

## SECTION 7.0 APPENDICES

### 7.1 GENERAL PLAN CONSISTENCY ANALYSIS

#### 7.1.1 Safety Element

Safety Goal 4: To minimize the risks to lives and property due to seismic activity.

Consistency Statement: The Duarte Station Specific Plan will directly implement the Safety Goal above. Future construction within the Specific Plan would be performed in accordance with all applicable state and local building regulations, including the 2010 California Building Code and all applicable sections of the Duarte Development Code. Furthermore, each development project would be reviewed by applicable divisions of the Community Development Department as well as any additional necessary City departments prior to construction.

#### 7.1.2 Open Space and Conservation Element

Conservation Goal 2: To protect and maintain the local water supply to ensure that the city's growing demand for water can be met.

Conservation Goal 3: To protect Duarte's environment through proper consideration of the environmental implications of new development in the city.

Open Space Goal 1: Protect and/or enhance Duarte's Open Space acreage.

Open Space Goal 3: To provide parks throughout the city, on a pedestrian scale as much as possible. Neighborhood parks generally should have a one-half mile service radius.

Air Quality Goal 1: Create Land Use policies that address the relationship between land use and air quality to protect public health and minimize impacts on existing land use patterns and future land use developments.

Policy AQ 1.1.2: Promote and support mixed-use land patterns that allow the integration of retail, office, institutional and residential uses.

Objective 1.2: Reduce mobile source emissions by reducing vehicle trips and vehicle miles traveled associated with land use patterns.

Policy AQ 1.2.1: Establish a Mixed-Use Zoning District that offers incentives for mixed-use developments.

Policy AQ 1.2.2: Create opportunities to receive State transportation funds by adopting incentives (e.g. and expedited review process) for planning and implementation infill development projects that include job centers and clean transportation nodes (e.g. preparation of a "transit village" plan).

Air Quality Goal 2: Reduce air pollution from mobile sources.

Objective 2.1: Reduce motor vehicle trips and vehicle miles traveled.

Consistency Statement: The Duarte Station Specific Plan will directly implement the Open Space and Conservation Goals, Objectives, and Policies listed above. The Duarte Station Specific Plan would be constructed in accordance with the City’s sustainable practices, which are listed in the City’s Development Code and reflected in the Specific Plan Goals and Objectives in Section 2 of this Specific Plan. Considerations have been taken to fully understand and analyze environmental implications associated with the project, as well as mitigate any adverse impacts to the fullest extent feasible.

A minimum of 0.80 acres of open space is anticipated within the Specific Plan, along with a plaza near the station. These will provide spaces for patrons of the Duarte Station Specific Plan to enjoy passive open spaces. Development regulations governing construction within the Specific Plan area are created to regulate building placement, form, massing, and even aesthetics on a human or pedestrian-oriented scale.

The creation of a “transit village” reduces automobile traffic trips, and therefore reduces air pollution. By centering employment, retail, and travel amenities along a major rail corridor, automobile trips for employees or patrons will be reduced. The Duarte Station Specific Plan

integrates a mixture of land uses that complement one another for maximum land use efficiency and yield. Funding for the preparation of the Duarte Station Specific Plan was obtained through a grant obtained by the City to be used for the preparation of a “transit village.”

### 7.1.3 Land Use Element

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.

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.

Policy 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.

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.

Policy LU 3.1.1: Develop Specific Plan areas which will provide the flexibility needed to make these places unique.

Policy LU 3.1.4: Create a flexible mixed use Transit Oriented Development Specific Plan for the current non-residential area north of the Duarte Station.

Consistency Statement: The Duarte Station Specific Plan will directly implement the Land Use Goals, Objectives, and Policies listed above. The Specific Plan proposes a mixture of land uses centered on the proposed Duarte Station that will complement one another in a transit-oriented development. Future development would be infill in nature and would be compatible with surrounding land uses through application of design guidelines and development regulations which provide for buffer areas and architectural transitions adjacent to existing residential uses. The Duarte Station Specific Plan proposes enhanced land use flexibility and would provide transportation and service amenities to residents, employees, and visitors in the area.

Text amendments to the General Plan Land Use Element are proposed, including updates to Table LU-1, Table LU-2, LU-3, and the General Plan Land Use Plan. Textual amendments would also be made as needed throughout the General Plan, particularly in the Specific Plan Areas discussion in the Land Use Element. All modifications to the General Plan Land Use Element associated with the Duarte Station Specific Plan would ensure that the Specific Plan is in conformance with and implements the General Plan.

## 7.1.4 Housing Element

Housing Goal 1: Increase the supply of housing.

Policy 1.1.1: Promote and encourage development of housing, which varies by size, type, design, and type of ownership.

Policy 1.1.2: Facilitate construction of low- and moderate-income housing.

Policy 1.1.4: 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.

Housing Goal 3: Provide housing opportunities for all regardless of age, sex, race, ethnicity, marital status, religion or household composition.

Objective 3.1: Promote housing opportunities for all.

Policy 3.1.2: Accommodate the City's fair share of the regional housing needs.

Consistency Statement: The Duarte Station Specific Plan will directly implement the Housing Element Goals, Objectives, and Policies listed above. The Housing Element identifies the Duarte Station Specific Plan as an area that would accommodate 120 multi-family units. The Housing Element (2012 Amendment) recommends that a minimum of 80-100 units be part of the Phase 1 of the Duarte Station

Specific Plan. The Specific Plan will address the minimum amount of high density development provided for in the Housing Element. It is anticipated that residential units would be constructed in 1, 2, and 3-bedroom floor plans, and would provide housing choices for people with varying income levels and ages. The units would be located in a “mixed use transit village” area which could minimize overall living expenses for residents because they would have direct access to a regional transit system and a variety of goods and services, as well as employment opportunities.

### 7.1.5 Economic Development Element

Economic Goal 1: Improve the City’s current revenue stream.

Economic Goal 4: Enhance Duarte’s employment base with good paying, high quality jobs.

Economic Goal 5: Create efficient Mixed Use Transit Oriented Development in and around the Duarte Station.

Objective 5.1: Reduce vehicle miles traveled, provide transportation options for existing and future workforce and residents around the Duarte Station, provide location efficiency, expanded mobility, and provide public/ private financial return and value recaptured.

Policy 5.1.1: Create a flexible mixed use Transit Oriented Development Specific Plan for the non-residential area north of the Duarte Station.

Consistency Statement: The Duarte Station Specific Plan will directly implement the Goals, Objective and Policy listed above. The Specific Plan aims to incentivize development in the Specific Plan area by eliminating time and uncertainty, which in turn reduces dollar costs for potential developers and investors. Setting up a regulatory land use and entitlement framework results in establishing the “rules” of getting projects approved and built. The Specific Plan will facilitate this. The office square footage will contribute to and provide spaces for corporations and businesses to locate to the region, which will result in high-quality, good-paying employment opportunities. The mixed use approach programmed for the Duarte Station will reduce vehicle miles traveled while providing transportation options for residents, employees, and visitors to the area. The Specific Plan also incorporates a flexible approach so that development products, quantities, and types can be modified to reflect potential changes in market demand.

### 7.1.6 Circulation Element

Circulation Goal 3: To increase the use of alternative modes of transportation for traveling to, from, or through Duarte.

Objective 3.1: Encourage and promote the use of travel modes other than the single occupancy vehicle, such as bus transit, rail transit, carpools, vanpools, bicycling, and walking.

Policy 3.1.1: Continue to promote the development of the MTA Gold Line and a Duarte Station.

Policy 3.1.2: Coordinate Duarte Transit System with MTA, Foothill Transit and to service major destinations within Duarte including City of Hope, Duarte Station and proposed City Center area.

Policy 3.1.3: Promote the linking of local public transit routes with that of adjacent jurisdictions and other transit agencies.

Policy 3.1.5: Provide incentives for appropriate pedestrian and bicycle facilities throughout Duarte, particularly for bike lanes to the Duarte Station.

Consistency Statement: The Duarte Station Specific Plan will directly implement all Goals, Policies, and Objectives listed above. The Specific Plan is centered on the future Duarte Station, which will increase alternative modes of transportation, including rail transit, walking, and bicycling through provision of amenities for cyclists. The Specific Plan area is located in proximity to the Highland Avenue Commuter Line bus stop and Evergreen Road Green Route stop. Coordination with appropriate transportation agencies would occur during Specific Plan Buildout, as well as the City of Hope. The Duarte Station would also serve to connect Duarte to adjacent cities served by the same rail system.

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