

1. PURPOSE

The purpose of the Huntington/Highland Specific Plan is to allow for the development of approximately 3.7 acres located at the northeast corner of Huntington Drive and Highland Avenue. There are seven (7) parcels under three (3) ownerships making up the area included within this specific plan. (See Exhibit A) 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". (See Exhibit B)

Specific plans are allowed pursuant to Section 65450 et. seq. 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, egress & ingress standards for the proposed project.

II. PLANNING ANALYSIS OBJECTIVES

This Planning analysis has been prepared to identify the opportunities and constraints applicable to the development of the property shown in Exhibit B. 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.

The existing site consists of the abandoned State Unemployment Office, a retail furniture store, and a 5,000 square foot retail structure all of which is owned by the Redevelopment Agency of the City of Duarte. In addition, there is a 1,500 square foot restaurant/lounge commonly known as "Route 66" which is under private ownership. The balance of the property, approximately one half of the site, is under a third ownership and currently consists of a motel, apartment building, a vacant lot, and the "Fanara's Restaurant". Staff has studied a series of plans utilizing existing structures, specifically the "Route 66" building. We have determined that there would be no advantage from both an economic and a practical standpoint to reuse any of the existing structures. We believe that for the overall project, reuse of any existing structure is impractical.

Implementation of the Huntington/Highland Specific Plan will provide for the development of the project site into a planned office/commercial site which will be compatible with the surrounding land uses. The regulations established by the specific plan have been developed specifically for the project site to insure harmonious and sensitive development, while insuring 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 & legal constraints of the property which will enhance development concepts.
2. To establish guidelines for development based on the natural constraints & opportunities afforded by the property.
3. To design an office/commercial development consistent with the spirit & intent of the Duarte General Plan.

4. The utilization of structural & landscaped buffers to minimize the impact of Huntington Drive on the development.
5. The use of setbacks & landscaping to reduce the visual impact of the parking lot from Huntington Drive.
6. Promote the "Early California" design theme for Huntington Drive

III. LOCATION

As illustrated in Exhibit B the proposed site is the northeast corner of Huntington Drive and Highland Avenue. It is bounded on the north by the Baptist Church and on the east by the Paragon Townhomes.

IV. LAND USE

The proposed site currently consists of two vacant adjacent buildings totaling approximately 20,000 square feet which are scheduled for demolition in June of 1982, a restaurant/lounge ("Route 66"), a 5,000 square foot commercial building, a 8 unit motel; a 4 unit apartment building, a second restaurant ("Fanara's"), and a vacant lot.

The General Plan and the Huntington Drive Redevelopment Plan established parameters within which decisions are made regarding development. Both plans designate the site for community shopping which include uses such as banking facilities, restaurants, and offices. The Redevelopment plan further expands on the objectives of commercial uses. "In order to more fully meet the objectives of this Plan, to better compliment the existing residential and business character along the Huntington Drive "corridor" area, and to minimize unsightly conditions, it is the express intent of this Plan that commercial uses which require outdoor storage of any kind, including vehicular storage, shall not be allowed, except by variance of the Agency. All new commercial uses should be compatible in style and scale with adjacent structures to be conserved in the Project Area."

V. GENERAL PLAN IMPLEMENTATION

As indicated in the objectives for this Specific Plan, the development guidelines & planning analysis included herein are designed to be used by planners, developers, landowners & decision-makers in the design & review of commercial development. This Specific Plan represents a tool to implement the policies & 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, & 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 following discussion analyzes the site's consistency with the applicable elements of the Duarte General Plan.

A. Land Use Element

The following two objectives of the General Plan are applicable to the subject site:

1. Reallocate permitted uses along Huntington Drive through changes in zoning so that these reflect the true economic potential of the area and so that compatible activities will be grouped together and protected from detrimental neighbors.
2. In light of Huntington Drive's continuing importance as the central core of Duarte, upgrade its physical environment through landscaping and other beautification methods and by providing recognizable urban design elements such as districts and landmarks along its route.

The proposed site plan was developed with the idea that Huntington Drive is the central core of Duarte. The plan incorporates a number of existing uses but upgrades their physical facilities. The development standards and uses of the existing commercial zone have been also upgraded to provide an environment of even greater quality.

The Huntington/Highland Specific Plan implements two particular goals of the public safety & seismic safety element of the Duarte General Plan.

1. To identify, appraise, and reduce mitigatable seismic, geologic, fire, and inundation hazards to an acceptable level of risk with the overall objective of reducing loss of life, injuries, damage to property, and social-economic dislocations resulting from such natural occurrences.
2. To assist in allocation of public resources in Duarte and to develop information regarding safety and seismic hazards and thereby to develop a systematic approach to the protection of public health, safety and welfare from such hazards. Such information and protective devices are designed for further judicious growth and land use policies in conjunction with previously established City policies contained within the General Plan.

The following characteristics of the proposed project are consistent with the above objectives of the public safety & seismic safety element of the Duarte General Plan:

1. All buildings & structures for the proposed site must be designed to comply with Section 2312 "Earthquake Regulations" of the Uniform Building Code as adopted by the City of Duarte.

C. Circulation Element

The objective for circulation & transportation as stated by the Duarte General Plan is:

To provide the maximum freedom, safety & economy of movement for individuals & goods consistent with the desires & needs of the community as a whole.

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. There will be adequate off-street parking.
3. Sidewalks will be provided along dedicated roadways for pedestrian safety.

D. Open Space Element

The area included in the Huntington/Highland Specific Plan is located adjacent to Huntington Drive and Highland Avenue and therefore will not require the installation of public streets. The proposed development will, pursuant to the development standards of Section VI E6 of the Municipal Code, provide off-street parking. A goal of the General Plan is to restrict future surface streets from cutting up open areas. The development meets this requirement.

E. Noise Element

The Huntington/Highland Specific Plan implements the 3 objectives of the noise element of the General Plan.

1. Noise levels in commercial areas may exceed levels in residential areas, but they should be less than levels in industrial areas.
2. Noise levels in commercial areas should not interfere with normal business and commercial activity.
3. Noise levels transmitted beyond or across commercial property lines should not exceed the desired maximum noise level for the adjacent area.

Several features of the proposed development are consistent with the principals 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 exceptable decible 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 Manufacturing	70 dBA	70

VI REDEVELOPMENT PLAN

The site for the Huntington/Highland Specific Plan is included in the Huntington Drive Phase II Redevelopment Plan. The Redevelopment Plan designates the site commercial/community shopping. It is the intent of this Plan to allow and encourage a wide variety of retail commercial and office uses within the Project Area, including but not limited to, service establishments, commercial/retail uses, neighborhood retail shops, business offices, professional offices, private recreational enterprises, hotel and motel uses, restaurants, and other related and compatible uses.

The proposed plan does reverse the economic decline. The plan exceeds the standards of the zone and meets the development standards of the Redevelopment Plan.

VII HUNTINGTON DRIVE SPECIFIC PLAN (1981)

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 Specific Plan sets a design theme of "Early California".

The proposed project does incorporate the "Early California" theme and does enhance the physical appearance of the corner by the development of a new center.

VIII PROPOSED ORDINANCE

A. Location

The Huntington/Highland Specific Plan is bounded by Huntington Drive on the south, Highland Avenue on the west, a line 306.6' north of the center line of Huntington Drive and a line 668' east of the center line of Highland Avenue on the East.

B. Purpose & 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 establishment of a unique commercial development. It is further the purpose of these regulations to provide amenities that would protect the surrounding residential neighborhoods.

These regulations are intended for use by Planners, landowners, engineers & public decisionmakers for the development of the subject property.

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 central business area of Duarte.
2. To develop a commercial center compatible with the surrounding residential.

C. General Notes

1. Unless otherwise specified, all development within the area covered by the Huntington/Highland Specific Plan shall comply with the Duarte Municipal Code, the Huntington Drive Redevelopment Plan, Phase II and the Huntington Drive Specific Plan.
2. Terms used herein shall have the same meaning as defined in the Duarte Municipal Code unless otherwise defined herein.
3. Any details or issues not specifically covered by the Huntington/Highland Specific Plan shall be subject to the regulations of the Duarte Municipal Code and the Redevelopment Plan.

4. The approval of development within the specific plan shall be governed by Section 65450 of the State of Cal. Government Code.

D. Permitted Uses

Buildings, structures & land shall be used & buildings & structures shall hereafter be erected, structurally altered or enlarged only for those use enumerated herein, plus other such uses, as the Planning Commission may deem appropriate, pursuant to Section 19.70.070 of the Duarte Municipal Code, to be similar & not more obnoxious or detrimental to the public health, safety & welfare than said enumerated uses. All uses shall be conducted within a totally enclosed building & no outdoor storage is permitted.

(a) Office Uses

Administrative, financial, and professional offices.

Artist's and photographer's studios.

General research, not involving manufacture, fabrication of processing or sale of products, listed in any other commercial or industrial zone.

Insurance brokers, adjusters and agents.

Medical, dental, optical, biological, and therapeutic clinics, laboratories, and equipment and supplies.

Notary public.

Real estate brokers.

Stenographers, public.

Tax consulting services.

Ticket agency.

Vocational/business college, such as barber and beauty colleges, modeling schools, medical training schools, real estate, dancing academy, music instruction.

(b) Retail Stores

Antique shop

Art gallery

Art supplies

Bakery, baking for retail sales

Bicycles shop

Clothing or wearing apparel

Confectionery shop

Cosmetic shop

Craft shop

Delicatessen when incidental to restaurant

Drug store or pharmacy
Electrical fixture supply
Florist
Furniture, new only
Furrier
Hobby supply
Home furnishings
Household appliances
Ice cream parlor
Jewelry
Leather goods and luggage
Maternity shop
Music, musical instruments, records
Newsstand/book store
Novelty shop
Pet store
Pharmacy
Photographic supplies
Printing and office supply, retail
Shoe store
Sporting goods
Soda fountain
Speciality (unique) food stores, i.e.
cheese shop, etc.
Stationary store
Toy store
Video equipment and supplies
Wallpaper materials and supplies
Yarn shop

(c) Services

Appliance, radio-television store and
repair (when associated with retail sales)
Bank
Barber shop or beauty shop
Bill paying office
Blueprinting and photocopy

Dance studio
Dry cleaning and/or laundry agency
Employment agency
Financial institutions
Floor covering service and sales

Gunsmith
Library
Locksmith
Mail order office
Mimeographing
Music and/or dance studio
Museums
Off-street parking lots
Photographer
Picture framing
Post Office
Public utility customer service office
Restaurant
Shoe repair
Tailor
Taxidermist
Upholstery

(d) Conditional Uses

Alcoholic beverage on-sale (incidental with restaurant)
Alcoholic beverage off-sale
Caretaker's dwelling and necessary accessory building
Health salons
Printing shop
Restaurant with dancing

(e) Uses expressly prohibited

Adult orientated businesses i.e. "Adult Bookstore", "Massage Parlor",
Alcoholic beverage on-sale not incidental to a restaurant
Arcades
Card parlors and games of chance
Commercial uses other than those specifically listed or provided for
Dance hall when not incidental to a restaurant
Industrial use
Motels and hotels
Outdoor storage or any use requiring outdoor storage
Recreational uses per Section 19.62.021(f) other than those specifically listed or provided for

Residential uses, except as otherwise provided
Trailer parks
Wholesaling and warehousing

E. Property Development Standards

The following property development standards have been designed to implement this specific plan and are tailored to the precise site plan.

1. Lot Area & Dimensions - The development consists of 7 lots constituting approximately 3.7 acres which is intended to be combined into one uniform development.
2. Building Coverage - No provisions.
3. Building Height - Maximum building height shall not exceed 30 feet. A Conditional Use Permit shall be required for any structure greater than 30'.
4. Setbacks -
 - a.) Front - a 20' average landscaped building setback along Huntington Drive & Highland Avenue shall be maintained with no projection closer than 15' measured from front property line.
 - b.) Side - There shall be a 20' building setback with a 5' minimum landscaping buffer.
 - c.) Rear - There shall be a minimum required rear yard setback of 5' which is to be landscaped.
5. Walls - Any walls contiguous to a residential zone shall be constructed of a solid decorative masonry wall not less than 6' in height with a minimum of 5' landscaped setback, adjacent to said wall.
6. Off-Street Parking - Off-street parking is required at a ratio of 1 space per 200 square feet of gross floor area for office and retail use. The parking ratio for the bank is 1 space per 300 square feet of gross floor area. Half of the spaces provided in the "stacking area" for the drive-up teller can be applied to the required parking spaces. Parking requirements for the restaurant shall be per Chapter 19.78 of the Duarte Municipal Code.

7. Signs - All signs shall relate to the character & architectural style of the structures upon which it is placed. A sign program utilizing a uniform design shall be reviewed & approved pursuant to the provisions of Section IX, Implementation.
8. Landscaping - Landscaping shall be installed & maintained as necessary to keep such landscaping alive, free of disease. Landscaping shall consist of tree's, shrubs, & ground cover in appropriate numbers & density & a complete automatic remote control irrigation system. Maintenance shall include, but shall not be limited to, necessary weeding, fertilizing, & watering. Plans shall be reviewed for approval by the Architectural Review Board.
9. Mechanical Equipment - Air conditioning units, electrical switch gear & panels compressors & similar mechanical & electrical equipment shall be at least 6 inches below the top of solid parapet walls & shall be painted to match the roof color so as not to be visable from any public right-of-way including the off-street parking lots.
10. Outdoor Storage - Any outdoor storage is expressly prohibited.
11. 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.
12. Outdoor Lighting - Outdoor lighting shall not exceed 16' in overall height & shall be located so as not to shine on any public right-of-way or any adjacent properties & shall be high pressure sodium low energy type.
13. 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, plumbing and sign codes of the City of Duarte.

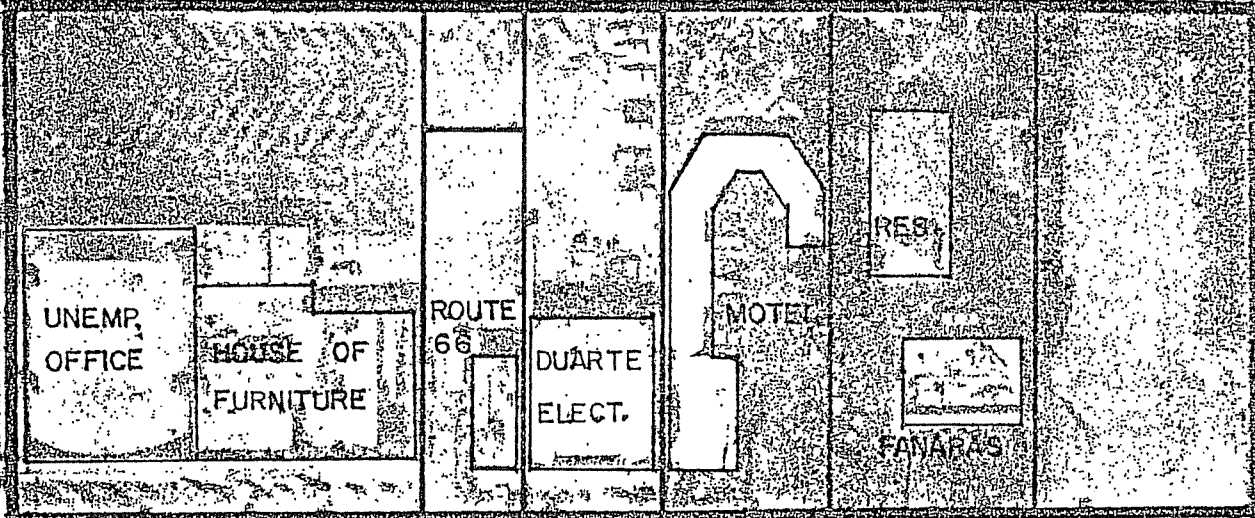
14. Incompatible Uses - No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas, structures or uses shall be permitted in any part of the Project Area.
15. Subdivision or Consolidation of Parcels - No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without the prior approval of the Agency.

IX IMPLEMENTATIONS

1. Before any building or structure is erected, a development plan shall have been submitted for review & approval to the Architectural Review Board. Pursuant to provisions of Duarte Municipal Code Section 19.70.210A.
2. Amendment - An amendment to the adopted Specific Plan shall follow the procedures as outlined in Calif. Government Code Section 65500.

RESIDENTIAL

HIGHLAND AVENUE



HUNTINGTON DR.

COMMERCIAL

EXHIBIT A

M I N U T E S

CITY COUNCIL OF THE CITY OF DUARTE
REGULAR MEETING - TUESDAY, JULY 27, 1982

The City Council of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Montgomery called the meeting to order at 8:03 P.M.

PLEDGE TO THE FLAG

Mayor Montgomery led the Pledge of Allegiance to the Flag.

ROLL CALL

The Roll Call of Councilmen indicated:
PRESENT: Money, Coughlin, Montgomery
ABSENT: Van Doren, Falkenborg
STAFF PRESENT: City Manager/Clerk Caresio
City Attorney Camil

APPROVAL OF MINUTES

Coughlin moved, Money seconded to approve the minutes of the regular meeting of July 13, 1982, and carried unanimously.

PUBLIC HEARING

Zone Change No. 82-6
Mountain Avenue,
Central Avenue to
Bloomdale Street

Mayor Montgomery announced that this was the time and place for a public hearing regarding Zone Change 82-6.

Camil asked Caresio if notices of hearing had been given.

Caresio stated that they had and the affidavits were on file.

Mayor Montgomery asked Caresio if any written communications had been filed in the matter.

Caresio stated that there were none.

Mayor Montgomery asked if there was anyone in the audience who wished to be heard on this matter.

The following people spoke in favor of the zone change, and requested information on same:

Tony Adano, 1420 South Mountain
Robert Schmalholz, 1408 South Mountain
Ann Poirier, 1412 South Mountain
Jose Acosta, 1410 South Mountain
Ada Hall, 1415 South Mountain

Caresio responded to questions regarding the zone change.

Coughlin moved, Money seconded to close the public hearing, and carried unanimously.

COUNCIL BILL 82-0-20
(first Reading)

Camil read by title Council Bill 82-0-20:

AN ORDINANCE OF THE CITY OF DUARTE AMENDING THE MUNICIPAL CODE BY CHANGING THE ZONING OF A CERTAIN PARCEL OF LAND FROM M-1 TO R-3 (ZONE CHANGE CASE NO. 82-6)

Coughlin moved, Money seconded to waive further reading of the Council Bill, and carried unanimously.

Coughlin moved, Money seconded that Council Bill 82-0-20 pass its first reading, and carried unanimously.

PUBLIC HEARING
Huntington/Highland
Specific Plan

Mayor Montgomery announced that this was the time and place for a public hearing regarding the Huntington/Highland Specific Plan.

Camil asked Caresio if notices of hearing had been given.

Caresio stated that they had and the affidavits were on file.

Mayor Montgomery asked Caresio if any written communications had been filed in the matter.

Caresio stated that there were none.

Mayor Montgomery asked if there was anyone in the audience who wished to be heard on this matter.

Dale Spickler, 1825 Huntington Drive, stated that he had not received mailed notification regarding this specific plan.

Caresio stated that all necessary and required legal notices had been posted and published.

Coughlin moved, Money seconded to close the public hearing, and carried unanimously.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE APPROVING THE HUNTINGTON/HIGHLAND SPECIFIC PLAN

Coughlin moved, Money seconded to adopt Resolution No. 82-26, and carried unanimously.

Coughlin moved, Money seconded to approve items on the Consent Calendar, with the removal of Item E, as follows, and carried unanimously.

Approve Items A., F.

Receive and File Items B., C., D.

ITEM E. Money moved, Coughlin seconded that a communication be sent supporting the exercise of rights of victims regarding parole, and carried unanimously.

Coughlin moved, Money seconded to approve expenditures and transfers in the amount of \$232,805.50, and carried unanimously.

Camil read by title Council Bill 82-0-17:

AN ORDINANCE OF THE CITY OF DUARTE AMENDING THE MUNICIPAL CODE BY ADOPTING, BY REFERENCE, THE 1982 EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

Coughlin moved, Money seconded to waive further reading of the Council Bill, and carried unanimously.

Coughlin moved, Money seconded to adopt Ordinance No. 554, and carried by the following roll call vote:

AYES: Coughlin, Money, Montgomery
NOES: None
ABSENT: Falkenberg, Van Doren

Camil read by title Council Bill 82-0-18:

AN ORDINANCE OF THE CITY OF DUARTE AMENDING THE MUNICIPAL CODE BY CHANGING THE ZONING OF A CERTAIN PARCEL OF LAND FROM R-1D TO R-1A (ZONE CHANGE CASE NO. 81-2)

3701

7/27/82

COUNCIL BILL 82-R-26

RESOLUTION NO. 82-26

CONSENT CALENDAR

Communication Supporting
Victims' Rights

FISCAL AFFAIRS

COUNCIL BILL 82-0-17
(Second Reading)
Public Works Construction

ORDINANCE NO. 554

COUNCIL BILL 82-0-18
(Second Reading)
Zone Change 81-2
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