

**ANDRES DUARTE TERRACE
SPECIFIC PLAN**

**CITY OF DUARTE
COMMUNITY DEVELOPMENT DEPARTMENT**

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INTRODUCTION

This section of the Specific Plan is intended to familiarize the reader with a basic overview of the project and its management.

PURPOSE OF THE SPECIFIC PLAN

The purpose of the Andres Duarte Terrace Specific Plan is to encourage housing for low and very-low income seniors through development of two senior apartment facilities: Area 1, located at 1722 Huntington Drive, is developed on 1.77 acres of land. Area 2, located at 1700 Huntington Drive, is developed on 0.57 acres of land. The project area covered by this Specific Plan document is a total of 2.34 acres of land (Figure 1). The City's goal for Area 2 of this specific plan is to encourage housing for low and very-low income seniors. To facilitate this, a density bonus will be offered for development of a project that meets this goal.

The City of Duarte initiated the preparation of the specific plan to provide a comprehensive set of guidelines, regulations and implementation programs to guide the development of both sites. The primary objective of the plan is to ensure that future development fulfills the land use and development objectives of the Duarte General Plan.

The Specific Plan process will allow the City to incorporate considerable detail into the Development Plan so as to make both senior apartment facilities compatible with each other and the existing neighborhood, both functionally and architecturally. This Specific Plan will be a regulatory document establishing land use criteria and development standards for the entire development.

AUTHORITY

The Andres Duarte Terrace Specific Plan has been prepared in conformance with California Government Code, Sections 65450-65457. The California Government Code authorizes local governments to adopt specific plans by resolution or ordinance. This plan was originally adopted by ordinance in 2003 by the Duarte City Council to develop Area 1 of the Andres Duarte Terrace Senior Apartment project. All applicable development standards have been incorporated into the plan and the final document will replace zoning and land use regulations currently existing on site. The land use standards outlined in the Andres Duarte Terrace Specific Plan shall govern all areas within the project.

All ordinances, regulations, policies, and other guidelines applicable to the property not covered in this Specific Plan shall remain in effect. Any development standard not covered or addressed in this document shall conform to the R-4 Multiple Family Residential Zone of the Duarte Municipal Code (DMC).

PHYSICAL SETTING

This section of the Specific Plan is intended to provide information regarding the physical characteristics of the site and the intended use of the subject property.

PROJECT LOCATION AND SETTING

Location

The property is located on the south side of Huntington Drive, between Highland Avenue and Pops Road. The total planning area consists of 2.34 acres of land within the 1700 block of Huntington Drive (1.77 acres for Area 1, 0.57 acres for Area 2) as shown in Figure 1. The site is rectangular in shape with a width of 383 feet and a depth of 275 feet.

Setting

The property is set among many different uses that both complement and enhance the needs of the senior apartment residents. The site is adjacent to apartment homes and commercial retail to the north, commercial office and professional to the east, single-family homes to the south, and the Duarte Civic Center, offering services and activities for seniors, is to the west. The surrounding retail, commercial, and professional uses provide opportunities of service and convenience to the senior residents. The close proximity of many every day necessities make this a prime location for such a development.

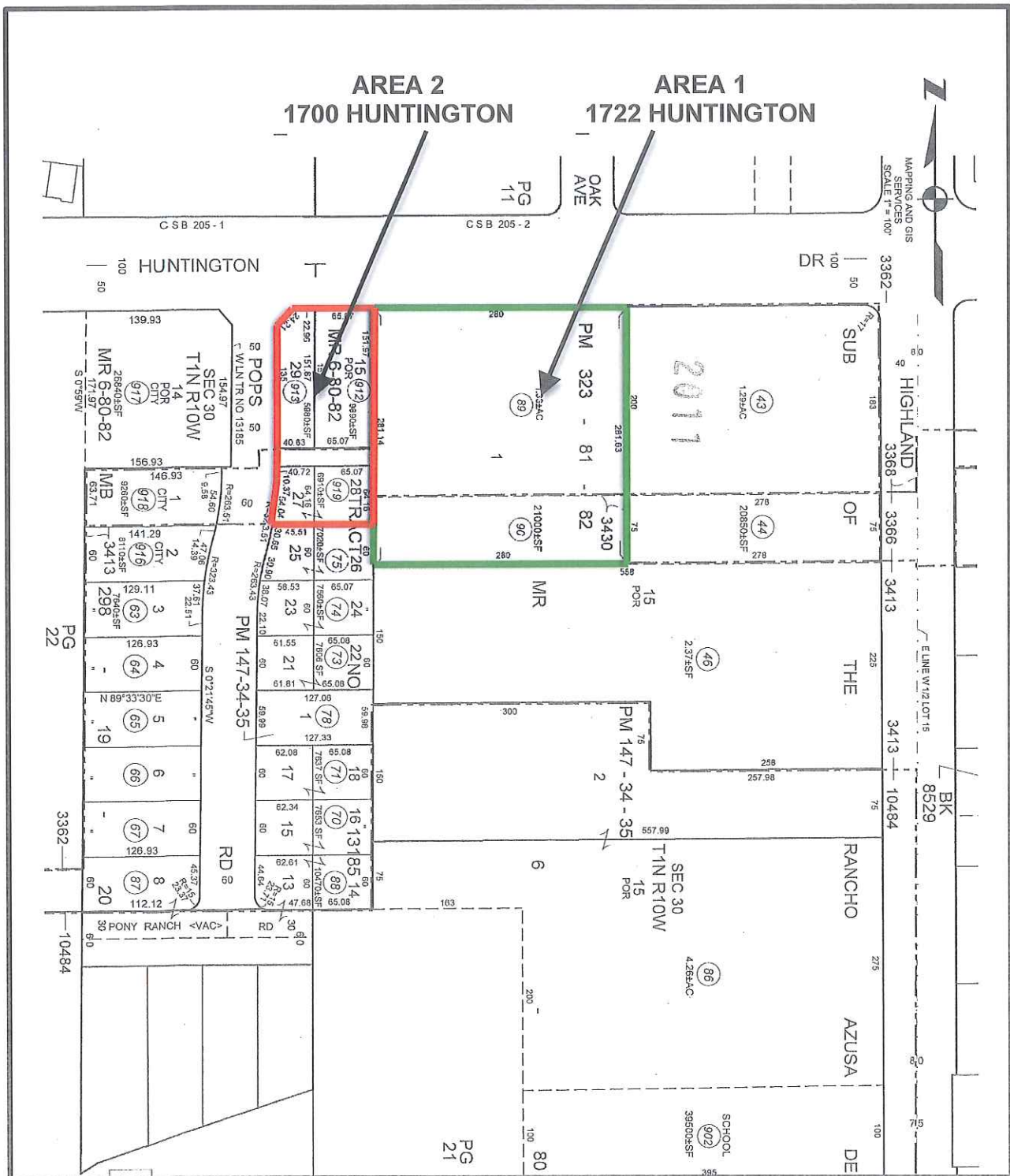
Huntington Drive, the City's primary east-west arterial thoroughfare, and Pops Road will provide vehicular access to the site. Regional access to the site is available by the Foothill Freeway (RTE 210) and the San Gabriel River Freeway (RTE 605). Access to both freeways is less than ½ mile from the project location.

PROJECT DESCRIPTION

The development area consists of two project areas. Area 1 was a part of the original Andres Duarte Specific Plan that was approved in 2003. Area 1 was developed as an 80-unit senior apartment complex for low and very-low income residents. Area 2 was not a part of the original specific plan area. This area was added to the specific plan as part of an amendment in 2010. Area 2 provides the ability to construct a 43-unit senior apartment complex for low and very-low income residents. The 2010 amendment was initiated by the City of Duarte in response to an agreement with Southern California Presbyterian Homes to sell the 0.57-acre property for senior affordable housing.

The goal of this specific plan area is to provide housing for low and very-low income seniors over the age of 62 years. Each senior facility will contain private single or double occupancy rooms with full kitchens for the residents, and one unit designated for on-site management. Meals and housekeeping services are not provided to the residents, although there is a small common kitchen facility for gatherings and preparing snacks. Laundry facilities, a lounge, community room and both indoor and outdoor community spaces are provided for social interaction and to serve the different needs of the residents.

FIGURE 1 – SUBJECT PROPERTIES MAP



CONFORMANCE WITH CITY, STATE & FEDERAL PLANS

The development of the subject property is regulated by the City of Duarte through its General Plan, Zoning Code and Redevelopment Plans. In addition, state guidelines and federal regulations are associated with development of the Andres Duarte Terrace senior apartment complex.

GENERAL PLAN

The Duarte General Plan (DGP) land use designation for the development area consists of two separate designations. The project site for Area 1 contains a land use designation of Specific Plan, allowing the multi-family development of senior apartments at a significant density. The project area for Area 2 contains a land use designation of High Density Residential (HDR), which allows multi-family developments such as apartments, townhomes, and condominiums also at a high density. Despite the differences in General Plan land use designations, the two project sites remain consistent with each other as well as the goals and objectives set forth in this document by allowing and encouraging high-density residential developments.

The Housing Element recognizes that the City's senior population is a valuable resource, which needs to be protected and enhanced. Development of the site for low and very-low income seniors will help fulfill many goals and policies as discussed in the Housing Element of the Duarte General Plan. The Andres Duarte Terrace apartment will assist the City with implementing statewide goals of adequate housing for all persons regardless of income, age, sex, race, ethnic background, physical status, or family status (Goal 3, Chapter 6 – Housing DGP); it will also “encourage and support existing and future development of senior housing and assistance programs” (Goal 1 and 2, Chapter 6 – Housing DGP).

ZONING

Current zoning designation for Area 1 is Andres Duarte Terrace Specific Plan. The zoning designation for Area 2 is R-4 (Multiple Family Residential-High Density). To facilitate the companion development and provide consistency between the two facilities, a zone change for Area 2 to Andres Duarte Terrace Specific Plan will be necessary. The purpose of the zone change is not to change the residential density allowed on the property; instead it is intended to add the property to an adjacent specific plan with the expressed purpose of guaranteeing project coordination between future projects on the subject site and the adjacent property. Whether or not the property is designated R-4 (high-density) or it is part of the Andres Duarte Terrace Specific Plan, high density is the prescribed use.

This specific plan has been prepared to facilitate the residential development of the companion site, while serving as the regulatory document for the overall project area. The Andres Duarte Terrace Specific Plan will replace the R-4 zoning regulations and constitute zoning for the site. All development standards and land use regulations are defined in this document.

REDEVELOPMENT

The project site is located in the Huntington Drive Phase Two Project Area. Per the Land Use Element of the General Plan, this phase of the redevelopment plan focused on conservation and rehabilitation of existing housing and the construction of new affordable housing. The Andres Duarte Terrace apartment complex will help satisfy the goals of the Redevelopment Plan by

providing affordable housing units for seniors with low and very-low income, as well as provide an opportunity for the City to meet it's affordable housing goals of the General Plan.

State and City Redevelopment Guidelines

The Area 1 development followed the Implementation Plan 2000-2004, adopted by the Redevelopment Agency, which listed the project site as potential for senior apartments. The implementation plan also addressed the State requirement for housing replacement, which requires agencies to replace affordable housing units that have been removed or demolished due to redevelopment activity. Much of the Redevelopment Agency's obligations were fulfilled with Area 1's development of the 80-unit senior housing facility.

The current Housing Element of the Duarte General Plan has several implementation programs intended to address affordable housing. Such programs include assisting in the development of adequate housing to meet the needs of low and moderate-income households, and promoting housing opportunities for all. The Implementation Plan 2010-2014 identifies the project site of Area 2 as potential for expansion of senior housing opportunities, due to its location adjacent to the Area 1 development. The construction of 43 units for low and very-low income senior housing will provide additional housing opportunities in a safe, convenient location while removing blighted areas within the City. Such development is consistent with the goals and objectives of the adopted 2010-2014 Implementation Plan and the Housing Element of the Duarte General Plan.

As stated above, the redevelopment plan and related documents encourage the type of development regulated within this Specific Plan. Furthermore, many objectives and requirements mandated by State redevelopment and housing law (e.g. Regional Housing Needs Assessment) would be satisfied.

INFRASTRUCTURE/PUBLIC SERVICES

The project site is located in an area of the City that has a complete infrastructure. The following section discusses this necessary infrastructure information relevant to the development area.

DRAINAGE

Area 1 development has a water runoff that is directed in a southerly direction towards the rear of the property. An existing drainage easement is located in the rear property that extends across the west property line onto the adjacent site of Area 2. Use and maintenance of the easement is an important factor in the drainage of the overall project site. All development will require the review and approval of drainage and grading plans prior to construction occurring.

STREET SYSTEM

This general project site is located on the 1700 block of Huntington Drive, the City's primary arterial roadway. Area 1 includes one driveway approach from Huntington Drive, which provides ingress/egress onto to the project site. Area 2 has access to Pops road. There is also potential for a second vehicular access from Pops Road, at the south end of the property, to the Area 1 surface parking lot. As a result of access onto Pops Road, the project may create a need for a signalized intersection at Pops Road and Huntington Drive. When Area 2 is developed, the Developer will be required to fund a warrant study to determine if a signal is necessary. The study will also be required to determine the proportional share of the signal cost attributed to the specific plan area. All curb cuts and any other public improvements must meet the standards of the Duarte Public Works Division.

WASTE

The project area is located in Los Angeles County Sanitation District No. 22, which requires connection to the public sewer system. All plans and proposals associated with sanitation shall be submitted to and approved by the Los Angeles County Sanitation District and the City Engineer. Burrtec, the City's waste disposal company, will handle the disposal of all solid waste. Automated service will be provided to each facility. Plans detailing the design and materials of the trash enclosures shall be submitted to and approved by the City's Architectural Review Board. As part of the City's new Sustainable Development Practices Chapter, and as mandated by the State of California through AB 939, projects are required to meet state diversion and recycling goals. The solid waste system will be designed to divert recyclable materials and encourage general recycling practices.

PUBLIC TRANSPORTATION

The Andres Duarte Terrace Senior Apartment Facility is located at the hub of public transportation within our community. Bus service is provided by Foothill Transit, the Metropolitan Transit Authority (MTA) Orange line and our own complimentary Duarte Transit system. Several stops for the public transportation services are located within 1/10 of a mile of the apartment facility, providing access to local shopping opportunities, medical offices and other services.

DEVELOPMENT PLANS

SITE DESIGN

Area 1 contains an 80-unit building comprised of 67,318 square feet of floor area on a 21,363 square-foot footprint. The overall height is 45' at the tallest point (south elevation) and 25' along the Huntington Drive elevation. The architectural detail incorporated many aesthetic features to provide relief, modulation, materials and color into the building's design. Features such as: gable-roofing styles, projected and recessed elements, façade articulation, varying materials and color palettes, columned entries, and balconies were used to produce a well designed facility that is visually pleasing and enhancing to the community.

Area 2 highly encourages development of a 43-unit low to very-low income senior apartment building, which would stand three to four stories, with an overall height of approximately 45' at its tallest point. The design goal for Area 2 is to be compatible with the Area 1 development, utilizing similar or complimentary architectural details and features to produce a well-designed companion facility. Development of Area 2 should produce a major focal element at the site with a high level of architectural interest. Separate design review will take place to ensure that Area 2 is developed in a manner that is consistent with the existing facility and complementary to the surrounding community.

Parking/Circulation

Circulation into Area 1 is accessible from one driveway approach on Huntington Drive. The facility provides adequate surface-level parking in a gated area for residents and outside the gated area for guests. The resident parking will be accompanied by solar-roofed carports, which will function as solar-energy collectors and augment the power demand of the senior facility. The carports will reduce the energy consumption and improve energy efficiency for the Area 1 development.

Circulation into Area 2 will be accessible from Pops Road. The preferred affordable senior facility will use a subterranean parking garage to achieve the most efficient use of the property. The number of parking spaces will be determined using a parking ratio of 0.5 spaces per dwelling unit. Although this parking ratio may be slightly lower than required, sufficient parking will be available as the limited incomes of the residents typically result in a low level of automobile ownership. If the site were to develop with a market rate senior project, parking would be required as stipulated by Chapter 19.38 of the DMC.

Fencing

Site security is an important factor for the development of any senior facility. Walls will be required on the property lines that abut existing commercial and residential properties. Walls will not be required in between Area 1 and Area 2 developments. Decorative fencing will be allowed for site security purposes, as reviewed by a Site Plan and Design Review Process. Vehicular fencing will be also be reviewed through a Site Plan and Design Review process, but will involve additional consultation with the City's Engineering Division and local Fire Official.

Landscaping

In order to maintain an attractive and livable environment at both properties, the use of gardens, courtyards and landscaped setbacks will be utilized. A combination of large and small canopy trees, shrubbery, ground cover, and decorative hardscape materials will provide a level of

comfort necessary for the residential community and a visual enhancement to surrounding developments. Landscaping and irrigation will be regulated by the Water Efficient Landscape requirements of Chapter 19.40 of the DMC, and reviewed through a Site Plan and Design Review Process.

INTERIOR ELEMENTS

The interior elements of a typical living unit at the senior facilities will consist of all the basic necessities required for private independent living, while also maintaining compliance with the current HUD requirements for the affordable senior facility. Each unit varies slightly in exact layout due to building design and constraints, however in general each unit will contain kitchen, living, and dining areas. Additionally, the living units and facility as a whole will address the needs of the handicap residents with features specifically designed to be ADA compliant integrated into a percentage of the units, making them fully adaptable for persons with disabilities.

PROCESS

The City's Architectural Review Board, Planning Commission, and City Council shall serve as decision-making bodies for all development associated with this Specific Plan, as indicated in Table 7-2 of Section 19.22.030 of the DMC. New construction shall be reviewed by the Architectural Review Board and recommended to the Planning Commission for final approval. Additions and modifications of approved construction, as well as other revisions noted in this specific plan shall be reviewed and approved by the Architectural Review Board only. Such review shall consist of, but not be limited to: building construction, landscaping, wall/fence/gate, lighting, mechanical, and grading plans.

DEVELOPMENT STANDARDS

The following development standards are applicable to all structures constructed within the Andres Duarte Terrace Specific Plan area.

I. USES

Permitted Uses

- RESIDENTIAL APARTMENT HOMES – Housing development designed to serve as a private, independent living facility.
- PARKING – Off-street surface-level parking or within a subterranean parking structure. The use of solar-roofed carports may be integrated into surface-level parking.
- ACCESSORY STRUCTURES – Carports, garages, maintenance buildings, subject to design review and approval.

Accessory Uses

- ADMINISTRATIVE OFFICES – Offices developed along with residential apartment facilities that are directly related to the administration and operation of the facility.

Prohibited Uses

- Any use not specifically listed shall be prohibited.

II. GENERAL DEVELOPMENT STANDARDS

- Any development standard not provided for in this Specific Plan shall be in accordance with the R-4 Multiple Family Residential standards and the Senior Citizen Housing Ordinance of the Duarte Municipal Code.
- Area 2 shall be compatible with the Area 1 development, serving as a major focal element at the Area 2 site. The development shall be designed in manner that will provide architectural interest to the surrounding community and City. The architecture and design of the residential development shall be consistent with the design guidelines in Section 19.44.010.E and Section 19.122.040.D of the DMC.
- Density: The intent of this specific plan is to provide a location proximate to local services, regional transportation and specifically the Duarte Senior Center for low and very-low income senior housing. The underlying general plan designation for Area 1 is specific plan. The Andres Duarte Specific Plan provides 80 units of senior affordable housing. The underlying general plan designation for Area 2 is High Density Residential. The High Density Residential designation would allow 16 units. This Specific Plan provides a density bonus for the entire specific plan area that would allow 43 units in Area 2, when developed with senior affordable housing for low and very-low income residents. The density bonus for senior affordable is justified, in that senior affordable units are smaller than typical high density units. The amount of parking needed for senior affordable is also less. Based on these two factors, the overall mass and impact of a higher density provided by the density

bonus is limited. The maximum density building out of Areas 1 & 2 is 123 units. This is a density of 53 units per acre for the entire specific plan area. Since Area 2 has an underlying general plan maximum density of 28 units per acre, Area 2 could also be built-out with 16 market rate units.

- For senior affordable housing developments, at all times, the primary purpose of each facility shall be to house senior citizens with low or very-low income.
- For senior affordable housing developments, occupancy of children is allowed within the standards set forth by the Federal Department of Housing and Urban Development.
- For senior affordable housing developments, occupancy of a one-bedroom unit is limited to 2 people.
- Sidewalk, driveway approaches and other public works concerns shall be reviewed and approved by the City Engineer and Public Works Division.
- Energy conservation practices should be incorporated into the project. The use of energy-efficient appliances, HVAC, and solar energy collectors such as roof-mounted solar panels or solar-roofed carports is encouraged. Compliance with the City's Sustainable Development Practices in Chapter 19.52 of the DMC will be required.
- The implementation of State mandated recycling goals is the responsibility of management. Waste system design shall incorporate the ability to separate waste materials between recyclables, green waste and rubbish. Management shall also promote and encourage recycling and green waste practices and programs for both residents and staff.

III. SITE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS		
Development Standard	Area 1 (1730 Huntington)	Area 2 (1700 Huntington)
Setbacks		
Front	25 Feet Minimum	25 Feet Minimum
Street Side (Pops Road)	--	15 Feet Minimum
Interior Side (Abutting Commercial Development to East only)	20 Feet Minimum	--
Rear	20 Feet Minimum	20 Feet Minimum
Lot Coverage	60% Maximum	75% Maximum
Height	50 Feet Maximum	50 Feet Maximum
Dwelling Units Permitted (Affordable Housing With Density Bonus)	80 Dwelling Units	43 Dwelling Units
Dwelling Units Permitted (Market Rate Housing Without Density Bonus)	--	16 Dwelling Units

Exceptions to Height Limitations

The following may project above the maximum height limit, subject to approval by the Architectural Review Board:

- Architectural Elements, which provide visual variation and relief
- Chimneys
- Ventilating fans and other decorative roof penetrations
- Mechanical equipment enclosures

Exceptions to Rear and Side Yard Setbacks

The following exceptions are allowed in a required rear and side yard area, subject to approval by the Architectural Review Board:

- Drive aisles
- Parking
- Carports (no closer than 5 feet from side and rear property line)
- Loading areas
- Flagpoles
- Fountains and statuary
- Landscaping and gardens
- Balconies (no closer than 10 feet from front, side, and rear property line)
- Patios (no closer than 10 feet from property line)
- Walkways
- Walls and fences

WALLS/FENCING/GATES

All walls, fencing, and gates are subject to the Site Plan and Design Review process, as described in Chapter 19.122 of the DMC.

Side and Rear Property Line

No walls or fencing on the side or rear property line shall exceed a height of six feet (6'), as measured from the highest grade. Walls shall be constructed of split-face block, slumpstone or plastered precision block, and employ the use of a decorative wall cap. The use of razor or barbed wire is prohibited.

Front Property Line

The use of pilaster and wrought iron fencing shall be permitted in the front setback along Huntington Drive, not to exceed a height of five feet (5') for fencing and six feet (6') for pilasters. The fencing shall include a setback from the front property line to enhance aesthetic interest along the front of the building.

Gates

Gates may be proposed that are intended for security purposes and designed in a manner that is compatible with the associated fencing and the overall development. Automatic vehicular gates shall provide ingress and egress to parking areas for the residents (such access points should be designed to allow adequate gate movement without impacting queuing within the parking lot or public right-of-way). Pedestrian gates shall allow access to the property for those not permitted to park within the gated areas. All gates shall comply with the wall/fence height and location requirements.

PARKING/CIRCULATION

- The required parking ratio shall be 0.5 spaces per dwelling unit for senior affordable units. For a senior market rate project, parking standards from Chapter 19.38 of the DMC shall apply.
- Area 1 shall contain surface-level parking for residents within the gated area; solar-roofed carports may be incorporated in the gated parking layout. Area 2 shall provide resident parking within a subterranean parking structure.
- For the senior affordable project, guest parking shall be provided at surface level outside the gated area of Area 1. Surface parking shall be accessible and available to guests of both Area 1 and Area 2. For a market rate senior project, guest parking must be provided as required by Chapter 19.38 of the DMC and located within Area 2.
- Handicap stalls shall be provided in accordance with the State Building Codes.
- Parking shall be prohibited along the driveway and other areas restricted by fire lanes. Loading areas shall be designed in a manner to minimize impacts to residents and parking areas.

LANDSCAPE AND IRRIGATION

- All landscape areas shall be permanently landscaped and irrigated with a variety of drought tolerant plants, shrubs, vines and ground cover. The use of large and small canopy trees and decorative hardscape material shall also be implemented into the overall site design.
- Landscape planters shall be continually maintained and permanently irrigated. All plant material shall be healthy and in a disease and pest-free condition. A detailed landscape and irrigation plan is required prior to building permit issuance.
- Landscaping and irrigation will be regulated according to the City's Water Efficient Landscape Chapter, as further described in Chapter 19.40 of the DMC.
- Landscaping and irrigation shall be processed using the Site Plan and Design Review Process as indicated in Chapter 19.122 of the DMC.

UTILITIES

All utility equipment shall either be installed within a room used exclusively for any utility apparatus. Meters and related ground and wall-mounted mechanical and plumbing and/or electrical transformers shall be located and screened in a manner that minimizes its visibility, as approved by the Architectural Review Board.

LIGHTING

The developer shall install all exterior lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Architectural Review Board. Fixtures should be of high quality and decorative form. All such lighting shall be designed to prevent off-site glare. Shielding of lighting shall be required so that light measured five (5') feet outside the property boundary does not exceed a 0.5 foot-candle.

MECHANICAL EQUIPMENT PLACEMENT

Mechanical equipment and related ducts, vents and other apparatus, including HVAC, must be screened from public view. This may be accomplished through HVAC installation within the attic or screened by a decorative parapet. These units shall not be roofed mounted. The Architectural Review Board shall review the placement of all mechanical equipment.

SIGNS

Signs shall be permitted for the identification of the facility, subject to approval by the City's Architectural Review Board. Other signage, not for identification of the residential facilities, shall require Architectural Review Board approval on an as needed basis.

IV. INTERPRETATION

Pursuant to Section 19.04.030 of the DMC, the Community Development Director of the City of Duarte, or assigned designee, shall have the responsibility to interpret the meaning or applicability of any of the requirements or provisions of this Specific Plan. The Director may issue an official interpretation or refer the question to the Planning Commission for determination. All interpretations shall be made in writing, and a permanent record of such interpretations and determinations shall be maintained by the City of Duarte.

MODIFICATIONS

MAJOR CHANGES

The owner may initiate an amendment to the provisions of this Specific Plan if substantial changes are required in the project during the development process. An amendment shall be in conformance with California Government Code Sections 65450-65457. Such changes will require public notification and review and approval before a governing body.

MINOR CHANGES

The Architectural Review Board may approve minor revisions or modifications to components of this specific plan. All requests for such revisions or modifications shall be in writing and may include the following:

- Parking and circulation configurations, which do not change the basic parking areas, stall allocation or circulation concept.
- Grading alternatives, which do not change basic concept, increase slopes or change course of drainage that could adversely affect adjacent or surrounding properties.
- Architectural or landscape modifications which do not alter the overall design concept or significantly reduce the effect originally intended.
- Proposals or minor modifications for small detached structures, such as arbors, trellis, and pergolas.

ENTITLEMENT SCHEDULE

September 20, 2010	~~	Planning Commission (1st Meeting)
October 18, 2010	~~	Planning Commission (2nd Meeting)
December 14, 2010	~~	City Council (1st Reading)
January 4, 2011	~~	City Council (2nd Reading)