

CHAPTER 5

LAND USE

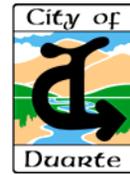


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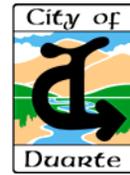
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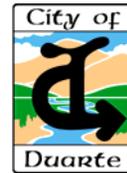
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INTRODUCTION

Many goals and policies within the other General Plan Elements are brought together in the Land Use Element as land use policy. The Land Use Element reflects where open space areas will be located, where it is unsafe to build and how best to protect the community from natural and/or man made hazards, where jobs and revenue producing businesses will be located, where different types of housing densities will be located, how people and goods will be transported throughout the community, and much more. This Element serves as a central framework for the entire Comprehensive General Plan.

Land Use Element Statutory Requirements

California law requires that each city's General Plan included a Land Use Element.

"... a land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas..."

Relationship to other General Plan Elements and Program EIR

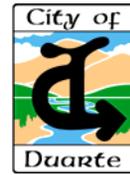
California law requires that all elements of the General Plan be consistent. The Land Use Element brings together the other eight (8) Duarte General Plan Elements. This will become evident in that some of the policies found in the other Elements will appear again in the Land Use Element.

It is a fundamental goal of the City to protect existing residential areas from higher densities and from redevelopment where practical. However, there are two general areas that are recommended for change. One is the City Center area, essentially at the axis of Huntington Drive and Buena Vista, which is slated for mixed use. Also, part of the industrial area north of the proposed Gold Line Station is also slated for transit oriented mixed use.

A Program Environmental Impact Report (EIR) will be part of the 2005-2020 Duarte General Plan. Policies and mitigation measures within the Land Use Element will also become mitigation measures within the Program EIR.

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GOALS, OBJECTIVES AND POLICIES

This section provides draft Goals, Objectives and Policies for the Land Use Element of the Duarte General Plan.

Land Use Goal 1: Maintain a balanced community consisting of various residential housing types and densities, commercial activities, industrial development, mixed use where appropriate, and open space.

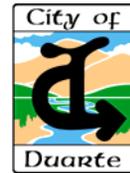
Objective 1.1 Improve on Duarte's balance of uses.

Policies

- LU 1.1.1 Where appropriate, require and review market studies to determine the mix and type of commercial development necessary to satisfy and sustain the needs for the Duarte trade area.
- LU 1.1.2 Encourage the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes.
- LU 1.1.3 Re-designate underutilized non-residential properties, which will result in the rezoning into higher-density residential sites. This will allow the sites to be developed with affordable housing. This program is probably going to occur during the 2006-11 Housing Element planning period.
- LU 1.1.4 The Agency will identify sites in project areas where there is a possibility of new construction. Negotiations will most likely center on the offsetting of developer costs and providing acquisition of adequate land.
- LU 1.1.5 As part of the City's General Plan update, it will consider 1515 – 1621 Huntington Drive, east of Cotter as a site for affordable housing, because it is across the street from Las Posadas Homes, another affordable project. At the time the Housing Element was adopted the General Plan designation for these properties was General Commercial and High Density Residential. Some of the current land uses were incompatible with nearby uses. This program is probably

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going to occur during the 2006-11 Housing Element planning period.

- LU 1.1.6 As part of the City's General Plan update, it will consider 1701 – 1723 Huntington Drive as a potential site for affordable housing, as the adjacent use is senior apartments. This project would also address the issue of incompatibility with nearby uses. This program is probably going to occur during the 2006-11 Housing Element planning period.
- LU 1.1.7 Expand regional economic development along the I – 210 corridor beyond current uses. In order to maximize revenue and enhance image, the Redevelopment Agency/City should investigate other major draws typical of an international trade center magnitude, hotel/convention complex, etc.
- LU 1.1.8 The Redevelopment Agency owns 2400-2404 Huntington Drive, adjacent to Las Brisas Homes, a first time home buyers project. The Agency intends to provide these parcels for development of low and moderate income housing and will acquire parcels east to provide an adequate development site.

Land Use Goal 2: Develop compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental and economic conditions.

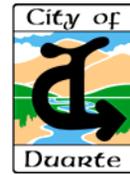
Objective 2.1 Assure that future development complements surrounding areas.

Policies:

- LU 2.1.1 New infill residential development should be compatible in design, bulk, and height with existing nearby residential development as referenced in Duarte's Architectural Design Guidelines.

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- LU 2.1.2 Permitted uses along Huntington Drive should accurately reflect economic market conditions and incompatible uses and activities should be eliminated.
- LU 2.1.3 Provide for the shopping and service needs of residents by conveniently clustering commercial establishments in such a way to encourage “one-stop” shopping.
- LU 2.1.4 Provide and encourage industrial development involved in research and development-oriented uses to help achieve a jobs housing balance.
- LU 2.1.5 Restrict development in areas prone to seismic and other safety hazards.
- LU 2.1.6 Hillside development must be sensitive to the local views of the hills and to the natural environment.
- LU 2.1.7 Make every effort to ensure that industry and residences, where located in close proximity, will be compatible neighbors with non-industrial uses located nearby, and with neighboring cities as well.

Land Use Goal 3: Provide unique areas to better serve the needs of Duarte residents and businesses.

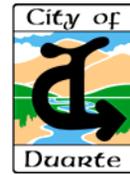
Objective 3.1 Improve the land use mix in selected areas so that it generates synergies and convenience to patrons and residents.

Policies:

- LU 3.1.1 Develop Specific Plan areas which will provide the flexibility needed to make these places unique.
- LU 3.1.2 Develop a flexible specific and strategic plan for the commercial area along the Huntington Drive and Buena Vista axis capturing traffic off the I - 210 freeway.
- LU 3.1.3 Assess the cost/benefits of providing City and/or Redevelopment Agency public improvements and assistance within a City Center area.

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- LU 3.1.4 Create a flexible mixed use Transit Oriented Development Specific Plan for the current non-residential area north of the Gold Line Station.
- LU 3.1.5 If the Duarte Gold Line Station becomes a reality before 2020, consider a thorough analysis of a potential amendment to the General Plan to provide expanded Transit Oriented Development for additional area north and west and east of the Gold Line Station.
- LU 3.1.6 Promote the use of mixed land use techniques and construction methods to provide more housing and minimize housing costs without compromising basic health, safety and aesthetic qualities.

RELATED AGENCIES, LAWS AND PLANS

Duarte Zoning Ordinance

The Zoning Ordinance is the principal implementation tool for a General Plan. State law requires that Zoning Ordinances be consistent with the General Plan. The Duarte Zoning Ordinance can be found in Title 19 of the Duarte Municipal Code. The Zoning Ordinance establishes specific regulations for the use and development of land in zoning districts within the Duarte city limits. The Duarte Zoning Ordinance has not had a comprehensive update for many years. As a result, the city should amend selected sections of the Zoning Ordinance to reflect key issues brought forth by the 2005-2020 General Plan update.

Specific Plans

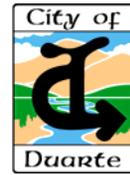
Duarte has adopted a variety of Specific Plans throughout the community. Government Code Section 65450 – 65457 provides for the adoption of Specific Plans. As with the Zoning Ordinance, a Specific Plan is required to be consistent with the General Plan. A Specific Plan provides flexibility from the Zoning Ordinance which can provide a unique character to a development.

Duarte Redevelopment Plan

As with the Zoning Ordinance and Specific Plans, Redevelopment Plans must also be consistent with the General Plan. Duarte has had a very active Redevelopment Agency in prior years. The Redevelopment Agency was established in 1974 and seven redevelopment projects areas have been developed resulting in many accomplishments and elimination of blighting

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conditions. In 1998 the various project areas were merged into the “Merged Project Area” which serves today as Duarte’s Redevelopment Project area. The total Merged Project area is approximately 600 acres occupying a significant part of Duarte’s urbanized area.

Southern California Association of Governments (SCAG)

SCAG functions as the Metropolitan Planning Organization for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. The region encompasses a population exceeding 15 million persons in an area of more than 38,000 square miles.

As the designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the state level. As an example SCAG is required by State law to allocate the existing and projected housing needs for each city and county in its region. SCAG, in cooperation with the San Gabriel Valley Council of Governments (SGVCOG), the COG in which Duarte is located, prepared the “Regional Housing Needs Assessment” referenced in the Housing Element.

South Coast Air Quality Management District (AQMD)

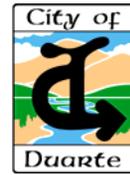
The AQMD is the agency principally responsible for comprehensive air pollution control in the South Coast basin. Specifically, the AQMD is responsible for monitoring air quality and planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the district. Programs developed include air quality rules and regulations that regulate stationary source emissions, including area and point sources and certain mobile source emissions. The AQMD is also responsible for establishing permitting requirements and issuing permits for stationary sources and ensuring that new, modified, or relocated stationary sources do not create net emissions. The AQMD enforces air quality rules and regulations through a variety of means, including inspections, educational and training programs, and fines. AQMD rules and regulations have and probably will continue to affect land use decisions made by the public and private sectors.

Other General Plan Elements

The Safety Element identifies areas which could be flooded due to the failure of Morris, San Gabriel and/or Cogswell dams. The Safety Element also shows seismic, wildfire, and geologic hazards which affect land uses in Duarte. The Circulation Element shows the city’s street and transit systems serving various

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land uses throughout the community. The Open Space/Conservation Element identifies the city's parks, school grounds used as open space, wilderness areas and the National Forest. The Housing Element includes policies for providing housing for all economic groups. The Land Use Element Diagram reflects where this housing can be provided. The Economic Development Element identified policies which will provide the revenue and jobs necessary to have balanced land use in the community. The Noise Element provides policies to mitigate noise generators from noise receptors. And, the Historic Preservation Element provides policies which will preserve significant resources in the community.

LAND USE PLAN

The Community Attitude Survey conducted in September 2005 revealed that 70% of the residents that responded to the survey (21% of the 8,940 mailed surveys responded), felt quality of life in Duarte was excellent or good. Also, Duarte is essentially built out. As a result, the Land Use Plan seeks to keep things generally as they are with a few exceptions.

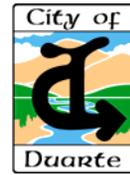
The Land Use Plan describes the approach that will be used to build upon the city's sound planning base. The Goals, Objectives, Policies and Implementation Measures provide the basis for the Land Use Plan. The approach is to keep the small town atmosphere while providing a favorable balance of land uses. Of utmost importance is to continue to provide a healthy local economy so that the residents and businesses of Duarte can continue to maintain a high level of city services.

Land Use Acreage Calculation

Most General Plan Land Use plans are calculated on net acreage instead of gross acreage. Net acreage is adjusted to exclude the land area devoted to streets and roadways. Gross acreage includes the land area utilized for streets and roads. Duarte's General Plans have always used gross acreage. As a result the 1989 Duarte Land Use Diagram, which used gross acreage, provided unattainable residential densities. To be consistent with the General Plan, the Zoning Code also provided unattainable residential densities. As an example, the 1989 General Plan provided for 21 units for gross acreage for medium density residential while in practice only 15 units were being produced. The 1989 General Plan provided for 28 units per gross acre for high density residential while in reality only 23 units per acre were being produced. These lower densities were not solely because of the gross acreage issue. Part of the reason was market driven because builders wanted to build detached housing with more private open space area.

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The 2005 – 2020 General Plan Land Use Element adopts net acreage instead of gross acreage to make densities and intensities more realistic. Also, because Duarte is essentially built out, adopting net acreage will bring the General Plan and eventually the Zoning Code into conformance with what is actually built.

While the 2005-2020 General Plan Land Use Element makes allowable densities and intensities more realistic, it provides for higher densities in two Mixed Use areas. These areas are the City Center mixed use area and the Gold Line Station Area Development Specific Plan areas.

As a result of this change, the Zoning Code relative to densities must be amended to reflect these more realistic densities and intensities. Other Zoning Code amendments should be made to reflect new policies in the 2005 – 2020 General Plan.

Land Use Balance

When major stakeholders were asked to define Duarte to someone who had never been to the community many said “Duarte has a small town feel”, a “bedroom community” with “wonderful parks and recreation programs”, “quality, friendly and diverse people and neighborhoods”. Half of the business survey respondents also lived in Duarte.

Except for businesses with direct access to the I-210 freeway, Duarte businesses tend to be small mom and pop establishments serving a local market. Duarte’s location and surrounding geography limit its ability to expand or attract major retailers. However, the balance between residential, commercial office commercial retail and industrial property is quite good. Duarte is home to the world renowned City of Hope with its 2,500 employees. Duarte’ parks and open spaces are numerous for such a small community and recreation programs are the envy of some surrounding communities.

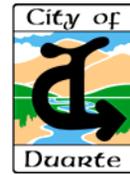
Land Use Diagram

The Land Use Diagram (LU-1) shows the City’s vision for the development, redevelopment, and preservation of public and private properties within Duarte until the year 2020. The Diagram designates the distribution and general location of land to be used for housing, business, public facilities, open space, and institutional uses.

The Land Use Diagram is different from a zoning map. First, a Zoning Map is an implementation tool required to be specific and show individual parcels. Each land use designation on the Land Use Diagram typically has more than one

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consistent zoning district. The Land Use Diagram shows a generalized description of where land use designations are located so that it is not confused with the zoning map. Also, the Land Use Diagram is only one policy of the General Plan. Each policy within the General Plan is equally as significant.

Land Use Classifications

The Land Use Diagram (LU-1) illustrates the various types and distributions of land uses planned for Duarte. Most land use classifications and designations are the same as those shown on the 1989 Land Use Plan except for portions along Huntington Drive and near the proposed Gold Line Station. There are seven land use classifications which are listed in Table LU-1 (a tabular description of the Land Use Diagram). These land use classifications serve to provide an orderly approach to development and maintenance of public open spaces by identifying the types of development allowed in these areas. Duarte's land use classifications include seven general categories: Residential, Commercial, Hospital, Industrial, Public/Quasi-Public, Open Space and Specific Plan Areas. Descriptions of each general land use designation are provided in the subsequent Land Use Designations section of this Plan.

Land Use Densities and Intensities

Each of the land use classifications is further divided into land use designations. There are twenty-one (21) designations in Table LU-1. The Land Use Diagram consolidates some of these designations. The term density is used for residential uses and refers to the population and development capacities of residential land. Duarte's density is described in terms of dwelling units per net acre of land (du/ac). Maximum density is the top of the range for that category. As an example, Very low density provides a range of from 0 to a maximum of 3.5 du/ac. Low density provides a range of 3.5 to a maximum of 6 du/ac.

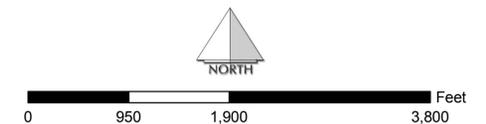
Intensity is used to describe the extent of development on a given parcel of land. Building floor area ratio, number of stories (floors), percent of lot coverage, or total building floor area square footage all describe intensity. Intensity is usually used to describe non-residential development. In the Duarte General Plan, floor area ratio (FAR) is used as the measure of non-residential development intensity. Examples of floor area ratio are shown on Figure LU-1. FAR, describes the relationship between the total square footage of development on a lot and the area of that lot. Floor area does not include area within parking structures and parking lots. The FAR is determined by dividing the gross floor area of all buildings on a lot by the gross land area of the lot, less any portion used for public roads.

**Land Use Diagram
 LU-1**

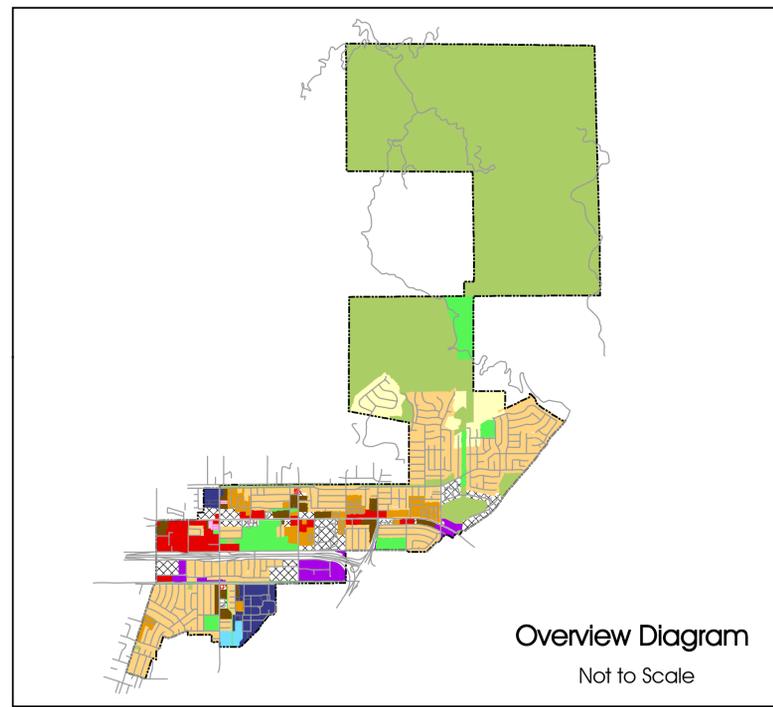
LEGEND

- City Limits
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Administrative / Professional
- Neighborhood Commercial
- General Commercial
- Hospital
- Research & Development
- Industrial
- School; Public/Quasi Public; Utility
- Open Space; Park
- Specific Plan

Source: City of Duarte - May 2007



May 23, 2007



ANGELES
 NATIONAL
 FOREST

BRADBURY

MONROVIA

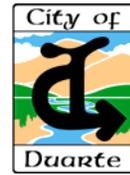
AZUSA

IRWINDALE

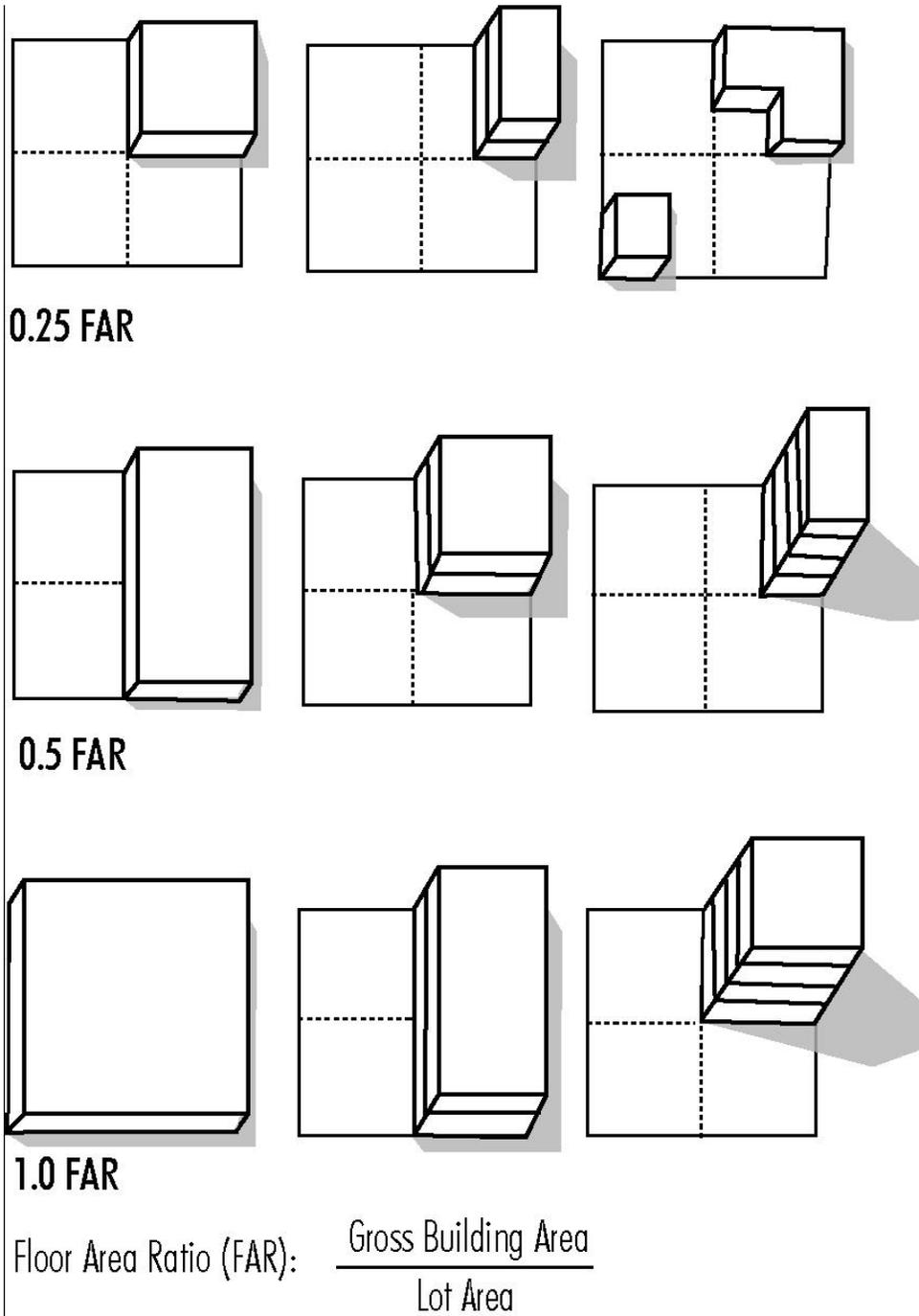
Note:

The Land Use Diagram is one of dozens of General Plan Policies which make up the Duarte 2005-2020 General Plan. Please refer to Chapter 2 Safety Element for policies and diagrams of fault zones, wildfire risk areas, areas of landslides and liquefaction, and potential flood inundation areas. Refer to Chapter 3 Open Space and Conservation Elements for policies, diagrams and tables to get more data and details on parks and other open spaces. Refer to Chapter 4 Noise Element for noise contours, projected 2020 traffic noise levels and projected 2020 noise contours. Chapter 6, Housing Element provides quantified objectives for the construction, rehabilitation and conservation of housing units. The Land Use Diagram provides generalized locations where these objectives can be achieved. The Historic Preservation Element, Chapter 7, provides policies for the preservation of historic and cultural resources. Refer to Chapter 8, Economic Development, which provides policies which result in job and revenue producing uses. The Land Use Diagram provides the locations for these Economic Development Policies to be achieved. The Circulation Element, Chapter 9 projects traffic conditions in the year 2020, and provides a circulation system master plan. Chapter 5, the Land Use Element includes a table which estimates the development capacity of the 2005-2020 General Plan and breaks down the number of housing units and/or building intensity by land use designation. It also provides a table identifying the Specific Plans on this Land Use Diagram.

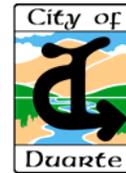
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**Figure LU-1
Example of Floor-Area Ratio (FAR)**



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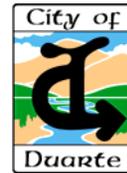


**Table LU-1
Land Use Classifications and Designations**

LAND USE DESIGNATION	DUUs or FAR/net Acres Maximum	Anticipated	DESCRIPTION OF LAND USE DESIGNATION
Residential Land Use Classification			
Very Low Density	0-3.5 du/ac	2.5 du/ac	Detached homes, typically on large lots
Low Density	1-6du/ac	6du/ac	Detached single family homes
Medium Density	7-21du/ac	15 du/ac	Attached and/or detached housing
High Density	21-28 du/ac	23 du/ac	Attached housing
Commercial Land Use Classification			
Neighborhood	.25:1	.25: 1	Service uses serving neighborhood needs
General	.5:1	.5:1	General Retail, service and office uses
Administrative Professional	.5:1	.5:1	Office Professional uses
Hospital Use Classification			
Hospital	1.5:1	1.5:1	Properties owned by City of Hope and Santa Teresita
R&D	1.5:1	1.5:1	Research and development uses
Industrial Use Classification			
Industrial	.50:1	.50:1	Light industrial uses
Public/Quasi Public Classification			
Public School	N/A		Land owned by Duarte Unified School District and used for education, recreation, and administrative offices
City owned facilities	N/A		City offices, recreational facilities, maintenance facilities
County owned facilities	N/A		County Library, fire station
Utility easements	N/A		Edison, flood control easements, railroad
Streets, Freeway	N/A		City streets, I 210 Freeway
Open Space Classification			
Parks	N/A		City owned and dedicated parkland
Wilderness Area	N/A		City owned for the preservation of natural resources, and protection of health and safety
National Forest	N/A		Angeles National Forest open space for the preservation of natural resources, managed production of natural resources, protection of health and public safety, outdoor recreation
Specific Plan Areas Classification			
Planned communities and areas	varies	varies	Various single family housing, senior housing, multiple family housing, and commercial shopping centers
City Center Mixed Use Area	Commercial use FAR varies	varies	Horizontal and/or vertical mixed commercial and high density residential housing
Gold Line Station Area Development	Commercial use FAR varies	varies	Horizontal and vertical mixed commercial and high density residential housing

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Land Use Designations

All land within the city limits (the planning area) of Duarte is assigned to one of twenty-one (21) land use designations as follows:

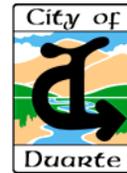
Residential Land Uses: As a predominately family oriented residential community, Duarte has four residential land use designations which provide for a variety of housing types. The maximum density listed for each residential land use designation may be exceeded by Housing Element policy as provided in California density bonus law as amended from time to time during the course of this General Plan. Mobile homes are allowed in all residential land use categories, subject to design review approval. Second units are allowed when attached to the primary residence and as authorized by Government Code Section 65852.2. Until this General Plan update, Duarte has used gross acreage to calculate densities. As a result, actual land use densities have been substantially under those found in the General Plan and Zoning Code. In an effort to make residential densities more realistic, net acres will be used in this General Plan for all densities and intensities. Also, because of builder's desires, other development requirements and, in some cases topography constraints, densities have been less than those shown in the General Plan and Zoning Code. As a result, Table LU-1 provides anticipated densities and intensities based on historical development.

1. Very Low Density: The very low density land use designation, primarily found in the foothills, provides for large lot single family detached homes. This designation allows a maximum density of 3.5 units per net acre. Based on historical records, anticipated densities for this land use designation should be 2.5 units per acre. Uses permitted include single family detached houses, horses and associated structures. Zoning Districts that correspond with this land use designation are: R-1F (80,000 sq. ft. lots), the R -1D (20,000 sq. ft. lots) and the R-1B (10,000 sq. ft. lots). Conditional uses allowed in this category include the boarding of horses.

2. Low Density: The Low Density land use designation is the predominant residential area within the city. It can be found throughout the community. This designation allows a maximum density of 6 units per net acre. Because of the size of the parcels and development standards the anticipated density for properties in this designation is 6 detached single family units per acre depending on the zoning district in which the property is located. Zoning Districts that correspond with this land use designation are the R -1A (7,500 sq. ft. lots) and R -1 (6,500 sq. ft. lots) Conditional uses allowed in this category

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include churches, country clubs, golf courses and related activities, educational institutions, and publicly owned facilities including parks.

3. Medium Density: There are pockets of medium density residential areas throughout Duarte. The Zoning Districts that correspond with these land use designations are Planned Unit Development (PUD), R-MH R-2 and R-3. The R -2 zone provides for one or two family detached or attached dwellings. The R-3 zone provides for denser multiple family dwellings, mixed detached and attached residential developments, Planned Residential Unit Development projects and duplexes. The R-MH zone has been created to accommodate residential mobile homes in planned, integrated mobile home parks. The purpose of the PUD zone is to allow innovative and flexible design standards. The Medium Density designation in the 1989 Plan allowed a maximum of 21 units to the gross acre. Based on historic records it is anticipated that 15 du/ac can generally be accommodated on Medium Density parcels. Allowed conditional uses are essentially the same as those in the low density designation with nursing homes, rest homes and senior housing added.

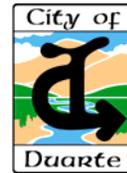
4. High Density: Pockets of high density residential tend to be concentrated between Royal Oaks Drive and Huntington Drive. Other small pockets are concentrated south of Duarte Road around Buena Vista. Until this general plan, this had been the highest residential density allowed with a maximum of up to 28 units per gross acre (1989 Plan). This plan anticipates an average of 23 du/ac (net). More recent developments in High Density areas have provided only 17 du/ac because units tended to be large town-homes, 2-story buildings (rather than the 3 or 4 stories needed for the higher densities and developers elected to provide amenities that deducted from the total number of units provided). Allowable uses in the R-4 zone include multiple dwellings, including apartment houses, and similar permanent residential facilities and planned residential unit development projects. Conditional uses are those found in the R-2 and R-3 zones

Commercial Land Uses: Commercial uses bring revenue and jobs to a community which sustain the public services required for a healthy city. Because of physical barriers around Duarte, the mountains to the north, quarries in surrounding cities and the San Gabriel River and associated spread basin, Duarte's market area is limited. This makes retail development a challenge to attract the typical national retailers most cities seek to help generate much needed revenue. Even with these constraints, Duarte's commercial uses generate substantial revenue.

1 Administrative Professional: This is the most restrictive of the commercial land use designations. There are only two areas with this

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designation located on Huntington Drive and Buena Vista. The zoning district that corresponds with this designation is CP. Allowable uses tend to be general offices; medical offices, clinics, general research not including fabrication and laboratories or manufacturing/processing. Conditional uses include churches, child care facilities; general hospitals; lodges and meeting halls.

2. Neighborhood: This use designation is intended to provide neighborhood retail, service and office uses for businesses serving the daily needs of nearby residential areas, while preventing significant adverse effects on adjoining residential properties. Some smaller shopping centers are along Royal Oaks and Duarte Rd. The accompanying zoning district for these smaller centers is C - 1. Uses permitted within this zone are those found in the CP zone, including additional retail and service uses. Conditional uses include automobile service stations and drive-in restaurants.

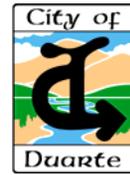
3. General Commercial: The General Commercial designation is intended to provide for sites which will meet the shopping needs of the entire community and provide sites for regionally oriented uses along the I – 210 freeway corridor. The C – 2 zoning district corresponds with this designation. Permitted uses include those in the CP and C-1 zones, with expanded retail and service uses. Specific permitted uses in the C-2 zone include: auto sales and service; building supplies; department stores; furniture stores, sporting goods, printing and restaurants. Conditional uses include: auto rental; hotels and motels; theatres and similar uses.

Hospital Land Uses: Duarte is known as the City of Health, primarily because of the world renowned City of Hope. The City of Hope facility in Duarte has more than 300 physicians and scientists and more than 2,500 employees. The annual payroll for the City of Hope Duarte facility in 2005 was \$160 million. Santa Teresita Medical Center currently employs 250 people.

1.Hospital: The Hospital designation is intended to accommodate hospitals, rest homes, sanitariums and residential uses requiring a state or county license. The designation is also intended to accommodate medical professional offices and attendant medical facilities. There are two areas that have the Hospital designation. One is City of Hope and the other is Santa Teresita. The zoning district that corresponds with this designation is the H zone. Uses permitted include general hospitals (excluding sanitariums, nursing homes, convalescent homes, maternity homes or rest homes); medical professional offices; attendant medical facilities, including, but not limited to, pharmacies, physical therapy offices, laboratories, and clinics. Conditional uses are those typically associated with hospitals such as confectionery stores; florist; gift shops and the like.

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2.R & D: This is a new designation in the 2005 – 2020 General Plan. The R & D designation is intended to provide for research and development uses primarily, but not exclusively for medical related research and development. This designation will also incorporate standards for office and administrative uses sometimes associated with R&D activities. In addition, this designation provides for all uses in the hospital designation.

The City of Hope anticipates building 360,000 sq. ft. of new Science Park on their campus. In addition, a five story 108,000 sq. ft. Cancer Immunotherapeutics and Tumor Immunology Center is being planned for groundbreaking in 2007. Employees for this center will come from work areas now housed in existing portable trailers on the City of Hope campus.

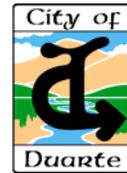
Industrial Land Use: Duarte's industrial area is limited with most activities located in industrial parks at the south east corner of the city.

1.Industrial: The Industrial designation is the least restrictive of the land use designations and in Duarte is intended to provide for light industrial uses. One larger area within the city has this designation and very small areas are located elsewhere. The main industrial area is northeast of the proposed Gold Line station currently improved with an industrial park and across Highland Avenue with Lewis Business Park. Under the prior General Plan accompanying zoning was the I – P zone and the M – 1 zone. The I-P industrial park zone was intended to provide a district which will assure an environment conducive to research and development, fabrication and assembly, research institutions and administrative facilities all well designed and properly landscaped. There is no property zoned I-P at this time so the proposal is to eliminate the I - P zoning district. The M – 1 zone (light manufacturing) is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly, or processing of materials that are in already processed form. Permitted uses include: commercial uses customarily incidental and directly related to the services or operation of the permitted industrial uses such as: administrative or sales office; auction house, automobile repair shop and the like. Manufacturing uses include: optical products, packaging business, ceramic products, electrical and electronic items, scientific instrument and precision equipment manufacturing and the like. Wholesaling and warehousing uses include: wholesaling and warehousing facilities, storage and distribution agencies. As the least restrictive zoning district in the city, conditional uses in this zone are many and can be found in section 19.66.030 of the city's zoning code.

Public/Quasi Public Land Uses: Public and Quasi Public uses are typically exempt from the city's zoning powers and as such are listed separately from

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other privately regulated land uses. Also, these uses often tend to be on small parcels almost as a spot land use designation which is usually not the case with privately held land uses.

1. Public Schools: Duarte Unified School District (DUSD) owns all the public school land in Duarte. All five schools in Duarte include playgrounds, which are shared through agreement with the City of Duarte as parkland. The Land Use Diagram shows all public schools with a school symbol and have the Public/Quasi Public land use designation. However, because of the shared parkland agreements, a total of 26.54 acres of these sites are counted as open space. There are five elementary, one intermediate, one high school and one alternative education campus in Duarte and surrounding area plus administrative offices and a corporate yard for a total land area of 80 acres.

2. City Owned Facilities: The City of Duarte owns the City Hall complex including a community center, swimming pool, and senior center. A teen center is located on Buena Vista and two city corporate yards located north and south of Huntington Drive. These facilities are designated as Public/Quasi Public. City owned parks are designated as open space are addressed in the next section.

3. County Owned Facilities: The County of Los Angeles owns a fire station, library and the City pays the lease payments for the sheriff substation in Duarte. These facilities as well as a future location of the Sheriff sub-station are designated as Public/Quasi Public on the Land Use Diagram.

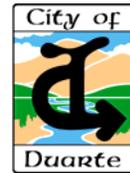
4. Utility easements: Edison high voltage power lines go through Duarte. These power lines provide substantial easements where development of structures cannot occur. The Los Angeles Flood Control also has detention and retention basins within and around Duarte. These areas are also not developable and provide open space for the community. The rail line which parallels Duarte Road is also classified as a utility.

5. Streets and Highways: In June 2006, the City of Duarte reported it maintains the following streets and roadways not including the I-210 (principal arterial) which is maintained by Cal-Trans:

- 3.010 miles of urban principal arterial (I – 210 Freeway)
- 5.910 miles of urban minor arterial (Huntington Drive)
- 5.593 miles of urban collectors
- 35.414 miles of urban local streets
- 49.927 miles of streets and roads

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Open Spaces Uses: Over fifty percent of Duarte's land area is open space mostly because of the amount of National Forest within the city boundaries.

1.Parks: The City owns 39.21 active park acreages not counting the 26.54 acreage it leases from the Duarte Unified School District for recreational purposes. In addition the 18.55 acre executive golf course, which is designated open space on the Duarte General Plan, is also used for recreational purposes. Parkland is designated as Open Space.

2.Wilderness Area: In December 2005 the City of Duarte purchased 329 acres of open space access. This natural hillside area, along with an additional 70 acres owned by the city is intended to be used as a preservation area for future generations to enjoy. This area is also designated Open Space. Attalla Ranch, a low density proposed development in the hillside, is proposing to dedicate 23 acres of wilderness open space to the City of Duarte.

3.National Forest: The largest land use within the city is 2,331 acres (53% of the city's total land area) of wilderness areas including 1,909 acres within the Angeles National Forest. As a national forest this land is protected from urbanization and is designated Open Space.

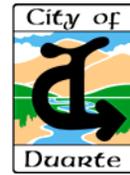
Specific Plan Areas: This is a new category in the 2005-2020 General Plan. Duarte's 1989 General Plan provided for a variety of specific plans and planned communities.

1.Planned Communities and Areas: The 1989 General Plan Diagram showed a Specific Plan/Hillside Overlay and makes reference to a Planned Development/Specific Plan Overlay in the text. The text makes reference to hillside and Westminster Gardens. The 2005-2020 General plan will eliminate the Planned Development and Overlay designation and replace it with Specific Plan designations for those projects which already have a Specific Plan. See Table LU-2 for these existing Specific Plans.

The Specific Plan land use designation for new projects provides for the mixture of both high density housing and other uses. This designation can be found in two areas of the city. One is the City Center at the axis of Huntington Drive and Buena Vista. See City Center Mixed Use Area under Specific Plan Areas below for more details on allowable uses. The other is an area north of the proposed Gold Line station. See Gold Line Station Area Development under Specific Plan Areas below for more details on allowable uses. Specific Plans are typically

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used to develop unique land uses. Specific Plan development standards are drafted to be unique to fit the type of land uses desired.

2. See City Center Mixed Use Area and Gold Line Station Area Development below for more details on this new designation.

Specific Plan Areas

The City has prepared fifteen specific plans shown on Table LU-2. The column labeled “Specific Plan #” of Table LU-2 corresponds with numbers on the Land Use Diagram LU-1. For the most part, the specific plans shown in Table LU-2 were not mixed use and complied with the General Plan designation shown on the Land Use Diagram at the time they were adopted.

Future specific plans, not shown on Table LU-2 are anticipated for a City Center area and the Gold Line Station area. During the General Plan update process these two areas were the only large land use areas anticipated for change.

Table LU – 2
Approved Specific Plans as of May 2007

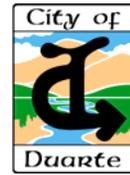
Specific Plan #	Name	Location	Description of Sp. Plan	Date Approve	GPLU Classification	Land Area	DU/FAR
1	Andres Duarte Terrace	1722 Huntington Dr.	Housing for very low and low-income seniors (80 units)	4-2003	Specific Plan (SP) {High Density Residential}	1.77 Acres	45 du/ac
2	Buena Vista Villas	1900-1940 Buena Vista	32 detached single family dwelling units	4-1997	Medium Density Residential (MDR)	2.39 Acres	13.4 du/ac
3	Citrus Collection at Duarte II	Highland Ave./ Santo Domingo Ave.	22 Detached single family dwelling units	*	MDR	1.70 Acres	12.9 du/ac
4	Duarte Gardens	1569-1615 Huntington Drive	13 detached single-family and 4 attached single-family units	6/2006	High Density Residential (HDR)	1.51 Acres	11 du/ac
5	Encanto Parkway	1168 Encanto Parkway	40 unit senior housing/ two-story assisted living	2-1998	SP (MDR)	3.03 Acres	13.2 du/ac
6	Highland Avenue	820-844 Highland Evens 852-876 Highland Odds	16 single family units	9-1989	MDR	1.11 Acres	14.4 du/ac
7	Huntington/ Buena Vista	NW Corner of Huntington/ Buena Vista	Community Shopping Center	6-1989	General Commercial (GC)	7.38 Acres	.35:1 FAR**
8	Huntington/ Highland	NE corner of Huntington/ Highland	Office/Commercial	7-1982	Neighborhood Commercial (NC)	3.7 Acres	***
9	Las Brisas	SE corner of Mt. Olive and Huntington Dr.	41 detached single family dwelling units	11-1994	HDR	2.61 Acres	15.5 du/ac
10	Las Lomas	Las Lomas south of Huntington (includes Irwindale properties)	Industrial development and provisions for access to Irwindale properties	10-1982	Industrial (I)	1.90 acres	.35:1 FAR**
11	Las Posadas	Huntington Dr. east of Brycedale Ave.	46 detached single family dwelling units	3-1996	MDR	1.89 Acres	13.2 du/ac
12	Mountain/ Evergreen	SE corner of Mountain and Evergreen	Retail Shopping Center	10-1990	GC	13.98 Acres	.25:1 FAR**
13	Rancho Verde	N. of Huntington Dr. between Encanto Parkway and Las Lomas Rd.	116 attached single-family units, 122 detached single family units, a golf course and park	9-1992	MDR and Open Space (OS)	55 Acres	Phase I=8 du/ac Phase II=13 du/acre Overall=10 du/ac
14	Spanish Oaks Villas	2516-2526 Huntington	6 detached single family dwelling units	5-2001	HDR	0.46 Acres	13 du/ac

15	Westminster Gardens	NE Corner of Santo Domingo and Central	Independent and assisted living for seniors (195 units)	8-1997	Specific Plan MDR	32.1 acres	7.8 residents /acre
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- * = Zone Change 98-3, from R-3 to SP, was never approved by Council; however, the development was constructed according to development standards of Specific Plan.
- ** = Actual FAR not included in specific plan document. Estimation is provided, using current commercial/industrial floor area/property area
- *** = Information not provided in specific plan so a FAR of .25:1 is estimated
- () = Shows related GP classification of the particular specific plan.

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1. City Center Mixed Use Area Specific Plan:

Some citizens of Duarte have wanted a downtown area for years. In 2003 the Duarte Downtown Task Force studied the creation of a downtown for Duarte. A “Town Center Concept Plan” was prepared by Moore Iacofano Goltsman, Inc (MIG). This plan identified Huntington Drive and Buena Vista as the primary axis of a mixed use Town Center. This document reviewed a series of concepts and workshop projects and arrived at a recommended concept plan for downtown which incorporated approximately 114,000 square feet of retail, 50,000 square feet of office, 388 housing units and 750 parking spaces. These proposed developments were to be located on two axes, Buena Vista Street as a north/south axis connecting to the Interstate 210 freeway and Huntington Drive, the east/west axis that is the main street of the city. The total land area identified for redevelopment or rehabilitation in the concept plan was approximately 28 acres.

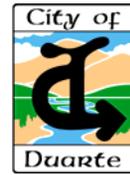
The Town Center Concept Plan document prepared by MIG dealt extensively with community issues and certain aspects of design but did not deal in particular detail with either the political or financial commitments required for implementation of the plan. In mid 2005 the city hired Allan Kotin and Associates, an economic development consultant, to undertake an explicitly general but focused analysis of what was involved in implementing the MIG plan. Kotin gave particular emphasis to the challenges represented by property acquisition, the financial resources required both for property acquisition and to make up the “gap” between the cost of developing some of these projects and their likely completed value. Within the overall assessment of the plan, specific attention was devoted to issues associated with the prospect of near term issuance of a request for proposal for development of Phase One (the northeast corner of Huntington and Buena Vista).

Because of a variety of economic barriers associated with conventional redevelopment, the Kotin report suggested “It may be more appropriate to follow the Santa Monica or Old Pasadena model wherein the city makes meaningful investments in parking and streetscape improvements so as to enable individual merchants without massive redevelopment to redevelop their stores, enhance them etc. This is a ‘enabling’ approach to redevelopment rather than a buy land, write-down and scrape approach to redevelopment.”

The concept of creating a specific plan area for a “City Center” whereby the city promotes mixed use, reduced parking and higher densities will greatly assist the private sector and existing merchants. Such a specific plan will provide for the private sector to make the investments necessary to create the desired outcome of a pedestrian friendly meeting place for Duarte residents.

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The City Center Mixed Use Area is a new land use designation for the 2005 – 2020 General Plan. This mixed use is intended to create a unique area within the center of the community as a gathering spot where Duarte residents and business owners can come together to live, socialize and shop. An objective of the City Center area is to generate synergy and convenience to patrons and residents. The specific plan to implement this objective must provide flexibility in providing vertical and/or horizontal mixed high density and commercial uses. The high density residential component of the plan is not anticipated to exceed 165 dwelling units and 165,000 sq. ft. of commercial uses. The Specific Plan which will be the implementation tool for this area must also provide unique parking standards, sufficient residential densities, housing types and appropriate pedestrian friendly design to provide the needed synergy to make this project work economically and visually in the short and long term.

2. Gold Line Station Area Development Specific Plan:

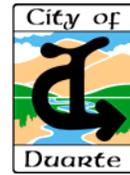
The Metro Gold Line will eventually provide alternate mobility to residents and businesses in the San Gabriel Valley from Montclair to downtown Los Angeles. This light rail system currently runs from South Pasadena to Downtown Los Angeles with thirteen stations now open. The next phase of the system, known as Planned Segment 1, will continue from South Pasadena 11.4 miles to Azusa with six additional stations including one in Duarte. Five additional stations are planned in Planned Segment 2 from Azusa, 12.5 miles to Montclair. With congestion expected to double within thirty years, transit oriented development around the Gold Line stations will provide relief from current and future gridlock. While timing of the Duarte segment is not certain, it is anticipated this segment will be operating by 2010 at the earliest.

The Duarte Gold Line station will be located north of Duarte Road and about 400 feet west of Highland Avenue within the vicinity of City of Hope. The area to the north of the station includes about twenty acres of industrial buildings. For purposes of this Land Use Element, it is anticipated this area should be designated a specific plan area. This specific plan should provide for a mixed use transit oriented development. For planning purposes a maximum of 100,000 sq. ft. of retail and office could be accommodated within this area. In addition up to 120 multiple family residential units could be built within this area. Gold Line ridership estimates could eventually require up to 500 parking spaces in close proximity to the Duarte station. The concept is to work with existing property owners and businesses to formulate a specific plan that provides for the before mentioned uses, densities and intensities as well as development standards for a true transit oriented development.

The Gold Line Station Area Development Specific Plan is a new land use designation for the 2005 – 2020 General Plan. As with the City Center area, this

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area is intended to create a unique area oriented towards the future Gold Line station in Duarte. This flexible mixed use area will be located north of the Gold Line station in what is now part of the industrial park west of Highland Avenue. This mixed use area will also use a specific plan as an implementation tool to achieve the desired objective. The desired objective is to reduce vehicle miles traveled, provide transportation options for existing and future workforce and residents around the Gold Line station, provide location efficiency, expanded mobility, and provide public/private financial return and value recaptured. The specific plan to implement this objective must provide flexibility in providing vertical and/or horizontal mixed high density residential, commercial uses, office, R&D and industrial uses. As with the City Center plan the Gold Line station Specific Plan which will be the implementation tool for this area must also provide unique parking standards, sufficient residential densities, housing types and appropriate pedestrian friendly design to encourage usage of the Gold Line as a primary mode of travel. Because the timing of the Gold Line station opening is unknown, this Specific Plan must provide even more flexibility for future needs.

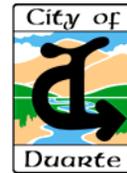
Zoning Consistency and Land Use Composition

State law requires the Zoning Ordinance and Zoning Map to be consistent with the General Plan. The Zoning Ordinance is the primary tool for implementing land use policy. Each General Plan land use designation must have one or more corresponding zone districts. In addition the land use regulations and development standards in the Zoning Ordinance must reflect the policy statements in the Land Use Element. While General Plan policies are general, Zoning Ordinance regulation and development standards are specific.

Table LU-3 identifies the relationship between land use designation and the zoning districts.

Table LU-3 also identifies the net acreage within each land use designation as shown on the Land Use Diagram LU-1. This diagram serves as the guide for future land use decisions made by City Staff, various City Commissions, and the City Council. Because Duarte is built out, most of the planned land uses shown on Diagram LU-1 correspond to existing development on the ground today. Table LU-3 lists acreage for each land use designation in accordance with the Land Use Diagram.

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**Table LU-3
General Plan and Zoning Consistency**

Land Use Designation	Corresponding Zoning Districts	Acres
Very Low Density Residential	R-1F, R-1D, R-1B	120
Low Density Residential	R-1A, R-1,	645
Medium Density Residential	PUD, R-MH, R-2, R-3	89
High Density Residential	R-4	52
Administrative Professional	C-P	4
Neighborhood Commercial	C-1	3
General Commercial	C-2	92
Hospital	H	78
R&D	R&D	15
Industrial	M-1	53
Public School	P-F	80
City Owned Facilities	P-F	12
County Owned Facilities	P-F	2
Edison, Flood Control, Railroad	O	95
Streets and Freeway	None	478
Parks	O	39
Wilderness Areas	O	422
National Forest	O	1,909
Planned Communities and areas	Varies	131
City Center Mixed Use Area	SP	11
Gold Line Station Area Development	SP	20
Total Acres		4,350

Note: a factor of .0015625 is used to convert acres to square miles. 4,350 acres = 6.8 sq. miles

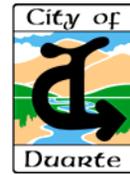
Development Capacity

The Land Use Element is required to include standards of population density and building intensity. Table LU-4 provides a statistical description of the anticipated densities or intensities for the twenty-one (21) General Plan land use designations within the City. The maximum allowable development on individual parcels is governed by these measures of density or intensity.

For various reasons, many parcels in the community have not been developed to their maximum density or intensity. In the future, development is anticipated to occur in a similar manner with only a limited number of properties being developed at the maximum density or intensity. Therefore, for much of the community, the projected (anticipated) future development intensity and density listed in Table LU-4 is based upon the intensity/density of existing development. Also, not all the acreage within each land use designation may be developed during the life of this General Plan which is the year 2020. As an example the

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Gold Line Specific Plan development is dependant upon the completion of the Gold Line through Duarte. This will not happen until about 2010 at the earliest. Also, depending on the status of future redevelopment law, the City Center Specific Plan may not occur. However for planning purposes all acreage in all land use designations was calculated for development.

Anticipated density and intensity is for planning purposes only and exceeding them on individual properties will not require a General Plan Amendment. Development can occur up to the maximum allowed density or intensity with required site and/or design review. Density bonus of at least 25 percent is required by state law to be offered for certain low or very low income housing developments. Table LU-4 also includes the planned land use and/or development densities/intensities for the “City Center” and “Gold Line Station” Special Planning Areas. Table LU – 4 shows the 2020 General Plan has a build-out capacity of 25,418 estimated population, 7,702 estimated units, and 9,953,071 estimated non-residential square footage.

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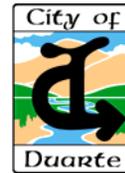
**Table LU- 4
Density, Population Estimates and Intensity Potentials**

LAND USE DESIGNATION	ANTICIPATED DEVELOPMENT		ACRES	ESTIMATED DWELLING UNITS	ESTIMATED POPULATION	ESTIMATED SQ. FT. NON-RES.*
	DU/ACRE	FAR/ACRE				
Residential Land Use Classification						
Very Low Density	2.5	N/A	120	300	990	N/A
Low Density	6	N/A	645	3,870	12,771	N/A
Medium Density	15	N/A	89	1,335	4,406	N/A
High Density	23	N/A	52	1,196	3,947	N/A
Commercial Land Use Classification						
Neighborhood	N/A	.25:1	3	NA	NA	32,670
General	N/A	.5:1	92	NA	NA	2,003,760
Administrative Professional	N/A	.5:1	4	NA	NA	87,120
Hospital Use Classification						
Hospital	N/A	1.5:1	78	NA	NA	5,096,520
R&D	N/A	1.5:1	15	NA	NA	980,100
Industrial Use Classification						
Industrial	N/A	.5:1	53	NA	NA	1,154,340
Public/Quasi Public Classification						
Public School	N/A	N/A	80	-	-	-
City owned facilities	N/A	N/A	12	-	-	-
County owned facilities	N/A	N/A	2	-	-	-
Utility easements	NA	N/A	95	-	-	-
Streets, Freeway	N/A	N/A	478	-	-	-
Open Space Classification						
Parks	N/A	N/A	39	-	-	-
Wilderness Area	N/A	N/A	422	-	-	-
National Forest	N/A	N/A	1,909	-	-	-
Specific Plan Areas Classification						
Planned community and areas **	N/A	N/A	131	716	2,363	333,561
City Center Mixed Use Area	varies	varies	11	165	545	165,000
Gold Line Station Area Development	varies	varies	20	120	396	100,000
Total			4,350	7,702	25,418	9,953,071

*Note: Estimated residential dwelling units use California Department of Finance population of 3.3 persons per household (June 2006). * Estimated sq. ft. non-residential is based on the FAR.*

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*** The Planned Community and Areas designation refers to projects already approved. These are either residential or commercial projects and are not mixed use developments. As a result, they are counted in the respective residential or commercial land use category.*

IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the general plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development (HCD) and State Office of Planning and Research on the status of the plan and progress in implementing the plan. HCD checks to see if the city is making progress in meeting its fair share of regional housing needs and if the Land Use Element Diagram reflects policies found in the Housing Element.

This section provides an implementation matrix for policies found in the Land Use chapter. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the responsible agency or department that will be implementing the measure, the funding source and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments	AS = Administrative Services
CD = Community Development	PS = Public Safety
CM = City Manager	P&R = Parks and Recreation

Funding Source:

GF = General Fund	SF = State funds
RA = Redevelopment Agency	FF = Federal Funds
G = Grants	OF = Other Funds
DF = Development Fees	

Implementation Timeframe (or as resources provide):

ST = Short-term by 2009	LT = Long Term by 2020
MT = Mid-term by 2015	On = Ongoing

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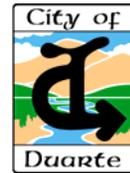
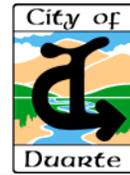


Table LU - 5
Land Use Implementation Measures

Policy #	Implementation Measure	Responsible Agency	Funding Source	Time frame
LU 1.1.1	Prepare market studies to see if Duarte can attract and sustain national or regional quality restaurants and stores.	CD	GF, OF	On
LU 1.1.2	Zone sufficient land for a balanced mix of residential uses.	CD	GF	ST
LU 1.1.3 LU 1.1.4 LU 1.1.5 LU 1.1.6	Re-designate appropriate areas for high density residential during the General Plan update process of 2005-06	CD	GF	ST
LU 1.17	Keep abreast of current economic development opportunities and pursue those which will implement this policy.	CM	RA, GF	On
LU 1.1.8	This project will not provide for low and moderate housing but in-lieu fees will be collected and other properties will be designated for low and moderate income housing	CD	GF	ST
LU 2.1.1	Review the zoning ordinance and design guidelines to insure adequate development and aesthetic standards. Require all infill development projects to undergo review by the Architectural Design Review Board and be consistent with design guidelines. Work to prevent light spillage from one land use to another.	CD	GF	On
LU 2.1.2	Conduct an annual review of activity on Huntington Drive to determine applicability of General Plan policies. Utilize the Redevelopment Agency's authority to acquire incompatible activities.	CD	GF, RA	On
LU 2.1.3	New commercial development along Huntington Drive should be concentrated in nodes at key intersections. Continue to support the Architectural Review Board and its review of all commercial projects in the city. Utilize the community design manual to insure neighborhood commercial uses are aesthetically compatible with existing neighborhoods.	CD	GF, RA	On
LU 2.1.4	Revise the zoning ordinance to encourage research and development-oriented uses associated with City of Hope and/or other high quality businesses.	CD	GF	ST
LU 2.1.5	Comply with implementation measures of the Safety Element.	CD	GF	On

CHAPTER 5

LAND USE



LU 2.1.6	Use the city's development review process to regulate hillside development.	CD	GF	On
LU 2.1.7	Designate these uses as nonconforming land uses and initiate abatement procedures which will allow for their removal.	CD	GF	MT
LU 3.1.1	Designate specific plan areas on the Land Use Diagram	CD	GF	MT
LU 3.1.2 LU 3.1.6	Provide for vertical and/or horizontal mixed use with unique parking and design standards. Encourage land use intensification of the proposed City Center area for mixed-use development with an emphasis on retail development on the ground floor and higher density residential on upper floors. Work to improve parking issues relative to overall numbers and proximity to businesses.	CD	GF	MT
LU 3.1.3	Continue to perform studies relative to land, relocation, demolition, remediation and construction cost. Identify potential businesses to locate in the City Center area.	CD	RA, GF	On
LU 3.1.4 LU 3.1.6	Work with existing property owners to develop a Specific and Strategic Plan for the area immediately after the General Plan is adopted.	CM, CD	RA, GF	ST
LU 3.1.5	Monitor the progress of the Duarte Gold Line station on a monthly basis.	CM, CD	GF	On