



**Notice of City Council Public Hearing on
Town Center Specific Plan, General Plan Amendment,
Zone Change and Supplemental EIR**

**Tuesday September 13, 2016
7:00 p.m.**

**Supplemental Environmental Impact Report;
General Plan Amendment 15-2;
Zone Change 15-2; and
Action on Town Center Specific Plan**

Hearing Location: City Council Chambers, 1600 Huntington Drive; Duarte CA 91010

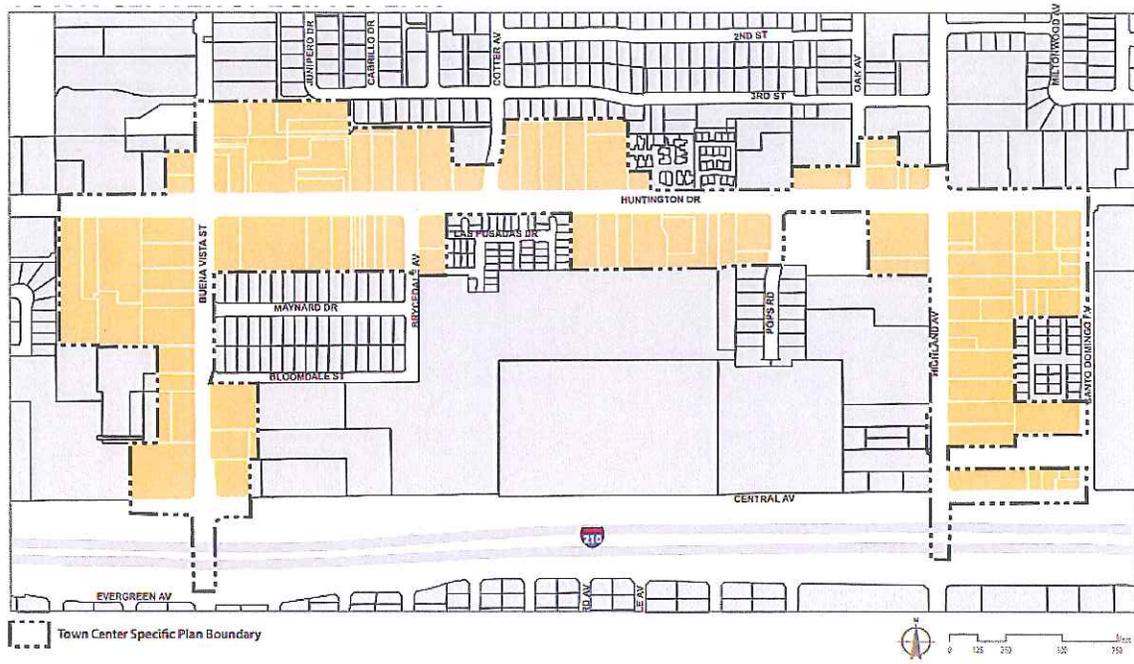
The Duarte City Council will hold a Public Hearing to receive public comment and consider adoption of the Town Center Specific Plan and the related General Plan Amendment (G.P.A. 15-2), Zone Change (ZC 15-2), and Supplemental EIR. The meeting will start at 7:00 pm.

Project Description: The City of Duarte (City) is proposing adopting a Specific Plan for the Town Center Area (Planning Area or Town Center Area) - the Duarte Town Center Specific Plan (Specific Plan). The proposed Specific Plan would implement the community's vision for the Town Center as guided by the City's General Plan. The General Plan contemplates the creation of a Town Center Specific Plan to determine detailed standards, strategies, and policies for the Town Center, and to coordinate numerous public and private investments. A primary goal of the proposed Specific Plan is to guide future land use changes in the Planning Area towards realizing the community's vision of recognizing that a high-quality pedestrian experience is central to the success of the Town Center.

The Specific Plan identifies the long-term vision and objectives for private development and public improvement along portions of Huntington Avenue, Highland Avenue, and Buena Vista Street in the City of Duarte. The project Planning Area (shown on the diagram below) encompasses approximately 75 net acres and includes land use designations/zoning districts supporting mixed-use, commercial, residential, and public facility uses. The Specific Plan is structured around a concept called "incentive zoning," whereby increased development potential is provided only if properties meet minimum lot sizes and/or provide community benefits such as but not limited to public plazas, public art, and funding for facilities and streetscape improvements.

Public Review Process: A City Council appointed Ad Hoc Committee has met monthly since April 2015 to discuss the Specific Plan and monitor its progress. The Specific Plan's draft Supplemental EIR has been available for public review since June 27, 2016, and written comments to the draft Supplemental EIR were accepted through August 15, 2016. The Planning Commission held a duly noticed public hearing on the Specific Plan and the related General Plan Amendment (G.P.A. 15-2), Zone Change (ZC 15-2), and draft Supplemental EIR on August 15, 2016, and the Commission recommended the City Council adopt the Specific Plan, General Plan Amendment and Zone Change and certify the Supplemental EIR.

Review the Plan: Please feel free to visit the project website: www.duartetowncenter.com for a full copy of the Specific Plan and draft Supplemental EIR as well as many other helpful references.



Environmental Effects: The Supplemental EIR prepared for the Specific Plan has identified the following significant environmental effects associated with the adoption and long-term implementation of the Specific Plan: 1) long-term project-specific and cumulative air quality impacts; 2) increased demands relative to water supply; 3) traffic and circulation; 4) noise; 5) hazardous materials; 6) cultural resources; 7) wastewater; 8) police protection; and 9) solid waste. With the exception of air quality and water supply, all significant impacts can be mitigated to a level of less than significant. With regard to hazardous materials, three small-quantity generators (car dealership, dry cleaner, gas station) and two large-quantity generators (gas station, pharmacy) currently operate within the planning area, and one hazardous materials clean-up site (leaking underground fuel tank) that has been remediated.

Printed copies of the Town Center Specific Plan and Supplemental EIR are available for review at: City of Duarte - City Hall; Duarte Library; City of Duarte - Public Safety Office.

Although the 45-day public comment period closed on August 15, 2016, written comments can be sent to Duarte City Hall, Attention: Community Development Department, 1600 Huntington Drive, Duarte, CA 91010. Additionally, public comments can be submitted, either verbally or in writing, at the City Council public hearing.

If you have questions regarding the Specific Plan or the upcoming public hearing, please contact:

Community Development Department
 City of Duarte
 1600 Huntington Drive
 Duarte CA 91010
 (626) 357-7931 ext. 231

Para information en Espanol, favor de llamar a City Hall de Duarte, (626) 357-7931.

Marla Akana, City Clerk

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