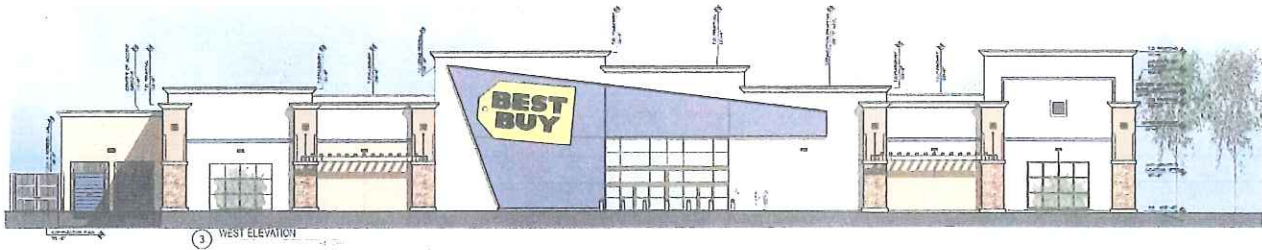


MOUNTAIN-CENTRAL SHOPPING CENTER SPECIFIC PLAN



Duarte City Council – October 14, 2008

EXHIBIT C

MOUNTAIN-CENTRAL SHOPPING CENTER SPECIFIC PLAN

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MOUNTAIN-CENTRAL SHOPPING CENTER SPECIFIC PLAN

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INTRODUCTION

This section of the Specific Plan is intended to familiarize the reader with a basic overview of the project and its management.

PURPOSE OF SPECIFIC PLAN

The Mountain-Central Shopping Center Specific Plan was prepared for the owner of the property, Jacobsen Family Holdings, LLC, by Odyssey Development Services in cooperation with the City of Duarte. The purpose of the Specific Plan is to serve as both a policy document and as a document providing regulatory authority on the subject property. The policies of the Specific Plan provide background and justification in accordance with the Duarte Comprehensive General Plan and other applicable standards that can be utilized for interpretation and implementation of the Specific Plan. The Specific Plan also provides land use limitations and development standards that are regulatory and must be met by the developer of the site in order to obtain necessary approvals for proposed projects.

The Specific Plan initiated from the proposal for the development of approximately 6.24 acres of land located on the northeast corner of Mountain Avenue and Central Avenue in the City of Duarte. The objectives 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 comprehensive development plan. This plan is also intended as a tool to implement its companion document, a Disposition and Development Agreement between the Redevelopment Agency of the City of Duarte and the owner of the property.

AUTHORITY

Specific plans are allowed pursuant to California Government Code §§65450 et. seq. as an effective tool for the implementation of general plan policies and priorities. The effect of a specific plan is that zoning, subdivisions, public works projects and development agreements must be consistent with the adopted specific plan.

SPECIFIC PLAN OBJECTIVES

Implementation of the Mountain-Central Shopping Center Specific Plan will provide for the development of the project site into a planned retail center 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.

The objectives of this specific plan include:

1. To develop a retail center that meets local and regional shopping needs.
2. To identify the natural, physical and legal constraints of the property.
3. To establish guidelines for development based on the natural constraints and opportunities afforded by the property.
4. To design a retail shopping center consistent with the spirit and intent of the Duarte General Plan.
5. To utilize structural and landscaped buffers that minimize the impact to surrounding land uses.
6. To establish landscaped setbacks and decorative drive entrances to improve the visual impact from Central Avenue and Mountain Avenue.

7. To establish an attractive and unified retail center that is integrated into the proposed development into the design scheme of surrounding developments.
8. To capitalize on the property's proximity to the Foothill Freeway and enhance the sign criteria in a manner that corresponds to the economic objectives of the Redevelopment Project Area.

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.

PHYSICAL SETTING

This section of the Specific Plan is intended to provide information regarding the physical characteristics of the site and the intended use of the subject property and as may be applicable, the content required pursuant to California Government Code 65451(a).

PROJECT LOCATION

Regional access to the site is provided by the Foothill Freeway (Route 210) and the San Gabriel Freeway (Route 605). The Mountain Avenue off-ramp from the Foothill Freeway will provide direct access to the site. Exhibit 1, *Vicinity Map*, identifies the general area in which the property is located.

The Mountain-Central Shopping Center Specific Plan consists of approximately 6.24 acres of land, located at the northeast corner of Mountain Avenue and Central Avenue. Exhibit 2, *Conceptual Site Plan*, identifies the specific location.

The site is bounded by the Mountain Vista Plaza, *Target* as anchor tenant, and auto dealerships, *Advantage Ford*, to the east. A commercial tile and stone store is located to the north on Mountain Avenue. An auto dealership is located directly across Mountain Avenue in the City of Monrovia. Central Avenue and the Foothill Freeway (Route 210) are located directly south of the property.

EXISTING CONDITIONS

The site is currently developed with an existing commercial building. The remainder of the property is vacant containing minor vegetation. The topography of the site has a gentle slope, higher at the northern portion of the property. The site topography is typical of the vicinity and the alluvial plain of the San Gabriel Mountains as they transition through the City of Duarte. Minimal grading will be required for the proposed development. The project site is comprised of a sixteen parcels ranging from 5,300 sq. ft. to approximately 73,000 square feet. The property is held under single ownership.

Existing on the site is a commercial building, 17,508 square feet, at the immediate intersection of Mountain Avenue and Central Avenue. An adjoining parking area is located. This existing building is currently occupied by the retail office supply store, *Staples*. This building will be retained with the proposed development.

DEVELOPMENT PLAN

It is the goal of the City to provide a quality retail center. The proposed development will ensure compatible uses along Central Avenue while serving regional and local shopping needs. The development will result in an attractive retail center that is integrated into the design scheme of surrounding developments. Exhibit 3, *Exterior Elevations*, provide conceptual design of buildings.

To accomplish this goal, the site will be developed with retail and restaurant buildings and an adjoining parking facility. In accordance with the Disposition and Development Agreement, the Anchor use will be an electronics store, *Best Buy*, and will measure approximately 46,000 square feet. A secondary building, noted as Retail Building A on the elevation plans, will measure approximately 10,500 square feet. While this building has been presented by the applicant and entitled as a 10,500 square-foot building, the Disposition and Development Agreement allows up to 11,900 square feet. It is, therefore, appropriate for the City documents, the Disposition and Development Agreement and the Specific Plan, to be consistent as a maximum allowable floor area. If at a future time, the owner of the property elects to expand this building, the Specific Plan addresses the entitlement procedure, land use regulations and development standards that will be apply to that request, and the City of Duarte shall maintain approval authority over any future requests based on the merits of the proposal. The

adjoining parking lot will contain 348 parking spaces. Landscaped planters accent the parking areas to enhance the design of the shopping center.

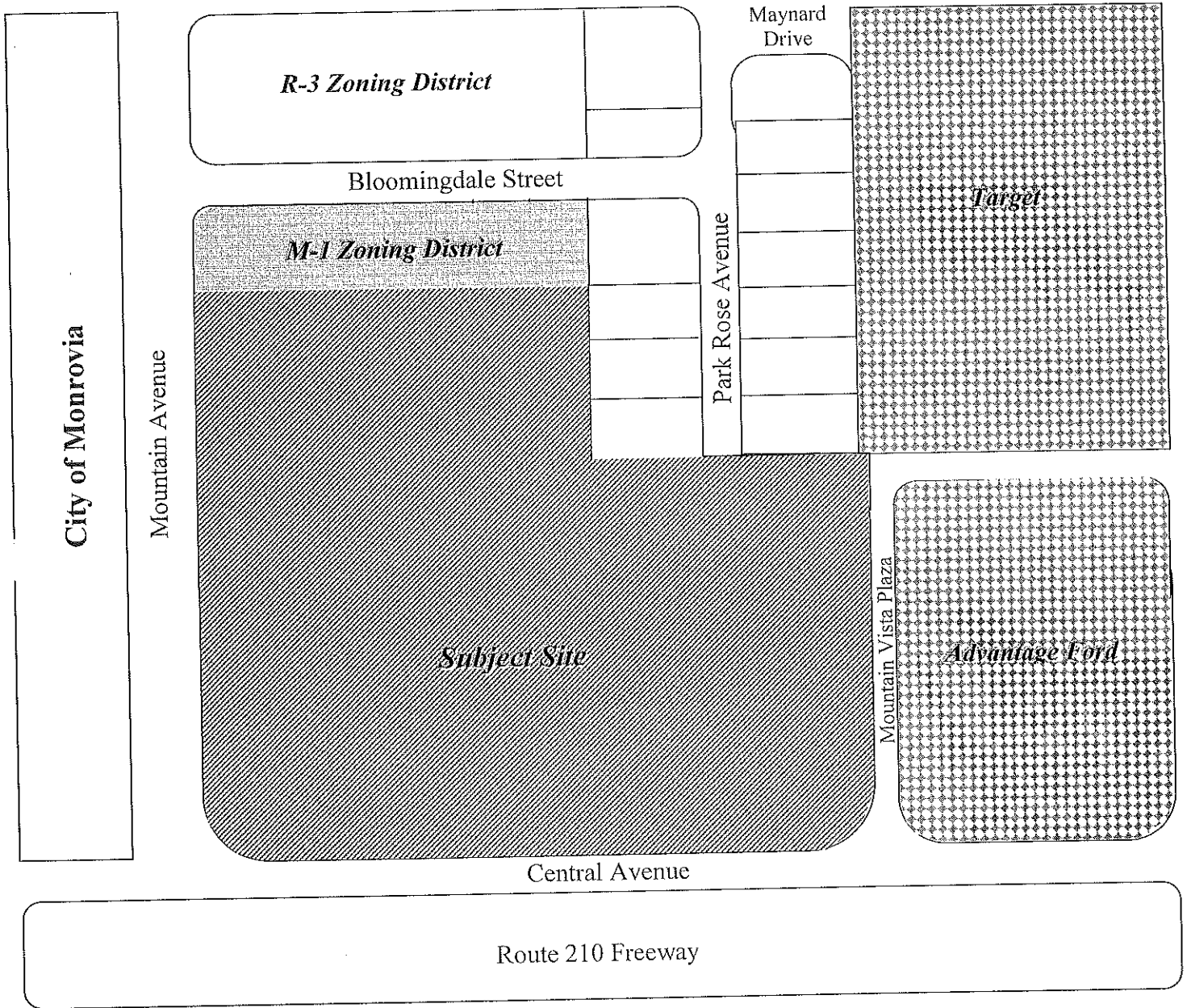
The public will access the site by four primary driveways: two drive accesses from Mountain Avenue and two from Central Avenue. The existing drive access for the *Staples* store will be retained on Mountain Avenue. The existing drive access on Central Avenue, however, will be relocated to the west to provide the two driveway access points with maximum separation. The *Staples* parking facilities will be modified to accommodate this new access point and to provide internal parking efficiency throughout the entire site. Secondary access points from an existing easement along the north side of the property and from the public portion of Mountain Vista Plaza Road at the east of the property also provide access to the site. Finally, the proposed project includes an on-site Duarte Transit System bus stop to encourage use of public transportation to and from the proposed development.





The architectural concept for the Mountain-Central Shopping Center is a contemporary expression incorporating traditional Spanish mission elements and quality exterior materials referencing the architectural palette of the surrounding area. The objective for the center is to provide a unified aesthetic throughout the site. The separate buildings on the site will be architecturally linked by a common landscape theme. The site improvements include a public art fountain, trellis areas and a sheltered bus stop designed to interface with the public realm and provide areas for public relaxation and usability.

Mountain-Central Specific Plan

Vicinity Map

Exhibit 1



-  Subject Site – Zone Change from C-2 to Specific Plan, and General Plan Amendment from General Commercial to Specific Plan
-  Existing C-2 Zone to remain
-  Existing residential to remain
-  Existing M-1 Zone to remain





**DUARTE RETAIL CENTER
EXHIBIT 2**

1430 AND 1470 MOUNTAIN AVE
DUARTE, CA

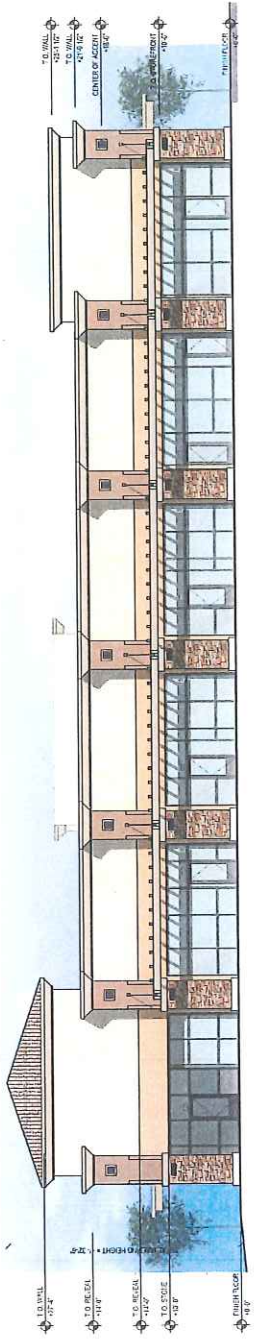


21800 BURBACK BLVD, SUITE 300
WOODLAND HILLS, CA 91367

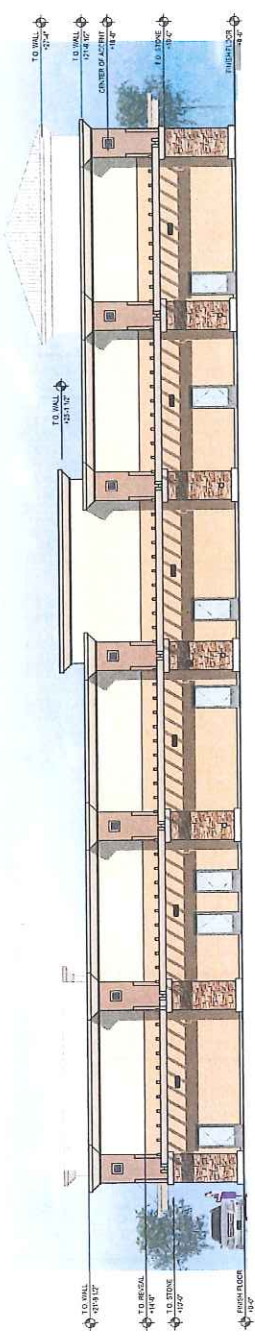


SSOE, INC.
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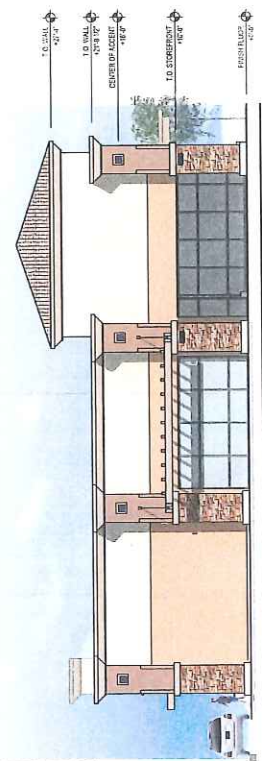
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A.	ICI PAINT # 484 --ABBY CREAM--
B.	ICI PAINT # 371 --SANDERLING--
C.	ICI PAINT # 428 --ROUAN PAINTING--
D.	ICI PAINT # 1490 --FO BLUE--
E.	CARRIERS STONE SWANSON # 2526244 --CEDAR--
F.	ICI PAINT # U21 --DENIM BRIGHT--
G.	ICI PAINT # U21 --DENIM BRIGHT--
H.	1/2" TILE - CLAY W/ COF. TILE 2" PECE MISSION TILE BLEND 10% MALIBU CA 10% FIRE FLASH



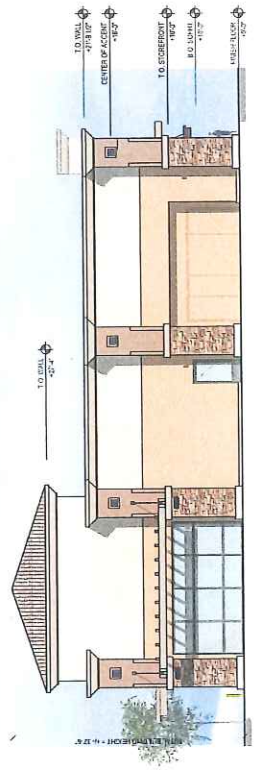
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2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



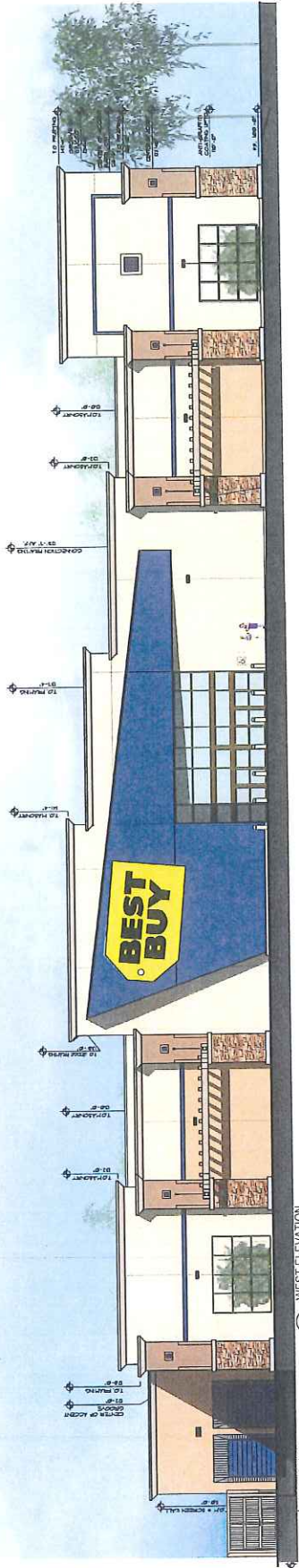
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

**JACOBSEN
FAMILY
HOLDINGS**
21800 BURRACK BLVD, SUITE 300
WOODLAND HILLS, CA 91367

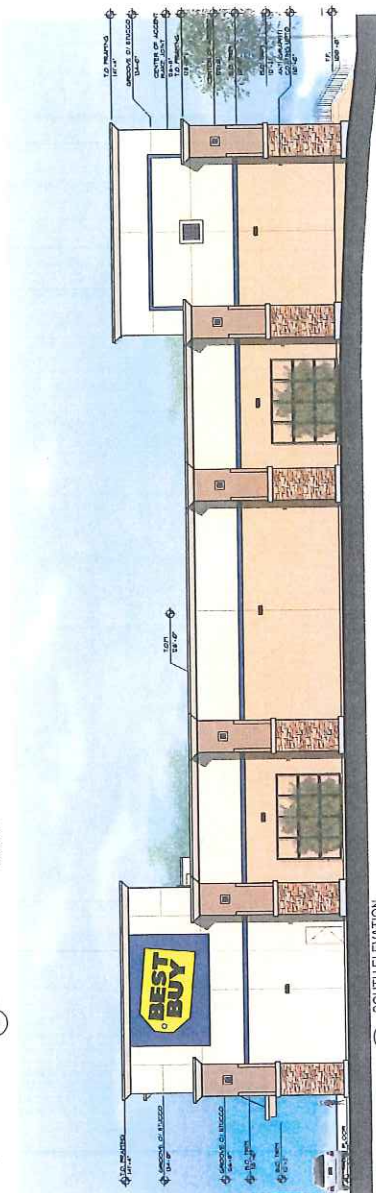
**DUARTE RETAIL CENTER
EXHIBIT 3A**
1430 MOUNTAIN AVE, #101-107
DUARTE, CA

SSOE INC.
ARCHITECTS • ENGINEERS
150 TECHNOLOGY DRIVE SUITE G, IRVINE, CA 92618
(949) 261-1111
WWW.SSOE.COM

FINISH SCHEDULE	
A.	ICI PAINT # 487 -BENT CREAM-
B.	ICI PAINT # 570 -SHELL CREAM-
C.	ICI PAINT # 377 -SANDWICHING-
D.	ICI PAINT # 428 -INDIAN PAINTING-
E.	ICI PAINT # 148P -1-0 BLUE-
F.	CONCRETE LUMESTONE # CSV-2044 -CEDAR-
G.	US TILL # 0721 -SUNNILL BRIGHT-



3 WEST ELEVATION



1 SOUTH ELEVATION

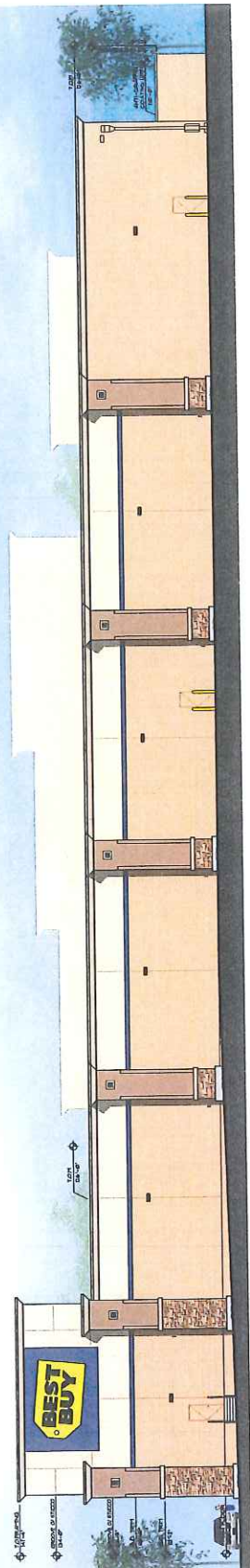
**JACOBSEN
FAMILY
HOLDINGS**
21800 BURBACK BLVD, SUITE 300
WOODLAND HILLS, CA 91367

**DUARTE RETAIL CENTER
EXHIBIT 3B**
1470 MOUNTAIN AVE
DUARTE, CA

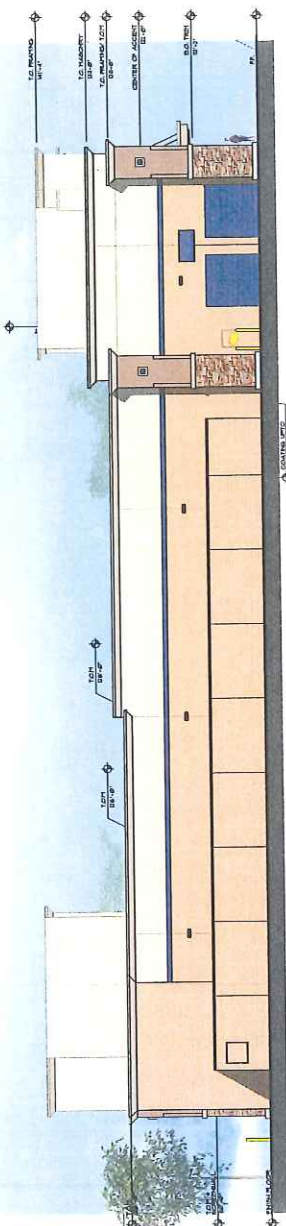


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19 TECHNOLOGY DRIVE, SUITE G, RIVINGTON, CA 94789
TEL: (925) 885-1100
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FINISH SCHEDULE	
A.	ICI PAINT # 570 -HONEY CREAM-
B.	ICI PAINT # 570 -SHELL CREEK-
C.	ICI PAINT # 423 -SANDLING-
D.	ICI PAINT # 423 -INDIAN PARKING-
E.	ICI PAINT # 1489 -100 BLUE-
F.	LIQUID APPLIED LIMESTONE # CSV-2004 -CEDAR-
G.	US TILE # 0721 -SERRINI BRIGHT-



2 NORTH ELEVATION SCALE 1/8"=1'-0"



4 EAST ELEVATION SCALE 1/8"=1'-0"

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**DUARTE RETAIL CENTER
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CONFORMANCE WITH CITY PLANS AND POLICIES

The development of the subject property is regulated by the City of Duarte through its General Plan and Redevelopment Plans. The following discussion reviews the proposed project and determines conformity with existing plans and other guidelines and addresses content required pursuant to California Government Code 65451(b) and 65454.

GENERAL PLAN CONSISTENCY

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 or area within the city. For this reason, an evaluation of consistency with the Duarte General Plan is an integral part of the specific plan analysis.

The Duarte Comprehensive General Plan is a policy document which is long range and general in nature. It is comprehensive in that it addresses every aspect of a community from future land uses, retention of open spaces, traffic and circulation challenges, conservation of natural resources, community noise issues, safety concerns, and housing needs and supply. Along with the seven State mandated elements, the Duarte General Plan Update also includes a Historic Preservation Element and an Economic Development Element. The Comprehensive General Plan includes the following elements:

- Land Use Element
- Safety Element
- Open Space and Conservation Element
- Noise Element
- Circulation Element
- Economic Development Element
- Housing Element
- Historic Preservation Element

In evaluating consistency with the Comprehensive General Plan, the Specific Plan addresses each of these elements individually. However, as a commercial project that does not have any existing historic resources, the Housing Element and the Historic Preservation Element are not affected by the proposed development. Specific Plan Consistency with the Comprehensive General Plan is as follows:

LAND USE ELEMENT

Through text, diagrams and maps, the Duarte Land Use Element establishes a pattern of land use and clearly identifies building intensities. The proposed development is consistent with the policies and programs of the Land Use Element. The Land Use Plan describes the approach that will be used to build upon the city's sound planning base. The Goals, Objectives, Policies and Implementation Measures provide the basis for the Land Use Plan. The approach is to keep the small town atmosphere while providing a favorable balance of land uses. Of utmost importance is to continue to provide a healthy local economy so that the residents and businesses of Duarte can continue to maintain a high level of city services.

The Land Use Map of the Duarte General Plan designates the subject property as General Commercial. Commercial uses bring revenue and jobs to a community that sustains the public services required for a healthy city. Because of physical barriers around Duarte, the mountains to the north, quarries in surrounding cities and the San Gabriel River and associated spread basin, Duarte's market area is limited. This makes retail development a challenge to attract the typical national retailers most cities seek to help generate much needed revenue. The proposed development under the

Specific Plan offers a unique opportunity to capture a substantial market and make the goals of the General Commercial category achievable for the subject property. Specifically, the proposed Specific Plan augments the General Plan by accomplishing the following goals:

Land Use Goal 1:

Maintain a balanced community consisting of various residential housing types and densities, commercial activities, industrial development, mixed use where appropriate, and open space.

The objective is to improve on Duarte's balance of uses. To accomplish this goal, the land use policy 1.1.7 provides, "Expand regional economic development along the I-210 corridor beyond current uses. In order to maximize revenue and enhance image, the Redevelopment Agency/City should investigate other major draws typical of an international trade center magnitude, hotel/convention complex, etc."

The proposed project meets this goal by developing a new commercial center on under-utilized property along the I-210 corridor. The main commercial building proposed on the property would be occupied as a *Best Buy* store. This use will become a regional competitor for electronics sales and will become a significant sale tax revenue resource for the City and Redevelopment Agency.

Land Use Goal 2:

Develop compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental and economic conditions.

The objective is to assure that future development complements surrounding areas. To accomplish this goal, the land use policy 2.1.3 provides, "Provide for the shopping and service needs of residents by conveniently clustering commercial establishments in such a way to encourage "one-stop" shopping."

The proposed project accomplishes this goal by providing development of the site for uses compatible with other retailers in the vicinity including the *Staples* store located on the project site, the *Target* store and other retail uses at the Mountain Vista Plaza immediately to the east of the site and other retailers located on Mountain Avenue immediately to the south of the I-210 freeway.

Land Use Goal 3:

Provide unique areas to better serve the needs of Duarte residents and businesses.

The objective is to provide unique areas to better serve the needs of Duarte residents and businesses. To accomplish this goal, the land use policy 3.1.1 provides, "Develop Specific Plan areas which will provide the flexibility needed to make these places unique."

The objective of the Mountain-Central Shopping Center Specific Plan is to comply with this General Plan goal. By adopting a the Specific Plan, the City of Duarte is assured a coherent plan for quality development of the site and sustainable policies for continued support of commercial uses that occupy the property.

SAFETY ELEMENT

The aim of the Safety Element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards. Other locally relevant safety issues, such as emergency response, hazardous materials spills, and crime reduction, may also be included. The safety element overlaps topics also mandated in the

land use, conservation, and open-space elements. Safety Element Definitions are provided at the end of this document.

Law Enforcement

Police protection is provided by the Los Angeles County Sheriff out of the Duarte Satellite Station. The Duarte Satellite Station is the launching center for 30 male and female officers that begin and end their shift to provide Duarte, Bradbury and the unincorporated area west of Duarte with law enforcement services 24-hours a day. The Duarte Satellite Station does not have dispatch or booking ability. However, dispatch and booking are conducted from the Temple City Station. While these operations occur from Temple City, the Sheriffs Department conducts regular patrols of Duarte such that Sheriffs Deputies are only minutes away from the site at any given time.

Fire Services

Fire Station #44 is located within 1½ miles of the site at 1105 South Highland Avenue. This station operates as a part of Battalion 16 that has other stations in surrounding communities available to respond to emergencies that may occur at the site.

Seismic, Geologic and Flood Hazards

Located in Southern California, the site is subject to regional seismic activity. Notably, the Sierra Madre Fault and the Raymond Fault are proximate to the City of Duarte. Also proximate to the City of Duarte are two flood control dams: The San Gabriel Reservoir and the Sawpit Dam. In the event of a dam failure, flood conditions would not affect the project site for more than forty minutes if failure of the San Gabriel Reservoir occurred, and failure of the Sawpit Dam would not affect the site for more than twenty minutes.

Compliance with the Safety Element of the Duarte General Plan depends upon adherence to adopted fire preventions and safety regulations in the design and development of the site. The proposed project shall be reviewed for compliance with fire safety and structural safety regulations in accordance with the standards of the California Building Code. The review of compliant design occurs in the City plan check review process and implementation occurs in the building inspection process. Ongoing public safety will occur through the continued law enforcement and emergency services provided by the Los Angeles County Sheriffs Department and the Los Angeles County Fire Department.

OPEN SPACE AND CONSERVATION ELEMENT

While goals of the Open Space and Conservation Element primarily affect undeveloped areas along the northern border of the City and interface with the San Gabriel Mountains, the element also addresses new development in the City for the protection of urban landscapes, wildlife and air quality. To accomplish these goals, the element provides conservation and air quality objectives and policies as follows:

Promote the preservation of open space by discouraging development that is not sensitive to this resource.

Policy 5.1.1 encourages “planned unit development or specific plan approach to land use which will minimize streets and provide more open space or green belts.” The proposed Specific Plan provides landscape planters throughout the site in which will be planted with trees, shrubs and ground cover. This replaces the current condition of fallow land with weeds and without trees. The additional trees and shrubs are important to enhance the landscaping on the site since these become shelter for urban wildlife, primarily birds. Consequently, the proposed project is sensitive to the conservation of urban wildlife in the vicinity.

In relationship to air quality, the Element encourages uses that promote mass transportation as an alternative to use of motor vehicles. The proposed project provides an on-site bus stop that is consistent with this goal.

NOISE ELEMENT

Proximate to the I-210 freeway, the ambient noise at the site is high. In addition to the noise generated by the I-210 freeway, Mountain Avenue along the property frontage is a high traffic generator, 24,500 average daily trips. The goals of the Noise Element ensure that established land uses which are compatible with noise levels within the community. In terms of adoption of the Specific Plan, the objective is to consider the following:

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

Noise policy 3.1.1 ensures locating land uses according to the maximum noise levels they generate. The Mountain-Central Shopping Center Specific Plan implements these objectives of the Noise Element. The subject development will be located north of the Foothill Freeway and adjacent to several retail developments including two auto dealerships and a retail shopping center. The residential complex to the north will be buffered by 30 feet of landscaping and driveway. The proposed use is consistent with the established land uses in the area and will be able to operate at levels significantly below the existing ambient noise levels.

CIRCULATION ELEMENT

The city has established policies and goals for local and regional transportation under the Circulation Element. The policies and goals as related to the proposed project are as follows:

Circulation Goal 1

To provide a sustainable, convenient, efficient, and cost effective circulation system to serve the present and future transportation needs of the Duarte community.

The objective of this goal is to maintain the existing transportation infrastructure in Duarte and upgrade the system when appropriate to improve traffic conditions through enhanced traffic control measures, roadway improvements, and effective planning for new development. Evaluation of the traffic impacts of new development and the requirement that developers employ appropriate mitigation measures to reduce traffic or improve roadway and traffic condition is anticipated from implementation of this goal. The Level of Service for the Mountain/Central intersection is designated as Level C. This designation is defined as "light congestion; occasional backups on critical approaches." While the proposed use is not anticipated to increase the level of service for the intersection, the proposed project includes an on-site Duarte Transit System bus stop to encourage the use of public transportation and reduce potential impacts on the intersection. In addition, the traffic studies and review of site circulation and parking have ensured that these concerns have been adequately addressed and will not have a significant negative impact on adjoining roadways.

Circulation Goal 2

To protect local residential neighborhoods from the impacts of through traffic and trucks.

Primary access to the site is available from a designated Arterial Roadway, Mountain Avenue. As a one-way street west bound, Central Avenue, a collector street, provides secondary access to the site. Regional vehicular access to the site is provided the Foothill Freeway. Direct local access to and from the freeway is provided by an off-ramp and on-ramp located near the intersection of Mountain

Avenue and Central Avenue. Importantly, ingress and egress, for both patrons and deliveries, is directed away from the residential uses north of the site.

Circulation Goal 3

To increase the use of alternative modes of transportation for traveling to, from, or through Duarte.

Policies to accomplish this goal include Policy 3.1, "encourage and promote the use of travel modes other than the single occupancy vehicle, such as bus transit, rail transit, carpools, vanpools, bicycling, and walking. Achieving this goal requires coordination of the Duarte Transit System with MTA, Foothill Transit and to service major destinations within Duarte. New development is encouraged to incorporate both local and regional transit measures into the project design that promote the use of alternate modes of transportation."

The proposed project has included an on-site bus stop for the Duarte Transit System making it convenient for customers to utilize the public transportation as a mode to and from the site. The Duarte Transit System provides local service throughout the city and has shared stops with Foothill Transit lines 184, 187 and 494 that provide current service throughout the region.

Notably, the Circulation Element provides plans for the extension of the MTA Gold Line. When extended, the plan is to have the Duarte Transit System frequent the Gold Line Station and City Center. The inclusion of the on-site Duarte Transit System bus stop on the subject property provides the necessary link to promote the use of local and regional public transportation for employees and patrons of the proposed development.

ECONOMIC DEVELOPMENT ELEMENT

Redevelopment is used by local government as a means to promote the upgrading and revitalization of blighted properties. Redevelopment is a means of focusing resources to transform a deteriorating area into a more productive part of the community.

The site for the Mountain-Central Shopping Center Specific Plan is included in the Huntington Drive Phase II Redevelopment Plan. The Huntington Drive redevelopment project area was established in 1979 as a comprehensive redevelopment revitalization plan. Phase II focused on the rehabilitation of existing housing and the construction of new commercial and industrial development.

The Huntington Drive Phase II Redevelopment Plan designates the subject property as general arterial. It is the intent of this Plan to allow and encourage a wide variety of retail, commercial, and office uses within the Project Area.

The proposed development will enhance the physical appearance of the Mountain/Central Avenue area and will improve the economic viability of the area. The subject Specific Plan meets the development standards of the Huntington Drive Phase II Redevelopment Plan.

The Economic Development Element of the Duarte General Plan identifies specific goals for the continued success of City businesses and government administration. The Element recognizes the relationship between the two and encourages commercial development as a means to increase revenue generation to support the expected growth of the City's population and associated increases in community service demands. The project proposed under the Mountain-Central Shopping Center Specific Plan is consistent with these long-term economic goals.

Economic Development Goal 1

Improve the City's current revenue stream.

Policies to accomplish this goal include developing economic development strategies which assess the appropriate mix of tax revenues, fees, city and Redevelopment Agency fiscal responsibility, identifying current and prospective sources of revenue to establish funding programs in anticipation of future capital outlays and identify steps necessary to maintain a balanced budget to ensure that future obligations can be met by adding to reserves. The proposed project introduces a sales tax generator on previously under developed properties and residential uses.

Economic Development Goal 2

Enhance the I-210 Freeway corridor as the city's primary economic engine.

Located along the freeway corridor, the proposed Specific Plan is consistent with the economic goals of the City. The project offers increased economic potential provided by the regional traffic flow on the I-210 freeway through Duarte. The design of the proposed development improves landscaping and the visual character of the I-210 freeway corridor and expands regional economic development along the I-210 corridor beyond current uses.

Economic Development Goal 3

Maintain healthy businesses in commercial areas.

A primary objective of this goal is to promote an optimum mix of commercial uses in existing general commercial areas to meet both the shopping needs of residents and fiscal needs of the City. The development of the property under the Specific Plan offers the opportunity to introduce retailers not already located in the City of Duarte but located regionally. *Best Buy*, for example has an existing store in the City of Pasadena where residents from Duarte and neighboring communities such as Bradbury and Monrovia frequently shop, but the sales tax revenues from purchases at the Pasadena store benefit the residents of Pasadena, not Duarte. The fortunate circumstance is that *Best Buy* recognizes that sales from residents Duarte, Bradbury and Monrovia warrant development of another store specifically to service these customers. The proposed development encourages residents of Duarte and neighboring cities to shop at stores located in their community and to generate additional sales tax revenues for the City of Duarte.

GENERAL PLAN CONSISTENCY OVERVIEW

The General Plan identifies the policy of the City regarding how it will develop physically, socially, and economically. The Mountain-Central Shopping Center Specific Plan represents a tool to implement the policies and elements of the Duarte General Plan. The proposed Specific Plan enhances the commercial goals outlined in the Land Use Element. Public safety is assured by the proposed development developing an existing vacant property that could become an attractive nuisance and providing a commercial center that complies fully with current structural safety and fire safety standards. The site design introduces landscaping and trees that promote the opportunity for urban wildlife habitat consistent with goals of the Open Space and Conservation Element. The proposed use is consistent with the established land uses in the area and will be able to operate at levels significantly below the existing ambient noise levels. Comprehensive parking and loading issues are addressed on the site in a manner that ensures parking availability on-site without impacting traffic on public streets. The Specific Plan provides a development that directs traffic away from neighboring residents and enhances the services of the Duarte Transit System with an on-site bus stop that will augment the future expansion of the MTA Gold Line and public transportation throughout the City. The location of the site proximate to the I-210 freeway provides an economic opportunity for sales

tax revenue generation and encourages regional shopping in the City of Duarte. Consequently, the proposed Specific Plan provides an appropriate implementation tool to meet the goals and policies of the General Plan.

DEVELOPMENT PROVISIONS AND LIMITATIONS

PURPOSE AND INTENT

Currently, the property included in the Mountain-Central Shopping Center Specific Plan is located within a C-2 zoning district. 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 retail center. The provisions that will apply to the Specific Plan must be sensitive to the future of the site without significantly altering the existing provisions in a manner that is either inconsistent with the overall goals of the City of Duarte. These regulations are intended for use by planners, landowners, architects, engineers and public decision makers for the development of the subject site.

PERMITTED AND CONDITIONALLY PERMITTED USES

Buildings, structures and land shall be used, erected, or structurally altered only for those uses enumerated herein. The uses provided in this Specific Plan are a comprehensive list that may be considered. Similar uses, as the Planning Commission, deems appropriate, may be permitted pursuant to Title 19 of the Duarte Municipal Code. All uses shall be conducted within a totally enclosed building and no outdoor storage is permitted. Any land use on the property must also obtain approval of the Redevelopment Agency under the applicable provisions of the Disposition and Development Agreement.

PERMITTED USES

(a) PROFESSIONAL USES

- Administrative, financial and professional offices
- Art galleries
- Artists' and photographers' studios
- Employment agencies
- Insurance brokers, adjusters and agents
- Law offices
- Medical, dental and therapeutic clinics
- Notaries public
- Real estate brokers
- Stenographers
- Tax consulting services

(b) RETAIL STORES

- Art galleries
- Art supplies
- Auto parts sales
- Bakery sales
- Bicycle shops
- Clothing or wearing apparel stores
- Confectionery shops
- Cosmetic shops
- Craft shops
- Delicatessens
- Discount houses
- Drug stores or pharmacies
- Fabric stores
- Florists

Fruit stores
 Garden supplies and related masonry and patio furniture
 Gift shops
 Grocery, fruit or vegetable stores
 Hardware
 Health food stores
 Hobby supplies
 Ice cream/yogurt parlors
 Jewelry
 Linoleum stores
 Maternity shops
 Meat or fish markets
 Music, musical instruments, records
 Newsstands
 Novelty shops
 Office supply stores
 Optometrists
 Orthopedic equipment and supplies
 Paint supplies
 Photographic supplies
 Physicians' equipment and supplies
 Piano sales and service
 Plant nurseries
 Professional pharmacies
 Redemption centers, subject to review and approval by the architectural review board
 Restaurants
 Saddle sales and repair
 Sewing machine sales and service
 Soda fountains
 Stationary stores
 Shoe sales
 Store fixture sales
 Tobacco stores
 Toy stores
 Vacuum sales and service
 Variety
 Video tape sales and rental
 Wallpaper materials and supplies
 Yarn shops

(c) SERVICES

Appliance, radio-television stores and repair
 Artists, commercial
 Banks and financial institutions
 Barbershops or beauty shops
 Bill-paying offices
 Blueprinting and photocopying
 Catering services, food
 Dance studios
 Dry-cleaning and/or laundry agencies – off premise dry cleaning and laundry service only
 Equipment rental
 Floor covering services
 Furniture storage
 Landscape services
 Locksmiths

Machinery sales and service
Mimeographing/printing services
Music studios
Pet supplies
Photography services
Picture framing
Postal services
Printing shops
Public utility customer service offices
Shoe repair
Swimming pool sales and service
Tailors
Taxidermists
Ticket agencies

(d) OTHER USES

Archery ranges, indoor associated with retail sales
Auditoriums
Bowling alleys
Coin- or token-operated electronic games and/or pinball machines, provided there are no more than three such machines and that the machines are an incidental use to a permitted or conditionally permitted use

CONDITIONALLY PERMITTED USES

Acupressure businesses, provided that they comply with the minimum mandatory conditions set forth in Title 19 of the Duarte Municipal Code.
Alcohol sales, on and off-sale license
Auditoriums
Auto rental
Automobile service stations, subject to the following conditions:

1. A maximum of two service stations shall be allowed at a cross intersection and one at a "T" intersection,
2. Service stations shall be limited to intersections of a major highway and an arterial street, unless specifically allowed by the planning commission,
3. Where practicable, service stations should be an integral-part of a larger commercial or service department,
4. The minimum building setback from street property lines shall be forty feet,
5. The minimum building setback from other property lines shall be ten feet,
6. The maximum standard width of driveways at the sidewalk shall be thirty feet,
7. The centerline of driveways shall be perpendicular to the curbline,
8. The minimum distance from any driveway to any interior property line shall be five feet. The minimum return shall be twenty feet from full height curb,
9. The minimum distance between curbcuts shall be thirty feet,
10. Incidental uses such as a mini-market or carwash may be permitted subject to meeting off-street parking standards for the incidental use. The total number of off-street parking standards shall be the sum total required for the various uses computed separately. Notwithstanding the above, a snack shop no greater than one hundred square feet in floor area shall be considered a part of the automotive service station,
11. Six percent of the open area, excluding setbacks, shall be landscaped. The remaining open areas shall be surrounded by concrete curb six inches in height. Landscaping five feet wide shall be provided along the full width of internal property lines separating the site from any lot or parcel zoned for residential purposes, and along all alley property lines if the property opposite is zoned for residential purposes. Landscaping three feet wide shall be provided in front of pump islands at the property line. Landscaping shall be provided at street

- intersections between driveways. The maximum height of landscaping of the intersection shall be thirty inches,
12. All hydraulic hoists and pits, and all lubrication, greasing and repair equipment shall be enclosed entirely within a building,
 13. All pump islands shall be set back a minimum of fifteen feet from the property line,
 14. Site size of twelve thousand square feet or less shall be limited to two service bays and four pumps. Two pumps and one service bay may be added for each additional two thousand square feet of site area,
 15. A solid masonry wall six feet high shall be erected along all property lines separating the site from any lot or parcel zoned for residential purposes, and along all alley property lines if the property opposite is zoned for residential purposes,
 16. All signs, whether permanent or temporary, must be erected so as not to encroach upon or overhang any adjacent property or public right-of-way, and no advertising signs, banners, flags or outdoor advertising of any type shall be permitted other than as allowed by this code,
 17. Exterior lighting must be erected and maintained so as to cast no glare upon adjacent property or public right-of-way,
 18. No vehicles shall be parked on the premises other than of those persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and two trucks and other service vehicles used in the operation of the station

Business colleges, dancing academies, music instruction and other commercial schools

Churches

Dancing and entertainment

Drive-in restaurants or similar businesses

Game arcades which have four or more coin- or token-operated electronic and/or pinball machines, as an incidental use to a permitted or conditionally permitted commercial use; provided, however, that there shall be no more than four such machines if the permitted or conditionally permitted use to which the machines are incidental is not a recreational use.

Gymnasiums/health clubs

Museums

Theaters

PROHIBITED USES

The following uses are expressly prohibited in the Mountain-Central Shopping Center Specific Plan:

- Adult Oriented Businesses (i.e. "Adult Bookstore", "Massage Parlor")
- Acupressure or acupuncture clinics
- Automotive Repair Shops
- Card Parlors and Games of Chances
- Industrial Uses
- Motels and Hotels
- Pawn Shops or Thrift Stores
- Residential Uses
- Trailer Parks
- Wholesaling and warehousing facilities, storage and distribution agencies

General Notes

1. Unless otherwise specified, all development within the development within the area covered by the Mountain-Central Shopping Center Specific Plan shall comply with the Disposition and Development Agreement, the Duarte Municipal Code and the Huntington Drive Phase II Redevelopment Plan.
2. Terms used herein shall have the same meaning as defined in the Duarte Municipal Code unless otherwise defined herein.

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

DEVELOPMENT STANDARDS

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

Architectural Review Board

Before plans for any building or structure or substantial exterior remodel or expansion of any buildings are submitted for plan check or issued a building permit, the applicant shall have received site plan approval from the architectural review board as required by Sections 19.70.210 through 19.70.270 of the Duarte Municipal Code.

Building Materials

All structures or additions erected shall, with the exception of trim and minor architectural features, be constructed of materials listed in the city's architectural design guidelines and shall be consistent with the comprehensive architectural design, colors and materials of the shopping center.

Building Height

- (1) No building or structure erected in this district shall have a height greater than fifty feet except by conditional use permit.
- (2) Exceptions. The following may project above the required height limit subject to approval by the architectural review board:
 - (A) Antennas,
 - (B) Architectural elements,
 - (C) Elevator penthouses,
 - (D) Mechanical equipment enclosures,
 - (E) Skylights,
 - (F) Towers.

Yards

- (1) There shall be a yard abutting the street of not less than fifteen feet. The required yard shall have an area which, in square feet, is at least equal to two times the linear footage of any portion of any building which fronts, sides or rears on such street. The area shall be developed and properly maintained with architectural features. The term "architectural features," as used in this section, means and includes landscaping, statuary, water display, decorative concrete paving and similar types of development.
- (2) For the portion of the site abutting the residential zone, there shall be a yard of not less than twenty feet abutting the zone boundary. The required yard may be used for parking or access.
- (3) The building may encroach into the corner rounding area at the intersection of Mountain Vista Plaza Road and Central Avenue provided the minimum yard for the length of each street is maintained at fifteen feet and provided the sight distance is not reduced or impaired.
- (4) The existing yards for the building located at 1450 Mountain Avenue, the *Staples* store, shall be maintained.

Fences, Hedges and Walls

(1) Where the property abuts a residential zone, a solid wall not less than six feet in height shall be erected on the zone boundary line. Walls shall be reduced to not more than three feet in height in any required yard abutting a street.

(2) All outdoor storage areas shall be enclosed by a building wall or by a solid fence or wall not less than five nor more than six feet in height as specifically approved by the community development director.

(3) Corner Cutback Areas. The following regulations shall apply to intersections of streets, alleys and/or private pedestrian traffic. There shall be no visual obstruction within cutback areas established herein.

- a. Streets and Alleys. There shall be a corner cutback area at all intersecting and intercepting streets and/or alleys. The cutback line shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. It shall pass through the closest intersection of yard setback lines at the corner of the lot where visibility is required.
- b. Driveways. There shall be a corner cutback area on each side of any private driveway intersecting a street or alley. The cutback lines shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. They shall pass through a point not less than ten feet from the edges of the driveway where it intersects the street or alley right-of-way.

Off-Street Parking and Loading

The site shall provide a minimum of 348 parking spaces for the existing 17,508 square foot retail store and the proposed 46,000 square foot and 10,500 square foot buildings. While this building has been presented by the applicant and entitled as a 10,500 square-foot building, the Disposition and Development Agreement allows up to 11,900 square feet. It is, therefore, appropriate for the City documents, the Disposition and Development Agreement and the Specific Plan, to be consistent as a maximum allowable floor area. A minimum of three loading spaces shall be provided on the site. The loading spaces shall be not less than twelve feet in width, forty feet in length, and with fourteen feet of vertical clearance. If additional buildings are considered for the site in the future, additional parking and loading shall be required according to the minimum standards of Title 19 of the Duarte Municipal Code as from time-to-time may be amended. Any substantial parking, loading and landscape revisions shall be reviewed by the Architectural Review Board in accordance with the provisions of Title 19 of the Duarte Municipal Code. Notwithstanding these standards, joint use of parking may be considered by the planning commission, upon application by the owner or lessee as outlined by Title 19 of the Duarte Municipal Code. An application for joint use of parking shall include a detailed parking analysis prepared by a licensed transportation engineer evaluating the mix of uses in accordance with recognized joint use parking standards.

Access

Primary vehicular access shall be provided by drive approaches on Central Avenue and Mountain Avenue. Secondary vehicular access shall be provided at Mountain Avenue and Mountain Vista Plaza Road along the northern property boundaries.

Signs

Objective

The intent of the sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at this shopping center. Adherence to the Mountain-Central Shopping Center Sign Program, *Exhibit 4*, shall be enforced and any non-conforming signs shall be removed by the Tenant at their expense, upon demand by the Landlord or the City of Duarte. Exceptions to these standards shall be reviewed by the Landlord, and the City of Duarte to determine their validity. Chapter 19.80 of the Duarte Municipal Code governs all signage not addressed in this sign program.

It is understood that there may be the need for additional signs for future uses, information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the shopping center. Changes to the sign program will require approval by the Architectural Review Board.

Definitions

Unless otherwise defined in the Specific Plan, the defined terms of Title 19 of the Duarte Municipal Code apply to this sign program.

“Anchor Tenant” - A single tenant with 40,000 or more square feet of leased space.

“Major Tenant” - A single tenant with 20,000-39,999 square feet of leased space.

“Shop/Retail Tenant” - A leased space occupied by a single tenant with 19,999 square feet or less of leased space.

“Primary Frontage” - The face of a leased space that faces directly toward Central Avenue, Mountain Avenue and the 210 Freeway.

“Secondary Frontage” - The face of a leased space, other than the primary frontage, that faces a public street.

“Logo” - A trademark design other than the name of a business that represents the business.

Sign Design Guidelines For All Signs

Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade. Incorporating logos and images to enhance the signage identity is allowed. Designs and colors shall be approved by the City of Duarte.

Logos must be a registered trademark. Logos may not exceed twenty-five (25%) percent of any total sign area. The Architectural Review Board may grant modifications for sign configurations that are renditions of their registered corporate logo or logotype to accommodate ascending or descending letters strokes or logos that compliment the overall site design.

All sign displays will be internally illuminated. Exposed raceways are prohibited. Individual letter styles of Tenants will be considered. Design, color, style and spacing of letters are subject to written approval by the City.

Prior to issuance of any permit that authorizes the erection, construction, installation, building, relocation, painting or alteration of a sign, the City of Duarte Architectural Review Board shall

approve the design, color, style and spacing of letters, logos or other advertising medium involved with a sign. Application and review of proposed signs shall be processed in accordance with Title 19 of the Duarte Municipal Code.

Wall signs

Wall signs shall not have any visible attachments unless the attachments make an intentional statement. Such signs are approved on a case-by-case basis. All exterior exposed sign surfaces shall be primed and painted or pre-coated. All wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed. Channel letters with indirect and direct lighting are allowed on a case-by-case basis.

Can signs as logos may be allowed on a case-by-case basis providing it is a registered trademark used by the applicant.

Wall sign placement must be centered both vertically and horizontally within the sign fascia area unless otherwise approved by the Architectural Review Board.

All buildings to have 8" high minimum address numbers. The color of the numbers shall be a contrasting color to the building wall color for better visibility.

Anchor Tenant: Area of Primary Frontage Sign shall not exceed one (1) square foot for each one (1) lineal foot of store frontage facing a public street. Measurements for all signs within this category shall be per each individual letter, using each unique letter's shape.

Overall sign width shall not exceed more than seventy (70%) percent of its respective store lease. No sign shall extend above the roofline or above a parapet wall around a roof nor project more than one (1) foot above from the building wall.

The Anchor Tenant may have the option for signage on three (3) elevations. Secondary Signage will be permitted by combining allowable secondary signage [at twenty-five (25) square feet per each two (2) elevations] into one (1) larger fifty (50) square foot sign.

Major Tenants: The maximum allowable total sign area for a single sign face or combination of sign faces shall be calculated by the formula of one (1) square foot sign area per each one (1) lineal foot of leased store frontage facing a public street. In no case shall the total allowable square footage exceed one hundred twenty (120) square feet.

Where a business fronts only on a parking lot, landscaped open space or other public way, the exterior building wall facing such parking lot, landscaped open space or other public way shall be considered a building frontage for the purpose of computing sign wall area.

Each Tenant shall install one (1) sign on the sign area, located on the parapet in front of Tenant's space. Sign shall center on store fascia. Overall sign width shall not exceed seventy (70%) percent of its leased store frontage. No sign shall extend above the roofline, above a parapet wall, around a roof or project more than one (1) foot from the building wall.

In the case of a building with a secondary or more (a building located on a corner or freestanding) building frontages, sign may be allowed on the secondary frontages (i.e. secondary street or parking lot), not to exceed two (2%) percent of the wall area, maximum twenty-five (25) square feet.

Shop/Retail Tenants: The maximum allowable total sign area for a single sign face or combination of sign faces shall be calculated by the formula of one (1) square foot sign area per each one (1) lineal foot of leased store frontage facing a public street. In no case shall the total allowable square footage exceed one hundred twenty (120) square feet.

Where a business fronts only on a parking lot, landscaped open space or other public way, the exterior building wall facing such parking lot, landscaped open space or other public way shall be considered a building frontage for the purpose of computing sign wall area.

Each tenant shall install one (1) sign on the sign area, located on the parapet in front of Tenant's space. Sign shall center on store fascia. Overall sign width shall not exceed seventy (70%) percent of its leased store frontage. No sign shall extend above the roofline or above a parapet wall around a roof nor project more than one (1) foot from the building wall.

In the case of a building with a secondary or more (a building located on a corner or freestanding) building frontages, sign may be allowed on the secondary frontages (i.e. secondary street or parking lot), not to exceed two (2%) percent of the wall area, maximum twenty-five (25) square feet.

Each tenant who has non-customer door for receiving merchandise may have a uniformly applied, in two (2") inch height block letters, Tenant's name & address.

Freestanding Signs

Freestanding signs shall be placed a minimum of one hundred (100) feet apart. They shall be placed in a planter with a minimum of four (4) square feet of landscaped area for each one (1) square foot of sign area.

Freestanding sign placement must allow a clear sign triangle for traffic visibility with a minimum setback of five (5) feet from the property line.

A total of one (1) pylon and two (2) monument signs will be allowed for this property. These double-faced freestanding signs herein described will be located in planters.

Pylon and monument signs shall be subject to review and approval of the City of Duarte. The number of Tenants, style and construction type of letters, logo, backgrounds, pole design, height, width, projection, maximum sign area, illumination, color, materials, finish, future modifications and other factors are subject to the review and approval of the Architecture Review Board.

Tenant panel installation and panel replacement are subject to review and approval of the Landlord and City.

Landlord shall replace Tenant panels of business vacated more than thirty (30) days from occupancy within the center with a solid texture coated panel, to match approved texture coat color, until a replacement Tenant's signage is approved and installed. Tenant panels must be installed no later than thirty (30) days after occupancy of lease space.

Damage to Tenant sign panels shall be replaced or repaired by Landlord no more than thirty (30) days after such damage has occurred or as directed by City Official.

Pylon Sign Specifications:

Tenant signage for the Pylon sign may be constructed of acrylic face channel letters/logo only.

Monument Sign Specifications:

Tenant signage for the Monument signs to be constructed of an aluminum panel with push thru acrylic letters and logos.

Tenant panel backgrounds may illuminate only letters and logos and must be texture coated to exactly match the colors specified on the approved plans. Exposed plastic backgrounds will not be permitted. Visible fasteners must not be visible on face surface.

Awning Signs

Awning & Awning signs shall be considered by the City on a case-by-case basis.

Directional Signs

Internal directory signs are permitted on the site with the intent to provide direction and identification to the individual tenants in a multi-tenant shopping center on property more than two acres. The following regulations shall apply:

- No more than two such signs are allowed per shopping center
- The signs shall be located in the parking area, in a landscape planter equal in size to the sign area
- Said signs shall be located a minimum of eight feet from a public street, measured from the face of the curb
- The signs shall be limited to a maximum height of four feet and a maximum sign area of forty-eight square feet
- Sign copy may include the names and logos of businesses on the site.
- The architectural review board shall approve the design, color and materials used in the sign construction.

Temporary Signs

Temporary signs shall be allowed in accordance with commercial sign provisions of Title 19 of the Duarte Municipal Code as from time to time may be amended.

Prohibited Signs

The following signs are not allowed on the development site except for official notices issued by any court or public body or officer, notices posted by any public officer in performance of a public duty or by any person in giving legal notices, directional, warning or informational structures, required or authorized by law or by federal, state, county or city authority and a structure erected near a city or county, which contains the name of such city or county and the names of, or any other information regarding, civic, fraternal or religious organizations located therein, erected with the approval of the planning director:

- Signs painted directly on the wall, monument & pylon.
- Roof or ground inflated balloons/figures.
- A-Frame signs.
- Advertising flag poles.
- Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.
- Advertising structures, billboards or a structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever, including statuary, may be placed, for advertising purposes.
- Signs deemed to be immoral, obscene or unlawful.
- Electronic Scrolling Reader boards.
- Exposed Raceways.
- Signs with changeable copy.
- Rotating signs.
- Flashing signs.

Construction, Approval and Permitting Requirements For All Signs and Contractors

No sign shall be erected, constructed, installed, relocated, painted or altered without first obtaining from the City of Duarte all permits required therefore, in accordance with Title 19 of the Duarte Municipal Code, and City Policies and Practices for issuing permits for signs. Any person deeming themselves aggrieved by any action, order or determination of any person or body of the City of Duarte made in connection with the issuance or denial of a permit for a sign pursuant to this Specific Plan shall have a right of appeal in accordance with Title 19 of the Duarte Municipal Code.

Contractors must be fully licensed with the city and state, with full Workman's Compensation and general liability insurance. Signs must be constructed of durable, rust-inhibited materials that complement the design intent of the Tenants identity and are complimentary to the architecture.

No exposed conduit, transformers or wiring will be permitted on the fascia. Exposed raceways are not allowed unless they are incorporated into the overall design of the sign approved by the City. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition. Color and finish shall match existing walls.

No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.

All signs shall bear the Underwritten Laboratories label and shall comply with local building and electrical codes.

It is the responsibility of the Tenant's sign company to obtain a sign permit from the City of Duarte and verify the location of each sign and the type of wiring method required.

All sign fabrication and lighting must match the specifications of the approved working drawings. Internal illumination to be 30 milliamp neon or LED modules. Sloan or Gelcore are the approved LED systems to be used. Developer approval required for Tenants using LED as illumination that have 10,000 square feet or less of building space.

LED or Neon accent lighting may be approved on a case-by-case basis by Landlord and City of Duarte.

Landscaping

The following minimum landscaping shall be provided:

- (1) A minimum of fifteen percent of the site shall be landscaped for each improved building site, and a minimum of four percent of the parking lot area shall be landscaped and permanently irrigated;
- (2) All required trees shall be a minimum fifteen-gallon size;
- (3) Damaged plantings and irrigation equipment shall be repaired or replaced within thirty days after notification by the City.

Lighting

Outdoor lighting shall be provided in all off-street parking areas. The lighting shall be energy-efficient and shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare. Light standards and fixtures shall be compatible with the design of the landscaping and buildings on the site. Illumination levels shall be a maximum of 0.5 foot-candles at the site boundary adjoining a residential use.

Satellite-Receiving Antenna

(1) All satellite-receiving antennas:

- a. Shall be located within the side or rear yard areas;
- b. May be ground-mounted unless ground-mounting is not feasible because of insufficient line-of-sight to the transmitter or satellite, inadequate yard area, or other considerations relative to the property. If a satellite-receiving antenna is for any such reason roof-mounted, it shall not exceed six feet in diameter, and shall be screened from view from streets and adjacent properties by use of materials consistent with the design of the building upon which it is located;

(2) The architectural review board shall review all site plans for the location and screening of satellite-receiving antennas. Approval is required prior to the issuance of a building permit.

Waste Disposal

All outdoor facilities for waste materials or trash shall be enclosed by a decorative block wall and view-obscuring gate adequate to conceal such facilities from adjacent properties or streets. The facilities shall be built in accordance with city standards.

INFRASTRUCTURE AND PUBLIC SERVICES

The project site is located in an area of the City which has a completed infrastructure. The following section discusses this infrastructure and the necessary steps required to tie the project into the system.

Drainage

The existing vacant site water runoff is directed in a southerly direction towards Central Avenue. As development of the site will generally follow the declining slope from the north to south of the site, grading activities will have to be planned accordingly. The development is also subject to Urban Storm Water Mitigation provisions of the Los Angeles County Flood Control District. To address these drainage issues, a drainage and grading plan shall be submitted and approved prior to the development of the property.

Street System

This site is located at the intersection of Mountain Avenue and Central Avenue. Access to the site is provided by two primary drive approaches on each street. Mountain Avenue has an third existing drive access along the north side of the property that will remain as a secondary access point. The project includes a secondary access point on the east side from Mountain Vista Plaza Road. The curb cuts, drive approaches and any other public improvements (i.e. sidewalk replacement/repair) will be designed and installed according with the standards of the Duarte Public Works Division. Mountain Avenue serves joint jurisdiction between the City of Duarte and the City of Monrovia, and Central Avenue, the exit from the Route 210 Freeway and the signaled intersection of Mountain Avenue and Central Avenue is under joint jurisdiction with the California Department of Transportation. Any street improvements affecting areas of joint jurisdiction must meet the required standards and obtain required approvals from the appropriate jurisdictions.

Energy

The proposed development will be serviced by existing utility service providers for both electrical service and natural gas. Locations for transformers designed to satisfy the electrical demand have been identified on the property and will be provided with the development of the buildings on the site. Likewise, natural gas points of service have been located and will be metered in accordance with the applicable standards of the service provider. The title restrictions include easements allowing utility providers to access the site and service the on-site utilities. The buildings on the property have been designed to meet the applicable energy efficiency standards for both electrical and natural gas service. Will-serve letters from the appropriate utility providers must be obtained by the applicant for any new service on the property.

Waste

The project site is located in Los Angeles County Sanitation District No. 22. The project will be connected to the public sewer system at the time of development. Plans will be submitted to and approved by the Los Angeles County Sanitation District and City Engineer.

The disposal of solid waste will be handled by the City's waste disposal company. Automated service will be provided to the complex. Plans detailing the design and materials of the trash enclosures shall be submitted to and approved by the City's Architectural Review Board.

As mandated by the State of California, through AB 939, cities are required to meet state diversion and recycling goals. Therefore, the trash system will need to be designed to promote and encourage recycling principles.

Public Transportation

As part of the proposed development, a bus stop for the City of Duarte Transit System will be provided on-site. The Transit System provides free service to destinations throughout the City. The Blue Line shuttles passengers to *Ralph's*, *Target* and *Wal-Mart* stores via a westbound route. The Green Line takes patrons on an eastbound route with destinations such as *CVS Pharmacy* and the City of Hope. Both lines however, provide service to the entire City with duplicate destinations.

Connections from the Duarte Transit System to the Foothill Transit lines 184, 187 and 494 provide current service throughout the region. Notably, the Circulation Element provides plans for the extension of the MTA Gold Line. When extended, the plan is to have the Duarte Transit System frequent the Gold Line Station and City Center. The inclusion of the on-site Duarte Transit System bus stop on the subject property provides the necessary link to promote the use of local and regional public transportation for employees and patrons of the proposed development.

MODIFICATIONS

MAJOR CHANGES - The owner may initiate an amendment to the provisions of this Specific Plan if substantial changes are required in the project during the development process. An amendment shall be in conformance with California Government Code, §§65450-65457. Such changes will require public notification and review and approval before a governing body.

MINOR CHANGES - Minor revisions or modifications to approved component plans may be approved by the Architectural Review Board. All requests for modifications or minor changes shall be in writing. Such minor revisions may include the following:

1. Parking and circulation configurations, which do not change the basic parking areas, stall allocation or circulation concept.
2. Grading alternatives, which do not change basic concept, increase slopes or change course of drainage that could adversely affect adjacent or surrounding properties.
3. Architectural or landscape architectural modifications which do not alter the overall design concept or significantly reduce the effect originally intended.
4. Proposals or minor modifications for small detached structures, such as arbors, trellis, and outdoor storage areas.
5. Modification to the sign program that do not affect the overall sign area and location.

REQUIRED APPROVALS

The following documents will be prepared for approval by the City of Duarte to ensure that development of the site proceeds in an orderly fashion. These applications shall be approved prior to the issuance of building permits.

Environmental Review

A Negative Declaration with mitigation measures has been adopted for the proposed project in accordance with the California State Public Resources Code §21000 et seq.

Specific Plan

The Planning Commission and the City Council will review this Specific Plan at two public hearings. The objective of this plan is to provide land use, design, and controls in the project area to ensure compliance with city standards and the City's General Plan. The Specific Plan will be considered in tandem with both a General Plan amendment and zone change.

Architectural Review Board

The City's Architectural Review Board will review the following construction and final plans: building construction, landscaping, grading, wall/fence/gate, lighting, signs and mechanical equipment prior to the issuance of building permits.

Parcel Map Review

The Community Development Director will review the underlying property for consolidation of parcels in compliance with the Subdivision Map Act, California Government Code §§66410 – 66499.58. The purpose of the parcel map is to create self-sufficient but interdependent parcels by use of equitable parking distribution and access to public streets, require reciprocal access and parking rights within the center, and require reciprocal access to Mountain Vista Plaza and potential future expansion of the shopping center to the north.

Other Regulatory Agencies

Approvals from Los Angeles County Fire, Sanitation, Public Works and Industrial Waste Departments and applicable public utility companies will be required prior to permit issuance.

ACKNOWLEDGEMENTS

The foregoing documents has been prepared and reviewed with honorable consideration to the City of Duarte. Special thanks for participation and efforts is awarded to the following:

Duarte City Council

Mayor Phil Reyes
Mayor Pro Tem John Fasana
Councilmember Margaret Finlay
Councilmember Tzeitel Paras-Caracci
Councilmember Lois Gaston

Duarte Planning Commission

Tonette Reyes
William Moore
Robert Cuite
William Lawrence
Richard Forintos

Duarte Architectural Review Board

Darrell George
Silvia Hurtado
Dominic Milano

City of Duarte Personnel

Darrell George, City Manager
Silvia Hurtado, Interim Community Development Director
Jason Golding, Interim City Planner

Development

Dennis D. Jacobsen Family Holdings II, LLC
Douglas Jacobsen
Bradley A. Talt

Architecture, Engineering and Design Services

K.L. Charles Architects, Inc.
SSOC, Inc.
ADS Design and Signs

Specific Plan Coordination

Anthony J. Palazzola, Design Direction Group

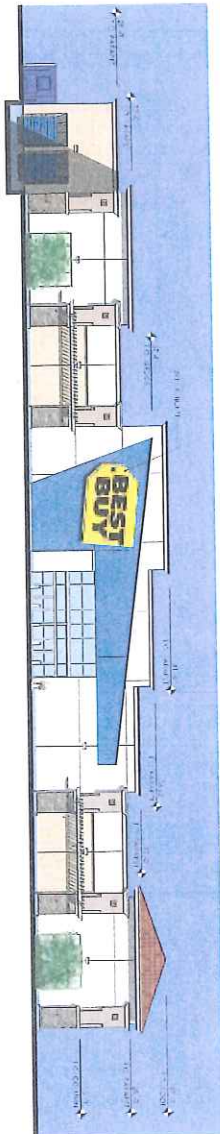
Specific Plan Preparation

Burke Farrar, Odyssey Development Services



CENTER

NORTHEAST CORNER OF
CENTRAL AVENUE & MOUNTAIN AVENUE
DUARTE, CA



SIGN PROGRAM

August 5th, 2008

This is an original unpublished criteria created by AD/S Design & Signs Inc. It is submitted for your personal use in conjunction with a project being planned for you by Architectural Design & Signs Inc. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without written permission.



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SIGN CONSULTANT



ADS Design & Signs
2930 Redwood Drive
Corona, CA 92880
Tel: 951.278.0680 Fax: 951.270.2005

ARCHITECT

K.L. Charles Architects, Inc.

12631 E. Imperial Highway - Suite E-111
Santa Fe Springs, California 90670
Tel: 562.863.1981 Fax: 562.864.3784

T A B L E O F C O N T E N T S

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Signage Specifications (Anchor Tenant)	12
Building Elevations (Shop/Retail Tenant)	13
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9'-0" Monument Sign (M.1 - M.2)	15
Directional Sign (D.1)	16

BEST BUY CENTER

MASTER SIGN PROGRAM - SIGN CRITERIA

OBJECTIVE

THE INTENT OF THIS SIGN CRITERIA IS TO PROVIDE THE GUIDELINES NECESSARY TO ACHIEVE A VISUALLY COORDINATED, BALANCED AND APPEALING SIGNAGE ENVIRONMENT AT THIS SHOPPING CENTER. ADHERENCE TO THIS SIGN CRITERIA SHALL BE ENFORCED AND ANY NON-CONFORMING SIGNS SHALL BE REMOVED BY THE TENANT AT THEIR EXPENSE, UPON DEMAND BY THE LANDLORD OR THE CITY OF DUARTE. EXCEPTIONS TO THESE STANDARDS SHALL BE REVIEWED BY THE LANDLORD, AND THE CITY OF DUARTE TO DETERMINE THEIR VALIDITY. THE CITY OF DUARTE DEVELOPMENT CODE GOVERNS ALL SIGNAGE NOT ADDRESSED IN THIS SIGN PROGRAM.

GENERAL REQUIREMENTS:

PRIOR TO APPLYING FOR A SIGN PERMIT, THE TENANT SHALL SUBMIT TO THE LANDLORD FOR APPROVAL FOUR (4) COLORED COPIES OF SCALED DRAWINGS INDICATING THE SIZE, LOCATION, DESIGN AND COLOR OF THE PROPOSED SIGN, WITH MANUFACTURING AND INSTALLATION DETAILS AND THE WIDTH OF THE LEASED STOREFRONT. SIGNAGE MUST MEET THE CONDITIONS IN THIS MASTER SIGN PROGRAM.

PRIOR TO MANUFACTURING, THE TENANT SHALL SUBMIT TO THE CITY OF DUARTE PLANNING DEPARTMENT AT LEAST THREE (3) COPIES OF THE SIGN DRAWING APPROVED BY THE LANDLORD AND OBTAIN A VALID SIGN PERMIT FROM THE BUILDING DEPARTMENT.

THE TENANT SHALL BE RESPONSIBLE FOR ALL COSTS FOR TENANT BUILDING SIGNAGE AND TENANT SITE SIGNAGE PANELS, INCLUDING FABRICATION OF SIGNS, INSTALLATION (INCLUDING FINAL CONNECTION), PERMIT LABOR AND PERMIT FEES.

THE TENANT SHALL BE RESPONSIBLE FOR FULFILLMENT OF ALL THE REQUIREMENTS OF THIS SIGN CRITERIA.

GENERAL REQUIREMENTS (CONT'D)

IF A CONFLICT ARISES BETWEEN THIS CRITERIA AND THE CITY OF DUARTE'S SIGN CODE, THE CITY SIGN CODE SHALL PREVAIL.

IN THE EVENT THIS CRITERIA OMTS STANDARDS OR REGULATIONS, REFER TO THE SIGN CHAPTER OF THE DUARTE MUNICIPAL CODE.

SIGN CONTRACTOR WILL REPAIR ANY DAMAGE CAUSED BY HIS WORK, AND TENANT SHALL BE FULLY RESPONSIBLE FOR THE OPERATIONS OF HIS SIGN CONTRACTOR(S).

UPON TERMINATION OF THE LEASE, THE TENANT SHALL BE RESPONSIBLE FOR REMOVING THE SIGN, PATCHING ANY HOLES IN FASCIA, AND PAINTING THEM TO MATCH THE SURROUNDING WALL COLOR IN A MANNER ACCEPTABLE TO THE LANDLORD. IF THE TENANT HAS SPACE ON A PYLON OR MONUMENT SIGN, THE TENANT WILL REPLACE THE SIGN PANEL(S) WITH A SOLID TEXTURE COATED PANEL(S) TO MATCH THE COLOR AND TEXTURE.

PROMOTIONS OR SPECIAL EVENT SIGNS, BANNERS AND FLAGS SHALL BE IN CONFORMANCE WITH THE CITY OF DUARTE SIGN CODE AND MUST BE APPROVED BY THE LANDLORD PRIOR TO SUBMISSION TO THE CITY OF DUARTE. BANNERS ARE TO BE APPROVED BY THE LANDLORD PRIOR TO INSTALLATION AND ANY DAMAGE CAUSED WILL BE REPAIRED IN A MANNER ACCEPTABLE TO LANDLORD.

NO OTHER TYPES OF SIGNS EXCEPT THOSE SPECIFICALLY MENTIONED WITHIN THIS CRITERIA WILL BE ALLOWED.

ANY SIGN ON WHICH STAINS OR RUST APPEAR, OR WHICH BECOME DAMAGED IN ANY WAY, OR WHICH IN ANY MANNER WHATSOEVER IS NOT PROPERLY MAINTAINED, SHALL BE PROMPTLY REPAIRED BY THE TENANT AT TENANT'S EXPENSE. THE LANDLORD MAY REMOVE AND STORE, AT TENANT'S EXPENSE, ANY SIGNS NOT MAINTAINED PROPERLY OR NOT IN ACCORDANCE WITH THIS SIGN PROGRAM.

SIGNS SHALL OPERATE BY MEANS OF A PHOTOELECTRIC CELL; THAT TURNS THE SIGN ON AT DUSK AND A TIMER OR OTHER DEVICE THAT TURNS OFF THE SIGN BEFORE MIDNIGHT. (PYLON EXEMPTED)

NOTE: THE COMMUNITY DEVELOPMENT DEPARTMENT MAY REQUIRE ANY MONUMENT SIGN(S) CONDUCT A SIGHT VISIBILITY STUDY, PREPARED BY A REGISTERED TRAFFIC ENGINEER, PRIOR TO APPROVAL OF ANY SUCH SIGN.

GLOSSARY OF TERMS:

ANCHOR TENANT - A SINGLE TENANT WITH 40,000 OR MORE SQUARE FEET OF LEASED SPACE.

MAJOR TENANT - A SINGLE TENANT WITH 20,000-39,999 SQUARE FEET OF LEASED SPACE.

SHOP/RETAIL TENANT - A LEASED SPACE OCCUPIED BY A SINGLE TENANT WITH 19,999 SQUARE FEET OR LESS OF LEASED SPACE.

PRIMARY FRONTAGE - A SINGLE FACE OF A LEASED SPACE THAT FACES DIRECTLY TOWARD CENTRAL AVENUE, MOUNTAIN AVENUE OR THE 210 FREEWAY.

SECONDARY FRONTAGE - THE FACE OF A LEASED SPACE, OTHER THAN THE PRIMARY FRONTAGE, THAT ABUTS A PUBLIC STREET.

LOGO - A TRADEMARK DESIGN OTHER THAN THE NAME OF A BUSINESS THAT REPRESENTS THE BUSINESS.

ARB - THE CITY OF DUARTE ARCHITECTURAL REVIEW BOARD.

SIGN DESIGN GUIDELINES FOR ALL SIGNS:

SIGNS SHALL BE DESIGNED IN A MANNER COMPATIBLE WITH THE SHAPE AND LAYOUT OF THE ARCHITECTURAL FEATURES OF THE BUILDING AND THIS MASTER SIGN PROGRAM. SIGNS SHALL BE CONSISTENT WITH THE SCALE AND PROPORTIONS OF THE BUILDING ELEMENTS WITHIN THE FACADE.

INCORPORATING LOGOS AND/OR IMAGES TO ENHANCE THE SIGNAGE IDENTITY IS ALLOWED. DESIGNS AND COLORS TO BE APPROVED BY THE LANDLORD AND THE CITY OF DUARTE. LOGOS MUST BE A REGISTERED TRADEMARK. LOGOS AND/OR LOGO BOXES MAY NOT EXCEED TWENTY-FIVE (25%) PERCENT OF ANY TOTAL SIGN AREA. TENANTS WHOSE SIGN CONFIGURATIONS ARE RENDITIONS OF THEIR REGISTERED CORPORATE LOGO OR LOGOTYPE MAY BE GRANTED EXCEPTIONS DUE TO SPECIAL CIRCUMSTANCES BY THE ARB TO ACCOMMODATE ASCENDING OR DESCENDING LETTERS STROKES OR LOGOS THAT COMPLIMENT THE OVERALL SITE DESIGN. THESE EXCEPTIONS SHOULD BE REQUESTED BEFORE LEASE SIGNING AND MUST BE APPROVED IN WRITING BY THE LANDLORD & THE ARB. THE MAXIMUM HEIGHTS THAT WILL BE CONSIDERED FOR BUILDINGS WITHIN THE CENTER ARE DESCRIBED IN THEIR RESPECTIVE SECTIONS.

SIGN DESIGN GUIDELINES FOR ALL SIGNS (CONT'D)

WALL SIGNS SHALL NOT HAVE ANY VISIBLE ATTACHMENTS UNLESS THE ATTACHMENTS MAKE AN INTENTIONAL STATEMENT. SUCH SIGNS ARE APPROVED ON A CASE-BY-CASE BASIS. SIGN BACK-GROUNDS, PANELS AND SILHOUETTES WILL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE ARB.

ALL EXTERIOR (EXPOSED) SIGN SURFACES SHALL BE PRIMED AND PAINTED OR PRECOATED.

ALL WALL SHALL CONSIST OF INDIVIDUAL, INTERIOR-ILLUMINATED, PLASTIC FACED METAL CHANNEL LETTERS. REVERSE CHANNEL LETTERS ARE ALLOWED. CAN SIGNS AS LOGOS MAY BE ALLOWED ON A CASE-BY-CASE BASIS BY THE LANDLORD AND CITY OF DUARTE, PROVIDING IT IS A REGISTERED TRADEMARK USED BY THE APPLICANT. SIGNS WITH EXPOSED NEON ARE APPROVED ON A CASE-BY-CASE BASIS.

LED OR NEON ACCENT LIGHTING MAY BE APPROVED ON A CASE-BY-CASE BASIS BY LANDLORD AND CITY OF DUARTE.

ALL SIGN DISPLAYS WILL BE INTERNALLY ILLUMINATED. CHANNEL LETTERS WITH INDIRECT AND DIRECT LIGHTING ARE ALLOWED ON A CASE-BY-CASE BASIS. EXPOSED RACEWAYS ARE PROHIBITED. INDIVIDUAL LETTER STYLES OF TENANTS WILL BE CONSIDERED. DESIGN, COLOR, STYLE AND SPACING OF LETTERS ARE SUBJECT TO WRITTEN APPROVAL BY THE LANDLORD AND CITY.

WALL SIGN PLACEMENT MUST BE CENTERED BOTH VERTICALLY AND HORIZONTALLY WITHIN THE SIGN FASCIA AREA.

WHERE A BUSINESS FRONTS ONLY ON A PARKING LOT, LANDSCAPED OPEN SPACE OR OTHER PUBLIC WAY, THE EXTERIOR BUILDING WALL FACING SUCH PARKING LOT, LANDSCAPED OPEN SPACE OR OTHER PUBLIC WAY SHALL BE CONSIDERED A PRIMARY FRONTAGE FOR THE PURPOSE OF COMPUTING SIGN WALL AREA.

EACH TENANT WHO HAS NON-CUSTOMER DOOR FOR RECEIVING MERCHANDISE MAY HAVE A UNIFORMLY APPLIED, IN TWO (2") INCH HEIGHT BLOCK LETTERS, TENANT'S NAME & ADDRESS.

ALL BUILDINGS TO HAVE 8" HIGH MINIMUM ADDRESS NUMBERS. THE COLOR OF THE NUMBERS TO BE A CONTRASTING COLOR TO THE BUILDING WALL COLOR FOR BETTER VISIBILITY.

SIGN DESIGN GUIDELINES FOR ALL SIGNS (CONT'D)

ANCHOR TENANTS: AREA OF PRIMARY FRONTAGE SIGN SHALL NOT EXCEED ONE (1) SQUARE FOOT FOR EACH ONE (1) LINEAL FOOT OF STORE FRONTAGE FACING A PUBLIC STREET. THIS SIGNAGE MEASUREMENT SHALL BE BASED ON PER EACH INDIVIDUAL LETTER, USING EACH UNIQUE LETTER'S SHAPE.

OVERALL SIGN WIDTH SHALL NOT EXCEED MORE THAN SEVENTY (70%) PERCENT OF ITS RESPECTIVE STORE LEASE. NO SIGN SHALL EXTEND ABOVE THE ROOFLINE OR ABOVE A PARAPET WALL AROUND A ROOF NOR PROJECT MORE THAN ONE (1) FOOT ABOVE A BUILDING WALL OR OTHER BUILDING SURFACE, EXCEPT FOR ROOFS OR PARAPETS.

THE ANCHOR TENANT MAY HAVE THE OPTION FOR SIGNAGE ON THREE SEPARATE (3) ELEVATIONS.

SECONDARY SIGNAGE WILL BE PERMITTED BY COMBINING ALLOWABLE SECONDARY SIGNAGE [AT TWENTY-FIVE (25) SQUARE FEET PER EACH TWO (2) ELEVATIONS] INTO ONE (1) LARGER FIFTY (50) SQUARE FOOT SIGN.

MAJOR TENANTS: THE MAXIMUM ALLOWABLE TOTAL SIGN AREA FOR A SINGLE SIGN FACE OR COMBINATION OF SIGN FACES SHALL BE CALCULATED BY THE FORMULA OF ONE (1) SQUARE FOOT SIGN AREA PER EACH ONE (1) LINEAL FOOT OF LEASED STORE FRONTAGE FACING A PUBLIC STREET. IN NO CASE SHALL THE TOTAL ALLOWABLE SQUARE FOOTAGE EXCEED ONE HUNDRED TWENTY (120) SQUARE FEET.

OVERALL SIGN WIDTH SHALL NOT EXCEED MORE THAN SEVENTY (70%) PERCENT OF ITS RESPECTIVE STORE LEASE. NO SIGN SHALL EXTEND ABOVE THE ROOFLINE OR ABOVE A PARAPET WALL AROUND A ROOF NOR PROJECT MORE THAN ONE (1) FOOT ABOVE A BUILDING WALL OR OTHER BUILDING SURFACE, EXCEPT FOR ROOFS OR PARAPETS.

IN THE CASE OF A BUILDING WITH A SECONDARY OR MORE (A BUILDING LOCATED ON A CORNER OR FREESTANDING) BUILDING FRONTAGES, SIGN MAY BE ALLOWED ON THE SECONDARY FRONTAGES (I.E. SECONDARY STREET OR PARKING LOT), NOT TO EXCEED TWO (2%) PERCENT OF THE WALL AREA, MAXIMUM TWENTY-FIVE (25) SQUARE FEET.

SIGN DESIGN GUIDELINES FOR ALL SIGNS (CONT'D)

SHOP/RETAIL TENANTS: THE MAXIMUM ALLOWABLE TOTAL SIGN AREA FOR A SINGLE SIGN FACE OR COMBINATION OF SIGN FACES SHALL BE CALCULATED BY THE FORMULA OF ONE (1) SQUARE FOOT SIGN AREA PER EACH ONE (1) LINEAL FOOT OF LEASED STORE FRONTAGE FACING A PUBLIC STREET. IN NO CASE SHALL THE TOTAL ALLOWABLE SQUARE FOOTAGE EXCEED ONE HUNDRED TWENTY (120) SQUARE FEET.

OVERALL SIGN WIDTH SHALL NOT EXCEED MORE THAN SEVENTY (70%) PERCENT OF ITS RESPECTIVE STORE LEASE. NO SIGN SHALL EXTEND ABOVE THE ROOFLINE OR ABOVE A PARAPET WALL AROUND A ROOF NOR PROJECT MORE THAN ONE (1) FOOT ABOVE A BUILDING WALL OR OTHER BUILDING SURFACE, EXCEPT FOR ROOFS OR PARAPETS.

IN THE CASE OF A BUILDING WITH A SECONDARY OR MORE (A BUILDING LOCATED ON A CORNER OR FREESTANDING) BUILDING FRONTAGES, SIGN MAY BE ALLOWED ON THE SECONDARY FRONTAGES (I.E. SECONDARY STREET OR PARKING LOT), NOT TO EXCEED TWO (2%) PERCENT OF THE WALL AREA, MAXIMUM TWENTY-FIVE (25) SQUARE FEET.

OTHER SIGNAGE:

FREE STANDING SIGNS:

A TOTAL OF ONE (1) PYLON AND TWO (2) MONUMENT SIGNS (EACH WITH A MAXIMUM OF TWELVE FEET IN HEIGHT) WILL BE ALLOWED FOR THIS PROPERTY. THESE DOUBLE-FACED FREESTANDING SIGNS HEREIN DESCRIBED WILL BE LOCATED IN LANDSCAPED PLANTERS.

PYLON AND MONUMENT SIGNS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF DUARTE. THE NUMBER OF TENANTS, STYLE AND CONSTRUCTION TYPE OF LETTERS, LOGO, BACKGROUNDS, POLE DESIGN, HEIGHT, WIDTH, PROJECTION, MAXIMUM SIGN AREA, ILLUMINATION, COLOR, MATERIALS, FINISH, FUTURE MODIFICATIONS AND OTHER FACTORS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARB.

TENANT PANEL INSTALLATION AND PANEL REPLACEMENT ARE SUBJECT TO REVIEW AND APPROVAL OF THE LANDLORD AND CITY.

OTHER SIGNAGE:

LANDLORD SHALL REPLACE TENANT PANELS OF BUSINESS VACATED MORE THAN THIRTY (30) DAYS FROM OCCUPANCY WITHIN THE CENTER WITH A SOLID TEXTURE COATED PANEL, TO MATCH APPROVED TEXTURE COAT COLOR, UNTIL A REPLACEMENT TENANT'S SIGNAGE IS APPROVED AND INSTALLED.

TENANT PANELS MUST BE INSTALLED NO LATER THAN THIRTY (30) DAYS AFTER OCCUPANCY OF LEASE SPACE.

DAMAGE TO TENANT SIGN PANELS SHALL BE REPLACED OR REPAIRED BY LANDLORD NO MORE THAN THIRTY (30) DAYS AFTER SUCH DAMAGE HAS OCCURRED OR AS DIRECTED BY CITY OFFICIAL.

FREESTANDING SIGNS SHALL BE PLACED A MINIMUM OF ONE HUNDRED (100) FEET APART. THEY SHALL BE PLACED IN A PLANTER WITH A MINIMUM OF FOUR (4) SQUARE FEET OF LANDSCAPED AREA FOR EACH ONE (1) SQUARE FOOT OF SIGN AREA.

FREESTANDING SIGN PLACEMENT MUST ALLOW A CLEAR SIGN TRIANGLE FOR TRAFFIC VISIBILITY WITH A MINIMUM SETBACK OF FIVE (5) FEET FROM THE PROPERTY LINE.

SIGN SPECIFICATIONS - PYLON SIGN:

TENANT SIGNAGE FOR THE PYLON SIGN MAY BE CONSTRUCTED OF ACRYLIC FACE CHANNEL LETTERS THROUGH FACE AND HALO-ILLUMINATED CHANNEL LETTERS, REVERSE PAN CHANNEL LETTERS, OPEN PAN CHANNEL LETTERS & LOGOS (NOT TO EXCEED 25% OF THE TOTAL SIGN AREA).

SIGN SPECIFICATIONS - MONUMENT SIGNS:

TENANT SIGNAGE FOR THE MONUMENT SIGNS TO BE CONSTRUCTED OF AN ALUMINUM PANEL WITH ROUTED OUT AND PUSH THRU ACRYLIC LETTERS AND LOGOS.

TENANT PANEL BACKGROUNDS MAY ILLUMINATE ONLY LETTERS AND LOGOS AND MUST BE TEXTURE COATED TO EXACTLY MATCH THE COLORS SPECIFIED ON THE APPROVED PLANS. EXPOSED PLASTIC BACKGROUNDS WILL NOT BE PERMITTED. VISIBLE FASTENERS MUST NOT BE VISIBLE ON FACE SURFACE.

NOTE: THE COMMUNITY DEVELOPMENT DEPARTMENT MAY REQUIRE ANY MONUMENT SIGN(S) CONDUCT A SIGHT VISIBILITY STUDY, PREPARED BY A REGISTERED TRAFFIC ENGINEER, PRIOR TO APPROVAL OF ANY SUCH SIGN.

AWNING SIGNS:

AWNING & AWNING SIGNS SHALL BE CONSIDERED BY THE CITY ON A CASE-BY-CASE BASIS.



OTHER SIGNAGE:

DIRECTIONAL SIGNS:

IT IS UNDERSTOOD THAT THERE MAY BE THE NEED FOR ADDITIONAL SIGNS FOR INFORMATION AND DIRECTIONAL PURPOSES. THESE SIGNS WILL BE REVIEWED BY THE LANDLORD AND THE CITY PLANNING DEPARTMENT FOR CONSISTENCY OF DESIGN WITH THE SHOPPING CENTER PRIOR TO FABRICATION.

INTERNAL DIRECTORY SIGNS ARE INTENDED TO PROVIDE DIRECTION AND IDENTIFICATION TO THE SMALLER INDIVIDUAL SHOP TENANT IN A MULTI-TENANT SHOPPING CENTER GREATER THAN TWO (2) ACRES. THE FOLLOWING REGULATIONS SHALL APPLY:

- NO MORE THAN TWO (2) SUCH SIGNS ARE ALLOWED PER SHOPPING CENTER.
- THE SIGNS SHALL BE LOCATED IN THE PARKING AREA, IN A LANDSCAPE PLANTER EQUAL IN SIZE TO THE SIGN AREA. SAID SIGNS SHALL BE LOCATED A MINIMUM OF EIGHT (8) FEET FROM A PUBLIC STREET, MEASURED FROM THE FACE OF THE CURB.
- THE SIGNS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET AND MAXIMUM SIGN AREA OF FORTY-EIGHT (48) SQUARE FEET.
- SIGN COPY SHALL BE LIMITED TO THE NAME OF THE BUSINESS ONLY.
- THE ARCHITECTURAL REVIEW BOARD SHALL APPROVE THE DESIGN, COLOR AND MATERIALS USED IN THE SIGN CONSTRUCTION. DEVIATION OF THE APPROVED PROJECT IS A VIOLATION OF THIS SECTION.

PROHIBITED SIGNS:

- SIGNS PAINTED DIRECTLY ON THE WALL, MONUMENT & PYLON.
- ROOF OR GROUND INFLATED BALLOONS/FIGURES.
- A-FRAME SIGNS.
- ADVERTISING FLAG POLES.
- SIGNS AFFIXES TO TRUCKS, TRAILERS OR OTHER VEHICLES THAT ADVERTISE OR PROMOTE THE ACTIVITY OF THE BUSINESS.
- SIGNS DEEMED TO BE IMMORAL, OBSCENE OR UNLAWFUL.
- ELECTRONIC SCROLLING READER BOARDS.
- EXPOSED RACEWAYS.
- SIGNS WITH CHANGEABLE COPY.
- ROTATING SIGNS.
- FLASHING SIGNS.

CONSTRUCTION REQUIREMENTS FOR ALL SIGNS:

SIGN CONTRACTORS MUST BE U.I. APPROVED, FULLY LICENSED WITH THE CITY AND STATE, WITH FULL WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE.

SIGNS MUST BE CONSTRUCTED OF DURABLE, RUST-INHIBITED MATERIALS THAT COMPLEMENT THE DESIGN INTENT OF THE TENANTS IDENTITY AND ARE COMPLIMENTARY TO THE ARCHITECTURE.

NO EXPOSED CONDUIT, TRANSFORMERS OR WIRING WILL BE PERMITTED ON THE FASCIA. EXPOSED RACEWAYS ARE NOT ALLOWED UNLESS THEY ARE INCORPORATED INTO THE OVERALL DESIGN OF THE SIGN APPROVED BY THE CITY. ALL PENETRATIONS OF THE BUILDING REQUIRED FOR SIGN INSTALLATION SHALL BE NEATLY SEALED IN A WATERTIGHT CONDITION. COLOR AND FINISH TO MATCH EXISTING WALL.


NO SIGN MANUFACTURER LABELS SHALL BE PERMITTED ON THE SURFACES OF THE LETTERS THAT ARE VISIBLE FROM THE GROUND.

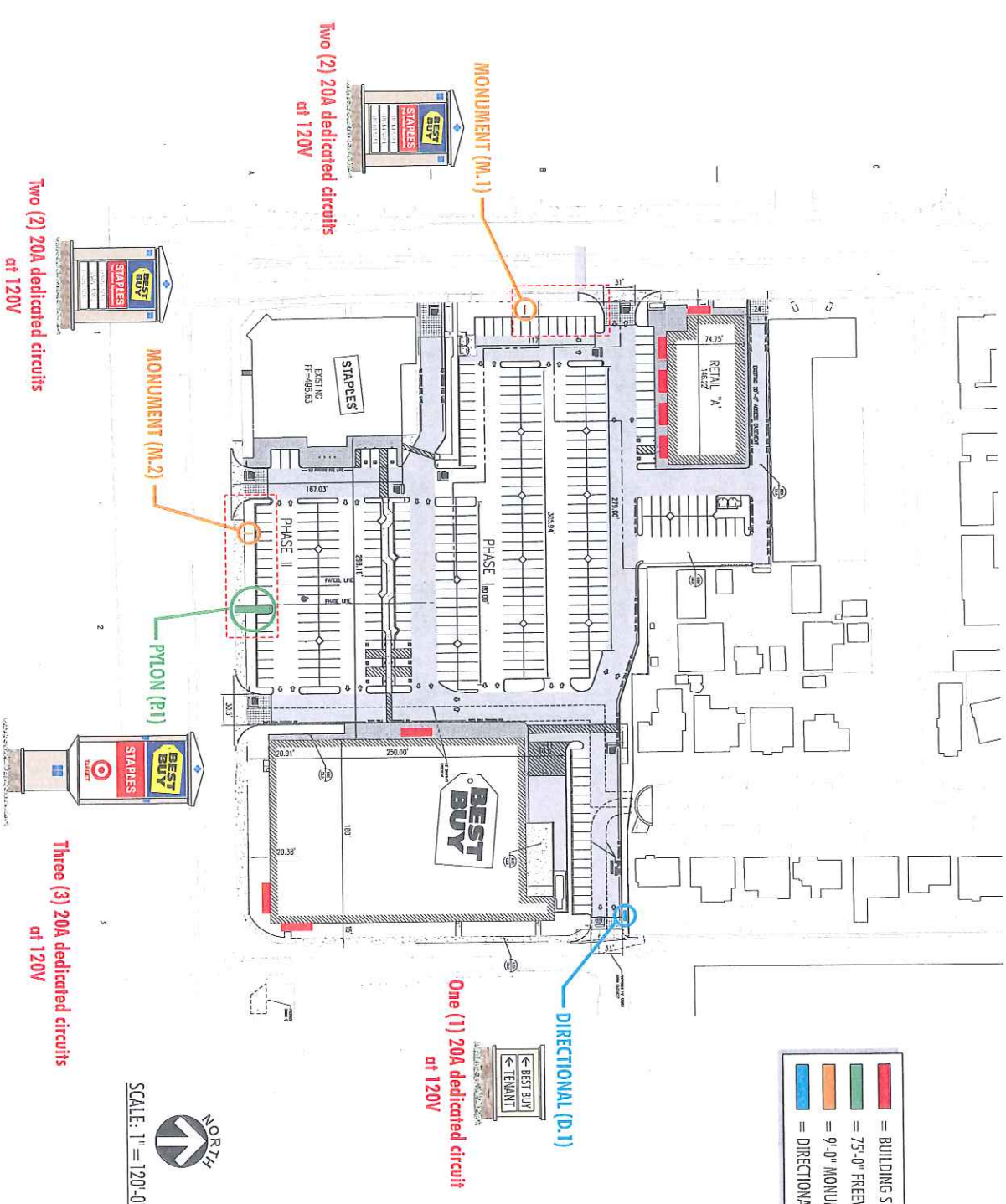
ALL SIGNS SHALL BEAR THE UNDERWRITTEN LABORATORIES LABEL AND SHALL COMPLY WITH LOCAL BUILDING AND ELECTRICAL GROUND.

IT IS THE RESPONSIBILITY OF THE TENANT'S SIGN COMPANY TO OBTAIN A SIGN PERMIT FROM THE CITY OF DUARTE AND VERIFY THE LOCATION OF EACH SIGN AND THE TYPE OF WIRING METHOD REQUIRED.

ALL SIGN FABRICATION AND LIGHTING MUST MATCH THE SPECIFICATIONS OF THE APPROVED WORKING DRAWINGS. INTERNAL ILLUMINATION TO BE 30 MILLIAMPS NEON OR LED MODULES. SLOAN OR GELCORE ARE THE APPROVED LED SYSTEMS TO BE USED. DEVELOPER APPROVAL REQUIRED FOR TENANTS USING LED AS ILLUMINATION THAT HAVE 10,000 SQUARE FEET OR LESS OF BUILDING SPACE.

SITE PLAN

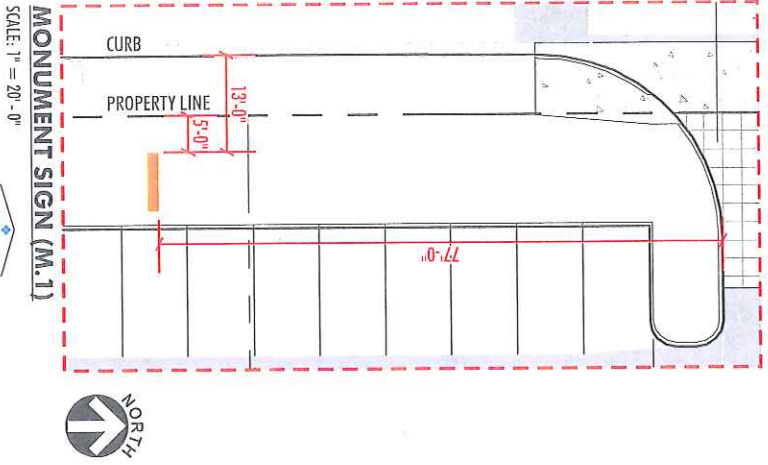
	= BUILDING SIGNS
	= 75'-0" FREEWAY PYLON SIGN (P1)
	= 9'-0" MONUMENT SIGN (M.1 - M.2)
	= DIRECTIONAL SIGN (D.1)



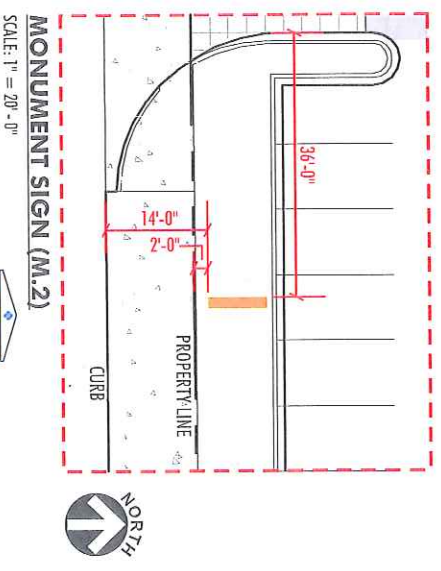
NORTH
 SCALE: 1" = 120'-0"



SITE PLAN



Two (2) 20A dedicated circuits
at 120V



Two (2) 20A dedicated circuits
at 120V



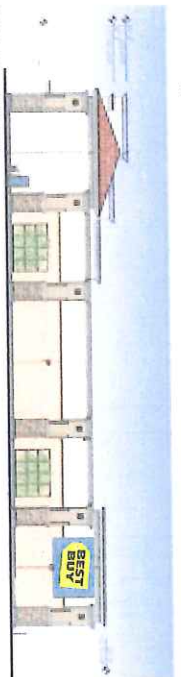
**ANCHOR TENANT
(BEST BUY) ELEVATIONS**

290'-0" Building Frontage

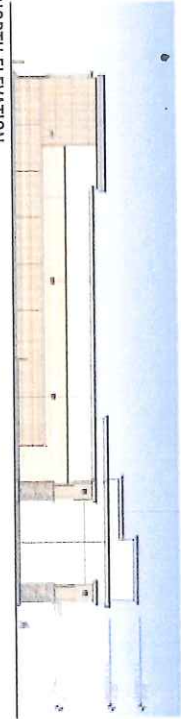


WEST ELEVATION
SCALE: 1" = 50'-0"

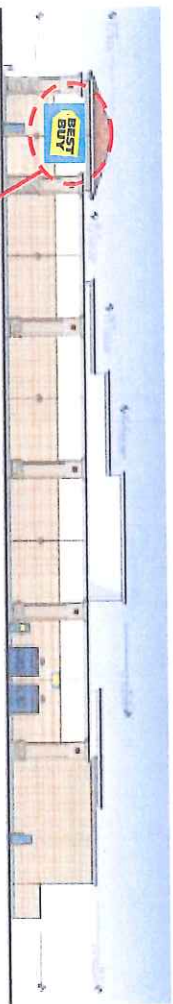
184'-6"



SOUTH ELEVATION
SCALE: 1" = 50'-0"



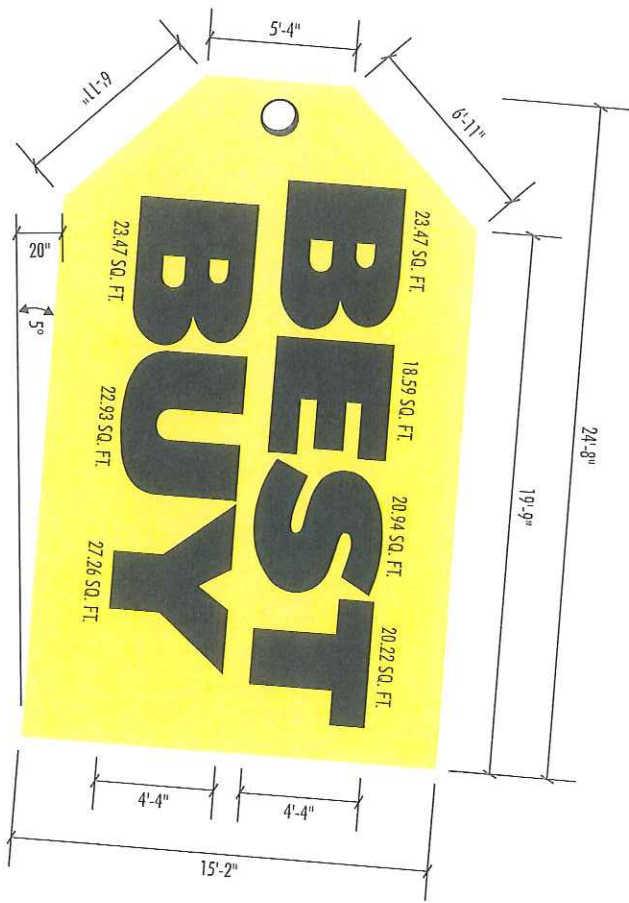
NORTH ELEVATION
SCALE: 1" = 50'-0"



EAST ELEVATION
SCALE: 1" = 50'-0"

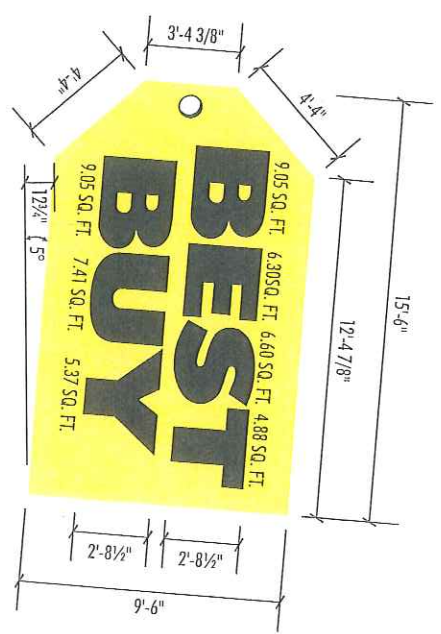
THIS SIGN TO BE DEFERRED UNTIL A DECISION ON THE SPECIFIC PLAN ZONE CHANGE HAS BEEN MADE BY THE CITY COUNCIL.

**ANCHOR TENANT
(BEST BUY) SIGNAGE SPECIFICATIONS**



375.40 SQ. FT. WALL SIGN LAYOUT
SCALE: 3/16" = 1'-0"

LETTERS ONLY = 117.90 SQ. FT.



147 SQ. FT. WALL SIGN LAYOUT
SCALE: 3/16" = 1'-0"

LETTERS ONLY = 48.66 SQ. FT.

**SHOP/RETAIL TENANT
(RETAIL 'A') ELEVATIONS**



WEST ELEVATION
SCALE: 1" = 30'-0"



SOUTH ELEVATION
SCALE: 1" = 30'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"



NORTH ELEVATION
SCALE: 1" = 30'-0"

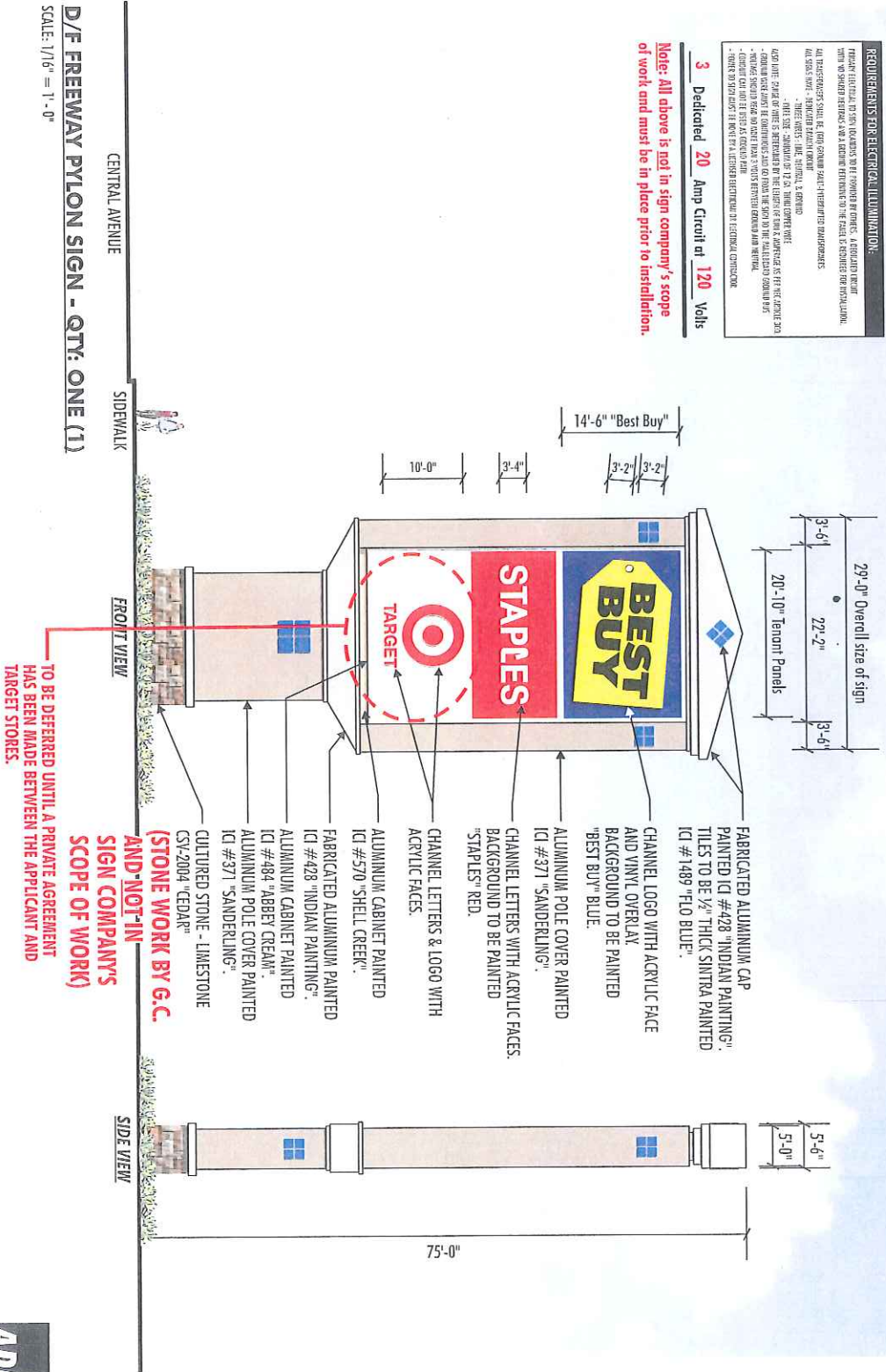
751 FREEMWAY Pylon SIGN (P1)

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

- PROVIDE ELECTRICAL SIGN ILLUMINATION TO BE PROVIDED BY OTHERS. A LICENSED CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ELECTRICAL ILLUMINATION. ALL ELECTRICAL ILLUMINATION SHALL BE PROVIDED BY OTHERS. A LICENSED CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ELECTRICAL ILLUMINATION.
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3 Dedicated 20 Amp Circuit at 120 Volts

Note: All above is not in sign company's scope of work and must be in place prior to installation.



MONUMENT SIGN (M.1 - M.2)

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:
 PROVIDE ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLUMINANCE ENGINEER'S SPECIFICATIONS FOR SIGN ILLUMINATION. A LICENSED ELECTRICIAN SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SIGN ILLUMINATION. THE DESIGN SHALL BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW AND APPROVAL. THE HEALTH DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SIGN ILLUMINATION. THE HEALTH DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SIGN ILLUMINATION. THE HEALTH DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SIGN ILLUMINATION.

2. Dedicated 20 Amp Circuit at 120 Volts
 Note: All above is not in sign company's scope of work and must be in place prior to installation.



- FABRICATED ALUMINUM CAP PAINTED IC #428 "INDIAN PAINTING". TILES TO BE 1/2" THICK SINTRA PAINTED IC # 1489 "FLO BLUE".
- ALUMINUM TENANT PANEL PAINTED "BEST BUY" BLUE. "YELLOW" TICKET TO BE ROUTED OUT WITH PUSH THRU ACRYLIC WITH VINYL OVERLAYS.
- ALUMINUM POLE COVER PAINTED IC # 371 "SANDERLING".
- ALUMINUM TENANT PANEL PAINTED IC # 570 "SHELL CREEK". COPY/LOGO TO BE ROUTED OUT WITH PUSH THRU ACRYLIC WITH VINYL OVERLAYS.
- ALUMINUM PAINTED IC # 484 "ABBIE CREAM".
- CULTURED STONE - LIMESTONE CSV-2004 "CEDAR".

(STONE-WORK-BY-G.C. AND NOT IN SIGN COMPANY'S SCOPE OF WORK)

D/F MONUMENT SIGN - QTY: TWO (2)
 SCALE: 1/4" = 1'-0"



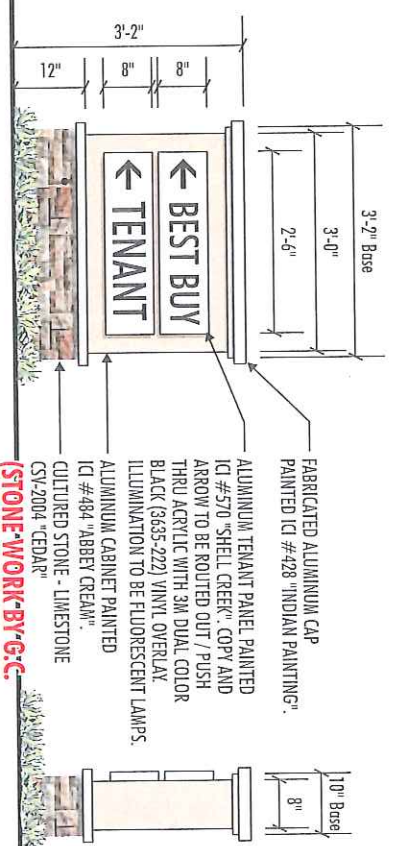
DIRECTIONAL SIGN (D.1)

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:
- PROVIDE ELECTRICAL TO SIGN, INCLUDING SIGN IF PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH WIRE AND SWITCHES, SEPARATE FROM ALL OTHERS, IS REQUIRED FOR ALL ELECTRICAL.
- ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
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1 Dedicated 20 Amp Circuit at 120 Volts
Note: All above is not in sign company's scope of work and must be in place prior to installation.



S/F DIRECTIONAL SIGN - QTY: ONE (1)
SCALE: 1/2" = 1'-0"



(STONE-WORK-BY-G.C. AND NOT IN SIGN COMPANY'S SCOPE OF WORK)