

ORDINANCE NO. 676

EXHIBIT "A"

**MOUNTAIN AVE. \ EVERGREEN ST.
SPECIFIC PLAN**

CITY OF DUARTE

Community Development Department

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I. INTRODUCTION

PURPOSE OF SPECIFIC PLAN

The purpose of the Mountain Avenue/Evergreen Street Specific Plan is to allow for the development of approximately 13.98 acres of land located on the southeast corner of Mountain Avenue and Evergreen Street. The planning analysis and development standards that comprise this text are intended to provide for the total and uniform development of the site through the preparation of a "master plan" of development.

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

SPECIFIC PLAN OBJECTIVES

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

Implementation of the Mountain Avenue/Evergreen Street Specific Plan will provide for the development of the project site into a planned retail commercial site which will be compatible with the uses along the freeway corridor. The regulations established by the Specific Plan have been developed specifically for the project site to insure harmonious and sensitive development, while insuring substantial compliance with the intent of the development standards of the commercial zone of the City of Duarte.

The objectives of this Specific Plan include:

- 1. To identify the natural, physical, and legal constraints of the property which will enhance development concepts.
- 2. To establish guidelines for development based on the natural constraints and opportunities afforded by the property.
- 3. To design a retail commercial shopping development consistent with the spirit and intent of the Duarte General Plan.
- 4. The utilization of structural and landscaped buffers to minimize the impact to surrounding land uses.
- 5. The use of setbacks and landscaping to reduce the visual impact of the parking areas from adjacent properties.

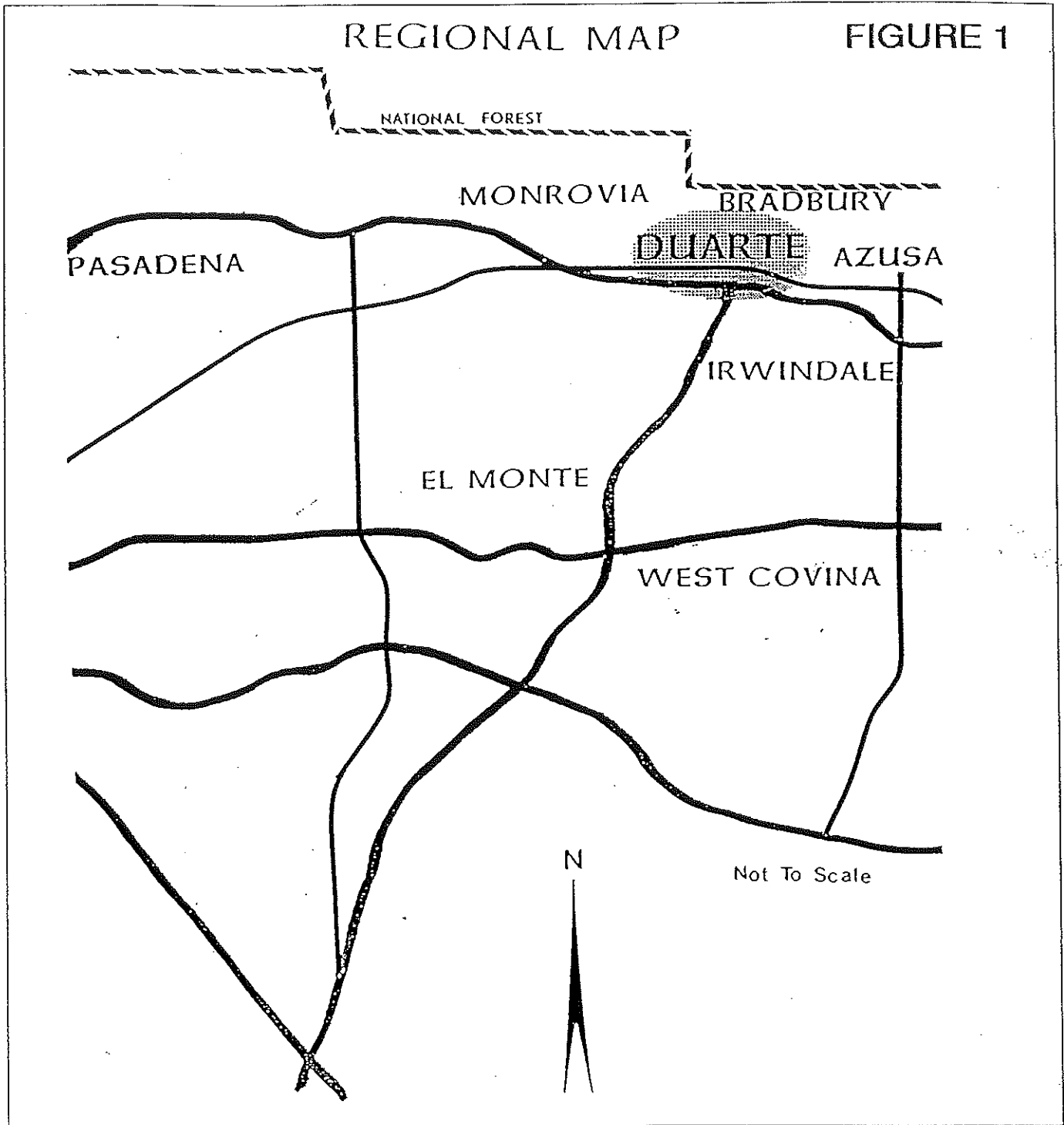
INTERPRETATION

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.

II. PHYSICAL SETTING

PROJECT LOCATION

The Mountain Avenue Evergreen Street Specific Plan consists of approximately 13.98 acres of land area, located in the westerly portion of the City of Duarte. The City is bounded by the City of Irwindale to the south, the City of Monrovia to the west, the City of Bradbury and the San Gabriel Mountains to the north and the San Gabriel River and the City of Azusa to the east. Figure 1 identifies the regional location of the City of Duarte.



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

EXISTING CONDITIONS

There is presently one large parcel in the planning area. However, there shall be a parcel map filed to create three parcels as follows: (Figure 2)

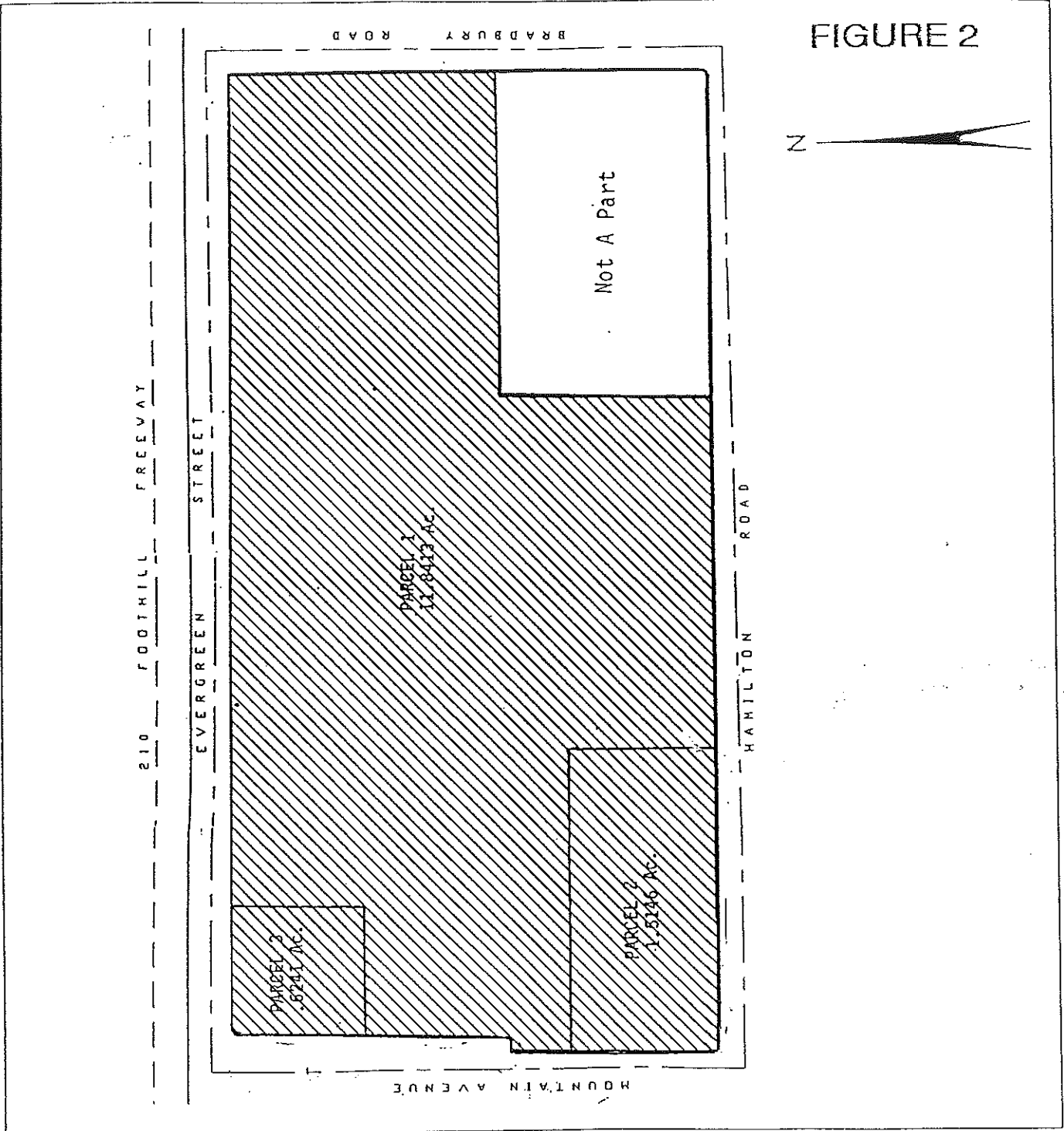
Parcel 1 11.8413 acres

Parcel 2 1.5146 acres

Parcel 3 .6241

All buildings and improvements will be demolished as part of this project.

FIGURE 2



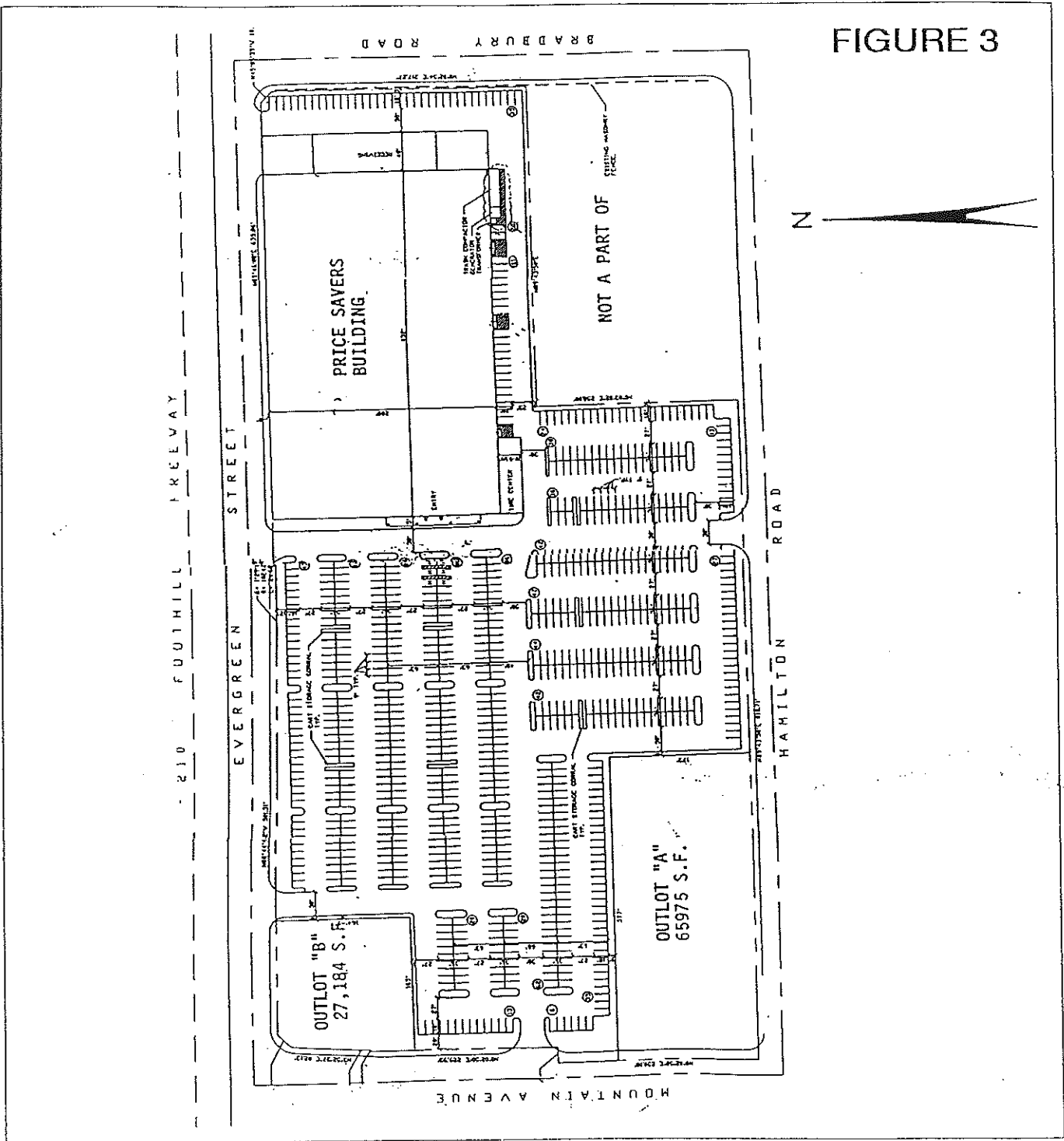
III. DEVELOPMENT PLAN

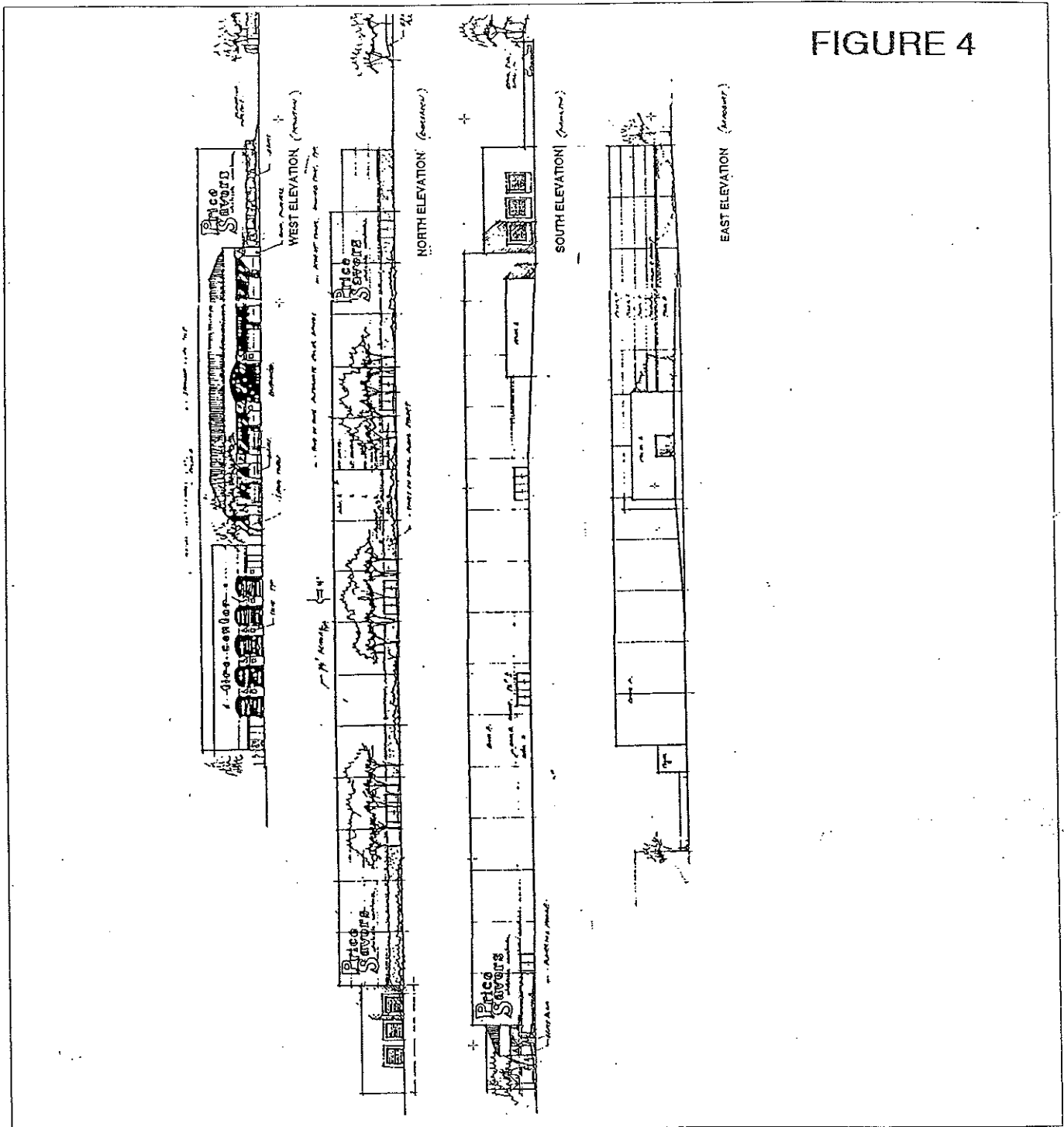
As identified in the Specific Plan Objectives, the purpose of the Specific Plan is to allow for the comprehensive development of the planning area. It is the goal of the City to provide a quality commercial development. The proposed development shall ensure the goal is met and in addition, ensure that it is a compatible use while enhancing the architectural style of the site.

To accomplish this goal, the site will provide for a retail commercial shopping center pursuant to the Owner/Participant Agreement (OPA) which includes a 125,000-130,000 Price Savers or Agency approved alternative warehouse store (Figure 3). The architectural style encouraged wherever possible shall be the use of tile, wood trellises, mission bell tower archway, and textured stucco. Aesthetically pleasing landscaping of the site will be required.

IV. GENERAL PLAN CONSISTENCY

The General Plan, and the Rancho Duarte Phase II Redevelopment Plans establish parameters within, which decisions are made regarding development. The General Plan designate the site for general commercial which includes uses such as banks, restaurants, offices, and retail sales. The Redevelopment Plan designates the site as industrial. However, General Plan Land Use designation takes precedent over the Redevelopment Plan designation.





"In order to more fully meet the objectives of this Plan, to better compliment the existing character along Mountain Avenue area, and to minimize unsightly conditions along Evergreen Street. All new commercial uses should be compatible in style and scale with adjacent structures to be preserved in the Project Area."

GENERAL PLAN IMPLEMENTATION

As indicated in the objectives for this Specific Plan, the development guidelines and planning analysis included herein are designed to be used by planners, developers, land owners and decision makers in the design and review of commercial development. This Specific Plan represents a tool to implement the policies and elements of the Duarte General Plan. The basic purpose of a General Plan is to state clearly the policy of a community regarding how it shall develop physically, socially, and economically. A Specific Plan refines these policies as they relate to a particular parcel of land. For this reason, an evaluation of consistency with the Duarte General Plan is an integral part of the Specific Plan analysis.

LAND USE ELEMENT

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

- 1. Reallocate permitted uses along Mountain Avenue and Evergreen Street through changes in zoning so that these reflect the true economic potential for the area and so that compatible activities will be grouped together and protected from detrimental neighbors.
- 2. Upgrade Mountain Avenue and Evergreens physical environment through landscaping and other beautification methods and techniques by providing recognizable urban design elements such as districts and landmarks along its route.

The proposed site plan was developed with the idea that Mountain Avenue/Evergreen Street is an important corridor of Duarte and that the City is in need of a quality retail commercial development. The plan incorporates this desire by specifying certain development standards and uses of the existing zones be upgraded to provide an environment of even greater quality.

PUBLIC SAFETY AND SEISMIC SAFETY ELEMENT

The Mountain Avenue/Evergreen Street Specific Plan implements two particular goals of the public safety and seismic safety element of the Duarte General Plan.

- 1. To identify, appraise, and mitigate seismic, geologic, fire, and inundation hazards to an acceptable level of risk with the overall objective of reducing loss of life, injuries, damage to property, and social-economic dislocations resulting from such natural occurrences.
- 2. To assist in allocation of public resources in Duarte and to develop information regarding safety and seismic hazards and thereby to develop a systematic approach to the protection of public health, safety and welfare from such hazards. Such information and protective devices are designed for further judicious growth and land use policies in conjunction with previously established City policies contained within the General Plan.
- The proposed project is consistent with the above objectives of the public safety and seismic safety element of the Duarte General Plan.
- All buildings and structures for the proposed site must be designed to comply with Section 2312 "Earthquake Regulations" of the Uniform Building Code as adopted by the City of Duarte.

CIRCULATION ELEMENT

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

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

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

- 1. Access is available to the site from designated arterials.
- 2. On-street parking will be limited if not prohibited.
- 3. Sidewalks will be provided along dedicated roadways along Mountain Avenue and Evergreen Street for pedestrian safety. However, sidewalks along Hamilton and Bradbury Street shall be eliminated. Landscaping enhancement along Hamilton will be provided.

OPEN SPACE ELEMENT

The area included in the Mountain Avenue/Evergreen Street Specific Plan is located adjacent to the Foothill Freeway at the Mountain Avenue off-ramp and therefore, will not require the installation of public streets. The proposed development will, pursuant to the development standards of Section 19.78 of the Municipal Code, provide off-street parking. A goal of the General Plan is to restrict future surface streets from cutting up open areas. The development meets this requirement.

NOISE ELEMENT

The Mountain Avenue/Evergreen Street Specific Plan implements the three objectives of the noise element of the General Plan.

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

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

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

STANDARDS

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

V. REDEVELOPMENT PLAN CONSISTENCY

REDEVELOPMENT PLAN

The parcels incorporated in the Mountain Avenue/Evergreen Street Specific Plan are included in the Rancho Duarte Phase II Redevelopment Plans. The Redevelopment Plan designates the property as industrial. However, the General Plan land Use designation takes precedent over the Redevelopment Plan designation. It is the intent of the General Plan to allow and encourage a wide variety of retail commercial and office uses within the Project Area, including but not limited to service establishments, commercial/retail uses, neighborhood retail shops, business offices, professional offices, private recreational enterprises, hotel and motel uses, restaurants, and other related and compatible uses.

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

VI. DEVELOPMENT REGULATIONS

PURPOSE INTENT

The purpose of these regulations is to provide for the development of the subject property in a manner that is sensitive to the constraints of the surrounding land uses, while allowing for the establishment of a unique commercial development. It is further the purpose of these regulations to provide amenities that would protect the surrounding residential neighborhoods.

These regulations are intended for use by planners, landowners, engineers and public decision makers for the development of the subject property.

The following objectives have been incorporated into the development standards:

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

GENERAL NOTES

- 1. Unless otherwise specified, all development within the area covered by the Mountain Avenue/Evergreen Street Specific Plan shall comply with Section 19.62 of the Duarte Municipal Code.
- 2. Terms used herein shall have the same meaning as defined in the Duarte Municipal Code unless otherwise defined herein.
- 3. Any details or issues not specifically covered by the Mountain Avenue/Evergreen Street Specific Plan shall be subject to the regulations of the Duarte Municipal Code and any Architectural Review Board requirements.
- 4. The approval of development within the Specific Plan shall be governed by Section 65450 of the State of Cal. Government Code.

PERMITTED USES

Buildings, structures and land shall be used, erected, structurally altered, or enlarged only for those uses enumerated herein. Other such uses, as the Planning Commission may deem appropriate, will be permitted pursuant to Section 19.70.070 of the Duarte Municipal Code, to be similar and not more obnoxious or detrimental to the public health, safety and welfare than said enumerated uses.

PROPERTY DEVELOPMENT STANDARDS

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

- 1. **Lot Area and Dimensions** - The development consists of 1 parcel of land constituting approximately 13.98 acres which is intended to be subdivided into three parcels in the future (see Page 4).
- 2. **Building Height** - Maximum building height shall not exceed 50 feet.
- 3. **Setbacks** -
 - a.) Front - a 20' landscaped parking lot setback along Mountain Avenue (not including allowed "bumper overhang"). Buildings to be set back 20 feet.
 - b.) Side/Rear - side setbacks along Evergreen Street; building may be set on property line provided that it is in accordance with Section 504 of the Uniform Building Code. Side setback along Hamilton Street shall be 10'. However, rear setback along Bradbury will be a minimum of 50' from property line.
- 4. **Walls** - All walls not fronting on to a dedicated street right-of-way shall be constructed of a solid decorative masonry wall not less than 6' in height.
- 5. **Off-Street Parking** - Off-street parking is required at a ratio of 1 space per 200 square feet of gross floor area for office and retail use. All customer parking shall be of asphalt. Landscaping along parking area shall provide berms along public right-of-ways. This is to prevent the light of parked vehicles, from illuminating on cross traffic.
- 6. **Signs** - All signs shall relate to the character and architectural style of the structures upon which it is placed. A sign program utilizing a uniform design shall be reviewed and approved pursuant to the provisions of the Duarte Municipal Code 19.80. All signs shall be submitted, reviewed and approved by the Architectural Review Board prior to issuance of any permits.

- 7. **Landscaping** - Landscaping shall be installed and maintained as necessary to keep such landscaping alive and free of disease. Landscaping shall consist of trees, shrubs, and ground cover in appropriate numbers and density and a complete automatic irrigation system. Maintenance shall include, but shall not be limited to, necessary weeding, fertilizing, and watering. Plans shall be submitted, reviewed and approved by the Architectural Review Board.
- 8. **Mechanical Equipment** - Air conditioning units, electrical switch gear and panels compressors and similar mechanical and electrical equipment shall be at least 6 inches below the top of solid parapet walls and shall be painted to match the roof color so as not to be visible from any public right-of-way including the off-street parking lots. Any roof-mounted equipment that does not meet this criteria must be submitted to the Architectural Review Board for review of the proposed screening materials.
- 9. **Outdoor Storage** - Any outdoor storage is expressly prohibited.
- 10. **Waste Disposal** - All refuse disposal shall be enclosed by a solid decorative masonry wall, pursuant to the City of Duarte standard plan, adequate to conceal such facilities from adjoining properties.
- 11. **Outdoor Lighting** - Outdoor lighting shall not exceed 16' in overall height and shall be located so as not to shine on any public right-of-way or any adjacent properties and shall be high pressure sodium low energy type. Decorative Mission Bell lighting shall be used on all main entrances. All freestanding light standards must be approved by the Architectural Review Board.
- 12. **New Construction** - All construction in the Project Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time including, but not necessarily limited to, fire, building, electrical, heating, grading, plumbing and sign codes of the City of Duarte.

- 13. **Incompatible Uses** - No uses or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas, structures or uses shall be permitted in any part of the Project Area.
- 14. **Subdivision or Consolidation of Parcels** - No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without the prior approval of the Agency.
- 15. **Access** - There shall be no access through Bradbury Street or any other residential street unless reviewed and approved by the Architectural Review Board.

VII. IMPLEMENTATION

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

Amendment - An amendment to the adopted Specific Plan shall follow the procedures as outlined in Cal. Government Code Section 65500.

Monitoring the Program - The project shall be monitored periodically once work commences to ensure that the plan is working in accordance with the jurisdiction's expectations. Monitoring shall be conducted by staff and building inspectors.