

WESTMINSTER GARDENS



MASTER PLAN
AUGUST 1997

CHCG
ARCHITECTS

WESTMINSTER GARDENS FACILITIES MASTER PLAN

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BACKGROUND

In 1990, the City of Duarte approved a Specific Plan for Westminster Gardens. A number of significant events followed this approval:

- A continuous examination of the scope and nature of Westminster Gardens' program by the Board of Trustees via Board retreats and discussion.
- Review of a Strategic Plan and establishment of Strategic Long Range Plan Goals.
- The report by the Third Age consulting firm which basically encouraged the programmatic predominance of senior independence at Westminster over traditional medical/institutional models of aging as a malady requiring escalating treatment and institutionalization. This report also addressed issues of economic viability and market appeal. The resultant recommendations included a decrease in Skilled Nursing Unit population, an increase in independent living population, and a growth in home health care, recreational, and proactive wellness programs.

With these considerations at the foremost, in August of 1996, CHCG Architects was commissioned to revisit Westminster Garden's Facilities Master Plan and to act as Executive Architect for the campus. In the following seven month period, CHCG met with the City of Duarte, Westminster Executive staff, with the Westminster Campus Development Committee, and its Board of Directors to evolve an updated Facilities Master Plan. Additionally CHCG reviewed the design of the Garden Homes prototype, and began development, with Westminster, of facilities programming for the Master Plan components. The following report summarizes the foundations of that programming, and describes the design basis for the final Board-approved Facilities Master Plan.

PROGRAM & CONCEPT

PROGRAM OCCUPANCY TARGETS

For continued economic stability, the Third Age report established the need to maintain a total population at Westminster of approximately 250 residents. This market-driven requirement is coupled with two other trends: the reduction of skilled nursing beds in favor of assisted living and home health care, and the conversion of one bedroom units to two bedroom units. Both these trends negatively impact future population, given existing facilities. Additionally, it is anticipated that remodel of the existing assisted living facilities to incorporate necessary activity spaces and handicap accessibility will further reduce future population there.

Consequently, one of the targets of the Master Plan is increasing the quantity of independent living Garden Homes to meet future population requirements. A table of these anticipated changes in the balance of population is included as Exhibit A.

MASTER PLAN PROGRAM CONCEPT: THE TWO RESIDENT CLUSTERS

In addition to changes in the balance of future population at Westminster, the Third Age report suggests an evolving philosophy for delivery of functions and services, with a focus on proactive resident recreation and proactive wellness. Indeed, these two categories - recreational/cultural and wellness/health maintenance form the basis for two logical groupings of new facilities in the Master Plan:

- **RESIDENT CENTER CLUSTER:**
Incorporating cultural/recreational activities led primarily by residents, this cluster would contain the following functions:
 - visitor center/residents' concierge
 - music/culture/education
 - library
 - communications media
 - resident association office
 - a/v media
 - chapel
 - arts & crafts

MASTER PLAN PROGRAM CONCEPT: THE TWO CLUSTERS (cont.)

- **RESIDENT SERVICES CLUSTER:**
Incorporating wellness/health maintenance activities led primarily by staff, this cluster would contain the following functions:
 - assisted living lodges
 - new health center
 - wellness clinic
 - hospice/home health delivery
 - activities/daycare
 - wander garden
 - beauty shop
 - fitness/swimming
 - new dining hall/kitchen
 - dental office
 - staff break room
 - assisted living/health staff support

With Assisted Living, Dining, and Health Center currently at the center of the campus, this area seems to already have an established context for delivery of wellness services, and thus the central campus is proposed as the site for the Resident Services Cluster.

As Morrison House has traditionally been the center for resident-led cultural activities, and it serves as an historic entry landmark for both residents and guests to the campus, it is proposed as the continued site for the Resident Center Cluster.

These two adjacent clusters, linking, respectively, the center of the campus and the entry to the campus, form the core of the Master Plan's programmatic concept.

MAINTAINING CAMPUS CHARACTER AT WESTMINSTER GARDENS

The style of living at Westminster and its coinciding environmental character are unique. Though there is considerable density of one story living units, the nature of the overall site remains lushly landscaped, almost semi-rural. The initial planning of landscaping,

MAINTAINING CAMPUS CHARACTER AT WESTMINSTER GARDENS (cont.)

of paths, of view axes, and of overall site organization was thoughtful, and clearly paid attention to the long term maturity of landscape and sense of place. There is an almost seamless natural hierarchy that has developed over time between the individual porch/landscape extension of units, to semi-public walking areas, to the formally treed streetscape and public areas. Overall, there is a sense of timelessness in the landscape, a sense of respect for the indigenous semi-arid character of place and planting that makes Westminster Gardens unmistakably Southern Californian.

One of the implicit charges of the master planning process is that it continue to respect the traditions of this campus character. Sometimes that respect has associated penalties or costs. For example, while adding sidewalks throughout Westminster's roads might increase the margin of walking safety, it would radically alter the character of place. Given the tightness of units to the street, the introduction of sidewalks would create a crowded 'suburbanized' character inappropriate to the historical nature of place at Westminster. So it is that the design team has sought alternative strategies to traffic/walking safety which will be outlined below.

Similarly, while a large cluster of two story units served by a single shared elevator might be economically effective, its impact on scale, and on historic community living patterns in the Gardens would again seem inappropriate. So it is that the Master Plan seeks to infill one story units in areas where mature landscaping will be least impacted.

Throughout the master planning processes, the kinds of decisions that were made to meet programmatic needs consistently sought to:

- Respect the scale of context in terms of buildings, paving, and parking.
- Preserve and celebrate the preponderance of mature, dramatic landscape.
- Promulgate opportunities for indoor/outdoor connection and interchange in new facilities concepts.

EXHIBIT A

	Existing Units	Future Units	Future Occupancy
Health Center	64	20	20
Assisted Living			
Memorial Lodge Shu Lodge	35 units	35 units	35
Independent Living			
Morrison House	5 Singles	5 Singles	5
Studios	5	1	1
Singles	28	14	14
Doubles	43	61	91
Builder Donor	11	11	16
Garden Homes		29	43
Garden Homes - Northwest Corner		12	18
<hr/>			
Total	195	197	243

THE MASTER PLAN

NEW CAMPUS ENTRY

Several criteria led the re-shaping of the main campus entry:

- Celebrating the landmark nature of Morrison House by allowing strong entry views by residents and guests.
- Allowing greater definition and safety of vehicular flow, and allowing easier vehicle turnaround at entry.
- Addressing vehicle safety concerns at the Santo Domingo/Central intersection.
- Maximizing frontal staff parking.
- Maintaining the corner forested area in a natural state.

The design solution proposes to move the vehicular entry north from the current entry driveway. This allows both a safer distance from the Santo Domingo/Central intersection, and a more gracious/open view into the Morrison House courtyard by entering vehicles. It will also provide a greater landscape buffer in front of the tennis court.

The entry view is further enhanced by removal of the existing swimming pool complex, (which has become a difficult maintenance problem and will be replaced at the Resident Services Cluster). The sequence of visual events upon entry will then begin with the existing forested corner, then the existing tennis court, then (further south than the pool was) a landscaped staff and guest parking area, and then the Morrison House and courtyard.

The entry drive itself will have a divided median for increased safety.

MORRISON HOUSE: RESIDENT CENTER CLUSTER

As noted above, Morrison House will focus on resident led recreational and cultural activities. Also planned for inclusion in Morrison House is the administration office. This is a logical fit, with Morrison House's proximity to the campus entry and staffs constant interaction with and support to the residents. Placement of the administration office wing would be toward the south of the facility leaving the north (more resident-proximate areas) free for resident-focused activities. The programming and schematic planning for this renovation is currently in progress.

CENTRAL CAMPUS: RESIDENT SERVICES CLUSTER

The fundamental physical concepts of the central Resident Services Cluster are as follows:

- Demolish the existing Skilled Nursing Facility, which is no longer a serviceable facility.
- Demolish the existing Kitchen and Dining Room. The reasons for this demolition include the state of these facilities; their obstruction of future Master Plan development given their placement on the site; and the programmatic imperative to have a Dining Facility that is modeled much more on hospitality prototypes, attracting greater numbers of independent living residents.
- Renovate Assisted Living units to contemporary standards and hierarchies of acuity, including provision for an Alzheimer's unit with adjacent Wandering Garden. In general, the long term aim of the Assisted Living facility is to handle higher levels of acuity than traditionally, with increased home care addressing lower levels of acuity, and Skilled Nursing addressing only extreme/medical levels of acuity.

CENTRAL CAMPUS: RESIDENT SERVICES CLUSTER (cont.)

- Construct a new Health Center of 10 rooms with potential future expansion for another 10 rooms. These rooms will be semi-private in scale, allowing for typical private usage, but also allowing double occupancy in extreme/temporary situations (such as flu epidemics, etc.).

The combination of Assisted Living facilities (Shu Lodge, Memorial Lodge), and the new Health Facility to the north forms a conceptual 'doughnut' of resident spaces that require a variety of staff services. These services are contained at the center of this 'doughnut', and are designated the Resident Services Center. Functions of the Center include:

- Wellness clinic
- Hospice/home health delivery
- Activities/daycare
- Beauty shop
- Fitness/swimming
- New dining/kitchen
- Dental office

As independent living residents of Westminster Gardens will also utilize these services, the Master Plan incorporates a weather-protected skylit 'street' or spine through the center of this conceptual 'doughnut' that links all of these functions. This skylit street is conceived as a major socializing gallery, opening out onto courtyards and landscaped views.

The gallery can be entered by either independent residents or public visitors at its south end adjacent to Packard Hall. Parking will be provided near this entry to facilitate visitors. The gallery then traverses past the Assisted Living entries, past clinic and lifestyle support functions, past the Dining Room (on the west) and the Swimming Pool/Fitness Center (on the east), and terminating at the Health Center entry.

LINKING LANDSCAPE: THE RESIDENT GARDENS

In conjunction with the two Clusters will be a walking garden that links them. This garden will be a generous expansion of the current brook and garden that is north of Morrison House. Reinforced with additional planting, covered shade structures, and paths, this area is intended to become a lush focus of outdoor resident social activity at the Gardens.

The narrowing of the east/west road separating Packard Hall from the south gardens, and the elimination of parking along this road and south of Packard Hall, will contribute to the garden character of this landscape that links the two clusters.

GARDEN HOMES

The Master Plan proposes expansion of Garden Homes as previously planned at those sites which have been prepared for these units. In addition, in order to reach required population numbers, the Master Plan has infilled Garden Homes into other areas. The design of these units has been modified relative to market issues. The architecture of these Homes has also been modified to introduce more detailing in more natural material such as wood, in order to strengthen the relationship between the Homes and their strong landscape context.

It is noted here that in order to reach required population targets (given one-story construction), it may ultimately be necessary to build Garden Home units in the area now designated as Memorial Park. (The other potential path to achieve ultimate population targets would be the future addition of the ten expansion Health Center rooms.)

PARKING

The fundamental issues involving parking included the following:

- Increasing parking for residents near their units.
- Providing staff parking near the entry to the Gardens.

PARKING (cont.)

- Providing doctor/clinic parking near the Services Cluster.
- Providing focused parking in potential areas of assembly, like the Services Cluster and Packard Hall.

The design solution for parking addressed each of these issues in the placement and concentration of parking. At the same time, the strategy for parking areas is basically to avoid large blocks of parking, and to infill small numbers of spaces in areas not currently well-landscaped. While covered/garaged parking was discussed (in addition to the garages in the Garden Homes), it was determined that the impact on the scale/density of the campus, on views, and on landscape would be more negative than the benefits of such parking.

PEDESTRIAN SAFETY AND SITE SECURITY

An issue of concern during Board reviews of the draft Master Plan was site security.

Specific concerns included:

- Multiple points of site entry.
- Theft and intrusion by non-residents.
- Pedestrian/walking safety.

The final Master Plan addressed these concerns. There will be only a single point of public entry to the site (near Morrison House). All other entry points will be for fire access or controlled service delivery only.

As some of the concerns about theft relate to transient staffing, and penetration of staff vehicles and staff parking into the site, the provision for all staff parking near the Gardens main entry will mitigate the need for staff to drive into the site.

PEDESTRIAN SAFETY AND SITE SECURITY (cont.)

Pedestrian walking safety will be enhanced by the exclusion of staff cars from site, by the provision for increased internal wandering pathway systems distinct from the roads, and by a road striping system to define cars vs. pedestrians. Pedestrian safety will also be increased by the inclusion in the Master Plan of two new initiatives:

- A comprehensive site lighting Master Plan.
- A comprehensive graphics/signage/wayfinding Master Plan.

These detailed plans provide not only higher levels of site safety and wayfinding, but will also be vehicles to enhance the sense of drama and place at Westminster Gardens.

LANDSCAPE CONCEPT

The character of Westminster Gardens is that of peaceful living. The scale of the one story residences to the simply laid roads reminds one of an unhurried country existence. Grand, mature trees and a variety of species expresses a thoughtful respect for living things, past and future. Lush landscaping, curving footpaths and simple architecture invokes images of a timeless rural site whereby settlers carefully interspersed small cottages among mature trees respecting each others' space and character.

In addition, the residents of Westminster Gardens have helped to create a uniqueness by planting their favorite shrubs and trees. This has developed an arboretum quality to the site but has also increased maintenance time and costs. Exotic species require more care to manage pests, diseases and rampant growth. Unknowingly, trees have been planted over underground utility lines requiring eventual tree removal and costly replacement of utilities. Other beloved plants degrade as their owners change or are unable to provide the necessary care.

In the process of future planning, it is imperative that the unique character of Westminster Gardens be defined and respected, while reducing costly maintenance. The value of this planning lies in overlaying the expansion of the facilities with the special qualities of the existing landscape experience and creating a new "sense of place" that invokes the best of the old. This will be accomplished by acknowledging the needs and desires of the residents, the crew responsible for upkeep, and natural processes.

This planning also responds to the benefits and challenges created by the cycles of nature. For example, "people spaces" are located near deciduous trees to provide shade in hot summers and allow their bare branches to let in the sun's warmth and light in winter. However, in the wrong location, tree roots can destroy sidewalks, roads and foundations, and litter from pods, leaves and fruit can be messy and provide a danger to pedestrians. Trees susceptible to breakage can damage vehicles or structures during our annual Santa Ana windstorms.

ASSETS

- Unique and established landscape appearance
- Character of site exhibits comforting, rural environment
- Extensive variety of plant species enhances garden setting
- Mature trees throughout site strengthens character
- Use of native cobble stone for curbs and walls further illustrates natural setting

LIABILITIES

- Extensive variety of plants gives haphazard appearance
- Unusual ornamental plants increase maintenance
- Quantity of plant material requiring extensive maintenance overburdens staff, resulting in lack of care and neglected appearance
- Infrequently pruned trees create danger to people and property
- Unchecked root growth damages paving and creates tripping hazard
- Aging irrigation system is wasteful and costly
- Minimal landscape and pathway lighting possibly threatens safety

LANDSCAPE PROGRAM CONCEPT

The development of standards and guidelines for current living and future expansions will begin by defining the character of the site.

STREET TREES

The meandering roads and paths encourage a natural rather than a regimented layout of trees. The roads named after the bordering trees are quaint, logical, and should be adhered to. Planting of new street trees on each of these streets should be limited to species reflecting the street name. These streets are as follows:

- Amber Drive - *Liquidamber styraciflua*
- Christmas Tree Lane - *Cedrus deodara*
- Live Oak Road - *Quercus agrifolia*
- Oleander Drive - *Nerium oleander*
- Pepper Tree Lane - *Schinus molle*
- Eucalyptus Way - *Eucalyptus species*
- Orchard Road - *Fruiting species*

EXISTING TREES

The vast quantity of species is unique but can lead to a cluttered image. An alternative is to simplify the tree palette by removing problematic trees or relocating valuable ones to create logical specie groups and a more cohesive look.

The following is a list of trees that inhabit the site. They all provide value when placed in the proper setting, although some are problematic, as noted. The problematic trees should either be removed, receive additional attention, or when specified, be placed in the appropriate location.

- Acers - *Maples (aggressive shallow roots)*
- Alnus - *Alders (aggressive shallow roots)*
- Callistemon - *Bottle Brush*
- Cinnamomum - *Camphor Tree*
- Eucalyptus (*excessive tree litter and brittle branches*)
- Fraxinus - *Ash (aggressive shallow roots)*

EXISTING TREES (cont.)

- **Heteromeles - Toyon**
- **Jacaranda**
- **Koelreuteria**
- **Liquidambar (*aggressive shallow roots and seed pods are problematic*)**
- **Magnolias**
- **Palms**
- **Platanus**
- **Pines**
- **Prunus & Pyrus - Ornamental Cherry & Pears**
- **Quercus - Oaks**
- **Rhus - Sumacs**
- **Schinus - Peppers**

Plant groupings should coordinate tree, shrub, and ground cover types by origin, location or site exposure. Specific varieties should be defined so as to maintain a particular image while reducing messy or disease prone types. Selections would be rated for value of color, texture of bark or leaf, structure, form, drought tolerance and seasonal displays, over cost of maintenance, excessive litter, spraying or pruning and susceptibility to insects and diseases.

Specific Plant Groups by region and adaptation are:

- **Western Natives**
 - **Coast Live Oak Association**
 - **Sycamore Association**
 - **Pine Association**
- **Mediterranean Species**
 - **Pepper Tree Association**
- **Australian Species**
 - **Eucalyptus Association**
- **Asian Species**
 - **Crepe Myrtle Association**
- **Ornamentals**
 - **Fruit Trees & Roses**

EXISTING TREES (cont.)

For example, the Oak trees at the southern interior of the site should be underplanted with shrubs that naturally thrive in the dry shade of Oaks. Plantings near the pond and streams should reflect a moist riparian environment that would not require excessive care.

The existing soil's rocky and low nutrient condition is limiting but can be improved through the addition of amendments and regular fertilization.

THE SPACES

Public spaces at Westminster Gardens will also define the image presented. These spaces should reflect the natural feel of the site, but in a neat and welcoming way. They should never appear neglected or messy. Flowers in non-fussy arrays, simple forms and a clean appearance of the landscape reflects a positive self image for the Gardens. These areas include the main gate, the entry drive, the Resident Center Cluster, and the Resident Services Cluster.

Semi-Public spaces can be a little more relaxed in appearance, but should still be neat. These areas must provide safety from conflict between vehicles and pedestrians by defining intended use, maintaining views and creating a somewhat direct path of travel. Shade, fragrance and special plant groupings can create unique experiences along the way. These areas include interior roads and main pathways.

Semi-Private spaces such as group or specialty gardens can reflect the wishes of a group of residents. Vegetables, fruit trees or a memorial tree garden can be defined and located in areas less visible. As desire for these areas changes, they should be able to convert to lawn areas easily. A maintenance schedule should be agreed upon by residents and maintenance crew, so that the upkeep is shared.

Private spaces, adjacent to the residences, can be unique to the owners' wishes providing some guidelines are accepted. For

THE SPACES (cont.)

example, plants (especially large or spiny) should be located using setbacks at least equal to its mature size away from structures or pathways. High water use plants should be grouped separately from others.

LANDSCAPE LIGHTING

Supplemental landscape lighting at Westminster Gardens should be kept to a minimum and not distract from the rural setting. Post mounted fixtures and pathway lighting should remain inconspicuous, enhance notable landscape features, and provide clear visibility along walks and driveways.

Additional uplighting of specimen trees is encouraged in select locations only, including the campus entrance, Morrison House, and Resident Service Cluster. Memorial Trees should also receive some form of lighting, compatible with the other fixtures.

MAINTENANCE

Maintenance of the landscape is an important issue but often overlooked. Safety is of utmost concern. Cracked or raised paving from surface roots are a prime cause of accidents. Broken branches can damage property or injure pedestrians. Plants susceptible to pests require noxious sprays. The expansive site and variety of plants require that personnel time and other costs should be spent efficiently. Maintaining a neat appearance is the ultimate goal.

PLANT MATERIAL

- Select Trees and Shrubs that thrive without additional care
- Limit existing time-consuming plants that require excessive pruning, fertilizing, watering or spraying.
- Root pruning and the use of root barrier fabric should occur at such opportunities as when roads are being repaired
- Schedule maintenance to provide for light, regular pruning rather than unchecked growth then radical trimming.
- Protect the initial investment by amending the soil and providing time released fertilizer regularly.
- Create approved spaces for personal and group gardens that can be converted should the maintenance be reduced.

IRRIGATION

Irrigation must be efficient and designed to reduce overspray onto walks and buildings. Water damage currently exists at some structures from overspray. Maintenance time can be reduced by creating zones at each residence to provide individual control.

CONCLUSION

Through the use of this Facilities Master Plan and the design and construction documents to follow, the unique character of Westminster Gardens can be preserved while embracing the future creating an integrated environment of landscape and facilities.

As with any master plan, this design provides an overall vision and framework for future building. Thus, this vision should be considered both *incremental* and *flexible*.

The full Master Plan will not be achieved in a single construction effort. For example, instrumental to the construction of Garden Homes has been a successful marketing phase. The income from these completed homes will be a prerequisite for funding broader improvements at Westminster in recreation and health facilities. These improvements, in turn, are themselves marketing features, which will encourage future prospective residents to buy or build at Westminster. Thus, the building process will evolve in phases, over a period of time.

With this phased development, there will undoubtedly continue to be evolutions in health delivery systems and evolutions in recreational philosophy. In addition, there will be a learning process from the first phases of construction that will be applied to future construction.

In short, the Facilities Master Plan will possibly continue to undergo some revision and refinement as it moves into its phased development.



City of Duarte

Sixteen Hundred Huntington Drive, Duarte, California 91010 - (818) 357-7931

January 7, 1998

Westminster Gardens
Attn: Thomas Wentz
1420 Santo Domingo Avenue
Duarte, Ca. 91010

Subject: Amendment to Westminster Gardens Specific Plan.

Dear Tom:

In reviewing your request for a minor modification to the Westminster Gardens Specific Plan, I have determined that the proposed changes are minor in nature. Therefore, I am administratively approving the changes, as allowed in the Specific Plan.

However, I would like to stress that the Specific Plan constitutes zoning on the site and as you are aware, the Specific Plan has a phasing program for public improvements. In particular, curb and gutter work are required to be in place prior to construction of the 12th housing unit. Prior to the issuance of any additional building permits, the curb and gutter Bradbourne Avenue shall be installed. Any additional changes in the phasing of the public improvements (i.e. walls on Bradbourne and Central) shall constitute a major change and will require public hearings before the Planning Commission and City Council.

If you have any questions please contact Steve Sizemore and he will assist you. He can be reached at (626) 357-7931. Ext. 231, Monday through Thursday, 7:30 AM to 6:00 PM.

Sincerely

Ed Cox
Director, Community Development

**Westminster Gardens Project Data
Comparative Chart
April 21, 1997**

	Current Site Utilization	Future Site Utilization Specific Plan adopted Nov. 1990	New Master Plan(1)
Site Density/ Apartments	116 Apts. 3.78 Apts. /Ac.	151 Apts. 4.92 Apts. /Ac.	149 Apts.(2) 4.64 Apts. /Ac.
Site Density/ Residents	119 Residents 6.49 Res. /Ac.	305 Residents(3) 9.95 Res. /Ac.	250 Residents(3) 7.79 Res. /Ac.
Lot Coverage	3.27 Ac. 142,441 Sq. Ft.	4.68 Ac. 203,860 Sq. Ft. @ 15.3% <i>Lot Coverage @ 12.5%</i>	5.95 Ac. 259,376 Sq. Ft. <i>Lot Coverage @ 12.5%</i>
Parking Total	121	175	226
Open	89	116	180
Enclosed/ Covered	32	59	46
Open Space Exclusive of Roads	21.97 Ac. 957,120 Sq. Ft.	19.26 Ac. 838,793 Sq. Ft.	19.41 Ac. 845,500 Sq. Ft.
Open Space In Roads & Pavement	5.42 Ac. 236,095 Sq. Ft.	6.73 Ac. 293,003 Sq. Ft.	6.73 Ac. 293,003 Sq. Ft.

- (1) Includes parcel at North-West Corner of the property.
Site Area = 32.09 Ac.
- (2) Includes the potential addition of up to 8 Garden Homes at Memorial Park.
- (3) Includes residents in the Health Care Center and in the Personal Care Units.

**Westminster Gardens Project Data
Comparative Chart
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City of Duarte

Sixteen Hundred Huntington Drive, Duarte, California 91010 - (818) 357-7931

December 29, 1997

Edward L. Bolden Jr.
Andel Engineering Company
23655 San Fernando Road
Newhall, CA 91321

file

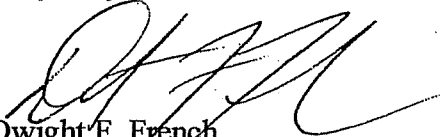
Subject: Westminster Gardens Plan Check

Dear Mr. Bolden:

This will confirm our discussion of December 23, 1997. The design for Bradbourne Avenue as submitted is acceptable. Water service and sewer service that serves the building only, is part of the building plan check. I cannot finish the grading plan check until such time as the Specific Plan is amended to reflect the layout shown on the grading plan, or the grading plan is amended to reflect the approved Specific Plan.

If you have any questions, please call me at (626) 357-7931.

Very truly yours,


Dwight F. French
City Engineer

cc: Steve Sizemore, City Planner

/wgpc



COUNTY OF LOS ANGELES
BUILDING AND SAFETY

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect
 License Number _____ Lic. Class _____
 Contractor _____ Date _____

I am exempt under Sec. _____
 B.&P.C. for this reason _____ Date: _____

Signature _____
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____
 Lender's Address _____
 I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

FOR APPLICANT TO FILL IN		BUILDING ADDRESS	
BUILDING ADDRESS 1420 Santa Domingo Ave. - Unit 202		LOCALITY	
CITY Duarte	ZIP 91010	NEAREST CROSS ST.	
NO OF BLDGS. NOW ON LOT	TRACT	USE ZONE	MAP NO.
BLOCK	PAGE	SPECIAL CONDITIONS	
LOT NO.	PARCEL	WITHIN 1000 FT. OF SCHOOL?	YES
OWNER Westminster Gardens	TEL. NO. 818-358-2569	DISTRICT	GROUP
ADDRESS 1420 Santa Domingo Ave.	ZIP 91010	TYPE CONST	FIRE ZONE
CITY Duarte	TEL. NO. 818-568-1428	STATISTICAL CLASSIFICATION	DWELL UNITS
ARCHITECT OR ENGINEER CHGG Architects	CONTRACTOR	REQUIRED SET BACK	YARD
ADDRESS 135 W. Green St., #200, Pasadena	TEL. NO.	FRONT P.L.	HWY
CONTRACTOR	LIC. NO.	SIDE P.L.	
ADDRESS	LIC. CLASS	SEWER MAP	BK
CITY			PG
SP. FT. SIZE 106	NO OF STORIES	NO OF FAMILIES	NEW
DESCRIPTION OF WORK Remodels/Additions to existing unit. Functions include bathrooms, bdrm & ldry fac.			ADD
			ALTER
			REPAIR
			DEMOL
			URM
USE OF EXISTING BLDG.			
APPLICANT (PRINT) Lewis Sappenfield	TEL. NO. 818-358-4018		
ADDRESS 1420 Santa Domingo Ave., Duarte, CA			
<small>WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?</small> YES <input type="checkbox"/> NO <input type="checkbox"/>			
<small>WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES</small> YES <input type="checkbox"/> NO <input type="checkbox"/>			
<small>I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 2, CHAPTER 20 SECTIONS 2.20.01 THROUGH 2.20.140 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD</small>			
P.C. FEE \$ 3102.00	PERMIT FEE	OWNER OR AGENT	
INVESTIGATION FEE	ISSUANCE FEE		
	TOTAL FEE		

SEE REVERSE FOR ENGLISH LANGUAGE

DATE

SIGNATURE OF APPLICANT



APPLICATION FOR BUILDING PERMIT

BUILDING AND SAFETY

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed underprovisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____
Contractor _____ Date _____

I am exempt under Sec. _____
B.&P.C. for this reason _____ Date: _____

Signature _____
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____
Lender's Address _____

I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of A. _____ Date _____

BUILDING ADDRESS 1420 Santa Domingo Ave. - Unit 223/224/225		LOCALITY		NEAREST CROSS ST		USE ZONE		MAP NO.		SPECIAL CONDITIONS	
CITY Duarte		NO OF BLDGS. NOW ON LOT		LOT NO		BLOCK		PAGE		PARCEL	
OWNER Westminster Gardens		TEL NO. 818-358-2569		CITY Duarte		ARCHITECT OR ENGINEER CHCG Architects		TEL NO. 818-568-1428		ZIP 91010	
ADDRESS 1420 Santa Domingo Ave.		CITY Duarte		ARCHITECT OR ENGINEER CHCG Architects		TEL NO. 818-568-1428		ZIP 91010		CONTRACTOR 135 W. Green St., #200, Pasadena	
ADDRESS 135 W. Green St., #200, Pasadena		CITY Pasadena		L.C. NO.		L.C. CLASS		NO. OF STORIES		NO. OF FAMILIES	
SO. FT. SIZE 480		DESCRIPTION OF WORK Remodels/Additions to existing units. Functions include bathrooms, bdrm & ldry fac.		NEW <input type="checkbox"/>		ADD <input type="checkbox"/>		ALTER <input type="checkbox"/>		REPAIR <input type="checkbox"/>	
USE OF EXISTING BLDG. Dwelling		NEW <input type="checkbox"/>		ADD <input type="checkbox"/>		ALTER <input type="checkbox"/>		REPAIR <input type="checkbox"/>		DEMOL <input type="checkbox"/>	
APPLICANT (PRMT) Lewis Sappenfield		TEL NO. 818-358-4018		NEW <input type="checkbox"/>		ADD <input type="checkbox"/>		ALTER <input type="checkbox"/>		REPAIR <input type="checkbox"/>	
ADDRESS 1420 Santa Domingo Ave., Duarte, CA		TEL NO. 818-358-4018		DEMOL <input type="checkbox"/>		URM <input type="checkbox"/>		REPAIR <input type="checkbox"/>		DEMOL <input type="checkbox"/>	
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?		YES <input type="checkbox"/> NO <input type="checkbox"/>		WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMID) SEE PERMITTING CHECKLIST FOR GUIDELINES		YES <input type="checkbox"/> NO <input type="checkbox"/>		HAVE I READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMID PERMITTING CHECKLIST UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 21, CHAPTER 2.20 (ARTICLE 2.20) 1401 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMID		YES <input type="checkbox"/> NO <input type="checkbox"/>	
OWNER OR AGENT		PERMIT FEE		ISSUANCE FEE		TOTAL FEE		INVESTIGATION FEE		P.C. FEE	

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

BUILDING ADDRESS 1420 Santa Domingo Ave. Unit - 222		LOCALITY	
CITY Duarte		NEAREST CROSS ST.	
ZIP 91010		USE ZONE	
NO. OF BLDGS. NOW ON LOT		MAP NO.	
TRACT		SPECIAL CONDITIONS	
BLOCK		WITHIN 1000 FT. OF SCHOOL? YES <input type="checkbox"/> NO <input type="checkbox"/>	
PAGE		DISTRICT	
PARCEL		GROUP	
OWNER Westminster Gardens		TYPE CONST.	
ADDRESS 1420 Santa Domingo Ave.		FIRE ZONE	
TEL NO. 818-358-2569		NO	
CITY Duarte		STATISTICAL CLASSIFICATION	
ARCHITECT OR ENGINEER CHCG Architects		CLASS NO.	
TEL NO. 818-568-1428		DWELL UNITS	
ADDRESS 135 W. Green St., #200, Pasadena		APT	
CONTRACTOR		CONDO	
TEL NO.		REQUIRED SET BACK	
LIC. NO.		FRONT	
LIC. CLASS		YARD	
NO. OF STORIES		HWY	
NO. OF FAMILIES		TOTAL SETBACK FROM PROP LINE	
NEW <input type="checkbox"/>		EXIST WIDTH	
ADD <input type="checkbox"/>		SEWER MAP	
ALTER <input type="checkbox"/>		BK	
REPAIR <input type="checkbox"/>		PG	
DEMOL <input type="checkbox"/>		VALUATION	
URM <input type="checkbox"/>		\$	
DESCRIPTION OF WORK Remodels/Additions to existing unit. Functions include bathrooms, bdrm & ldry fac.		\$	
USE OF EXISTING BLDG. Dwelling		LDM# P/C #	
APPLICANT (PRINT) Lewis Sappenfield		LDM# Perm #	
TEL NO. 818-358-4018		FINAL DATE	
ADDRESS 1420 Santa Domingo Ave., Duarte, CA		FINAL BY	
<p>WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR LIQUID OR GASEOUS HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>WILL THE ANTICIPATED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COUNTY QUALITY MANAGEMENT DISTRICT (SCQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCQMD PERMITTING CHECKLIST UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 2, CHAPTER 2.20 SECTIONS 2.20.01 THROUGH 2.20.08 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCQMD.</p>		<p>VALIDATION</p>	
OWNER OR AGENT		PC FEE	
PERMIT FEE		ISSUANCE FEE	
INVESTIGATION FEE		TOTAL FEE	

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to sell insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished.

Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed underprovisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt under Sec. _____

B&P.C. for this reason _____

Signature _____

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of Agent _____ Date _____

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

FOR APPLICANT TO FILL IN

BUILDING ADDRESS
 1420 Santa Domingo Ave. - Unit 200
 Duarte, CA 91010

NO OF BLDGS. NOW ON LOT

TRACT _____ **BLOCK** _____ **LOT NO.** _____

ASSESSOR MAP BOOK _____ **PAGE** _____ **PARCEL** _____

OWNER
 Westminster Gardens
 1420 Santa Domingo Ave.
 City: Duarte, ZIP: 91010
 TEL. NO. 818-358-2569

ARCHITECT OR ENGINEER
 CHCG Architects
 135 W. Green St., #200, Pasadena
 City: Pasadena, ZIP: _____
 TEL. NO. 818-568-1428

CONTRACTOR

 Lic. No. _____

CLASSIFICATION
 CLASS NO. _____ DWELL UNITS _____ APT _____ CONDO _____

REQUIRED SET BACK
 FRONT P L _____
 SIDE P L _____
 TOTAL SETBACK FROM PROP LINE _____

SEWER MAP
 BK _____ PG _____

VALUATION
 \$ _____

LDMA P/C #

LDMA Perm #

FINAL DATE

FINAL BY

BUILDING ADDRESS

LOCALITY

NEAREST CROSS ST.

USE ZONE _____ **MAP NO.** _____

SPECIAL CONDITIONS

WITHIN 1000 FT. OF SCHOOL? YES _____ NO _____

DISTRICT _____ **GROUP** _____ **TYPE CONST.** _____ **FIRE ZONE** _____ **PROCESSED BY** _____

STATISTICAL CLASSIFICATION
 CLASS NO. _____ DWELL UNITS _____ APT _____ CONDO _____

REQUIRED SET BACK
 FRONT P L _____
 SIDE P L _____
 TOTAL SETBACK FROM PROP LINE _____

SEWER MAP
 BK _____ PG _____

VALUATION
 \$ _____

LDMA P/C #

LDMA Perm #

FINAL DATE

FINAL BY

DESCRIPTION OF WORK
 Remodels/ Additions to existing unit. Functions include
 bathrooms, bdrm & 1dry fac.
 USE OF EXISTING BLDG. _____

APPLICANT (PRINT)
 Lewis Sappenfield
 1420 Santa Domingo Ave., Duarte, CA
 TEL. NO. 818-358-4018

YES **NO**

NEW **ADD** **ALTER** **REPAIR** **DEMOL** **URM**

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

YES **NO**

WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SEE PERMITTING CHECKLIST FOR GUIDELINES

YES **NO**

HAVE YOU READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST UNDERSTANDING REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE TITLE 2, CHAPTER 2.20 THROUGH 2.20.140 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD?

OWNER OR AGENT

P.C. FEE _____ **PERMIT FEE** _____

ISSUANCE FEE _____

INVESTIGATION FEE _____ **TOTAL FEE** _____



WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished.

Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed underprovisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt under Sec. _____

B.&P.C. for this reason _____ Date: _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Signature _____ Date: _____

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of _____ Date _____



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- Certified copy is filed with the county building inspection department.

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CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed underprovisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____ Date _____

Contractor _____

I am exempt under Sec. _____

B&P.C. for this reason _____ Date _____

Signature _____

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

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Lender's Name _____

Lender's Address _____

I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of _____ Date _____

FOR APPLICANT TO FILL IN			
BUILDING ADDRESS 1420 Santa Domingo Ave. - Unit 141		LOCALITY	
CITY Duarte	ZIP 91010	NEAREST CROSS ST.	
TRACT	BLOCK	LOT NO.	PARCEL
ASSESSOR MAP BOOK		PAGE	
OWNER Westminster Gardens	TEL NO. 818-358-2569	WITHIN 1000 FT. OF SCHOOL? YES NO	
ADDRESS 1420 Santa Domingo Ave.		DISTRICT	GROUP
CITY Duarte	ZIP 91010	TYPE CONST	FIRE ZONE
ARCHITECT OR ENGINEER CHCG Architects	TEL NO. 818-569-1428	PROCESSED BY	
ADDRESS 135 W. Green St., #200, Pasadena		STATISTICAL CLASSIFICATION	DWELL UNITS
CONTRACTOR	TEL NO.	CLASS NO.	APT CONDO
ADDRESS	LIC. NO.	REQUIRED SET BACK	YARD
CITY	LIC. CLASS	FRONT P.L.	HWY
SO. FT. SIZE 133	NO. OF STORIES	SIDE P.L.	
NO. OF FAMILIES	NO. OF UNITS	SEWER MAP	PG
DESCRIPTION OF WORK Remodels/Additions to existing unit. Functions include	NEW <input type="checkbox"/>	BK	VALUATION
bathrooms, bdrm & ldry fac.	ADD <input type="checkbox"/>	\$	
Dwelling	ALTER <input type="checkbox"/>	\$	LDMA P/C #
Use of Existing Bldg	REPAIR <input type="checkbox"/>	LDMA Perm #	
Remodeling	DEMOL <input type="checkbox"/>	FINAL DATE	
Demolition	URM <input type="checkbox"/>	FINAL BY	
APPLICANT (PRINT) Lewis Sappenfield	TEL NO. 818-358-4018	TOTAL SETBACK FROM PROP LINE	
ADDRESS 1420 Santa Domingo Ave. Duarte, CA		EXIST WIDTH	
<p>WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 2, CHAPTER 2.20, SECTIONS 2.20.100 THROUGH 2.20.140 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD</p>			
OWNER OR AGENT		PERMIT FEE	
P.C. FEE		ISSUANCE FEE	
INVESTIGATION FEE		TOTAL FEE	

SEE REVERSE FOR MANDATORY LANGUAGE



APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

- Policy No. _____ Company _____
- Certified copy is hereby furnished.
- Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

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(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____
Contractor _____ Date _____

- I am exempt under Sec. _____
B&P.C. for this reason _____ Date: _____

Signature _____
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

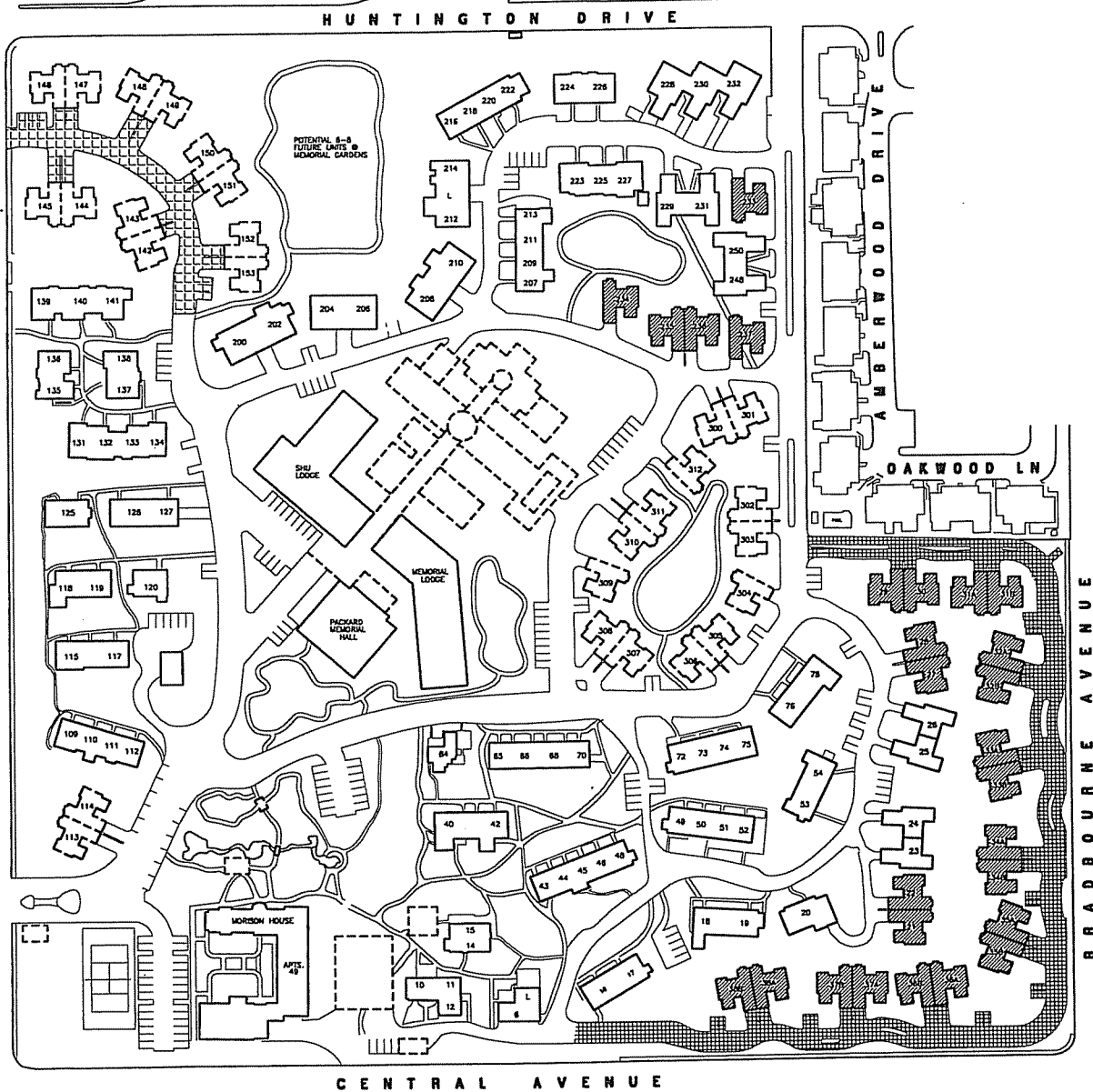
Lender's Name _____
Lender's Address _____

I certify that I have read this application and state under penalty of perjury that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of _____ Date _____

BUILDING ADDRESS 1420 Santa Domingo Ave., - Unit 125		LOCALITY	
CITY Duarte		NEAREST CROSS ST.	
ZIP 91010		USE ZONE	
NO. OF BLDGS. NOW ON LOT		MAP NO.	
TRACT		SPECIAL CONDITIONS	
BLOCK		LOT NO.	
PAGE		PARCEL	
ASSASSOR MAP BOOK		WITHIN 1000 FT. OF SCHOOL? YES NO	
OWNER Westminster Gardens		TYPE CONST.	
ADDRESS 1420 Santa Domingo Ave.		FIRE ZONE	
CITY Duarte		NO	
ARCHITECT OR ENGINEER CHGG Architects		DISTRICT	
ADDRESS 135 W. Green St., #200, Pasadena		GROUP	
CITY Duarte		TYPE CONST.	
ARCHITECT OR ENGINEER CHGG Architects		FIRE ZONE	
ADDRESS 135 W. Green St., #200, Pasadena		NO	
CITY Duarte		STATISTICAL CLASSIFICATION	
ARCHITECT OR ENGINEER CHGG Architects		CLASS NO.	
ADDRESS 135 W. Green St., #200, Pasadena		DWELL UNITS	
CITY Duarte		APT	
ARCHITECT OR ENGINEER CHGG Architects		CONDO	
ADDRESS 135 W. Green St., #200, Pasadena		REQUIRED SET BACK	
CITY Duarte		YARD	
ARCHITECT OR ENGINEER CHGG Architects		HWY	
ADDRESS 135 W. Green St., #200, Pasadena		TOTAL SETBACK FROM PROP LINE	
CITY Duarte		EXIST WIDTH	
ARCHITECT OR ENGINEER CHGG Architects		FRONT	
ADDRESS 135 W. Green St., #200, Pasadena		SIDE	
CITY Duarte		P.L.	
ARCHITECT OR ENGINEER CHGG Architects		SEWER MAP	
ADDRESS 135 W. Green St., #200, Pasadena		BK	
CITY Duarte		PG	
ARCHITECT OR ENGINEER CHGG Architects		VALUATION	
ADDRESS 135 W. Green St., #200, Pasadena		\$	
CITY Duarte		\$	
ARCHITECT OR ENGINEER CHGG Architects		LDMA P/C	
ADDRESS 135 W. Green St., #200, Pasadena		LDMA Perm #	
CITY Duarte		FINAL DATE	
ARCHITECT OR ENGINEER CHGG Architects		FINAL BY	
ADDRESS 135 W. Green St., #200, Pasadena		SEWER MAP	
CITY Duarte		BK	
ARCHITECT OR ENGINEER CHGG Architects		PG	
ADDRESS 135 W. Green St., #200, Pasadena		VALUATION	
CITY Duarte		\$	
ARCHITECT OR ENGINEER CHGG Architects		\$	
ADDRESS 135 W. Green St., #200, Pasadena		LDMA P/C	
CITY Duarte		LDMA Perm #	
ARCHITECT OR ENGINEER CHGG Architects		FINAL DATE	
ADDRESS 135 W. Green St., #200, Pasadena		FINAL BY	
CITY Duarte		SEWER MAP	
ARCHITECT OR ENGINEER CHGG Architects		BK	
ADDRESS 135 W. Green St., #200, Pasadena		PG	
CITY Duarte		VALUATION	
ARCHITECT OR ENGINEER CHGG Architects		\$	
ADDRESS 135 W. Green St., #200, Pasadena		\$	
CITY Duarte		LDMA P/C	
ARCHITECT OR ENGINEER CHGG Architects		LDMA Perm #	
ADDRESS 135 W. Green St., #200, Pasadena		FINAL DATE	
CITY Duarte		FINAL BY	





- LEGEND**
- EXISTING UNITS
 - ▨ PHASE I DEVELOPMENT
 - ▤ NEW ROADWORK - PHASE I
 - ▥ FUTURE DEVELOPMENT
 - ▧ NEW ROADWORK - FUTURE

SITE ANALYSIS

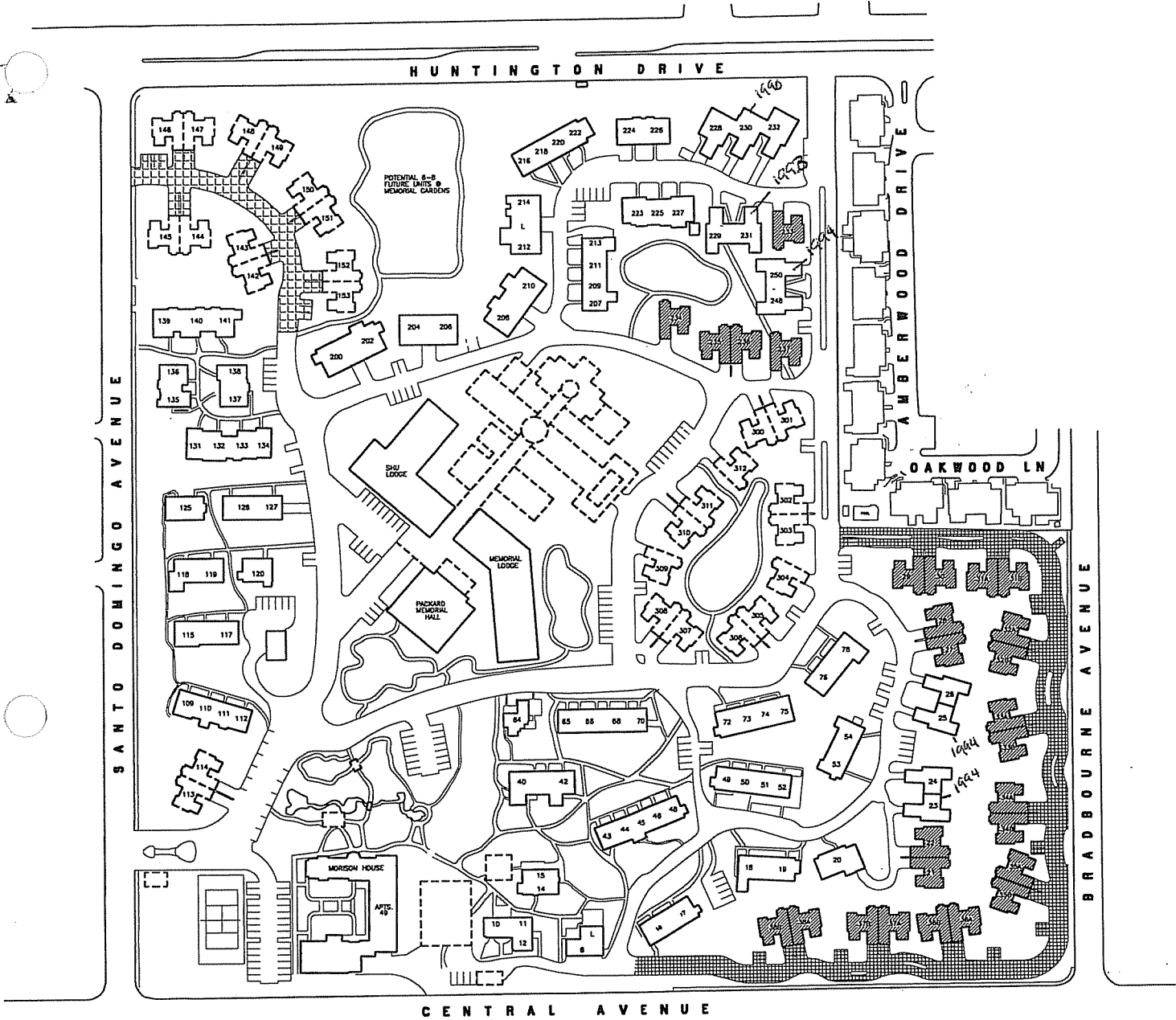
	EXISTING UNITS	FUTURE UNITS	FUTURE OCCUPANCY
HEALTH CENTER	64	10	10
ASSISTED LIVING			
MEMORIAL LODGE	35 UNITS	25 UNITS	25
SHU LODGE			
INDEPENDENT LIVING			
MORRISON HOUSE	5 SINGLES	0	0
STUDIOS	5	1	1
SINGLES	28	14	14
DOUBLES	43	61	91
BUILDER DONOR	11	11	16
GARDEN HOMES		42	63
GARDEN HOMES-NORTHWEST CORNER		12	18
MEMORIAL PARK (FUTURE)		6-8	9-12
TOTAL	191	162-184	247-250



126 West Green Street, Pasadena, California 91106

MASTER PLAN DOCUMENT
WESTMINSTER GARDENS
 SCALE: 1" = 80'
 DATE: January 5, 1998





LEGEND

- EXISTING UNITS
- PHASE I DEVELOPMENT
- NEW ROADWORK - PHASE I
- FUTURE DEVELOPMENT
- NEW ROADWORK - FUTURE

SITE ANALYSIS

	EXISTING UNITS	FUTURE UNITS	FUTURE OCCUPANCY
HEALTH CENTER	64	10	10
ASSISTED LIVING			
MEMORIAL LODGE	35 UNITS	25 UNITS	25
SHU LODGE			
INDEPENDENT LIVING			
MORRISON HOUSE	5 SINGLES	0	0
STUDIOS	5	1	1
SINGLES	28	14	14
DOUBLES	45	61	91
BUILDER DONOR	11	11	16
GARDEN HOMES		42	63
GARDEN HOMES-NORTHWEST CORNER		12	18
MEMORIAL PARK (FUTURE)		6-8	9-12
TOTAL	191	182-184	247-250



135 West Ocean Street, Pasadena, California 91106

MASTER PLAN DOCUMENT
WESTMINSTER GARDENS

SCALE: 1" = 80'

DATE: January 5, 1988



file

RECEIVED

JUN 7 1990

City of Duarte

Revised November 7, 1990

WESTMINSTER GARDENS SPECIFIC PLAN

Prepared For: City of Duarte
Planning Department
1600 Huntington Drive
Duarte, CA 91010

Prepared by: Building and Grounds Committee
Board of Trustees, Westminster Gardens
c/o John D. Rollins, Executive Director
1420 Santo Domingo
Duarte, CA 91010

EXHIBIT A

Date: June 7, 1990

Adopted By City of Duarte
on NOVEMBER 27, 1990

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INTRODUCTION

Purpose of Specific Plan

The purpose of a specific plan is to ensure that the development of a property can co-exist with the environment and existing land uses within a given area. The Westminster Gardens Specific Plan involves a retirement community that has been in operation for 40 years (1950) and presently is zoned Planned Unit Development (PUD). The Existing Site Plan (see Appendix 1) shows a current population of 225 residents with expansion plans for an additional 80 residents. Since such expansion is planned to take up to 10 years to complete (year 2000) the zoning for this property needs to be changed from PUD to Specific Plan. This document fulfills the intent of the Specific Plan requirements of the State of California and the City of Duarte, as well as the implementation of the City's General Plan as adopted.

Authority

The following Specific Plan text has been prepared in conformance with California Government Code (Sections 65450-65457). In addition, all applicable ordinances of the City of Duarte have been incorporated into the plan and the final document will, in fact, replace zoning and land use regulations currently existing on the site. The land use standards outlined in the Westminster Gardens Specific Plan shall govern all areas within the existing property. 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 City of Duarte ordinances relating to the Planned Unit Development (P.U.D.) and R-2 Multiple Residential Zone (Low Density).

Interpretation

The Community Development Director of the City of Duarte, or his designee, shall have the responsibility to interpret the proposed Specific Plan and its provisions. All interpretations shall be in writing to ensure consistency of interpretations and disclosure to Westminster Gardens. Such interpretations shall be permanently maintained by the City of Duarte.

PHYSICAL SETTING

Project Location

Westminster Gardens is a retirement community operated by the Board of Pensions, Presbyterian Church (USA) with offices in Philadelphia, PA. The Board of Pensions has incorporated Westminster Gardens as a California corporation in 1949, and

appoints a local Board of Trustees of 21 members who are responsible for daily operations and development. Present capacity is 225 residents in three levels of care: independent living, congregate care and skilled nursing care.

The site consists of 30.66 acres or 1,335,656 square feet bounded by the streets of Bradbourne, Central, Santo Domingo and Huntington Blvd. The land is legally described as follows:

Portion 1 dated December 28, 1950

That portion of Lot 16 in section 30, Township 1 North, Range 10 West, in the Rancho Azusa de Duarte, county of Los Angeles, state of California, as per map recorded in book 6 page 80 et seq. Miscellaneous Records, in the office of the county recorder of said county, described as follows:

Beginning at the northwest corner of said lot; thence South $0^{\circ} 07' 05''$ West along the west line of said lot, a distance of 320.01 feet to the true point of beginning; thence North $89^{\circ} 41' 30''$ East parallel with the north line of said lot, 993.50 feet; thence South $0^{\circ} 00' 15''$ West 343.55 feet; thence South $88^{\circ} 34' 10''$ East 331.23 feet to the east line of said lot; thence South $0^{\circ} 01' 30''$ East along said east line, 653.75 feet to the south line of said lot; thence South $89^{\circ} 39' 10''$ West along said south line 1327.01 feet, to the west line of said lot; thence North $0^{\circ} 07' 05''$ East along said west line 1008.27 feet to the true point of beginning.

Portion 2 dated October 8, 1959

That portion of Lot 16 in Section 30, Township 1 North, Range 10 West, in the Rancho de Duarte, County of Los Angeles, State of California, as per Map recorded in Book 6, page 80 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

Commencing at the northwest corner of said lot; thence South $0^{\circ} 07' 05''$ West along the west line of said lot, a distance of 320.01 feet to the northwest corner of the land described in Book 35190, page 428 of Official Records of said county; thence along the northerly line of the land described in said official records, North $89^{\circ} 41' 30''$ East 510.00 feet to the true point of beginning; thence continuing along said northerly line, North $89^{\circ} 41' 30''$ East 483.50 feet to the most northerly corner of said land described in official records; thence parallel with the westerly line of said lot, North $0^{\circ} 07' 05''$ East 320.01 feet to the northerly line of said lot; thence along the northerly line of

said lot, South 89° 41' 30" West 483.50 feet to a line which is parallel with the westerly line of said lot and which passes through the true point of beginning; thence along the last mentioned parallel line, South 0° 07' 05" West 320.01 feet to the true point of beginning. EXCEPT therefrom the northerly 30.00 feet thereof.

Portion 3 dated February 23, 1972

The east 250 feet of:

That portion of Lot 16 in section 30 of the Rancho Azusa de Duarte, in the County of Los Angeles, State of California, as per map recorded in book 6 Page 80 et seq., Miscellaneous Records of said County described as follows:

Beginning at the northwesterly corner of said Lot 16; thence South 0° 06' 50" West along the westerly line of said Lot 16 a distance of 320.01 feet to the Northwesterly corner of the land described in Book 35190 Page 428 of Official Records of said County; thence North 89° 41' 30" East along the northerly line of said O. R. 35190-428 a distance of 510.00 feet; thence North 0° 06' 50" East parallel with the westerly line of said Lot 16 a distance of 320.01 feet to the northerly line of said Lot 16; thence South 89° 41' 30" West along the northerly line of said Lot 16 a distance of 510.00 feet to the point of beginning. EXCEPT THEREFROM the northerly 30.00 feet thereof.

Access to the property is through the Main Entrance at 1420 Santo Domingo, with emergency entrances (locked for fire department access only) on Central, Bradbourne and 2030 E. Huntington Drive. Within the property, access to all buildings is easily available on surface roads (blacktop) and footpaths. Lawns, shrubs and mature trees constitute the landscaping, including over 2000 rose bushes. Fruit trees include orange, avocado, sapota, lemon, grapefruit, apple, plum, olive, fig, loquat, guava and black walnut.

Project Description

The Westminster Gardens Specific Plan incorporates several phases of building and development, which are shown in the Existing Site Plan as "New Construction". These phases will be built over the ten year period 1990-2000 as funds become available. The phases are detailed as follows:

Phase I - Thirty-Five (35) Two-Bedroom Apartments

Builder-donors are presently being solicited from eligible Presbyterian ministers, missionaries and church workers who qualify for admission to Westminster Gardens. Presently three builder-donors are ready to invest their own funds to build a two-bedroom apartment with attached garage/carport totalling 1000 sq. feet (excluding garage/carport). Detailed plans are attached to this Specific Plan for review and approval.

These apartments will raise the total number of apartments available from 116 to 151 apartments, with a density of 4.92 apartments per acre and 9.95 residents per acre (see page 5 for Site Information). Such density is classified as Low Density Residential in the Land Use Element of Duarte's General Plan. The total number of residents on the site includes 59 residents in the new Health Center and 15 residents in the new Personal Care Unit (see Phases II and III below).

Phase II - New 59-Bed Health Center

The present 64-bed Health Center was built in three phases during the years 1956, 1961 and 1965. Extensive leaking from the roof into patient rooms and hallways, plus small bathrooms without wheelchair access in two of the three wings, has made it necessary to replace the present building with a new facility. Necessary fund-raising will begin in 1990 with hopes of beginning construction in 1994 and opening the new facility in 1995. (See attached Site Plan and New Health Center drawings for details). The building architecture is Early California in design and matches apartments in the northwest corner of the property built in 1970. The skilled nursing facility (SNF) will be licensed by the California Department of Health and meet all standards imposed by the Office of Statewide Health Planning and Development (OSHPAD), Los Angeles and Sacramento. The present Health Center is licensed by the Department of Health and 35 apartments in the Lodges are licensed by the Department of Social Services as a Residential Care Facility for the Elderly (RCFE).

The new Health Center will include 39 rooms for 59 residents (patients) including one wing of six rooms for residents with dementia, such as Alzheimer's Disease. There will also be necessary lounges and office space, nurses station, dental and physician offices, dining room, beauty salon, exercise room (fitness center), and inhouse laundry facilities. The existing Kitchen and Dining Room will remain to meet dietary needs of both Health Center residents and others in the Lodges and independent-living apartments.

The new building will be located adjacent to the present Health Center and be built in two phases. Phase I will involve demolishing the north wing of the existing building (A-wing) and locating the new facility in the present employee parking

Site Information

Site Area: 30.66 Acres or 1,335,656 S.F.

Current Site Utilization

Site Density - Apartments: 116 Apts./30.66 Acres
= 3.78 Apts./ Acre

Site Density - Residents * : 199 Residents/ 30.66 Acres
= 6.49 Residents / Acre

Lot Coverage: 3.27 Acres or 142,441 S.F.

Parking Provided:
Open: 89
Covered or enclosed: 32
Total 121

Open Space exclusive of roads: 21.97 Acres or 957,120 S.F.

Open Space In Setbacks: 1.15 Acres or 50, 094 S.F.

Open Space In Roads
and Pavement : 5.42 Acres or 236,095 S. F.

* * Total number of Residents on Site
includes 64 Beds In Health Center :

Future Site Utilization

Site Density - Apartments: 151 Apts./30.66 Acres
= 4.92Apts/ Acre

Site Density - Residents * * : 305 Residents/ 30.66 Acres
= 9.95 Residents / Acre

Lot Coverage: 4.68 Acres or 203,860 S.F.

Parking Provided:
Open: 116
Covered or enclosed: 59
Total 175

Open Space exclusive of roads: 19.26 Acres or 838,793 S. F.

Open Space In Setbacks: 1.15 Acres or 50,094 S.F.

Open Space In Roads
and Pavement : 6.73 Acres or 293,003 S.F.

* * Total number of Residents on Site
Includes 59 Beds In New Health Center
and 15 Beds In New Personal Care Unit :

lot and open grassy area. Only 44 residents will be accommodated in B and C-wings of the existing Health Center during the construction phase and remaining patients will have to be transferred to nearby facilities (Buena Vista Manor or Santa Teresita) until construction is completed.

A new entrance with electronic security gate will be built on Bradbourne to serve as the service entrance for delivery and waste trucks. The present Maintenance shop in this area will be demolished and a new Maintenance building erected to handle air-conditioning, mechanical and painting repairs together with gardening needs and storage. A compactor will also be installed in this location to reduce the cubic capacity of garbage and trash. Sorting of garbage to maximize recycling will continue to be practiced.

Phase III - New Personal Care Unit

A 15-bed Personal Care Unit is planned to provide a fourth level of care to residents, where staff will be available 24-hours daily to assist residents with bathing, dressing and grooming (called "activities of daily living" ADL's). Such residents do not require skilled nursing care so this will enable them to live comfortably at a level between congregate care and skilled nursing care. Without such facilities at present, 10-12 residents on average are admitted to the Health Center at a more expensive level of care than required.

Blueprints for this Personal Care Unit will be developed once Phases I and II are completed, but will include private and semi-private rooms (for husband-wife), bathrooms, lounge and multipurpose room (for dining and activities). The Unit will be duly licensed by the Department of Social Services.

Phase IV - Expansion of Dining Room

The present Dining Room is licensed by the Fire Department for 111 guests and is 1584 sq. feet in size. Once the total population of Westminster Gardens reaches 305 residents, we anticipate the Dining Room will need to be enlarged to accommodate additional people. No blueprints for this expansion exist but will be developed when the need exists. Kitchen facilities appear adequate for all the above expansions, but if it becomes necessary to enlarge these facilities, the necessary plans will be presented for City review and approval.

COMPONENT PLANS

Land Use

The additional residents and buildings described under "Project Description" above involves no change in the present land

use. Westminster Gardens will continue to remain a non-profit retirement community providing four levels of care to residents. Well over half the property will remain as open spaces (exclusive of roads and pathways) so it will retain its "garden" quality in the midst of medium and high-density housing developments. Lot coverage amounts to only 4.68 acres (15%) out of the total 30.66 acres.

A recreation area will be developed in the southwest corner of the property, adjacent to Morrison House, swimming pool and tennis court. It will have a covered picnic shelter, barbeque grills, park benches and game areas as desired by residents. Interior roadways and paths provide over a mile of protected paths for walking, bicycling and use of wheelchair-bound residents.

Perimeter Fencing

The present chain-link fencing will be replaced by a more permanent form of wall (design to be approved by Architectural Review Board) in phases as individual two-bedroom apartments are built. First priority will be given to fencing along Huntington Drive, followed by Bradbourne and Central Avenue. The final phase will be Santo Domingo.

Parking

Each new apartment will be provided with a single car garage/carport and driveway for one additional car (visitor). In addition, three 5-car garages for present residents will be built along with 121 open spaces for parking, making a total of 180 parking spaces (covered and open) for 305 residents. Residents in the Lodges, Personal Care Units and Health Center (total: 109) seldom own a car or have a valid driver's license. The remaining 196 residents normally own one car per family when retired, as California insurance rates and licensing fees are high. This would result in 180 parking spaces for 116 family units, staff and visitors.

INFRASTRUCTURE/SERVICES

The Westminster Specific Plan will require installation of various services for the proposed development, which are summarized as follows:

Drainage - Existing water runoff is in a southerly direction, towards Central Avenue and the Sante Fe flood basin. Present roadways and paths cause no obstruction in drainage. New construction will insure no interruption in the drainage pattern.

Utilities - Present buildings are served by water, electricity and gas. Additional underground utilities will need to be provided to the construction areas, primarily along Huntington Drive, Bradbourne and Central Avenues. The present high-voltage line from Huntington Avenue to the Health Center and apartments in the south-central section should be placed underground for safety. Also the overhead electricity line from Central Avenue to the Apartment 48 distribution panel should be underground.

Sewage - The proposed project will require installation of additional sewage lines to handle an additional 80 residents (225 to 305 residents).

Solid Waste Disposal - The proposed project will involve hauling additional waste for 80 residents. No off-site land-fill construction will be required as a result of the proposed project.

Roadways - The proposed project will involve three new roadway sections be added to the existing circulation pattern, totalling approximately 2660 feet.

Public Transportation - Westminster Gardens residents have access to their own cars for transportation, or to an 11 passenger van with chauffeur for three trips weekly to local stores for shopping. Public transportation also operates on a scheduled basis along Huntington Drive to cities east and west of Duarte. The City also operates an hourly transit system on a fixed route basis within the City limits. Santa Teresita Hospital operates a bus service for wheelchair and handicapped people which is utilized on occasion by our residents. The proposed Westminster Gardens project should not require any expansion of these present services.

GENERAL PLAN CONSISTENCY

The compliance of the Westminster Gardens Specific Plan to the Duarte General Plan is as follows:

Land Use Element - The City's General Plan designation of R-2 Low Density Residential, as well as Planned Unit Development (our present zoning classification) would allow this proposed Specific Plan and its development.

Noise Element - The proposed project does not generate any intrusive noise, or expose residents to unacceptable levels of noise (beyond what is already coming from the 605 freeway west off-ramp!). This project is in conformance with the policy set forth in the City's Noise Element.

Circulation Element - The Circulation Element incorporates the planned growth of the City's traffic system and identifies potential problems. The main entrance of Westminster Gardens opens on to Santo Domingo, a one-block street joining both Huntington Drive and Central Avenue. An additional 70 residents in 35 cars will use the Santo Domingo entrance for egress/access, which is normally after busy morning hour and evening hour traffic. A 31-home development (Green Acres) at 1441 Santo Domingo will add some additional traffic to this one-block street, but no changes or additions to the City's street system should result from the development of this Specific Plan.

Housing Element - The City of Duarte intends to manage its population growth and land use through its General Plan. The provision of additional housing in the low density configuration of this Specific Plan, together with addition of personal care services to residents, is consistent with the City's Housing Element and intention to keep Duarte "The City of Health."

DEVELOPMENT REGULATIONS

Purpose and Intent - The following development standards are applicable to all buildings and roadways constructed within the Westminster Gardens Specific Plan. The purpose of these standards is to provide for a residential environment sensitive to the area in which it is intended to be developed.

General Development Standards -

1. Each two-bedroom apartment shall be built as a duplex or triplex, with separate front entrance, driveway and patio area.
2. Each apartment shall have vehicular access from a private roadway, as well as footpaths to adjoining living units.
3. Outdoor storage of recreational vehicles, boats, etc. shall be prohibited, except in a designated area near the Maintenance building (east corner of property) out of view from Bradbourne Avenue.
4. All utilities shall be placed underground.
5. Landscaping around new buildings shall match existing landscaping in the project area, which is normal home landscaping with inclusion of large and medium scale trees to maintain a park atmosphere. Consideration shall be given to use of heat-tolerant plants and grasses, together with desert landscaping where appropriate.

SPECIFIC DEVELOPMENT STANDARDS

1. Lot Coverage - No more than 20 percent of the site shall be covered by buildings.
2. Building Height - Newly constructed buildings or structures shall be limited to a height no greater than 35 feet.
3. Yards - No building or structure shall be located closer than 20 feet from any property line.
4. Fences, Hedges and Walls - Fences, hedges and walls not greater than 10 feet in height shall be permitted subject to Architectural Review Board approval.
5. Satellite Receiving Antennas - Shall be ground-mounted. The Architectural Review Board shall approve location and screening of satellite receiving antennas.

Permitted Uses

1. Administrative Offices: Offices relating to the administration and operation of the Westminster Gardens.
2. Antennas and Satellite Receiving Dishes: Subject to City of Duarte Architectural Review Board approval.
3. Assembly Halls: Structures used for holding meetings and gatherings.
4. Carports: A roofed structure providing space for the parking of motor vehicles and enclosed on not more than three sides.
5. Church: A building or structure, or a group of buildings or structures, which by design of construction, are primarily intended for the conducting of the organized religious services and associated activities and uses.
6. Dining Facility: A sitdown eating establishment; includes kitchen and food preparation area.
7. Health Center: A place providing health services to residents of Westminster Gardens. Shall include beauty salon, dental and physician offices, dining facility, fitness center, laundry facilities, lounge, and skilled nursing facility as defined by the State Department of Health.
8. Lodges: Structures used for assembly purposes and residential care facilities for the elderly.
9. Maintenance Facility: A structure used for the storage of tools and equipment used in the maintenance of the Westminster Gardens.

10. Personal Care Unit: Residential facility where 24 hour care is available to resident.
11. Recreation Facility: Shall include parks, barbecue area swimming pool, tennis courts, woodworking shop and open space.
12. Residential Facilities: Shall consist of structures whose primary use is for independent living quarters.
13. Signs: Signage shall be approved by the City of Duarte Architectural Review Board on an as needed basis.
14. Temporary parking for the contractor's equipment during construction. The parking shall be oriented away from adjacent residential areas on Bradbourne and Amberwood.
15. Any use not specifically listed shall be prohibited.

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/ Revisions to the Site Plan shall be in accordance with the California Subdivision Map Act and City of Duarte's procedures for implementation of the Map Act.

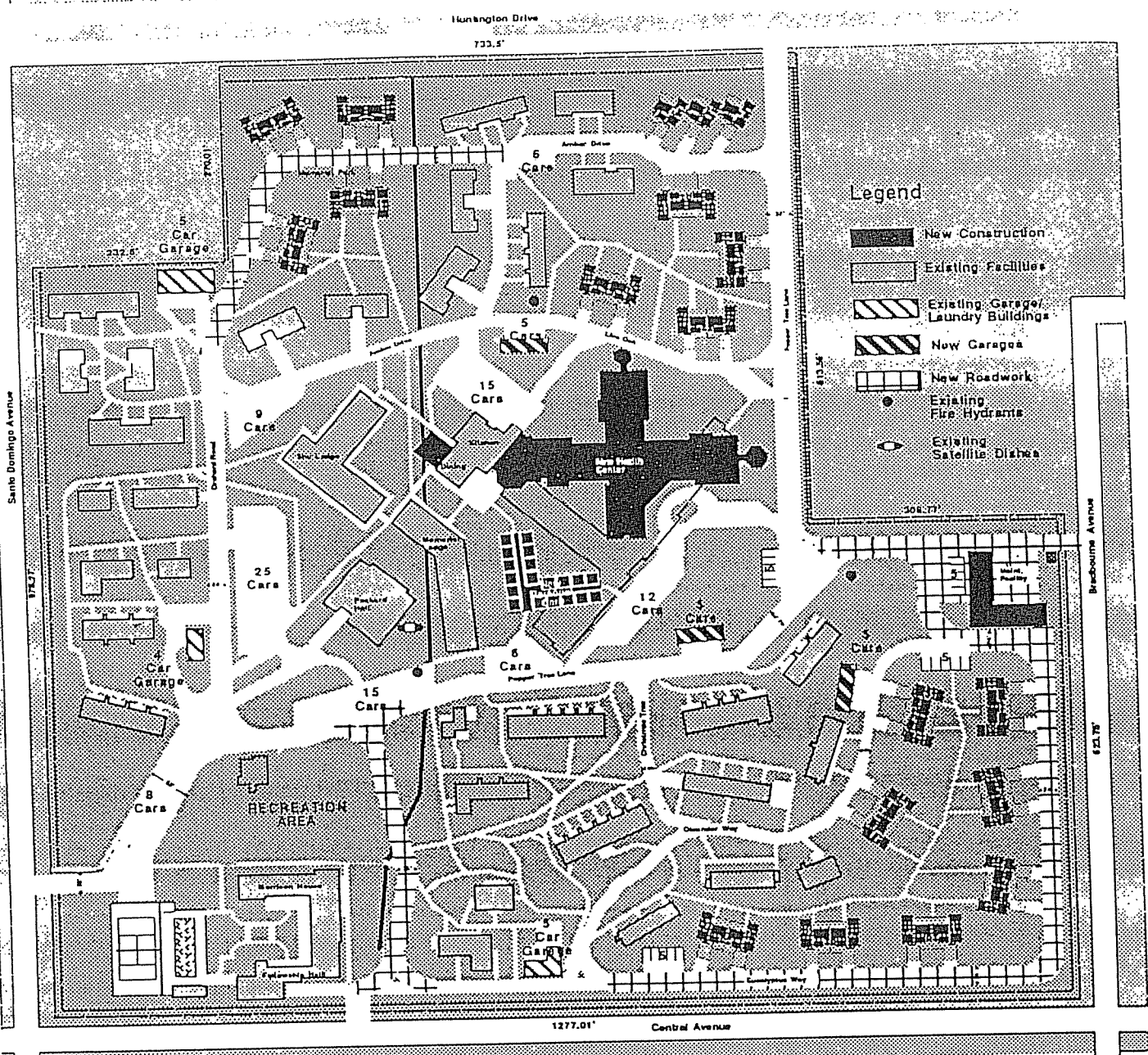
Minor Changes - Minor revisions or modifications to approved component plans may be approved by the Planning Director. Such minor revisions and modifications may include the following:

1. Parking and circulation configurations which do not change the basic parking areas or circulation concept;
2. Building placements which do not change the general location and layout of the site;
3. Grading alternatives which do not change the basic concept, increase slopes, or change course of drainage which could adversely affect adjacent or surrounding properties;
4. Architectural or landscape architectural modifications which do not alter the overall design concept or significantly reduce the effect originally intended.

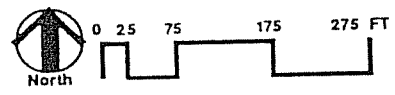
PHASED DEVELOPMENT OF OFF-SITE IMPROVEMENTS

The following off-site improvements shall be completed in phases as the project is developed:

<u>Public Improvements</u>	<u>Phase of Development</u>
1. Curb and gutter work on Bradborne Avenue.	Phase I - prior to occupancy of the 11th dwelling unit.
2. Landscaping improvements in the public right-of-way.	Phase I or II: prior to the occupancy of the 11th dwelling unit or completion of the Health Center.
3. Perimeter Wall	Phase I - Huntington Drive wall shall be constructed prior to the occupancy of the 11th dwelling unit. Phase II: - Bradbourne and Central Avenue wall shall be completed prior to the occupancy of the Health Center. Phase III: - Santo Domingo wall shall be constructed prior to the construction of the Personal Care Unit.



WESTMINSTER GARDENS
 Presbyterian Church (USA)
 SPENCER / HOSKINS associates



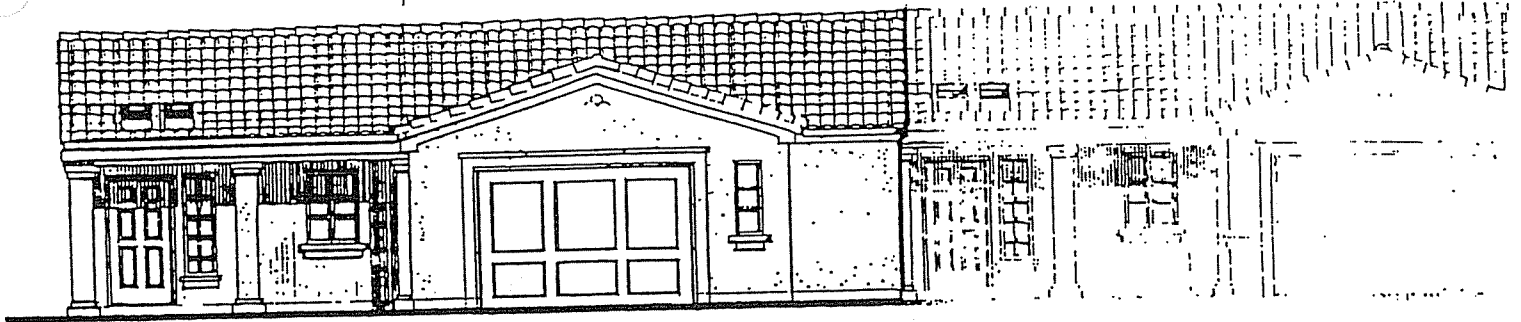
Existing Site Plan Scheme A - 1.2.3

35 New Independent Living Unit

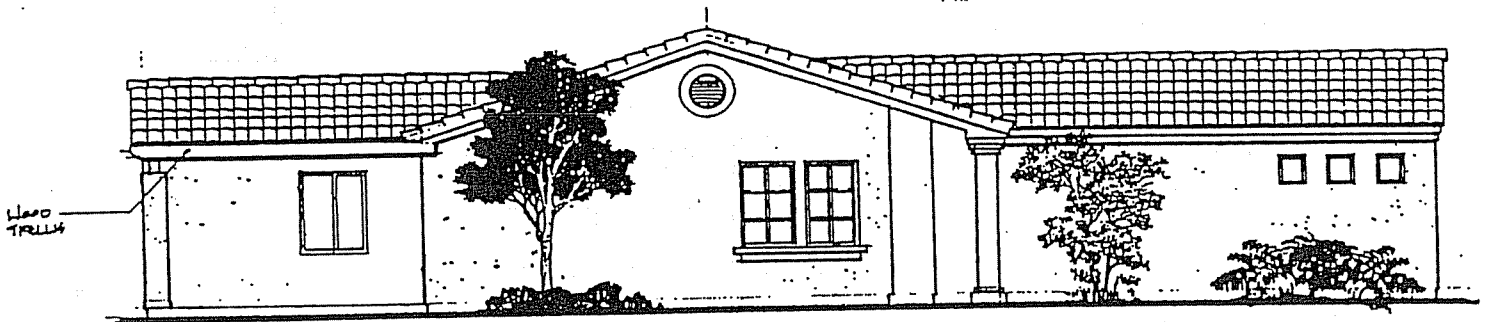
2 Bedroom Units = 35 x 2 Residents = 70
 Maximum # Additional Residents = 70 + 15

	Number of Existing Units	Number of Existing Residents	Number of New Residents
Studio Units - 1 Resident	5	5	
1 Bedroom Units - 1 Resident	31	31	
1 Bedroom Units - 2 Residents	8	16	
2 Bedroom Units - 2 Residents	37	74	70
Congregate Care Unit	35	35	
Personal Care Unit	0	0	15
Skilled Nursing Unit	0	64	(-5)
Total Existing Units	116		
Total Existing Residents		225	
Total New Residents			80
Total Residents On Site			305

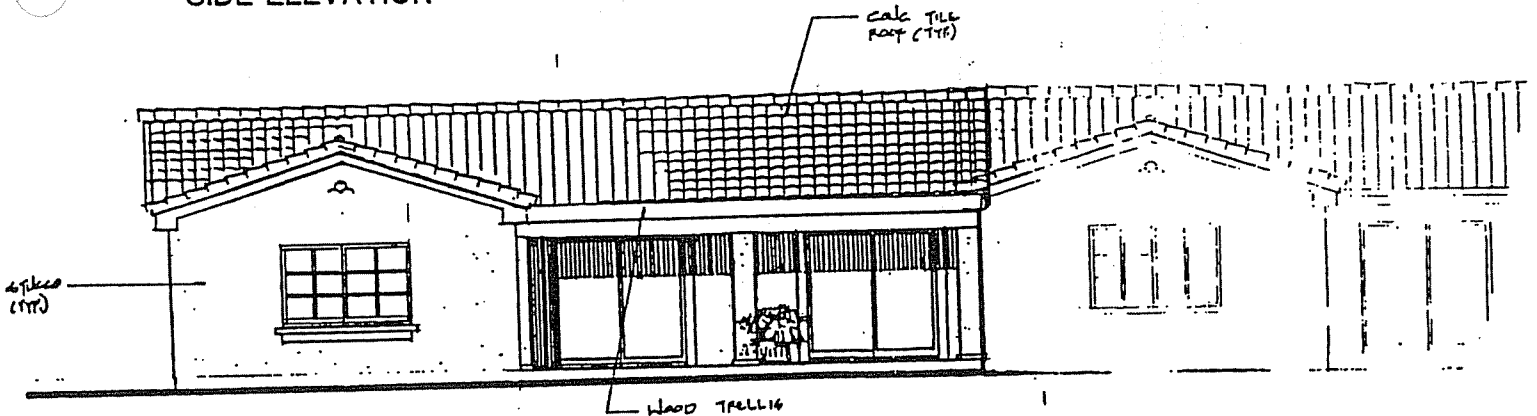
March 21, 1990
 Rev. April 6, 1990
 Rev. June 11, 1990



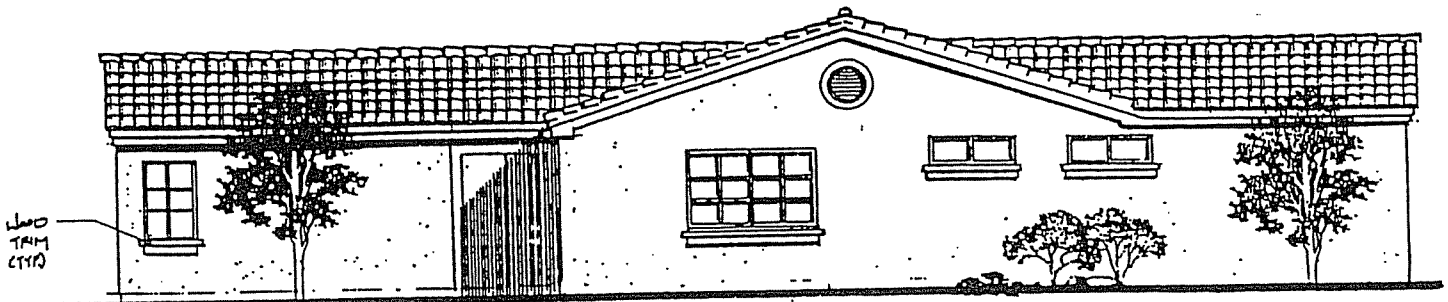
FRONT ELEVATION



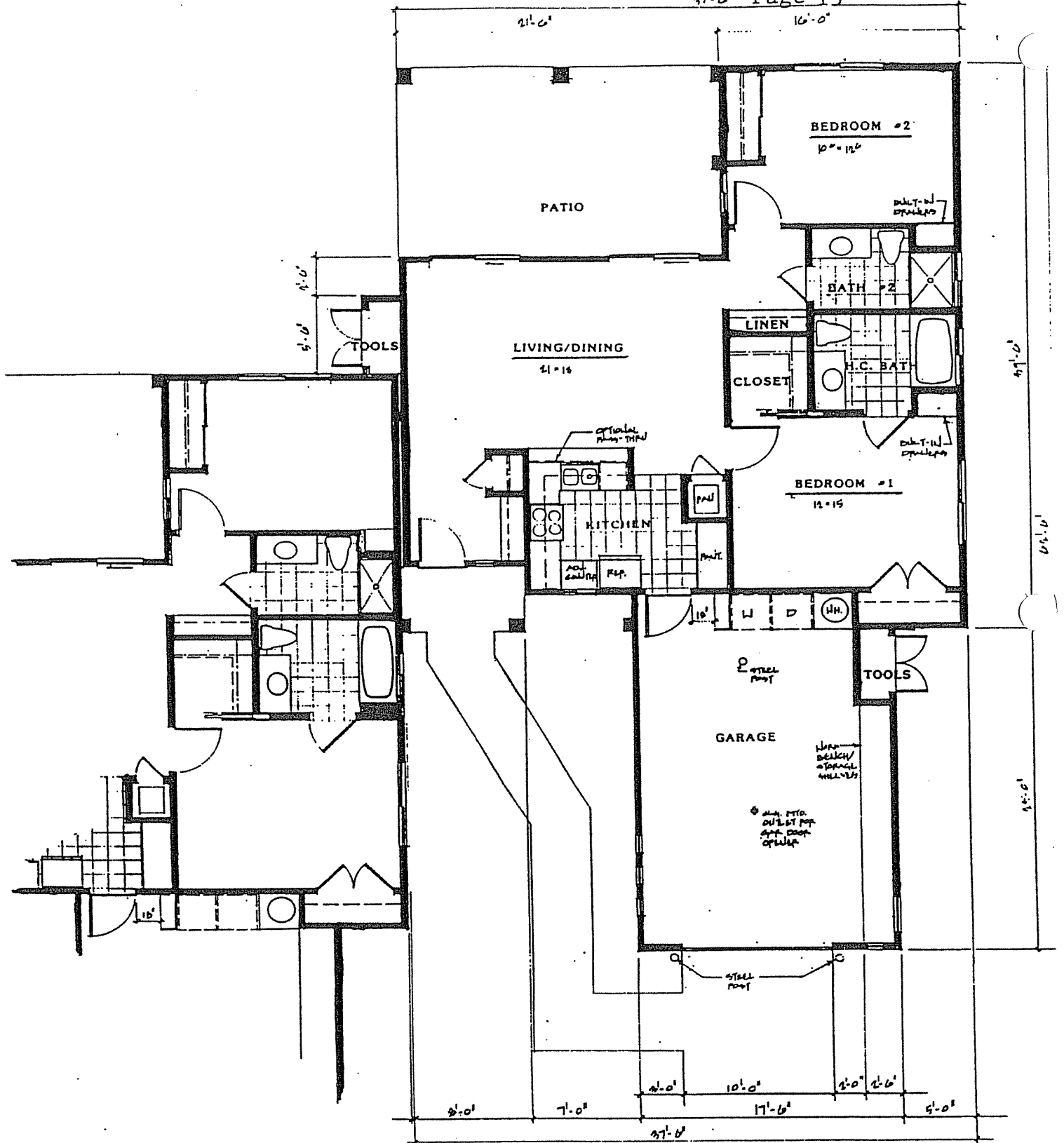
SIDE ELEVATION



REAR ELEVATION



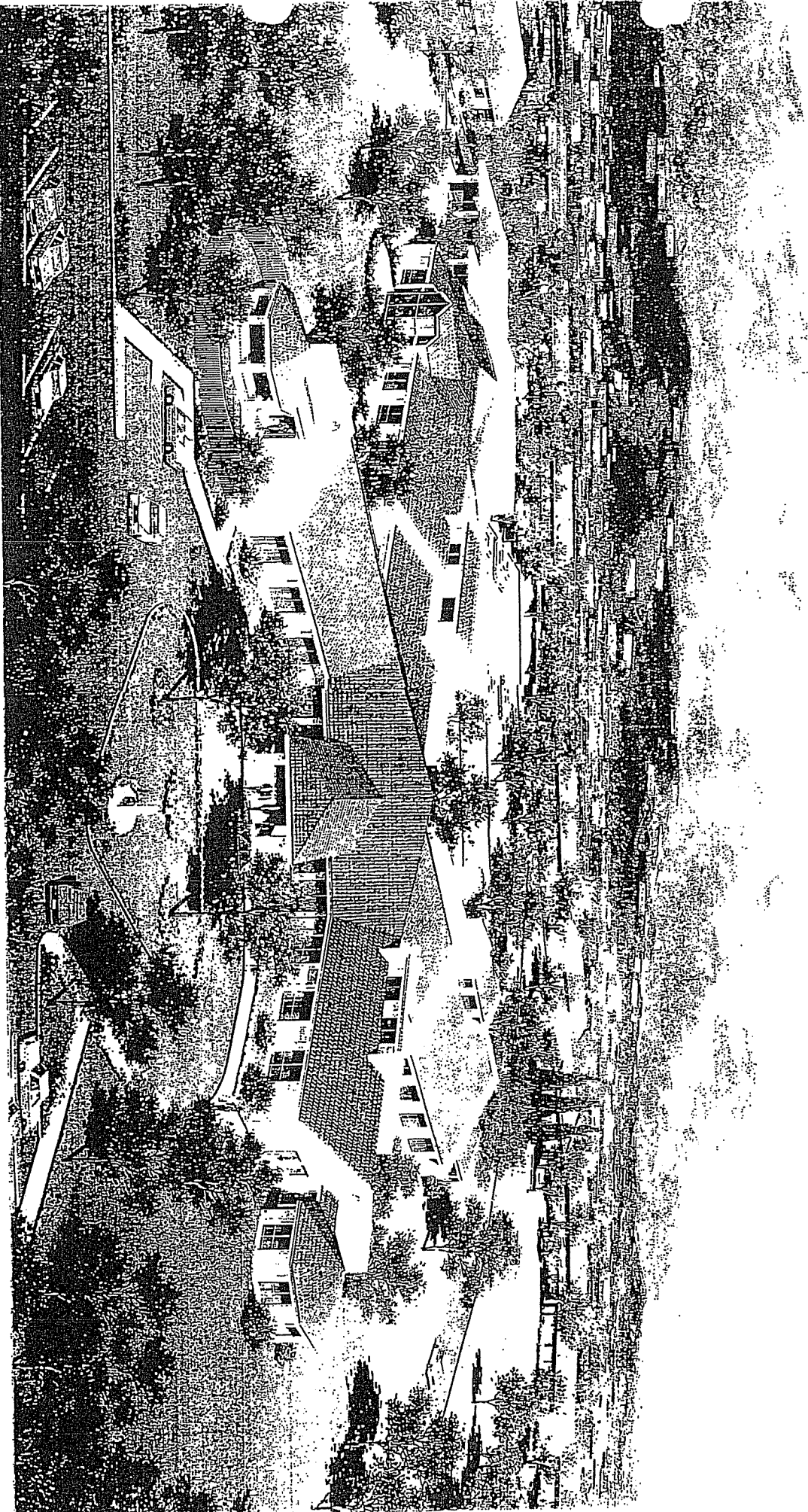
SIDE ELEVATION



FLOOR PLAN

SCALE: 1/4" = 1'-0"

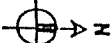
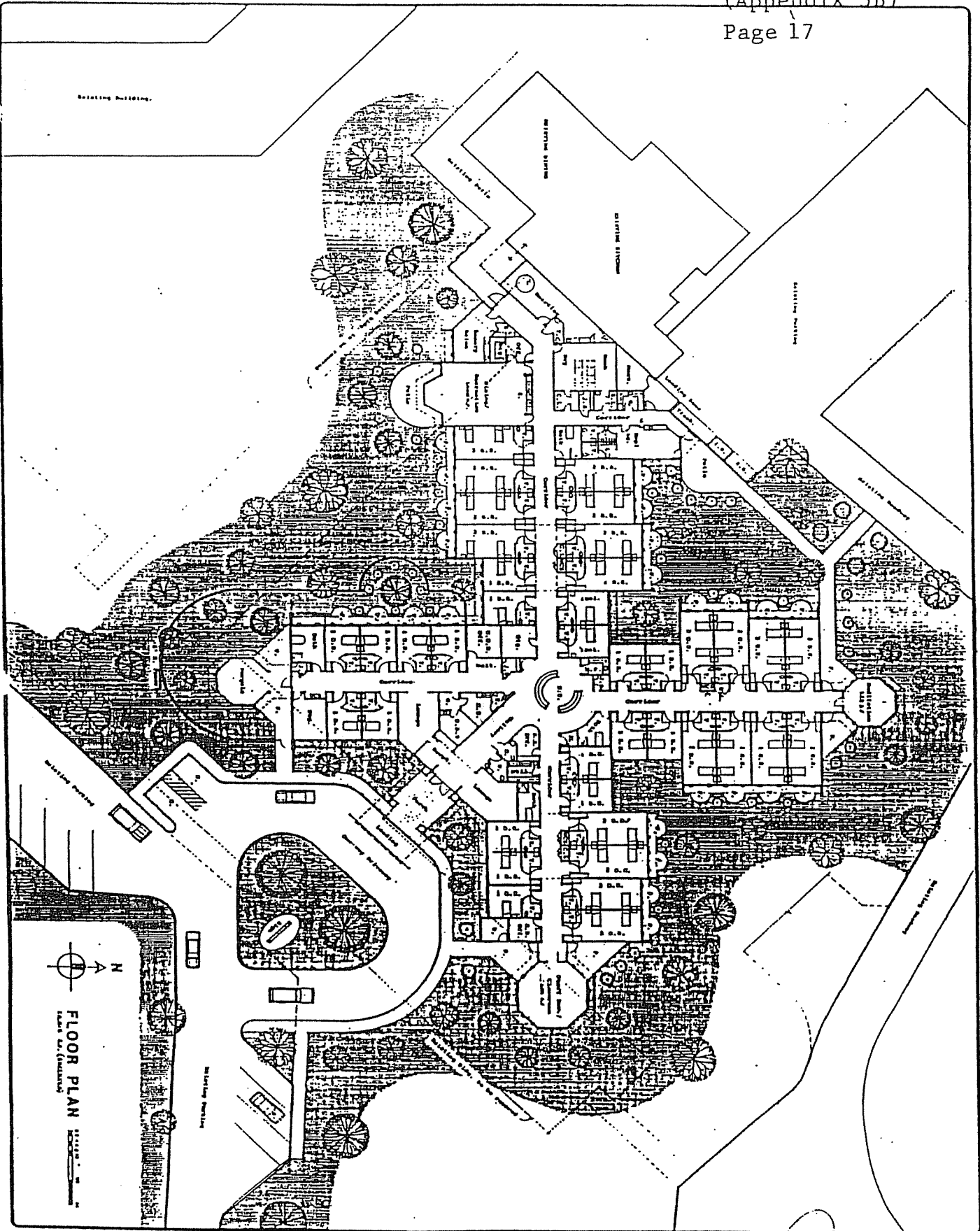




SKILLED NURSING FACILITY - 59 Bed

Westminster Gardens of the Presbyterian Church of the United States of America

Burman & Brydson
A Design Group



FLOOR PLAN
Scale: 1/8" = 1'-0"

2	DATE	11/11/88
	BY	...
PROJECT	SKILLED NURSING FACILITY - 50 BEDS	
CLIENT	...	
ARCHITECT	BURMAN & BRASWELL & DESIGN GROUP	

SKILLED NURSING FACILITY - 50 BEDS
 OFFICIAL RECORD OF THE SUPERSTRESS COUNTY OF THE STATE OF CALIFORNIA
 1420 North Hollywood Blvd., Burbank, California, 91510 Phone (818) 338-7500
 JOHN W. MILLER, Registrar

BURMAN & BRASWELL & DESIGN GROUP
 20001 BROADWAY, SUITE 200, BOSTON, MASSACHUSETTS 02116
 555 North Broadway, Suite 200, Oakland, California, 94612
 Phone: (510) 244-5241
