



**STONEWOOD SPECIFIC PLAN  
SP 89-1**

PREPARED FOR:

**The City of Downey**  
11111 Brookshire Avenue  
Downey, CA 90241-7331  
(213) 869-7331

Contact: Mr. Ray Hamada

APPLICANT:

**Hughes/Lyon Downey**  
Two Corporate Plaza, Suite 250  
Newport Beach, CA 92660  
(714) 759-9531

Contact: Mr. John Pentz  
Mr. Brian McConnell

PREPARED BY:

**Robert Bein, William Frost & Associates**  
14725 Alton Parkway  
Irvine, CA 92718  
(714) 472-3505

Contact: Mr. Robert Christen  
Ms. Margit Allen

Approved July 11, 1989



*(Handwritten mark)*

# AGENDA MEMO

November 22, 1989

TO: Design Review Board

FROM: Planning Division

SUBJECT: DR-89-21 - Stonewood Center Proposed Master Sign Plan  
Request/Recommendation

Hughes Investments, owners of Stonewood Shopping Center, in accordance with Specific Plan SP-89-1 (SP-89-1) have filed a Master Sign Plan for Stonewood Shopping Center. Planning staff recommends the Design Review Board approve the requested sign program as proposed. The adoption of the Stonewood Center's Master Sign Plan will then become part of SP-89-1.

## Background

Specific Plan SP-89-1 (SP-89-1) regulates Stonewood Center's Master Sign Plan; the specific plan also sets forth the center's design guidelines and exterior landscaping requirements. At the Design Review Board (DRB) meeting of July 14, 1989, Board members will recall reviewing and commenting on SP-89-1's architectural design guidelines; at that time, Stonewood Center's Master Sign Plan was not ready for the Board's review.

According to the provisions of SP-89-1, Stonewood's Master Sign Plan shall be submitted to and approved by the Design Review Board, in accordance with Section 9148 of the Downey Municipal Code. After the DRB approves the plan, it will become part of Stonewood Center's Specific Plan. SP-89-1 also stipulates that sign changes proposed after the sign plan is adopted which do not conform to the approved plan, will be permitted only when approved by the Planning Commission.

Section 9148 regulates signing for shopping centers, stipulating signing shall be "approved in accordance with the applicable zone". For Stonewood Center, the applicable zone is SP-89-1. SP-89-1 replaced Stonewood Center's previous C-3 zone when the City Council adopted the Specific Plan on July 22, 1989.

Unlike the City's other zoning districts, the specific plan does not advance specific standards regulating signs, other than Design Review Board approval and the following requirements:

- o The design of each proposed sign shall be consistent with the Center's architecture and compatible with its existing signs;

- o Business signs oriented to the outside of the Mall are prohibited with the exceptions of the four major tenants, externally oriented businesses, (such as Furnishings 2000 and Thrifty Drug), free-standing businesses (such as Acapulco restaurant), mall monumentation, or directional signs; and
- o Mall signage in entry driveways shall be located to allow proper visibility.

Evaluation

Listed below are the proposed and existing signs comprising the intended Master Sign Plan. Each sign has been labeled so it corresponds with the label shown on the accompanying site and mall elevation plans. In addition, each sign's text, dimensions and area is listed. Therefore, staff has divided the sign plan into three categories. Existing signs proposed as part of the intended sign plan are also included. The three categories are described as follows:

- I. Signs for Stonewood Center's anchor stores and the mall's tenants;
  - II. Perimeter entrance and mall identification signs; and
  - III. Signs for the center's free standing buildings.
- A. Anchor Stores' Mall Tenants' Signs
- 1. a. BROADWAY (4 existing signs) - parapet mounted  
"THE BROADWAY"  
Dimensions - 8' X 68' = 544 sq. ft.
  - b. BROADWAY restaurant (1 existing sign) - pole mounted  
"THE BROADWAY  
RESTAURANT  
COFFEE SHOP"  
Dimensions - 10' X 13' = 130 sq. ft.
  - 2. MERVYN'S (2 existing signs) - wall mounted  
"MERVYN'S"  
Dimensions - 13' X 33' = 99 sq. ft.

3. a. MAY COMPANY (3 signs) - wall mounted  
"MAY"  
Dimensions - 4' X 35' = 140 sq. ft.
  - b. MAY COMPANY entrance signs (3 signs) - wall mounted  
"MAY"  
Dimensions - 2' X 7' = 14 sq. ft.
  4. JC PENNEY (3 signs) - wall mounted  
"JCPenney"  
Dimensions - 3' X 35' = 105 sq. ft.
- B. Mall Tenants' Signs
1. Tenant Sign #1 - wall mounted  
"Hollander  
Cafeteria"  
Dimensions - 3' X 16'-8" = 50 sq. ft.  
1'-6" X 9'-9" = 14.5 sq. ft.  
TOTAL - 64.5 sq. ft.
  2. Tenant Sign #2 (existing sign) wall mounted  
"Thrifty"  
Dimensions - 4' X 14'-6" = 58 sq. ft.
  3. Tenant Sign #3 - parapet mounted  
"MERVYN'S"
  3. Tenant Sign #3 (existing) - wall mounted  
"Furnishings  
2000"  
Dimensions - 2'-6" X 17'-6" = 43.75 sq. ft.  
4' X 8" = 32 sq. ft.  
TOTAL - 75.75 sq. ft.
  4. Tenant Sign #4 - parapet mounted  
"JCPenney"  
Dimensions - 3' X 35' = 105 sq. ft.
  4. Tenant Sign #4 (relocated) - wall mounted  
"GLENDALE  
FEDERAL  
BANK"  
Dimensions - 9' X 19' = 171 sq. ft.
  5. Tenant Sign #5 (relocated) - wall mounted  
"GLENDALE FEDERAL BANK"  
Dimensions 2'-6" X 52'-6" = 131.25 sq. ft.

6. Tenant Sign #6 - wall mounted  
"HOUSE of FABRICS"  
Dimensions - 3' X 25' = 75 sq. ft.
7. Tenant Sign #7 (existing) - wall mounted  
"GIANT GRINDER"  
Dimensions - 2' X 25' = 50 sq. ft.
8. Tenant Signs #8, #9, #10 and #11  
"TENANT SIGN" (future tenant)  
Dimensions - 2'-6" X varies
12. Tenant Sign #12 (existing) - wall mounted  
"the WHEREHOUSE"  
Dimensions - 2' X 25' = 50 sq. ft.
13. Tenant Sign #13 (existing) - wall mounted  
"See's CANDIES"  
Dimensions - 2' X 25' = 50 sq. ft.
14. Mall Office Sign # 14 - wall mounted  
"MALL OFFICE"  
Dimensions - 1'-6" X 4' = 6 sq. ft.

C. Mall Entrance Signs

1. Mall Entry Signs - Signs E, F, G and H - building mounted  
"STONEWOOD  
CENTER"  
Sign Area - 102.5 sq. ft.
2. Food Court Sign - Sign I - building mounted  
"THE  
FILLING STATION  
FOOD COURT"  
Sign Area - 102.5 sq. ft.

II. Perimeter Entry and Identification Signs

- A. Major Entrances' Pylon Signs and Electronic Attraction Boards - Signs A and B  
"STONEWOOD  
CENTER"  
Sign Area - 198.5 sq. ft. (Stonewood Center plus attraction board)
- B. Mall Monument Signs - Signs C and D  
"STONEWOOD CENTER MALL ENTRANCE"  
Sign Area - 12 sq. ft. (non-illuminated)
- C. Mall Signs ground mounted - Signs O, P, Q, R, and S  
"STONEWOOD CENTER  
MALL ENTRANCE"  
Sign Area - 3 sq. ft. (non-illuminated)

III. Freestanding Building Signs

- A. Acapulco Restaurant
  - 1. Outbuilding monument sign (existing) - Sign M  
"MEXICAN  
ACAPULCO  
RESTAURANT  
CANTINA"  
Dimensions - 5' X 8' = 40 sq. ft.
  - 2. Outbuilding wall mounted Signs (existing) - Signs N and T.  
"ACAPULCO"  
Dimensions 2'-6" X 19' = 47.5 sq. ft.
- B. JC Penney T.B.A. Building
  - 1. Tenant Sign wall mounted (existing) - Sign U  
"Firestone"  
Dimensions - 2' X 13' = 26 sq. ft.
- C. 10,000 Sq. Ft. Pad (Formerly Broadway T.B.A.)
  - 1. Outbuilding wall mounted signs - Signs J and K  
"Tenant Sign" (future tenant)  
Dimensions - 2'-6" X varies
  - 2. Outbuilding ground mounted sign - Sign L  
Text and Logo to be determined  
Sign Area - 28 sq. ft.

You'll note an electronic attraction board is a planned component of each of the two mall entrance pylon signs. Staff recommends the DRB approve the attraction boards as part of Stonewood Center's Master Sign Plan. Like the proposed sign plan, the Planning Commission has approved electronic attraction boards for two other businesses with Firestone Boulevard frontage: Car Wash U.S.A. and All American Home Center. Staff further suggests instituting the same standards for Stonewood's attraction boards that were adopted for those two businesses: 1) message copy shall remain on the board for a minimum of 30 seconds; 2) copy shall be limited to messages only and no animation. By instituting the 30-second condition, messages will have less of a flashing appearance.

In regards to each sign's proposed design and the sign plan's intended color palette, staff suggests they are consistent with the Center's architecture and its existing signs. The letter colors for the mall's future tenant businesses, the proposed sign letter colors are identical to the colors of the mall's existing tenants. Tenant signs would be either red or white which are the colors currently used. Staff further suggests the colors of Stonewood Center's logo are compatible with the Center's design by matching its exterior elevations. Staff believes this presentation is consistent with the development and renovation of regional type shopping centers.

#### Recommendation

Staff recommends that the Design Review Board approve the proposed Master Sign Plan.



ORDINANCE NO.  
AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF DOWNEY, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA, ADOPTING SPECIFIC PLAN 89-1

THE CITY COUNCIL OF THE CITY OF DOWNEY HEREBY ORDAINS  
AS FOLLOWS:

SECTION 1. The City Council of the City of Downey  
HEREBY FINDS, DETERMINES and DECLARES that:

- A. On February 1, 1989, Hughes/Lyon Investments, owners of Stonewood Shopping Center, requested that the City of Downey consider a specific plan for the renovation of the existing commercial mall and for the addition of one major department store, for certain properties located on Firestone Boulevard, between Lakewood Boulevard and Woodruff Avenue, in the City of Downey.
- B. The City, as lead agency for the project, caused a Final Environmental Impact Report (FEIR) to be prepared for Specific Plan 89-1 in accordance with the California Environmental Quality Act (CEQA) and the City of Downey Environmental Guidelines, which the City Council certified as having been prepared and completed in accordance with CEQA on July 11, 1989. Responses to written comments on the Draft EIR and a Mitigation Monitoring Program comprise the FEIR.
- C. In accordance with the direction of the City Council the Planning Commission has considered a specific plan as a guide to the development of the Stonewood Center. The Planning Commission and City Council additionally studied Tentative Tract Map No. 47611, a resubdivision of the existing shopping center property.
- D. That the Planning Commission studied the environmental impacts of the project in accordance with the requirements of the California Environmental Quality Act (CEQA) and the City of Downey Environmental Guidelines. On June 21, 1989, the Planning Commission adopted Resolution 1271 recommending certification of the Draft Environmental Impact Report (DEIR) and that a FEIR be transmitted to the City Council.
- E. That on June 21, 1989 the Planning Commission carefully considered both oral and written testimony in a duly noticed public hearing, and adopted Resolution 1272 recommending that the City Council adopt Specific Plan 89-1.
- F. The City Council has fully reviewed the FEIR and Specific Plan 89-1 (SP89-1) and carefully considered all facts, opinions, and testimony regarding SP 89-1 in a duly noticed public hearing.

**SECTION 2.** The City Council of the City of Downey  
HEREBY FINDS, DETERMINES and RESOLVES that:

A. SP 89-1 is necessary and desirable for the development of the community and is consistent with the objectives of the general plan. SP 89-1 is consistent with the commercial land use designation for the properties and furthers the public health, safety and general welfare.

B. SP 89-1 will be compatible with and complementary to the existing conditions and adjoining property in the vicinity. Mitigation measures and a Monitoring and Reporting Program have been adopted reducing and eliminating impacts identified in the FEIR as a result of the shopping center renovation and construction of one major department store.

C. SP 89-1 has identified specific uses that can be accommodated on the properties. Appropriate development standards have been established consistent with other commercial revitalization efforts in the community.

D. SP 89-1 implements circulation and highway goals and improvements for the type and quantity of traffic that is expected to be generated by the project. The utilities and services exist or are planned to adequately serve the project. The specific plan has examined and established services and infrastructure requirements to the satisfaction of the City.

E. There are changed circumstances since the existing zoning ordinance became effective that warrant the specific plan. Based on the approximate 62 acre size of the property, specific standards are necessary to guide orderly and effective shopping center renovation and construction of one major department store.

**SECTION 3.** In view of the foregoing, the City Council of the City of Downey HEREBY ADOPTS Specific Plan 89-1.

**SECTION 4.** Pursuant to the provisions of California Code of Civil Procedures Section 1094.6., as adopted by Resolution No. 3406, judicial review of the City Council's decision regarding this matter may be made pursuant to Section 1094.5 of the California Code of Civil Procedure provided that a petition is filed not later than the ninetieth (90th) day following the date of this resolution. The City Clerk shall send a certified copy of this resolution to the Applicant at the addresses contained in the record, which mailing shall constitute notice of the City Council decision.

**SECTION 5.** The City Clerk shall certify adoption of this Ordinance and cause the same to be published in the manner required by law.

PASSED, APPROVED and ADOPTED this 11th day of July, 1989, by the City Council of the City of Downey.

Randall Barb, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was duly adopted by the City Council of the City of Downey at a regular meeting thereof, held on the 11th day of July, 1989, by the following vote:

AYES:

NOES:

ABSENT:

Jenny Young, City Clerk

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DOWNEY, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, CERTIFYING  
THE STONEWOOD SPECIFIC PLAN 89-1  
FINAL ENVIRONMENTAL IMPACT REPORT

THE CITY COUNCIL OF THE CITY OF DOWNEY HEREBY RESOLVES  
AS FOLLOWS:

SECTION 1. The City Council of the City of Downey hereby  
FINDS, DETERMINES and DECLARES that:

A. On February 1, 1989 Hughes/Lyon Downey, owners of Stonewood Shopping Center, requested that the City of Downey consider a specific plan for the renovation of the existing commercial mall and for the addition of one major department store, on properties generally located on Firestone Boulevard between Lakewood Boulevard and Woodruff Avenue, in the City of Downey.

B. The City, as lead agency for the project, caused a Draft Environmental Impact Report (DEIR) (State Clearinghouse Number 89032910) to be prepared for Specific Plan 89-1 in accordance with the California Environmental Quality Act (CEQA) and the City of Downey Environmental Guidelines. Written comments were received during a thirty day public comment period, from May 17, 1989 to June 16, 1989.

C. In accordance with the direction of the City Council the Planning Commission has considered a specific plan as a guide to the development of the Stonewood Center. The Planning Commission and City Council, additionally studied Tentative Tract Map No. 47611, a resubdivision of the existing shopping center property.

D. On June 21, 1989 the Planning Commission held a public hearing, carefully considering both written and oral testimony concerning the environmental impacts and development issues surrounding Specific Plan 89-1 and Tentative Map. No. 47611.

E. That on June 21, 1989 the Planning Commission adopted Resolution 1271, recommending to the City Council Certification of the DEIR and that a Final Environmental Impact Report (FEIR) be transmitted to the City Council.

F. The City Council has fully reviewed the FEIR and carefully considered all facts, opinions, and testimony regarding the Final Environmental Impact Report in a duly noticed public hearing on July 11, 1989.

G. A Monitoring and Reporting Program is part of the FEIR and was developed to implement the environmental document's mitigation measures which have been designed to lessen or avoid the adverse environmental impacts of the Stonewood Specific Plan SP 89-1 and the Program is set forth in Attachment 1, attached hereto and incorporated herein by this reference

SECTION 2. That the City Council of the City of Downey HEREBY FINDS, DETERMINES and RESOLVES that the FEIR for Specific Plan 89-1 and Tentative Tract Map No. 47611 has been prepared and complete in compliance with the requirements of CEQA and the City of Downey Environmental Guidelines.

SECTION 3. That the City Council of the City of Downey HEREBY FINDS, DETERMINES and RESOLVES that all of the project's impacts have been mitigated and that a statement of overriding concerns is not required either by CEQA or City of Downey Environmental Guidelines.

SECTION 4. Pursuant to the provisions of California Code of Civil Procedure Section 1094.6, as adopted by Resolution No. 3406, judicial review of the City Council's decision regarding this matter made pursuant to Section 1094.5 of the California Code of Civil Procedure provided that a petition is filed not later than the ninetieth (90th) day following the date of this resolution. The City Clerk shall send a certified copy of this resolution to the Applicant at the addresses contained in the record, which mailing shall constitute notice of the Council decision.

SECTION 5. The City Clerk is hereby authorized and directed to file a Notice of Determination as required pursuant to CEQA and shall certify the adoption of this resolution.

PASSED, APPROVED-and ADOPTED this 11th day of July, 1989, by the Planning Commission of the City of Downey.

Randall Barb, Mayor

Resolution No.  
Specific Plan 89-1 FEIR  
Page 3

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Downey at a regular meeting thereof, held on the 11th day of July, by the following vote:

AYES:

NOES:

ABSENT:

Jenny Young, City Clerk

**STONEWOOD SPECIFIC PLAN  
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The architectural style chosen for the Stonewood shopping center Specific Plan area will reflect a Post Modern design philosophy (see Exhibits 3-5, MALL ELEVATIONS and MALL ENTRIES. The philosophy of Post Modern architecture and the Stonewood design is characterized by the following:

- The strong composition of simple geometric forms.
- The use of glass block.
- The restrained use of different color tones with changes in color used to highlight massing.
- The combination of contemporary forms with a variety of historical styles.

*b. Color and Materials*

An approved color and material palette has been developed, consisting of the following:

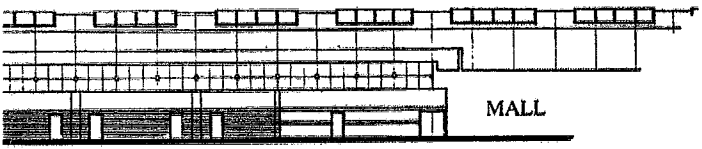
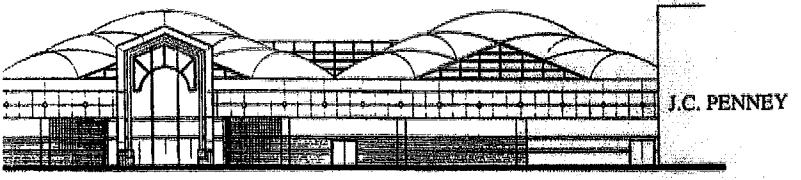
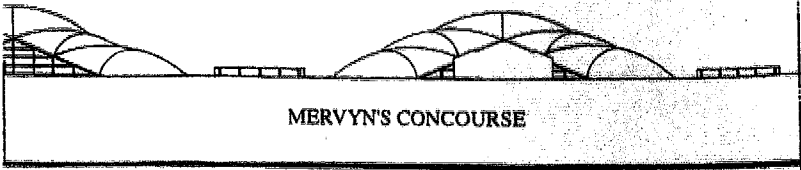
1) *Color*

Exterior colors will be selected from a contemporary palette, including two-tone salmon, turquoise, and teal. The approved project color scheme shall be subject to review and updating as required to give the mall a contemporary appearance. Future changes in color scheme shall be subject to the review of the City Community Development Director.

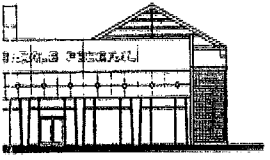
2) *Materials*

The materials used in the redesigned mall include a stucco finish with bands of reflective glass and masonry. Clear glass block will be back-lit at the entrances as an accent. Textured paving will be used in the five mall entry plazas.

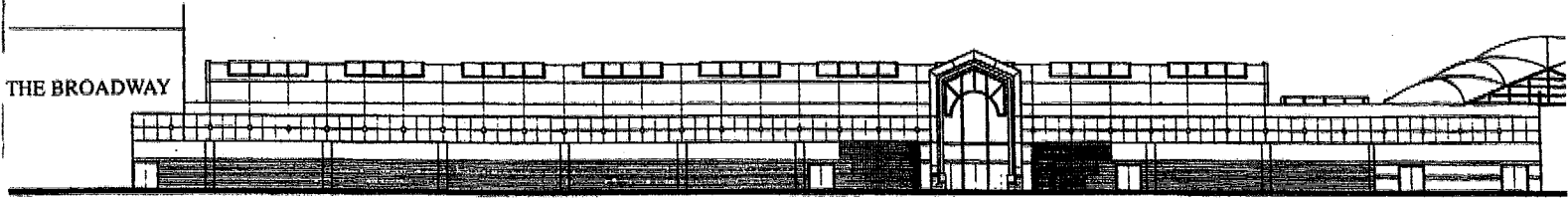
STONEWOOD



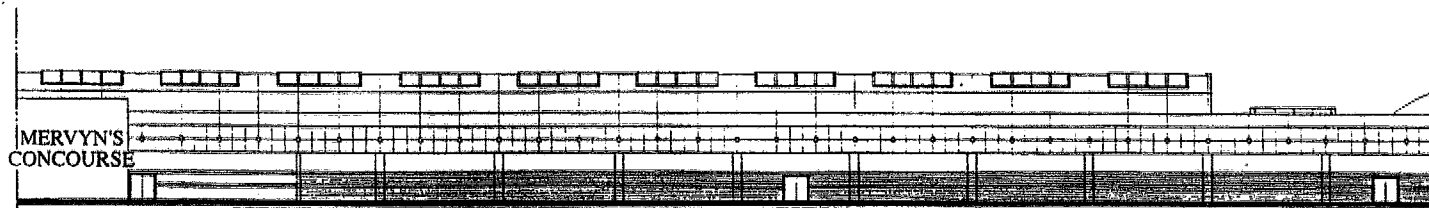
DN - MERVYN'S CONCOURSE



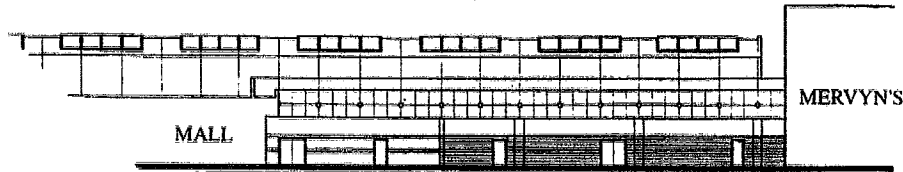
**Proposed Mall  
Exterior Elevations**



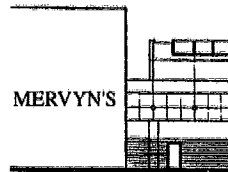
NORTH ELEVATION - PART A



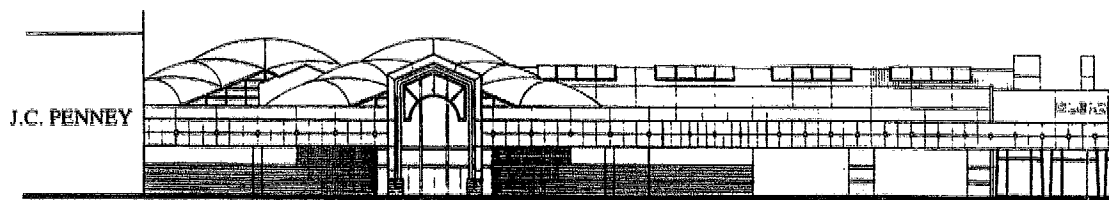
NORTH ELEVATION - PART B



EAST ELEVATION - MERVYN'S CONCOURSE



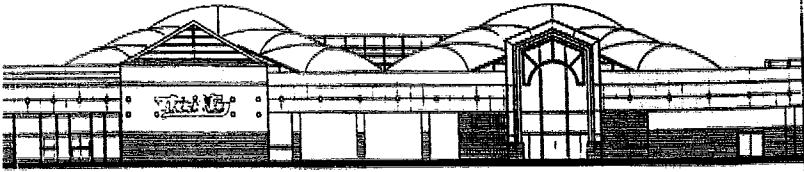
WEST ELEVATION



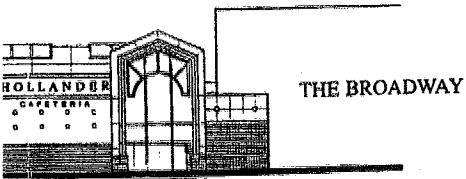
WEST ELEVATION - FOOD COURT

Source: Keeva J. Kekst Architects, Inc.

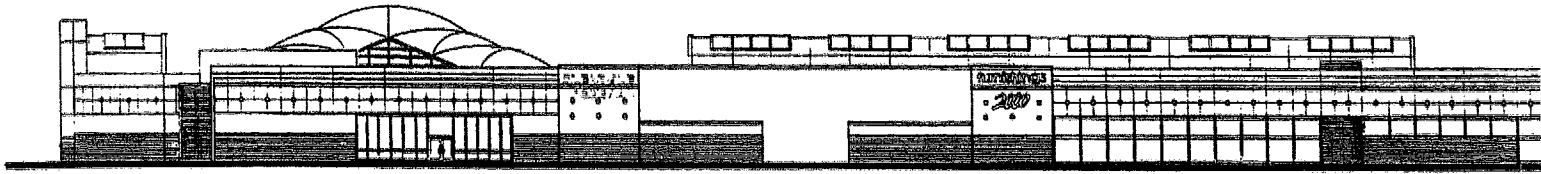




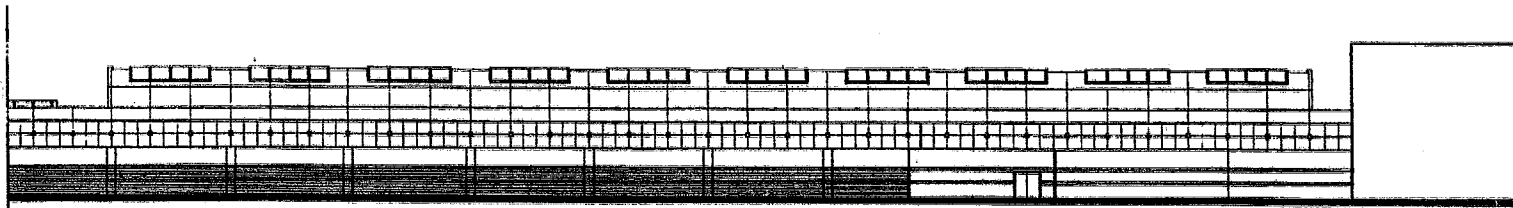
MAY COMPANY



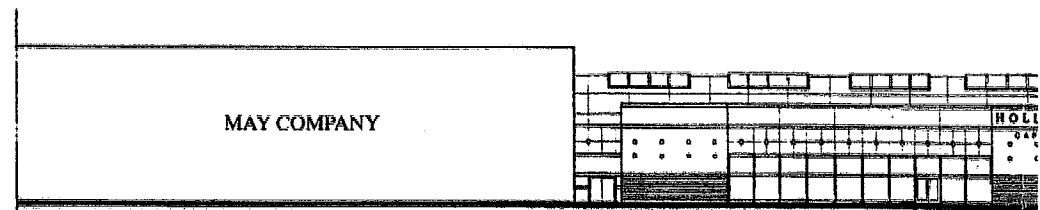
**Proposed Mall  
Exterior Elevations**



SOUTH ELEVATION - PART A



SOUTH ELEVATION - PART B

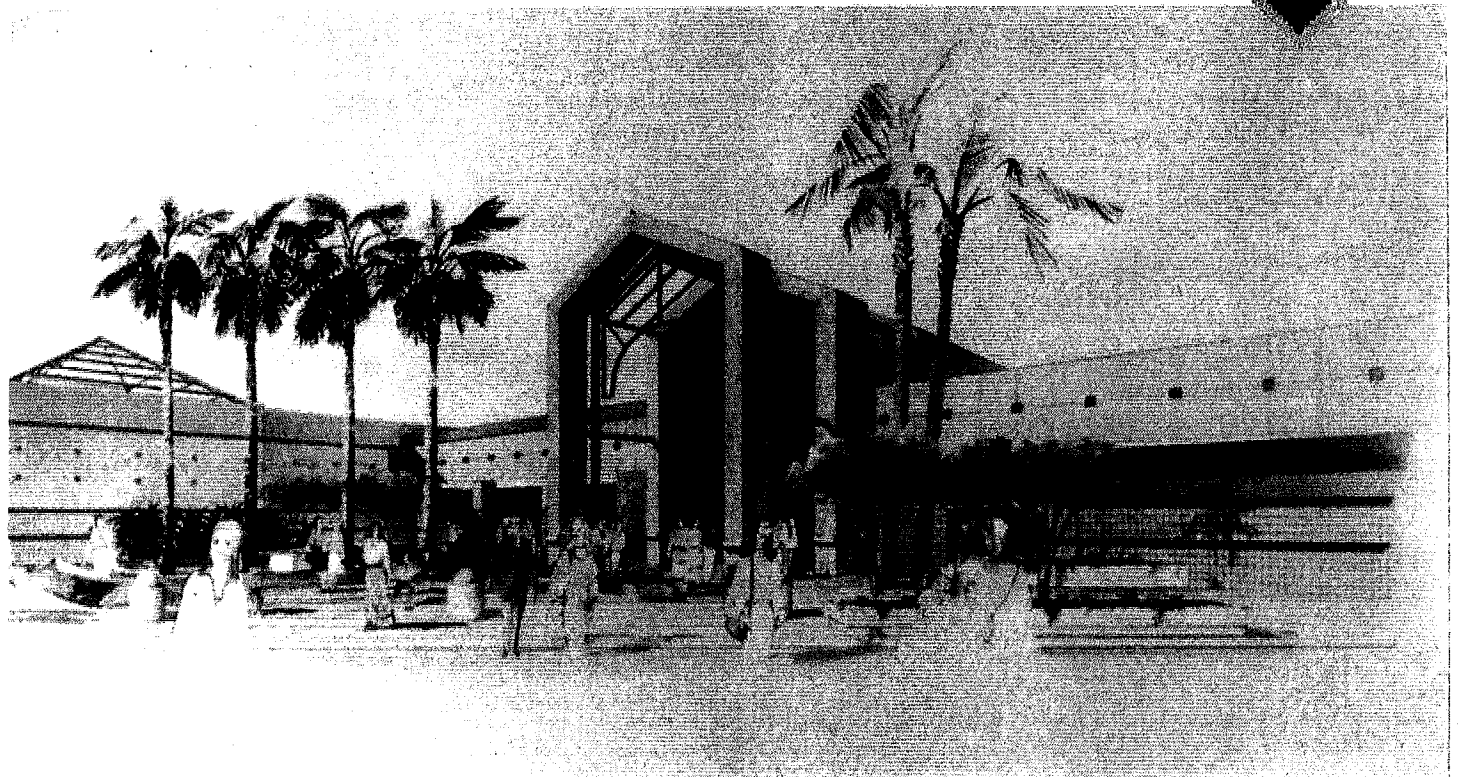


SOUTH ELEVATION - PART C

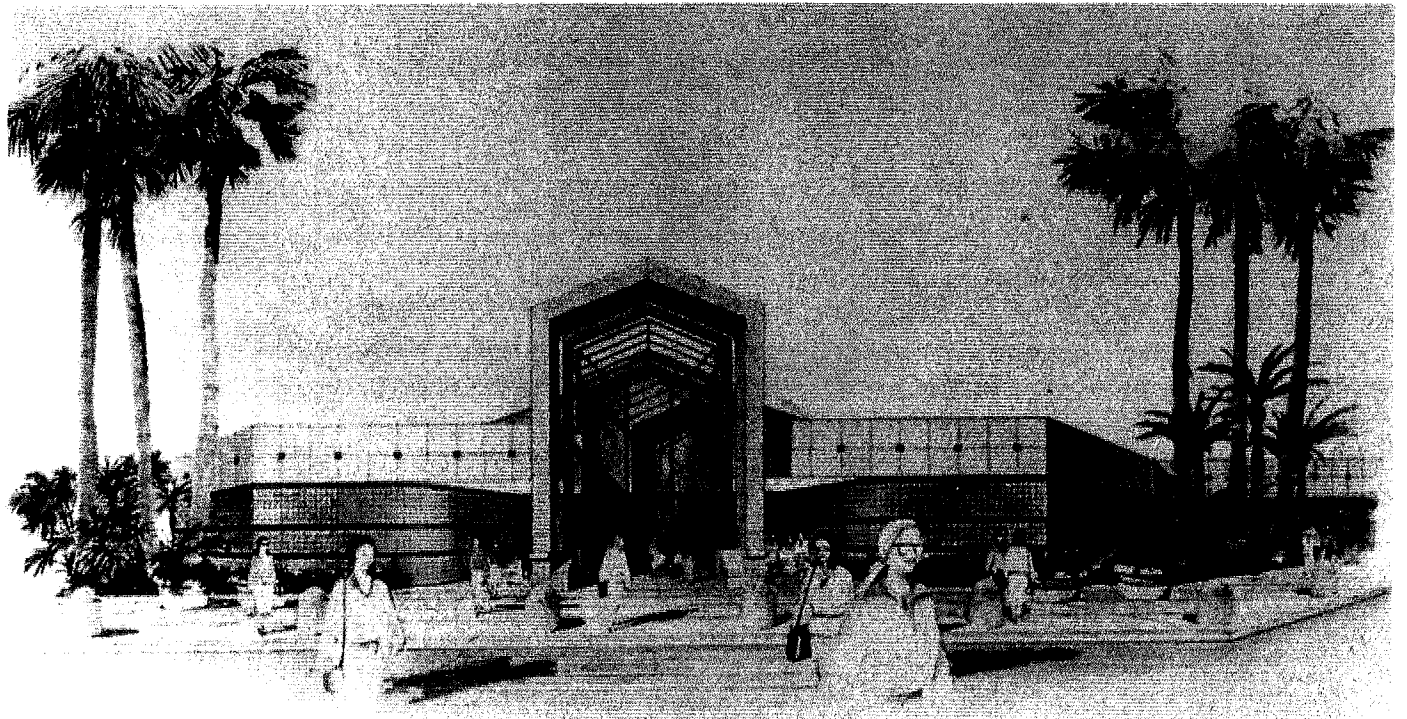
Source: Keeva J. Kekst Architects, Inc.







Firestone Boulevard Main Entry

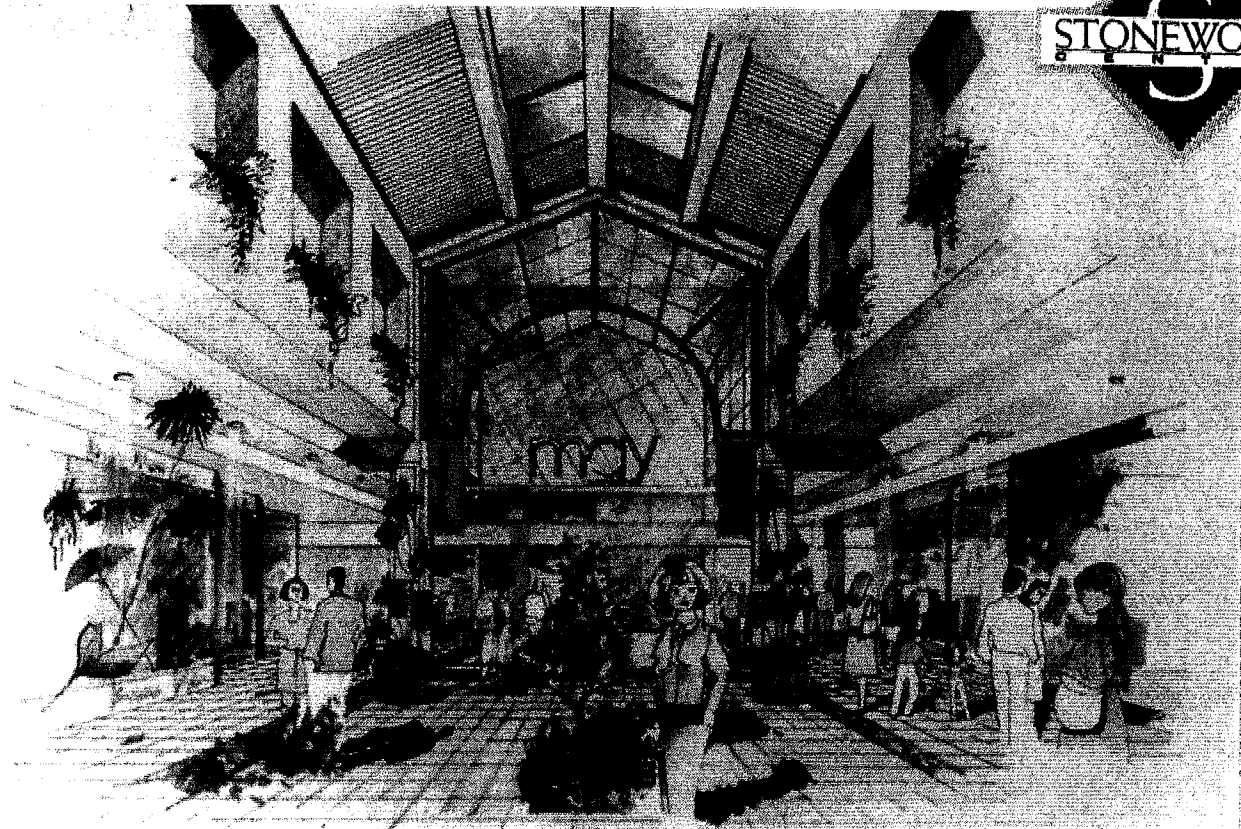


Lakewood Boulevard Entry

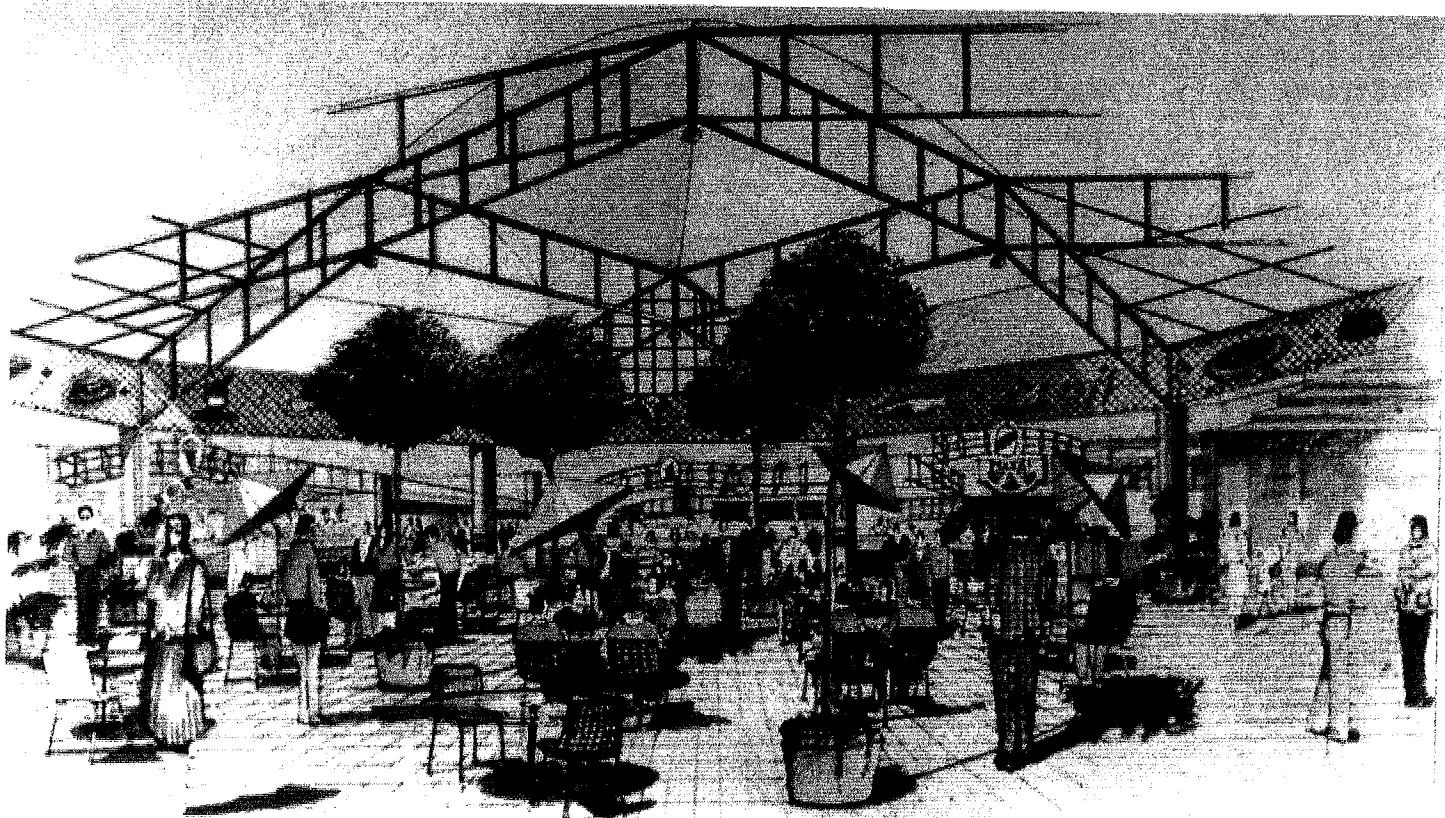
Source: Keeva J. Kekst Architects, Inc.



Proposed Mall Entrance



Artist's rendering of mall interior at proposed May Company



Artist's rendering of proposed Food Court

Source:  
Keeva J. Kekst Architects, Inc.



### *c. Interior Design*

The design concept for the mall enclosure is based upon a meandering linear plan, creating a series of small internal "neighborhoods" bridged overhead by a continuous ridge punctuated by skylights and clerestory windows (see Exhibits 6 and 7, MALL INTERIOR and ROOF PLAN). Store fronts within the mall will be remodeled.

### *d. Building Lighting*

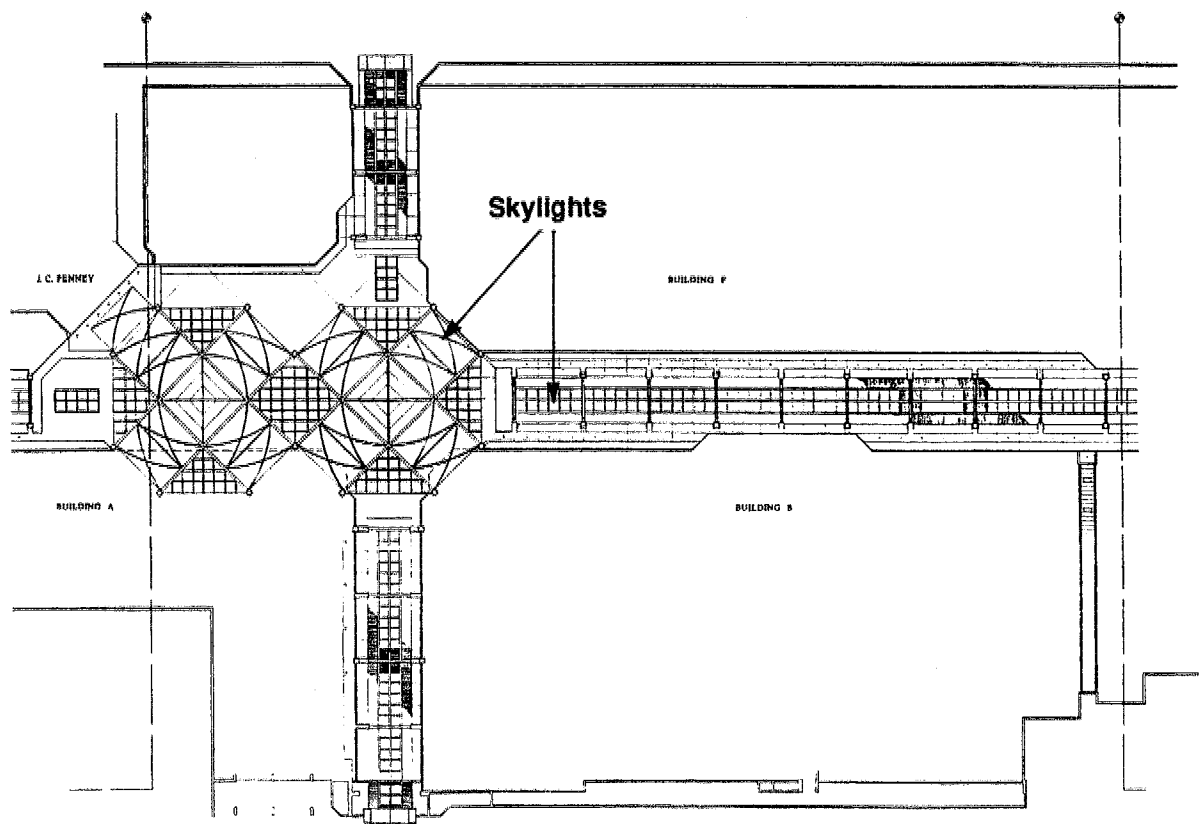
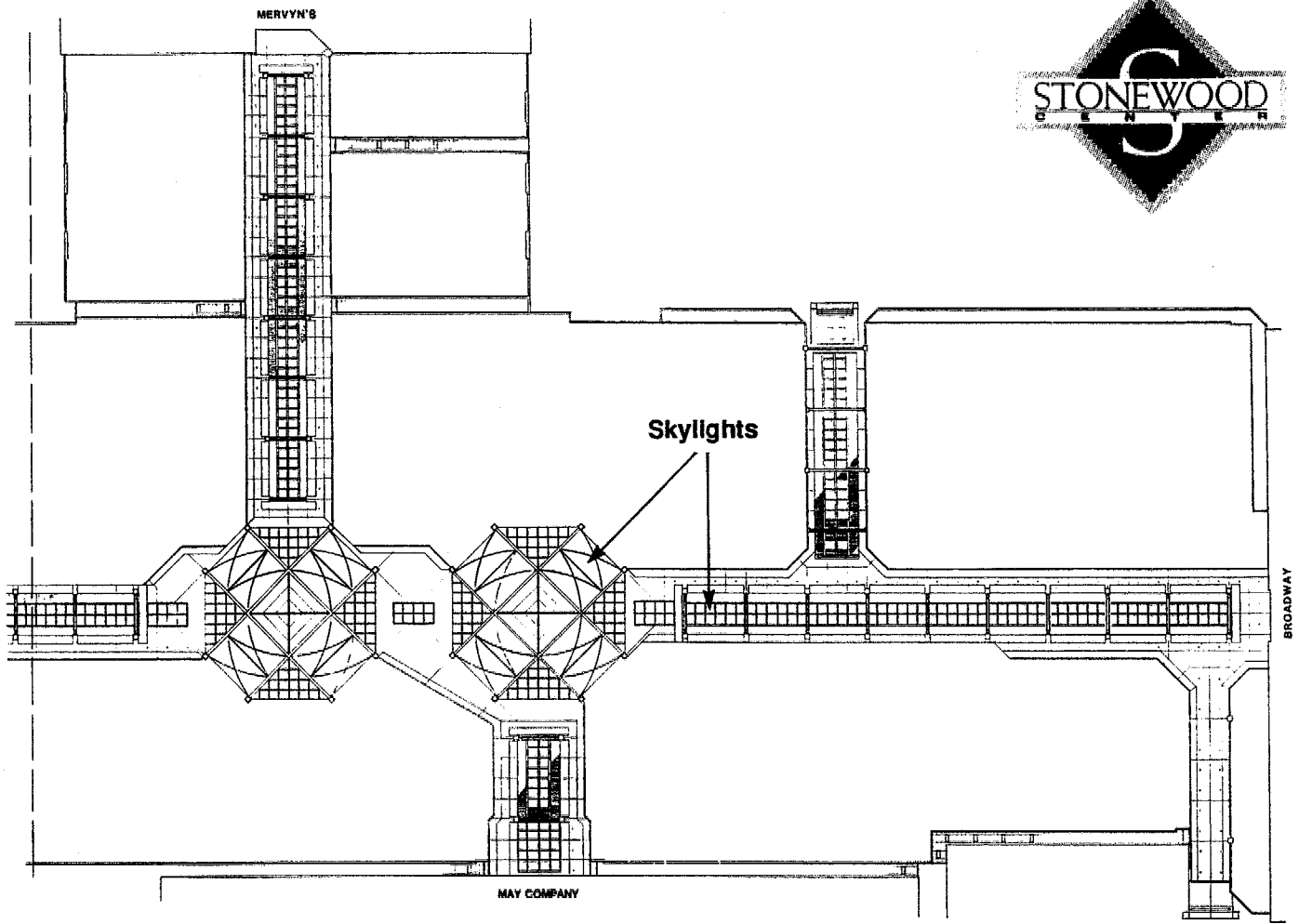
A unified lighting concept is important to the overall design consistency in the Stonewood Shopping Center. Mall entries illuminated by back-lit glass block will provide a consistent theme. Lighted bollards will define the entry plazas.

### *e. Landscape Architecture*

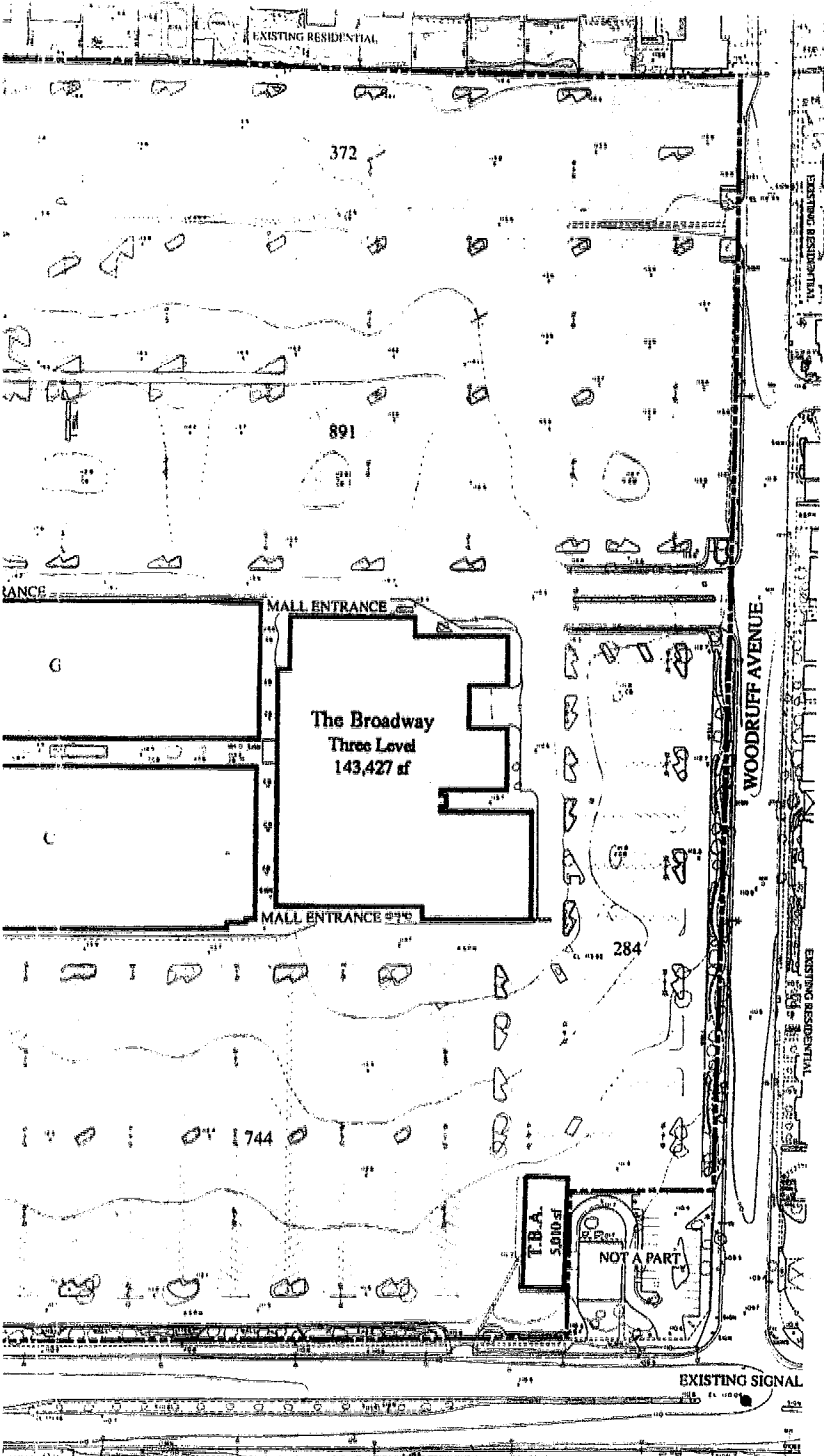
The landscape concept incorporates existing mature trees and planter areas within the parking areas and along the Project's edge with substantial amounts of new plant material to accentuate project entries, delineate vehicular and pedestrian circulation linkages, enhance interior and exterior public spaces, and soften architectural mass. Entry plazas will provide a transition from the outside to the mall interior. The details of the Landscape Plan are outlined in the Section IV, LANDSCAPE CONCEPT PLAN.




## **3. Market and Revitalization Concept**

The Stonewood Shopping Center has been underutilized due to a variety of factors. Private marketing studies conclude that current and potential customers of the Stonewood Shopping Center would be attracted by a number of additional amenities. Preferred amenities include an additional department store, an enclosed mall structure, expanded food facilities, and increased retail stores appealing to an expanded market. Marketing input, in addition to the City's studies (the *Firestone Boulevard Revitalization Study* and Redevelopment area studies), led to the present expansion plan.



Typical Roof Plans



-  Existing Vegetation
-  Topography Contour Lines
-  Site Boundary

**Existing  
Mall Condition**  
Exhibit 8

EXISTING SIGNAL

CECILIA ST.

LAKewood BOULEVARD

NOT A PART

T.B.A.  
9,378 sf

256

Mervyn's  
Two Level  
80,688 sf

270

J.C. Penney  
Two Level  
192,629 sf

624

L

M

MALL ENTRANCE

MALL ENTRANCE

MALL ENTRANCE

J

F

MALL ENTRANCE

ONE LEVEL OPEN AIR MALL

H

A

B

MALL ENTRANCE

MALL ENTRANCE

222

884

NOT A PART

PAD  
9,520 sf

EXISTING SIGNAL

FIRESTONE BOULEVARD

EXISTING SIGNAL

Source: Keeva J. Kekst Architects, Inc.



The Firestone Revitalization Study Area and the City Redevelopment Area have a potentially synergistic relationship with the Stonewood expansion, with the expansion acting as a catalyst for revitalization.

*a. Firestone Corridor Revitalization Study*

In 1988, the City of Downey prepared the Firestone Boulevard Revitalization Study to assess the needs of the Firestone corridor and identify strategies for improving commercial opportunities and public amenities within the study area.

*1) Relationship with Recommendations and Goals*

The proposed Stonewood expansion project is related to the Revitalization Study in its focus and supports revitalization recommendations. The proposed Project implements the Study by:

- Preparing a Specific Plan for the Stonewood Shopping Center.
- Enclosing and expanding the center.
- Developing community and regional land uses complementary to a regional shopping center, including freestanding retail uses, specialty retail, and commercial recreation.

*2) Relationship with Proposed Uses in the Study and Plan*

The Stonewood expansion proposes uses recommended by the Study, including the addition of a fourth 146,250 s.f. major tenant (May Co.). This use is recommended in the Study as a means of extending the shopping center's sphere of influence to the east and west.

*3) Relationship with Traffic*

Both Lakewood and Firestone Boulevards, designated as Major Highways, and Woodruff Avenue, designated as a Collector by the City General Plan, are located within the Revitalization Study Area.

#### *4) Relationship of Project Design with the Revitalization Study*

The proposed Project improves upon the design features of the existing mall, using a modern facade and color that will be consistent throughout the complex; it will have a unified sign program, additional landscaping, improved landscape design, and additional parking for the increased demand.

The proposed project follows the Study's recommendations for private improvements by proposing to provide additional landscaping, commercial rehabilitation and facade improvements.

#### *b. Downey Redevelopment Area*

The Stonewood Shopping Center is bordered on three sides by the Downey Redevelopment Project Area. Although not included within the Redevelopment area, the physical and economic improvements of the Stonewood project will have a positive effect on the redevelopment area. The public improvements and future revitalization in the redevelopment area will have a positive effect on the shopping center.

#### *1) Relationship with Recommendations and Goals*

The proposed Stonewood expansion is related to the Redevelopment Plan in its focus to support revitalization recommendations and redevelopment goals.

The proposed Stonewood expansion complements Redevelopment Goals to:

- Prepare a Specific Plan for the Stonewood site
- Eliminate incompatible and uneconomic land uses, obsolete structures, and improve the overall appearance of existing buildings, streets, parking areas and other facilities, public and private.



- Achieve a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community.
- Promote the economic well being of the Redevelopment Project Area by encouraging diversification of its commercial base.
- Promote development of diverse local job opportunities.
- Provide construction and employment opportunities in the development of new facilities and by providing employment opportunities in the operation of new commercial facilities.
- Implement the construction or reconstruction of adequate streets, curbs, gutters, street lights, storm drains, and other improvements and to correct existing deficiencies.

## *2) Relationship with Proposed Uses in the Plan*

The proposed project reinforces the Redevelopment Plan by proposing uses that complement land uses designated in the Plan.

The proposed Project is compatible with Redevelopment Plan land use designations for the Redevelopment Project Area located west and south of the site. The proposed Stonewood expansion project, comprised of general commercial uses and a few office uses (bank and mall office), is compatible with the General Office, Commercial, Medical and Professional land use designations in the Plan.

## *3) Relationship with Traffic Issues*

Both Lakewood and Firestone Boulevards, designated as Major Highways, are located within the Redevelopment Project Area. The Report to City Council for Downey Redevelopment Project does show ingress, egress and parking problems. The report suggests that the traffic impacts of each new development within the Redevelopment Area be evaluated.

#### **4. Project Relationship to General Plan**

California Government Code sections 65450-65553 allows the adoption and administration of specific plans as an implementation tool for elements contained within the General Plan. Specific Plans must demonstrate consistency with the goals, objectives, policies, programs and land uses that are set forth in the General Plan. California Government Code outlines seven mandatory General Plan elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety). The Downey General Plan addresses these mandatory elements through its adopted elements (Land Use, Circulation, Parks and Recreation, Public Buildings and Facilities, Public Utilities, Community Design, Housing, Noise, and Public Safety).

The Stonewood Specific Plan addresses the applicable City goals, objectives and policies which guide commercial development through its Development Plan, Development Regulations and Standards, and Design Guidelines. General Plan goals and objectives that directly affect the Project are first outlined, followed by a brief description of the implementation methods for each of the goals per the provisions of the Stonewood Specific Plan. The Housing, Public Buildings and Facilities, and Parks and Recreation Elements are not discussed due to the Project's commercial nature.

##### ***a. Land Use Element***

- 1) Create and retain healthy, diversified commercial districts providing goods and services.
- 2) Promote and support private programs aimed at the revitalization and redevelopment of the older commercial area.

Implementation: The Project aids directly in implementing these goals. The main purpose of the Project is to revitalize the mall by improving overall design quality, addition of a new department store, enclosure of the mall and other related improvements. One of the stated goals of the Project is to expand the economic base of the City of Downey. The relationship of the Stonewood expansion to the goals of the Firestone Boulevard Revitalization Study and the City Redevelopment area (which Stonewood borders) are discussed above.

- 3) Promote orderly growth of the central Business District through special studies and specific plans.
- 4) Provide precise development controls in commercial areas where development standards are critical.

Implementation: The primary purpose of the Stonewood Specific Plan is to ensure orderly execution of the Stonewood Mall expansion proposed, in accordance with the intent of the Downey General Plan. The Specific Plan provides site-specific development guidelines and standards that will ensure orderly development.

- 5) Require adequate and well designed off-street parking and loading facilities.

Implementation: Refer to Circulation section.

- 6) Support beautification in all commercial areas.

Implementation: Refer to Community Design section.

- 7) Require adequate buffering between commercial and non-commercial land areas.

Implementation: Cecilia Street, which forms the northern boundary of the Project area, separates the Stonewood Mall from a residential community. The residential area also spreads partially across Woodruff Avenue which forms the western boundary of the mall. Providing adequate buffer between the residential area and the mall is a primary concern. Although the draft

Environmental Impact Report for the Stonewood Shopping Center Expansion indicates that there will not be a significant impact on the residential area than what already exists, the Specific Plan proposes low-key signage on Cecilia Street to de-emphasize the entrance in order to reduce the traffic and noise impacts on the residential area. Parking lot and streetscape landscaping will serve to buffer the adjacent residential areas.

*b. Circulation Element*

- 1) Prevent unnecessary traffic congestion.
- 2) Protect street capacities and increase traffic safety by controlling points of access.

Implementation: Various circulation improvements are being proposed to improve traffic flow and access to the mall. The major circulation improvements include:

- No additional driveways have been planned adjacent to residential areas on Cecilia Street and Woodruff Avenue.
- Addition of a traffic signal on Lakewood Boulevard at Stonewood Drive Street to improve mall access.
- Addition of a bus turnout at the existing bus stop on Firestone Boulevard to improve traffic flow.
- Addition of a walkway on both sides of the Firestone major entry drive, providing improved, off-street access to pedestrians from the bsp.
- Addition of an additional southbound lane on Woodruff Avenue (through restriping) and road widening at the intersection with Firestone to provide an exclusive right turn lane.

- 3) Improve public street with curbs, gutters, sidewalks, paveouts, and maintain in good repair.

Implementation: The Specific Plan requires that all circulation improvements be developed to City building standards. Improvements to Lakewood and Firestone Boulevards must be coordinated through Caltrans.

- 4) Insure adequate and well designed off-street parking facilities for all uses.

Implementation: The Specific Plan provides adequate parking for the proposed uses. The Specific Plan proposes 4,785 parking spaces, of which 4029 (84.2%) are standard size, 705 (14.7%) spaces are compact and 51 (1.1%) spaces are handicapped parking.

*c. Public Utilities Element*

- 1) Consider aesthetic relationships and environmental compatibility as well as functional aspects in location, relocation and design of all exposed utility facilities.

Implementation: Refer to the Public Safety section. The Specific Plan also requires that all underground utilities be developed to the City's building standards.

*d. Community Design Elements*

- 1) Create a well designed community, responsive to people and their activities.

Implementation: The design concept for the mall enclosure is based upon a meandering linear plan, creating a series of small internal "neighborhoods" bridged overhead by a continuous ridge punctuated by skylights and clerestory windows. A food court is proposed to provide a needed amenity to users of the mall. The exterior of the new addition to the mall is proposed to be unified by a post-modern architectural style.

- 2) Assist property owners and developers in attaining high standards of design.

Implementation: The Specific Plan ensures high standards of design through the implementation of Project design guidelines and standards.

- 3) Encourage regulations which place increased emphasis on design considerations.

Implementation: Design considerations constitute one of the primary aspects of the Stonewood Shopping Center improvement plan. The Specific Plan encourages generous landscaping in the parking area, and redesigned building facades, signage, and building entries.

*e. Noise Element*

- 1) Protect people living and working within the City from adverse noise impacts.

Implementation: The Environmental Impact Report for the Stonewood Shopping Center Expansion suggests that the impact created by the expansion will not be significantly increased from the existing condition. A sound wall already exists between the residential area and the mall parking lot. Project construction activities will be required to comply with City and Specific Plan noise restrictions and the applicant will be required to submit evidence that all onsite areas will meet applicable exterior noise standards based on the proposed land use. Also refer to the Land Use Element section.

*f. Public Safety Element*

- 1) Encourage transportation and utility system to locate and operate safely.

Implementation: Improvements as indicated in the circulation section of the Specific Plan and mitigation measures identified in the Project Environmental Impact Report have been proposed to encourage and enhance traffic safety. A proposed traffic signal at the Lakewood Boulevard/Stonewood intersection, and an additional turn lane at the intersection of Woodruff Avenue and Firestone Boulevard will improve traffic conditions around the Project area. One of the primary features of the

proposed expansion is to relocate utility lines from the center of the shopping center to the periphery of the enclosed mall.

- 2) Assure continued safe accessibility to all urban land uses throughout the City.

Implementation: The Specific Plan provides for safe access to the Stonewood Shopping Center at nine locations, one major driveway on each peripheral street, and five commercial driveways. Circulation improvements and mitigation measures identified in the Environmental Impact Report will maximize safe access to the Stonewood Shopping Center.

- 3) Assure continued economic stability and growth minimizing potential safety hazards.

Implementation: Continued economic stability and growth are major objectives of the Stonewood expansion plan. The Specific Plan will ensure that these objectives are carried out so that potential safety hazards will be minimized, in accordance with State, City, and EIR provisions.

*g. Environmental Resource Management Element*

- 1) To provide desirable tree coverage, as well as other ornamental planting, for all parts of the community.
- 2) To encourage maximum landscaping of private and public lands adjacent to transportation corridors.

Implementation: The Stonewood Specific Plan provides landscaping in several zones, including the parking lot, entry driveways, and mall entries. This landscaping (as outlined in the Project Landscape Plan, and required by the Project Development Regulations) consists of tree, shrub, and other ornamental plantings to enhance the visual quality of the area. In addition, the existing landscaped setback along Firestone boulevard and Lakewood Boulevards (both major transportation corridors through the City) are retained and enhanced at entry driveways.

- 3) To eliminate or control signs and billboards which may be adversely affecting the City's visual environment.

Implementation: The Project will submit a signage and graphics program as part of the design review process.



## **IV. Comprehensive Land Use Plan**

## **IV. Comprehensive Land Use Plan**

### **A. Land Use Plan**

#### **1. Existing Shopping Center**

The existing Stonewood Shopping Center is located on a 63 acre site currently occupied by a 858,193 square foot gross leasable area (GLA) open-air mall, surrounded by a parking lot and ancillary pads (see Exhibit 8, EXISTING MALL CONDITION). Three major department stores comprise the existing anchors: The Broadway (143,427 square feet), J. C. Penney (192,629 square feet), and Mervyn's (80,688 square feet). In addition to these major tenants, retail and ancillary uses are located in the mall. Retail uses include clothing stores, specialty shops, newly added furniture and drug store which occupies a former supermarket site, restaurants, and a financial institution. A 9,520 square foot restaurant pad currently undergoing remodeling is located in the southwest corner of the site. A maintenance building is located adjacent to the northern boundary between Cecilia Street and Mervyn's.

#### **2. Proposed Improvements**

The Stonewood Land Use Plan consists of the expansion and enclosure of the existing Stonewood Shopping Center, and the remodeling of the remaining structures. The proposed mall structure would consist of a single story enclosed shopping center connecting the four major tenants.

The Stonewood architectural design incorporates a combination of geometric forms, a skylight system, and a contemporary color scheme of two-tone salmon with teal accents. Currently, two of the new mall uses, Thrifty Drug and Furnishings 2000 occupy a portion of the mall remodelled consistent with the proposed architectural concept. A freestanding restaurant pad at the southwest corner of the mall is also currently undergoing remodelling.

The existing major tenants do not match the proposed shopping center improvements. The condition of the existing major tenants is as follows:

- J.C. Penney is considering the upgrade of exterior building facades to blend with the remodeled mall.
- Mervyn's exterior is relatively new, with a contemporary architectural style, and does not require additional remodeling to blend with the updated Stonewood design.
- The Broadway intends to clean the exterior building facades using a detergent wash. While this will not serve to update the appearance of the building, it will improve the overall visual quality of the store.

The materials used in the redesigned mall include a stucco finish with bands of reflective glass block and masonry. Clear glass block will be back lit at the entrances as an accent.

Mall land uses consist of the following elements (see Exhibit 9, LAND USE PLAN/MASTER PLAN):

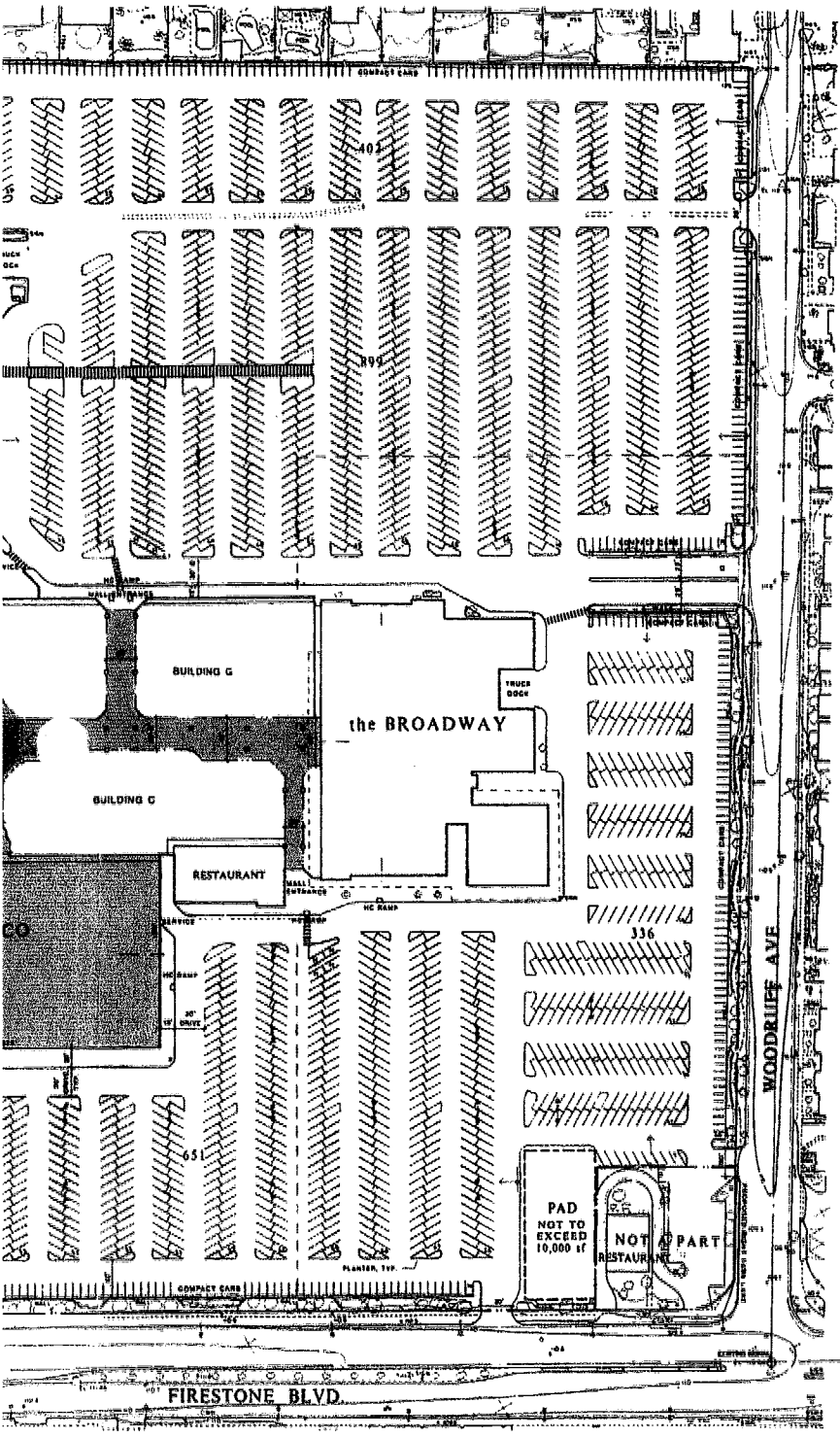
- Addition of a fourth major tenant to the mall (a 2-story May Co. of 146,250 square feet).
- Demolition of a portion of the existing mall structure to accommodate the proposed May Co.
- Enclosure of the existing mall structure utilizing an overhead ridge with skylights and clerestory windows.
- Addition of retail tenants and a food court within the mall structure, with remodeled interior store fronts.




The net increase in gross leasable floor area (GLA) including building additions, reconfigurations, abandonment of existing basement tenants, and enclosure of the mall totals approximately 86,449 square feet. This increase of GLA will bring the total GLA of the mall to approximately 944,642 square feet (see Table 1, LAND USE STATISTICS).

**TABLE 1**  
**LAND USE STATISTICS**  
**STONEWOOD EXPANSION**

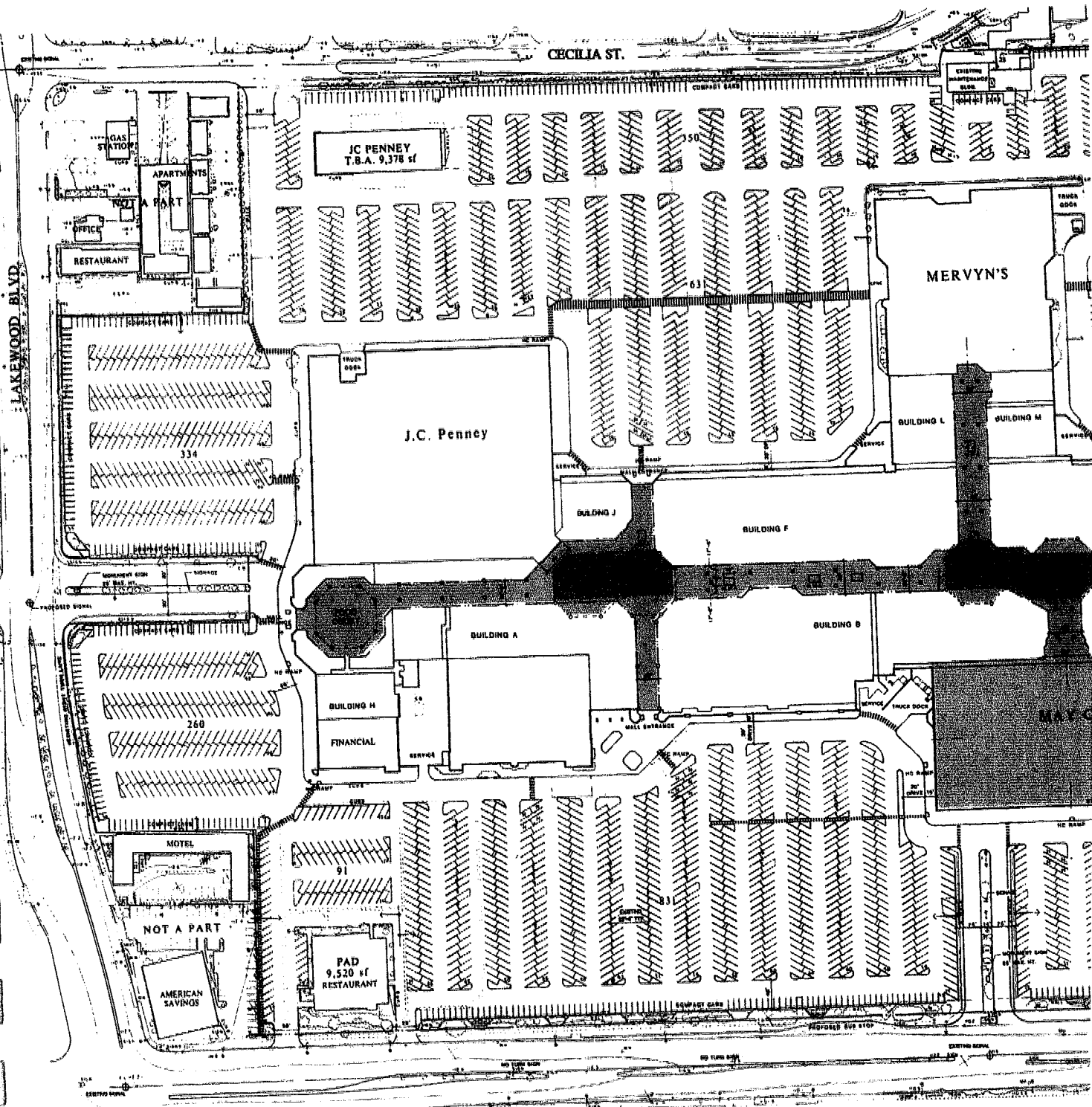
<b>Land Use</b>	<b>Area (Square feet, GLA)</b>
May Co.	146,250
Department Stores	
J.C. Penney	192,629
JC Penney TBA*	9,378
Mervyn's	80,688
The Broadway	143,427
<b>Subtotal</b>	<b>572,372</b>
Retail Stores	343,631
Food Court	7,775
Kiosks	1,344
Freestanding Pads	
Restaurant pad	9,520
Broadway TBA*	10,000
<b>Subtotal</b>	<b>372,270</b>
<b>TOTAL</b>	<b>944,642</b>

\* TBA--Tires, Batteries, and Accessories



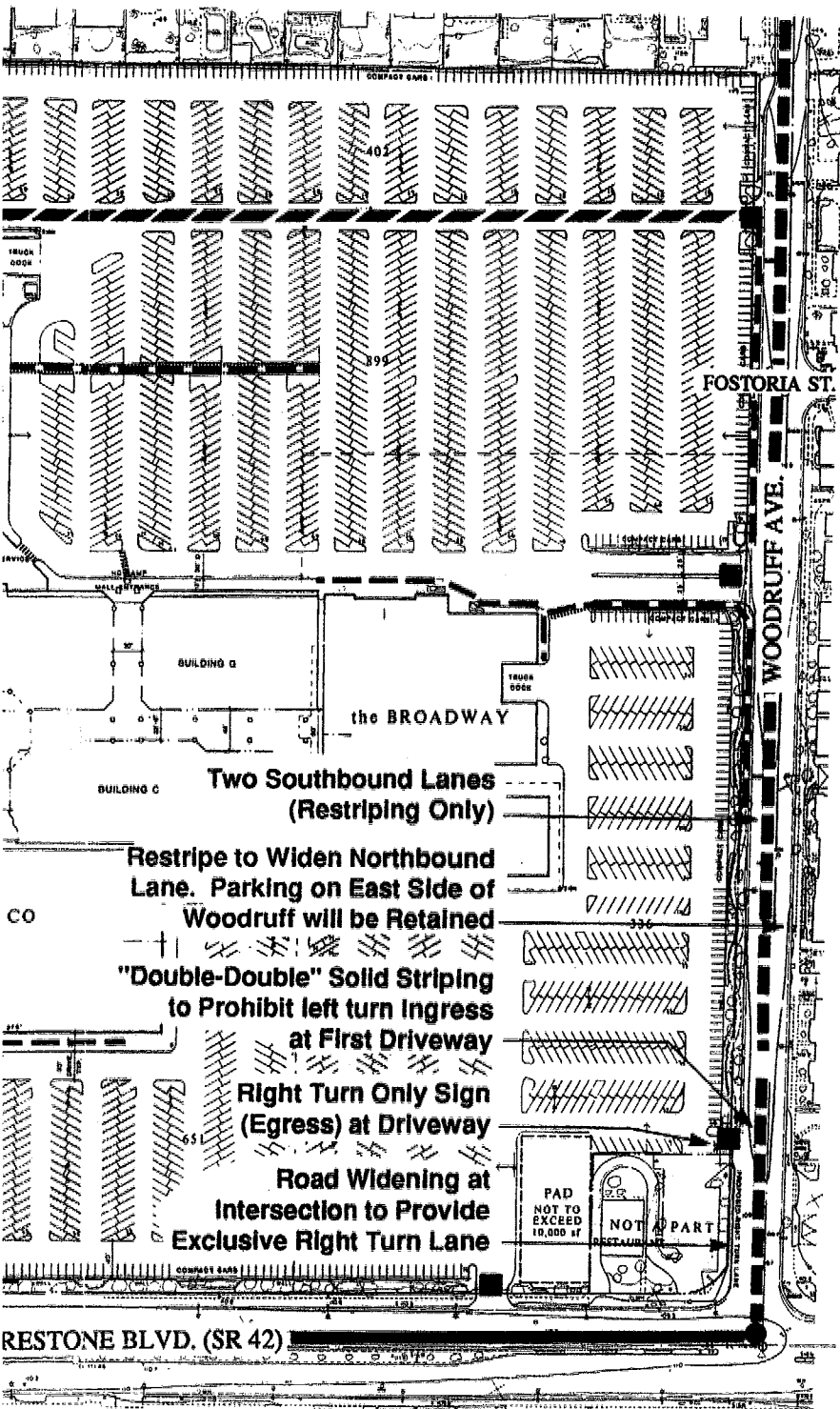
-  Interior Public Event Area
-  Additional Anchor (~ 146,250 ft.)
-  Mall Roof Enclosure

**Land Use Plan /  
Master Plan**



Source: Keeva J. Kekst Architects, Inc.














**Two Southbound Lanes  
(Restriping Only)**

**Restripe to Widen Northbound  
Lane. Parking on East Side of  
Woodruff will be Retained**

**"Double-Double" Solid Striping  
to Prohibit left turn Ingress  
at First Driveway**

**Right Turn Only Sign  
(Egress) at Driveway**

**Road Widening at  
Intersection to Provide  
Exclusive Right Turn Lane**

-  Driveway
-  Pedestrian Circulation
-  Parking Spaces
-  Existing Signal
-  Proposed Signal
-  State Highway
-  Collector
-  Main Entry Drive (Typical)
-  Internal Roadway (Typical)

LAKWOOD BLVD. (SR 19)

ARRINGTON AVE.

SHELLEYFIELD RD.

CLANCEY AVE.

CECILIA ST.

HALEDON AVE.

CITANEY AVE.

JC PENNEY  
T.B.A. 9,378 sf

J.C. Penney

MERVYN'S

Proposed  
3-Way Signal

FOOD COURT

BUILDING A

BUILDING B

BUILDING H

FINANCIAL

MAY

Parking Aisle  
Restriping to  
Accommodate  
Inbound Traffic Flow

Proposed Bus  
Turnout / Shelter

MOTEL

NOT A PART

AMERICAN SAVINGS

PAD  
9,520 sf  
RESTAURANT

Source: Keeva J. Kekst Architects, Inc.





## **B. Circulation Plan**

The Circulation Plan provides for safe, adequate vehicular and pedestrian movement within the Stonewood Shopping Center, and provides appropriate site access from peripheral arterials. Circulation improvements and traffic signals are provided as shown in Exhibit 10, CIRCULATION PLAN.

Access to the existing Stonewood Shopping Center is accommodated in nine locations, one major driveway on each peripheral street, and five commercial driveways. No additional driveways are planned on Cecilia Street and Woodruff Avenue, adjacent to low density residential areas.

### **1. Circulation Improvements**

Components of the Circulation Plan include the following:

#### *a. Major Highways*

##### *1) Firestone Boulevard*

Firestone Boulevard is an east-west running California Highway (State Route 42) on the southern boundary of the Stonewood site, consisting of a divided, six-lane roadway with a varying right-of-way width. The minimum right-of-way width is 100 feet in the Stonewood vicinity. An existing traffic signal controls traffic flow at the primary mall entrance south of the proposed May Company, and at the intersections with Lakewood Boulevard (State Route 19) and Woodruff Avenue. Firestone Boulevard is the primary retail corridor in the City of Downey, and consequently a heavily traveled roadway.

Project-related improvements to Firestone Boulevard consist of:

- The addition of a bus turnout to the existing bus stop west of the central entry driveway. A bus shelter will be provided on the Stonewood property.

Roadway improvements to Firestone Boulevard are subject to Caltrans review and approval.

2) *Lakewood Boulevard*

Lakewood Boulevard is a north-south running California Highway (State Route 19) on the western boundary of the Stonewood site, consisting of a divided roadway which varies from four to six lanes, with a right-of-way width which varies. The right of way north of Stonewood/3rd Street is 100 feet (76 feet curb-to-curb); south of Stonewood/3rd Street the right-of-way varies with a minimum width of 100 feet.

Project-related improvements of Lakewood Boulevard consist of:

- A three-phase traffic signal at the intersection of Stonewood Drive/3rd Street, the major access driveway on Lakewood Boulevard: This will provide a protected southbound left turn movement out of the mall. Stacking distance of 225 feet will be provided for eastbound, westbound, and southbound lanes at the intersection.

Implementation of these improvements must be coordinated with Caltrans.

*b. Collectors*

1) *Cecilia Street*

Cecilia Street is an east-west collector which borders a portion of the Project site at the northern boundary. Cecilia consists of a widened segment providing for five lanes (consisting of two through lanes and three turn lanes) between Lakewood Boulevard and the Stonewood access driveway, and one lane in each direction to the east of the driveway. The right-of-way width consists of 70 feet (52 feet curb-to-curb) from Lakewood to Shellyfield; 60 feet (38 feet curb-to-curb) from Shellyfield to Chaney; and 60 feet (36 feet curb-to-curb) east of Chaney. An existing traffic signal is located at the intersection with Lakewood Boulevard.

Cecilia Street is a secondary entry point into the mall; the proposed signal at Lakewood at Stonewood/3rd Street is expected to reduce the demand at this driveway somewhat. Signage at this driveway will be low key to de-emphasize the entrance and reduce impacts on nearby residential areas during peak holiday periods.

## 2) *Woodruff Avenue*

Woodruff Avenue is a north-south collector road with a 70 foot right-of-way (50 feet curb-to-curb) located to the east of the Stonewood site. Woodruff Avenue consists of one lane in each direction, a two-way left turn lane, and limited parking and driveway access for adjacent residential uses on the eastern side. An existing traffic signal is located at the intersection with Firestone Boulevard. Three access points to the mall are located along Woodruff Avenue: one major entry driveway and two minor driveways.

Project related improvements to Woodruff Avenue include:

- There will be two southbound lanes south of the major entry driveway, which will be implemented by restriping the existing roadway. The existing landscaped edge and sidewalks will be retained.
- To facilitate right-turn movements southbound on Woodruff Avenue and truck traffic northbound from Firestone Bouevard, Woodruff Avenue will be widened twelve feet (12') at the intersection with Firestone Boulevard, and transition approximately 200 feet northward on Woodruff.
- A "double-double" solid striped median will be added to Woodruff Avenue at the first (most southerly) driveway to prohibit left turn ingress. Additionally, the driveway will be designated as right turn egress only.
- Existing parking will be retained on the east side of Woodruff Avenue.

### *c. Entry Driveways and Internal Roads*

#### *1) Entry Driveways*

Major entry driveways currently occur in four locations--one per peripheral street. Entry Driveways consist of two entry and two exit lanes divided by a raised, landscaped median with signage monumentation. Major entry driveways generally have a width of 30 feet, with the exception of the Woodruff Avenue driveway which has a width of 25 feet, and Firestone driveway which has a width of 25 feet. Five minor driveways are located along Firestone Boulevard and Woodruff Avenue.

Project-related improvements to driveways include:

- The raised median and driveway in the Firestone entry will be reduced in width to allow for a five-foot pedestrian walkway on both sides of the driveway. This walkway will provide a separate pedestrian access to the mall from the bus stop on Firestone.
- The Woodruff Avenue major entry driveway will be reduced in width to 25 feet to allow a five-foot pedestrian walkway on the southern side.
- The major driveways on Firestone Boulevard and Lakewood Boulevard will be accented through the use of textured paving and decorative lighting to indicate their status as primary mall entries. The major entry driveways on Cecilia and Woodruff will utilize accent paving.
- The parking aisle immediately adjoining the entry driveway to the east of the existing restaurant pad (on the southwest corner of the site) will be restriped to accommodate inbound traffic flow. In its current state, the parking stall direction is contrary to the flow of traffic.

#### *2) Internal Roads*

The proposed circulation system contains a number of internal roads arranged in an indirect loop system. This system provides access to mall uses from the entries on Cecilia Street, Woodruff Avenue, Lakewood Boulevard, and Firestone Boulevard. Internal roads consist of 30 foot

paving with one traffic lane in each direction. Access to the mall occurs in nine locations around the site.

*d. Pedestrian Walkways*

Walkways for pedestrian use occur on all peripheral streets; a meandering walk and landscaped setback occurs along a portion of Woodruff Avenue. The existing peripheral system will remain in place; no further improvements are planned to the peripheral system.

- The median and driveway lanes in the Firestone entry driveway will be reduced in width to allow for a five-foot wide pedestrian walkway on both sides of the driveway. This walkway will provide a separate pedestrian access to the mall from the bus stop on Firestone.
- The Woodruff Avenue major entry driveway lanes will be reduced in width to 25 feet to allow a five-foot pedestrian walkway on the southern side.
- Walkways are a minimum of five feet (5') wide for pedestrian use in a commercial area.

*e. Bus Stop/Shelter*

As part of the Stonewood improvements, a bus turnout and shelter is planned on Firestone Boulevard immediately west of the central access driveway. The bus turn-out lane on Firestone Boulevard is planned to minimize traffic interruption caused by passenger pick-up. The bus turnout is located within Caltrans right-of-way.

A covered shelter shall be provided at the bus stop for the convenience of riders. The shelter will be located within the Stonewood property, to be designed and maintained by the Project applicant or successive owners. The shelter will be designed in a manner consistent with the mall remodeled architecture.

## 2. Caltrans Coordination

Both Firestone Boulevard (SR 42) and Lakewood Boulevard (SR 19) are State Highways and fall under the jurisdiction of the California Department of Transportation (Caltrans). Any improvements planned within the State right-of-way must meet with Caltrans approval and follow the appropriate permitting process.

## 3. Parking

The existing parking layout consists of 4527 regular sized spaces (see Exhibit 8, EXISTING MALL CONDITION) and approximately 20 handicapped spaces. To accommodate the parking demand generated by the expanded mall uses and added May Co. anchor, the parking lot will be expanded, with stalls reconfigured, and compact spaces added on the periphery of the parking lot (see Exhibits 10 and 22, CIRCULATION PLAN, and PARKING). Additional handicapped spaces will be provided, totalling 51 spaces.

TABLE 2  
PARKING

Parking Type	Existing Parking	Proposed Parking
Standard	4527	4029 (84.2 %)
Compact	0	705 (14.7%)
Handicapped	~20	51 (1.1%)
<b>Total</b>	<b>4547</b>	<b>4785</b>

## C. Landscape Concept Plan

The landscape concept for the Stonewood Shopping Center renovation and expansion consists of parking lot/entry driveway landscape, transition area

landscape and mall entry plazas (see Exhibit 11, LANDSCAPE CONCEPT PLAN). In areas where the parking lot fronts onto one of the surrounding roadways, the visual impact of the lot is generally softened by a landscaped edge (see Exhibits 12-14, LANDSCAPE SECTIONS).

Interior landscaping will be provided but will not be discussed in this document.

### **1. Parking Lot Landscape**

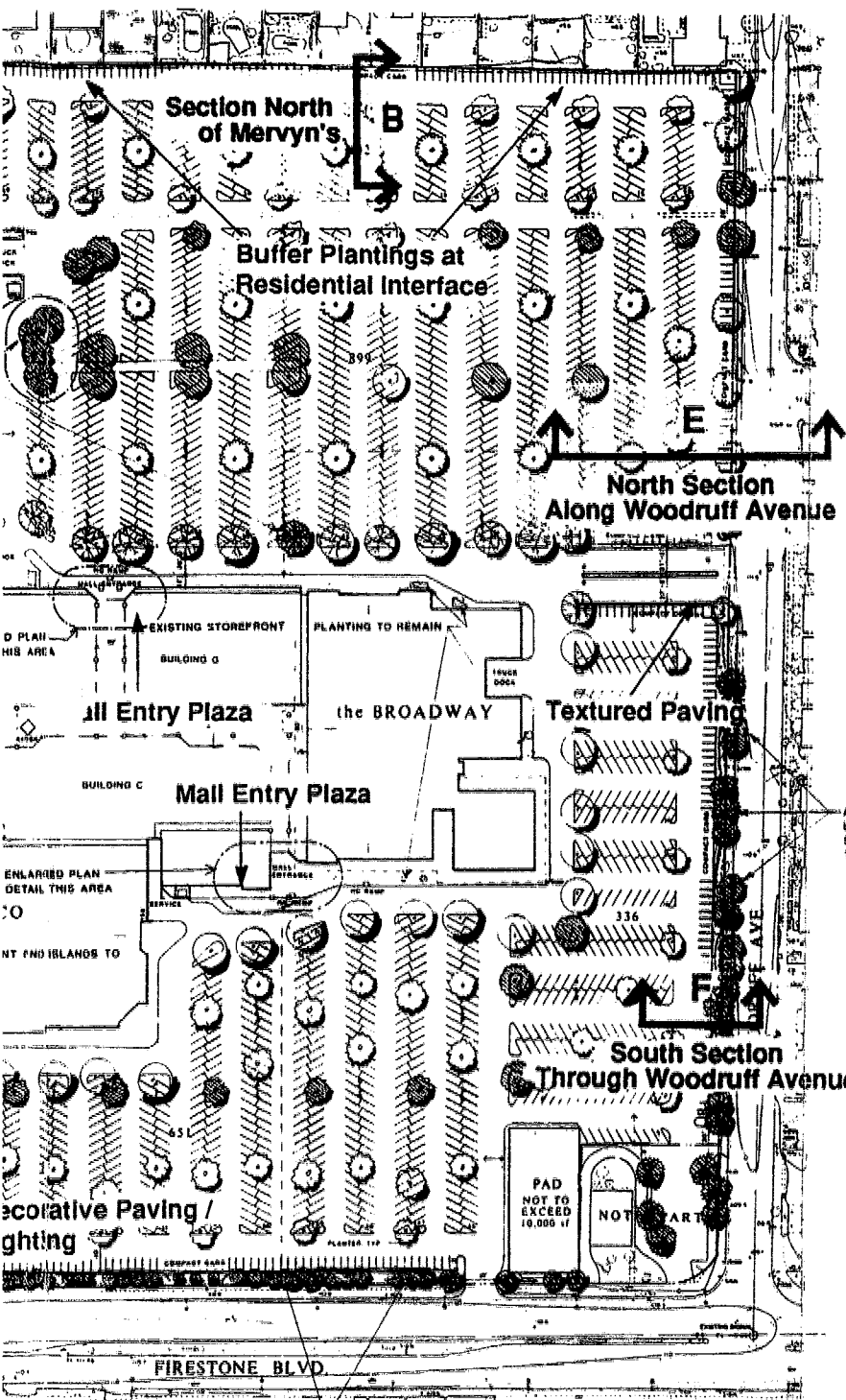
The existing parking lot landscape is a mixture of several varieties of trees with no central theme.

Parking lot restriping to accommodate increased parking stalls requires that new trees be added to the existing trees currently shading the parking lot (see Exhibit 11, LANDSCAPE CONCEPT PLAN). Four of the existing parking lot trees (Jacaranda, Rusty Leafed Fig, Chinese Weeping Banyan, and Evergreen Pear) will remain, and additional trees of the same type will be planted in locations that will produce an even coverage throughout the parking lot. The parking lot end islands will be planted with a combination of turf, shrubs, and ground cover. The smaller islands will have shrubs and ground cover.

- Trees will be planted in all end islands along the portion of the interior roadway adjacent to the mall building frontages.

### **2. Entry Driveway Landscape**

The entry driveways at the four peripheral streets have an existing landscape treatment (with the exception of the Woodruff Avenue driveway), as do the street frontages at Firestone and Lakewood Boulevards, Cecilia Street, and the southern portion of Woodruff Avenue. The Landscape Plan proposes to enhance the entry treatments as follows:

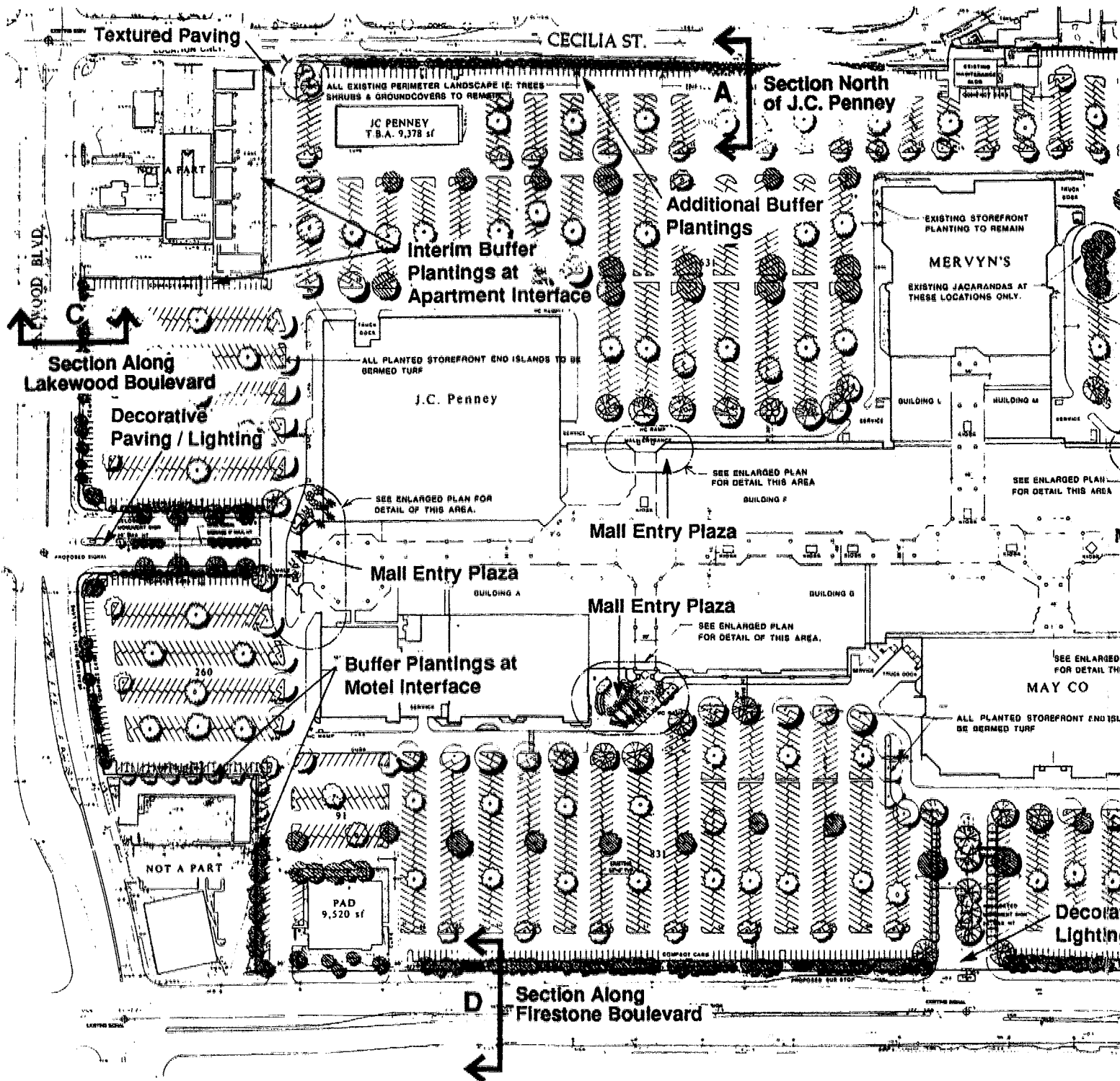


ALL EXISTING PERIMETER LANDSCAPE IE: TREES SHRUBS & GROUNDCOVERS TO REMAIN.

ALL EXISTING PERIMETER LANDSCAPE IE: TREES SHRUBS & GROUNDCOVERS TO REMAIN.

- |                      |  |                      |                    |
|----------------------|--|----------------------|--------------------|
| SEMPER PARVIFLORA    |  | NERIUM OLEANDER      | OLEANDER           |
| STYLYLIAN LEAFED FIG |  | PINUS CANARIENSIS    | CANARY ISLAND PINE |
| CARANDA              |  | PYRUS KAWAKAMI       | EVERGREEN PEAR     |
| LAUREL MYRTLE        |  | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM   |





Sources: Keeva J. Kekst Architects, Inc.  
Douglas Newcomb Incorporated



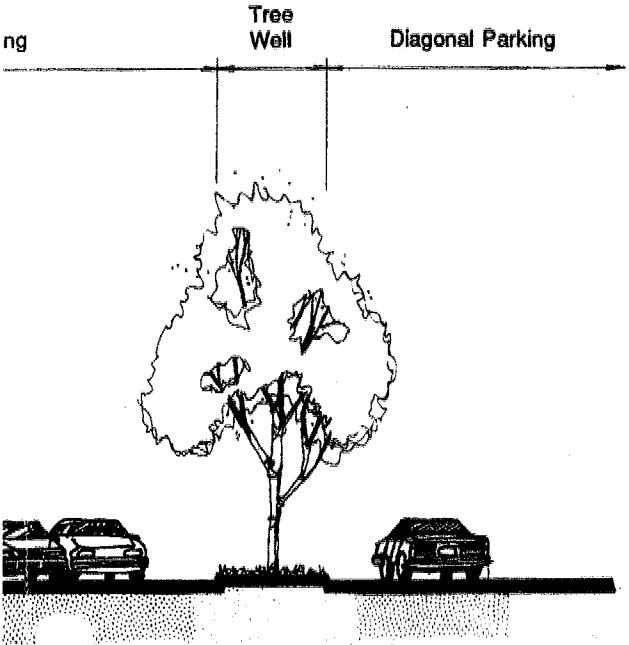
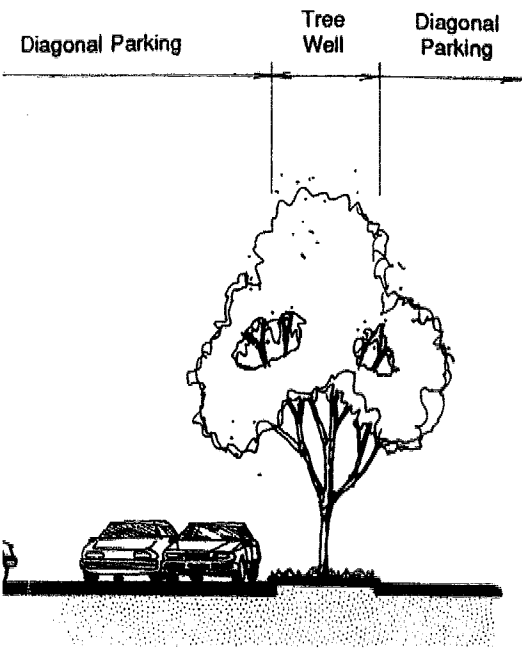
0

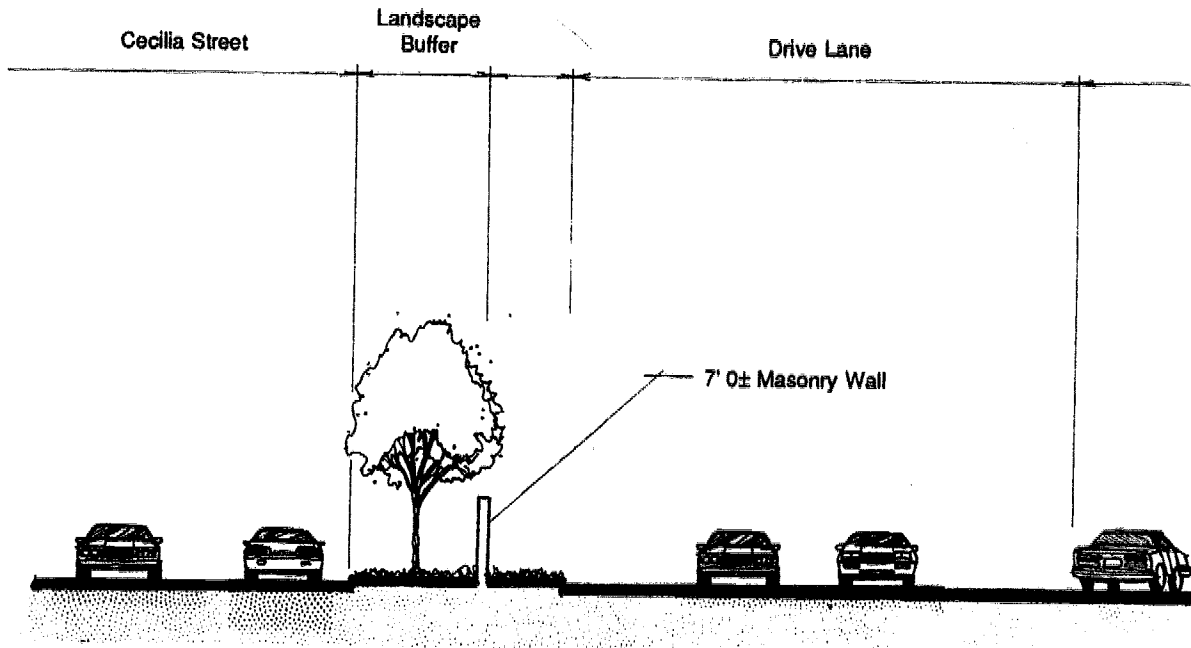
200'

**TREE LEGEND**

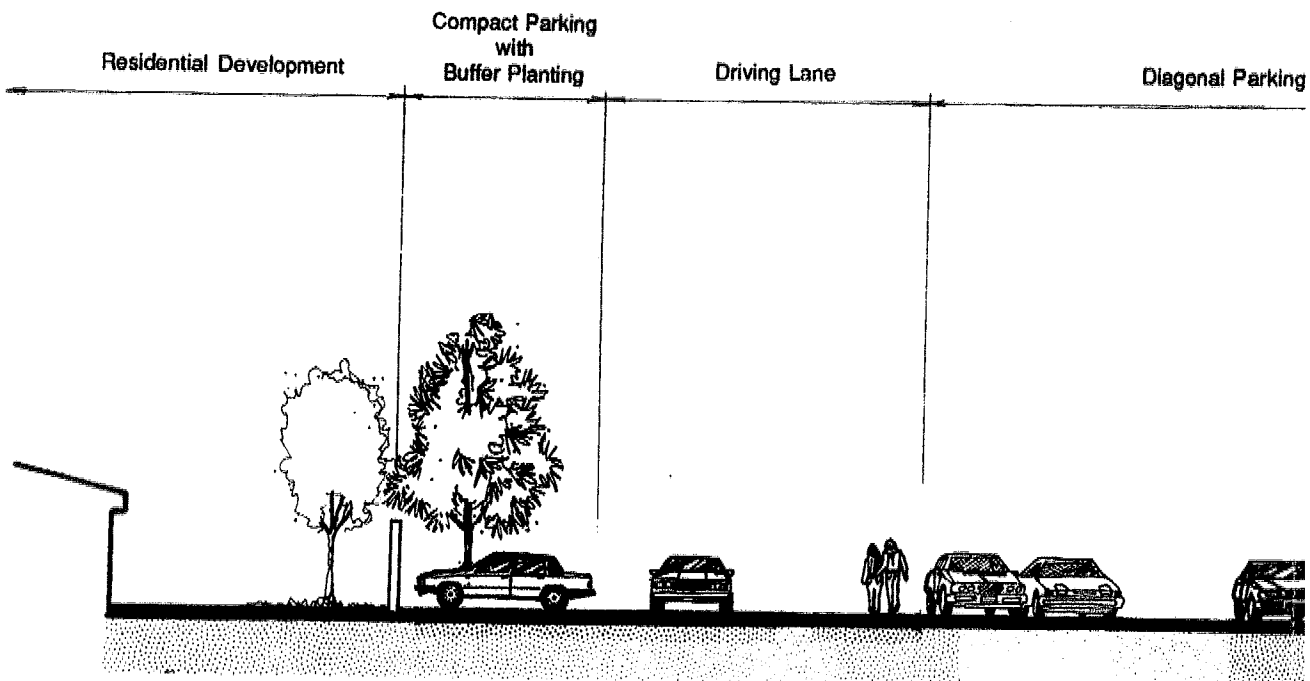
SYMBOL	EXISTING	NEW	BOTANICAL NAME	COMMON NAME	SYMBOL	COMMON NAME	
			FICUS BENJAMINA	WEeping CH...		FICUS RUBIGINOSA	RUSTY LEAF...
			FICUS RUBIGINOSA	RUSTY LEAF...		JACARANDA ACUTIFOLIA	JACARANDA
			CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH		LAGERSTROEMIA INDICA	GRAPE MYRT
			CUPANIOPSIS	CARROT WOOD			
			ANACARDIODES				

PLANT MATERIAL MINIMUM SIZES:





**Section A**  
Section North of J.C. Penney



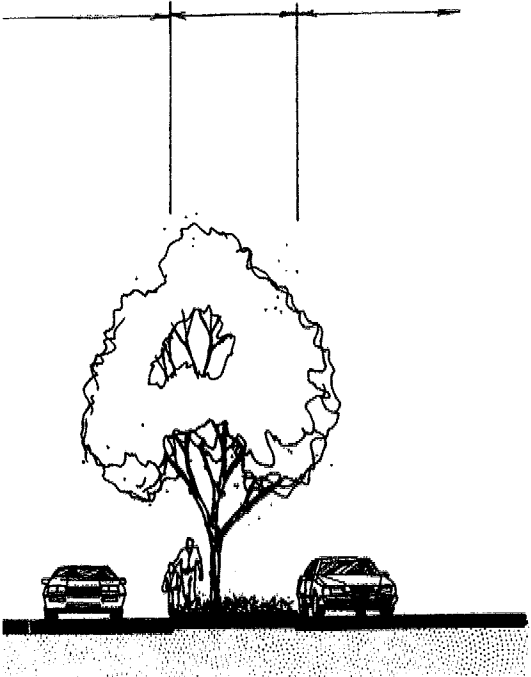
**Section B**  
Section North of Mervyn's



La

Landscape  
End Island

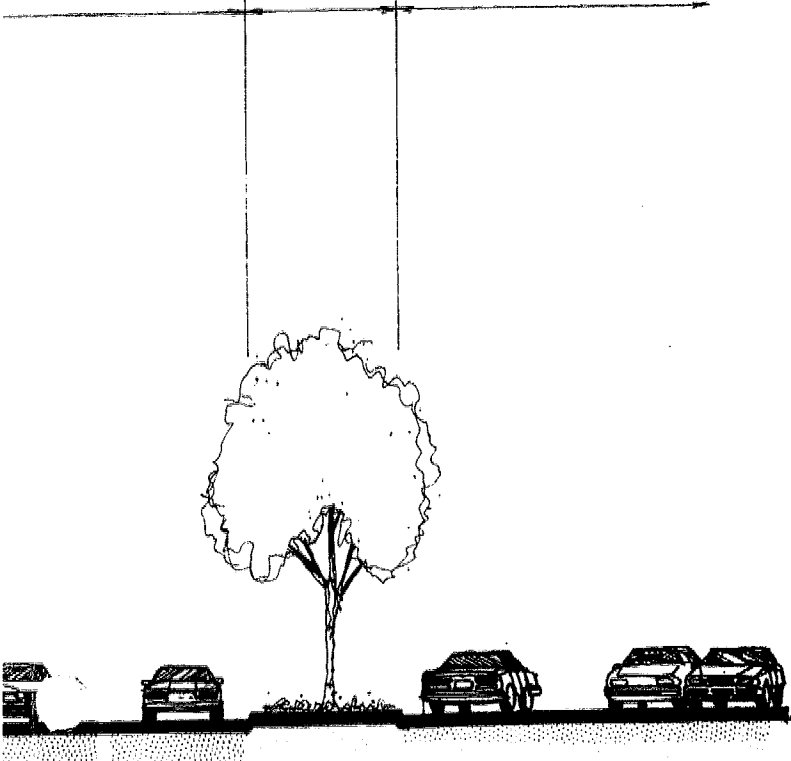
Diagonal  
Parking

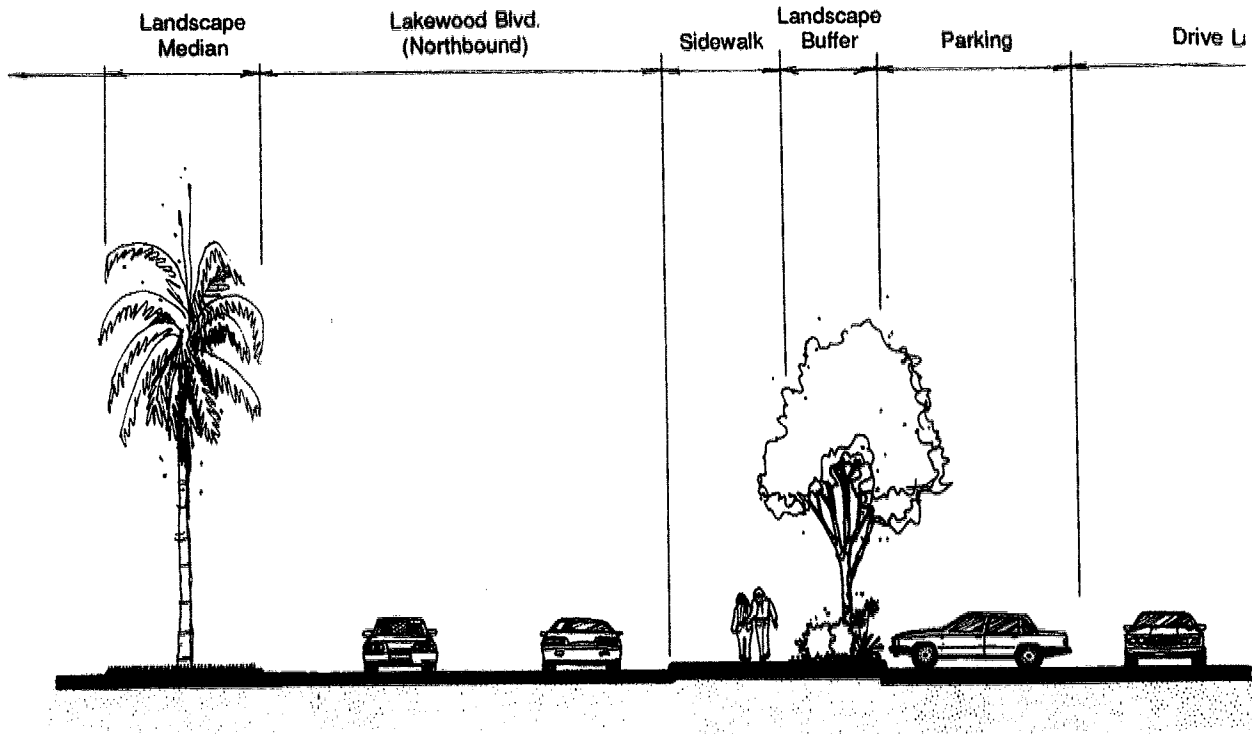


Drive Lanes

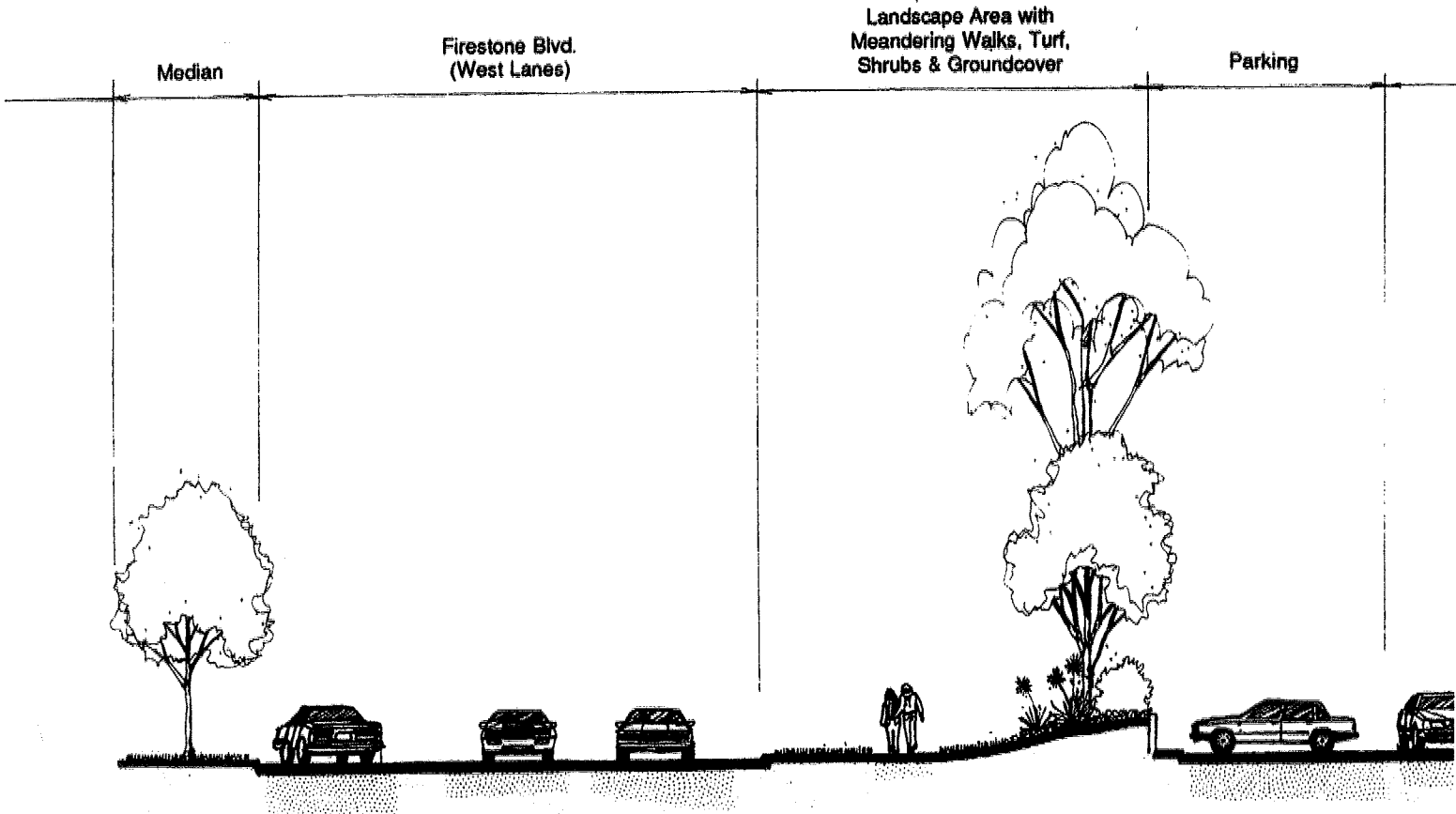
End Island

More Parking





**Section C**  
**Section Along Lakewood Boulevard**



**Section D**  
**Section Along Firestone Boulevard**

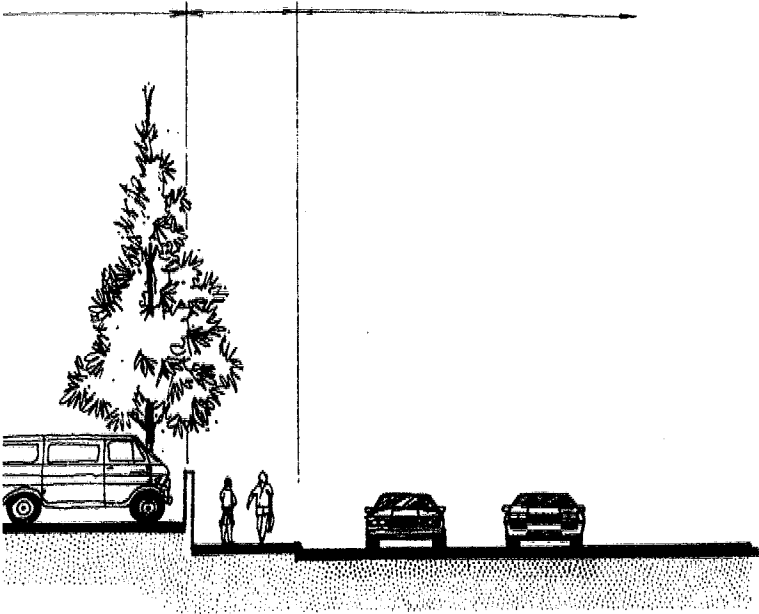
Source: Douglas Newcomb Incorporated



He Parking  
with :ree Wells  
16'±

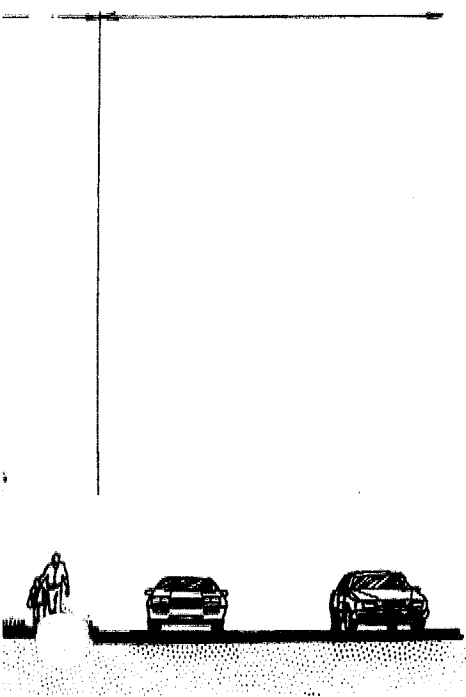
Side-  
Walk 9'±

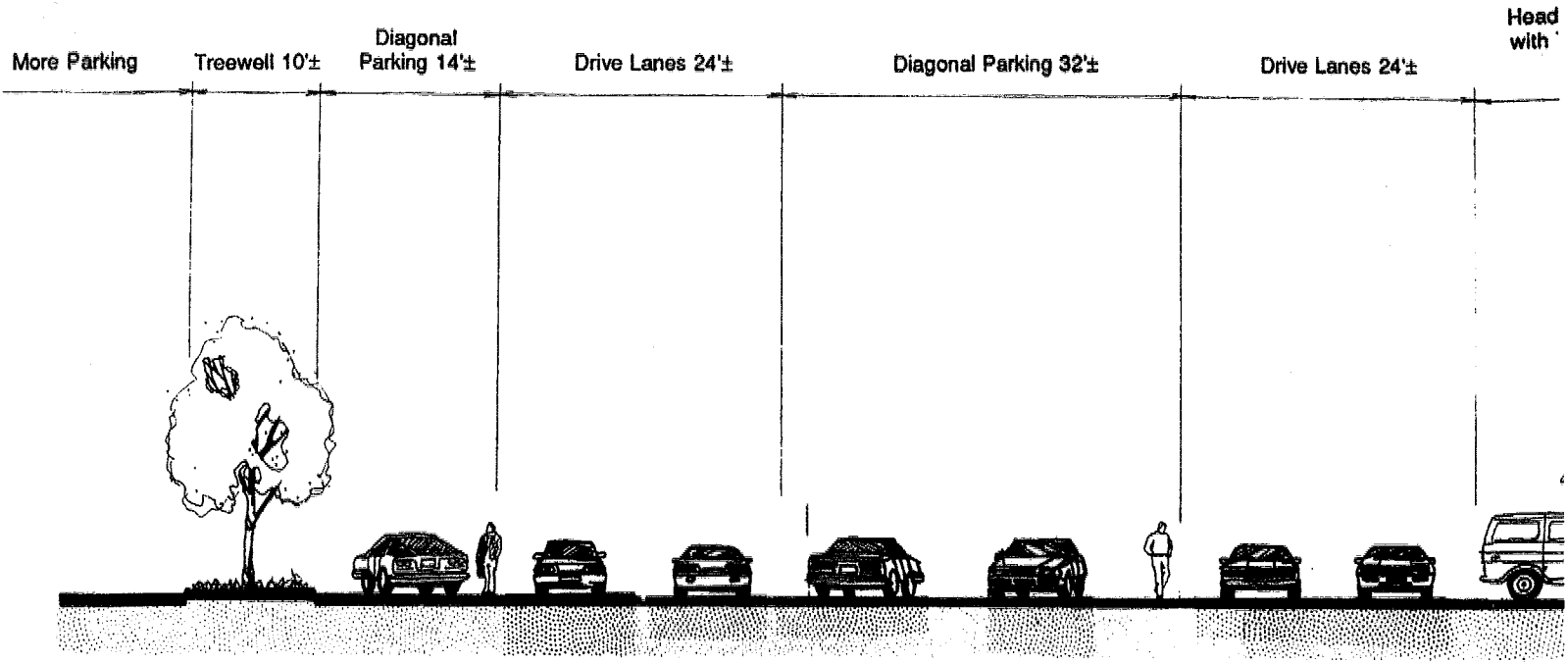
Woodruff Avenue 45'±



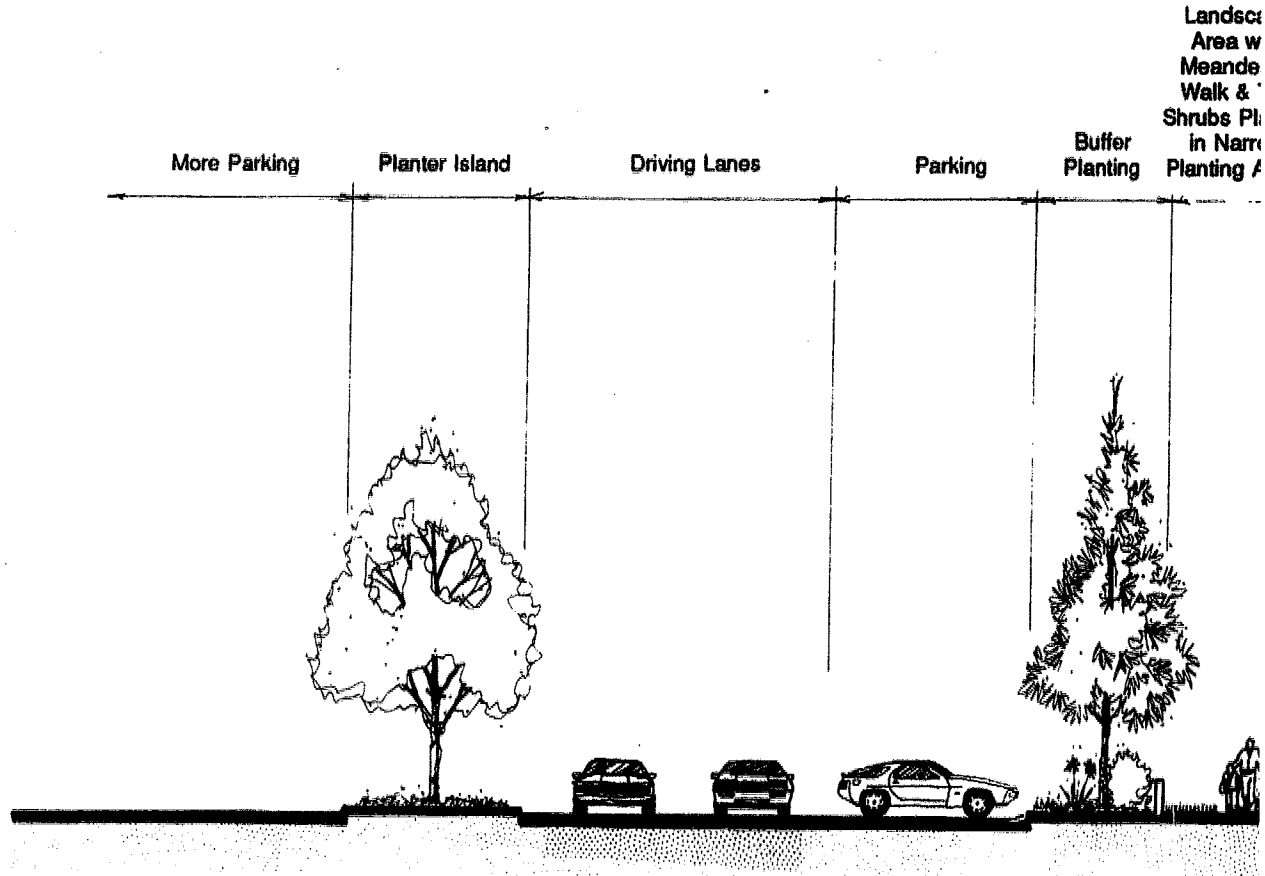
and  
area with  
sandering  
alk & Turf  
Jbs Planted  
1 Narrow  
nting Areas

Woodruff Avenue





**Section E**  
**North Section Along Woodruff Avenue**



**Section F**  
**South Section Through Woodruff Avenue**

Source: Douglas Newcomb Incorporated



*a. Firestone Boulevard*

The existing Firestone entry driveway is accented with large coral trees, with a median planting of small scale trees, palms, and ground covers.

The proposed Firestone entry landscape consists of the existing coral trees enhanced with Jacaranda trees and low colorful shrubs and groundcover. Jacaranda trees and shrubs enhance the driveway's raised median, and tree form oleander and a medium-height hedge provide a buffer between the parking areas and the proposed pedestrian walkway along the driveway (see Exhibit 15, FIRESTONE ENTRY DRIVEWAY). Jacaranda trees are also planted in the end islands fronting near May Co.

Textured paving and decorative light fixtures will be provided at the major Firestone driveway to emphasize its importance as a primary access point to the mall.

*b. Lakewood Boulevard*

The Lakewood Boulevard entry consists of existing median and street tree materials of Pines and tree-form Oleander above a medium height hedge. Jacaranda will be added at the end islands fronting the mall building, and accent plantings will be added to provide color and a unifying accent.

Textured paving and decorative light fixtures will be provided at the major Lakewood driveway to emphasize its importance as a primary access point to the mall.

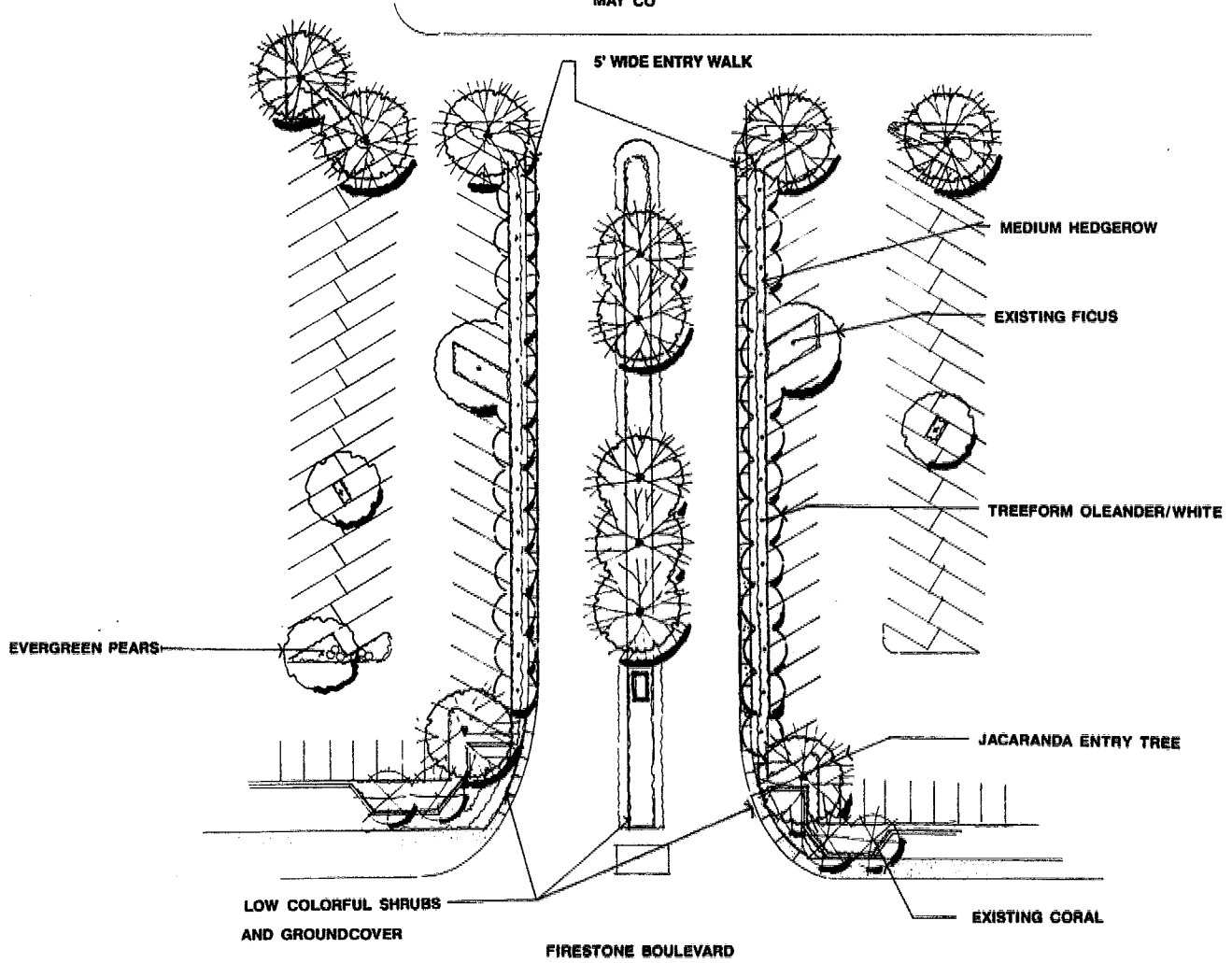
*c. Cecilia Street*

The proposed Cecilia Street entry driveway utilizes a low-key planting of Coral Tree (*Erythrina caffra*) and textured accent paving to punctuate the existing streetscape. Additional shrubs and accent plantings will supplement the streetscape at the entry.





MAY CO



*d. Woodruff Avenue*

The existing Woodruff Avenue entry driveway consists of an existing raised median with no plantings. The proposed entry will supplement the existing streetscape with shrubs and color accent plantings at the entry, and utilize accent tree plantings of Jacaranda in the end islands fronting the buildings. Textured accent paving will be provided at the driveway entrance.

The median in the Woodruff entry driveway will be planted with massed shrubs and ground covers.

**TABLE 3**  
**PARKING LOT /ENTRY DRIVEWAY PLANT PALETTE**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees</b>	
<i>Erythrina caffra</i>	Kaffirboom Coral
<i>Ficus benamina</i>	Chinese Weeping Banyan
<i>Ficus rubignosa</i>	Rusty Leafed Fig
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pyrus kawakamii</i>	Evergreen Pear
<b>Shrubs</b>	
<i>Agapanthus</i> spp.	Lily of the Nile
<i>Buxus japonica</i> Var.	Boxwood*
<i>Begonia semperflorens</i>	Begonia
<i>Carissa grandiflora</i> var.	Natal Plum*
<i>Escallonia fradesii</i>	Escallonia
<i>Impatiens walleriana</i>	Impatiens
<i>Liriope muscari</i>	Lily Turf
<i>Moraea bicolor</i>	Fortnight Lily
<i>Pelargonium peltatum</i> 'Balcon'	Geranium

Pittosporum tobira var.  
 Raphiolepis indica var.  
 Viburnum spp.

Tobira\*  
 Indian Hawthorn  
 Viburnum

**Ground Covers**

Gazania mitsuwa  
 Hedera helix var.  
 Lobelia 'Crystal Palace'

White Mitsuwa Gazania  
 English Ivy, 'Needlepoint'  
 Lobelia

\* Dwarf variety where applicable

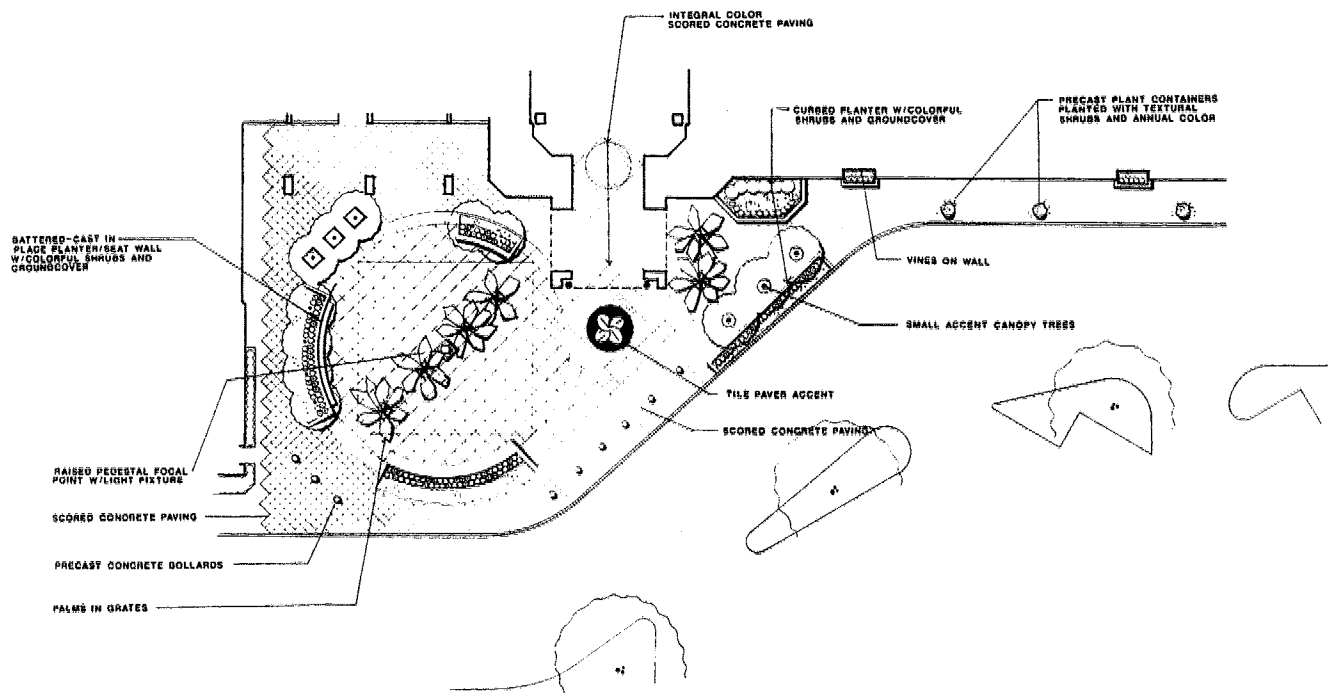
**3. Mall Entry Plazas**

The existing mall entries are sparsely planted, with no unifying concept to tie them together. The landscape theme at the proposed mall plaza entries will use a combination of palms and small canopy evergreen and deciduous trees. The palms will act as a focal point to the plaza entry points, and the small scale trees will provide human scale, shade seating areas, and add spring color. The planter walls will have small to medium shrubs and annual color accent plantings to provide texture and color. Textured paving at the entry plazas will further define the plazas.

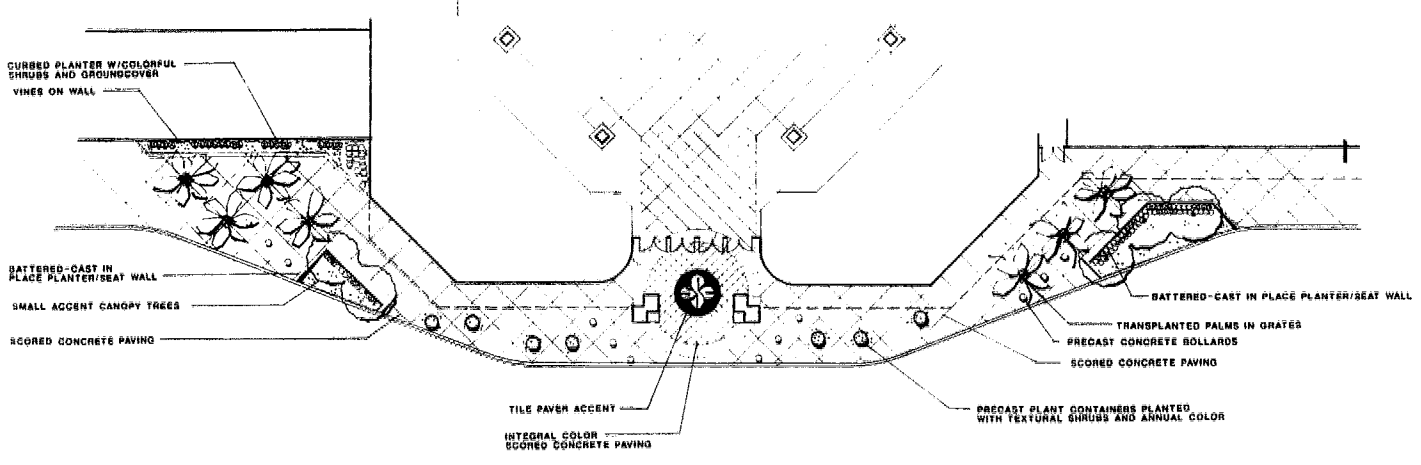
Detailed mall entry landscape concepts have been prepared to provide a human scale transition area at the major entries into the mall structure at the five entry plazas (see Exhibits 16 and 17, MALL ENTRY PLAZAS).

**TABLE 4**  
**MALL ENTRY PLAZA PLANT PALETTE**

Botanical Name	Common Name
<b>Trees</b>	
Lagerstroemia indica	Crape Myrtle
Nerium oleander	Oleander (tree form)



Mall Entry Plaza at Firestone Boulevard



Mall Entry Plaza at Lakewood Boulevard

Source: Douglas Newcomb Incorporated

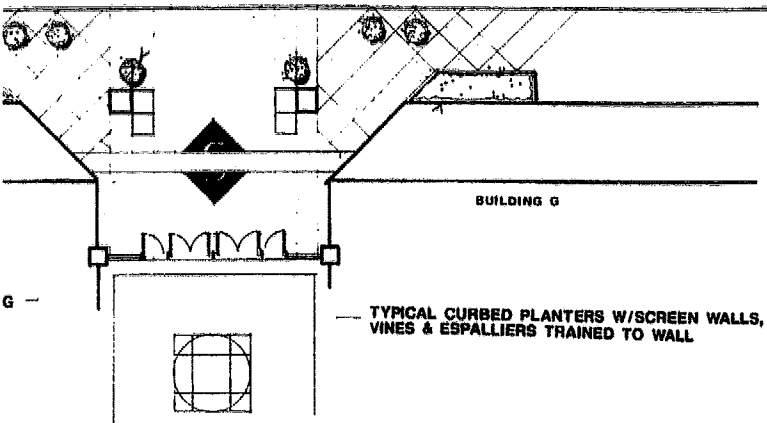


4-89 JN 25420-2317



PRECAST PLANT CONTAINERS PLANTED WITH TEXTURAL SHRUBS AND ANNUAL COLOR

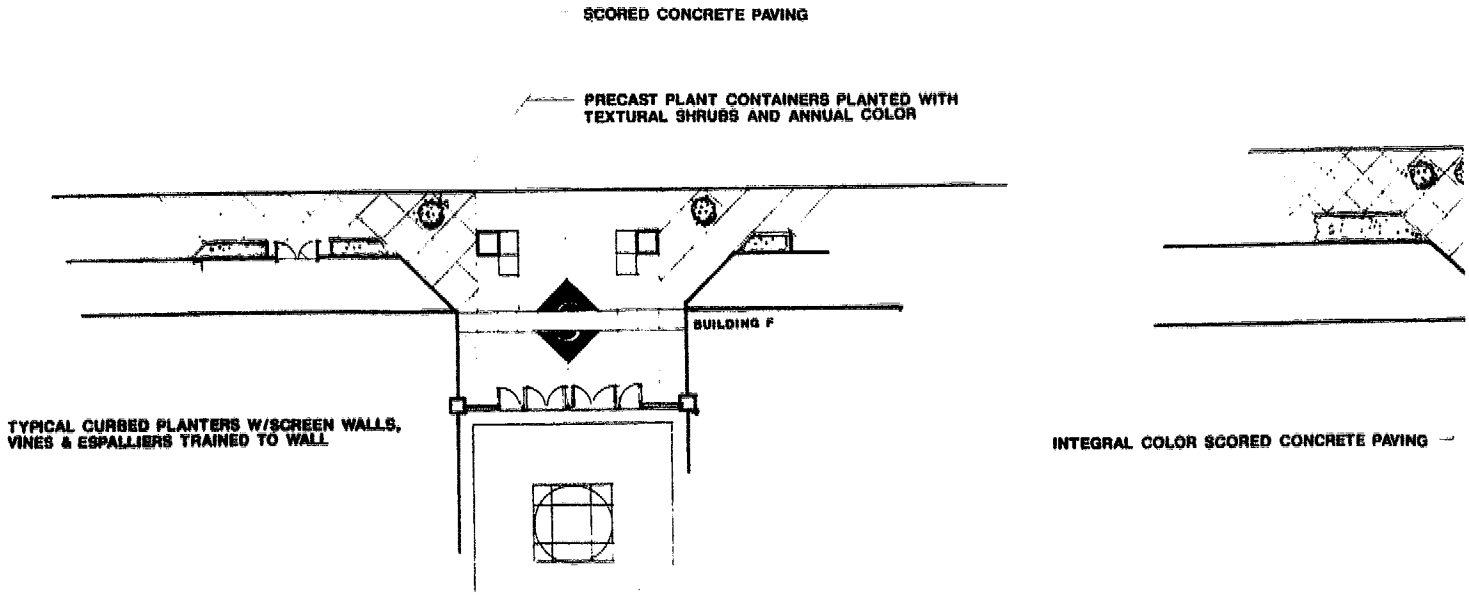
SCORED CONCRETE PAVING



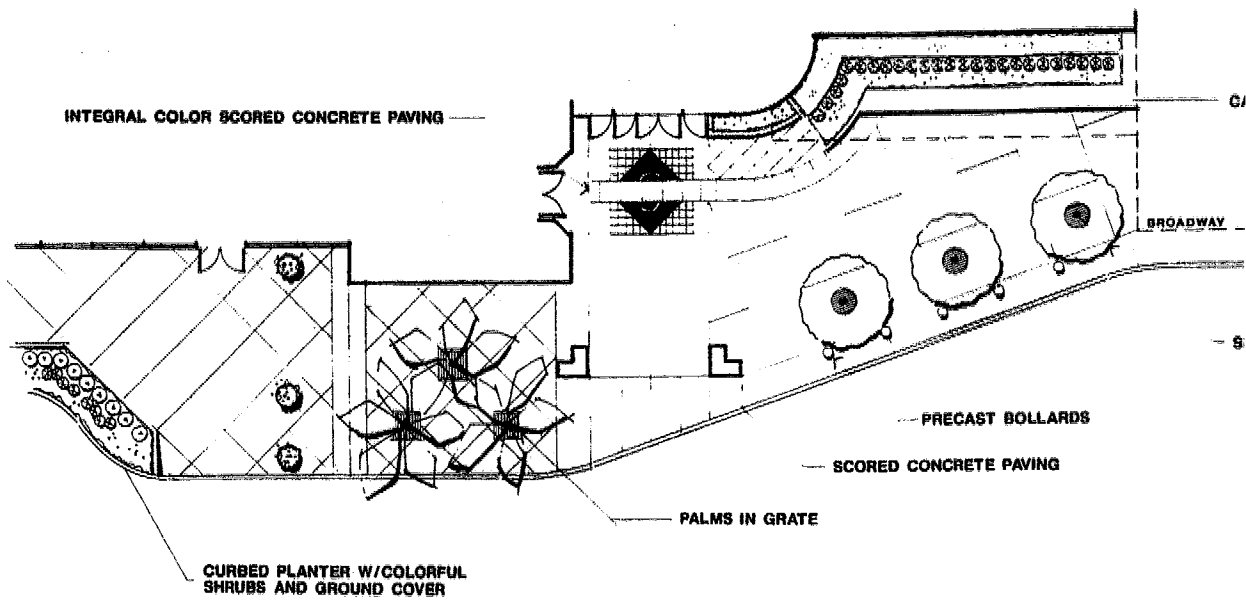
Mall Entry Plaza  
(East of Mervyn's)

CAST CONCRETE PLANTER/SEAT WALL

SMALL ACCENT CANOPY TREES IN METAL GRATES



**Mall Entry Plaza  
(East of J.C. Penney)**



**Mall Entry Plaza  
(East of May Co.)**

Sources: Douglas Newcomb Incorporated  
Keeva J. Kekst Architects, Inc.



Photinia fraseri  
Washingtonia robusta

Photinia  
Mexican Fan Palm

#### Shrubs

Agapanthus spp.  
Buxus Japonica Varieties  
Begonia Semperflorens  
Impatiens walleriana  
Liriope muscari  
Moraea bicolor  
Pelargonium peltatum 'Balcon'  
Pittosporum tobira var.  
Raphiolepis indica var.

Lily of the Nile  
Boxwood\*  
Begonia  
Impatiens  
Lily Turf  
Fortnight Lily  
Geranium  
Tobira\*  
Indian Hawthorn

#### Ground Covers

Armeria maritima  
Hedera helix var.  
Lobelia 'Crystal Palace'  
Ophiopogon spicata

Common Thrift  
English Ivy  
Lobelia  
Lily Turf

\* Dwarf variety where applicable

#### 4. Transition Areas

The transition areas around the Stonewood Shopping Center consist primarily of the edge conditions at the adjacent roadways and the adjacent land uses (see Exhibits 12-14, LANDSCAPE SECTIONS). Existing streetscapes are present along Firestone Boulevard, Lakewood Boulevard, Woodruff Avenue and Cecilia Street (see Exhibit 11, LANDSCAPE CONCEPT PLAN).

These plantings will remain, supplemented by additional shrub materials and color accent plantings at the entries. Vines will be provided on all

screen walls in any transition areas, and series of free-standing plant containers with colorful shrubs and draping ground covers.

*a. Firestone Boulevard*

The existing Firestone streetscape consists of a linear sidewalk, with grouped plantings of large Carrotwood trees interspersed with Crape Myrtle. These groupings are tied together with Eucalyptus. The understory plantings are a combination of small to medium sized shrubs and turf.

*b. Lakewood Boulevard*

The existing Lakewood Boulevard streetscape continues the thread of Eucalyptus and Crape Myrtle over an evergreen hedgerow fronted by a sidewalk.

*c. Cecilia Street*

The existing Cecilia Street streetscape is a simple row of Lemon Bottlebrush trees with a ground cover adjacent to the sidewalk.

*d. Woodruff Avenue*

The existing Woodruff Avenue streetscape south of the major entry driveway has a meandering sidewalk with a tree canopy of Evergreen Pears and Pines. The understory is turf with a background planting of shrubs and ground cover. Additional trees will be placed in the compact parking stalls along Woodruff north of the major entry driveway to provide a visual buffer for the adjacent residential area.

*e. Land Use Interface Areas*

*1) Residential*

Proposed end island and parking lot buffer plantings along the residential interface at the northeastern portion of the Project site will serve to buffer



the parking lot and shopping center uses, in conjunction with the existing heavy landscaping in the residential yards.

Additional trees will be planted within the compact parking area adjacent to Woodruff Avenue north of the major entry driveway to provide a buffer planting adjacent to the residential area.

2) *Motel and Apartment Interface*

The interface between the Stonewood parking lot and the existing motel on the southwestern portion of the site, and the apartments on the northwestern corner of the site will be screened through the use of buffer plantings to block views and maintain privacy. The apartment buffer plantings will augment the existing planting of Italian cypress as an interim measure which may be changed due to expected future changes in land use.

**TABLE 5**  
**TRANSITION AREA PLANT PALETTE**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees</b>	
Callistemon citrinus	Lemon Bottlebrush
Cupaniopsis anacardioides	Carrotwood
Eucalyptus citriodora	Lemon Scented Gum
Lagerstroemia indica	Crape Myrtle
Pinus canariensis	Canary Island Pine
Pyrus kawakamii	Evergreen Pear
<b>Shrubs</b>	
Agapanthus spp.	Lily of the Nile
Buxus japonica var.	Boxwood*
Begonia semperflorens	Begonia
Carissa grandiflora var.	Natal Plum*
Escallonia fradesii	Escallonia

Impatiens walleriana  
Moraea bicolor  
Pelargonium peltatum 'Balcon'  
Pittosporum tobira var.  
Raphiolepis indica var.  
Viburnum spp.

Impatiens  
Fortnight Lily  
Geranium  
Tobira\*  
Indian Hawthorn  
Viburnum

**Ground Covers**

Gazania mitsuwa  
Hedera helix var.  
Lobelia 'Crystal Palace'

White Mitsuwa Gazania  
English Ivy, 'Needlepoint'  
Lobelia

\* Dwarf variety where applicable

**D. Utility Concept Plans and Public Services**

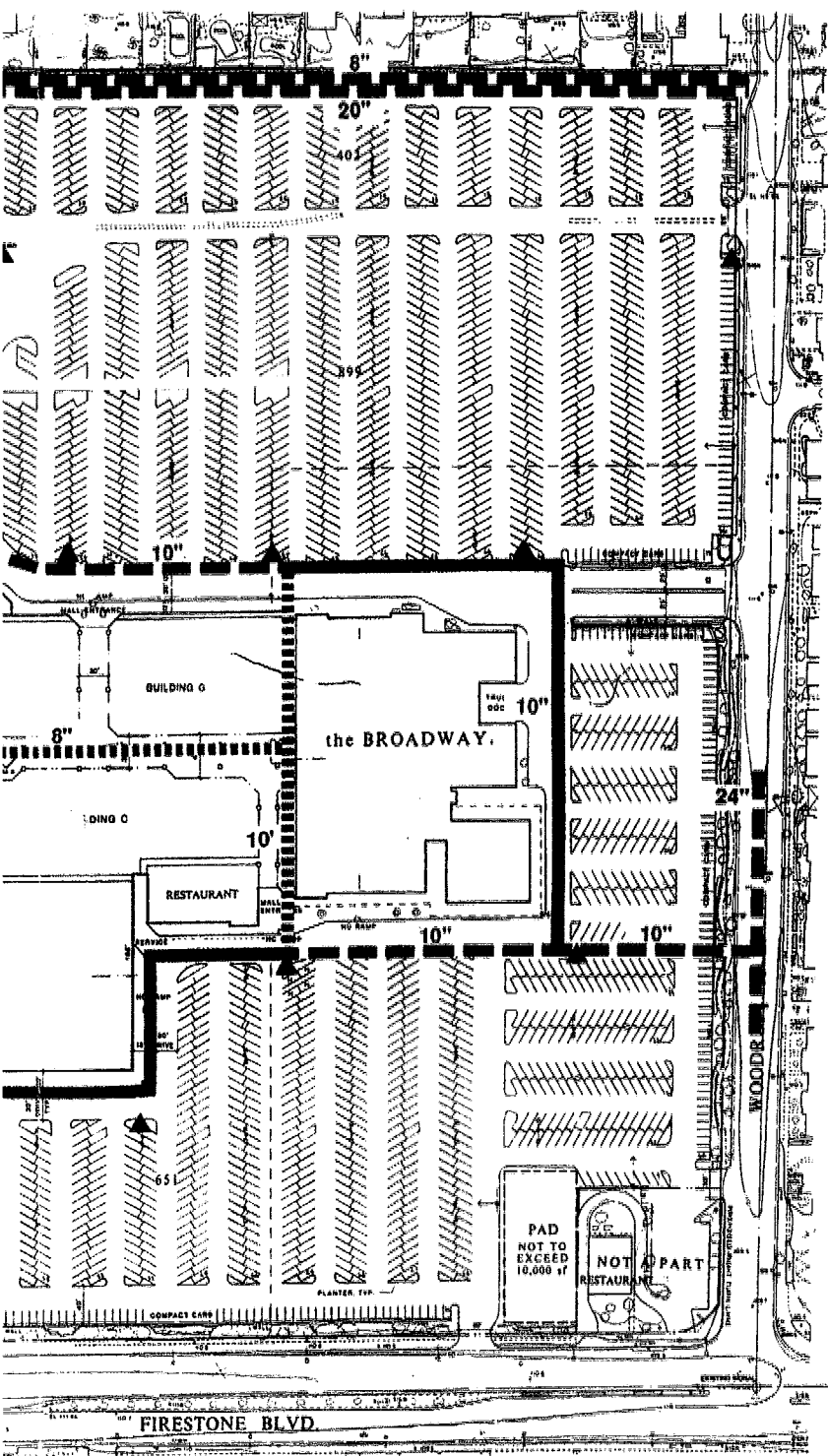
**1. Water Plan**





The Stonewood site is served by the Downey Water Division of the City of Downey. Water supplies for the Stonewood vicinity come from the Central Groundwater Basin, with any shortfall supplied by imported water from the Metropolitan Water District (MWD).

Stonewood Shopping Center is served by a main water line which runs along the existing mall's open-air corridor, with several other lines running through the mall's secondary walkways. These water lines connect with existing mains in surrounding streets and along the northeastern Project boundary (see Exhibit 18, WATER PLAN).

The proposed water system for the Stonewood Shopping Center expansion consists of the following improvements:

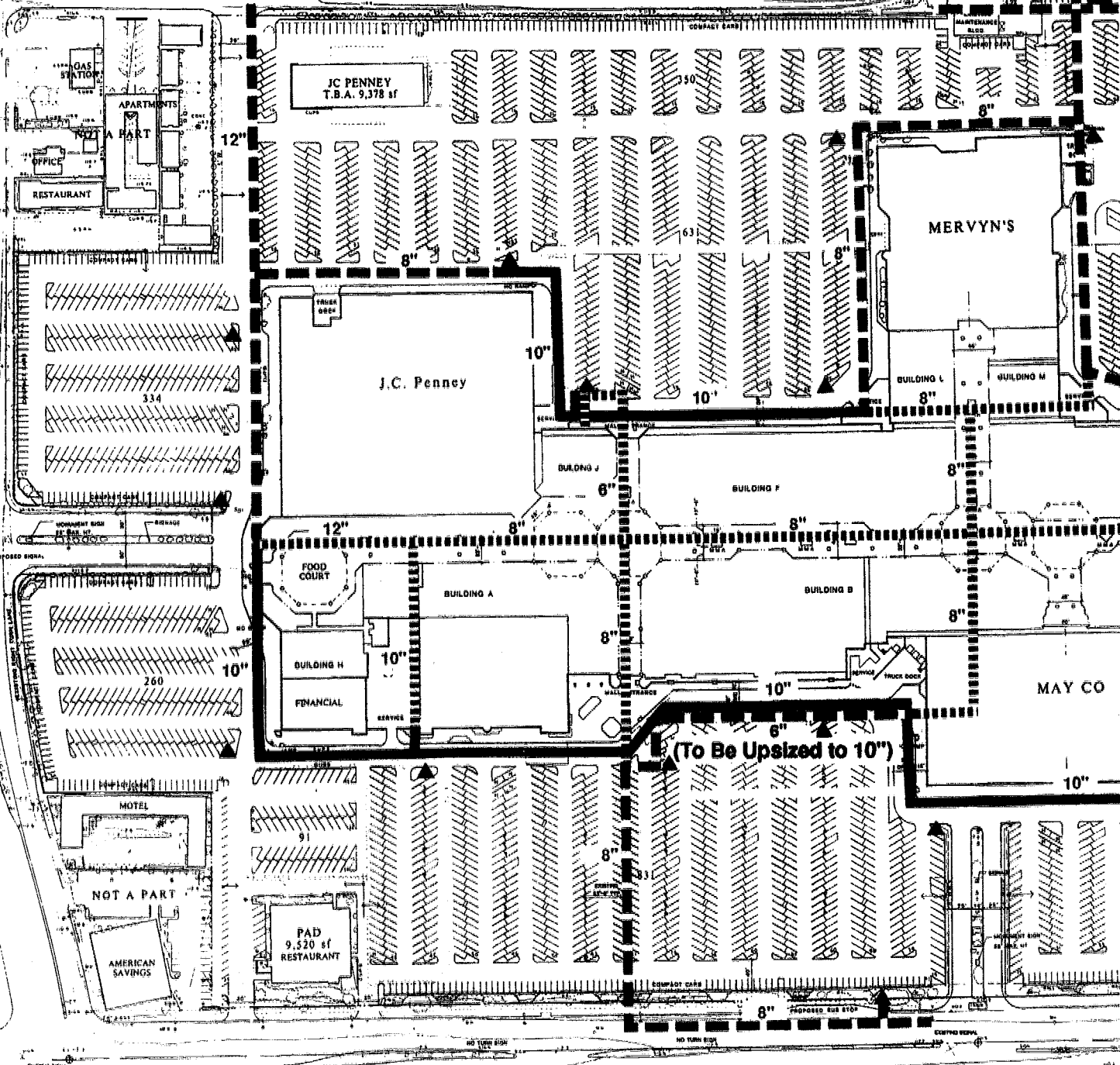
- The existing water main system within the existing mall will be abandoned in place by the City of Downey. The internal four-inch (4") lines will become a private system, supplying the domestic water for the mall.



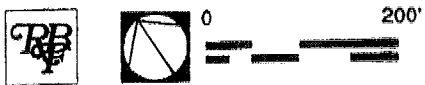
-  Existing Water Lines
-  Water Lines to be Abandoned
-  Proposed 10" Water / Fire Main
-  Fire Hydrant

CECILIA ST.

LAKELWOOD BLVD.



Source: The Keith Companies



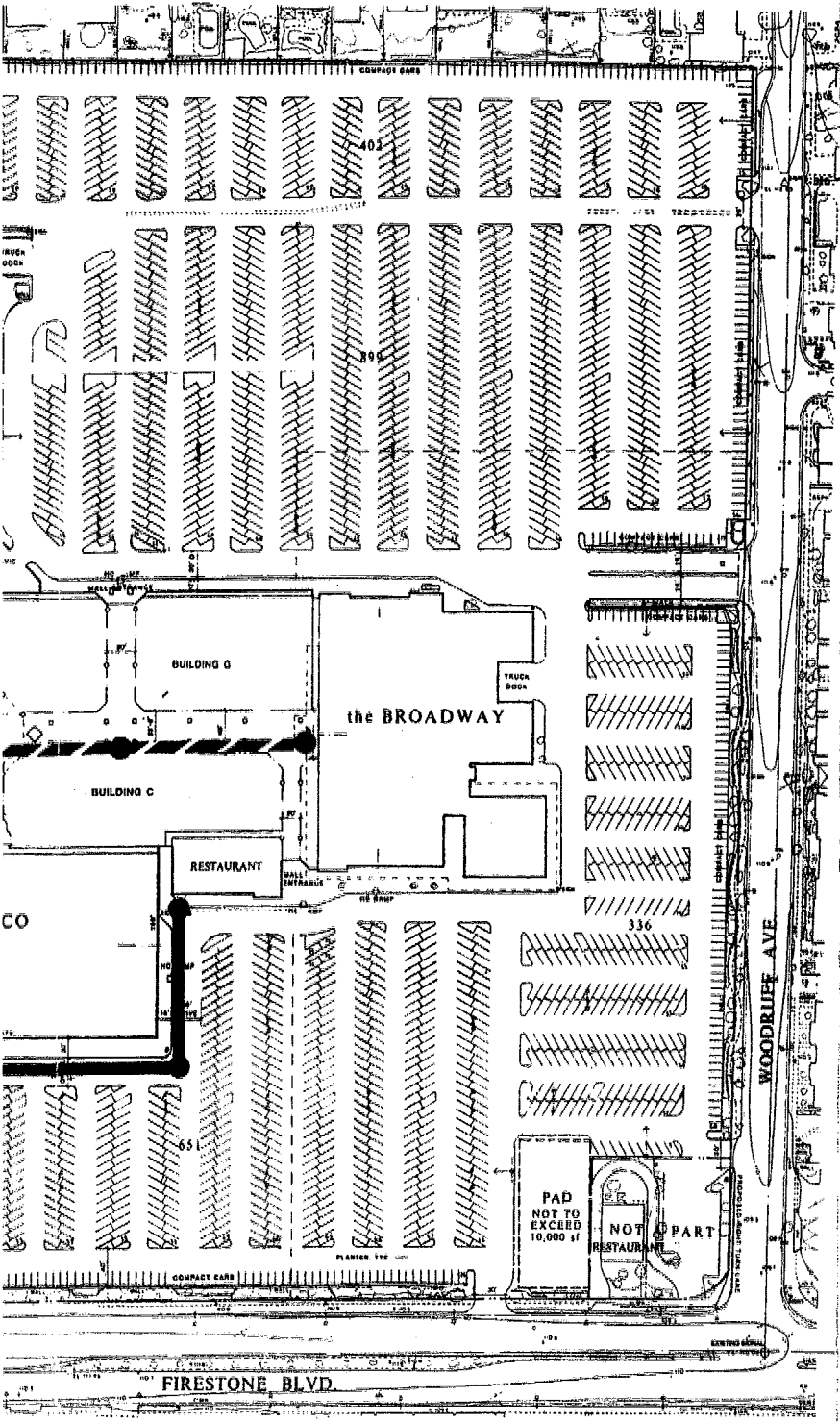
- An existing portion of six-inch (6") pipe along the frontage of Building B will be upsized to ten inches (10") to provide sufficient fire flow.
- A loop system of ten-inch (10") pipe will be placed around the periphery of the enclosed mall and May Co., connecting to the existing 20- and 24-inch water lines which supply the Stonewood site. This loop system will provide the fire flow water supply for the remodeled mall.
- Additional fire hydrants will be placed along the proposed system, and hydrants within the existing mall will be removed.





## 2. Sewer Plan

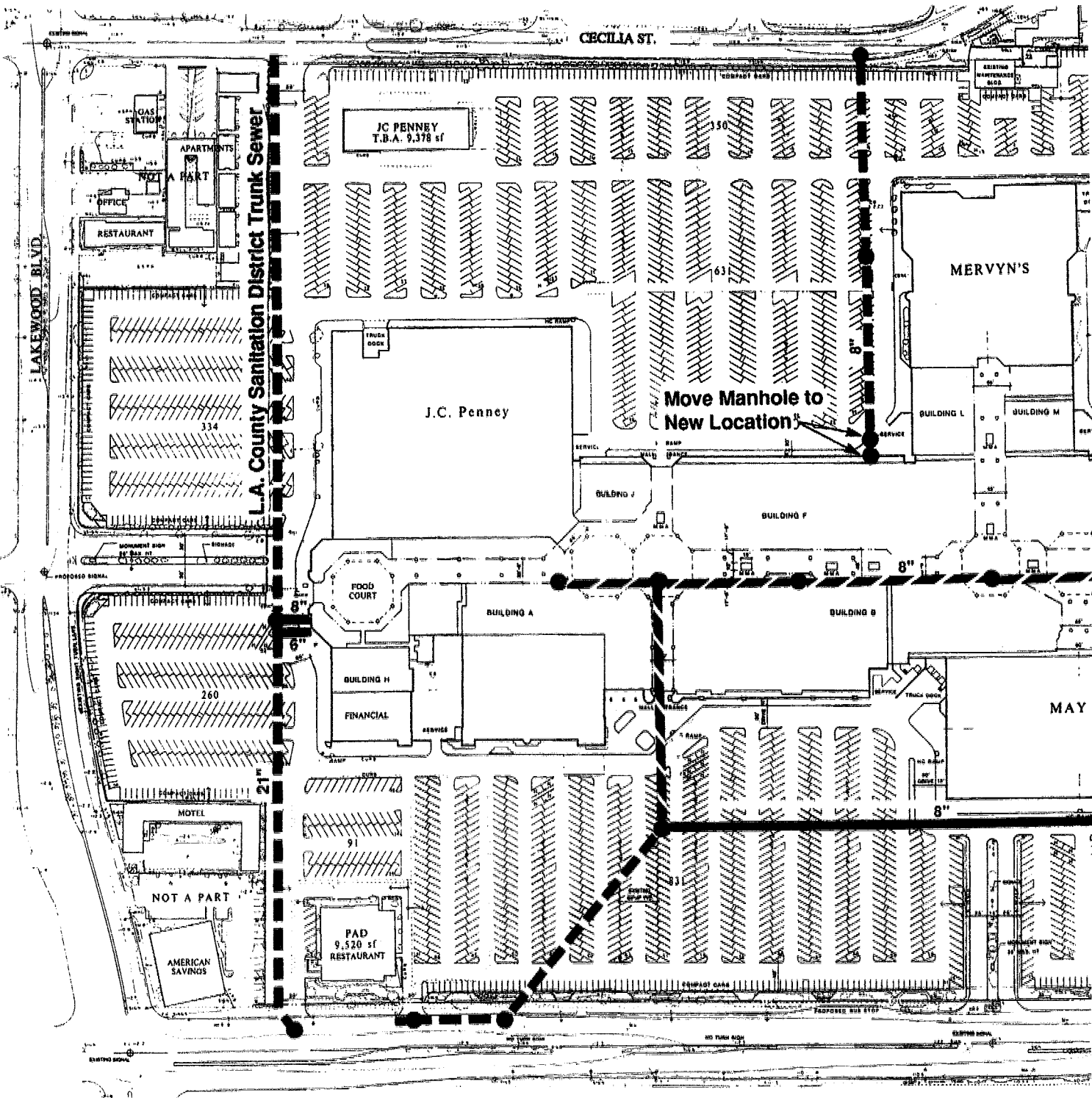
The sewer system serving the City of Downey and the Stonewood Shopping Center is part of the County of Los Angeles Sanitation Districts No. 2 and 18. The on-site sewer system consists of eight-inch (8") sewer lines located in the central walkway of the existing mall, along a secondary walkway between buildings A and B (connecting to Firestone Boulevard), and a line west of Mervyn's (connecting to Cecilia Street). The Los Angeles County Woodruff Avenue trunk line runs through the western portion of the site.

The proposed sewer system for the Stonewood Shopping Center extension consists of the following improvements (see Exhibit 19, SEWER PLAN):

- An additional eight-inch (8") sewer line will be placed south of the proposed May Co. anchor to extend the existing service to the new mall use and the restaurant use to the east of May Co. This section of sewer line connects with the existing eight-inch line on the south of the enclosed mall. The existing sewer line will remain in the interior of the mall, subject to the conditions of relevant building codes and standards.
- An eight-inch (8") and six-inch (6") line connects the 21" County trunk line with the interior mall sewer system at the western edge of the mall.
- Several sewer manholes will be added and relocated for service to added lines.



-  Existing Sewer Line - Private
-  Existing Sewer Line - Public
-  Proposed Sewer Line
-  Manhole



Note: The new sewer system within the enclosed mall will outlet at the west end of the structure.

Source: The Keith Companies



### 3. Drainage Plan

#### *a. Regional Flood Control*

The Federal Emergency Management Agency (FEMA) has not established an official mapping of the flooding conditions in Stonewood area. A consultant to FEMA has prepared a preliminary map designating the flooding zones in the area. The southern portion of the Stonewood Shopping Center site is located within an AE flood hazard zone as designated by this preliminary mapping (see the Project Environmental Impact Report for a mapping of this flood area). This zone is a special area which corresponds to the 100-year flood hazard zone.

The proposed May Co. tenant will be designed in a manner consistent with FEMA requirements, with an elevated building pad.

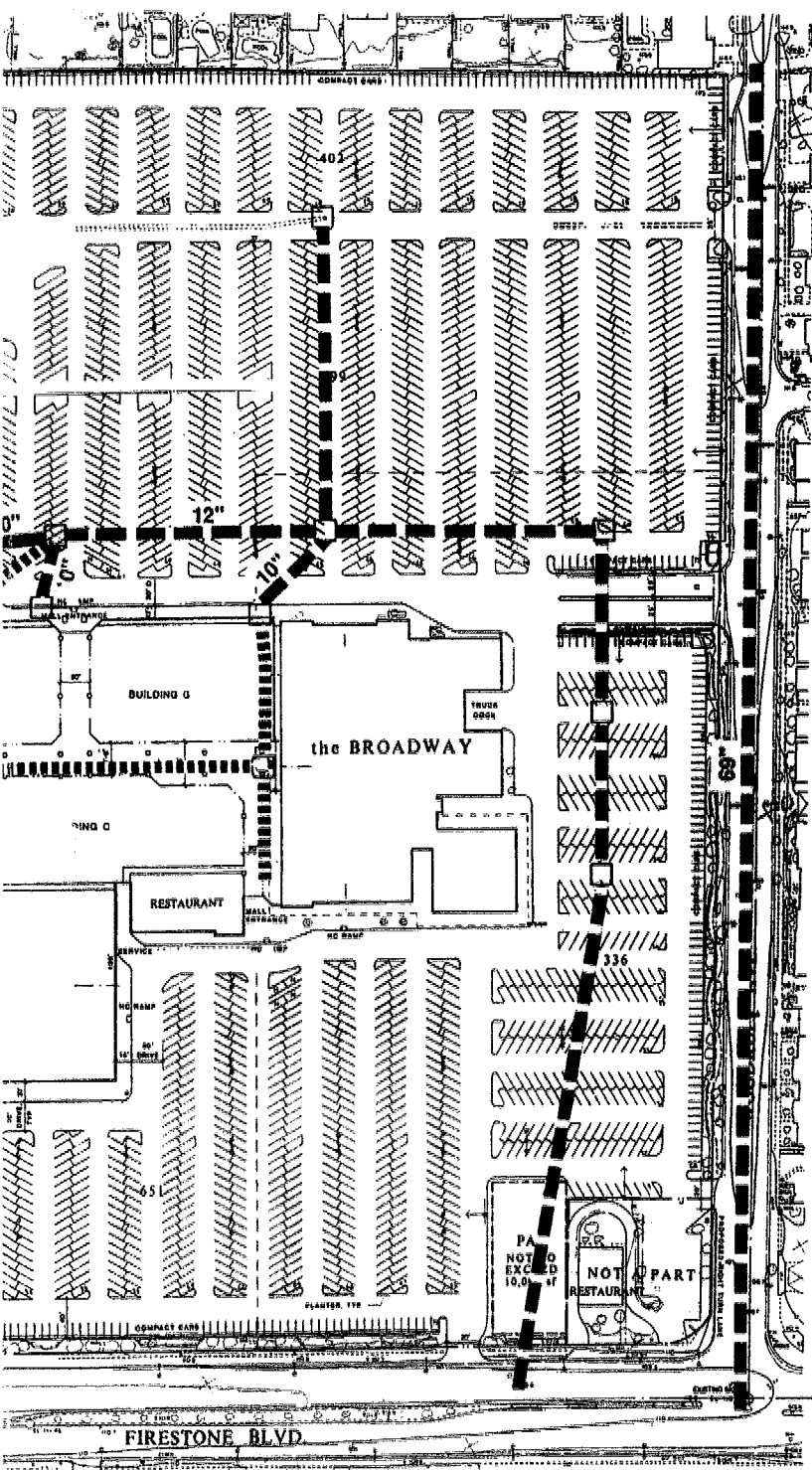
#### *b. Storm Drain System*






The existing storm drain system in the Stonewood Shopping Center consists of 10- and 12-inch drains in the central walkway of the existing open-air mall, connecting to the Los Angeles County Flood Control District's 48-inch storm drain to the west of J. C. Penney and the 69-inch storm drain in Woodruff Avenue.

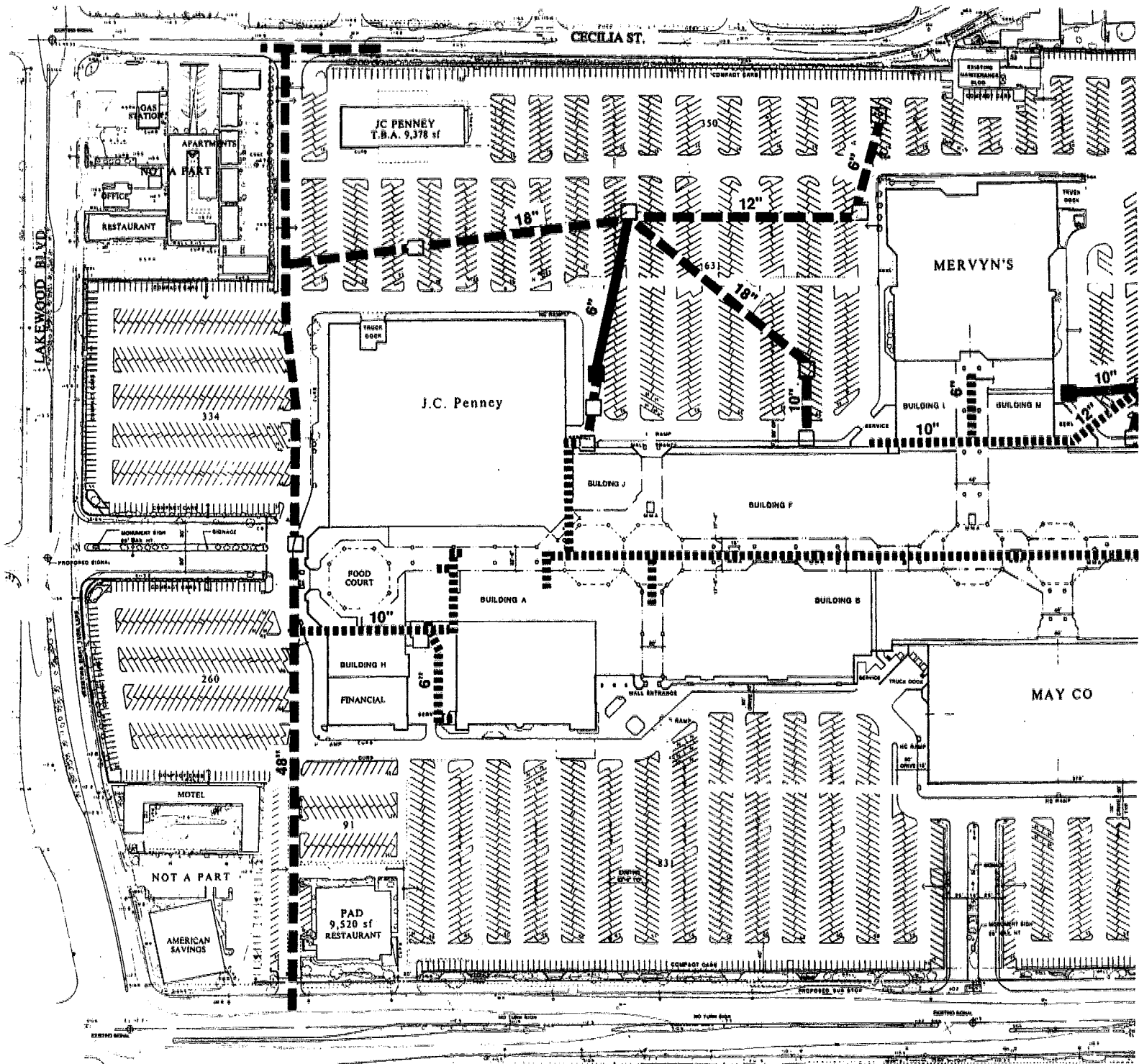
Surface drainage for the proposed Stonewood expansion consists of the following improvements (see Exhibit 20, DRAINAGE PLAN):

- The internal storm drain system in the existing mall's open-air walkway will be abandoned in place, along with the associated catch basins.
- Proposed 6- and 10-inch storm drains will be placed around the periphery of the enclosed shopping center to carry surface runoff to the existing drainage system and County Flood Control System.
- Additional catch basins will be located along the proposed drain lines.





-  Existing Storm Drain
-  Proposed Storm Drain
-  Lines to be Abandoned in Place
-  Existing Catch Basins
-  Proposed Catch Basins



Source: The Keith Companies



#### **4. Public Services**

##### ***a. Police Service***

The City of Downey Police Department provides traffic and law enforcement service to the Stonewood Shopping Center site. The approximate response time to the mall is three minutes or less for emergency calls, and five to eight minutes for non-emergency calls.

Shopping Center personnel are currently provided for additional protection service. Expanded Shopping Center security services will be provided to mall users as a result of the Stonewood expansion. Additional shopping center personnel will be employed to direct parking area traffic during the peak holiday shopping season, from November 24 through January 2.

The mall security office will be made available to the police for booking and investigative purposes (see also, Police Protection in Section VII, IMPLEMENTATION).

##### ***b. Fire Service***

The City of Downey Fire Department Station #4 provides fire and paramedic service to the Stonewood Shopping Center site. Estimated response time is approximately two to three minutes (see also, Fire Protection in Section VII, IMPLEMENTATION).

The extended water system provided for the shopping center expansion will provide adequate fire flows by providing a ten-inch (10") fire loop and additional fire hydrants in coordination with the City Fire Department (see Exhibit 18, WATER PLAN).

*c. Gas and Electric Service*

*1) Natural Gas*

Natural Gas service to the Stonewood site is provided by the Southern California Gas Company. The existing mall is served by a four-inch (4") main in the central corridor of the shopping center.

The enclosure of the mall requires that the existing gas main be abandoned in place, rerouted, and service supplied by a six-inch (6") main in Woodruff Avenue or a four-inch (4") main in Lakewood Boulevard.

*2) Electrical Service*

Electrical service to the Stonewood Shopping Center is provided by Southern California Edison through a backbone system which services the shopping center. On-site service is located in the center of the existing mall.

Enclosure of the mall requires that the electrical facilities inside the existing mall be abandoned in place and connected to outside transformers. Existing parking lot lighting will be removed to accommodate the new May Co. anchor, and additional lights added.

*d. Solid Waste*

The City of Downey utilizes the Puente Hills and BKK Landfills for the disposal of solid waste. Provisions for the storage of refuse on the Stonewood site are outlined in the Development Regulations section (Section V).

- The Stonewood Shopping Center will require trash compactor facilities for each service area and major tenant.
- A mall-wide recycling program will be instituted.

## **V. Authority and General Regulations**

## **V. Authority and General Regulations**

These provisions are intended to act as the overall community standards relating to land use. Design-oriented standards addressing consistent elements such as architecture, landscape architecture, signage, and land use relationships are outlined in the Design Guideline section of the Specific Plan.

### **A. Authority**

1. The Land Use Plan and Development Regulations and Standards for the Stonewood Specific Plan (Specific Plan 89-1) are adopted pursuant to Section 65450 et seq. of the State of California Government Code. It is specifically intended by said adoption that the Development Regulations and Standards contained herein shall regulate development within the Specific Plan Area.

### **B. Zoning Ordinance**

1. Upon adoption, the Stonewood Specific Plan (Specific Plan 89-1) text, development plans, development standards and regulations, and graphics, to the extent described herein, will serve as the development code for the Stonewood Shopping Center Project area, replacing the provisions contained in the applicable sections of the Downey Municipal Code.
2. Terms used in the Stonewood Specific Plan Development Standards shall have the same definitions as given in the City of Downey Municipal Code unless otherwise defined herein.
3. The Stonewood Specific Plan area shall be developed according to the approved land use plan (see Exhibit 9, LAND USE PLAN/MASTER PLAN, and Table 1, LAND USE STATISTICS). The approved Land Use Plan/Master Plan exhibit shall function as the Master Plan for the Project. Setbacks,

landscaped areas, and land uses shall conform to those shown on the Master Plan exhibit and the approved Landscape Plan exhibit.

Development plans and agreements, tract or parcel maps, or any action requiring ministerial or discretionary approval on this property must be consistent with the adopted Specific Plan and EIR. Actions judged to be consistent with the adopted Specific Plan will be deemed consistent with the City of Downey General Plan (Section 65454 of the California Government Code).

4. Land uses and development standards shall be in accordance with the provisions established by this Specific Plan document.
5. All development and construction in the Specific Plan area shall comply with all provisions of the various building, mechanical, electrical, plumbing, fire, and security codes adopted by the City of Downey or as amended by this Specific Plan.
6. Standards relating to community design elements will substantially conform to the Design Guidelines outlined in this Specific Plan document (Specific Plan 89-1).

### **C. Relationship to Other Regulations**

1. The Stonewood Specific Plan (Specific Plan 89-1) provides the policies, standards, and regulations for the expansion and enclosure of the Stonewood Shopping Center. Any provisions not covered in these regulations shall conform to the Downey Municipal Code.
2. No provision of this Specific Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing ordinance, resolution or policy, except as specifically repealed or amended by the adoption of this Specific Plan.
3. The Stonewood Specific Plan is a regulatory document, serving as the zoning code for the Specific Plan Project area as defined herein.

#### **D. Existing Agreements**

This Specific Plan is not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Specific Plan.

#### **E. Interpretation and Ambiguities**

1. The Community Development Director shall be responsible for the interpretation of the provisions of the Stonewood Specific Plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such interpretation may request review by the Planning Commission.
2. Unless otherwise provided, any ambiguity concerning the content or application of the Stonewood Specific Plan shall be resolved by the Community Development Director.

#### **F. Enforcement**

1. The City of Downey Community Development Director or designee shall administer and enforce Specific Plan 89-1 in accordance with provisions of this Specific Plan and the Downey Municipal Code.
2. Certain provisions in the Plan may be administratively changed, subject to the review and approval of the Community Development Director. This decision may be subsequently appealed to the City Council within fifteen (15) days. Such changes may include the addition of information to the text or accompanying maps provided that no significant changes are found to occur and that the development concept and regulations remain intact.



## **G. Violation**

1. Violation of the provisions or regulations of the approved Stonewood Specific Plan (Specific Plan 89-1) constitutes a violation of the Municipal Code of the City of Downey.

## **H. Amendment**

1. This Specific Plan may be amended utilizing the procedure by which it was originally adopted, and in compliance with the provisions of Section 9170 of the Downey Municipal Code relating to zone changes, and Sections 65450-65437 of the California Government Code. All sections or portions of the Specific Plan to be changed or that may be affected by the change must be included in the amendment.
2. A concurrent amendment to the City General Plan would not be required unless the Community Development Director or City Council determine that substantive changes would influence the goals, objectives, policies or programs of the General Plan. A supplement to the Project Environmental Impact Report (EIR) may also be required if changes significantly affect the intensification of use to the plan area or vicinity beyond the development proposed in the initial analysis.

## **I. Nuisance**

1. Any use of property, building, or structure hereafter erected, built, maintained or structurally altered contrary to the provisions of this Specific Plan shall be considered a public nuisance.

## **J. Severability**

1. If any portion of the Stonewood Specific Plan (Specific Plan 89-1) is for any reason held invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and the invalidity of such provision shall not affect the validity of the remaining portions.

## **K. Noise Standards**

The following noise control standards are intended to supplement the provisions of the City of Downey Noise Ordinance and Municipal Code.

### **1. Loading/Service**

- a. Loading standards shall apply to all existing and new uses within the Specific Plan area.
- b. Loading and unloading adjacent to residential uses shall only occur between the hours of 7:00 a.m. and 10:00 p.m., Monday through Saturday. There shall be no loading or unloading on Sundays and holidays adjacent to residential areas.
- c. In no event shall loading or unloading adversely impact surrounding uses.

### **2. Parking/Landscaping Areas**

- a. Parking and landscape standards shall apply to all existing and new uses within the Specific Plan area.
- b. Parking and landscape area activities such as mechanical sweeping, grass cutting and blowing, shall not impact residential uses. All parking and landscape maintenance activities shall only occur between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. There shall be no landscape maintenance activities on Sundays and holidays adjacent to residential areas.

### **3. Refuse Collection and Compaction**

- a. Refuse collection and trash compaction standards shall apply to all existing and new uses within the Specific Plan area.

- b. All refuse collection and trash compaction adjacent to residential uses shall occur only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. There shall be no refuse collection or compaction activities on Sundays and holidays adjacent to residential areas.
- c. In no event shall refuse collection and trash compaction adversely impact surrounding uses.

## **L. Trash Storage**

Five service areas for the mall will be located as follows (see Exhibit 9, LAND USE PLAN/MASTER PLAN):

- 1) South of the Food Court
- 2) To the east and west of the Mervyn's building
- 3) To the west and east of the May Co.

These service areas will provide self-contained trash compaction/storage facilities for the use of all mall tenants, with the exception of the service area to the east of May Co., which will provide a trash storage only (with no compaction facilities) for the restaurant located to the east of the May Co.

### **1. General Requirements**

- a. All outdoor storage areas and refuse collection areas shall be located within an enclosed service area, screened so that materials stored within these areas shall not be visible from access streets and adjacent properties. Refuse storage and collection areas shall not be permitted within setback areas.

### **2. Lids**

- a. Restaurant trash containers shall have self-closing lids.

## **M. Performance Standards**

### **1. Nuisance**

a. Any permitted use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do no cause or produce a nuisance to adjacent sites, such as (but not limited to) the following:

- Sound
- Vibration
- Electromechanical disturbances
- Electromagnetic disturbances
- Air pollution
- Dust
- Emission of toxic or nontoxic matter.

b. All structures and uses shall be subject to periodic City review.

### **2. Environmental Pollution Control**

It is the intent of this section to protect persons and property from environmental nuisances and hazards by setting maximum limits on adverse and detrimental environmental effects caused by any activity or use of land and/or premises, including development activities. All activities, uses, and operations shall be conducted in accordance with the applicable statutes, laws, ordinances, rules, and regulation of all governmental pollution control agencies having jurisdiction.

The following performance standards shall apply, in addition to all other applicable standards.

***a. Mechanical Equipment, Telephone and Electrical Service Facilities***

All mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building.

All new or relocated on-site telephone and electrical lines of twelve (12) KV or less shall be placed underground. Transformers or terminal equipment will be screened from view of adjacent streets and properties.

***b. Electrical Disturbance, Heat, Cold, and Glare.***

No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.

***c. Fire and Explosion Hazards.***

All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire-fighting devices to the specifications of the City of Downey Fire Marshal. All incineration is prohibited.

***d. Odor.***

No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.

***e. Radioactivity.***

The use of radioactive materials shall be limited to measuring, gauging and calibration devices.

*f. Vibration.*

No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

*g. Solid Waste Disposal.*

There shall not be dumped, placed, or allowed to remain in any property any refuse, trash, rubbish, or other waste materials outside a permanent building, except in noninflammable, covered, or enclosed containers.

*h. Glare.*

No operation, activity, or lighting fixture shall create illumination which exceeds five-tenths (.5) footcandles at any point on the lot lines of the use.

**VI. Development  
Regulations**

## **VI. Development Regulations**

### **A. Purpose**

The following provisions will regulate the development within the Stonewood Specific Plan area. The regulations permit primarily commercial land uses which conform to the general regulations of this Specific Plan document and the provisions of the City of Downey Municipal Code.

### **B. Definitions**

1. The following definition shall be revised as indicated:

Section 9104.40. Building, Accessory. " Accessory building" shall mean a detached building which use is subordinate to and incidental to that of the main building on the same lot and which shall be used exclusively by the occupants of the main building. The accessory building may include a maintenance building and other similar buildings.

### **C. Land Use Provisions**

#### **1. Permitted Uses**

- a. Accountants\*
- b. Antique sales at retail of genuine antiques;
- c. Appliance sales (no repairs permitted unless the use is located on a freestanding pad.
- d. Art galleries;\*\*
- e. Attorneys;\*
- f. Bakeries;
- g. Barber and beauty shops;
- h. Barber supplies, retail and wholesale;
- i. Bicycle sales;
- j. Book, stationery, and/or magazine stores (new goods only);



- k. Cafes, coffee shops and restaurants\*;
- l. Camera and photo supplies;
- m. Candy stores;
- n. Chinaware and pottery stores;
- o. Clothing and apparel stores, sales,new (but not used);
- p. Clothing and costume rentals;
- q. Curio shops;
- r. Delicatessen counters in the mall Food Court area
- s. Department stores;
- t. Drugstores;
- u. Electrical appliances stores;
- v. Florist shops;
- w. Furniture stores (new merchandise only.
- x. Furrier shops, retail;
- y. Gift and card shops;
- z. Grocery stores of a specialty nature ("ranch market")
- aa. Health food stores;
- ab. Hobby and/or toy stores;
- ac. Ice cream parlors;
- ad. Instruments, professional and scientific, retail only;
- ae. Interior decorators;
- af. Jewelry stores, including watch repairs;
- ag. Lapidaries;
- ah. Leather goods and luggage sales;
- ai. Music stores;
- aj. Notion, novelty, and variety stores selling at retail;
- ak. Office uses, limited to:\*

- 1) Administrative for management of shopping center(s) (but not business, executive, and editorial\*)
- 2) Professional offices\*(see subsection (f) of Section 9120.04 of Chapter 1 of the Downey Municipal Code);
- 3) Financial, insurance, and banks and related institutions\*

- al. Office and business machine stores;\*
- am. Painting and art supplies (no instruction)
- an. Paint and wallpaper stores (show room and no mixing of paint)
- ao. Passenger stations (i.e. bus stop, not rail stop)
- ap. Pet shops (no outdoor operations);
- aq. Photograph studios;
- ar. Photo engraving;
- as. Picture framing stores;
- at. Professional and scientific instrument sales;
- au. Radio and television sales (no servicing on premise)
- av. Record shops;
- aw. Shoe sales, including shoeshines (no repairs permitted )
- ax. Small appliance stores;
- ay. Sporting goods stores;
- az. Stationery stores;
- ba. Tailor shops;
- bb. Theaters, indoor;
- bc. Tile, retail sales
- bd. Tobacco stores;
- be. Tool and cutlery sharpening and grinding;
- bf. Travel agencies;\*
- bg. Yardage and fabric stores

- Above uses noted with an asterisk (\*) are permitted only if such uses provide parking in accordance with parking standards in the Specific Plan.
- Above uses, including use noted with a double asterisk (\*\*), may have special events and receptions in the evenings during weekdays, after shopping center operating hours and during non-peak shopping center operating hours but not during peak hours such as the week end nor Thanksgiving through New Year holiday period when parking is in higher demand.

## 2. Conditional Uses

- a. The following uses may be permitted in the Specific Plan subject to the approval of a conditional use permit, as provided in Section 9166 of Chapter 1 of the Downey Municipal Code:
- 1) The entire shopping center is permitted to have tents for sales and display only once (not to exceed one week) in any 6 month period. The tents are not allowed during the Thanksgiving through New Year period and shall not exceed 150 s.f. in total area.
  - 2) Special sales and displays and/or promotional events are permitted within buildings of the shopping center only in areas designated for such uses (see Exhibit 9, LAND USE PLAN/MASTER PLAN).
  - 3) Child care centers.
  - 4) Swap meets or farmers markets
  - 5) Automobile accessories and parts;
  - 6) Liquor, on-sale, including beer and wine;
  - 7) Tire sales and services (not including retreading and recapping), and any additional TBA uses (tires, batteries, and accessories).
- b. Occupancy of the shopping center by tenant uses that appear inconsistent with the permitted use allowances; or are difficult to police or monitor as determined by the Community Development Director, shall be subject to further review of use and/or review of the site plan by the Planning Commission.

### **3. Conduct of Uses**

- a. All uses shall be conducted entirely within a completely enclosed building.
- b. Outdoor uses that are incidental to uses listed in C.1. (Permitted Uses) above may be allowed when approved by the Planning Commission.
- c. Any CCR's developed for the Stonewood Shopping Center shall be subject to joint review and approval by the Community Development Director, City Engineer and City Attorney. Those aspects of CCR's that are zoning in nature shall be structured so they cannot be rescinded or modified without City concurrence. The City shall have discretion to enforce CCR provisions which are zoning in nature.

### **4. Prohibited Uses**

- a. Businesses which require outdoor activities.
- b. Businesses which require open sales and display areas.

### **5. Classification of Uses**

The interpretation of the permitted uses as described shall be governed by Section 9156 of the Downey Municipal Code. Determination of uses for the Specific Plan area shall be made at a noticed public hearing of the Planning Commission

### **D. Development Standards:**

The following development standards shall apply to all land and structures in the Specific Plan:

## **1. Lot Size**

### ***a. Lot Area***

Lot Area shall be the same as that specified in Exhibit 21, TENTATIVE TRACT MAP.

### ***b. Lot Dimensions.***

Lot dimensions shall be the same as that specified in Exhibit 21, TENTATIVE TRACT MAP, or the final tract map when approved.

## **2. Lot Coverage**

Lot Coverage shall be the same as that that shown on Exhibit 9 LAND USE PLAN/MASTER PLAN

## **3. Distance Between Buildings**

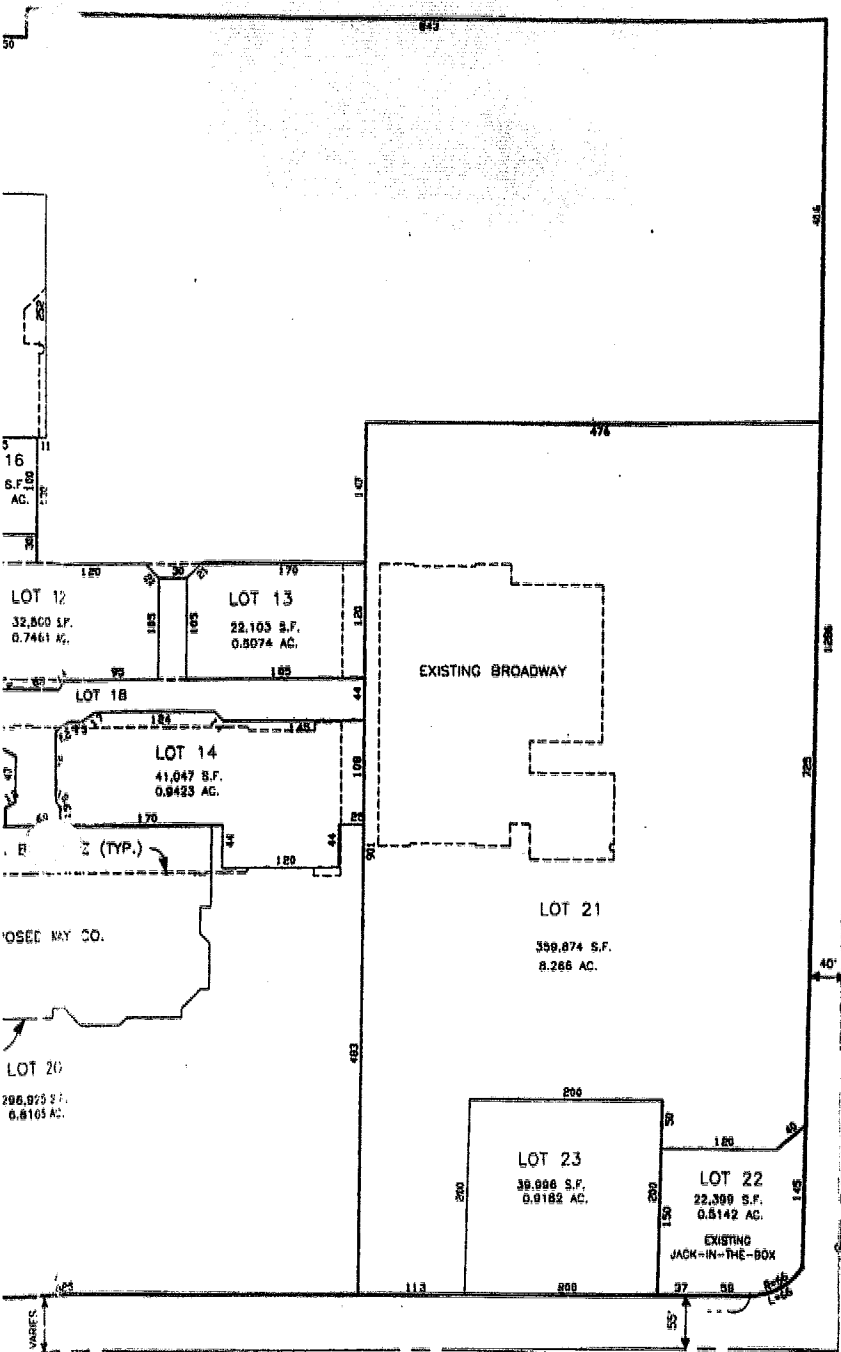
Distance between buildings shall be that that shown on 9, LAND USE PLAN/MASTER PLAN

## **4. Line of Sight Screening**

Line of sight screening shall be that shown on Exhibit 9, LAND USE PLAN/MASTER PLAN.

## **5. Parking**

These regulations are established to provide for off-street parking in connection with the uses generated in the Specific Plan area and to relieve congestion on the public streets, freeing them for use by both essential public safety vehicles and the general public. The provisions of Section 9150 of the City Municipal Code are modified as follows:



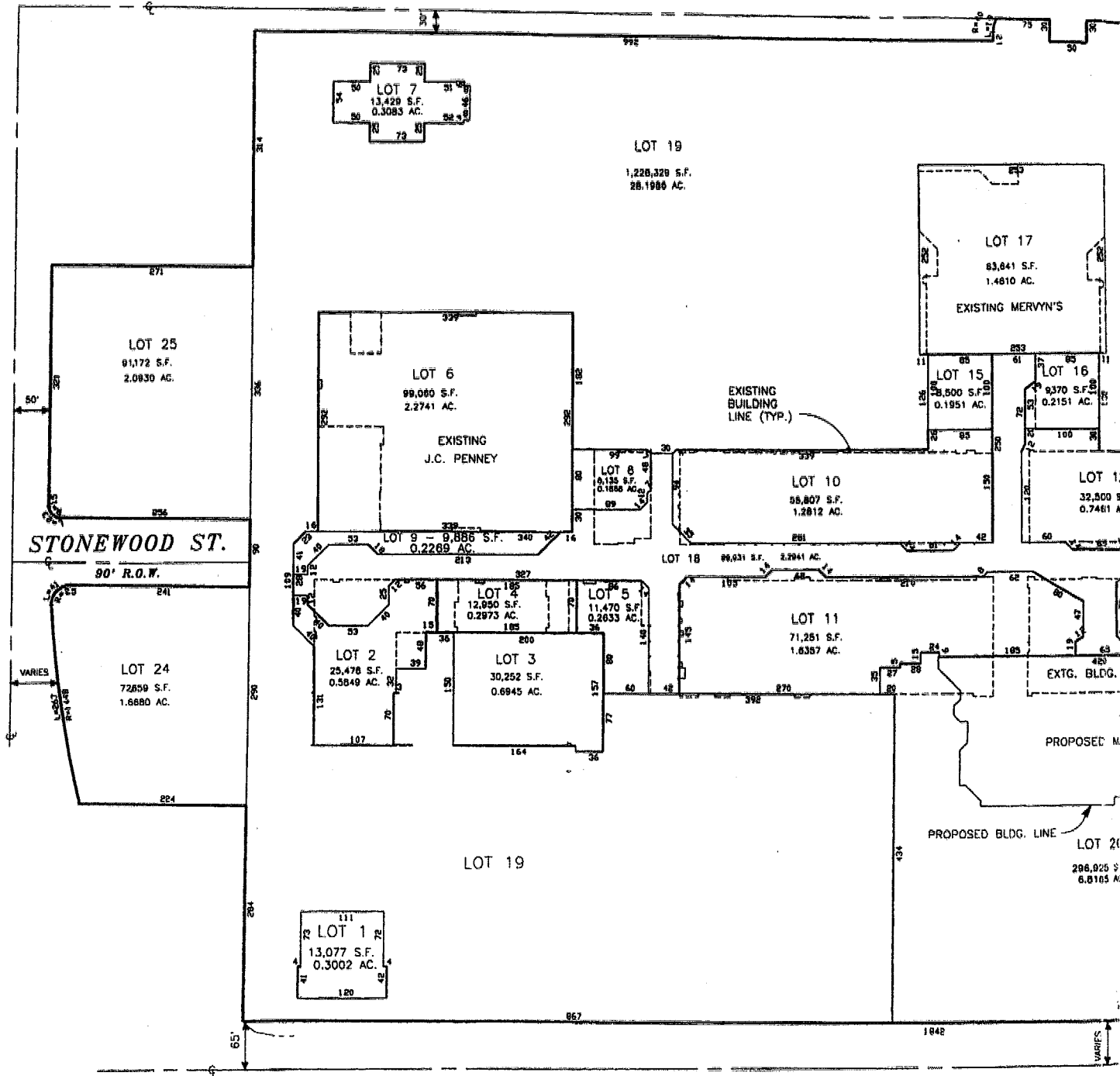
WOODRUFF AVE.  
70' R.O.W.

Tentative Tract Map  
Exhibit 21

CECILIA ST.

60' R.O.W.

LAKEWOOD BLVD.  
MIN. 100' R.O.W.



FIRESTONE BLVD.

105'-115' R.O.W.

Source: The Keith Company



4-89

JN 25420-2317

**a. Total Parking Requirement**

- 1) The total requirements for off-street parking and off-street loading spaces shall be the sum of the requirements of the various uses computed separately. Should the total requirement for the entire shopping center result in a requirement of a fractional space, the fraction shall be counted as one required parking space.
- 2) The required off-street parking for any building, structure, or use of land of a type which is not listed in the Specific Plan shall be determined by the Commission, subject to the procedures set forth in Section 9156 of Chapter 1 of the Downey Municipal Code.

**b. Parking by Use**

The following parking requirements are based on standards established by the Urban Land Institute (ULI), supplemented by the City Code. The ULI is an independent, non-profit research and educational organization established to improve the quality of land use and development. The ULI has concluded that the parking requirements for enclosed regional shopping malls differ from free-standing commercial centers due to a high degree of shared parking between retail, office, and food service uses<sup>2</sup>. Statistically, malls of Stonewood's size can provide parking for food and office uses at a lower parking ratio than for retail uses (up to a percentage of the total mall GLA) because of this sharing. Parking requirements shall be periodically reevaluated according to the provisions of the Parking Threshold Review described on page 84-85 herein.

The number of off-street parking spaces required for each use shall be as follows:

<sup>2</sup> Based upon *Parking Requirements for Shopping Centers: Summary of Recommendations*, compiling data from 506 shopping centers in the US and Canada and parking counts from 135 malls.



1) *Dining Rooms, Bars, Taverns, Restaurants, Cafes, and Other Similar Uses Involving the Seating and Serving of the Public.*

- a) One (1) parking space per 1000 square feet of gross leasable area shall be provided for businesses devoted to such food services within the mall structure and that comprise less than 10% (94,464 square feet GLA) of the gross leasable area of the shopping center.
- b) Food service uses within the mall building exceeding 10% (94,464 square feet) of the gross leasable area of the shopping center shall provide one (1) parking space per 35 square feet of gross leasable area.

c) Four and one-half (4.5) spaces per 1000 square feet of gross leasable area shall be provided for free-standing restaurant pads.

3) *Furniture, Appliance, and Exclusively Wholesale Stores.*

One parking space shall be provided for every 200 square feet of gross leasable area.

4) *General and Professional Offices.*

- a) No parking spaces required if all office uses in the shopping center comprises 10% (94,464 square feet) or less of the gross leasable area of the center .
- b) Offices uses exceeding 10% (94, 464 sq. ft.) of the gross leasable area of the center shall provide one parking space for every 350 square feet of gross leasable area with the exception of optical offices which shall provide one parking space per 250 square feet of gross leasable area (not less than 3 spaces) for such office uses.

5) *Stores, Shops, Personal Services, and Other Commercial Uses*

One parking space shall be provided for each 200 square feet of gross leasable area.

*c. Loading Stalls/Truck Docks/Service Areas*

*1) Required Off-Street Spaces*

Off-street loading spaces shall be provided and maintained on the same lot with every building or separate occupancy as follows:

a) Commercial buildings

7 spaces shall be provided for over 160,000 square feet of gross leasable area.

b) Office use.

1 space shall be provided if such uses are under 50,000 square feet of gross leasable area and 2 spaces shall be provided if such uses are between 50,001 and 100,000 square feet of gross leasable area.

c) Size of Loading Areas/Docks

Each required off-street loading space shall be not less than 12 feet in width, 20 feet in length, with 15 feet height clearance. Each space shall be designed and located so that vehicles shall not extend onto public sidewalks or street or required driveways in the course of loading or unloading goods.

*d. Handicapped Stalls*

*1) Parking Spaces for Handicapped Persons*

a) The new major tenant shall provide 10 parking spaces, in accordance with the requirements of Title 24.

b) The remainder of the parking spaces for handicapped persons shall consist of 41 spaces.

- c) When the determination of the number of parking spaces results in a requirement of a fractional space for handicapped stalls, the fraction shall be counted as one required parking space.
- d) Dimension and identification of handicapped spaces shall follow State Regulations and City Code.

*e. Additional Parking Requirements*

When the required parking (including required parking for handicapped persons) exceeds 4,785 (the number of stalls provided on the site), the remainder of the required parking must be provided in a parking structure, requiring a Specific Plan amendment. This determination will be made on the basis of the Parking Threshold Review procedures described on page 84-85 herein.

*f. Parking Design Standards*

*1) Design Standards for Parking Areas*

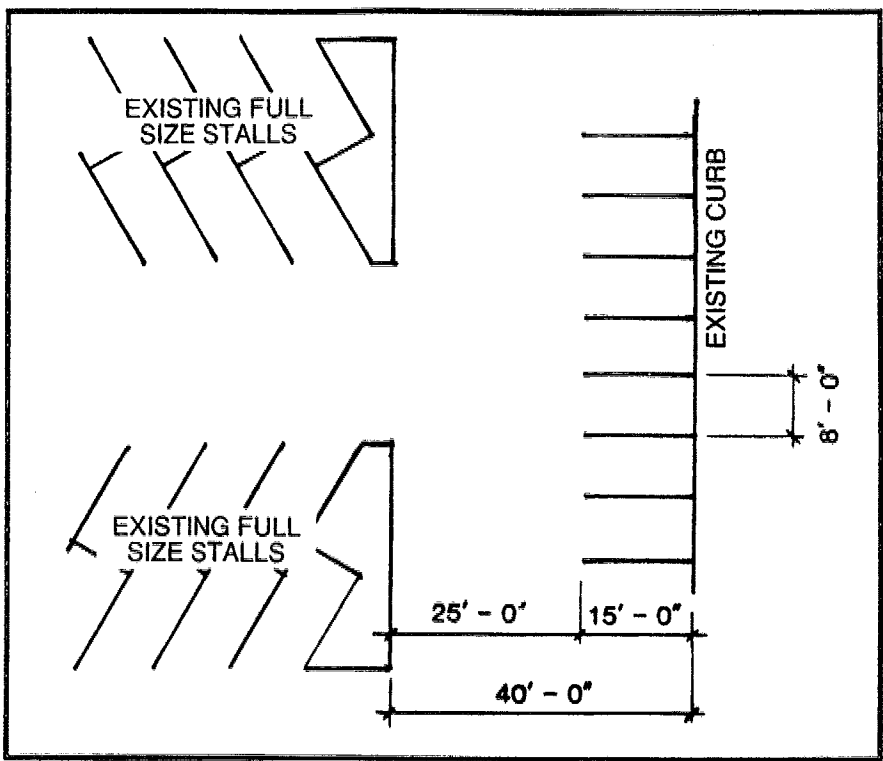
*a) Stall Size*

Stall size for parking spaces shall be as follows (see Exhibit 22, PROPOSED PARKING):

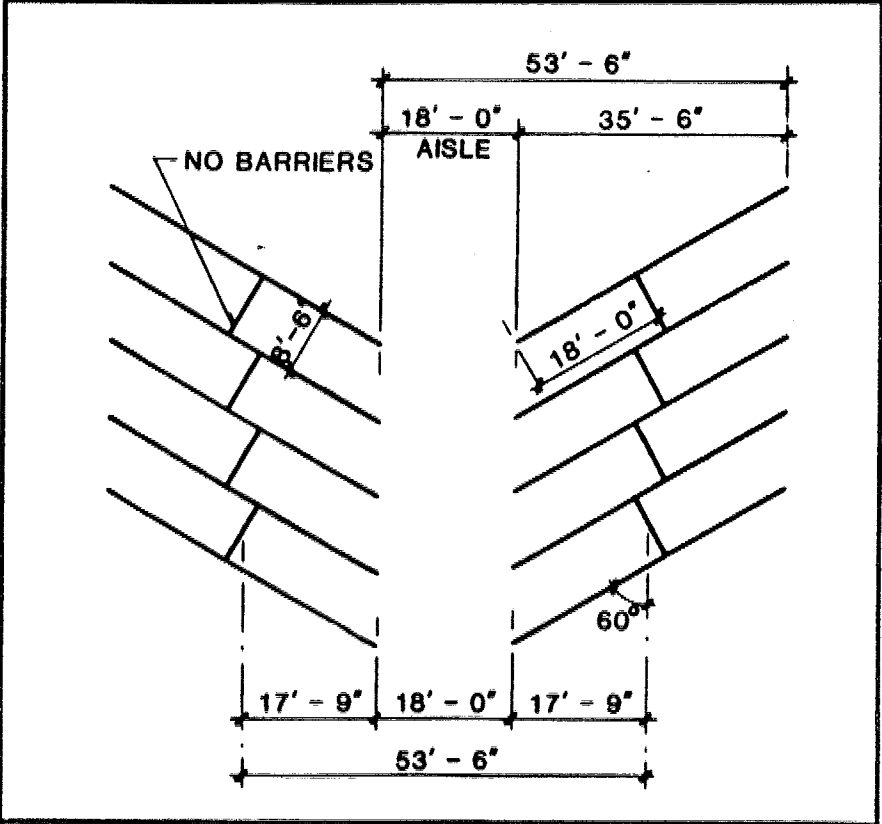
Regular 60-degree parking stalls: 8 1/2 feet width by 18 feet depth  
Compact 90-degree parking stalls: 8 feet width by 15 feet in depth

*b) Landscaping of Parking Lot*

A minimum of 5% of the area devoted to off-street parking, including aisles and driveways, shall be landscaped with trees and other plant materials. The Landscape Plan text and Exhibit 11, LANDSCAPE CONCEPT PLAN, delineate the required landscape areas.



**COMPACT PARKING STALLS**  
 705 Spaces  
 (14.7% of Total Parking Spaces)



**60° PARKING STALL ARRANGEMENT**  
 4,080 Spaces  
 (Includes 51 Handicapped Spaces)

Note: Parking stalls have been reconfigured from the existing conditions, but existing stall dimensions have been retained.



c) Driveways

Minimum driveway approach/apron widths shall be 30 feet. Common driveways may have a maximum width of 36 feet.

d) Compact Spaces

Compact car parking spaces may be computed in required parking areas provided the requirements of the section are met. Such spaces may be located in areas which cannot be used for regular sized parking spaces. If the required parking exceeds 4,785 spaces and additional parking is required, a maximum of 25% of the the new total number of required parking spaces may be compact spaces.

2) *Prohibited Parking*

- a) No parking shall be permitted in any required landscape areas.
- b) No vehicles, including trailers, shall be parked in the shopping center for the principal purpose of advertising or display. It shall be a violation if the advertising medium utilized on the vehicle is a sign exceeding nine square feet in area and the vehicle is parked on the business premises for which the advertising relates or in reasonable proximity thereto and the location of the advertising is reasonably calculated to direct an observer towards the business.
- c) No off street parking area shall be used for repair or service.
- d) Sales in the parking area are not permitted unless approved as a temporary conditional use.

3) *Improvement of Parking Areas*

- a) All parking and driveway areas shall be paved in accordance with Article VIII of the Downey Municipal Code and where applicable in accordance

with Section 9150.22 Subsection C. of Chapter 1 of the Downey Municipal Code, except where modified herein.

4) *Bicycle parking*

Bicycle racks shall be provided at main entrances to the shopping center mall building and at the entrances to the four major tenants. Bicycle parking shall consist of a minimum of 4 spaces at each mall entry plaza.

**6. Site Plan and Design Review**

*a. Intent*

It is the intent that the site plan and its design features will integrate harmoniously and enhance the character and design of the immediate neighborhood. Furthermore, the site plan and design of buildings, parking areas, signs, landscaping, lighting, and other site features will strengthen the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets.

*b. Site Plan and Design Review*

The site plan and design review shall include design standards, consideration for pedestrian and handicapped access, benches, location for bicycle racks, parking lot design and buffering, architectural treatment as they relate to mall improvements, colors and materials, landscape and streetscape, and signage program, in accordance with the provisions of the City Municipal Code.

- 1) The approved Land Use Plan/Master Plan exhibit shall function as the Master Plan for the Project (see Exhibit 9, LAND USE PLAN/MASTER PLAN). Setbacks, landscaped areas, and land uses shall conform to those shown on the Land Use Plan/Master Plan exhibit and the approved Landscape Plan exhibit (see Exhibit 11, LANDSCAPE CONCEPT PLAN).

- 2) Security and Safety. Development shall emphasize concern for the security and safety of the user(s).
- 3) Pedestrian and building entrances and parking areas shall be located to provide security and safety and shall be designed in an attractive manner.
- 4) Security and safety mechanisms should include such measures as effective lighting, security personnel, access controls, landscape and screening treatments and other related equipment.
- 5) Periodic changes in the approved color scheme to update the appearance of the mall shall be subject to the review of the Community Development Director.

*c. Parking Threshold Review*

The Stonewood Shopping Center expansion will provide off-street parking of 4785 spaces. To administer the Specific Plan, and insure that parking thresholds (as outlined in the Parking regulations) are not exceeded, the following review process will be required:

- 1) A baseline tabulation of land uses, detailing Gross Leasable Areas (GLA) by category (retail, food service, and office uses), shall be submitted to the City Planning Director prior to Final Tract Map approval.
- 2) Tenant Improvements (TI's) must be approved by Hughes/Lyon Downey prior to submittal to the City. TI's submitted to the City shall include a tabulation of total mall GLA by category, to be reviewed by the Planning Director to ensure parking requirements are not exceeded.
- 3) The GLA tabulation attached to TI applications shall be included in all subsequent applications for the mall.
- 4) The Project applicant (Hughes/Lyon Downey), or any subsequent owner, shall provide a yearly tabulation of GLA of mall uses by category.

## **7. Walls.**

Walls shall be provided in accordance with Section 9152 of the City Municipal Code.

- a. No wall or fence in the shopping center or in any adjacent residential zone shall contain barbed wire or electrified equipment. The use of chain link fencing and razor wiring is prohibited.
- b. The shopping center maintenance building, located along the rear property line abutting a residential use, is prohibited from placing barbed wire or electrified equipment on the existing masonry wall. Where the two uses are abutting along the same property line, additional masonry shall be added onto the existing masonry wall to increase the height to a maximum of seven feet (7'). A six-foot (6') wall with a landscape screen may be used if the extension of an existing wall is deemed unfeasible.
- c. No structure, wall or fence shall interfere with the intersection visibility.

## **8. Site Landscape**

### ***a. Landscape Plan***

- 1) A landscape and irrigation plan shall be submitted and approved by the Design Review Board in accordance with Section 9152 of the Downey Municipal Code and shall also be subject to the following requirements:
  - a) A minimum of 5% of the area devoted to off-street parking, including aisles and driveways, shall be landscaped with trees and other plant materials. A minimum of 10% of the site shall be landscaped; The required landscaped areas are defined by Exhibit 11, LANDSCAPE CONCEPT PLAN. A plot plan showing proposed landscape development, watering system, and use of the property shall be



submitted to the Planning Division for review and approval by the Community Development Director.

- b) Open areas not required to be improved in the development of a property shall be landscaped and permanently maintained.

***b. Landscape Sizes and Maintenance***

- 1) All plant materials and planting beds shall be permanently maintained in a neat, clean, healthful manner at all times. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizer, replacement of plants when necessary, and regular watering of all plants. If landscaping is not maintained, the City shall have the authority to enforce the maintenance at a cost to the owner.
- 2) All portions of any front yard or side yard abutting a street and/or street setback area, except for perpendicular walks and driveways, shall be landscaped and permanently maintained.
- 3) The height or width of hedges shall allow for proper surveillance of the site for security purposes.
- 4) Trees shall be a minimum of 15 gallon in size, planted at an average rate of 1 tree per 16 parking stalls (based on double 60-degree stalls). Shrubs shall be a minimum of 5 gallon, and ground covers planted 12 inches on center (maximum). Parking lot landscaping shall consist of 50% 24-inch box trees, and 50% 15 gallon trees.

***c. Irrigation***

- 1) All landscaping shall be provided with a permanent, automatic irrigation system consisting of an appropriate number of bubblers or sprinklers capable of supplying adequate water to all plant materials. Bubblers or sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the plant materials

- 2) No overspraying of irrigation water onto walks, roadways or parking areas will be allowed.

## **9. Utilities**


Underground Utilities (See Section 8422 of Chapter 4 of Article VIII of Downey Municipal Code)

### ***a. Public Utilities.***

Public Utilities shall be permitted as authorized by law and other ordinances of the City, but not including buildings, electric or gas transmission and distribution substations or telephone exchanges unless permitted by a conditional use permit.

- 1) All utilities shall be installed underground in accordance with Section 7500 of the Downey Municipal Code.

## **10. Building Materials, Color, and Design**

- 
- a. Building materials, colors and building design are subject to review and approval of the Design Review Board. Building design shall be contemporary, using materials which easily lend themselves to maintenance and long life. Building design shall conform with the Specific Plan and Design Guidelines.

## **11. Building Height**

See Section 9140.32 of Chapter 1 of the Downey Municipal Code.

## **12. Building Setbacks**

The Project Land Use Plan/Master Plan exhibit defines the required building setbacks. Major modifications shall require Planning Commission approval.

**a. Front Setback along Firestone Boulevard.**

A minimum setback of 280 feet from the road right-of-way, as shown on Exhibit 9, LAND USE PLAN/MASTER PLAN.

**b. Side Setback**

A minimum setback of 180 feet from Woodruff Avenue and 300 feet from Lakewood Boulevard, as shown on Exhibit 9, LAND USE PLAN/MASTER PLAN.

**c. Rear Setback along Cecilia Street**

A minimum setback of 160 feet from rear property line, as shown on Exhibit 9, LAND USE PLAN/MASTER PLAN. When accessory buildings abut residential zones, a minimum of 15 feet shall be required.

**d. General.**

See Section 9140 of Chapter 1 of the Downey Municipal Code with the exception of Section 9140.22 Required Setbacks Abutting More Restrictive Zones and Section 9140.14 which shall not apply.

- 1) Commercial free standing building (Penney's Tire and Batteries Building), not accessory buildings nor part of the main building complex, shall be set back a minimum of 60 feet from the rear property line that abuts a street line that separates the commercial use from a residential zone.

**13. Noise**

- a. Noises: Prima Facie Violations. Any noise in excess of 100 decibels at a point 25 feet or more from the source of the noise shall be deemed to be a prima facie violation of the provisions of Section 4600 of Chapter 6 of the Downey Municipal Code.

- b. Noise Regulations of Chapter 6, Article IV, Section 4606 of the Downey Municipal Code Shall apply.

#### **14. Transformers**

- a. Transformers and emergency generators which are not placed within a service area shall be screened on three sides by a 5 1/2 foot block wall with landscaping, such as 5 gallon shrubs planted 3 feet on center (minimum). The fourth side shall be gated to provide access.

#### **15. Lighting**

- a. Lighting and Design and General Provisions. The requirements set forth in Section 9152 of Chapter 1 of the Downey Municipal Code shall apply.
- b. Outdoor lighting shall be arranged as not to direct light on any street or abutting property.
- c. The type and location of lighting standards and the intensity of lighting shall be approved by the Traffic Engineer and the Director of Community Development. The fixtures shall be decorative.
- d. Review of any sign shall consider size, location, height, materials and needs of the business. Signs shall not impede the flow of air, light or access to an adjacent building or obstruct the view from an adjacent building.

#### **16. Service/Delivery Areas**

- a. *Required Off-Street Loading Spaces.*

Loading spaces shall be provided as outlined in B.6. Parking.

**b. Siting Requirements**

- 1) Loading docks and service and delivery areas shall be screened, recessed, and/or enclosed so they are not visible from public right-of-way and shall not interfere with circulation of parking areas and driveways.
- 2) Service and delivery areas are prohibited within 180 feet of residentially-zoned properties.
- 3) No materials, supplies, or equipment shall be stored in any area on a site, except within an enclosed building.
- 4) Loading, service and delivery areas shall not encroach into any required landscape areas.

**17. Roof Equipment**

Air-Conditioning, Mechanical Roof and Utility Equipment shall be screened and installed in accordance with the provisions of Section 9136 of the Downey Municipal Code.

**18. Environmental Protection Standards**

The Specific Plan area shall conform to the provisions of Section 9144 of the Downey Municipal Code and Section V of this Specific Plan.

**19. Sign Master Plan**

All signs shall conform to the master signage plan of the shopping center. The design of such signs shall be consistent with the architecture and compatible with signs proposed new signs in the center. Signs which do not conform to the sign program may be permitted when approved by the Planning Commission.

- a. A Master Sign Plan shall be submitted and approved by the Design Review Board in accordance with Section 9148 of the Downey Municipal Code.
- b. Business signs oriented to the outside of the mall are prohibited with the exception of the four major tenants, externally oriented businesses (such as Furnishings 2000 and Thrifty Drug), freestanding businesses (such as the Acapulco restaurant), mall monumentation, or directional signs.
- c. Mall signage in entry driveways shall be located to allow proper visibility.

## **VII. Implementation**

## **VII. Implementation**

### **A. Amendments to City Codes and Policies**

The proposed improvements to the Stonewood Shopping Center are in substantial conformance with City codes and General Plan policies, and the goals and objectives of the City's revitalization efforts in the Project vicinity (the Firestone Boulevard Revitalization Study and City of Downey Redevelopment Area). No amendments to the City General Plan or Stonewood zoning classification are required as a result of this Specific Plan.

The Specific Plan for the Stonewood Shopping Center becomes the zoning code of the Project, replacing the relevant provisions of the City Development Code. In the Specific Plan Development Regulations section (Section VI.), City codes are modified to address the specific needs and conditions of the Project.

### **B. Phasing**

The improvements planned for the Stonewood Shopping Center (including the addition of the May Co., mall enclosure, exterior remodeling, and parking lot reconfiguration) are intended to be implemented simultaneously, with the exception of necessary demolition and utility relocation which will precede construction.

### **C. Financing**

Financing for the improvements to the Stonewood Shopping Center will be derived from the following sources:

1. The Project Applicant (Hughes/Lyon Downey) will finance the following improvements :
  - Enclosure of the mall structure.
  - Exterior remodeling



- Interior mall remodeling and landscaping
  - Signage improvements
2. May Company will finance the following improvements:
- Addition of the fourth major tenant (the May Co. building)
3. The remaining improvements described in this Specific Plan are primarily public-related improvements which may be implemented through a joint agreement between the City of Downey and the Project Applicant (Hughes/Lyon Downey). These public improvements consist of the following:
- Parking lot restriping and reconfiguration
  - Landscape improvements
  - Circulation improvements within public rights-of-way, as described in the Circulation Plan
  - Utility improvements as described in the Utility Plan, including water, sewer, and drainage

#### **D. Future Studies**

The City of Downey has indicated a need for the following area-wide studies after the implementation of the Stonewood Specific Plan. Although these studies are not directly tied to the Stonewood expansion, the economic revitalization stimulated by the Project is expected to create a need for the examination of the surrounding commercial areas in more detail.

## **1. Economic Studies**

Future studies of the economic effects of the Firestone corridor revitalization efforts may be performed by the City to determine the impacts on City revenues, commercial activity, and tenant turnover.

## **2. Traffic Assessment District**

Circulation improvements in the Stonewood Project area have served to highlight the need for area-wide traffic improvements. A study is under consideration to address an assessment district to share the costs of circulation improvements for existing conditions and future traffic levels in the Firestone corridor vicinity.

"Fair share" of improvement costs shall be based on the direct relationship of the project impact on the intersection and cost to improve the intersection of Firestone and Lakewood Boulevards (see discussion on Traffic Studies, below). Based on the current revitalization effort and May Company construction, direct impact is one (1%) percent. The project may change in the future by adding additional retail space, however the "fair share" shall be based upon the quantified impacts, not exceeding the direct relationship as determined by a future traffic study.

## **3. Firestone Corridor Specific Plan**

Because of the increasing revitalization efforts along the Firestone corridor, the City intends to study the formation of a Corridor Specific Plan Area to coordinate the many diverse projects planned for the area.

## **4. Traffic Studies**

The intersection of Lakewood and Firestone Boulevards currently operates below acceptable levels of service during peak travel hours. The Project contributes relatively minor additional traffic volumes (approximately one percent). The Draft Environmental Impact Report (EIR) for the Stonewood Specific Plan identifies measures to mitigate project impacts and to alleviate

existing congestion. During review of the Draft EIR it was determined that, due to the intensity of the impacts associated with the proposed mitigation and the low level of significance of project impacts upon the intersection, it was not appropriate to require the proposed improvements as part of the project. However, since operating conditions of the intersection are primarily due to existing conditions, it is recommended that a study of traffic conditions and improvement recommendations be conducted for the Firestone corridor, including the Firestone/Lakewood intersection. The study should also review the impact of the proposed traffic signal at the intersection of Lakewood Boulevard and Stonewood Drive/3rd Street after it is installed to determine the effectiveness of the measure and to recommend potential supplementary measures, if necessary.

In conjunction with the improvements proposed by the intersection improvements study, the Master Plan of Streets and Highways shall be amended to reflect the improvements.

#### **E. Tentative Maps**

The Tentative Tract Map for the added May Co. tenant and lease line adjustment shall be prepared and submitted to the City of Downey in accordance with the provisions of the California Subdivision Map Act and Chapter 2, Section 9200 et seq. of the Downey Municipal Code. The Final Map shall be reviewed and approved by the City prior to the issuance of building permits.

#### **F. Permits**

Permits for the Stonewood Project include permits issued by the City of Downey and Caltrans. The following approvals and permits will be required for the implementation of the Stonewood Specific Plan:

- EIR certification.
- Planning Commission recommendation of the provisions of the Specific Plan.

- City Council approval of the Specific Plan (with associated Conditions of Approval, Resolutions, and Ordinances).
- Recordation of the Final Map.
- Caltrans Permits: Planned circulation improvements within the rights-of-way of Firestone and Lakewood Boulevards (State Routes 42 and 19) will require approval and appropriate permits from Caltrans prior to implementation. These consist of Signalization and Encroachment Permits for the following improvements:
  - The proposed signal at Lakewood and Stonewood/3rd Street.
  - The bus turnout on Firestone Boulevard.
  - Road widening for the exclusive right turn lane on Woodruff approaching Firestone Boulevard.
- Building, Grading, and Demolition Permits.
- Utility Infrastructure and Street Encroachment Permits from the Public Works Department.

#### **G. Implementation of Woodruff Avenue Improvements**

The roadway widening needed to implement the circulation improvements on Woodruff Avenue south of the major entry driveway (as described in the Specific Plan and EIR documents) will require a maximum right-of-way take of five feet (5') at the intersection with Firestone Boulevard, starting north of the southernmost driveway on Woodruff. This right-of-way take will be coordinated by the City of Downey and Caltrans.

#### **H. Development Review**

Development within the Stonewood Specific Plan area is subject to site plan and design review and approval as required by the provisions of Section 9162 of the Downey Municipal Code and the provisions of Section VI.D, Site Plan and Design Review, page 84-85 herein.

## **I. Design Guidelines**

### **1. Purpose of the Design Guidelines**

The Stonewood Shopping Center will develop as a community focal point and prominent visual element along Firestone Boulevard, a major commercial corridor to the City of Downey. The Center will become a gateway element to the City and the focus of the surrounding residences and commercial district, and will serve to complement the emerging Downey Redevelopment District.

The Specific Plan Design guidelines have been prepared to articulate the intended character of the Stonewood Specific Plan Area.

The purpose of the Design Guidelines is to establish a flexible design framework and criteria which developers and designers of Stonewood will use as a guide to new development. This guideline will assure developers within Stonewood and the City of Downey that individual improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the Shopping Center and the City of Downey as a whole.

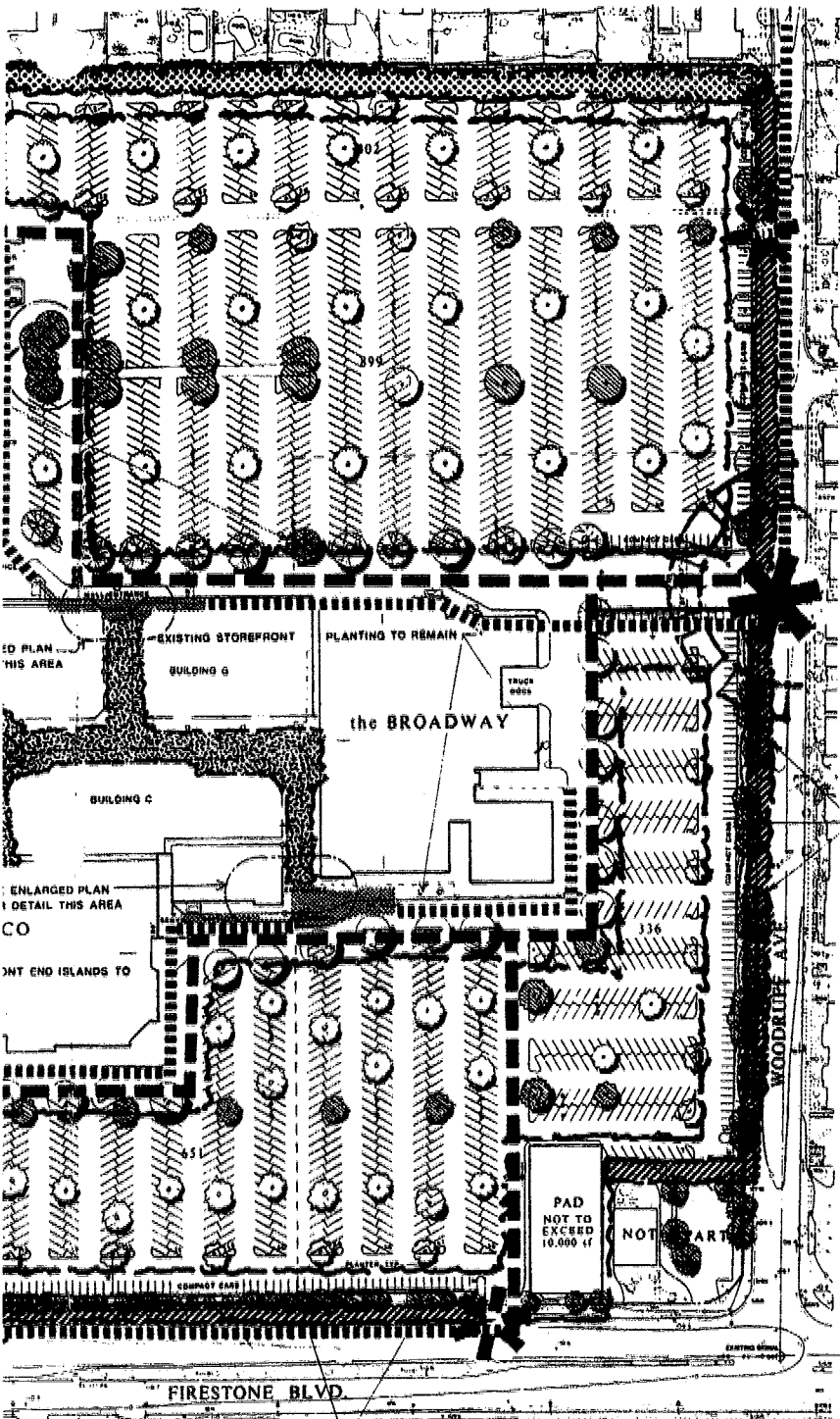
The following Design Guidelines will be used by the City of Downey for the site plan review process. The guidelines consist of four sections comprised of Site Planning Guidelines, Landscape Architecture, Architecture and Interior Design, and Signage and Lighting. Exhibit 23, DESIGN OPPORTUNITIES AND CONSTRAINTS, identifies the major design elements within the Stonewood Specific Plan Area.






### **2. Site Planning**

The Stonewood Shopping Center is an existing facility which will be expanded and converted to an enclosed pedestrian mall. Major site planning and design considerations such as location of buildings, parking, entrances, special features building mass, height, scale and setbacks, etc.,

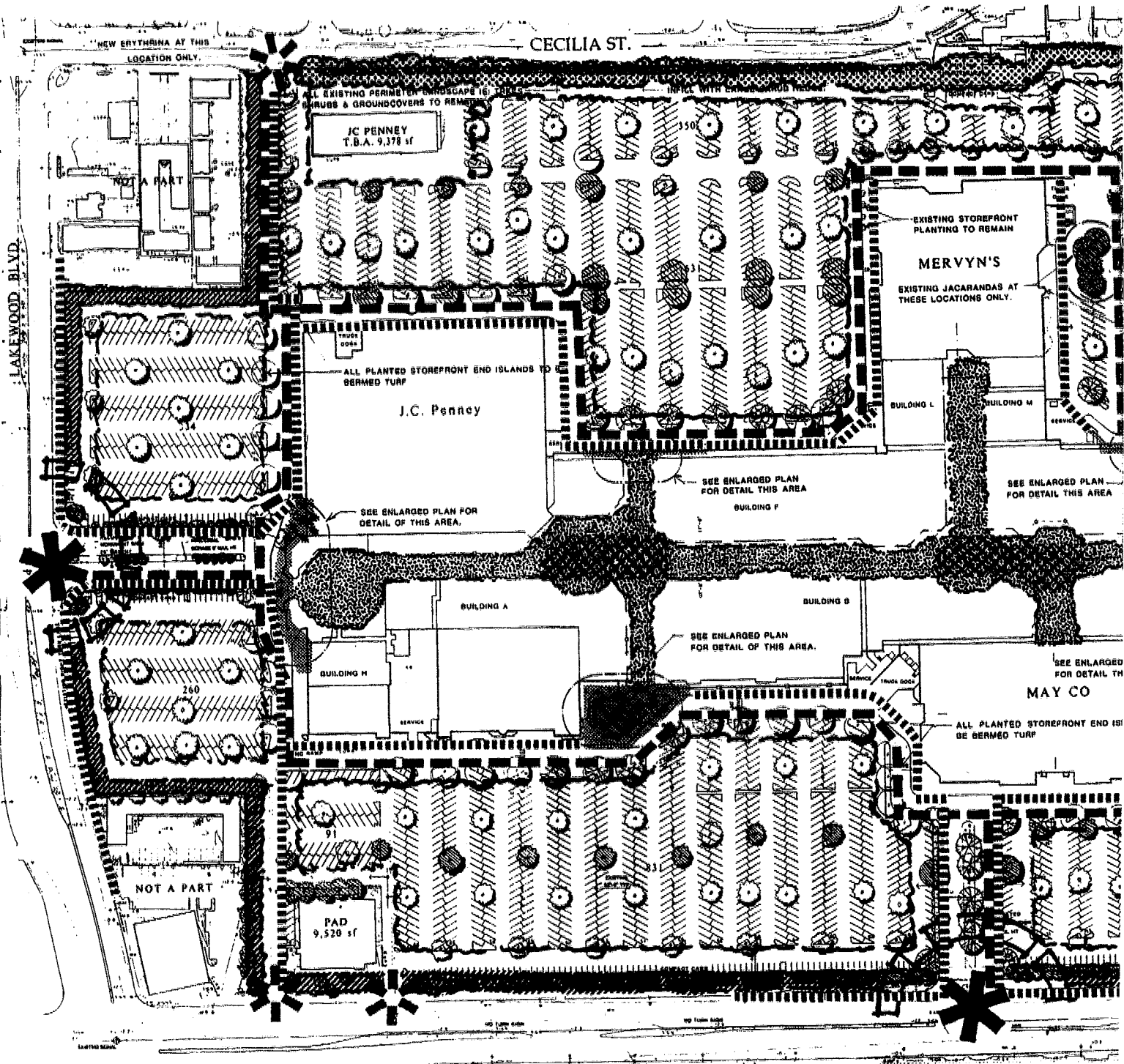
have largely been considered by the previous mall architect. The specific plan site planning guidelines will focus primarily on the movement of pedestrians and automobiles through the site and the enhancement of the visitors' overall experience. The following design suggestions will enhance the visual quality of the project and maximize the convenience:

- Pedestrian walkways from all areas of the parking lot and pad buildings shall be emphasized and clearly defined. Special paving materials, textures and color enrichment are encouraged. Pedestrian walkways will integrate the project and pad areas as a whole and provide complete pedestrian access to and from all parts of the site and surrounding area. Pedestrian and vehicle conflicts shall be minimized.
- The design of the interior mall shall include several spaces of suitable size for moderately sized public, cultural and social events and activities.
- Pedestrian scale should be addressed at mall entries through the provision of plaza spaces designed to compliment building entrances. These spaces shall be enhanced with special paving types, colors and textures, architectural lighting, signage and other appropriate street furniture.
- Street furniture, such as signage, benches, tables, kiosks, bicycle racks, light bollards, newspaper machines, pay telephones, trash receptacles, drinking fountains, festive flags and banners, tree guards and tree grates, are encouraged within the interior of the mall and at mall entries. The materials and design of street furniture shall be consistent with, and compliment the intended architectural character of the Stonewood Shopping Center.
- Primary vehicular intersections located at mall entries shall be enhanced with special paving, lighting, signage and street furniture where appropriate, to clearly define entry to the site. Vehicular intersections shall include pedestrian crosswalks as well.



- Primary Project Entry  Vehicular Circulation
- Secondary Project Entry  Building / Parking Lot Interface
- III Plaza  Parking Lot
- II Interior  Buffer Landscape
- pedestrian Circulation  Project Edge

**Design Opportunities  
and Constraints**









Project Site Plan Source:  
Keeva J. Kekst Architects, Inc.



4-89

JN 25420-2317

-  Primary
-  Secondary
-  Mall Ent
-  Mall Inte
-  Pedestr

 Interior Public Event Area



- Bicycle access shall be provided at major project entry points. Adequate bicycle parking should be provided at all mall entries.
- All service areas should be visually screened through the use of building forms, walls, berms, or landscaping. Service areas should be sited away from activity areas such as mall entries.
- When maintenance areas are located adjacent to residential areas, a wall or other method of screening should be used to minimize conflicts. Commercial service areas should be located such that delivery, trash pick-up and storage activities create minimal disruption to residential areas.
- New utilities serving the project should be located below grade where feasible. Visual screening in the form of landscape and/or decorative walls will be provided for all utility structures required to be above grade, such as transformers.

### 3. *Architecture*

The Stonewood Shopping Center has been conceived as a project with a consistent architectural design style. The design of all new buildings and those built within the framework of the existing mall will consistently reflect the new architectural design character chosen for Stonewood.

- The existing major tenants in the shopping center do not intend to perform building exterior changes to match the proposed architectural theme. However, the updating or reconditioning of building facades, color and entries is strongly encouraged.
- X • The design of all structures within the Stonewood site should exemplify the contemporary character of the Project.
- Large expanses of unbroken wall surfaces should be avoided through the uses of plant materials, accent materials, texture, or color changes.

- Mall entries should have a clear hierarchy, differentiated by entry plazas, signage, and lighting .
- The roof of the enclosed mall should provide a parapet or other measure that conceals rooftop equipment.

X This architectural style provides the design framework for the Project, projecting a contemporary image. Future architectural changes may consist of periodic re-evaluation of the color scheme.

#### *b. Color and Materials*

Exterior materials and color should provide a coordinated palette appropriate to the design theme and urban character of Stonewood. The following guidelines pertain to color and materials:

- Color and architecture combine to communicate the Stonewood Design theme; exterior colors should support the design concept.
- Perimeter and landscape wall colors shall reasonably compliment exterior building materials and accents of the mall.
- All additional architectural elements should convey an appearance harmonious with the architectural concept.
- Accents should relate to the architectural form of the building. Accent materials should wrap around building corners, forming an integrated effect.

#### **4. Landscape Architecture**

Landscape planting and design is a major design component of the Shopping Center. Its main function is to create a unifying plant material palette throughout the Specific Plan area as well as develop an individual

sense of place for Stonewood as a whole. The Project Landscape Plan (see Exhibit 11) describes the landscape areas proposed.

The following guidelines pertain to landscape architecture:

- Planting of colorful and unusual specimen plant materials at major project entries and mall entries is required. The contrast between the forms, colors and textures of the entry with the more uniform background plant materials will punctuate the entries and provide variety in the overall landscape.
- A theme tree and plant palette is required along pedestrian circulation linkages between the bus stop, pad buildings, adjoining neighborhoods and surrounding parking lots.
- The planting of a major theme tree are encouraged along primary and secondary automobile circulation routes to clearly denote major vehicular circulation routes.
- Colorful plantings of annual and perennial flowers, small scale shrubs, and a diverse plant palette are encouraged along pedestrian routes adjoining mall buildings and at the architecture and parking lot interface. A colorful diverse plant palette will provide interest for pedestrian circulation areas and soften architectural mass at building and parking lot transition area.
- A mass or grove-like planting of trees with spreading canopy is encouraged in the expansive parking lot surrounding the Stonewood Shopping Center. The grove of background trees will break up the expanse of the asphalt parking lot and provide foreground to the mall architecture. A ratio of one tree per 16 parking stalls (average in standard stall areas, based upon double diagonal 60 degree stalls), 50% 24" box or existing trees and 50% 15 gallon trees or larger is encouraged.
- A buffer of tightly planted, dense background trees and shrubs is required between existing residential areas and parking lots.

- The planting of additional theme trees, shrubs and ground covers is required along project edges adjoining major vehicular corridors.
- All planting areas shall be irrigated and will receive complete irrigation coverage by means of an automatically controlled, electrically operated underground piped irrigation system.

## 5. Signage and Lighting

### *a. Signage*

A high quality signage and graphics program is essential to update the image of the renovated Stonewood Shopping Center. The signage program must be approved by the Community Development Director prior to installation.

The signage for the Stonewood Specific Plan area is intended to communicate the hierarchy of entries into the shopping center and be in conformance with relevant City ordinances and the requirements of this Specific Plan. Mall entry signage will occur at primary entries (see Exhibit 23, DESIGN OPPORTUNITIES AND CONSTRAINTS).

- The signage theme should relate to the architectural concept and color theme of the mall.
- Project signage should provide focus for and guidance to the building it promotes.
- Illuminated signage is appropriate for major mall entries and entry driveways.
- Signage at Project entry driveways along residential streets should be low key.

- Signs for individual tenants shall face inward towards the enclosed mall corridor, with the exception of the existing major tenants, freestanding businesses, Furnishings 2000, Thrifty Drugs, See's Candy, Warehouse Records, and any other existing exterior-facing tenant without access to the mall's interior.

***b. Lighting***

A unified lighting concept is important to the overall design consistency in the Stonewood Shopping Center.

- Special lighting should be encouraged at key entries to indicate points of access.
- Parking lot lighting should provide adequate illumination for the safety of mall visitors while minimizing glare into neighboring residential areas. Fixtures should include a shield directing all illumination downward.
- Illuminated Project signage is appropriate at major mall entry driveways at Firestone and Lakewood Boulevards.
- Excessive lighting of buildings that directs undue attention to the structure is discouraged, except for building elevations which front on Firestone or Lakewood Boulevards. Lighting shall not be directed towards residential areas or the public right-of-way.

**J. Public Works Monitoring**

The design and installation of public works improvements within the Specific Plan area will be monitored by the City of Downey Public Works Department, except as required by the Mitigation Monitoring Program developed as part of Project approval. Affected improvements include water, sewer, circulation, and storm drain systems.

## **K. Lighting and Landscape Maintenance**

The maintenance of the landscape and lighting improvements within the Stonewood Specific Plan area will be the responsibility of the Project Applicant, with the exception of any existing streetscape areas dedicated to the City.

## **L. Fire Protection**

The City of Downey Fire Department Station #4 provides fire and paramedic service to the Stonewood Shopping Center site.

The extended water system provided for the shopping center expansion will provide adequate fire flows by providing a ten-inch (10") fire loop and additional fire hydrants in coordination with the City Fire Department. In addition a central fire control room shall be provided for access by the City Fire Department. Roads within the mall parking lot must meet Fire Department standards.

The Stonewood enclosure and expansion shall comply with the provisions of Section 3318 of the Downey Municipal Code and Chapter 7, Division 1 of the Appendix of the Uniform Building Code addressing covered mall requirements, including sprinkler systems, standpipes, smoke control systems, public address systems, and standby power.

## **M. Police Protection**

The City of Downey Police Department will provide traffic and law enforcement service to the Stonewood Shopping Center site.

Security personnel are currently provided by the shopping center for additional protection service. Expanded shopping center security services will be provided to mall users as a result of the Stonewood expansion. Additional security shall be provided for parking lot traffic control during the peak shopping season (November 24-January 2). An on-site traffic

control plan for the holiday shopping season shall be submitted to the Downey Police Department and Traffic Division for review and approval.

Provisions for adequate lighting and office space for interviews/booking shall be provided as required by the Downey Police Department.

#### **N. Mitigation Monitoring--AB 3180**

On January 1, 1989, AB 3180 was passed into law in California. This law requires all lead agencies to adopt reporting or monitoring programs when they adopt findings for EIR's prior to the approval of projects that require Environmental Impact Reports (EIR's) or Negative Declarations. This law fills what has been a gap in the environmental review process required by the California Environmental Quality Act (CEQA). After a project is approved, mitigation measures are often neglected due to the lack of an organized monitoring and implementation process.

The Stonewood Specific Plan was prepared in conjunction with an Environmental Impact Report which identified impacts resulting from the proposed mall expansion, and developed mitigation measures to lessen them. As lead agency, the City of Downey will implement the monitoring program for the approved mitigation measures. To assist in this monitoring effort, a Mitigation Monitoring Program was developed by the City as part of EIR findings and attached to the Final Stonewood Specific Plan upon Project approval.

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/ Cond. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:				Initials	VERIFICATION OF COMPLIANCE Date	Remarks
			Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Specific Location(s)			
1.		<p><b>AIR QUALITY</b></p> <p>Construction of the proposed project will be required to be in compliance with SCAQMD Rule 403 which would reduce fugitive dust amounts by up to 50 percent. Dust reducing measures will include regular watering of graded surfaces, restriction of all construction vehicles and equipment to travel along established and regularly watered roadways, and suspending operations that create dust during windy conditions.</p>	Field Check	During Construction	City of Downey				
2.		<p>Regulation XV, recently adopted by SCAQMD, requires employers of more than 100 persons to devise ride-sharing plans to reduce vehicle miles travelled. This may apply to the department stores or any other employer of 100 or more within the mall. Support of Federal and State legislation aimed at lowering air pollution emissions from new cars and trucks would also result in improved air quality.</p>	Legal Compliance	Ongoing	SCAQMD				
3.		<p>To provide mass transit accommodations, the current plan provides for a bus turn out lane. In addition, bicycle and motorcycle storage facilities shall be provided to encourage vehicle use reduction.</p>	Plan Check	Building Permit Issuance	City of Downey	As specified in the Specific Plan			
4.		<p>Energy conservation practices, as required by the Subdivision Map Act, Building Energy Efficiency Standards (California Energy Commission, 1989), and state and local laws, shall be incorporated into the design of the project to have the secondary effect of limiting stationary source pollutants.</p>	Plan Check	Building Permit Issuance	City of Downey				
4a.		<p>Prior to the issuance of building permits, the applicant shall submit a report adequately identifying the location and nature of asbestos onsite, to the satisfaction of the City Building Official. The report shall also include a proposed Asbestos Mitigation Plan, which will reflect the current applicable regulations. Any asbestos that may be discovered shall be removed by the applicant pursuant to the above mitigation plan in a manner to the satisfaction of the City Building official and the State Department of Health.</p> <p>Proper procedures, as required by Federal, State and local law, will be followed with regard to the handling, transportation and disposal of potentially hazardous materials associated with project implementation.</p>	Plan Check	Building Permit Issuance	City of Downey, Building Official				



# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/ EIR Covd. Page No. Ref.	Mitigation Measure/Condition of Approval	Verification:			Initials	Date	Remarks
		Monitoring and Reporting Process	Monitoring Milestone	Responsible Party			
5.	<p><b>NOISE</b></p> <p>Project construction activities will comply with applicable City Ordinance restrictions. Construction activities will be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday. Special permits are required by the City for construction on weekends.</p> <p>Prior to issuing building permits, the applicant shall submit an acoustical study demonstrating, to the satisfaction of the City, that all onsite areas will meet applicable exterior noise standards based on the proposed land uses.</p>	<p>Conformance with City Code</p>	<p>Ongoing throughout Construction Phases</p>	<p>City of Downey Zoning Officer</p>			
6.		<p>Receipt of said report by the City of Downey</p>	<p>Building Permit Issuance</p>	<p>City of Downey Plan Checker</p>			

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Concl. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:			Specific Location(s)	Responsible Party	Monitoring Milestone	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
			Monitoring and Reporting Process	Monitoring Milestone	Responsible Party						
7.		<p><b>LAND USE</b></p> <p>Construction vehicles shall be parked only in the western portion of the site, west of the theaters, or in the southern portion of the site. No construction vehicles will be parked adjacent to residential uses.</p>	Periodic onsite checking	Ongoing throughout construction phases	City of Downey Zoning Officer	Mall parking lot					
8.		<p>In an effort to separate pedestrians from construction areas, access to all operating retail facilities shall be retained at all City approved entrances during enclosure and remodeling of the shopping center for public safety reasons.</p>	Periodic onsite checking	Ongoing throughout construction phases	City of Downey Zoning Officer	Mall access points					
9.		<p>The Downey Building Official shall review and approve the techniques used for seating the foundation of the proposed anchor store to assure that no impacts will occur to the existing structure's foundation as a result of ground vibration.</p>	Examination of construction plans	Plan check stage	City of Downey Building Official						

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cond. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:			Specific Location(s)	Responsible Party	Monitoring Milestone	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
			Monitoring and Reporting Process	Plan Check	Building Permit Issuance						
10.		<p><b>TRAFFIC AND CIRCULATION</b></p> <p>A three-phase traffic signal shall be considered for installation at the Stonewood/Third Street/Lakewood Boulevard intersection. The installation of this traffic signal would improve the Level of Service for the southbound, westbound left turns and eastbound movements from LOS E/F to an overall intersection LOS C. The northbound movement would decline from LOS B to the overall intersection LOS C. This improvement is contingent upon the review and approval of Caltrans.</p> <p><b>Lakewood/Firestone:</b></p> <p>Due to the low level of significance associated with project impacts at this intersection, no improvements will be required as a part of this project.</p> <p>The applicant shall be assessed a fair share apportionment of improvement costs of the Firestone/Lakewood intersection.</p> <p><b>Lakewood/Third/Stonewood:</b></p> <p>Install a 3-phase Traffic Signal with protected southbound left turns at the intersection of Lakewood Boulevard and Stonewood/Third Street. This will improve the Existing LOS of D, E, and F for delayed left turn movements to an overall LOS for the intersection of C. This will also be subject to the review and approval of Caltrans. Adequate stacking distance: 225 feet minimum distance for eastbound, westbound and southbound left turn lanes shall be provided.</p> <p><b>Woodruff Avenue:</b></p> <p>Two southbound traffic lanes shall be provided along Woodruff Avenue between driveway G (shopping center's major Woodruff Avenue driveway) and Firestone Boulevard by resplicing the existing roadway.</p>	To be implemented at the discretion of Caltrans	Plan Check	Building Permit Issuance	City of Downey	Building Permit Issuance				
11.		<p><b>Lakewood/Firestone:</b></p> <p>Due to the low level of significance associated with project impacts at this intersection, no improvements will be required as a part of this project.</p> <p>The applicant shall be assessed a fair share apportionment of improvement costs of the Firestone/Lakewood intersection.</p> <p><b>Lakewood/Third/Stonewood:</b></p> <p>Install a 3-phase Traffic Signal with protected southbound left turns at the intersection of Lakewood Boulevard and Stonewood/Third Street. This will improve the Existing LOS of D, E, and F for delayed left turn movements to an overall LOS for the intersection of C. This will also be subject to the review and approval of Caltrans. Adequate stacking distance: 225 feet minimum distance for eastbound, westbound and southbound left turn lanes shall be provided.</p> <p><b>Woodruff Avenue:</b></p> <p>Two southbound traffic lanes shall be provided along Woodruff Avenue between driveway G (shopping center's major Woodruff Avenue driveway) and Firestone Boulevard by resplicing the existing roadway.</p>	Plan Check	Plan Check	Building Permit Issuance	City of Downey	Building Permit Issuance				
11a.		<p><b>Lakewood/Firestone:</b></p> <p>Due to the low level of significance associated with project impacts at this intersection, no improvements will be required as a part of this project.</p> <p>The applicant shall be assessed a fair share apportionment of improvement costs of the Firestone/Lakewood intersection.</p> <p><b>Lakewood/Third/Stonewood:</b></p> <p>Install a 3-phase Traffic Signal with protected southbound left turns at the intersection of Lakewood Boulevard and Stonewood/Third Street. This will improve the Existing LOS of D, E, and F for delayed left turn movements to an overall LOS for the intersection of C. This will also be subject to the review and approval of Caltrans. Adequate stacking distance: 225 feet minimum distance for eastbound, westbound and southbound left turn lanes shall be provided.</p> <p><b>Woodruff Avenue:</b></p> <p>Two southbound traffic lanes shall be provided along Woodruff Avenue between driveway G (shopping center's major Woodruff Avenue driveway) and Firestone Boulevard by resplicing the existing roadway.</p>	Plan Check	Plan Check	Building Permit Issuance	City of Downey	Building Permit Issuance				
12.		<p><b>Lakewood/Firestone:</b></p> <p>Due to the low level of significance associated with project impacts at this intersection, no improvements will be required as a part of this project.</p> <p>The applicant shall be assessed a fair share apportionment of improvement costs of the Firestone/Lakewood intersection.</p> <p><b>Lakewood/Third/Stonewood:</b></p> <p>Install a 3-phase Traffic Signal with protected southbound left turns at the intersection of Lakewood Boulevard and Stonewood/Third Street. This will improve the Existing LOS of D, E, and F for delayed left turn movements to an overall LOS for the intersection of C. This will also be subject to the review and approval of Caltrans. Adequate stacking distance: 225 feet minimum distance for eastbound, westbound and southbound left turn lanes shall be provided.</p> <p><b>Woodruff Avenue:</b></p> <p>Two southbound traffic lanes shall be provided along Woodruff Avenue between driveway G (shopping center's major Woodruff Avenue driveway) and Firestone Boulevard by resplicing the existing roadway.</p>	Plan Check	Plan Check	Building Permit Issuance	City of Downey	Building Permit Issuance				
13.		<p><b>Lakewood/Firestone:</b></p> <p>Due to the low level of significance associated with project impacts at this intersection, no improvements will be required as a part of this project.</p> <p>The applicant shall be assessed a fair share apportionment of improvement costs of the Firestone/Lakewood intersection.</p> <p><b>Lakewood/Third/Stonewood:</b></p> <p>Install a 3-phase Traffic Signal with protected southbound left turns at the intersection of Lakewood Boulevard and Stonewood/Third Street. This will improve the Existing LOS of D, E, and F for delayed left turn movements to an overall LOS for the intersection of C. This will also be subject to the review and approval of Caltrans. Adequate stacking distance: 225 feet minimum distance for eastbound, westbound and southbound left turn lanes shall be provided.</p> <p><b>Woodruff Avenue:</b></p> <p>Two southbound traffic lanes shall be provided along Woodruff Avenue between driveway G (shopping center's major Woodruff Avenue driveway) and Firestone Boulevard by resplicing the existing roadway.</p>	Plan Check	Plan Check	Building Permit Issuance	City of Downey	Building Permit Issuance				

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Coad. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:			Specific Location(s)	Responsible Party	Monitoring Milestone	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
			Monitoring and Reporting Process	Plan Check	Building Permit Issuance						
13b.		The west side of Woodruff Avenue north of Firestone Boulevard shall be widened by 12 feet and transition northerly approximately 200 feet to provide an exclusive right-turn lane for southbound traffic. To accommodate the right-turn lane, 10 feet of existing right-of-way along with 7.5 feet of property shall be dedicated. The map shall be used to accommodate street lights and a pedestrian sidewalk. The map shall indicate the dedication of 7.5 feet of right-of-way on the west side of Woodruff Avenue north of Firestone Boulevard approximately 220 feet northerly. An easement shall be provided of approximately 2 feet, behind the sidewalk on the west side of Woodruff north of Firestone for General Telephone Company equipment which will be displaced by the street widening.	Plan Check	Building Permit Issuance	City of Downey						
14.		Cecilia/Driveway A: The ingress and egress at the driveway will remain as is. As noted in comment No. 5, existing lease agreements require that this driveway be maintained as an ingress and egress point.	Plan Check	Building Permit Issuance	City of Downey						
15.		Firestone Boulevard/most westerly driveway of Stonewood: The ingress and egress at this driveway will remain as is for the reasons mentioned above.	Plan Check	Building Permit Issuance	City of Downey						
16.		A curb cut will not be required to provide for an exclusive right turn land from westbound Firestone Boulevard at the main driveway (Driveway D). Presently, a striped exclusive right turn lane exists and operates effectively.	Plan Check	Building Permit Issuance	City of Downey						
17.		A total of 51 handicapped parking stalls shall be provided. This will require 17 handicapped spaces in addition to what is shown on the proposed plan. The Shopping Center shall employ personnel to direct parking area traffic during the center's peak shopping season: November 26 through January 2.	Plan Check	Building Permit Issuance	City of Downey						

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Conc. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:			Specific Location(s)	Responsible Party	Monitoring Milestone	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
			Monitoring and Reporting Process	Monitoring Milestone	Responsible Party						
		<b>PUBLIC SERVICES AND UTILITIES</b>									
		<b>POLICE SERVICES</b>									
18.		Adequate emergency access and circulation throughout and around the project shall be provided to the satisfaction of the City of Downey Police Department.	Approval of Final Parking Lot Configuration	Plan check stage	City of Downey, Police Chief						
19.		Adequate lighting to enhance crime prevention and law enforcement efforts shall be provided to the satisfaction of the City of Downey Police Department.	Approval of Parking Lot Lighting Plan	Plan check stage	City of Downey, Police Chief						
20.		Proper address signs for easy identification of locations during emergencies shall be provided.	Site plan approval	Plan check stage	City of Downey, Police Chief						
21.		The shopping center owner shall make the center's security office available to the City of Downey Police Department.	Use shall be granted upon request	Ongoing, throughout operation	City of Downey, Police Chief						
		<b>ELECTRICITY</b>									
		Electric lines on the project site shall be relocated and extended to provide sufficient service to the proposed improvements. Relocation to the parking lot area will also provide better utility line access.	Approval of Utility Plans	Plan check stage	City of Downey, Building Official						
		<b>FIRE SERVICE</b>									
22.		Removal of interior fire hydrants and completion of the exterior ten inch water main loop with six inch hydrants at 300 feet maximum spacing. Existing water main is to be replaced overhead.	Approval of site plan	Plan check stage	City of Downey, Fire Marshal						
23.		Compliance with Chapter 7, Division 1 of the Appendix of the Uniform Building Code which addresses Covered Mall Building requirements. Requirements include fire sprinkler systems, standpipes, smoke control systems, public address systems and standby power.	UBC Conformance/Site Plan Review	Plan check stage	City of Downey Fire Marshal						

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Conc. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:			Specific Location(s)	Responsible Party	Monitoring Milestone	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
			Monitoring and Reporting Process	Plan check stage	Plan check stage						
24.		Circulation roads to be a minimum 30 feet wide with 30 foot radii at all turns.	Review of Circulation Plans	Plan check stage		City of Downey, Fire Marshal	Plan check stage				
25.		Compliance with Section 3318 of the Downey Municipal Code by the provision of early warning fire detection systems.	Code Conformance /Review of Site Design	Plan check stage		City of Downey, Building Official	Plan check stage				
26.		Provision of a central fire control room which will contain main fire alarm panel, smoke control panel, public address control and Master-Knox box key entry system. Such room may be a part of a central security office with access permitted to the Fire Department.	Site Plan Review	Plan check stage		City of Downey, Fire Marshal	Plan check stage				
27.		<p><b>WATER</b></p> <p>The following State laws require water-efficient plumbing fixtures in structures:</p> <ul style="list-style-type: none"> <li>•Low-flush toilets and urinals are required in virtually all buildings (as required in Health and Safety Code Section 1791.2).</li> <li>•Efficiency standards must be met that give the maximum flow rate of all new showerheads, lavatory faucets and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979 (pursuant to Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency standards)).</li> <li>•No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards (Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards)).</li> <li>•Installation of fixtures is prohibited unless the manufacturer has certified to the CEC compliance with the flow rate standards (Title 24 of the California Administrative Code Section 2-5307(b)).</li> <li>•Pipe insulation is required to reduce water used before hot water reaches equipment or fixtures. Insulation of water heating systems is also required (Title 24, California Administrative Code Section 2-5307(f) and (j)).</li> <li>•Installation of residential water softening or conditioning appliances is prohibited unless certain conditions are satisfied. Included is the requirement that, in most instances, the installation of the appliance must be accompanied by water conservation devices on fixtures using softened or conditioned water (Health and Safety Code Section 40470).</li> <li>•Lavatories in all public facilities constructed after January 1, 1985 must be equipped with self-closing faucets that limit flow of hot water (Government Code Section 7800).</li> </ul>	Site plan review	Plan check stage		City of Downey, Building Official	Plan check stage				

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/ EIR Cond. No. Page Ref.	Mitigation Measure/Condition of Approval	Verification:			Initials	VERIFICATION OF COMPLIANCE Date	Remarks
		Monitoring and Reporting Process	Monitoring Milestone	Responsible Party			
28.	<p>The following measures recommended by the State Water Resources Control Board shall be considered by the applicant and by the City Council.</p> <p><b>Interior</b></p> <ul style="list-style-type: none"> <li><b>Supply line pressure:</b> Reduce water pressure greater than 50 pounds per square inch (psi) to 50 psi or less by means of a pressure-reducing valve.</li> <li><b>Drinking fountains:</b> Equip drinking fountains with self-closing valves.</li> <li><b>Laundry facilities:</b> Use water-conserving models of washers.</li> <li><b>Restaurants:</b> Use water-conserving models of dishwashers or spray emitters that have been retrofitted for reduced flow. Serve drinking water upon request only.</li> <li><b>Ultra-low-flush toilets:</b> Install 1-1/2-gallons per flush toilets in all new construction.</li> </ul> <p><b>Exterior</b></p> <ul style="list-style-type: none"> <li>Landscaping with low water-using plants wherever feasible.</li> <li>Minimize use of lawn. When lawn is used, require warm season grasses.</li> <li>Group plants of similar water use to reduce over irrigation of low-water-using plants.</li> <li>Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.</li> <li>Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.</li> </ul>	Site Plan Review	Plan check stage	City of Downey, Building Official			
29.	<p><b>SEWER</b></p> <p>The project applicant shall submit alternative engineering designs for a sewer system for the mall to the Building Official of the City of Downey for approval. The design shall be consistent with the intent of Section 201 of the 1985 edition of the Uniform Building Code, which provides for minimum sewer standards. Section 201 (e) through (j) specify procedures for alternate materials and/or methods of construction. The City Building Official shall review the plans for consistency and adequacy.</p>	Plan Check	Building Permit Issuance	City of Downey Building Official			

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/ EIR Cond. Page No. Ref.	Mitigation Measure/Condition of Approval	Verifications			Specific Locations(s)	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
		Monitoring and Reporting Process	Monitoring Milestone	Responsible Party				
30.	<p><b>SOLID WASTE</b></p> <p>The project applicant shall institute a recycling program and trash compactors shall be installed in the anchor store and in each of the project's service areas.</p> <p><b>SCHOOLS</b></p> <p>The project will be assessed school impact fees pursuant to Assembly Bill 2926 at an amount of up to \$0.25 per square foot of floor area. Downey Unified School District has adopted a Resolution Stipulating the maximum fee of \$0.25 per square feet for commercial floor space.</p>	Site plan review	Plan check stage	City of Downey, Building Official				
31.	<p><b>BUS SERVICE</b></p> <p>The applicant shall construct a bus turnout along the north side of Firestone Boulevard west of the shopping center's major entrance.</p>	Conformance with State Law. Collection of fees by School District	Building permit issuance	Downey Unified School District				
32.		Site plan review	Plan check stage	City of Downey, Building Official				



# MITIGATION MONITORING AND REPORTING CHECKLIST

Mtr/Conc. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verification:				Initials	Date	Remarks
			Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Specific Location(s)			
33.		<b>AESTHETICS/LIGHT AND GLARE</b> Various landscaping techniques such as screen landscaping and the provision of a mixture of size, type and variety of plant species shall be incorporated throughout the project to soften visual impacts and enhance the aesthetic character of the project.	Conformance with Specific Plan, Approval of Landscape Plan.	Plan check stage	City of Downey				
34.		Lights from the proposed project shall be directed toward the structure rather than away from the structure. In order to offer proper lighting around the building, lights shall be shielded from adjacent uses providing that security and safety would not be compromised. Security lighting shall be directed inward and shielded from adjacent uses at the periphery of the site, where possible.	Review of Lighting Plan/Field check	Plan check Stage/Site inspection following construction	City of Downey Building Official				
35.		In an effort to enhance the consistency between the proposed and existing anchor store facades, the existing structures shall be cleaned using high pressure detergent solution. In addition, consideration should be given to the reconstruction of facades, painting, and architectural embellishments which would blend the old with the new.	Monitoring of Cleaning	Prior to issuance of Building permits	City of Downey				
36.		A master sign program for exterior walls and monument signs shall be developed.	Site Plan/Specific Plan review	Prior to Issuance of Building permits	City of Downey				

# MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/ Cond. No.	EIR Page Ref.	Mitigation Measure/Condition of Approval	Verifications:			VERIFICATION OF COMPLIANCE		
			Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Specific Location(s)	Initials	Date
37.		<p><b>FLOOD PLAIN ANALYSIS</b></p> <p>Mitigation measures associated with the flooding impacts within the Stonewood Shopping Center area would protect the proposed department store from the 100-year flood (the Zone AE) water. In general this would mean raising the pads of the department store 1-foot above the 100-year flood levels. At the project site, the proposed store's pad will be placed above the approximate 114 foot water surface elevation shown on Exhibit 12, BASE FLOOD ELEVATIONS. Basic methodology for the flood protection is described in Appendix E, FLOOD PLAIN DATA.</p>	Review of Site Plans	Prior to issuance of building permits	City of Downey Director of Public Works			
38.		<p>New construction and any substantial improvements of non-residential structures within Zone AE shall have the lowest floor (including basement) elevated to or above the base flood level. In addition utility and sanitary facilities, shall be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.</p>	Review of Site Plans	Prior to issuance of Building Permits	City of Downey, Director of Public Works			

## VIII. Appendix

## **A. Organizations and Persons Consulted**

### **City:**

#### City of Downey

11111 Brookshire Avenue

Downey, CA 90241

Ron Yoshiki, City Planner

Ray Hamada, Associate Planner

(213) 869-7331

### **Preparers of the Specific Plan:**

#### Robert Bein, William Frost & Associates

14725 Alton Parkway

Irvine, CA 92718

Robert Christen, Senior Director, Urban Planning and Design

Margit Allen, Planner

John Andrew, Landscape Planner

Marianne Yee, Redevelopment Project Manager

(714) 472-3505

### **Project Applicant:**

#### Hughes/Lyon Downey

Two Corporate Plaza, Suite 250

Newport Beach, CA 92660

John Pentz

Brian McConnell

(714) 759-9531

**Consultants to the Applicant:**

**Linscott, Law & Greenspan, Engineers**

1580 Corporate Drive, Suite 122

Costa Mesa, CA 92626

Donald W. Barker

(714) 641-1587

**Keeva J. Kekst, Architects**

South Coast Metro Center

535 Anton Boulevard, Suite 980

Costa Mesa, CA 92626

Kevin Nice, Project Designer

(714) 540-7755

**Douglas Newcomb, Inc., Landscape Architecture**

17821 East Seventeenth Street, Suite 260

Tustin, CA 92680

Lynda Ferris, Project Manager

Bruce Stout, Landscape Architect

(714) 838-5155

**The Keith Companies, Engineers**

200 Baker Street

Costa Mesa, CA 92626

Jack Mandel, Project Engineer

(714) 540-0800

**Donald S. Dickerson & Associates, Engineers**

8155 Van Nuys Blvd., Suite 930

Panorama City, CA 91402

Truman Temple, Project Engineer

(213) 873-6046

The Dohring Company, Market Researchers  
255 N. Glendale Avenue, Suite 300  
Glendale, CA 91206  
(818) 242-1600

## B. Legal Description

Lots 1 through 18 inclusive of Tract No. 36780, in the City of Downey, in the County of Los Angeles, State of California, as per Map filed October 29, 1981 in Book 994, pages 63, 64 and 65 of Maps, in the Office of the County Recorder of said County, together with all of Lots 7, 8, 9, 10, 11, 12, 13 and 14 and portions of Lots 15, 16 and 17 of Tract No. 9177, in said City, County and State, as per Map recorded in Book 133, Pages 5 and 6 of Maps, in the Office of the County Recorder of said County, together with a portion of Lot 11 of Tract No. 4844, in said City, County, and State, as per Map recorded in Book 51, pages 66 and 67 of Maps, in the Office of the County Recorder of said County.

9/1/91

TENANT LIST  
STONEWOOD CENTER

Prepared By: Eileen K. Griffin  
Management Secretary  
MACERICH STONEWOOD LIMITED PARTNERSHIP  
Page 1 of 9

TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
PRICE SHOES	A/5	9044 Stonewood St.	139 Stonewood St.	Permanent Tenant
LOOK APART	A/7		141 Stonewood St.	Permanent Tenant
JUICE TIME	A/9	9046 Stonewood St.	159 Stonewood St.	Permanent Tenant
PAYLESS SHOES / KIDS	A/11		161 Stonewood St.	Perm. Tenant - Combined A/11 & A/13
	A/13	9048 Stonewood St.	163 Stonewood St.	Extra Address
DAY BY DAY	A/15		165 Stonewood St.	Tenant Relocation
SANRIO SURPRISES	A/16		167 Stonewood St.	Permanent Tenant
PIZZAZZ FASHIONS	A/17		171 Stonewood St.	Permanent Tenant
DIMPLES	A/19	9054 Stonewood St.	173 Stonewood St.	Permanent Tenant
LEXIES	A/21	9056 Stonewood St.	175 Stonewood St.	Permanent Tenant
WALDEN SOFTWARE	A/23		177 Stonewood St.	Permanent Tenant
RED EYE	A/25		179 Stonewood St.	Permanent Tenant
EXPRESSLY PORTRAITS	A/27		181 Stonewood St.	Permanent Tenant
LIDS	A/29		183 Stonewood St.	Permanent Tenant
WORLD TIME CENTER	A/31		185 Stonewood St.	Permanent Tenant
ROMANO'S JEWELERS	A/33		187 Stonewood St.	Permanent Tenant
DISCOVERY ZONE	A/35		147 Stonewood St.	Permanent Tenant
VACANT	A/37	9058 Stonewood St.	153 Stonewood St.	Former Thrifty
WHEREHOUSE RECORDS	A/39	9060 Stonewood St.	193 Stonewood St.	Permanent Tenant
SHOE EXPRESS	A/41	9068 Stonewood St.	195 Stonewood St.	Permanent Tenant

BUILDING 'A'



TENANT LIST  
STONEWOOD CENTER

TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
SEE'S CANDIES	B/1	9100 Stonewood St.	203 Stonewood St.	Permanent Tenant
LIFE UNIFORM	B/3	9110 Stonewood St.	205 Stonewood St.	Permanent Tenant
AS SEEN ON SCREEN	B/5	9104 Stonewood St.	207 Stonewood St.	Permanent Tenant
KIDDIE KANDIDS	B/7		209 Stonewood St.	Permanent Tenant
STRIDE RITE	B/9	9108 Stonewood St.	211 Stonewood St.	Permanent Tenant
KID EXPRESS	B/11		215 Stonewood St.	Permanent Tenant
FANTASY SHOTS	B/13	9112 Stonewood St.	217 Stonewood St.	Permanent Tenant
JOURNEY'S	B/15	9114 Stonewood St.	219 Stonewood St.	Permanent Tenant
FOREVER 21	B/17		223 Stonewood St.	Permanent Tenant
SPENCERS EXPRES	B/19		229 Stonewood St.	Temporary Tenant
VACANT	B/21	9122 Stonewood St.	235 Stonewood St.	
AFTERTHOUGHTS	B/23	9124 Stonewood St.	241 Stonewood St.	Permanent Tenant
KINNEY SHOES-KIDS	B/25	9126 Stonewood St.	243 Stonewood St.	Permanent Tenant
VACANT Airtouch	B/27	9130 Stonewood St.	249 Stonewood St.	Permanent Tenant
LADY/KIDS FOOTLOCKER	B/29	9134 Stonewood St.	245 Stonewood St.	Permanent Tenant
FOOTLOCKER	B/33	9136 Stonewood St.	247 Stonewood St.	Permanent Tenant
FREDERICK'S OF HOLLYWOOD	B/35		261 Stonewood St.	Permanent Tenant
WILSON'S SUEDE & LEATHER	B/39		265 Stonewood St.	Permanent Tenant
CASANOVA L'UOMO	B/41	9050 Stonewood St.	267 Stonewood St.	Permanent Tenant
WINDSOR FASHIONS	B/45		277 Stonewood St.	Permanent Tenant
SWEET & NUTTY	B/47		301 Stonewood St.	Permanent Tenant
BATH & BODY WORKS	B/49		305 Stonewood St.	Permanent Tenant
-----	B/51		309 Stonewood St.	New Space / Extra Address
ZALES JEWELERS	B/53		315 Stonewood St.	Permanent Tenant
ICE CREAM VIEW	B/54		319 Stonewood St.	Permanent Tenant
MRS. FIELDS COOKIES	B/55		321 Stonewood St.	Permanent Tenant
SASSY FOOTWEAR	B/57		323 Stonewood St.	Permanent Tenant - Under Construction

TENANT LIST  
STONEWOOD CENTER

Prepared By: Eileen K. Griffin  
Management Secretary  
MACERICH STONEWOOD LIMITED PARTNERSHIP  
Page 3 of 9

TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
L.A. NAILS	C/1		403 Stonewood St.	Permanent Tenant
LA BONITA	C/2		405 Stonewood St.	Permanent Tenant
ADVANCED CUTLERY	C/3		407 Stonewood St.	Permanent Tenant
FANTASIA JEWELERS	C/5		411 Stonewood St.	Permanent Tenant
3 LITTLE CINNAMEN	C/7		415 Stonewood St.	Permanent Tenant
BLOOMING BEAUTY	C/9		419 Stonewood St.	Permanent Tenant
WET SEAL	C/11	9209 Stonewood St.	423 Stonewood St.	Permanent Tenant
EXPO PLUS	C/13	9204 Stonewood St.	429 Stonewood St.	Permanent Tenant
LERNERS	C/19	9203 Stonewood St.	441 Stonewood St.	Permanent Tenant
PETITE SOPHISTICATES	C/23		451 Stonewood St.	Perm. Tenant - 3 Spaces Combined into 1
LENSCRAFTERS	C/25		455 Stonewood St.	Permanent Tenant
VENUS JEWELRY	C/27	9094 Stonewood St.	457 Stonewood St.	Permanent Tenant
INDIAN TRAILS	C/29		459 Stonewood St.	Permanent Tenant - Opening Soon
KIM'S HAIR & NAILS	C/31		461 Stonewood St.	Permanent / Opening Soon
VACANT	C/33		467 Stonewood St.	
DOLLAR DAZZLE	C/35	9162 Stonewood St.	471 Stonewood St.	Permanent Tenant
PHOTOMAKERS	C/37		477 Stonewood St.	Permanent Tenant

TENANT LIST  
STONEWOOD CENTER

Prepared By: Eileen K. Griffin  
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MACERICH STONEWOOD LIMITED PARTNERSHIP  
Page 4 of 9

TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
SBARRO'S	FC/1		131 Stonewood St.	Permanent Tenant
MC DONALD'S	FC/3		129 Stonewood St.	Permanent Tenant
A & W HOT DOGS & MORE	FC/5		127 Stonewood St.	Permanent Tenant
EDO TERIYAKI	FC/7		125 Stonewood St.	Permanent Tenant
DEL MAR MEXICAN	FC/9		111 Stonewood St.	Permanent Tenant
LITTLE MALAY	FC/11		109 Stonewood St.	Permanent Tenant
HAWA-E	FC/13		107 Stonewood St.	Permanent Tenant
CAJUN CAFE	FC/15		102 Stonewood St.	Permanent Tenant
PEKING EXPRESS	FC/17		104 Stonewood St.	Permanent Tenant
SUB STOP	FC/19		106 Stonewood St.	Permanent Tenant
VACANT	FC/21		108 Stonewood St.	Old Burger Factory
WESTERN CHICKEN	FC/23		110 Stonewood St.	Permanent Tenant

TENANT LIST  
STONEWOOD CENTER

TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
BUILDING 'F'				
L.A. PETS	F/3	9109 Stonewood St.	206 Stonewood St.	Temporary Tenant
STONEWOOD FLORIST	F/5	9107 Stonewood St.	208 Stonewood St.	Temporary Tenant
RJB GIFTS	F/7	9113 Stonewood St.	210 Stonewood St.	Permanent Tenant
KEVIN JEWELERS	F/9	9113 Stonewood St.	214 Stonewood St.	Permanent Tenant
BROOKLYN SHOES	F/11		218 Stonewood St.	Permanent Tenant
BAKKER'S COOKIES	F/13		220 Stonewood St.	Permanent Tenant
RADIO SHACK	F/15	9121 Stonewood St.	222 Stonewood St.	Permanent Tenant
TOYS 4 KIDS	F/17	9119 Stonewood St.	224 Stonewood St.	Permanent Tenant - Opening Soon
CHAMPS SPORTS	F/19		228 Stonewood St.	Permanent Tenant
THE LIMITED EXPRESS	F/23	9127 Stonewood St.	234 Stonewood St.	Perm. Tenant - 3 Spaces Combined into 1
LEED'S SHOES	F/27	9131 Stonewood St.	238 Stonewood St.	Permanent Tenant
MUSICLAND/SAM GOODY	F/29		240 Stonewood St.	Permanent Tenant
VIP LUGGAGE	F/31	9135 Stonewood St.	244 Stonewood St.	Permanent Tenant
MILLER'S OUTPOST	F/33	9137 Stonewood St.	246 Stonewood St.	Permanent Tenant
THE AVENUE	F/35	9139 Stonewood St.	250 Stonewood St.	Permanent Tenant
ROBERT WAYNE FOOTWEAR	F/37	9141 Stonewood St.	254 Stonewood St.	Permanent Tenant
	F/39	9143 Stonewood St.	258 Stonewood St.	Permanent Tenant
STRUCTURE	F/41	9147 Stonewood St.	260 Stonewood St.	Structure
	F/43	9149 Stonewood St.	262 Stonewood St.	3 Spaces Combined into 1
	F/45	9149 Stonewood St.	264 Stonewood St.	Structure
MICHAEL'S JEWELRY	F/47	9149 Stonewood St.	266 Stonewood St.	Permanent Tenant
ATHLETIC X-PRESS	F/49	9149 Stonewood St.	268 Stonewood St.	Permanent Tenant
LEATHER GALLERIA	F/51	9149 Stonewood St.	272 Stonewood St.	Permanent Tenant

TENANT LIST  
STONEWOOD CENTER

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TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
BUILDING 'G'				
CRESCENT JEWELERS	G/1		332 Stonewood St.	Permanent Tenant
SUNGLASS HUT	G/3		334 Stonewood St.	Permanent Tenant
FAMOUS FOOTWEAR	G/5	9151.1 Stonewood St.	324 Stonewood St.	Permanent Tenant
-----	G/6	9153.5 Stonewood St.	328 Stonewood St.	Combined G/5 & G/6
CAFE PIAZZA	G/7		338 Stonewood St.	Permanent Tenant
SOLE II SOUL	G/9	9153 Stonewood St.	340 Stonewood St.	Permanent Tenant
SCHIZOPHRENIA	G/11	9155 Stonewood St.	344 Stonewood St.	Permanent Tenant
CLAIRE'S ACCESSORIES	G/13	9157 Stonewood St.	346 Stonewood St.	Permanent Tenant
SANTA'S CLAUSET	G/15	9163 Stonewood St.	350 Stonewood St.	Temporary Tenant
WALDEN BOOKS	G/17	9167 Stonewood St.	354 Stonewood St.	Permanent Tenant
-----	G/19	9167 Stonewood St.	358 Stonewood St.	Victoria Secrets
VICTORIA SECRETS	G/21	9169 Stonewood St.	362 Stonewood St.	3 Spaces Combined
-----	G/23		366 Stonewood St.	Victoria Secrets
STONEWOOD TRAVEL	G/25		370 Stonewood St.	Permanent Tenant
PARADISE CLOTHIERS	G/27		410 Stonewood St.	Permanent Tenant
CONSUMER OPINION CTR.	G/29		404 Stonewood St.	Permanent Tenant
CONTEMPO CASUALS	G/31	9153.5 Stonewood St.	428 Stonewood St.	Permanent Tenant
LANE BRYANT	G/33	9211 Stonewood St.	444 Stonewood St.	Permanent Tenant
KAY BEE TOYS	G/35	9213 Stonewood St.	444 Stonewood St.	Permanent Tenant
MIRY COLLECTION	G/37	9217 Stonewood St.	450 Stonewood St.	Permanent Tenant
FOOT ACTION USA	G/39	9219 Stonewood St.	462 Stonewood St.	Permanent Tenant
			470 Stonewood St.	Permanent Tenant
BUILDING 'H'				
GLENDALE FEDERAL	H/1	9030 Stonewood St.	121 Stonewood St.	Permanent Tenant
HOUSE OF FABRICS	H/3	9140 Stonewood St.	115 Stonewood St.	Permanent Tenant
SYLVAN LEARNING CTR.	H/5	9036 Stonewood St.	113 Stonewood St.	Permanent Tenant

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TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
BUILDING 'J'				
LYNN'S HALLMARK	J/1	9061 Stonewood St.	136 Stonewood St.	Permanent Tenant
RAVE	J/5		140 Stonewood St.	Permanent Tenant
DE'GATCHI (ZIANTE)	J/7		146 Stonewood St.	Permanent Tenant
CORNER NEWSSTAND	J/9		148 Stonewood St.	Permanent Tenant
BUILDING 'L'				
GTE PHONE MART	L/1	9081 Stonewood St.	292 Stonewood St.	Permanent Tenant
A & A PICTURE FRAMING	L/3	9085 Stonewood St.	288 Stonewood St.	Temporary Tenant
G.N.C.	L/5	9139 Stonewood St.	284 Stonewood St.	Permanent Tenant
REGIS STYLIST	L/7	9097 Stonewood St.	280 Stonewood St.	Permanent Tenant
GABRIELLA'S CLOSET	L/9		278 Stonewood St.	Temporary Tenant
SWEET STOP	L/11		274 Stonewood St.	Permanent Tenant

TENANT LIST  
STONEWOOD CENTER

TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
GOLD VALLEY	MMA/1		251-1 Stonewood St.	Perm. Tenant, phone/mail use only
GOLD 'N TIME	MMA/2		251-2 Stonewood St.	Perm. Tenant, phone/mail use only
PERFUMES OF THE WORLD	MMA/3		251-3 Stonewood St.	Perm. Tenant, phone/mail use only
SUNGLASS HUT	MMA/4		251-4 Stonewood St.	Perm. Tenant, phone/mail use only
WATCH DOC	MMA/5		251-5 Stonewood St.	Perm. Tenant, phone/mail use only
EXPRESS NAT'L MORTGAGE	MMA/6		251-6 Stonewood St.	Perm. Tenant, phone/mail use only
SPRINT PCS	MMA/7		251-7 Stonewood St.	Temp. Tenant, phone/mail use only
L.A. CELLULAR	MMA/8		251-8 Stonewood St.	Perm. Tenant, phone/mail use only
KELLY'S COFFEE CART	MMA/9		251-9 Stonewood St.	Temporary Tenant, phone/mail use only
E & H CHURROS	MMA/10		251-10 Stonewood St.	Temporary Tenant, phone/mail use only
SILVER & SILVER	MMA/11		251-11 Stonewood St.	Temporary Tenant, phone/mail use only
MWANA METABOLIFE	MMA/12		251-12 Stonewood St.	Temporary Tenant, phone/mail use only
CALIFORNIA MIRAGE JEWELRY	MMA/13		251-13 Stonewood St.	Temporary Tenant, phone/mail use only
TIRE TIME RENTALS	MMA/14		251-14 Stonewood St.	Temporary Tenant, phone/mail use only
PHOTO FUN	MMA/15		251-15 Stonewood St.	Temporary Tenant, phone/mail use only
VACANT	MMA/16		251-16 Stonewood St.	Temporary Tenant, phone/mail use only
VACANT	MMA/17		251-17 Stonewood St.	Temporary Tenant, phone/mail use only
VACANT	MMA/18		251-18 Stonewood St.	Temporary Tenant, phone/mail use only
VACANT	MMA/19		251-19 Stonewood St.	Temporary Tenant, phone/mail use only
VACANT	MMA/20		251-20 Stonewood St.	Temporary Tenant, phone/mail use only

BUILDING 'MMA'

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TENANT NAME	SPACE	OLD ADDRESS	NEW ADDRESS	COMMENTS
BUILDING 'M'				
FASHION EXPO	M/1	9086 Stonewood St.	306 Stonewood St.	Temporary Tenant
KAY BEE EXPRESS	M/5		312 Stonewood St.	Temporary Tenant
LOGO MOTION	M/7	9098 Stonewood St.	316 Stonewood St.	Permanent Tenant
VACANT	M/9		320 Stonewood St.	
BUILDING 'P'				
CORN DOG ETC.	P/1		114 Stonewood St.	Permanent Tenant
DAIRY QUEEN	P/3		116 Stonewood St.	Permanent Tenant
KELLY'S COFFEE & FUDGE	P/5		118 Stonewood St.	Permanent Tenant
CHLOE / WIGS TODAY	P/7		122 Stonewood St.	Chloe is subletting from Wigs - 122a
GOLD MINE REPAIRS & ENG.	P/9		124 Stonewood St.	Permanent Tenant
SWEET MARKET	P/11		130 Stonewood St.	Permanent Tenant
MERLE NORMAN	P/13		132 Stonewood St.	Permanent Tenant
BUILDING 'Z'				
ACAPULCO RESTAURANT	Z/1		9021 Firestone Blvd.	Permanent Tenant
JC PENNEY			100 Stonewood St.	Permanent Tenant
JACK IN THE BOX	Z/2		9265 Firestone Blvd.	Permanent Tenant
MERVYN'S	N-0		300 Stonewood St.	Permanent Tenant
OLIVE GARDEN	Z/3		9253 Firestone Blvd.	Permanent Tenant
ROBINSON'S MAY			400 Stonewood St.	Permanent Tenant
SEARS			500 Stonewood St.	Permanent Tenant
TIRE STATION			9030 Cecilia	Permanent Tenant



