

**AGENDA**

**REGULAR JOINT MEETING OF THE CITY COUNCIL OF THE  
CITY OF DUARTE, SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT  
AGENCY OF THE CITY OF DUARTE, THE DUARTE HOUSING AUTHORITY, AND  
THE DUARTE COMMUNITY FACILITIES FINANCING AUTHORITY**

**TUESDAY, NOVEMBER 26, 2013**

7:00 p.m. – Regular Session

COUNCIL CHAMBERS, 1600 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

---

**MISSION STATEMENT**

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

---

MARGARET FINLAY, MAYOR  
LIZ REILLY, MAYOR PRO TEM  
JOHN FASANA, CITY COUNCILMEMBER  
TZEITEL PARAS-CARACCI, CITY COUNCILMEMBER  
(PHIL REYES, OUTGOING CITY COUNCILMEMBER)  
SAMUEL KANG, COUNCILMEMBER-ELECT

---

*City/Agency/Authority Staff:*

Darrell George, City Manager  
Kristen Petersen, Assistant City Manager and Director of Administrative Services  
Craig Hensley, Community Development Director  
Cesar Monsalve, Director of Parks and Recreation  
Brian Villalobos, Director of Public Safety Services  
Dan Slater, City Attorney  
Marla Akana, City Clerk

**ADDRESSING THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AND FINANCING AUTHORITIES:**

If you wish to address the City Council, Successor Agency, Housing Authority, or Financing Authority on any item on the Agenda, you should fill out a Speaker Card indicating which item or items on the Agenda you wish to speak about, and hand the card to the City Clerk. You will be called to the Podium when that item is heard by the City Council/Successor Agency/Housing Authority/Financing Authority. If you wish to address the City Council, Successor Agency, Housing Authority, or Financing Authority on any item that is not on the Agenda, but that is within the subject matter jurisdiction of the City/Agency/Housing Authority/Financing Authority, you may do so under the "Oral Communications" portion of the Agenda. At the podium, before starting your remarks, please state your name and city of residence for the record.

**ADA ACCESSIBILITY NOTICE:**

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, you should contact the City Manager's office at (626) 357-7931. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Note: Any documents distributed by the City/Agency/Authorities to a majority of the City Council/Successor Agency/Housing Authority/Financing Authority Board less than 72 hours prior to the City Council/Successor Agency/Housing Authority/Financing Authority meeting will be made available for public inspection at City Hall, 1600 Huntington Drive, Duarte, CA 91010, during normal business hours, except such documents that relate to closed session items or which are otherwise exempt from disclosure under applicable law.

1. CALL TO ORDER OF CITY COUNCIL, SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND COMMUNITY FACILITIES FINANCING AUTHORITY, AND NOTATION OF ANY ABSENCES
2. ADOPTION OF THE AGENDA
3. PLEDGE TO THE FLAG
4. MOMENT OF REFLECTION
5. FITNESS/MENTAL WARM-UP
6. SPECIAL ITEMS – Page 1
  - A. Recognition of outgoing City Councilmember Phil Reyes
  - B. Council Bill 13-R-24 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 5, 2013, AND DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW
  - C. Oath of Office – City Councilmembers Margaret Finlay, Samuel Kang, and Tzeitel Paras-Caracci
  - D. City Council/Successor Agency/Housing Authority/Financing Authority reorganization
    - 1) Election of Mayor/Chairpersons (City Manager presiding)
    - 2) Election of Mayor Pro Tem/Vice Chairpersons (Mayor/Chairperson presiding)

**RECESS – Reception (15 minutes)**

7. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS  
*Any person who wishes to make a brief announcement of a future community event that is open to the general public may do so at this time.*
8. ORAL COMMUNICATIONS—ITEMS NOT ON THE AGENDA (30 MINUTES)  
*Any person wishing to speak on any issue that is not on the Agenda, but that is within the subject matter jurisdiction of the City/Agency or Authorities, may do so at this time. The opportunity to speak is on a first come, first serve basis. Each person may speak once for no more than 3 minutes and there is a maximum of 30 minutes for all Oral Communications at this time. Under the Brown Act, members of the City Council/Successor Agency/Housing Authority/Financing Authority, and staff can respond only with a brief reply to issues raised in Oral Communications, and no action on such matters may take place at this meeting.*
9. ITEMS TO BE ADDED TO THE CONSENT CALENDAR
10. CONSENT CALENDAR – Page 4  
*All matters listed on the Consent Calendar are to be approved with one motion unless a member of the City Council/Successor Agency/Housing Authority/Financing Authority removes an item for separate action. Any consent calendar item for which separate action is requested shall be heard as the next Agenda item. The respective entity's consent items are shown in parentheses at the end of each item as "CC" for City Council, "SA" for Successor Agency, "HA" for Housing Authority, and "FA" for C.F. Financing Authority.*
  - A. Approval of Minutes – November 12, 2013 (CC/HA/SA/FA)
  - B. Approval of Warrants – November 26, 2013 (CC/HA/SA/FA)
  - C. Motion to introduce and/or adopt all resolutions and ordinances presented for consideration by title only and waive further reading (CC/HA/SA/FA)
  - D. Council Bill 13-R-25 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE ELECTING TO BE SUBJECT TO PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT AND FIXING THE EMPLOYER'S CONTRIBUTION AT AN AMOUNT EQUAL TO OR GREATER THAN THAT PRESCRIBED BY GOVERNMENT CODE SECTION 22892(b) (CC)
  - E. Notice of absence by Neil Bjornsen from Traffic Safety Commission meeting of 11/5/13 (Receive and File) (CC)

- F. Notice of absence by Ana Lisa Hernandez from Planning Commission meeting of 11/4/13 (Receive and File) (CC)
- G. City Council/City Manager Conference Attendance – Monrovia Mayor’s Prayer Breakfast, November 22, 2013, Monrovia (CC)

11. ITEMS REMOVED FROM CONSENT CALENDAR

12. PUBLIC HEARING – Page 13

**General Plan Amendment 13-1, Zone Change 13-1 (Duarte Station Specific Plan), and Draft Environmental Impact Report**

A City-initiated request to amend the General Plan land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan, and rezone from Light Industrial (M) Zone to Duarte Station Specific Plan on three parcels of land generally located at the northwest corner of Duarte Road and Highland Avenue (1801 Highland Avenue, 1800 Business Center Drive, and 1716 Evergreen Street). On November 4, 2013, the Planning Commission unanimously recommended City Council approval of the General Plan Amendment, the Specific Plan Adoption, the Zoning Code change, the EIR Certification, and the adoption of findings and a statement of overriding considerations associated with the EIR certification.

1) Council Bill 13-R-22 A RESOLUTION OF CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE DUARTE STATION SPECIFIC PLAN AS ADEQUATE AND COMPLETE, APPROVING CERTAIN FINDINGS RELATED THERETO, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

2) Council Bill 13-R-23 A RESOLUTION A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY DIAGRAM OF THE CITY’S GENERAL PLAN FROM THE GOLD LINE STATION AREA DEVELOPMENT SPECIFIC PLAN TO THE DUARTE STATION SPECIFIC PLAN FOR THREE PARCELS OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF DUARTE ROAD AND HIGHLAND AVENUE (APN 8528-011-020, 8528-011-022, AND 8528-011-023) (GENERAL PLAN AMENDMENT 13-1)

3) Council Bill 13-O-05 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING THE DUARTE STATION SPECIFIC PLAN DEFINING PERMITTED USES, REGULATING THE SIZES AND LOCATIONS OF BUILDINGS, SPECIFYING DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, IDENTIFYING PROJECT INFRASTRUCTURE AND SERVICES, PROVIDING ADMINISTRATIVE AND IMPLEMENTATION LANGUAGE, AND DEPICTING A CONCEPTUAL DEVELOPMENT SCENARIO FOR THREE PARCELS OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF DUARTE ROAD AND HIGHLAND AVENUE (APN 8528-011-020, 8528-011-022, AND 8528-011-023) (First Reading)

4) Council Bill 13-O-06 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, REVISING THE DUARTE MUNICIPAL CODE BY CHANGING THE ZONING OF THREE PARCELS OF LAND FROM THE LIGHT INDUSTRIAL (M) ZONE TO DUARTE STATION SPECIFIC PLAN ZONE (APN 8528-011-020, 8528-011-022, AND 8528-011-023) (ZONE CHANGE 13-1) (First Reading)

13. CONTINUATION OF ORAL COMMUNICATIONS

*Any person who did **not** speak during the initial 30 minute Oral Communications period earlier in the meeting, who wishes to speak on any issue that is **not** on the Agenda but that is within the subject matter jurisdiction of the City Council/Successor Agency/Housing Authority/Financing Authority, may do so at this time. Each person may speak once for no more than 3 minutes. Under the Brown Act, members of the City Council/Successor Agency/Housing Authority/Financing Authority, and staff can respond only with a brief reply to issues raised in Oral Communications, and no action on such matters may take place at this meeting.*

November 26, 2013

14. ITEMS FROM CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/FINANCING AUTHORITY MEMBERS AND CITY MANAGER/EXECUTIVE DIRECTOR (AB 1234 reports on trips, conference attendance, and meetings)
15. ADJOURNMENT – In memory of Harold Hoffman, to Monday, December 2, 2013, 5:00 p.m. for City Commission interviews

# MEMORANDUM

**TO:** City Council  
**FROM:** City Manager  
**DATE:** November 21, 2013  
**SUBJECT:** Comments on Agenda Items, Meeting of November 26, 2013

**ITEM 6.A.** The City Council will recognize outgoing Councilmember Phil Reyes. He will be receiving a plaque in recognition of his 20 years of service to the City of Duarte as a City Councilmember between November 1993 and November 2013.

**ITEM 6.B.** A resolution declaring the results of the November 5, 2013, City of Duarte election will be adopted. While the County of Los Angeles has updated the tabulation of the final vote, the Registrar-Recorder/County Clerk's official certification will be done on Monday, November 25, 2013. On November 26, 2013, the Board of Supervisors is scheduled to declare the election results official. Those complete exhibits will be available at the Council Meeting.

**ITEM 6.C.** The Oath of Office will be administered to City Councilmembers Margaret Finlay, Tzeitel Paras-Caracci, and Samuel Kang.

**ITEM 6.D.** The reorganization of the City Council/Successor Agency/Housing Authority/Financing Authority will take place. The election of the Mayor/Chairpersons will be presided over by the City Manager. The election of the Mayor Pro Tem/Vice Chairpersons will be presided over by the Mayor/Chairperson.

**ITEM 10.D (Consent Calendar).** When an employee is hired, enrollment in the Public Employee's Retirement System (PERS) is mandatory if the employee has ever been in the PERS system before and/or if the employee is hired to work more than 1,000 hours in 12 months. However, in the case of elected officials, enrollment in PERS is not mandatory and they must actually fill out a form to "opt in."

If, for whatever reason, an elected official were to choose not to opt in to PERS, but wanted to participate in the City's health benefits through the Public Employees Medical and Hospital Care Act (PEMHCA), the City needs to adopt the PERS resolution (Council Bill 13-R-25). This will allow us to enroll new non-PERS officials in PEMHCA to receive healthcare. The resolution mirrors the same dollar amounts that were approved by Council as part of the last Memorandum of Understanding and PERS contract amendment in June 2013.

**ITEM 12.** A Public Hearing will be held to consider certification of the Final Environmental Impact Report for the Duarte Station Specific Plan, and approval of General Plan Amendment 13-01, Zone Change 13-01, and adoption of the Duarte Station Specific Plan document.

The Duarte Station Specific Plan (DSSP) and Final Environmental Impact Report (FEIR) are the principal documents behind a culmination of activities associated with the City's ongoing efforts to promote a vibrant, mixed-use transit village near the Duarte Gold Line Station. The Specific Plan has been designed to provide flexibility with current and future economic trends, and shifting residential housing products, by creating different land uses, such as mixed use, high-density residential, hotel, office, and retail. The plan also anticipates the potential for several phases of development over the next several decades, while accounting for the maintenance and continuation of current uses and buildings in the Plan Area.

Funded by a \$400,000 grant from METRO, the DSSP establishes the type and character of the future mixed-use, transit-oriented development in the 19.08 acre Plan Area, located on three industrial parcels at the northwest corner of Duarte Road and Highland Avenue (1801 Highland Avenue, 1800 Business Center Drive, and 1716 Evergreen Street). The proposed project consists of: a General Plan Amendment to change the land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan; a rezoning from the Light Industrial (M) zone to Duarte Station Specific Plan zone; adoption of the Duarte Station Specific Plan zoning document (which provides development standards and design guidelines for any future project); and the associated FEIR, Mitigation Monitoring and Reporting Program and Statement of Facts and Findings and Statement of Overriding Considerations.

Staff is recommending that the City Council approve the Duarte Station Specific Plan project, which was recommended for approval by the Planning Commission on November 4, 2013.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darrell J. George", with a stylized flourish at the end.

Darrell J. George  
City Manager

**RESOLUTION NO.****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 5, 2013, AND DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW**

**WHEREAS**, a General Municipal Election was held and conducted in the City of Duarte, California, on Tuesday, November 5, 2013, as required by law; and

**WHEREAS**, notice of the election was given in time, form, and manner as provided by law; that voting precincts were properly established; that election officers were appointed, and that in all respects the election was held and conducted and the votes were cast, received, and canvassed, and the returns made and declared in time, form, and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

**WHEREAS**, pursuant to Resolution No. 13-13 adopted June 11, 2013, the County Election Department canvassed the returns of the election and has certified the results to this City Council; and the results are received, attached, and made a part hereof as "Exhibit A;"

**NOW, THEREFORE**, the City Council of the City of Duarte, California, does hereby resolve, declare, determine, and order as follows:

Section 1. The whole number of ballots (votes) cast in the precincts, except absent voter/vote-by-mail ballots (votes), was \_\_\_\_\_.

The whole number of absent voter/vote-by-mail ballots (votes) cast in the City was \_\_\_\_\_, making a total of \_\_\_\_\_ ballots (votes) cast in the City.

Section 2. The names of persons voted for at the election for Member of the City Council are as follows: Nick Zigic, Allen A. Field, Margaret E. Finlay, Sheryl Lefmann, Tzeitel Paras-Caracci, Henry Baltazar, Jr., Samuel Kang, and Phil Reyes.

Section 3. The number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates are as listed in "Exhibit B" attached.

Section 4. The City Council does declare and determine that Margaret E. Finlay was elected as Member of the City Council for the full term of four years; Samuel Kang was elected as Member of the City Council for the full term of four years; and Tzeitel Paras-Caracci was elected as Member of the City Council for the full term of four years.

Section 5. The City Clerk shall enter on the records of the City Council of the City a statement of the result of the election showing: (1) The whole number of ballots cast in the City; (2) The names of the persons voted for; (3) For what office each person was voted for; (4) The number of votes given at each precinct to each person; and (5) The total number of votes given to each person.

Section 6. The City Clerk shall immediately make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated, and the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California, and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

Section 7. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, and ADOPTED this 26th day of November, 2013.

\_\_\_\_\_  
Mayor

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 13-24 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 26th day of November, 2013, by the following vote:

AYES:       Councilmembers:  
NOES:       Councilmembers:  
ABSENT:     Councilmembers:

\_\_\_\_\_  
City Clerk Marla Akana  
City of Duarte, California

Exhibit A and Exhibit B will be available at the November 26, 2013, City Council Meeting, and will be made a part of this Resolution upon receipt of the Official Certified Canvass of Election Returns from the County of Los Angeles

## MINUTES

### JOINT CITY COUNCIL/CITY COUNCIL AS SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY/HOUSING AUTHORITY/COMMUNITY FACILITIES FINANCING AUTHORITY OF THE CITY OF DUARTE REGULAR MEETING – NOVEMBER 12, 2013

CALL TO ORDER The City Council/City Council as Successor Agency to Dissolved Redevelopment Agency/Housing Authority/Community Facilities Financing Authority of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Finlay called the meeting to order at 7:04 p.m.

RECORDATION OF ATTENDANCE The following were in attendance:  
PRESENT: Fasana, Paras-Caracci, Reilly, Finlay  
ABSENT: Reyes  
ADMINISTRATIVE STAFF PRESENT: City Manager George, City Attorney Slater

ADOPTION OF AGENDA Reilly moved, Paras-Caracci seconded to adopt the Agenda, and carried unanimously.

PLEDGE TO THE FLAG Samuel Kang led the Pledge of Allegiance to the Flag.

MOMENT OF REFLECTION A moment of reflection was observed.

FITNESS/MENTAL WARM-UP Slater and Finlay provided the warm-up.

ANNOUNCEMENTS Joanna Gee, Duarte Library, announced upcoming events, workshops, and receptions in November and December.  
Karen Herrera announced upcoming community events, meetings, and projects for November and December.  
Levon Yotnakhparian announced upcoming Skills USA event and fundraisers in November and December.  
Lino Paras announced high school band showcase event.

ORAL COMMUNICATIONS The following spoke on items not on the Agenda.  
Jack Ochoa – Polling places.  
Brian Villalobos – Public safety tips, Deputy Michael Scott.

CONSENT CALENDAR Paras-Caracci moved, Reilly seconded to approve the Consent Calendar as follows, and carried unanimously.  
Approve Items A, C, D, G.  
Remove Item B.  
Receive and File Item E, F.

ITEM REMOVED Reilly inquired about the amount of one of the checks for Successor Agency. Petersen stated the amount is based on the actual debt service schedule.  
Item B – Warrants

Item B – Approved

Reilly moved, Paras-Caracci seconded to approve Item B, and carried unanimously. Finlay suggested a less expensive hotel could be found for the League Conference.

**BUSINESS ITEMS**

Nutrition Program Continuation

Cesar Monsalve presented a staff report about the request for continuation of the City’s Nutrition Program through a collaboration with Duarte’s Promise, and introduced Mayra Serrano, who discussed the benefits and outcomes of the CCARE program.

Fasana moved, Reilly seconded to approve the request for continuation of the City’s Healthy Choice Nutrition Program and Teen Nutrition Council through a collaborative effort with Duarte’s Promise, with an AmeriCorps VIP Fellow running the program, and approved the appropriation of \$17,800 from the General Fund to fund the program for the balance of the 2013-14 fiscal year, and carried unanimously.

Voting Delagate/Alternate  
NLC – Seattle, Washington  
(Received and Filed)

Fasana moved, Paras-Caracci seconded to receive and file the item designating a voting delegate/alternate for the National League of Cities 2013 Congress of Cities and Exposition, November 13-16, 2013, in Seattle, Washington, as no Councilmember will be attending the event, and carried unanimously.

**ORAL COMMUNICATIONS**  
(Continued)

The following spoke on items not on the Agenda.  
Steve Hernandez – Thanked voters, welcomed Mr. Kang.  
Lino Paras – Typhoon in Philippines.

**ITEMS FROM CITY COUNCIL/  
CITY MANAGER**

GEORGE: Stated the reading documents pertaining to the Duarte Station Specific Plan and EIR have been provided in advance to the City Council, and will be considered at the next meeting.

PARAS-CARACCI: Asked how many youth attended Halloween Howl (Monsalve responded), attended Maxwell campus unveiling event, the Race Unity March, Monrovia Duarte Black Alumni Association dinner, and Veteran’s Day event, and congratulated Councilmember-Elect Samuel Kang.

FASANA: Congratulated his colleagues who were re-elected, Mr. Kang, and the School Board members, asked that staff look into the documentation regarding polling places, attended the Race Unity March and Veteran’s Day ceremony, noted the website to accept donations for injured vets is hfotousa.org, and asked that the meeting be adjourned in memory of those in the Philippines who lost their lives in the recent typhoon.

REILLY: Attended the Race Unity March, the School District’s Choral Music Department musical revue event, and the annual Black Alumni Association scholarship dinner.

FINLAY: Announced Beardslee Mobile Dental Clinic, stated the band at the high school is amazing, stated during her election

walks, some topics that were brought up included Dial-A-Ride, speed devices on Galen, Greenbank, and Royal Oaks Drive, and street sweepers unable to clean roads due to parked cars and no signage, provided information to the City Manager that she had received from SCAG regarding SB 743 (transit oriented development), stated some cities have campaign contribution limits and she would like us to look at that option, requested an update on our grant writer status, stated there have been several break-ins at homes facing Encanto Parkway, there are a number of people living in the riverbed, and asked that we look into it, stated cars have been racing on Encanto Parkway, suggested patrol cars be sent to that area, thanked all who made the Veteran's Day program outstanding, and congratulated Sam Kang and all the candidates.

ADJOURNMENT

Reilly moved, Paras-Caracci seconded to adjourn the meeting at 8:20 p.m., in memory of those in the Philippines who lost their lives in the recent typhoon, and carried unanimously.

---

Mayor

ATTEST:

---

City Clerk

**RESOLUTION NO.****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE  
ELECTING TO BE SUBJECT TO PUBLIC EMPLOYEES' MEDICAL AND  
HOSPITAL CARE ACT AND FIXING THE EMPLOYER'S CONTRIBUTION  
AT AN AMOUNT EQUAL TO OR GREATER THAN THAT PRESCRIBED  
BY GOVERNMENT CODE SECTION 22892(b)**

WHEREAS, Government Code Section 22922(a) provides the benefits of the Public Employees' Medical and Hospital Care Act to employees, retirees, and survivors of local agencies contracting with the Public Employees' Retirement System on proper application by a local agency; and

WHEREAS, Section 22892(a) of the Act provides that a local contracting agency shall fix the amount of the employer's contribution; and

WHEREAS, Government Code Section 22920(b) defines any Special District as a contracting agency, and

WHEREAS, a Special District is hereby defined as a non-profit, self-governed public agency within the State of California, and comprised solely of public employees performing a governmental rather than proprietary function, and

WHEREAS, the City of Duarte, hereinafter referred to as Special District, is an entity meeting the above definition; and

WHEREAS, the Special District desires to obtain for its employees, retirees, and survivors the benefit of the Act and to accept the liabilities and obligations of an employer under the Act and Regulations;

NOW, THEREFORE, the City Council of the City of Duarte, California, does hereby resolve as follows:

1. That the Special District elects, and it does hereby elect, to be subject to the provisions of the Act.
2. That the employer's contribution for each employee, retiree, or survivor shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members in a health benefits plan up to a maximum of \$362.68 per month with respect to employee, retiree, or survivor enrolled for self alone, \$725.36 per month for employee, retiree, or survivor enrolled for self and one family member, and \$942.97 per month for employee, retiree, or survivor enrolled for self and two or more family members, plus administrative fees and Contingency Reserve Fund assessments.
3. That the City of Duarte has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

4. That the participation of the employees, retirees, and survivors of the City of Duarte shall be subject to determination of its status as an “agency or instrumentality of the state or political subdivision of a State” that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that the City of Duarte would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer.
5. That the executive body appoint and direct, and it does hereby appoint and direct, the Assistant City Manager to file with the Board of Administration of the Public Employees' Retirement System a verified copy of this Resolution, and to perform on behalf of said Special District all functions required of it under the Act and Regulations of the Board of Administration.
6. That coverage under the Act become effective on January 1, 2014.

PASSED, APPROVED, AND ADOPTED this 26th day of November, 2013.

\_\_\_\_\_  
Mayor

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 13-25 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 26th day of November, 2013, by the following vote:

AYES:       Councilmembers:  
NOES:       Councilmembers:  
ABSENT:     Councilmembers:

\_\_\_\_\_  
City Clerk Marla Akana  
City of Duarte, California



# MEMORANDUM

RECEIVED

NOV 14 2013

CITY OF DUARTE

TO: CITY COUNCIL

FROM: COMMISSIONER NEIL BJORNSEN

SUBJECT: NOTICE OF ABSENCE FROM TRAFFIC SAFETY COMMISSION MEETING

DATE: NOVEMBER 5, 2013

REASON FOR ABSENCE:

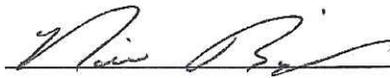
ACCIDENT       VACATION       OTHER\*

SICKNESS       DEATH IN FAMILY

DATE OF MEETING ABSENCE NOVEMBER 5, 2013

\* EXPLANATION OF ABSENCE BUSINESS MEETING THAT RAN

OVERTIME; HEAVY TRAFFIC FROM WEST L.A.

  
 \_\_\_\_\_  
 SIGNATURE

ABSENCE NOTED BY CITY COUNCIL

\_\_\_\_\_  
 DATE

RECEIVED

NOV 20 2013

CITY OF DUARTE

# MEMORANDUM



TO: CITY COUNCIL

FROM: COMMISSIONER Ana Lisa Hernandez

SUBJECT: NOTICE OF ABSENCE FROM PLANNING COMMISSION MEETING

DATE: 11-19-2013

REASON FOR ABSENCE:

\_\_\_\_\_ ACCIDENT      \_\_\_\_\_ VACATION      \_\_\_\_\_ OTHER\*

X \_\_\_\_\_ SICKNESS      \_\_\_\_\_ DEATH IN FAMILY

DATE OF MEETING ABSENCE 11/4/13

\* EXPLANATION OF ABSENCE state of ongoing illness

Ana Lisa Hernandez

\_\_\_\_\_  
SIGNATURE

ABSENCE NOTED BY CITY COUNCIL

\_\_\_\_\_  
DATE

**MEMORANDUM**

**TO:** Mayor and Councilmembers  
**FROM:** Darrell J. George, City Manager  
**DATE:** November 21, 2013  
**SUBJECT:** Conference Attendance – City Council Meeting of November 26, 2013



Monrovia Chamber of Commerce  
Monrovia Mayor's Prayer Breakfast  
November 22, 2013  
Doubletree Monrovia  
\$25 per person



You are cordially invited to attend the  
Forty-Eighth Annual

Mayor's Prayer Breakfast  
"Our Healthy City"

Friday, November 22, 2013  
8:00 a.m.

Speaker: Pastor Albert Tate  
Fellowship Monrovia

Doubletree by Hilton Monrovia  
924 W. Huntington Drive, Monrovia

\$25 per person  
Buffet Breakfast

A special invitation is extended to  
all members of the family

RSVP by November 14, 2013

Sponsored by  
Monrovia Chamber of Commerce  
(626) 358-1159.

012

Forty-Eighth Annual

"Mayor's Prayer Breakfast"

Friday, November 22, 2013

Please return with payment by November 14th

Name(s) \_\_\_\_\_

No. of reservations \_\_\_\_\_ \$25. per person \_\_\_\_\_

Please make check payable to  
Monrovia Chamber of Commerce

Monrovia Chamber of Commerce  
620 S. Myrtle Ave.  
Monrovia, CA 91016

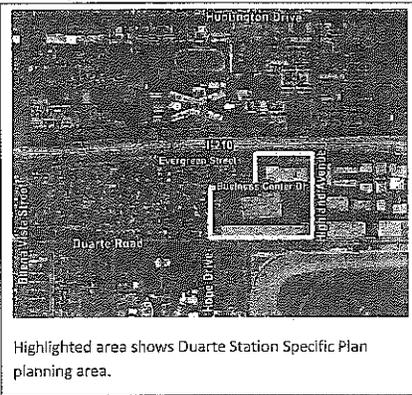
Korrine Ramirez



**Notice of Public Hearing on Duarte Station Specific Plan  
November 26, 2013, at 7:00 p.m.**

**Final Environmental Impact Report;  
General Plan Amendment 13-1;  
Zone Change 13-1; and  
Adoption of Duarte Station Specific Plan**

The Duarte City Council will hold a Public Hearing to receive public comment and consider certification of the Final Environmental Impact Report (FEIR) for the City of Duarte's Duarte Station Specific Plan (DSSP), and approval of General Plan Amendment 13-1, Zone Change 13-1 and adoption of the Duarte Station Specific Plan document.



Highlighted area shows Duarte Station Specific Plan planning area.

**City Council Public Hearing**

Tuesday, November 26, 2013,  
at 7:00 p.m.

City Council Chambers  
1600 Huntington Drive  
Duarte CA 91010

**Project Description:** The City-initiated Specific Plan is intended to establish the general type, parameters and character of development in order to develop an integrated Transit-Oriented Development (TOD) that is also compatible with the surrounding area. The area, shown above, is 19.08 acres in size, located at the northwest corner of Highland Avenue and Duarte Road (Plan Area). It is currently the location of three industrial manufacturing buildings on three parcels of land (1801 Highland Avenue, 1800 Business Center Drive, and 1716 Evergreen Street).

The DSSP provides flexibility for property owners to respond to market conditions and allows for the development of a vibrant, mixed-use "transit village" that revitalizes the Plan Area through the provision of multiple land uses that complement one another. Land uses consist of residential, office, hotel, commercial/retail, and open space. For the purpose of studying the possible environmental impacts of the Specific Plan, an ultimate build-out of up to 475 high density residential units, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses was considered, replacing the existing industrial uses. The DSSP was written to allow current uses and buildings to remain, expand and rebuild, but incentivizes the change to a TOD through enhanced value by developing their property to the Specific Plan's guidelines and increased densities/intensities.

The Planning Commission has recommended City Council approval of the entitlements necessary to permit the development of the properties with the Plan Area, these include:

- General Plan Amendment 13-1, modifying the Land Use Element and Land Use Diagram of the Duarte General Plan from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan;
- Zone Change 13-1, altering the zoning within the Plan Area from Light Industrial (M) to Duarte Station Specific Plan;
- Duarte Station Specific Plan; adopting the development standards, design guidelines, administrative and implementation language, amongst other topics; and
- Certification of the FEIR, including: response to DEIR comments, Mitigation Monitoring Program; and Statement of Facts and Findings and Statement of Overriding Considerations.

**Public Review Process:** The Specific Plan's Draft EIR has been available for public review since September 19, 2013, and written comments to the Draft EIR were accepted through November 4, 2013. Notices were sent to the businesses within the Plan Area, and residential and business addresses surrounding it, and a scoping meeting was held on April 22, 2013 to provide information to interested parties. The Planning Commission considered the Specific Plan and received public comment at a public hearing on October 21 and November 4, 2013. On November 4, 2013, the Planning Commission unanimously recommended that the Duarte City Council approve General Plan 13-1, Zone Change 13-1, adoption of the Duarte Station Specific Plan and certification of the Draft EIR for the DSSP project.

The FEIR and Specific Plan can be downloaded from the City of Duarte's website ([www.accessduarte.com](http://www.accessduarte.com)) by clicking the link in the "Current City Projects" box on the Home Page. Printed copies are available for review at these locations:

- City of Duarte - City Hall  
1600 Huntington Drive  
Duarte, CA 91010
- Duarte Library  
1301 Buena Vista Street  
Duarte, CA 91010
- City of Duarte - Public Safety Office  
1042 Huntington Drive  
Duarte, CA 91010

Written comments can be sent to Duarte City Hall, Attention: Jason Golding, 1600 Huntington Drive, Duarte, CA 91010. Additionally, public comments can be submitted, either verbally or in writing, at the City Council hearing on November 26, 2013, at 7:00 p.m. in the City Council Chambers, 1600 Huntington Drive, Duarte CA 91010. For information on the proposed project, or if you have questions regarding the Specific Plan or the upcoming public hearing, please contact:

Jason Golding  
Senior Planner  
City of Duarte  
1600 Huntington Drive  
Duarte CA 91010  
(626) 357-7931 ext. 231  
[goldingj@accessduarte.com](mailto:goldingj@accessduarte.com)

*Para información en Español, favor de llamar a City Hall de Duarte, (626) 357-7931.*

Marla Akana  
City Clerk

Published: November 14, 2013      The Duartean      Ad#443985



# CITY COUNCIL STAFF REPORT

---

**Date:** November 26, 2013

**Project:** Duarte Station Specific Plan: General Plan Amendment 13-1; Zone Change 13-1, Duarte Station Specific Plan document, and Final Environmental Impact Report (FEIR)

**Subject:** A city-initiated request to amend the General Plan land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan and rezone from Light Industrial (M) to Duarte Station Specific Plan zone on three parcels of land generally located at the northwest corner of Duarte Road and Highland Avenue (1801 Highland Avenue, 1800 Business Center Drive, and 1716 Evergreen Street); adoption of the Duarte Station Specific Plan document; certification off the FEIR and adoption of facts and findings and statement of overriding considerations associated with FEIR certification.

**Applicant:** City Initiated with substantial project funding by METRO

## **BACKGROUND**

---

The Duarte Station Specific Plan (DSSP) and Final Environmental Impact Report (FEIR) are the principle documents behind a culmination of activities associated with the City's ongoing efforts to promote a mixed-use transit village at the Duarte Gold Line Station. Gold Line light rail service is expected in 2016. These activities began around 2007 with a Transit Oriented Development (TOD) visioning study prepared by the IBI Group and the inclusion of the Gold Line Station Area Specific Plan area in the City's most recent general plan update. In 2011, the City applied for and received a METRO TOD Planning Grant that provided the majority of funding to prepare the necessary zoning and environmental documents that could implement the vision of the General Plan and prepare a framework for a future transit village around the City's Goldline Station.

Last year, the City selected RBF Consulting to prepare a mixed-use, TOD-based specific plan document; architectural guidelines; and all necessary environmental (CEQA) documents. In March 2013, Staff reached out to property owners within the plan area and stakeholders, such as City of Hope. On April 22, 2013, RBF and City Staff held a Scoping meeting to solicit the public's input on the direction of the proposed project and the environmental aspects that the EIR planned on studying. Public notices for this meeting were provided to all property owners within: the abutting residential neighborhood to the west, Lewis Business Park to the east, and 600' of the plan area boundaries; published in the Pasadena Star News; posted at City Hall, Duarte Library and Public Safety Office; and placed on the City's website. The project's Draft

EIR (DEIR) was released on September 19, 2013 for a 45-day review period. The public review period ended on November 4, 2013 with the City receiving a total of eight comment letters.

The Planning Commission held its public hearing on October 21. At this meeting, the Commission received testimony from three persons. One of these comments was from Bradley Pierce, attorney for a property owner who owns two of the three parcels in the Project Area, related to non-conforming uses and building language within the specific plan document. The Commission elected to continue the meeting until November 4 to allow time for additional comments and to address Mr. Pierce's concerns. Staff worked with Mr. Pierce and the City's legal counsel to develop acceptable alternative language. On November 4, the public hearing resumed and no additional public comment was provided. The Planning Commission unanimously recommended City Council approval of General Plan Amendment and Zone Change 13-1, adoption of the Duarte Station Specific Plan and certification of the associated Final EIR, Statement of Findings and Statement of Overriding Considerations.

## **SUMMARY**

---

The Duarte Station Specific Plan establishes the type and character of the future mixed-use, transit-oriented development in the 19.08 acre Plan Area north of the city's future Duarte Gold Line station, located on three industrial parcels at the northwest corner of Duarte Road and Highland Avenue (Exhibit 1). The proposed project consists of a General Plan amendment to change the land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan and a rezoning from the Light Industrial (M) zone to Duarte Station Specific Plan zone at 1801 Highland Avenue, 1800 Business Center Drive, and 1716 Evergreen Street.

Although the purpose of the Duarte Station Specific Plan is to invest in the area's potential by allowing new TOD uses, it will permit current land uses to remain and therefore provide landowners the flexibility to respond to future market conditions that could increase the value of their property through its conversion to any of the Specific Plan's proposed new land uses: Station Plaza Mixed Use, Mixed Use, or High Density Residential. The Master Land Use Plan provides development flexibility within the above uses and dictates only two required areas - the public plaza near the Gold Line Station and residential uses abutting the single-family neighborhood to the west and northwest of the Plan Area.

The associated Final Environmental Impact Report evaluates the proposed project pursuant to the California Environmental Quality Act (CEQA) and provides environmental analysis of proposed project impacts using a theoretical (maximum) development scenario. The FEIR also includes mitigation measures for significant impacts identified through the environmental analysis, in addition to providing a list of unavoidable significant impacts that must be considered by the Council.



The desire to create a sense of place, along with the long-term timeframe and potential phasing of the development, require consistency in urban form and architecture. The DSSP provides this consistency through the Plan's design guidelines. The Guidelines help to reinforce the creation of a vibrant transit village through the use of traditional site planning principles, such as grid street/block patterns and pedestrian connectivity to and from the station, while also reinforcing high-quality, contemporary building design/architecture based upon the historic industrial usage of the property. These architectural concepts are reflected through strong building orientation to the street; use of brick building materials; interest and articulation in facades; and the promotion of metal materials, such as: wall panels, window frames, railings, balconies, and decks. The DSSP also provides design guidelines for each of the Plan's building types: residential, mixed use, office, stand-alone retail, hotel, and parking structure.

The location of the proposed transit village was strategically selected due to its location and proximity to surrounding supporting land uses. The Gold Line light rail station platform is located immediately to the south of the Plan Area. The City of Hope and Lewis Business Park, respectively located to the southwest and east of the plan area, employ approximately 5,000 persons and are both within 1/4 to 1/2 mile of the TOD site. Single-family residential homes are located primarily to the west and partially to the north of the plan area. The 210 freeway is located to the north of the site and provides good visibility onto the plan area for approximately 270,000 motorists daily.

Three industrial parcels within the 19.08 acre Plan Area currently support a variety of warehousing, light manufacturing and distribution businesses (Exhibit 2). The southerly 6.60 acre parcel closest to the rail line (Parcel #1) currently houses one 128,466 s.f. warehousing and distribution building occupied by multiple tenants. The 9.16-acre parcel in the center of the Plan Area (Parcel #2) includes a 114,599 s.f. manufacturing business, currently Woodward Duarte. The northerly most parcel (Parcel #3) is approximately 3.32 acres in size and contains a 70,890 s.f. warehousing and distribution building occupied by multiple tenants. The DSSP allows property owners the option of maintaining, modifying and/or continuing both their current businesses and buildings, while incentivizing them to respond to market factors that may make future TOD development attractive to them.

## **PROJECT ANALYSIS**

The Plan Area's proximity to freeways, major streets, future light rail infrastructure, and several large employers within the vicinity make the Duarte Station Specific Plan an ideal location for the integration of mixed uses and transit, along with facilitating economic development in Duarte. The proposed project envisions a sustainable, mixed-use transit village that establishes Mixed Use, Station Plaza Mixed Use, High Density Residential, and Open Space land use designations (Exhibit 3). The project has been designed to provide flexibility with current and future economic trends, shifts in the types and sizes of residential housing and the potential for several phases of development over the next several decades. For purposes of the environmental analysis, a development scenario that shows one potential implementation of



the Master Land Use Plan has been studied, which includes up to 475 high density residential uses, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses (Exhibits 4 & 5). The ultimate land uses would be determined at the time of site plan submittal for a specific parcel, subject to the development standards, permitted uses, and design guidelines outlined in the Specific Plan.

The following information provides an overview of the major components associated with the project proposal.

**General Plan Amendment 13-1:** The first policy vision of a future TOD for the area near the Duarte Goldline Station was conceptualized in the 2007 adoption of the Duarte General Plan. In this adoption, the City Council approved the Gold Line Station Area land use designation, which envisioned the construction of up to 120 units of multiple-family residential, 100,000 s.f. office space, and up to 500 parking stalls for the Goldline Station. General Plan Amendment 13-1 would amend the land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan for the three parcels identified in the Plan Area.

Many things have changed since this most recent adoption and General Plan Amendment 13-1 is necessary for several reasons. Since 2007, changes in the market and overall economy have created a new reality in the types and concentrations of uses that can succeed in the Plan Area. The City and region in general have been exposed to TOD concepts and the new economic reality from the last economic downturn, making many of the TOD land use projections from 2007 unrealistic. For instance, the creation of up to 120 residential units is far too small of a development on 19 acres and is economically unfeasible due to acquisition and construction costs. Furthermore, the significant retail component sought in the IBI study is unlikely at the Duarte Station due to its proximity to freeways and a large population base, as well as changes to the retail landscape from 2008. Secondly, the City has approved two revised Housing Elements and is anticipating an additional revision by February 2014. In context of the DSSP, the Housing Element provides potential housing opportunity sites that must comply with the Regional Housing Needs Assessment, including those units that may be produced through implementation of the DSSP. The Housing Element must be adopted with adequate housing opportunity sites before February 2014. Approval of the DSSP and General Plan Amendment 13-1 would provide many opportunities for new housing within the community and certainly help in State approval of the Housing Element.

The City's General Plan currently designates the area as the Gold Line Station Area Development Specific Plan land use designation. The proposed project requires that the General Plan Amendment 13-1 be adopted to reflect the community's commitment to a successful transit village near the light rail station. General Plan Amendment 13-1 would amend the land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan for the three parcels identified in the Plan Area. If adopted, the policy framework of the City would allow for the maximum development potential of up to 475



high density residential uses, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses. Furthermore, It is Staff's goal that the DSSP and FEIR are approved/adopted and the additional housing opportunities created by the transit village are included in the 2014 Housing Element.

**Zone Change 13-1 to Duarte Station Specific Plan & Specific Plan Document:** The project also consists of the request to rezone three parcels of land within the Plan Area from the Light Industrial Zone (M) to Specific Plan zoning - Duarte Station Specific Plan.

The Duarte Station Specific Plan zoning was chosen to allow flexibility in land uses, provide development standards that are unique to transit village and TOD development, while also prescribing innovative design guidelines that create a sense of place and the eventual development of a focal point in the City. The City also anticipates the DSSP being a long-range planning document that adapts to shifting economic markets and housing/office/commercial preferences that may occur over the anticipated 20-year timeframe it may take to realize full development of the Plan Area.

Land Use and Development Regulations

One major component of the DSSP is the mix of land uses and development regulations that define and create a transit village. This includes carefully selected uses that work well in a TOD setting, are compatible with existing uses and abutting neighborhoods, and provide flexibility to react to market forces over an extended period of time. Development regulations have been tailored to create the intensity and density of development and urban form that is associated with TOD. Finally, both the land use and development regulations help to implement sustainability goals described in Section 2 of the Plan.

The land use designations within the DSSP are divided into four categories: High Density Residential (HDR), Mixed Use (MU), Station Plaza Mixed Use (SPMU) and Open Space/Green Belt (OS). The HDR designation is intended to respond to current and future residential market trends and includes development types such as condominiums and apartments. Mixed Use is the broadest category, encompassing a variety of uses such as office, high-density residential, hotel and commercial. SPMU is designed as a land use that ties together the DSSP Plan Area with the Goldline Light Rail Station Platform. Transit-serving and neighborhood retail uses and an outdoor public plaza are envisioned in this location. The Open Space/Green Belt land use designation would create up to 0.80 acres of passive open space/greenbelt, to be used as a dense landscape buffer between the high-density residential uses and the existing single-family homes to the west of the Plan Area.

The land use designations specified in the DSSP are designed to provide development flexibility and respond to market changes and development preferences over an extended period of time. To achieve this, the Master Land Use Plan designates the majority of the plan area to Mixed Use. The area shown as MU will permit high-density residential, office, hospitality and



commercial uses. The Master Land Use Plan (Exhibit 3) dictates land uses in only two areas - the SPMU area near the station platform and HDR uses abutting the single-family residential areas to the west and northwest of the plan area. For purposes of environmental analysis, the DSSP and FEIR consider a maximum development scenario that includes 475 high-density residential uses, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses. Although this may represent the eventual development of the site, the DSSP is designed to give the development community flexibility in selecting a series of uses in density/intensity ranges, so long as they do not exceed the combination of uses represented in the maximum development scenario (Exhibit 4 and 5).

Development regulations of the DSSP are intended to transform the Plan Area into a vibrant TOD by using elements of form-based zoning, traditional site planning principles and aesthetic guidelines to create a themed visual appearance. TOD is by its very nature designed to permit a mix of uses at sufficient densities and intensities that incentivize compact development which also takes locational advantage between homes, offices and commercial uses and adjacent transit opportunities. The regulations included in Section 4 of the DSSP prescribe the residential densities, commercial intensities, building heights, setbacks, street layout/block dimensions and other standards that create and support the transit village concept. In order to produce the urban form of many TOD's, development standards will allow buildings that are similar in height and scale to some of the largest building in the community, such as those in the adjacent City of Hope. For instance, as shown on Table 4-2, residential buildings will have both a minimum (40 du/ac) and maximum (70 du/ac) density and have a maximum height limit of 90' or seven stories. The standards will also allow development of true vertical mixed-use buildings, allowing different uses on the ground floors versus the floors above. This would permit commercial uses to occupy the bottom floor and office or residential uses above.

#### Compatibility with Existing Uses and Abutting Neighborhoods

Much attention has been paid on how this plan can achieve compatibility with existing industrial uses and how to reduce the impact to adjacent single-family residential uses.

As discussed before, one major goal of the DSSP is to encourage the development of a transit village through current property owner realization in the potential increase of property values associated with the development potential afforded by new land uses and development standards provided in the DSSP. Until that time, current property owners will be given the option of maintaining, modifying and/or continuing both their current businesses and buildings. The DSSP contains an entire subsection (4.1.6) on the continuation, expansion, abandonment and reconstruction of existing uses and buildings, named "Legacy Uses" and "Legacy Sites".

Several concepts have been incorporated into the DSSP to address compatibility with existing single-family residential neighborhoods to the west and north. An Open Space/Greenbelt area has been placed along the westerly portion of the Plan Area to provide a landscaped buffer between the new buildings and existing homes. The Plan also includes maximum building



heights (Exhibit 6) and "Residential Transition Zones" (Exhibit 7) that limit building height and also requires building step-backs nearest the homes. Street design has also been considered, including a requirement to restrict traffic patterns into the residential neighborhood and through sidewalk/parkway design that provides additional distance and decorative landscaping between the project and homes. Future design review processes will allow for public input on specific design proposals.

### Parking

Parking standards have been crafted to recognize the proximity of adjacent transit opportunities (both rail and bus) and to be flexible to the build out of the DSSP project over a period of time. In order to achieve this, parking requirements for residential and hospitality uses are proposed to be determined using a future parking study. This approach recognizes that parking standards may change over time depending upon the success of the Gold Line and whether the rail line extends to Montclair, in addition to considering that this plan may take up to 20 years to be fully implemented. Office uses, which are generally more parking intense, will be required to use current City standards.

The minimum 125 spaces provided as part of the Goldline surface parking lot is being provided independently from the proposed project, even though this parking area is encompassed in the Plan. The DSSP recognizes and recommends the long-term benefit to incorporating the Gold Line parking lot into a future parking structure.

The DSSP also prescribes the type and aesthetic characteristics of the parking areas. Parking structures (subterranean or within buildings) are the preferred types of parking areas. Through design guidelines, they will be required to have characteristics similar to the other buildings in the Plan Area and be compatible visual extensions of other multi-story buildings. If feasible, parking structures should be wrapped by commercial uses or otherwise adorned with public art. Surface parking lots will be discouraged and allowed sparingly for certain situations, such as disabled parking or on-street parking near the Station Plaza Mixed Use area. The placement, circulation design and aesthetics of surface lots are also addressed in the DSSP.

### Design Guidelines

Section 5.0 of the DSSP prescribes both mandatory and interpretative design guidelines to guide future development within the Plan Area and create the sense of place that is associated with a vibrant transit village. This includes site planning concepts such as: traditional street/block patterns; walkability - pedestrian connectivity to and from the station and within the Plan Area (Exhibit 8); and also building design guidelines, such as: architectural character; massing and articulation; windows (fenestration); materials; signage; mechanical equipment placement; and landscaping. This section of the DSSP also provides design guidelines for each of the Plan's building types: residential, mixed use, office, stand-alone retail, hotel, and parking structure. The DSSP uses a combination of form-based zoning and conventional development



standards to create a vibrant transit village. Form-based zoning allows elements of urban form to help dictate the overall look and feel of a development.

Architectural concepts are promoted throughout the design section of the Plan. One overall goal of the DSSP is to create a transit village design theme with high quality contemporary architecture, drawing on current industrial uses (Exhibits 9 & 10). This includes the use of form-based design concepts; strong building orientation to the street; the use of brick building materials as a predominant design feature; creating interest and articulation in facades; the use of predominantly flat roofs; the promotion of metal materials, such as: wall panels, window frames, railings, balconies, and decks; and awnings along street frontages. Exhibits 5, 6 and 7 provide a graphic representation of the DSSP maximum development scenario, including illustrate site plans and conceptual renderings that reinforce the written guidelines.

#### Economic and Hotel Studies

The development of the DSSP is dependent upon a predominately urban scale of development, a realistic understanding of our regional real estate market, and the economics of development. Several studies were utilized to provide additional information on these topics.

One consideration incorporated into the DSSP was the density and intensity of development required to make the proposed TOD project feasible. The housing densities (min. 40 du/ac and max. 70 du/ac), building heights and potential combinations of land uses are the primary examples of the flexibility needed to make this project attractive to the development community.

A second component related to project feasibility is a professional analysis of the economics and real estate markets associated with TOD. Furthermore, with the loss of the City's Redevelopment Agency, Staff felt it would be helpful to explore additional funding techniques and options to encourage TOD. As a part of the DSSP project, City Staff elected to procure an economic study and implementation strategy, prepared by Economic and Planning Systems (EPS). The study contemplated the maximum development scenario in terms of land acquisition and construction costs, regional rental markets and competing proposed TOD projects in nearby cities. In summary, the EPS study explains that primarily due to high land assembly and construction costs, the proposed project is not economically feasible at the moment, except for the hotel component. The study further describes certain variables that would increase the feasibility and economic success of the project, including: potential residential rental rate premiums that reflect the proximity to transit, overall rental rate increases, and City of Hope participation in the office, residential and retail components of the project. The study also concludes that the development will likely develop over a period of time due to locational challenges, such as abutting residential uses and proximity from freeways, and that development of the project would result in a large tax base increase. EPS also recommends that the City explore infrastructure assistance and other incentives to encourage development of the project.

In 2008, the City of Hope and City of Duarte participated in a hotel feasibility study. The study reiterates EPS's conclusion that a hotel would likely be feasible within the Plan Area. The hotel study concludes that a 140-room hybrid hotel concept, one that melds both traditional and extended stay models, would best serve the adjacent City of Hope and community at large. Furthermore, the study anticipates demand for an approximate 3,000 s.f. conference and meeting space. While this study merits an update, it is quite likely that a strong market still exists for a hotel at this location.

#### Phasing and Future Procedures

Due to the development costs and long-term horizon envisioned for this Project, the DSSP must examine project phasing and the need to provide administrative procedures for future proposals and modifications.

The DSSP will likely be constructed in stages based upon market demand and infrastructure improvements. A project phasing plan will address the orderly development of the site and ensure vehicular access, public facilities, and infrastructure are adequately provided for the public's health and safety. Table 6-2 of the DSSP provides the theoretically phasing of the project based upon the maximum development scenario. As previously discussed, the flexibility of the DSSP will allow development based upon a group of approved land uses, so long as they do not exceed the maximum build out analyzed under the FEIR.

**Final Environmental Impact Report:** The FEIR analyzes the environmental impacts of the proposed project, discusses feasible alternatives and recommends mitigation measures in compliance with the California Environmental Quality Act. The FEIR being considered by the City Council differs from the Draft EIR (DEIR) reviewed by the Planning Commission in that the FEIR contains: the Mitigation Monitoring Program, Comments and Responses, and Errata for Final EIR, in addition to the Draft EIR, Draft EIR Technical Appendices. The Comments and Responses section of the FEIR responds to eight written letters mailed to the City during the 45-day draft EIR comment period (9/19/13 - 11/4/13) from the following agencies/persons: CalTrans, California Public Utilities Commission, California Native American Heritage Commission, South Coast Air Quality Management District, Los Angeles County Fire Department, Los Angeles County Sanitation Department, Gabrieleno Band of Mission Indians/Kizh Nation of the Los Angeles Basin, Orange County and the Channel Islands, and Bradley Pierce, the attorney representing a property owner who owns two of the three parcels with the Plan Area. Responses to all comments were provided by the City's EIR consultant and have been included in the FEIR exhibit.

The maximum development scenario considered by the FEIR anticipates the development of 475 high-density residential uses, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses (Exhibit 5), minus the impacts associated with the existing 313,955 s.f. of industrial/warehousing. Although there are many development scenarios that

may eventually be considered for the Plan Area, RBF and City Staff intentionally selected and then studied a development scenario that would likely produce the greatest level of environmental impact. Furthermore, the FEIR has been prepared to potentially allow subsequent development to occur without the need to further analyze environmental impacts. However, it is likely that many future development projects will propose to build out beyond the impacts analyzed in the scenario considered by this FEIR, and therefore require subsequent CEQA analysis.

The following dialogue summarizes the FEIR alternatives, less than significant effects with mitigation and significant environmental effects.

Each FEIR is required to consider alternatives to the proposed project that are capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the proposed project objectives. The alternatives to the proposed project under consideration within this EIR consist of:

- Existing Zoning Alternative - 313,955 s.f. existing industrial
- All Residential Alternative - 600 residential units
- Reduced Density Alternative 1 - 240 residential units, 307,000 s.f. office/commercial, 150 room hotel
- Reduced Density Alternative 2 - 150 residential units, 172,000 s.f. office/commercial, 150 room hotel SF

Section 11.0 of this FEIR provides a description of the potential environmental impacts of the proposed project scenario and recommends mitigation measures to reduce impacts to a less than significant level, where possible. After implementation of mitigation measures, most of the potentially significant impacts associated with the proposed project would be reduced to less than significant levels. Less than Significant Impacts with Mitigation are identified in these environmental areas: aesthetics, traffic, air quality, noise, hazardous materials, hydrology, drainage, & water quality, public services (fire protection), public services (schools), water, and wastewater.

The FEIR must also describe any significant impacts that can be mitigated but not reduced to a level of insignificance. The impacts listed below could not be feasibly mitigated and would result in a significant unavoidable impact if the Duarte Station Specific Plan were approved.

- Aesthetics:
  - Project shade and shadow impacts on adjacent existing residential uses.
- Air Quality:
  - Long-term operational air emissions - Reactive Organic Gases (ROG).
  - Project impacts - plan consistency with respect to exceedance of operational ROG



thresholds.

- Noise:
  - Project short-term construction noise impacts.
- Traffic:
  - Forecast year 2020 with project conditions. Project-generated trips could result in significant impacts in traffic at the following intersections, under forecast year 2020: Buena Vista Street/Three Ranch Road (PM), Buena Vista Street/Duarte Road (PM), Village Road/Duarte Road (AM/PM), and Highland Avenue/Evergreen Street (AM).

Although the FEIR identifies certain significant environmental effects that will result if the project is implemented, all significant effects that can feasibly be avoided or mitigated will be by the imposition of conditions and/or mitigation measures. Based on current State Law, unavoidable Air Quality impacts are common with even moderate sized projects such as the proposed DSSP.

The significant impacts of the DSSP that have not been reduced to a level of insignificance will have been substantially reduced in their impacts by the imposition of mitigation measures. Staff recommends that the Council find that the significant unavoidable adverse impacts of the DSSP are clearly outweighed by the economic, social and other benefits of the project, as set forth in the Statement of Facts and Findings and Statement of Overriding Considerations. The most important of these considerations are:

- Develop a flexible mixed-use land use project that incorporates retail, office, hospitality, and residential opportunities that will effectively complement each other and provide maximum land use efficiency, while providing economic and social benefits to all users.
- The project will positively contribute to the economic vitality and revitalization in the City by developing a project that supports a market driven economy, creates a mixed-use environment, and redevelops an underutilized site with the highest and best use.
- The project integrates public transportation and residential and non-residential development, increasing pedestrian activity within the area and reducing vehicle use.
- The project implements the City of Duarte's General Plan.
- Create a range of residential unit types that will be accessible to residents of all income levels, while also providing residential opportunities to assist the City of Duarte in meeting their Regional Housing Needs Allocation (RHNA) objectives.
- Encourage the development of a hotel to create local jobs, support City of Hope lodging needs, provide community meeting space, and increase community tax revenues.
- Consider the future needs of the City of Hope as part of land use planning.

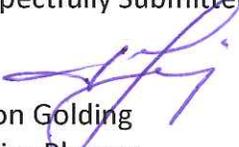
## RECOMMENDATION

Based on the passage of Resolutions Nos. PC 13-3, 13-4, 13-5, and 13-6 at the November 4, 2013 Planning Commission meeting, which recommended the adoption by the City Council of

the Duarte Station Specific Plan, including: General Plan Amendment 13-1, Zone Change 13-1, Duarte Station Specific Plan Zoning Document and certification of the Final Program EIR, staff recommends that the City Council take the following actions:

1. Review, consider and approve **Resolution No. 13-R-22**, certifying the Duarte Station Specific Plan Final Program EIR, the Statement of Facts and Findings and Statement of Overriding Considerations relating thereto, and Mitigation Monitoring and Reporting Program.
2. Review, consider and approve **Resolution 13-R-23**, adopting General Plan Amendment 13-1.
3. Review, consider and approve **Ordinance 13-O-05**, adopting the Duarte Station Specific Plan development standards and design guidelines zoning document.
4. Review, consider and approve **Ordinance 13-O-06**, adopting Zone Change 13-1.

Respectfully Submitted,

  
Jason Golding  
Senior Planner

- 
- Exhibit 1** - Project Site Location
  - Exhibit 2** - Specific Plan Area
  - Exhibit 3** - Master Land Use Plan
  - Exhibit 4** - Development Scenario Plan
  - Exhibit 5** - Development Scenario Table
  - Exhibit 6** - Building Heights
  - Exhibit 7** - Residential Transition Zones
  - Exhibit 8** - Illustrative Site Plan
  - Exhibit 9** - Conceptual Rendering, view from Highland Ave. and Duarte Rd.
  - Exhibit 10**- Conceptual Rendering, internal view looking east to Highland Ave.
  - Exhibit 11** - Resolution No. 13-R-22
  - Exhibit 12** - Resolution 13-R-23
  - Exhibit 13** - Ordinance 13-O-05
  - Exhibit 14** - Ordinance 13-O-06

#### **ATTACHMENTS**

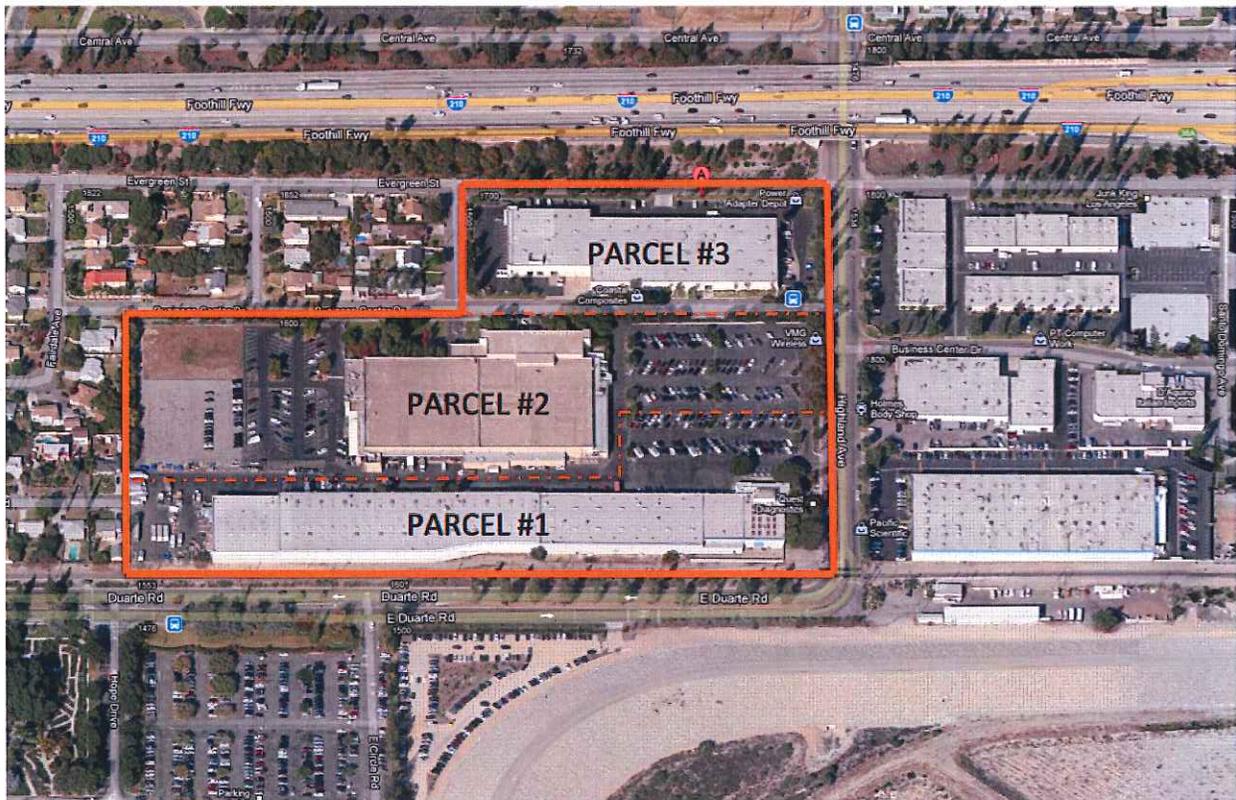
Duarte Station Specific Plan (provided to Council on 11/12/13)  
Final Environmental Impact Report (provided to Council on 11/12/13)  
Statement of Facts and Findings and Statement of Overriding Considerations  
EPS Study - Economic Implementation Strategy

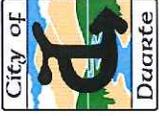
Page 12 of 12  
November 26, 2013  
City Council Hearing



General Plan Amendment 13-1  
Zone Change 13-1  
Duarte Station Specific Plan  
Draft EIR

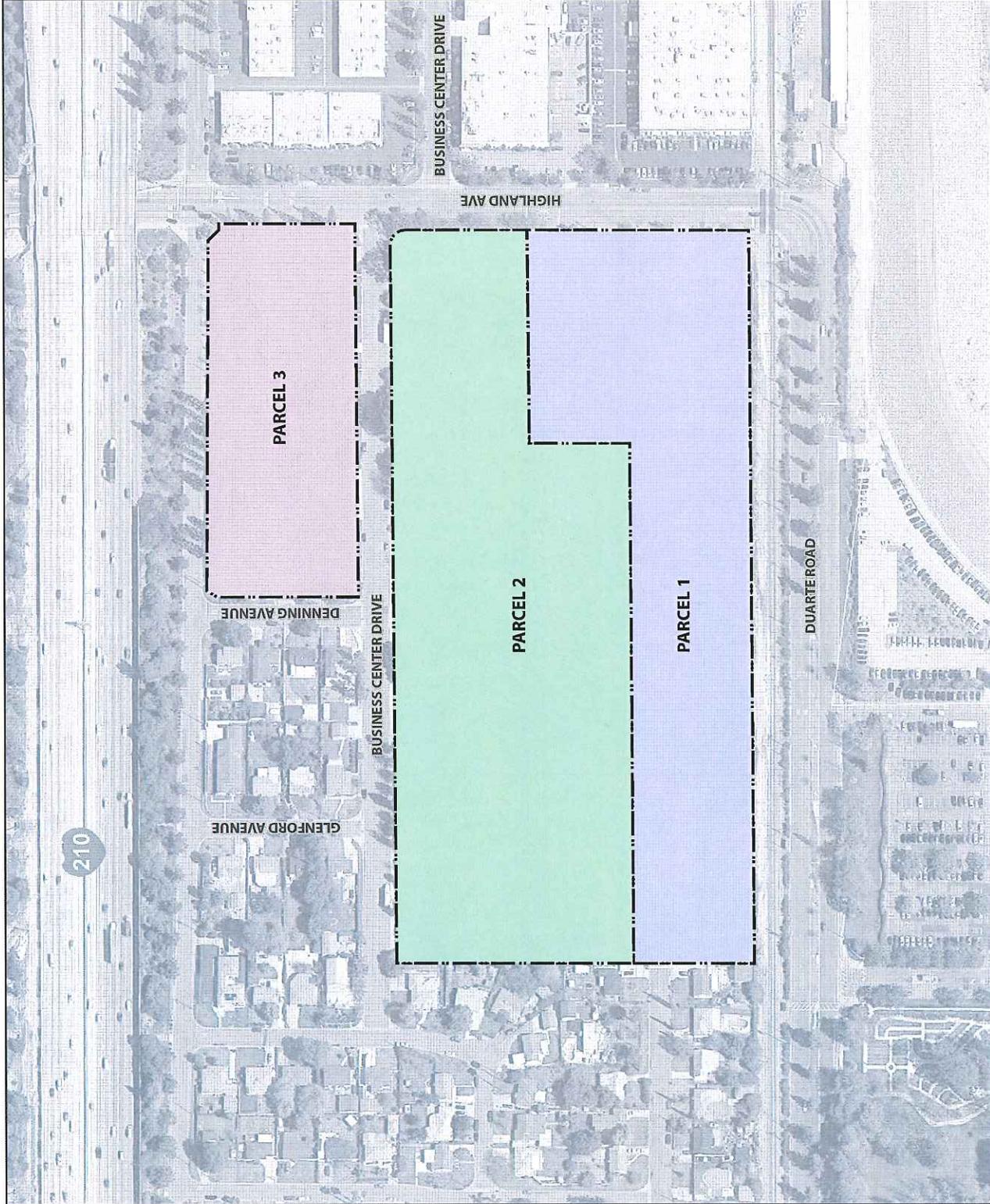
# Exhibit 1 - PROJECT SITE LOCATION



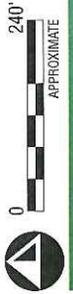


**SITE SUMMARY:**

- PARCEL 1: +/- 6.60 AC
  - PARCEL 2: +/- 9.16 AC
  - PARCEL 3: +/- 3.32 AC
- +/- 19.08 AC



Source: DAHLIN group, 5-13



5/31/13 JN 130318-19345 MAS





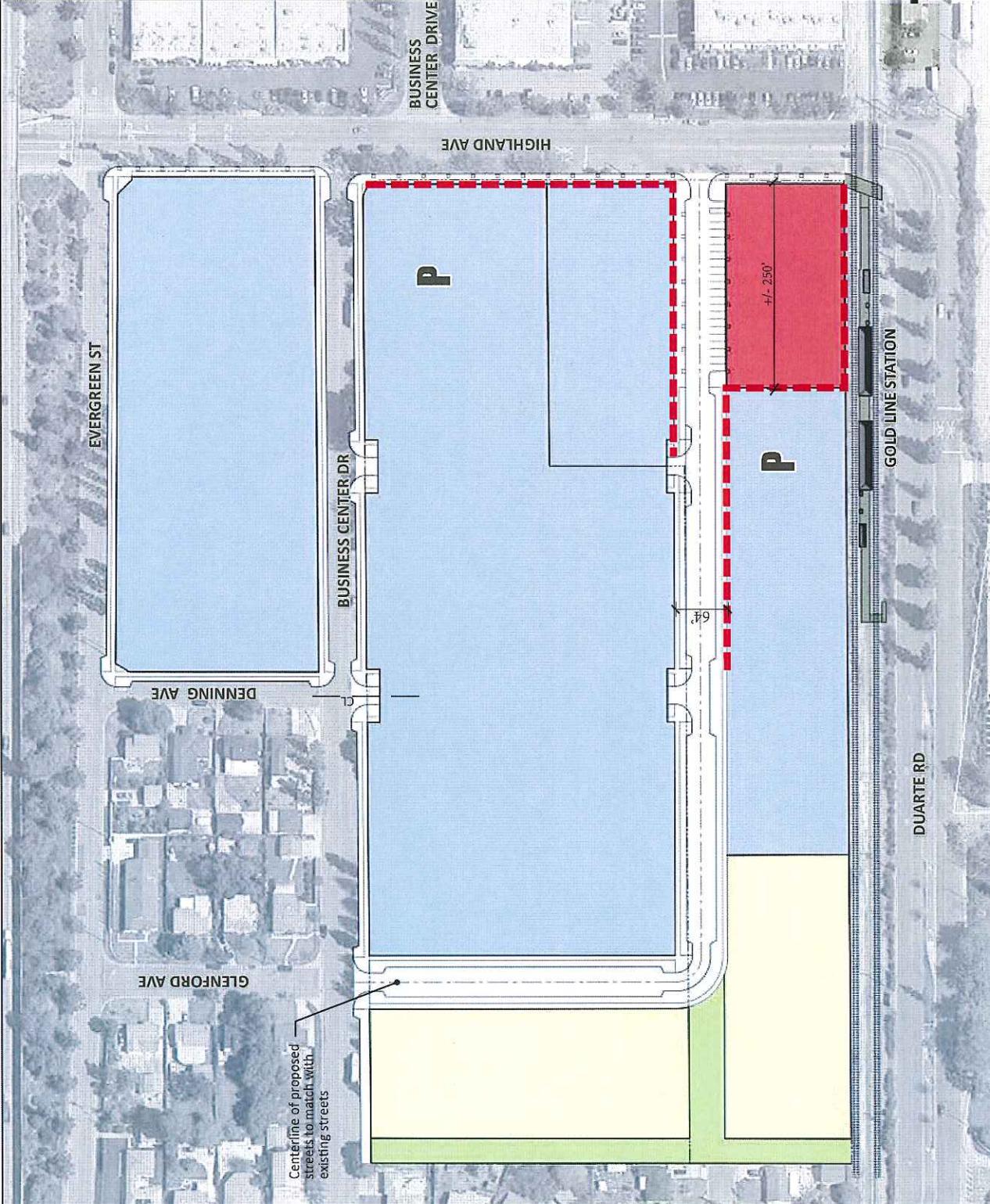
- LAND USE:**
- STATION PLAZA MIXED USE
  - MIXED USE
  - HIGH DENSITY RESIDENTIAL
  - OPEN SPACE
  - PERMISSIBLE RETAIL EDGE
- P** ALTERNATIVE SHARED PARKING LOCATIONS BETWEEN OFFICE AND GOLDLINE STATION

**Note:**

**STATION PLAZA MIXED USE**  
Retail, Open Space, Public Use

**MIXED USE**  
Retail, Office (max 2.0 FAR), Residential (max 70 du/ac), 250 room hotel

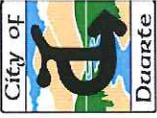
**HIGH DENSITY RESIDENTIAL**  
Residential (max 70 du/ac)



Source: DAHLIN group, 8-13



8/28/13 JN / 30318-19345 MAS



- LAND USE:**
- STATION PLAZA MIXED USE
  - MIXED USE
  - HIGH DENSITY RESIDENTIAL
  - HOTEL MIXED USE
  - OPEN SPACE
  - PERMISSIBLE RETAIL EDGE
  - P** SHARED PARKING BETWEEN OFFICE AND GOLDLINE STATION



Source: DAHLIN group, 8-13

029



8/29/13 IN 130318-19545 MAS



## EXHIBIT 5 - DEVELOPMENT SCENARIO TABLE

### Development Scenario

Land Use Designation	Density/ Intensity	Acreage	Maximum Permitted Development
<b>Mixed Use</b>			
General Mixed Use • Office • Hotel • High Density Residential	2.0 FAR – Max 70 du/ac	12.06	400,000 sf 250 rooms 297 units
Station Plaza Mixed Use	–	0.81	12,000 sf
High Density Residential	Max 70 du/ac	2.55	178 units
Open Space	–	0.80	–
Roads	–	2.87	–
<b>Total Acreage</b>		<b>19.09</b>	<b>–</b>
<small>Note: A minimum 178 high density residential units must be located along the western Specific Plan boundary within the High Density Residential land use designation shown in Figure 2-1. The remainder of the units may be located within the Mixed Use land use designation.</small>			

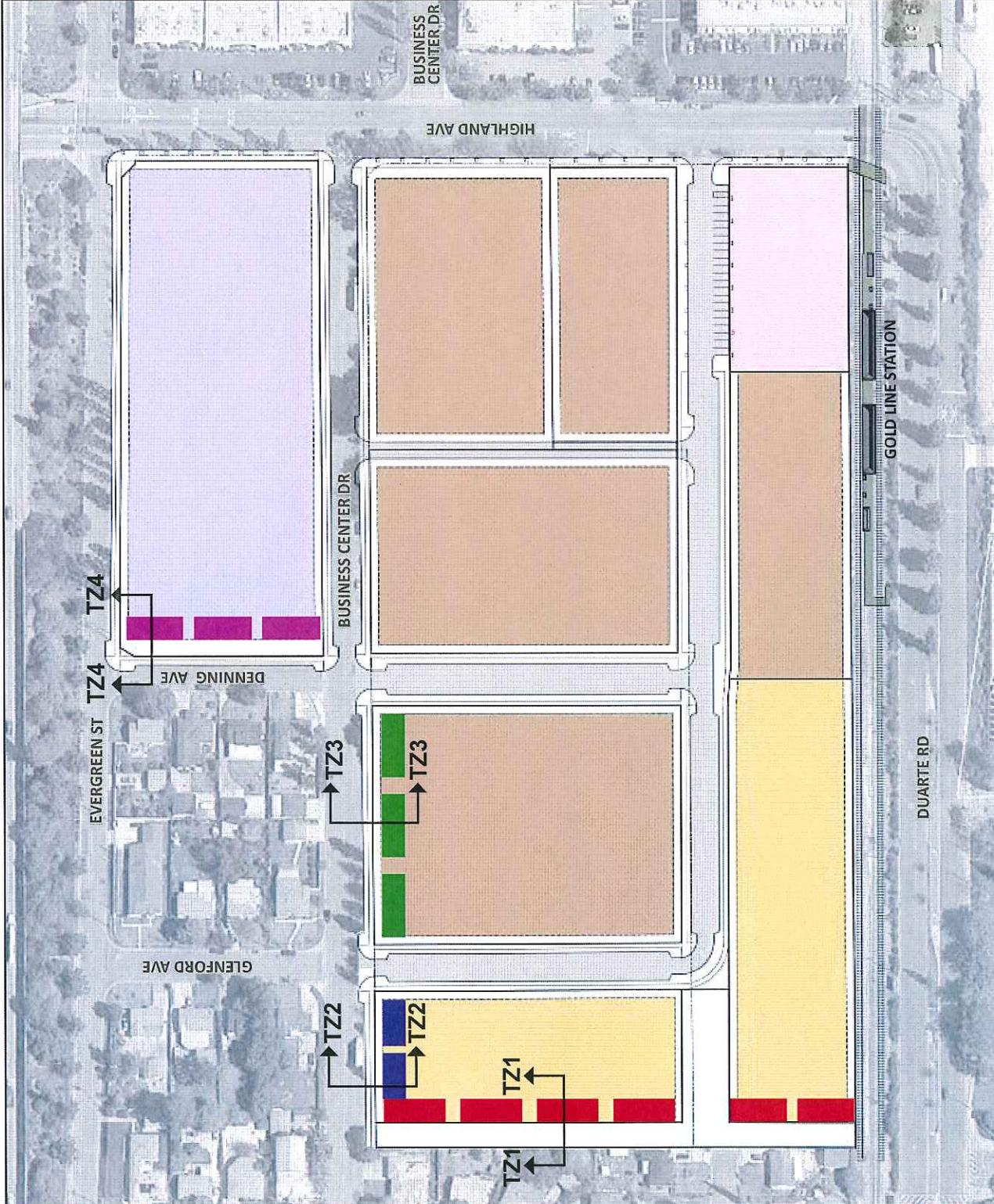
### Development Scenario Allocation by Area

Planning Area	Ac.	Non-Residential Intensity/Land Use	Residential Unit Count/Land Use
A	1.59	139,000 sf Office/Mixed Use (Parking)	--
B	1.1	96,000 sf Office Mixed Use	--
C	1.84	165,000 sf Office/Mixed Use	--
D	1.89	–	132 du Residential/Mixed Use
E	0.81	12,000 sf Station Plaza Retail	--
F	1.19	–	83 du Residential
G	2.35	–	165 du Residential/Mixed Use
H	1.36	–	95 du Residential
I	3.29	Hotel Mixed Use 250 room Hotel	--
OS	0.80	–	--
Road	2.87	–	--
<b>Total</b>	<b>19.09</b>	400,000 office 12,000 sf retail 250 room hotel	<b>475 du</b>
<small>Note: A minimum 178 high density residential units must be located along the western Specific Plan boundary within the High Density Residential land use designation shown in Figure 2-1. The remainder of the units may be located within the Mixed Use land use designation.</small>			



**MAXIMUM BUILDING HEIGHTS:**

- 4 STORIES OR 45'
- 6 STORIES OR 65'
- 7 STORIES OR 90'
- 8 STORIES OR 90'
- TRANSITION ZONE 1
- TRANSITION ZONE 2
- TRANSITION ZONE 3
- TRANSITION ZONE 4

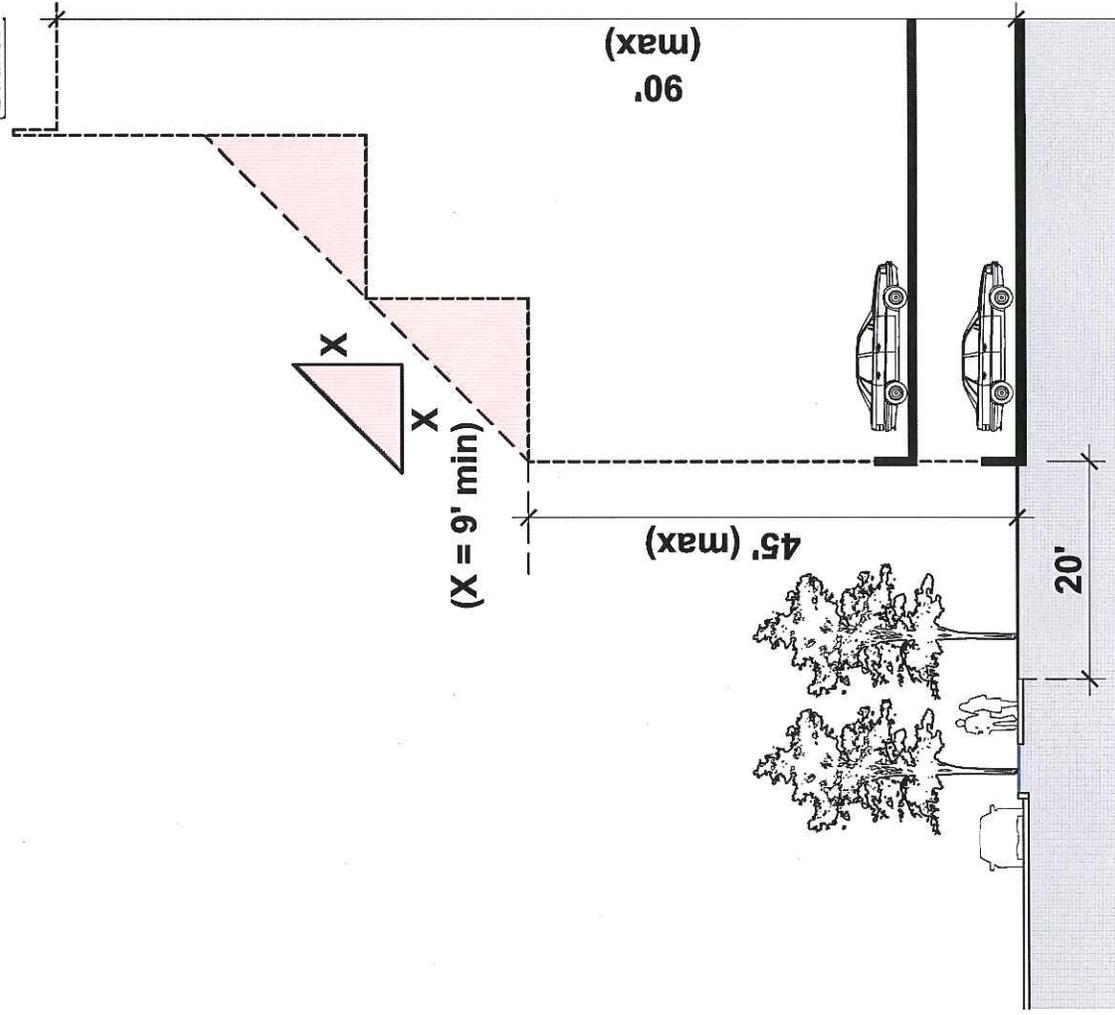


Source: DAHLIN group, 8-13

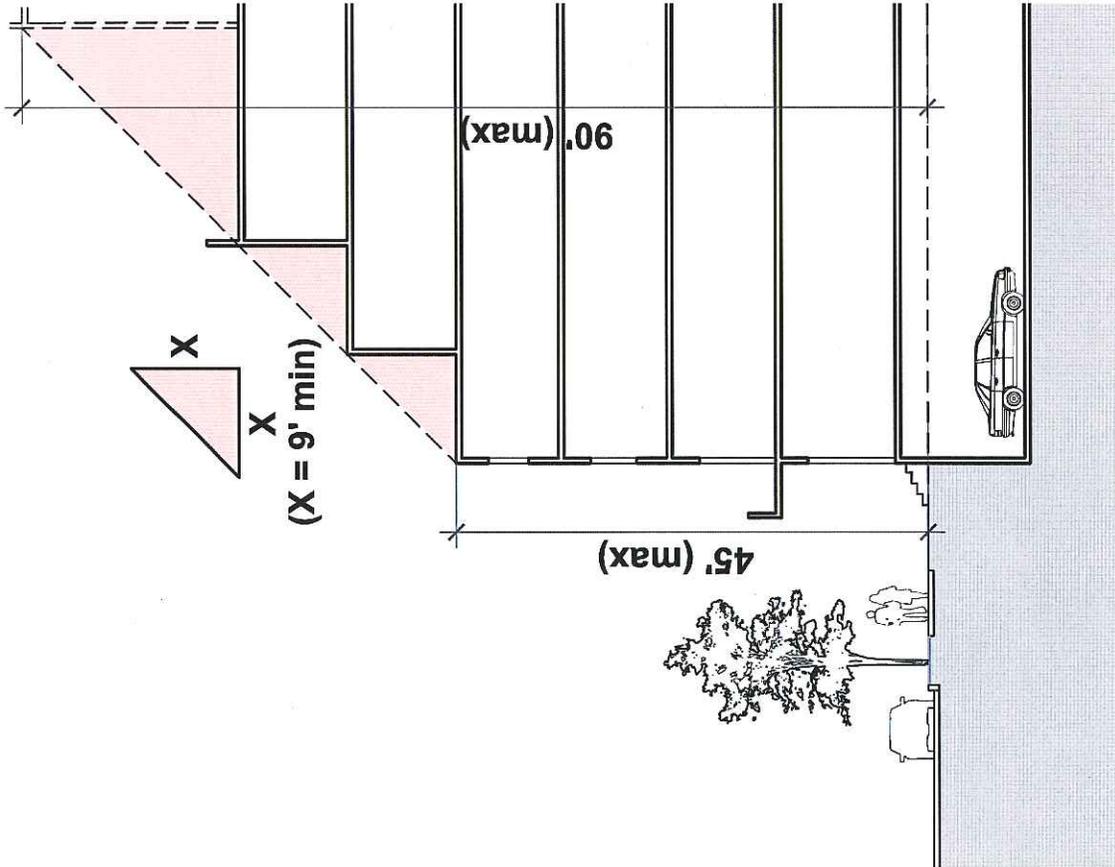


9/11/13 JUN 130318-169345 MAS





SECTION TZ4-TZ4: HOTEL/MIXED-USE TRANSITION ZONE 4



SECTION TZ3-TZ3: RESIDENTIAL TRANSITION ZONE 3

Source: DAHLIN group, 8-13



Source: DAHLIN group, 7-24-13.



9/28/13 JUN 130318+19345 MAS





**Conceptual Rendering**  
Image of Station Plaza area as viewed from the Highland Avenue/Duarte Road Intersection

Source: Dahlin Group



**Conceptual Rendering**  
Image of Pedestrian Linkage area as viewed looking east to Highland Avenue

Source: Dahlin Group

**RESOLUTION NO.****A RESOLUTION OF CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE DUARTE STATION SPECIFIC PLAN AS ADEQUATE AND COMPLETE, APPROVING CERTAIN FINDINGS RELATED THERETO, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM**

**WHEREAS**, the Planning Commission of the City of Duarte (“Planning Commission”) held public hearings on October 21 and November 4, 2013, and considered the proposed Duarte Station Specific Plan (“DSSP”), which provides, among other provisions, for the planned use and phased development of real and improved property on three parcels generally located at the northwest corner of Highland Avenue and Duarte Road (APN 8528-011-020, 8528-011-022, and 8528-011-023), for a vibrant, mixed-use, transit-oriented development adjacent to the Duarte Gold Line light rail station; and

**WHEREAS**, in connection with its review of the DSSP, the Planning Commission considered the Draft Program Environmental Impact Report (“EIR”) for the DSSP at the public hearings on October 21 and November 4, 2013, and the Planning Commission received and considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing; and

**WHEREAS**, the Final Program EIR for the DSSP, dated November 2013 (“Final Program EIR”), provides an assessment of the environmental impacts associated with the DSSP and has been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.* (“CEQA”), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (“CEQA Guidelines”); and

**WHEREAS**, pursuant to the requirements of CEQA, the Draft Program EIR was circulated for review and comment from the public and other public agencies during a 45-day public review period; and

**WHEREAS**, responses to the comments received during the public review period were generated, and those responses, and the underlying comments have been included as part of the Final Program EIR in accordance with CEQA; and

**WHEREAS**, after careful study and the completion of a duly noticed public hearing, the Planning Commission adopted Resolution No. PC 13-6 recommending the City Council as lead agency for the DSSP certify the Final Program EIR for the DSSP; and

**WHEREAS**, notice of a public hearing of the City Council on the proposed DSSP, and corresponding implementing actions including the consideration of the Final Program EIR, was



given in accordance with applicable law. Copies of the proposed DSSP and Final Program EIR, as presented to the City Council, are on file with the Community Development Department at City Hall, 1600 Huntington Drive, Duarte, California 91010; and

**WHEREAS**, on November 26, 2013, the City Council of the City of Duarte held a duly noticed public hearing on the proposed DSSP, all related implementing provisions, and the Final Program EIR. At the public hearing the City Council received and independently considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing; and

**WHEREAS**, the City Council has independently reviewed all documentation comprising the Final Program EIR, and has found that the Final Program EIR addresses all environmental effects of the proposed project and that the Final Program EIR fully complies with all requirements of CEQA and the CEQA Guidelines relating thereto.

**NOW, THEREFORE**, the City Council of the City of Duarte hereby finds, determines, resolves as follows:

Section 1. The Recitals above are true and correct, based on substantial evidence in the record including the Final Program EIR, and incorporated herein by this reference.

Section 2. The City Council hereby confirms that the Final Program EIR, as certified by this Resolution, is composed of the following:

- a. Final Program EIR (dated November 2013)
  - i. Draft Program EIR (dated September 2013)
  - ii. Draft Program EIR Technical Appendices
  - iii. Mitigation Monitoring and Reporting Program
  - iv. Comments and Responses
  - v. A list of persons commenting on the Draft EIR
  - vi. Errata for Final Program EIR

Section 3. The facts set forth in the Statement of Facts and Findings and Statement of Overriding Considerations Regarding the Environmental Effects for the Duarte Station Specific Plan Environmental Impact Report set forth in Exhibit "A" (the "Findings and Statement of Overriding Considerations"), attached to this Resolution, are true and correct and based upon substantial evidence in the record, including the Final Program EIR, and are hereby incorporated herein by this reference.

Section 4. The Final Program EIR has identified all significant environmental effects of the proposed project and there are no known potentially significant environmental impacts that are not addressed in the Final Program EIR.

Section 5. All significant effects of the DSSP that are not mitigated to a level of insignificance are adequately addressed in the Findings and Statement of Overriding Considerations.

Section 6. Although the Final Program EIR identifies certain significant environmental effects that will result if the DSSP is approved, all significant effects that can feasibly be avoided or mitigated will be avoided or mitigated by the imposition of conditions on the approved DSSP and the imposition of mitigation measures as set forth in the Final Program EIR, the Findings and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program set forth in Exhibit “B” (the “Mitigation Monitoring and Reporting Program”) attached to this Resolution and incorporated herein by this reference.

Section 7. Potential mitigation measures and alternatives not incorporated into the DSSP were rejected as infeasible, based upon specific economic, social, and other considerations as set forth in the Final Program EIR and Findings and Statement of Overriding Considerations.

Section 8. The significant impacts of the DSSP that have not been reduced to a level of insignificance will have been substantially reduced in their impacts by the imposition of mitigation measures. The City Council finds that the significant unavoidable adverse impacts of the DSSP are clearly outweighed by the economic, social and other benefits of the DSSP, as set forth in the Findings and Statement of Overriding Considerations.

Section 9. The Final Program EIR has described all reasonable alternatives to the DSSP that could feasibly obtain the basic objectives of the DSSP, even when those alternatives might impede the attainment of DSSP objectives and might be more costly.

Section 10. A good faith effort has been made to seek out and incorporate all points of view in the preparation of the Final Program EIR as indicated by the public record for the DSSP and the Final Program EIR.

Section 11. The City Council, as lead agency under CEQA for the DSSP, hereby certifies that the Final Program EIR for the DSSP, on file with the Community Development Department and in the form presented to the City Council at the time of the adoption of this Resolution, is adequate and complete in that it addresses all environmental effects of the DSSP and fully complies with the requirements of CEQA and the CEQA Guidelines.

Section 12. The City Council hereby approves the Findings and Statement of Overriding Considerations for the DSSP, as set forth in Exhibit “A” attached hereto.

Section 13. The City Council hereby adopts the Mitigation Monitoring and Reporting Program for the DSSP, as set forth in Exhibit “B” attached hereto.

Section 14. The City Clerk is hereby directed to deliver and publish, in accordance with applicable law, notices of the City Council’s determination to certify the Final Program EIR as provided herein.



PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Duarte on this 26th day of November, 2013.

---

MAYOR MARGARET FINLAY

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. \_\_\_\_\_ was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 26th day of November, 2013, by the following Roll Call vote:

AYES:       Councilmembers:  
NOES:       Councilmembers:  
ABSENT:     Councilmembers:

---

City Clerk Marla Akana  
City of Duarte, California

Attachments:

- Exhibit "A" - Findings and Statement of Overriding Considerations
- Exhibit "B" - Mitigation Monitoring and Reporting Program



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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY DIAGRAM OF THE CITY'S GENERAL PLAN FROM THE GOLD LINE STATION AREA DEVELOPMENT SPECIFIC PLAN TO THE DUARTE STATION SPECIFIC PLAN FOR THREE PARCELS OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF DUARTE ROAD AND HIGHLAND AVENUE (APN 8528-011-020, 8528-011-022, AND 8528-011-023) (GENERAL PLAN AMENDMENT 13-1)**

**WHEREAS**, the Planning Commission of the City of Duarte ("Planning Commission") held public hearings on October 21 and November 4, 2013, and considered the proposed Duarte Station Specific Plan ("DSSP"), which provides, among other provisions, for the planned use and phased development of real and improved property on three parcels generally located at the northwest corner of Highland Avenue and Duarte Road (APN 8528-011-020, 8528-011-022, and 8528-011-023), for a vibrant, mixed-use, transit-oriented development adjacent to the Duarte Gold Line light rail station; and

**WHEREAS**, the Planning Commission, in connection with the implementing actions necessary for the adoption of the DSSP, considered the proposed General Plan Amendment 13-1, which amends the Land Use Element and Land Use Policy Diagram of the City of Duarte's General Plan for the parcels described in Section 5 of this Resolution from the Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan Land Use Designation; and

**WHEREAS**, after careful study and the completion of the duly noticed public hearings, the Planning Commission adopted Resolution No. PC 13-3 recommending the City Council approve the proposed General Plan Amendment 13-1; and

**WHEREAS**, notice of a public hearing of the City Council on the proposed DSSP, and corresponding General Plan Amendment 13-1, were given in accordance with applicable law; and

**WHEREAS**, on November 26, 2013, the City Council of the City of Duarte held a duly noticed public hearing on the proposed DSSP, General Plan Amendment 13-1, all other related implementing provisions, and related environmental review. At the public hearing the City Council received and independently considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ORDAINS AS FOLLOWS:**

Section 1. The Recitals above are true and correct and incorporated herein by this reference.

Section 2. The City Council hereby accepts the recommendation of the Planning Commission to adopt General Plan Amendment 13-1.

Section 3. The City Council hereby adopts General Plan Amendment 13-1, which changes the Land Use Element of the City of Duarte General Plan, in accordance with Exhibit "A"; land use designation of the parcels described in Section 4 of this Resolution from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan; and the City Council hereby amends the "General Plan Land Use Policy Map" (also referred to as the "General Plan Land Use Diagram") of the City, as adopted, by designating the parcels described in Section 5 of this Resolution as Duarte Station Specific Plan. The City Council hereby ratifies and approves any and all actions taken by the staff, departments, and commissions of the City of Duarte prior to the adoption of this Resolution for the preparation, review, and consideration of General Plan Amendment 13-1.

Section 4. Attached hereto as Exhibit "A" are amendments to the City's General Plan Land Use Element, as revised by this Resolution, where strikethrough text depicts deletions to the Land Use Element and gray highlighted, italicized text represents additions to the Land Use Element, and which is incorporated herein by this reference.

Section 5. Attached hereto as Exhibit "B" is a map entitled "Subject Properties," which depicts the properties to be designated as the Duarte Station Specific Plan land use in the General Plan Land Use Diagram by this Resolution, and which map is incorporated herein by this reference.

Section 6. In adopting General Plan Amendment 13-1, the City Council finds and determines the following: (a) that the adoption of General Plan Amendment 13-1 is in the best interest and welfare of the City and its residents; (b) that the adoption of General Plan Amendment 13-1 is the highest and best use for the subject property; (c) that General Plan Amendment 13-1, and the adoption thereof, complies with Government Code Sections 65350-65362; and (d) that the adoption of General Plan Amendment 13-1 complies with Section 19.142.060(A) of the Duarte Municipal Code because: (i) the amendment is internally consistent with all other provisions of the General Plan, (ii) the amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and (iii) the affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities, and is served by highways and streets adequate in width and improvement to carry the kind and quality of traffic that General Plan Amendment 13-1 would likely generate, such that the proposed uses and development of the site will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property subject to General Plan Amendment 13-1 is located.

Section 7. The City Council finds and determines that the adoption of the DSSP, and corresponding General Plan Amendment 13-1, are in compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21000 *et seq.* ("CEQA"),



and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (“CEQA Guidelines”) because a Final Program Environmental Impact Report and Mitigation Monitoring and Reporting Program for the DSSP have been prepared and circulated for public review and comment, and have been certified by the City Council prior to the City Council’s action on General Plan Amendment 13-1 and the DSSP.

Section 8. This Resolution shall not be codified but shall amend the City’s General Plan Land Use Element and Land Use Diagram as set forth in Exhibits “A” and “B” attached hereto.

Section 9. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Resolution is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end the provisions of this Resolution are declared to be severable.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Duarte on this 26th day of November, 2013.

\_\_\_\_\_  
MAYOR MARGARET FINLAY

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. \_\_\_\_\_ was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 26th day of November, 2013, by the following Roll Call vote:

AYES:       Councilmembers:  
NOES:       Councilmembers:  
ABSENT:     Councilmembers:

\_\_\_\_\_  
City Clerk Marla Akana  
City of Duarte, California



# CHAPTER 5 LAND USE

(Exhibit A, Resolution 13-R-23)



## 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.

# CHAPTER 5 LAND USE

*(Exhibit A, Resolution 13-R-23)*



## 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

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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.

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



- 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.

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



- LU 3.1.3 Assess the cost/benefits of providing City and/or Redevelopment Agency public improvements and assistance within a City Center area.
- 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.

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



### **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

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

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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

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

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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.

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 Duarte Station Specific Plan, formerly known as 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.

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



### 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 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.

# CHAPTER 5 LAND USE

*(Exhibit A, Resolution 13-R-23)*



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.

# CHAPTER 5 LAND USE

*(Exhibit A, Resolution 13-R-23)*

---



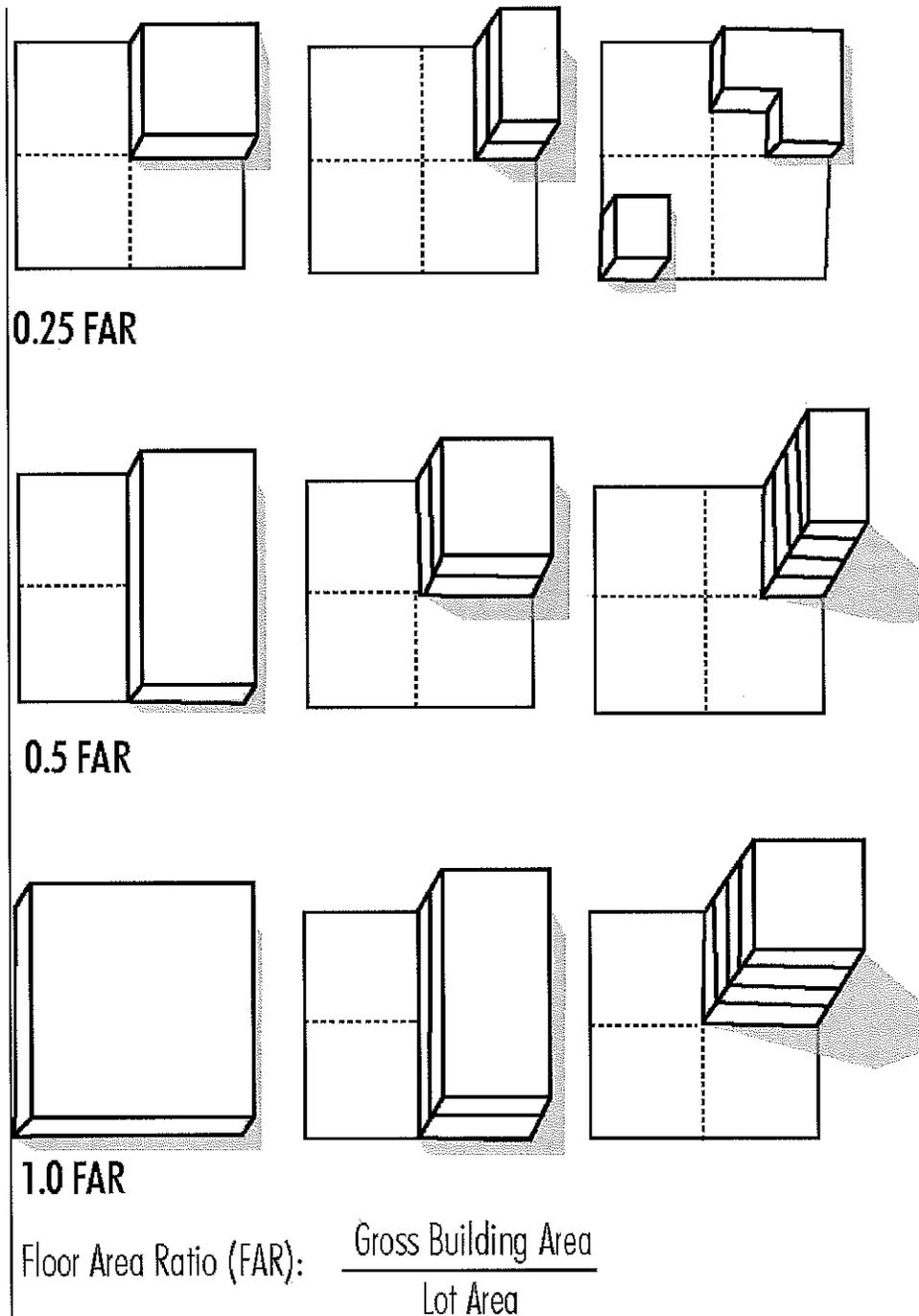
PAGE LEFT INTENTIONALLY BLANK  
(Reserved for Land Use Diagram LU-1)

# CHAPTER 5 LAND USE

(Exhibit A, Resolution 13-R-23)



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



# CHAPTER 5 LAND USE

(Exhibit A, Resolution 13-R-23)



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

LAND USE DESIGNATION	DUs or FAR/net Acres		DESCRIPTION OF LAND USE DESIGNATION
	Maximum	Anticipated	
<b>Residential Land Use Classification</b>			
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
<b>Commercial Land Use Classification</b>			
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
<b>Hospital Use Classification</b>			
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
<b>Industrial Use Classification</b>			
Industrial	.50:1	.50:1	Light industrial uses
<b>Public/Quasi Public Classification</b>			
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
<b>Open Space Classification</b>			
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
<b>Specific Plan Areas Classification</b>			
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 Duarte Station Specific Plan	Commercial Mixed Use, FAR & DU/ac vary	varies	Horizontal and vertical <i>transit-oriented development (TOD)</i> ; mixed use commercial and high density residential housing

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



### 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

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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.

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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

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,

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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.

**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

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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

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)

# CHAPTER 5 LAND USE

## *(Exhibit A, Resolution 13-R-23)*



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

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 Westminister 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

# CHAPTER 5 LAND USE

*(Exhibit A, Resolution 13-R-23)*



Gold Line station. See Duarte Station Specific Plan, formerly known as the Gold Line Station Area Development, under Specific Plan Areas below for more details on allowable uses. Specific Plans are typically 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 Duarte Station Specific Plan, formerly known as the 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.