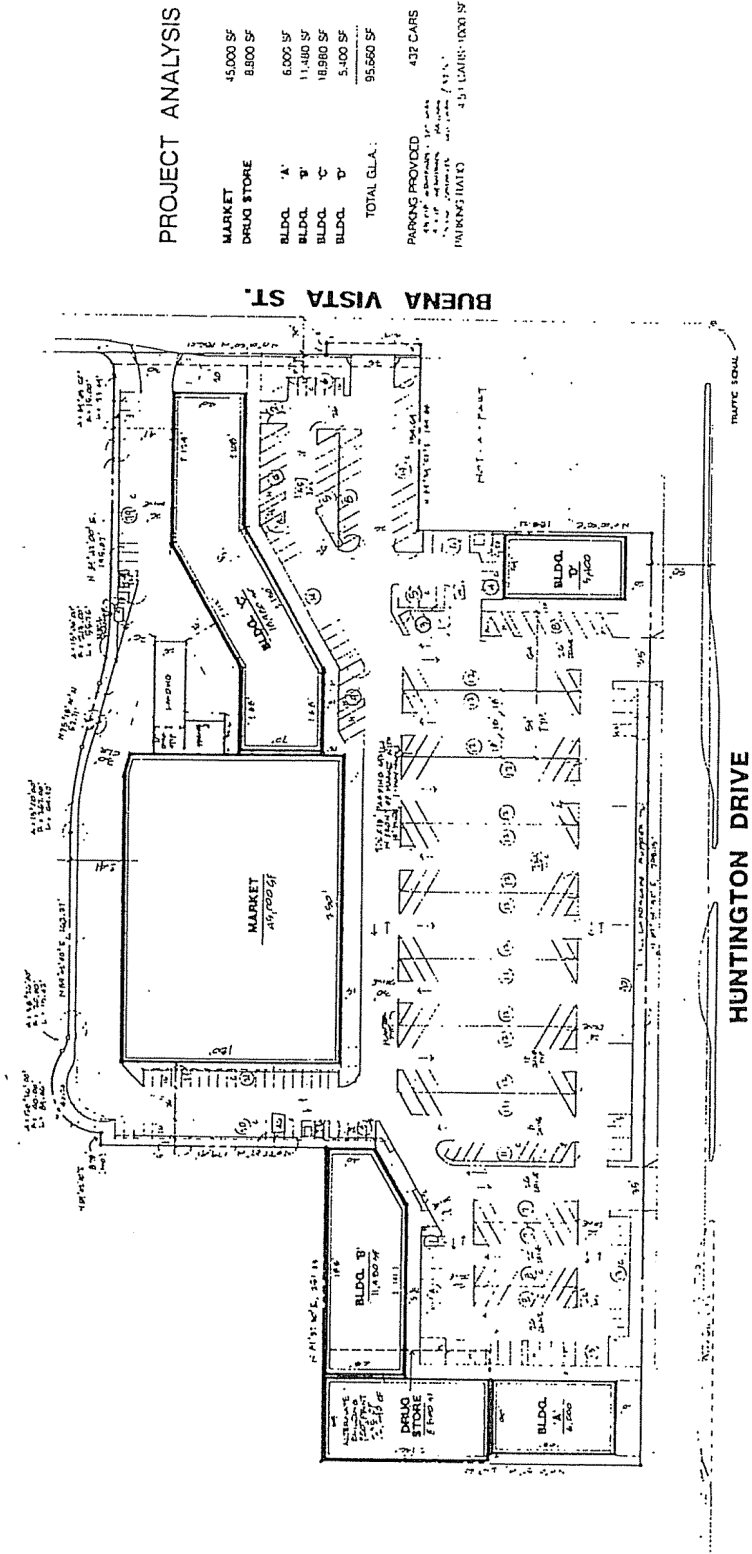
As identified in the Specific Plan Objectives, the purpose of the Specific Plan is to allow for the comprehensive development of the planning area. It is the goal of the City to provide a quality community shopping center anchored by a major tenant. The development regulations described in this Specific Plan shall ensure the goal is met and in addition, shall ensure that compatible uses occupy the center while enhancing the architectural style of the development.

To accomplish this goal, in 1989, the site was developed with 95,660 square feet of retail floor space. Originally, two anchor tenants included 45,000 square feet for a major supermarket and 8,800 square feet of floor space for a drug store. Since then, the space of the smaller of the two original anchor tenants has been subdivided and the supermarket tenant space remains at 45,000 square feet. The remaining shopping center space (41,860 square feet) has been historically used for other retail uses, included food and service uses (see Exhibit 3), with retail spaces ranging from 870 square feet to 7,694 square feet. The proposed Specific Plan amendment facilitates the reuse of the existing anchor tenant space to a relevant land uses category should it be necessary. The permit process for subdividing the anchor tenant space is described in this Specific Plan. Landscaping setbacks will continue along Huntington Drive and Buena Vista Street to provide a buffer zone between the site and the major arterial streets, Huntington Drive and Buena Vista Street.

In keeping with the Early California design criteria, the Architectural treatment of the site will feature the use of wood trellises, mission tile, stucco siding and decorative sidewalks (see Exhibit 4). A comprehensive remodel of an anchor tenant's façade or a shopping center shall require review by the appropriate review body as described in this Specific Plan.

IV. GENERAL PLAN CONSISTENCY

The City General Plan, and former Huntington Drive Phase II and Rancho Duarte Phase III Redevelopment Plans established parameters within which decisions are made regarding development. These plans designated the site for commercial development which includes uses such as banks, restaurants, offices, and retail sales. Since its initial development, the subject property has been developed and operated as an integrated shopping center.



88-79
 NORTH
 1" = 40'
 APRIL 11, 1989
 REV.: APRIL 19, 1989

FIGURE 3

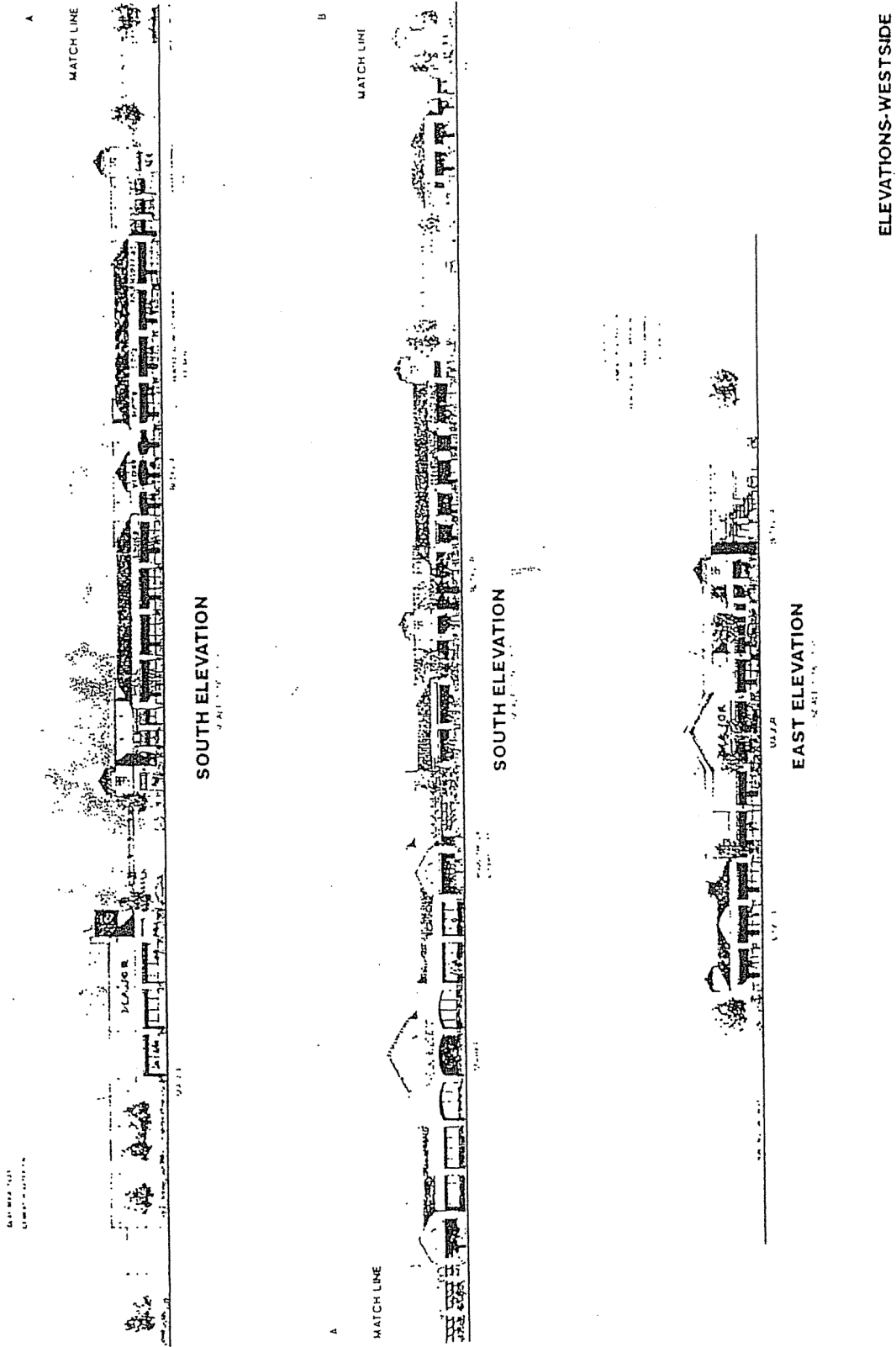


FIGURE 4

GENERAL PLAN IMPLEMENTATION

As indicated in the objectives for this Specific Plan, the development regulations included herein are designed to be used by planners, developers, land owners and decision makers in making decisions regarding design and use of the commercial shopping center. This Specific Plan represents a tool to implement the policies and elements of the Duarte General Plan. The basic purpose of a general plan is to state clearly the policy of a community regarding how it shall develop physically, socially, and economically. A Specific Plan refines these policies as they relate to a particular parcel of land. For this reason, an evaluation of consistency with the Duarte General Plan is an integral part of the specific plan analysis. The proposed Specific Plan amendments will continue to implement the City's General Plan.

LAND USE ELEMENT

The following discussion analyzes the site's consistency with the applicable elements of the Duarte General Plan Land Use Element:

1. Land Use Goal 1: Improve on Duarte's balance of uses.
2. Land Use Goal 2: Develop compatible and harmonious land uses providing for a mix of uses consistent with projected future social, environmental and economic conditions.
3. Land Use Goal 3: Provide unique areas to better serve the needs of Duarte residents and businesses.

The proposed site plan was developed with the idea that Huntington Drive is the central corridor of Duarte and that the City is in need of a community shopping center featuring a major supermarket. The initial Specific Plan facilitated the development of a shopping center that met the community's needs. The Specific Plan will continue to provide for a community shopping center and will continue to specify certain development standards and uses to create an environment of even greater quality for the community.

SAFETY ELEMENT

The proposed Huntington Drive/Buena Vista Street Specific Plan is consistent with the goals, objectives and policies of the Safety Element of the Duarte General Plan.

Policy Safe 1.1.4: Enforce requirements that all development proposals be reviewed in order that they may be analyzed for safety implications.

Consistent with this policy, the City and Specific Plan requires that all projects in the Specific Plan area adhere to applicable building code requirements.

CIRCULATION ELEMENT

The objective for **balanced** circulation and transportation as stated by the Duarte General Plan is:

To maintain effective planning for new development.

Several features of the proposed development are consistent with the principals of these objectives:

1. Access is available to the site from designated major arterials.
2. On-street parking will be provided.
3. Sidewalks will be provided along dedicated roadways along Huntington Drive and Buena Vista street for pedestrian safety.

OPEN SPACE ELEMENT

The area included in the Huntington Drive/Buena Vista Street Specific Plan is located adjacent to Huntington Drive and Buena Vista Street, and therefore, will not require the installation of public streets. The proposed development will, pursuant to the development standards of the Duarte Development and Municipal Code. A goal of the General Plan is to protect Duarte's environment through proper consideration of the environmental implications of new development in the City. The development meets this requirement.

NOISE ELEMENT

The Huntington Drive/Buena Vista Street Specific Plan implements of following objective of the noise element of the General Plan.

1. Land use planning decisions directly relate to potential noise impacts. Therefore, careful consideration of noise impacts should be part of all land use decisions.

Several features of the proposed development are consistent with the principal of these objectives:

1. Pursuant to the Section 9.68.050 of the Duarte Municipal Code it is unlawful for any person within the City of Duarte to make, or cause or allow to be produced noise which is received on property occupied by another person or adjacent parcel of property. The following table is the maximum acceptable decibel levels as specified in Section 9.68.050 of the Duarte Municipal Code.

STANDARDS

	<u>DAY</u> 7:00 A.M. – 10:00 P.M.	<u>NIGHT</u> 10:00 P.M. – 7:00 A.M.
R-1 & R-2	55 dBA	45
R-3 & R-4	55 dBA	50
Commercial	60 dBA	55
Industrial & Light Mfg.	70 dBA	70

V. DEVELOPMENT REGULATIONS

PURPOSE AND INTENT

The purpose of these regulations is to provide for the development of the subject property in a manner that is sensitive to the constraints of the surrounding land uses, while allowing for the existing and established community shopping center. It is further the purpose of these regulations to provide amenities that would complement the surrounding properties and uses. The development regulations included herein are designed to be used by planners, developers, landowners and decision makers in making decisions regarding design and use of the commercial shopping center.

The following objectives have been incorporated into the development standards:

1. The development of a site plan which would act as a positive image for the Huntington Drive corridor area of Duarte.
2. To develop an attractive shopping center that will be compatible with adjacent land uses.

Huntington Drive/Buena Vista Street Specific Plan (1989)

The specific objectives of this plan are:

1. Enhance the physical environment and aesthetic appeal of Huntington Drive.

2. Eliminate and prevent the spread of physical blight and deterioration along Huntington Drive.
3. Improve the economic viability of Huntington Drive.

In addition, the Huntington Drive/Buena Vista Street Specific Plan sets a design theme of “Early California”. The original development project (1989) incorporated the “Early California” theme. Any future façade and/or exterior Improvements (inclusive of color changes) that deviate from the original theme would be subject to the approval process described in this Specific Plan.

GENERAL NOTES

1. Unless otherwise specified, all development within the Huntington Dr./Buena Vista St. Specific Plan shall comply with the Duarte Development Code and Duarte Municipal Code.
2. Terms used herein shall have the same meaning as defined in the Duarte Development Code and Duarte Municipal Code unless otherwise defined herein.
3. Any regulations or design standards not specifically covered by the Huntington Drive/ Buena Vista Street Specific Plan shall be subject to the regulations of the Duarte Development Code and Duarte Municipal Code.
4. The approval of development within the specific plan shall be governed by Duarte Development Code Chapter 19.150 and Government Code Section 65450.

PERMITTED USES

Buildings, structures and land shall be used, erected, structurally altered, or enlarged only for those uses enumerated herein. Uses not listed may be permitted pursuant to Chapter 19.04 of the Duarte Development Code. Uses permitted by right, uses permitted as an accessory use, or with a minor or conditional use permit are subject to all applicable regulations in this Specific Plan, Duarte Municipal Code and Duarte Development Code.

1) Permitted by Right

- (a) Business, Financial, and Professional
 - i. Financial Institutions and Related Services
 - ii. Offices – Business or Corporate.

- (b) Retail Stores
 - i. Retail Store
 - ii. Medical Supplies
 - iii. Vehicle Parts Sales (including stereos/alarms, but no installation)
- (c) Services
 - i. Animal Grooming
 - ii. Maintenance and Repair Services (other than vehicle)
 - iii. Personal Services, General
 - iv. Postal and Mailing Services
 - v. Printing and Duplicating Services (Commercial)
- (d) Medical Related and Social Services
 - i. Medical, Dental Clinics/Offices (up to a maximum of 10 percent of gross floor area of Shopping Center)
- (e) Eating and Drinking Establishments
 - i. Fast Food or (Sit Down) Restaurant (no late-night hours)
 - ii. Fast Food (with or without late night hours)
 - iii. Take-Out Service

2) Minor Use Permit

- i. Health/Fitness Facilities (Small – 2,000 sf or less)
- ii. Studio – Art, Dance, Martial Arts, Music
- iii. Outdoor Displays/Sales (Permanent)

3) Conditional Use Permit

- (a) Retail Trade Uses
 - i. Alcohol Sales (off-sale)
 - ii. Alcohol Sale on-sale (incidental to Eating and Drinking Establishment)
 - iii. Convenience Store
- (b) Eating and Drinking Establishments
 - i. Outdoor Dining, Limited (more than 800 sf)
 - ii. Restaurant – Sit Down (with late night uses)
- (c) Other Uses
 - i. Drive-Through or Drive-Up Facilities
 - ii. Late Night and/or Twenty Four Hour Uses
 - iii. Outdoor Entertainment (when accessory to a primary use)
 - iv. Utilities

- (d) Recreation and Education
 - i. Commercial and Recreation and Entertainment
 - ii. Game Arcade, Internet Café, or Similar Business
 - iii. Health/Fitness Facilities (Large, 2,001 sf or greater)

4) Accessory Uses

- i. Accessory Food Service (open to the public)
- ii. ATMs not associated with an on-site Financial Institution
- iii. Outdoor Dining, Limited (up to 800 sf)
- iv. Tobacco Product, Electronic Cigarette and Vaping Devices, Electronic Cigarette and Vaping Accessories, and Tobacco Paraphernalia Sales (Accessory Use Only)

5) Prohibited Uses

- i. Ambulance services
- ii. Assembly/Meeting Facilities
- iii. Automobile Washing/Detailing
- iv. Bars, Lounges, Nightclubs, and Taverns
- v. Day Care facility
- vi. Donation Boxes
- vii. Electronic Cigarette and Vaping Establishments
- viii. Emergency and/or Urgent Care Clinic
- ix. Fueling Stations
- x. Funeral Homes and Mortuaries, and/or Crematorium
- xi. Off-Site Advertising
- xii. Outdoor Cooking
- xiii. Outpatient Surgery/Care Facilities
- xiv. Pawnshop
- xv. Personal Services, Restricted
- xvi. Places of Religious Assembly
- xvii. Public and Private Parking Lots and Structures (not associated with a primary use)
- xviii. Recycling Facilities (Reverse Vending Machine and Small Collection Facility)
- xix. Residential care facilities
- xx. Schools, Private
- xxi. Schools, related to medical professions
- xxii. Secondhand store
- xxiii. Tobacco Shop
- xxiv. Tobacco Smoking Establishments
- xxv. Vehicle Rental
- xxvi. Vehicle Repair, Limited and General
- xxvii. Vehicle Sales, New
- xxviii. Vehicle Sales, Used

- xxix. Vending Machines (outside)
- xxx. Veterinary Services
- xxxi. Visitor Accommodations to include hotel/motel, and (extended stay) long-term hotels

PROPERTY DEVELOPMENT STANDARDS

The following property development standards have been designed to implement the original Specific Plan and were tailored to the precise site plan.

1. Lot Area and Dimensions – The Shopping Center development consists of one parcel of land constituting approximately 6.68 acres which was originally developed as an integrated commercial shopping center intended to serve local and regional needs.
2. Building Height – Maximum building height shall not exceed 35 feet.
3. Setbacks –
 - a.) Front – a 10’ landscaped parking lot setback along Huntington Drive (not including allowed “bumper overhang”). Buildings to be set back 20 feet.
 - b.) Side/Rear – building may be set on property line provided that it is in accordance with Section 504 of the Uniform Building Code.
4. Walls – Any walls contiguous to a residential zone shall be constructed of a solid decorative masonry wall not less than 6’ in height.
5. Off-Street Parking Regulations and Design – Off-street parking regulations and design shall apply to this development pursuant to Duarte Development Code Chapter 19.38.
6. Signs – All signs shall relate to the character and architectural style of the structures upon which it is placed. A sign program utilizing a uniform design shall be reviewed and approved pursuant to the provisions of Duarte Development Code 19.42. Sign Programs may be amended from time to time pursuant to the Duarte Development Code.
7. Landscaping – Landscaping shall be installed and maintained as necessary to keep such landscaping alive and free of disease. Landscaping shall consist of trees, shrubs, and ground cover in appropriate numbers and density and a

complete automatic irrigation system. Maintenance shall include, but shall not be limited to, necessary weeding, fertilizing, and watering. Plans shall be reviewed for approval by the Architectural Review Boards.

8. Mechanical Equipment – All mechanical equipment including but not limited to air conditioning units, electrical switch gear and panels compressors and similar mechanical and electrical equipment shall be screened with a decorative material approved by the Architectural Review Board. Said equipment shall not be visible from any public right-of-way nor adjacent properties.
9. Outdoor Use and Storage – All permitted uses shall be wholly within an enclosed structure, except the following:
 - a. On-site parking
 - b. Uses permitted by DDC 19.60.120 (Outdoor Displays, Permanent) or DDC 19.60.110 (Outdoor Dining), or DDC 19.60.124 (Temporary Uses)
 - c. Permitted Uses
10. Waste Disposal – All refuse disposal shall be enclosed by a solid decorative masonry wall, pursuant to the City of Duarte standard plan, adequate to conceal such facilities from adjoining properties.
11. Outdoor Lighting – Outdoor lighting shall not exceed 16' in overall height and shall be located so as not to shine on any public right-of-way or any adjacent properties and shall be energy efficient LED Lighting. All freestanding light standards must be Mission Bell or as approved by the Director pursuant to Duarte Development Code Chapter 19.122. All outdoor lighting, new or replacement shall be subject to subject to Director Review.
12. New Construction – All construction in the Project Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time including, but not necessarily limited to, fire, building, electrical, heating, grading, and plumbing codes of the City of Duarte.
13. Subdivision of Anchor Tenant Space – Shall be subject to approval by the Architectural Review Board subject to Duarte Development Code Section 19.122.
14. Façade and Exterior Improvements (inclusive of color changes), landscaping, restriping of parking lots, roof pitch changes – Shall be subject to approval by the Director subject to Duarte Development Code Section 19.122.

Subdivision of Consolidation of Parcels – No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without the prior approval of the City of Duarte.

VI. IMPLEMENTATION

Before any building or structure is erected, a development plan shall have been submitted for review and approval to the Architectural Review Board pursuant to provisions of Duarte Municipal Code Section 19.70.210A. This will ensure the project will conform with the Specific Plan regulations and responsiveness to applicable guidelines.

Amendment – An amendment to the adopted Specific Plan shall follow the procedures as outlined in Duarte Development Code Chapter 19.150 and Government Code Section 65453.

VII. DEFINITIONS

The definitions for the Specific Plan shall be the same as those provided in Duarte Development Code Chapter 19.60.