



**CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION**

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
David Rodriguez
Brian Quandt

**Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010**

**Monday, May 18, 2026
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance participating in this meeting, contact the Community Development Department at (626) 357-7931 Ext.230 or 235. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

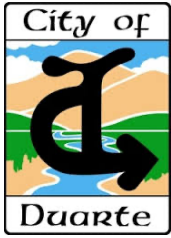
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1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. **04/20/26 Minutes**
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
 - A. **Municipal Code Amendment 26-02:** A City-initiated request to amend Chapter 19.42 (Signs), including Sections 19.42.100 and 19.42.140, to update signage requirements in the Commercial Freeway Zone.

RESOLUTION PC 26-06

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT 26-02, A CITY-INITIATED REQUEST TO AMEND CHAPTER 19.42.100.F AND 19.42.140, TO UPDATE SIGNAGE REQUIREMENTS RELATED TO THE COMMERCIAL FREEWAY (C-F) ZONE

6. BUSINESS ITEMS
7. ITEMS FROM DIRECTOR
8. ITEMS FROM COMMISSIONERS
9. ADJOURNMENT



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

April 20, 2026

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Brian Quandt
David Rodriguez

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Paez called the meeting to order at 7:01 p.m. The following were in attendance:

PRESENT: Paez, Wolff (Arrived 7:04 p.m.), Becker, Quandt, Rodriguez
ABSENT: None
STAFF: Hensley, Gomez, Abdul-Ahad, Nash, Grigorian

2. PLEDGE OF ALLEGIANCE:

Chair Paez led the pledge.

3. APPROVAL OF MINUTES:

Chair Paez motioned to approve the February 17, 2026 minutes. Seconded by Commissioner Becker. The motion carried 2-0-2-1.
(**Yes:** Paez, Becker; **No:** None; **Abstain:** Rodriguez, Quandt; **Absent:** Wolff).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

5. BUSINESS ITEMS:

- A. Objective Design Standards (ODS):** A City-initiated request to adopt Citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law.

RESOLUTION PC 26-05

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT PROJECTS

Planning Manager Gomez introduced the City-initiated request to implement objective design standards for multifamily and mixed-use residential projects, which was drafted with the assistance

of San Gabriel Valley Council of Governance (SGVCOG) under their REAP Subregional Partnership Program. Gomez explained how objective design standards are defined by state law, how this would be implemented and what types of projects the standards would be applied toward. Gomez handed the presentation off to a representative from the Arroyo Group, a consultant to the SGVCOG, to elaborate on the design standards and the implementation process. Staff recommends that the Planning Commission adopt Resolution PC 26-05 recommending approval of the Objective Design Standards (ODS) to the Duarte City Council for review and final approval.

Commissioner Quandt had a few questions pertaining to the term length of this program and the extent of public participation leading up to the RODS being finalized. Planning Manager Gomez explained the standards would be an amendment to the code, and there is not necessarily a set term and would be implemented indefinitely. The Arroyo Group consultant explained that there were posters and flyers uploaded to the SGVCOG website, advertising the workshops and meetings when the RODS was being formulated.

Commissioner Rodriguez asked if implementing the ODS would shorten the approval process. Director Hensley said it potentially could, explained that Duarte has always had high standards for development, and indicated this may be a useful tool to streamline how projects are reviewed.

Chair Paez provided commentary, stating that projects still go through a standard review process, but ODS may make for a more uniformed process for projects.

Commissioner Becker asked if a developer could challenge or bypass these standards. Director Hensley explained they would need to meet the requirements within the standards.

Commissioner Rodriguez provided commentary on the SGVCOG's public participation efforts through the process.

Commissioner Rodriguez moved to approve Resolution PC 26-05, including the proposed Objective Design Standards. Seconded by Commissioner Becker. The motion carried 4-1-0-0.

(**Yes:** Paez, Wolff, Becker, Rodriguez; **No:** Quandt; **Abstain:** None; **Absent:** None).

6. PUBLIC HEARINGS:

- A. Municipal Code Amendment (MCA) 26-01:** A City-initiated request to amend Chapter 19.38 (Off-Street Parking), including Section 19.38.050, to update development standards related to single-family residential additions and off-street parking requirements.

RESOLUTION PC 26-04

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING MUNICIPAL CODE AMENDMENT 26-01, A CITY-INITIATED REQUEST

TO AMEND CHAPTER 19.38 (OFF-STREET PARKING), INCLUDING SECTION 19.38.050, TO UPDATE DEVELOPMENT STANDARDS RELATED TO SINGLE-FAMILY RESIDENTIAL ADDITIONS AND OFF-STREET PARKING.

Administrative Secretary Grigorian presented staff's report on the proposed amendment to Duarte Development Code Chapter 19.38.50, including Table 3-4 and Chapter 19.100.020, relating to Off-street parking requirements for single-family residences. Grigorian explained that recent state ADU law changes have created an imbalance in how parking requirements are enforced for ADU and non-ADU properties, particularly regarding home addition projects. The amendments to the code will reduce parking requirements for properties zoned Single Family to provide uniform development opportunities to homeowners within the City and align Duarte Development Code with State law. Grigorian explained that home addition projects will still be subject to all other applicable development standards, like setbacks, lot coverage, and height limitations. Staff recommends that the Planning Commission adopt Resolution PC 26-04 recommending approval of Municipal Code Amendment 26-01, to the Duarte City Council for review and final approval.

Commissioner Wolff asked about requirements pertaining to driveway widths. Director Hensley explained there are separate requirements for driveway widths.

Commissioner Becker asked why staff does not believe there will be any impact to street parking. Grigorian explained that these changes would reduce garage requirements for home additions to be consistent with how parking is enforced for ADUs on similar properties due to changes with State law. Grigorian explained that ADUs are more impactful to a property than a home addition would be. Director Hensley provided further clarification.

Commissioner Rodriguez had questions about setback requirements for ADUs. Associate Planner Nash provided information related to ADU setback requirements.

Chair Paez asked for clarification on the proposed code update to 19.38.050(F), Grigorian provided an explanation on the elimination of this section.

Commissioner Rodriguez moved to approve Resolution PC 26-04, recommending approval of MCA 26-01 to the Duarte City Council. Seconded by Commissioner Quandt. The motion carried 5-0-0-0. (**Yes:** Paez, Wolff, Becker, Quandt, Rodriguez; **No:** None; **Abstain:** None; **Absent:** None).

B. ITEMS FROM DIRECTOR:

Director Hensley provided updates on a few projects throughout the City. Hensley first welcomed Gene's Grinders to Duarte, who moved into a tenant space in the Mountain Vista Plaza after being in Monrovia for over 50 years. Hensley also mentioned that there is progress being made to the Vallarta project, which is projected to open in the fall season. Hensley also explained that there may be progress made on a 16-unit apartment complex located on Huntington near Mountain that remained stagnant for some time. Finally, the 20-unit townhome project located at 1420 Santo Domingo is currently in plan check.

Commissioner Rodriguez asked for an update on the Skyzone project, Director Hensley explained the project is moving slowly due to a few different factors.

C. ITEMS FROM COMMISSIONERS:

None.

D. ADJOURNMENT:

Chair Paez motioned to adjourn the meeting at 7:54 p.m. The next meeting is scheduled for May 18, 2026.

Craig Hensley, Secretary



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: May 18, 2026

Subject: Municipal Code Amendment 26-02 – A City-initiated request to amend Chapter 19.42 (Signs), including Sections 19.42.100 and 19.42.140, to update signage requirements in the Commercial Freeway Zone

Location: Citywide

BACKGROUND

The Duarte Development Code (DDC), adopted in 2010, establishes development standards related to commercial building signage. Under current DDC provisions, businesses located within the Commercial Freeway (C-F) Zone are permitted one (1) primary frontage wall sign, two (2) secondary frontage wall signs, and two (2) special identification signs. The maximum allowable area for a primary frontage sign is 200 square feet (sf) while the secondary frontage signs are limited to 50 sf each. Special identification signs may be up to eight (8) sf for each primary use with a tenant space 10,000 sf or greater and a maximum of two (2) signs for each primary use.

The C-F Zone was designed to apply to properties along the Interstate 210 corridor. Properties in this zone are intended for “auto-oriented, and regional-serving retail commercial developments that benefit from the increased exposure and regional traffic.” DDC section 19.12010.C states that development standards are intended to attract and maintain regionally oriented uses. The C-F Zone has a mix of car dealerships and freeway oriented commercial centers. The commercial centers are anchored by big box retail buildings that are the main regional draw in the center. Ensuring that these larger tenant spaces have adequate sign opportunities is important in providing that increased exposure to regional traffic. This is the main justification for the proposed amendment that would amend the allowable sign area for larger tenant spaces. Accordingly, staff recommends the approval of an amendment to the DDC to allow for larger signs at these tenant spaces.

ANALYSIS

Staff was made aware of restrictive sign requirements following a recent sign application filed by Vallarta Supermarket located at 1470 Mountain Avenue. The Vallarta building (formerly occupied by Best Buy) faces the I-210 freeway and it’s building elevations are highly visible from the freeway. If the current Code requirements were strictly followed, the building’s signs would have limited visibility from the freeway. As a result, staff worked with the sign designer and Vallarta to develop signs that match the scale of the building, are not unnecessarily larger, are visible from the freeway and are well designed. While this proposed change would apply to all C-F properties, it is limited to main tenants that are anchor tenants in centers along the freeway. When buildings or tenant spaces are larger,

especially when they have freeway visibility, larger signs are warranted. The proposed Vallarta signs (attached as Exhibit B) are provided only as an example of what the Code revision would permit. The current sign requirements for the C-F zone are as follows:

TABLE 3-17 SIGNS IN C-F ZONE			
Type of Sign	Maximum Height	Maximum Number of Signs	Maximum Total Sign Area
Wall Sign - Primary Frontage	24 in. letter height within 75 ft of public street; 54 in. when more than 75 ft of public street; when sign faces freeway, letter height to be determined by ARB Not to exceed the height of the existing roof line	1 sign per tenant, to be located directly above associated business on primary frontage	1 sf for each lineal foot of frontage, not to exceed 200 sf.
Wall Sign - Secondary Frontage	24 in. letter height within 75 ft of public street; 48 in. when more than 75 ft of public street; when sign faces freeway, letter height to be determined by ARB Not to exceed the height of the existing roof line	2 signs per tenant, to be located directly above associated business on a secondary frontage that faces a public right-of-way or parking area	0.75 sf for each lineal foot of frontage, not to exceed 50 sf.

Chapter 19.42.100.F - Special Identification Signs (secondary signs) – Tenant spaces 10,000 square feet and greater, a maximum of two (2) signs for each primary use, not to exceed 8 square feet and having a maximum letter height of 12 inches.

The proposed amendments to C-F zone are as follows:

TABLE 3-17 SIGNS IN C-F ZONE			
Type of Sign	Maximum Height	Maximum Number of Signs	Maximum Total Sign Area
Wall Sign - Primary Frontage	24 in. letter height within 75 ft of public street; 54 in. when more than 75 ft of public street; when sign faces freeway, letter height to be determined by ARB Not to exceed the height of the existing roof line	1 sign per tenant, to be located directly above associated business on primary frontage	<ul style="list-style-type: none"> • 1 sf for each lineal foot of frontage, not to exceed 200 sf. • For tenant spaces 40,000 sf and greater: 1.25 sf for each lineal foot of frontage, not to exceed 325 sf.
Wall Sign - Secondary Frontage	24 in. letter height within 75 ft of public street; 48 in. when more than 75 ft of public street; when sign faces freeway, letter height to be determined by ARB	2 signs per tenant, to be located directly above associated business on a secondary frontage that	<ul style="list-style-type: none"> • 0.75 sf for each lineal foot of frontage, not to exceed 50 sf. • For tenant spaces 40,000 sf and greater: 1.25 sf for each lineal

	Not to exceed the height of the existing roof line	faces a public right-of-way or parking area	foot of frontage, not to exceed 250 sf.
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Chapter 19.42.100.F - Special Identification Signs (secondary signs):

- 1. For tenant spaces between 10,000 and 39,999 square feet, a maximum of two signs for each primary use, not to exceed 8 square feet and having maximum letter height of 12 inches.**
- 2. For tenant spaces 40,000 square feet and greater, a maximum of four signs for each primary use not to exceed 25 square feet and have a maximum letter height of 16 inches.**

In this specific case, the signs being proposed are consistent with the scale of the building and are reasonable for a large, freeway frontage, building. Overall, the amendment to the sign regulations in the C-F Zone would allow tenants of 40,000 square feet or more to design wall signage that better reflects and complements the overall scale of these larger buildings. The new amendment is designed to be consistent with similar commercial center within the City under different regulations as well as the surrounding cities.

ENVIRONMENTAL

The proposed sign code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (the common sense exemption) of the State CEQA Guidelines because the nominal increase in allowable sign area on existing large commercial sites with existing signage will not cause a significant environmental effect. Additionally, the amendment is categorically exempt pursuant to Section 15305 (Class 5: Minor Alterations in Land Use Limitations) because it represents a minor alteration to a land use limitation that does not result in any changes in land use or density.

RECOMMENDATION

Based on the information provided in the staff report, Staff recommends that the Planning Commission adopt PC Resolution 26-06 recommending approval of Municipal Code Amendment 26-02, to the Duarte City Council for review and final approval.

Respectfully Submitted,

Mena Abdul-Ahad
Associate Planner

ATTACHMENTS:

- Exhibit A: Resolution PC 26-06, Municipal Code Amendment 26-02
- Exhibit B: Example Sign Plans
- Exhibit C: Proposed Changes to DDC 19.42.100.F and 19.42.140

RESOLUTION PC 26-06

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT 26-02, A CITY-INITIATED REQUEST TO AMEND CHAPTER 19.42.100.F AND 19.42.140, TO UPDATE SIGNAGE REQUIREMENTS RELATED TO THE COMMERCIAL FREEWAY (C-F) ZONE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the proposed amendment to Section 19.42.100.F and 19.42.140, Table 3-17 of the Duarte Development Code would allow tenant spaces 40,000 square feet or greater to design wall signage that better reflects and complements the overall scale of these larger buildings within the C-F Zone; and

WHEREAS, notice of a public hearing on the Municipal Code Amendment 26-02 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Municipal Code Amendment 26-02 and all of the information, evidence and public testimony received at the public meeting held on May 18, 2026, at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

Based upon substantial evidence presented to the Planning Commission during the public hearing, including written staff reports and verbal testimony, the Planning Commission hereby finds and determines that the findings for Development Code Amendments, as set forth in Duarte Development Code Section 19.142.060:

- a. The proposed amendment is consistent with the General Plan and any applicable specific plan.

The amendment is consistent with General Plan Land Use Goal LU 1.1.4, as it helps improve the appearance of development along the I-210 corridor. It allows

businesses in the Commercial Freeway (C-F) Zone to have signage that is more visible and better suited for larger buildings. By improving sign visibility while maintaining appropriate scale, the amendment also promotes economic development by helping businesses be more noticeable and accessible to customers.

- b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The amendment will not result in any adverse impacts to businesses within the C-F Zone. Instead, they are intended to support local businesses by making them more visible and easier for the public to identify.

- c. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

The amendment will remain consistent with other applicable provisions of the Development Code because it only modifies sign requirements within the C-F zone and does not alter any other requirements in the C-F zone.

SECTION 3. CEQA DETERMINATION

In recommending adoption of Resolution PC 26-06, the Planning Commission finds and determines that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines (Title 14 of the California Code of Regulations), specifically under Section 15061(b)(3) (the common sense exemption) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations).

SECTION 4. RECOMMENDATION

Staff recommends that the Planning Commission approves Resolution PC 26-06 to amend the Municipal Code per Exhibit C based on the findings listed in Section 2.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 18th day of May 2026.

Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

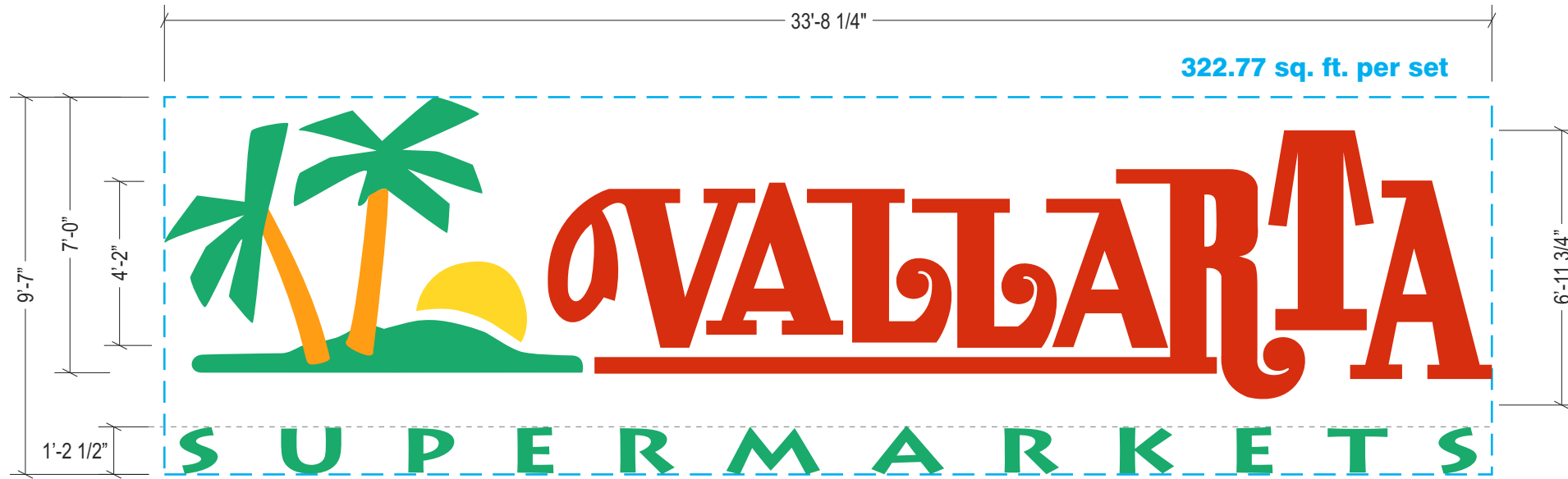
Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning and Economic Development Commission of the City of Duarte held on May 18, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director



SPECIFICATIONS:

Manufacture and install face lit channel logo and letters
 Logo / Letters: Internal illuminated channel logo / letters
 Faces: White acrylic w/ vinyl overaly.

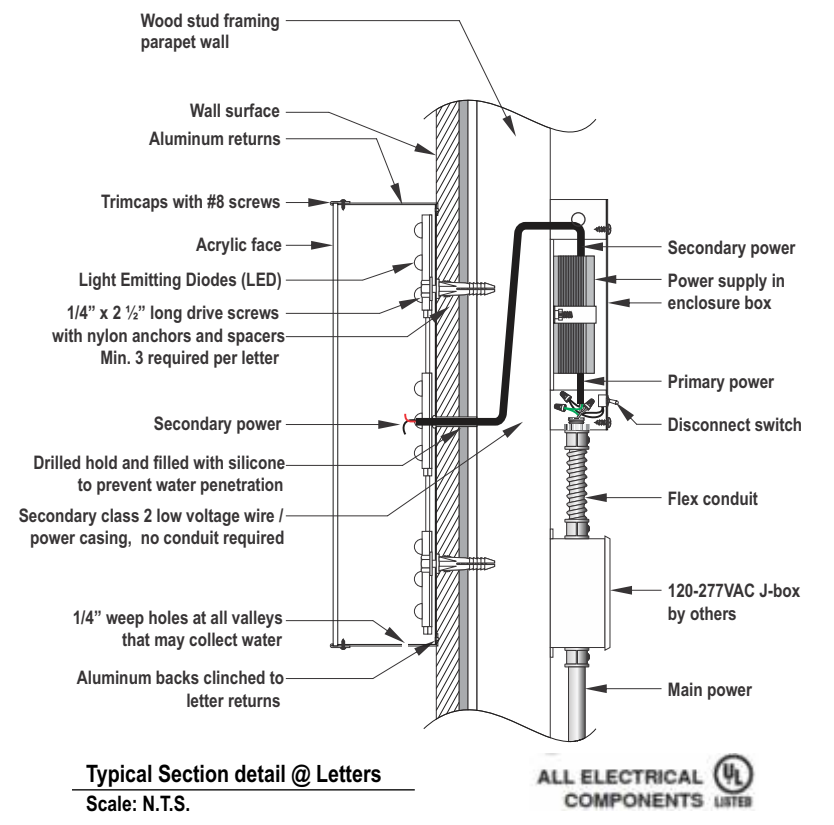
Colors: 3M 3630-33 Red (PMS 485C) "VALLARTA" copy
 3M 3630-146 Light Kelly Green (PMS 7482C) "SUPERMARKETS" copy
 3M 3630-015 Yellow (PMS 012C) "SUN" logo
 3M 3630-146 Light Kelly Green (PMS 7482C) "PALM TREE LEAVES AND GROUND" logo
 3M 3630-084 Tangerine (PMS 1375C) "TRUNKS" logo

Trimcaps: 3/4" to match face color.
 Returns: 5" deep pre-painted white alum.
 White LED's illumination.
 Flush mount to wall.

A SIGN-A: LED ILLUMINATED PAN CHANNEL LETTERS & LOGO
 Scale: 1/4" = 1'-0"



PARTIAL FRONT ELEVATION - WEST Scale: 1/16" = 1'-0"



Typical Section detail @ Letters
 Scale: N.T.S.
 ALL ELECTRICAL COMPONENTS LISTED

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.
- 3) ALL WORK TO BE DONE IAW 2025 CBC, CEC, CFC COMPLIANT

FILE: vallarta #79 - duarte	Client Review Status	Revision	Date	Project Information	Date: 12-10-25	Job #00000	Page: 1
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	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____						

UNITED SIGN SYSTEMS
 C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



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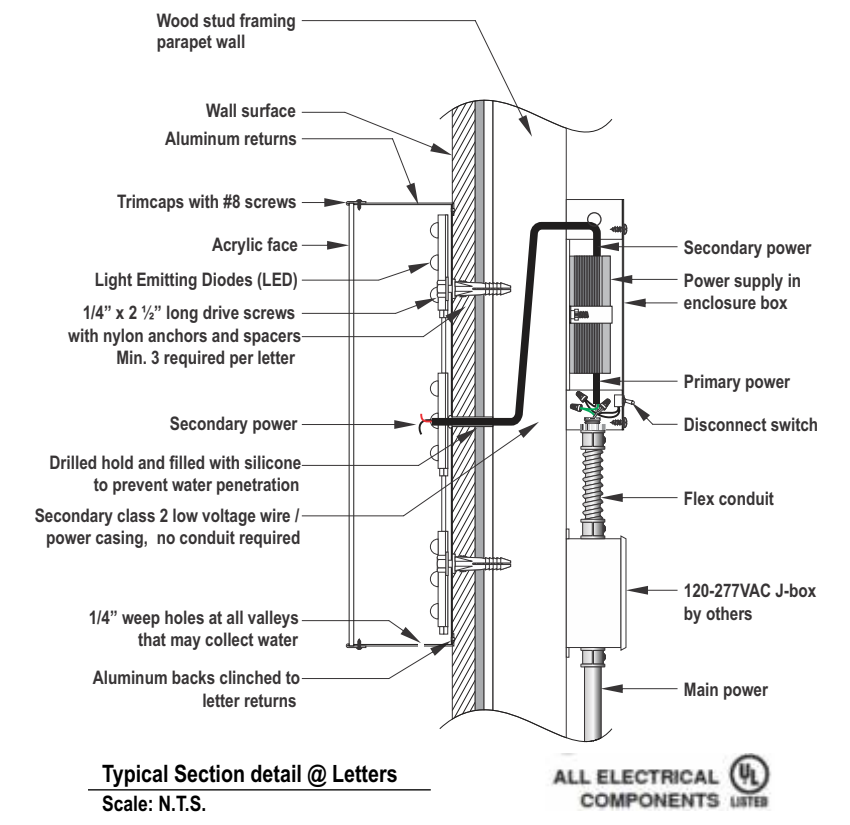
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 Flush mount to wall.

B SIGN-B: LED ILLUMINATED PAN CHANNEL LETTERS & LOGO
 Scale: 1/4" = 1'-0"



PARTIAL SIDE ELEVATION - SOUTH Scale: 1/16" = 1'-0"



Typical Section detail @ Letters
 Scale: N.T.S.
 ALL ELECTRICAL COMPONENTS LISTED

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	CLIENT APPROVAL	DATE					
	LANDLORD APPROVAL	DATE					

USS UNITED SIGN SYSTEMS

C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



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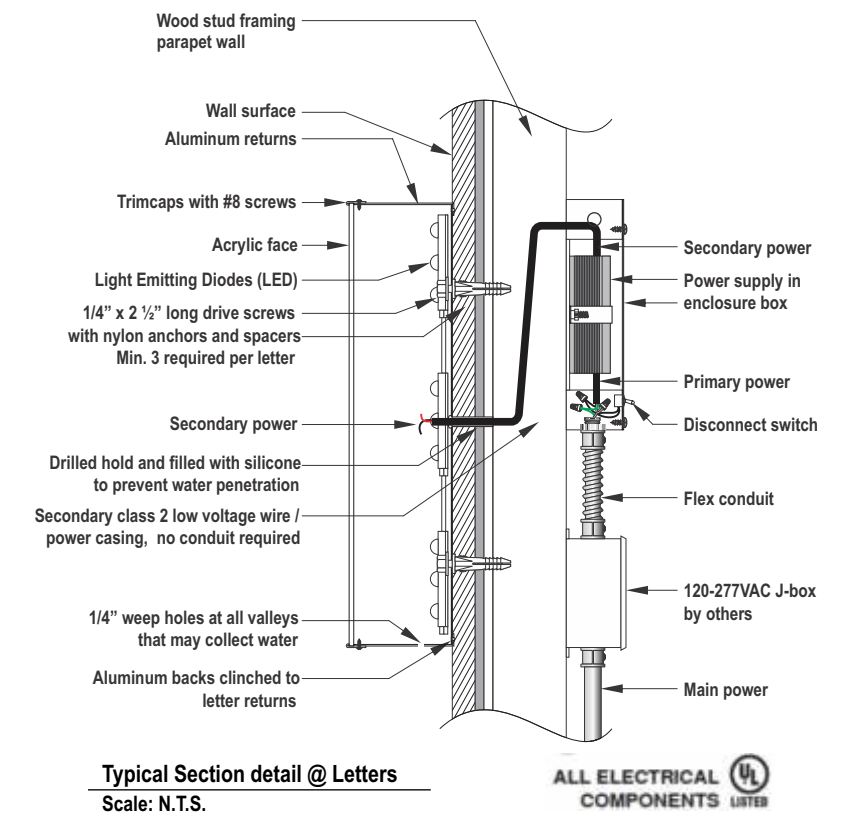
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 White LED's illumination.
 Flush mount to wall.

C SIGN-C: LED ILLUMINATED PAN CHANNEL LETTERS & LOGO
 Scale: 1/4" = 1'-0"



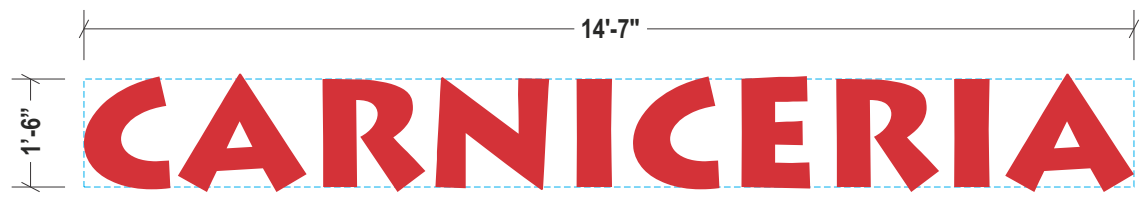
PARTIAL REAR ELEVATION - EAST Scale: 1/16" = 1'-0"



- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
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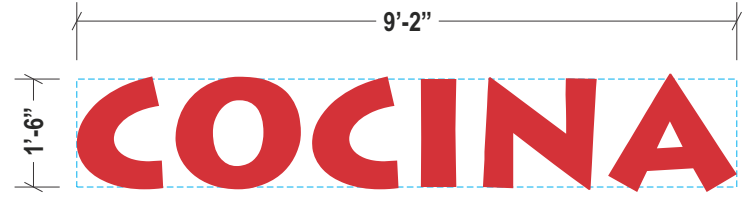
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	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____						

Sign - D, E, F & G



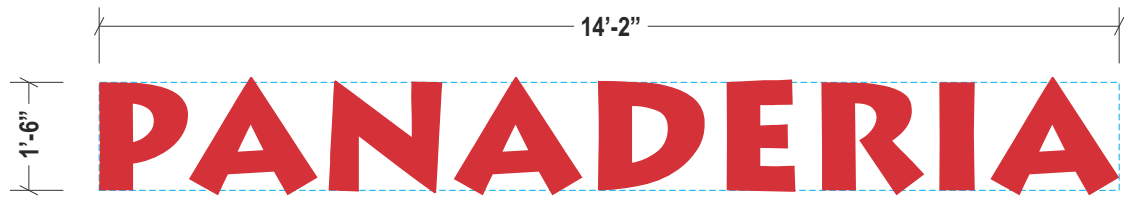
D

21.9 sq. ft.



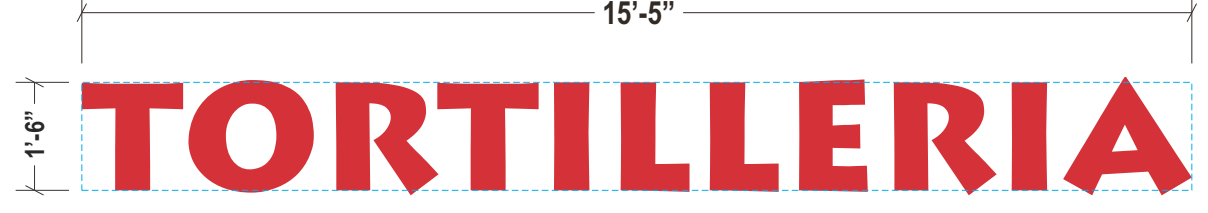
E

13.8 sq. ft.



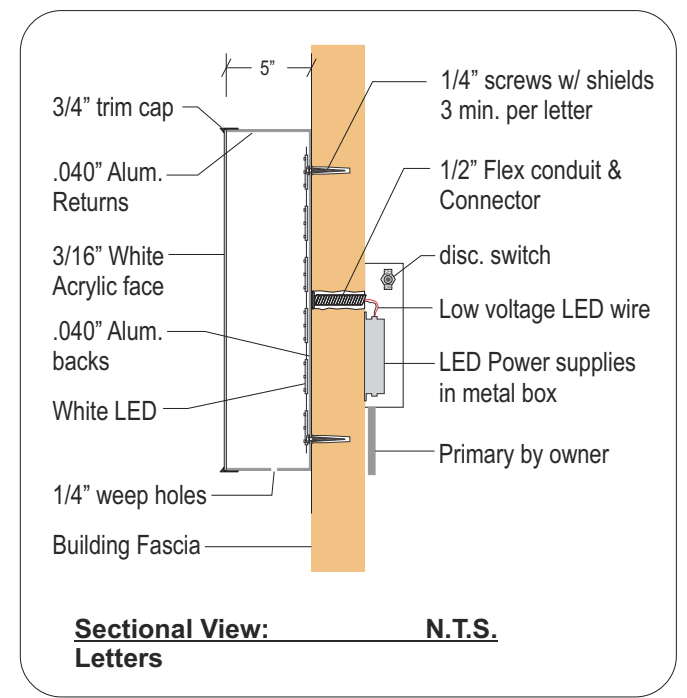
F

21.3 sq. ft.



G

23.1 sq. ft.



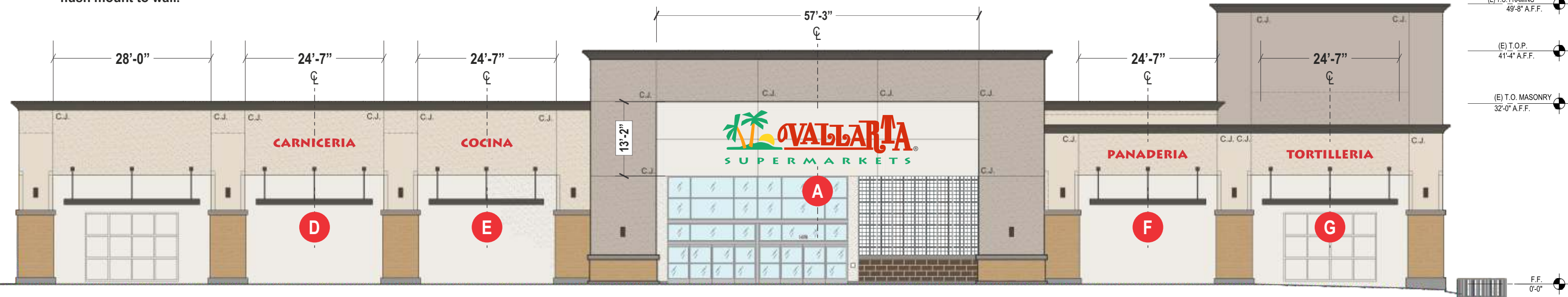
SIGN-D, E, F & G: LED ILLUMINATED PAN CHANNEL LETTERS

Scale: 3/8" = 1'-0"

SPECIFICATIONS:

LETTERS:

- 5" deep white alum. returns.
- 3/4" Red trim caps
- 3/16" white acrylic faces w/ #33 Red vinyl overlay
- illuminate w/ white LED's
- remote power supply.
- flush mount to wall.



STORE FRONT ELEVATION N.T.S.

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.
- 3) ALL WORK TO BE DONE IAW 2025 CBC, CEC, CFC COMPLIANT

FILE: vallarta #79 - duarte	Client Review Status	Revision	Date	Project Information	Date: 12-10-25	Job #00000	Page: 4
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United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision

▲ per request	02-05-26 IL
▲ per request	03-23-26 IL

Client: Vallarta #79
 Location: -
 Address: 1470 Mountain Ave.
 City/ST/Zip: Duarte, CA
 Phone: _____
 Fax: _____
 Sales: Sean Campbell Designer: IL Release By: 00-00-00

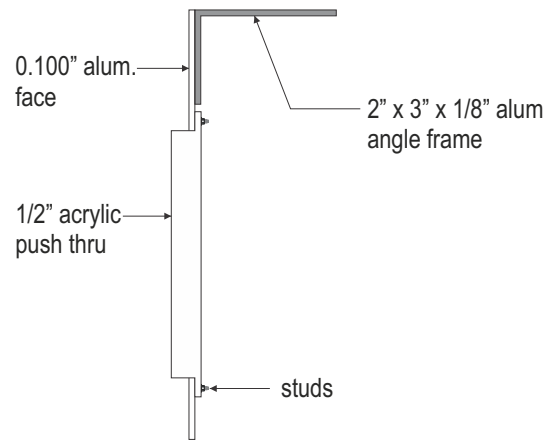
CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



SIGN-M1 & M2: FACE ELEVATION
Scale: 3/4" = 1'-0"



SPECIFICATIONS:

Manufacture and install 3" shoe-box faces painted satin white.
 Logo / Letters: 1/2" clear acrylic push thru w/ vinyl overlay.
 Colors: 3M 3630-33 Red (PMS 485C) "VALLARTA" copy
 3M 3630-146 Light Kelly Green (PMS 7482C) "SUPERMARKETS" copy
 3M 3630-015 Yellow (PMS 012C) "SUN" logo
 3M 3630-146 Light Kelly Green (PMS 7482C)
 "PALM TREE LEAVES AND GROUND" logo
 3M 3630-084 Tangerine (PMS 1375C) "TRUNKS" logo
 #70 white diffuser 2nd surface.



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.

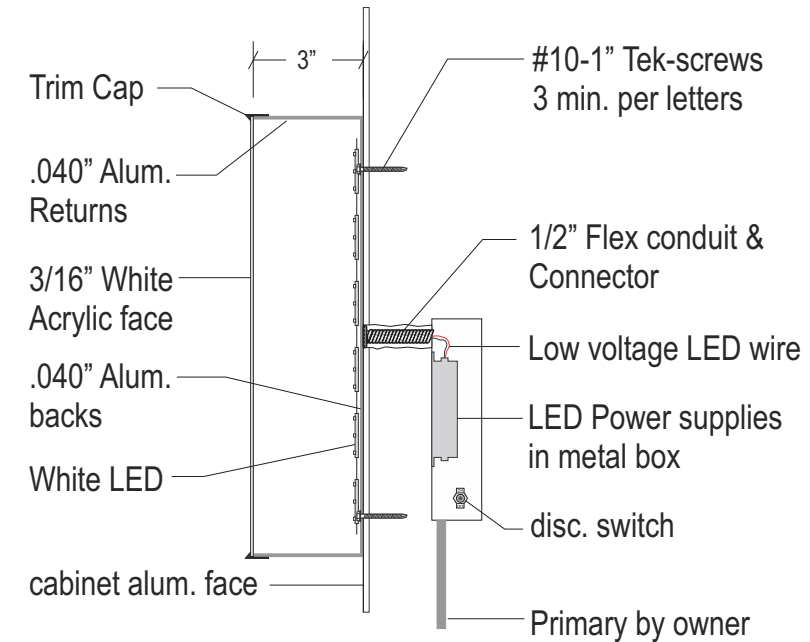
3) ALL WORK TO BE DONE IAW 2025 CBC, CEC, CFC COMPLIANT

FILE: vallarta #79 - duarte	Client Review Status	Revision	Date	Project Information
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	CLIENT APPROVAL _____ DATE _____	LANDLORD APPROVAL _____ DATE _____	_____ _____ _____	Client: Vallarta #79 Location: - Address: 1470 Mountain Ave. City/ST/Zip: Duarte, CA Phone: _____ Fax: _____ Sales: Sean Campbell Designer: IL Release By: 00-00-00

UNITED SIGN SYSTEMS
 C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



SIGN-P: LED ILLUMINATED PAN CHANNEL ON PYLON FACES
 Scale: 1/4" = 1'-0"
SPECIFICATIONS:
 Manufacture and install face lit channel logo and letters
 Logo / Letters: Internal illuminated channel logo / letters
 Faces: White acrylic w/ vinyl overaly.
 Colors: 3M 3630-33 Red (PMS 485C) "VALLARTA" copy
 3M 3630-146 Light Kelly Green (PMS 7482C) "SUPERMARKETS" copy
 3M 3630-015 Yellow (PMS 012C) "SUN" logo
 3M 3630-146 Light Kelly Green (PMS 7482C) "PALM TREE LEAVES AND GROUND" logo
 3M 3630-084 Tangerine (PMS 1375C) "TRUNKS" logo
 Trimcaps: 3/4" to match face color.
 Returns: 3" deep pre-painted white alum.
 White LED's illumination.
 Flush mount to pylon sign alum. faces.



Sectional View: Face Lit, Typ. **N.T.S.**

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.

3) ALL WORK TO BE DONE IAW 2025 CBC, CEC, CFC COMPLIANT

FILE: vallarta #79 - duarte	Client Review Status	Revision	Date	Project Information	Date: 12-10-25	Job #00000	Page: 6
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⚠ per request	02-05-26 IL
⚠ -	00-00-00

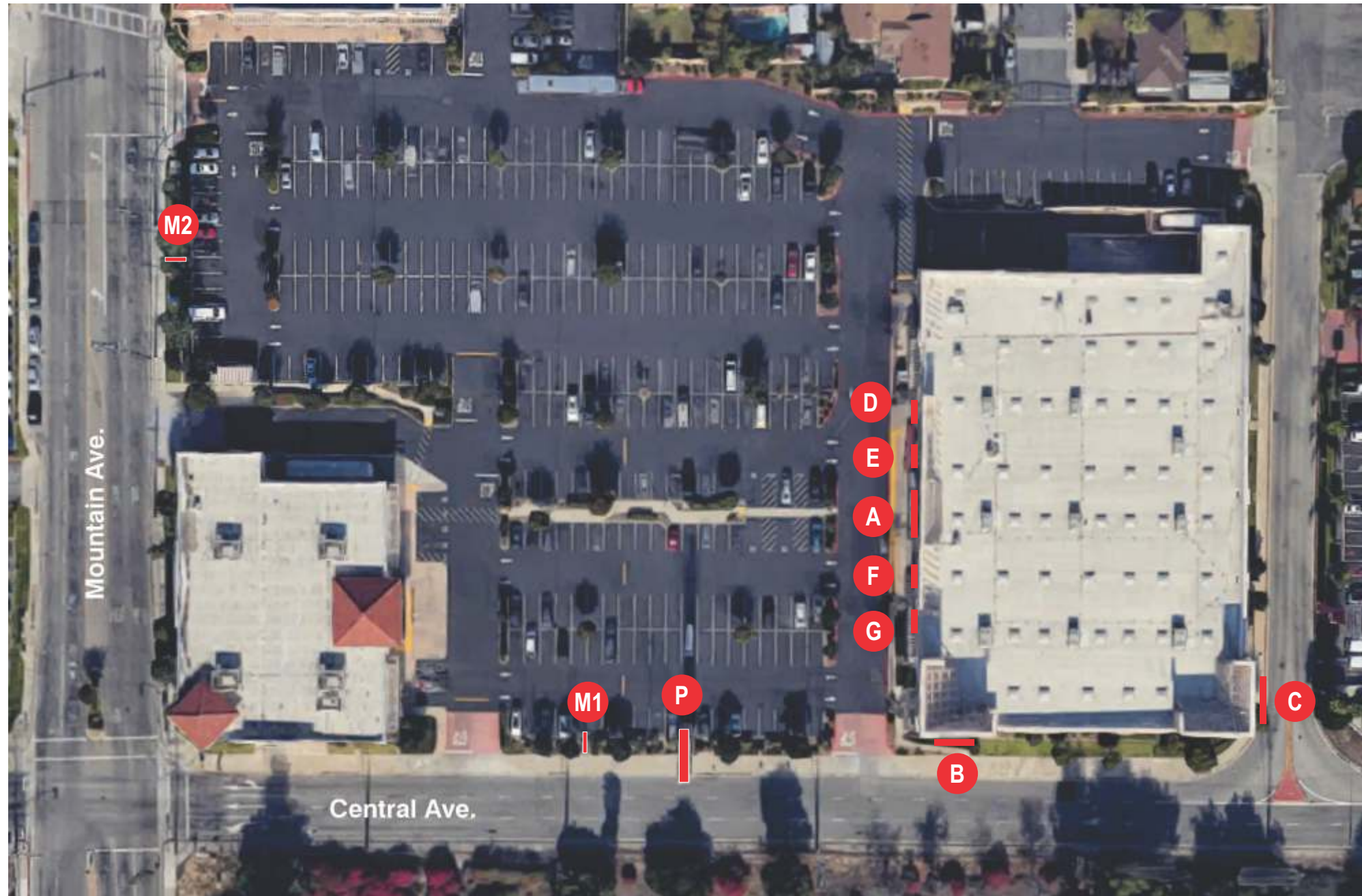
Client: Vallarta #79
 Location: -
 Address: 1470 Mountain Ave.
 City/ST/Zip: Duarte, CA
 Phone: _____
 Fax: _____
 Sales: Sean Campbell Designer: IL Release By: 00-00-00

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____



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SITE PLAN

N.T.S.



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.

3) ALL WORK TO BE DONE IAW 2025 CBC, CEC, CFC COMPLIANT

FILE: vallarta #79 - duarte	Client Review Status	Revision	Date	Project Information	Date: 12-10-25	Job #00000	Page: 7
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		▲ -	00-00-00	Location: -			
				Address: 1470 Mountain Ave.			
				City/ST/Zip: Duarte, CA			
				Phone: _____			
				Fax: _____			
				Sales: Sean Campbell Designer: IL Release By: 00-00-00			
	CLIENT APPROVAL _____ DATE _____						
	LANDLORD APPROVAL _____ DATE _____						

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19.42.140 Signs in the C-F zone.

- A. *Standards.* Table 3-17 identifies the development standards for signs in the C-F zone. These standards recognize the unique circumstances associated with businesses located within a freeway corridor relative to higher vehicle travel speeds and the regional draw generally associated with business having high freeway visibility, and thus the importance of having signage that can effectively communicate to freeway travelers. The following standards apply to developments within the C-F zone unless alternative standards have been adopted through an approved specific plan.

TABLE 3-17 SIGNS IN C-F ZONE			
Type of Sign	Maximum Height	Maximum Number of Signs	Maximum Total Sign Area
A-Frame Sign - See Section 19.42.100.A for specific standards	4-½ ft; no more than 3 ft wide	1 sign per business	12 sf per side
Construction Sign	6 ft	1 per construction site	50 sf
Directional Signs Associated with Drive-up Business	Per ARB approval	Per ARB approval	Per ARB approval
Freeway Signs	80 ft; may be higher with ARB approval	1 per development site	200 sf; may be larger with ARB approval
Hanging Sign	See Section 19.42.100.C for clearance standard	1 sign per business	6 sf
Monument Sign			
Development site size (net)			
1.5 acres or less	6 ft	• 1 sign structure, with 1 advertisement area allowed per tenant in a multi-tenant development	
1.5 and 3.5 acres	8 ft	• 1 sign structure, with 1 advertisement area allowed per tenant in a multi-tenant development	
		• Corner parcels located adjacent to a major or secondary street: 2 monument signs, with 1 per street frontage	
> 3.5 acres	15 ft if 1 sign provided; 12 ft each if 2 signs provided	• 1 sign structure, with 1 advertisement area allowed per tenant in a multi-tenant development	
		• Corner parcels located adjacent to a major or secondary street: 2	

		monument signs, with 1 per street frontage	
Projecting Signs	8 ft minimum clearance from bottom of sign and ground	Permitted as part of an approved sign program for shopping centers or when approved by ARB for single users.	6 sf
Wall Sign - Primary Frontage	24 in. letter height within 75 ft of public street; 54 in. when more than 75 ft of public street; when sign faces freeway, letter height to be determined by ARB Not to exceed the height of the existing roof line	1 sign per tenant, to be located directly above associated business on primary frontage	<ul style="list-style-type: none"> 1 sf for each lineal foot of frontage, not to exceed 200 sf
			<ul style="list-style-type: none"> For tenant spaces 40,000 sf and greater: 1.25 sf for each lineal foot of frontage, not to exceed 325 sf.
Wall Sign - Secondary Frontage	24 in. letter height within 75 ft of public street; 48 in. when more than 75 ft of public street; when sign faces freeway, letter height to be determined by ARB Not to exceed the height of the existing roof line	2 signs per tenant, to be located directly above associated business on a secondary frontage that faces a public right-of-way or parking area	<ul style="list-style-type: none"> 0.75 sf for each lineal foot of frontage, not to exceed 50 sf
			<ul style="list-style-type: none"> For tenant spaces 40,000 sf and greater: 1.25 sf per lineal foot of frontage, not to exceed 250 sf.
Window Signs - Permanent	N/A	1	Not to exceed 15% of window area

- B. *Applicability relative to minimum lot size.* These regulations shall apply only to parcels or development sites consisting of one or more acres. For lots that are less than one acre in size, the sign regulations for the C-G zone shall apply.
- C. *Location.* Freeway-oriented signs shall be located not less than 10 feet from the edge of the freeway right-of-way or more than 500 feet from the nearest point on the freeway centerline.

19.42.100 – Standards for permanent signs requiring a sign permit.

- A. *A-frame signs.* A-Frame signs shall be permitted only in the commercial zones, any mixed-use development with a commercial component, and the H zone. The following standards shall apply to all A-frame signs.
1. *Dimensions.* Signs shall be no greater than 12 square feet per side and limited to two sign faces per sign. Further, no A-frame sign may exceed three feet in width or four feet six inches in height.
 2. *Number of signs.* A maximum of one A-frame sign shall be permitted per each ground-floor business.
 3. *Hours of sign display.* Signs shall be displayed only during the posted hours for which the business is open, and shall be stored away from public view when the business is not open.
 4. *Sign placement.* A-Frame signs shall be located only on site, at grade, and adjacent to the business being advertised. For stand-alone single businesses, the sign shall be placed on the business property being advertised or adjacent to the business property's frontage. For businesses located in a commercial/office complex with multiple tenants and/or buildings, or in a business park, the sign may be placed within or at the perimeter of the complex or business park (when not placed on a private driveway). No A-frame sign shall be placed in a location that results in damage or modification to required landscaping. Where an A-frame sign is placed within a private walkway, the sign shall be placed within 10 feet of the front door of the business advertised and shall be placed or sized in such a manner that a minimum of 36 inches of pedestrian clearance remains.
 5. *Prohibited on public sidewalk.* A-Frame signs shall not be located within any public right-of-way; within any raised or painted median; across any street from the business being advertised; in parking aisles or stalls; in any driving lane or loading area; on any fence or wall; atop any other sign; on any vehicle; on any utility facility; or on any structure.
 6. *Public safety considerations.* No A-Frame sign shall be located at any place that causes a hazard to pedestrian traffic or vehicular traffic, and shall be located a minimum distance of 30 feet from an access drive or street intersection. The sign must meet ADA standards for pedestrian accommodation.
 7. *Text/copy coverage.* The maximum text/lettering area shall be limited to 50 percent coverage of the sign, and no more than 33 percent of the sign face shall be contain a visual or non-word design.
 8. *Changeable message area.* No more than 50 percent of each sign face may be reserved for changeable messages. The material for changeable messages may be chalk board or dry erase board, but may not be vinyl lettering. Handbills or similar paper attachments shall not be affixed to permitted A-frame signs. However, pennants shall be allowed.
 9. *Pennants.* The attachment of pennants directly to an A-frame sign is allowed when affixed and secured in a manner that does not increase the horizontal width of the sign nor exceed a maximum height from the ground of six feet. The requirements of this subsection for pedestrian and vehicular safety, access, and visibility shall apply. Handbill or similar paper attachments shall not be affixed to a permitted A-frame sign.
 10. *Construction and materials.* The finish of the A-frame sign shall be 100% painted in a color consistent with the associated business establishment, and shall be maintained in a professional manner free from chipping paint, cracks, gouges, loss of letters, etc. Materials used in the construction of A-frame signs must be durable, weather-resistant, exterior-quality wood or metal; non-exterior-quality plastic is not allowed, except for any materials for the changeable message portion. Changeable sign area must be screwed or bolted to the sign. A-frames signs shall be of sufficient

weight and durability to withstand wind gusts, storms, etc. so as to avoid safety hazards to pedestrians and vehicles.

11. *Prohibited elements.* The following shall be prohibited on A-frame signs: any form of illumination, including flashing, blinking, or rotating lights; animation; reflective materials; attachments, and materials creating excessive glare.

B. *Freeway signs.*

1. Freeway signs are allowed only in the C-F zone in conjunction with an approved development.
2. Freeway signs shall be placed only at a location on a site that maximizes visual observation of the sign from the Interstate 210 freeway in Duarte.
3. Freeway signs shall be designed in a manner that is architecturally compatible with structures located on the same site.
4. For vehicle sales uses only, up to 50 percent of the sign area may consist of a programmable electronic message display element that displays messages only pertaining to the use on the site or non-commercial messages. Such electronic message displays shall be installed and operated in a manner that does not adversely affect driver safety. To achieve this standard, the Director may impose conditions on the operations of the electronic message display regulating such characteristics as, but not limited to, a limit on the number of lines of information, the frequency of message changes, and sign luminance.

C. *Hanging signs.* Hanging signs shall provide a minimum eight foot clearance between the bottommost portion of the sign and the immediately adjacent finished ground surface.

D. *Projecting signs.* Projecting signs may be permitted as part of a sign program for shopping centers or when approved by ARB for single users. The maximum size of a projecting sign shall be six square feet. The minimum clearance between the bottom of the sign and ground shall be eight feet.

E. *Monument signs.* Monument signs may be located within landscaped areas, provided the Director determines that safe sight-distance is maintained. Except as provided for below, no changeable copy may be incorporated into a monument sign. Monument signs, including aspects of materials, color, style and placement, shall be designed to be compatible with the architectural style of the corresponding development.

F. *Special identification signs (secondary signs).* Secondary signs, as defined in Section 19.42.030 (under "Special identification sign") may be allowed.

1. For tenant spaces **between 10,000 and 39,999 square feet and greater**, a maximum of two signs for each primary use, not to exceed 8 square feet and having maximum letter height of 12 inches.
2. For tenant spaces **40,000 square feet and greater, a maximum of four signs for each primary use, not to exceed 25 square feet and having maximum letter height of 16 inches.**

G. *Wall signs.*

1. A wall sign may be placed on any wall, parapet, or mansard roof that faces a street, parking lot, or other interior structure.
2. A wall sign shall not extend above the roofline.
3. Wall signs shall not project more than 18 inches from the structure wall, and the sign length shall not exceed 75 percent of the structure frontage on which it is located.

4. In addition to the standards in subsections 1—4 above, wall signs shall meet the definition of "wall sign" as provided in Section 19.42.030 and shall be located in accordance with the primary and/or secondary wall frontage as defined for "building frontage", also provided in Section 19.42.030.
- H. *Window signs—Permanent.* Permanent window signs shall be used for tenant or building identification purposes only.