



AGENDA
CITY OF DUARTE
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
Duarte Community Center
1600 Huntington Drive, Duarte, CA 91010

Commissioners
Tina Heany, Vice-Chair
Wally Wolff
Danny Ramirez
Brian Quandt
Daniel Becker

MONDAY, MARCH 20, 2023
7:00 P.M.

MISSION STATEMENT

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

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES: **January 17, 2023**
4. COMMISSION REORGANIZATION
5. ORAL COMMUNICATIONS – ITEMS NOT ON THE AGENDA
6. BUSINESS ITEMS:

A. Site Plan and Design Review SPDR 22-18

Interior and exterior renovations and a 1,274 square foot, single-story addition to the existing 16,906 square foot, two-story, historic, Morrison House building located on the Westminster Gardens senior campus at 1420 Santo Domingo Avenue, and associated Mitigated Negative Declaration.

PC Resolution 23-03

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR A SITE PLAN DESIGN REVIEW APPLICATION FOR MINOR INTERIOR AND EXTERIOR RENOVATIONS AND A 1,274 SQUARE FOOT, SINGLE-STORY ADDITION TO THE EXISTING 16,906 SQUARE FOOT, TWO-STORY MORRISON HOUSE BUILDING LOCATED ON THE WESTMINSTER GARDENS SENIOR LIVING COMMUNITY CAMPUS AT 1420 SANTO DOMINGO AVENUE MEETS THE REQUIRED

ADA ACCESSIBILITY NOTICE

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Community Development Department at (626) 357-7931, ext. 230 or 235. Notification no later than 1:00 p.m., on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

FINDINGS DESCRIBED UNDER THE DUARTE DEVELOPMENT CODE 19.122.050 (E) AND THUS APPROVES THE SITE PLAN DESIGN REVIEW 22-18 SUBJECT TO CONDITIONS OF APPROVAL

PC Resolution 23-04

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE FOR THE CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION AND ADOPTION OF A MITIGATION MONITORING PROGRAM FOR THE MORRISON HOUSE PROJECT LOCATED ON THE WESTMINSTER GARDENS SENIOR LIVING COMMUNITY CAMPUS AT 1420 SANTO DOMINGO AVENUE

7. PUBLIC HEARINGS:

A. Municipal Code Amendment 23-01

A City-initiated request to amend the Duarte Development Code in response to State Law in the Areas of Affordable Housing, Assisted Housing, and Accessory Dwelling Units.

PC Resolution 23-01

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE, RECOMMENDING THE DUARTE CITY COUNCIL ADOPT MUNICIPAL CODE AMENDMENT 23-01 REPLACING SECTION 19.10.020 IN ITS ENTIRETY; DELETING CHAPTER 19.52; REPLACING SECTION 19.60.160.D, SECTION 19.60.160.F, CHAPTER 19.64, SECTION 19.120.160.5, AND SECTION 19.160.190 IN THEIR ENTIRETY; ALL OF WHICH ARE WITHIN THE DUARTE DEVELOPMENT CODE AND THEREBY ESTABLISHING DEFINITIONS AND REGULATIONS REGARDING HOUSING TO IMPLEMENT RECENTLY ENACTING LAW

B. Specific Plan Amendment 23-01

City-initiated Amendment to the Duarte Town Center Specific Plan for Consistency with Approved Housing Element.

PC Resolution 23-02

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST TO AMEND THE LAND USE AND ZONING CHAPTER OF THE DUARTE TOWN CENTER SPECIFIC PLAN MEETS THE REQUIRED FINDING DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.150.080(B) AND THUS APPROVES SPECIFIC PLAN AMENDMENT 23-01

8. ITEMS FROM DIRECTOR

9. ITEMS FROM COMMISSIONERS

10. ADJOURNMENT: **April 17, 2023**