AGENDA
REGULAR MEETING OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE

MONDAY, MARCH 20, 2023
7:00 PM

DUARTE COMMUNITY CENTER, 1600 HUNTINGTON DRIVE, DUARTE, CA 91010

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

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1. CALL TO ORDER AND NOTATION OF ANY ABSENCES

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

   A. Minutes for January 17, 2023

4. COMMISSION REORGANIZATION

5. ORAL COMMUNICATIONS - ITEMS NOT IN 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 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

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

MINUTES

MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

January 17, 2023

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

1. OATH OF OFFICE:

Annette Juarez swore in Brian Quandt at 7:00 p.m.

2. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Vice-Chair Heany called the meeting to order at 7:02 p.m. The following were in attendance:

PRESENT:	Heany, Quandt and Ramirez
ABSENT:	Becker and Wolff
STAFF:	Hensley, Golding, Baldwin, Nash, Bautista, Juarez
CITY ATTORNEY:	None

3. PLEDGE OF ALLEGIANCE:

Commissioner Quandt led the Pledge of Allegiance.

4. WELCOME NEW COMMISSIONERS:

Commissioner Quandt gave a brief background introduction of himself and highlighted that he has been a resident of Duarte for about 20 years.

5. APPROVAL OF MINUTES: October 17, 2022

Commissioner Ramirez motioned to approve the October 17, 2022, minutes. Seconded by Commissioner Quandt. The motion carried 3-0-0-2. (Yes: Heany, Quandt and Ramirez; No: None; Abstain: None; Absent: Becker and Wolff).

6. COMMISSION REORGANIZATION:

Director Hensley suggested to postpone reorganization until the entire quorum is present. Vice-Chair Heany and Commissioner Quandt both agreed to wait until the next meeting to appoint a new Chair and Vice-Chair.

7. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

8. BUSINESS ITEMS:

Review and Approve SPDR- 21-49. A new, two-story, 2,344 square foot single family residence with a 648 square foot, three-car garage proposed at 1908 Wardell Avenue

Baldwin presented the project to the Planning Commissioners.

Vice-Chair Heany asked if any commissioners had any questions.
No questions were asked from the commissioners.

Francisco Cambero Jr., Duarte resident of 15 years, wanted to thank the commissioners for their time in listening to SPDR 21-49.

Vice-Chair Heany asked fellow commissioners if they had any questions for Mr. Cambero.

Commissioner Quandt commented that he liked the idea of the ADU inside of the home with a 3-car garage.

Action

Motion made by Vice-Chair Heany to approve SPDR 21-49 per PC Resolution 22-10. Seconded by Commissioner Ramirez. The motion carried 3-0-0-2. (Yes: Heany, Ramirez and Quandt; No: None; Abstain: None; Absent: Becker and Wolff).

9. PUBLIC HEARINGS:

None.

10. ITEMS FROM DIRECTOR:

Director Hensley welcomed new Commission members, provided updates on various businesses/projects, and answered questions from the Commissioners. Hensley also gave an introduction/update on a $1.6 million dollar grant for ADA upgrades, paving, and public art on the bike trail/recreation trail.

11. ITEMS FROM COMMISSIONERS:

Commissioner Quandt invited the public to attend a Media Tech meeting in Monrovia. This meeting is designed to engage young adults in the technology industry.

Vice-Chair Heany mentioned the Rotary Club is joining with the City and Cal American Water to distribute water barrels for emergency drinking water. This event will be held on 3/3/23 and 3/4/23.

12. <u>ADJOURNMENT</u>: Tuesday, January 17, 2023

Vice-Chair Heany motioned to adjourn at 7:32 p.m. The next meeting is scheduled for Tuesday, February 21, 2023, due to the Presidents Day holiday.

_____

Craig Hensley, Secretary

SITE PLAN DESIGN REVIEW
22-18

PLANNING COMMISSION STAFF REPORT

Date: March 20, 2023

Project: Site Plan Design Review SPDR 22-18
New Two-Story Home

Location: 1420 Santo Domingo Avenue

Applicant: HumanGood

SUMMARY

The property owner, HumanGood, is requesting approval for interior and exterior renovations and a minor addition to the historic Morrison House that is located on the Westminster Gardens campus at 1420 Santo Domingo Avenue.

Per Section 19.122.030 of the Duarte Development Code, this project is subject to the review of the Architectural Review Board as the deciding body for the architectural design. However, since this project also requires approval of the environmental determination under CEQA which requires approval by the Planning Commission, the Architectural Review Board provided a design recommendation to the Planning Commission who will decide on both the design and environmental determination.

On February 13, 2023, the Architectural Review Board considered the information provided in the staff report and the testimony provided at the meeting and unanimously recommended approval of the project.

PROJECT DESCRIPTION

The Morrison House is located in the southwest corner of the 20-acre Westminster Gardens campus. Westminster Gardens is a senior living community that was established in 1950 as a retirement community for Presbyterian clergy and has evolved over the years to provide housing and services for approximately 250 residents. The Morrison House was built in 1935 and has administrative offices, a library, a ballroom, a dining room, a conference room, and a residence, among other miscellaneous rooms. It has been used historically as private residence and a WWII-era casualty station and its current use is a multi-purpose administrative building. The 16,906 square foot building is two stories tall. The grounds surrounding the house are improved by a swimming pool, fountain, and mature landscaping. A detailed report that includes the history, architecture, and photos of the Morrison House has been attached as Exhibit C.

The applicant is proposing to make alterations to the building interior and exterior as well as the grounds surrounding the building that are intended to improve energy efficiency, ADA compliance, and functionality. Various interior alterations are proposed with the most significant improvements being the installation of a new elevator, the enclosure of the existing portico with glass paneling, and the renovation of the office space. Exterior alterations are proposed that include rehabilitation of the existing windows, the addition of a new entry feature, and the installation of a new entry

door. A one-story, 1,274 square foot addition is proposed to the southeast corner of the structure which will be used for a new kitchen, accessible bathrooms, and a lounge/break room. Outside the building the courtyard will be redesigned to be ADA accessible, a reflection pond will be provided, and a new footbridge will be installed to bridge the channel. This description includes the highlights of each component of the project and the full project proposal can be reviewed in detail by reviewing the architectural plans (Exhibit D).

The building is historic and is eligible for listing on the State historic register. As such, the alterations were reviewed by an architectural historian consultant to advise the owner and the City of the appropriateness of the proposed changes. An initial study was completed to determine if the proposed addition/alterations would have a significant impact on the environment as defined by the California Environmental Quality Act (CEQA) and it was determined that there could be a significant impact without proper mitigation. Consequently, a Mitigated Negative Declaration (MND) was prepared.

ANALYSIS

Staff has carefully reviewed the project and finds that the proposed improvements are consistent and compatible with the Westminster Gardens Specific Plan and with the architecture of the building. It is of note, however, that the retention of the existing windows is important to maintain the architectural integrity of the building. This is important because the architectural integrity of the building must remain intact to remain eligible for listing on the State historic register. The architectural historian consultant has recommended the following mitigation measure to address this issue:

> *The City of Duarte may approve a replacement window if the below conditions are met: 1) The applicant can demonstrate that the window is deteriorated beyond repair. A determination as to when deterioration is sufficiently severe to justify replacement shall be based on documentation of the condition of the window. At a minimum documentation must include sufficient good quality photographs to clearly depict the full range of conditions; description of the location of the window; and an evaluation by a qualified professional that the window cannot be repaired. 2) The proposed replacement window fits within the existing opening, and shall match the existing window in design, color, texture, material, and operation. Moreover, the window sections provided for replacement windows must clearly show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details, including joinery, must also be apparent.*

ENVIRONMENTAL

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15063 and Sections 15070 through 15075, an Initial Study and Mitigated Negative Declaration (Exhibit E) have been prepared for the proposed project finding that it could not have a significant impact on the environment when mitigated with the proposed mitigation measures.

RECOMMENDATION

Based on the information provided in the report and the recommendation of approval by the Architectural Review Board, Staff recommends that Planning Commission review the information

and adopt PC Resolution 23-03, approving Site Plan Design Review application SPDR 22-18 for the approval of the design of the Morrison House on the Westminster Gardens Campus at 1420 Santo Domingo Avenue and adopt PC Resolution 23-04 for the Mitigated Negative Declaration.

Respectfully Submitted

Nick Baldwin, AICP
Associate Planner

ATTACHMENTS

Exhibit A: Resolution 23-03 (SPDR 22-18)
Exhibit B: Resolution 23-04 (MND)
Exhibit C: Architectural Historian Report
Exhibit D: Architectural Plans
Exhibit E: Initial Study/Mitigated Negative Declaration/Mitigation Measures

EXHIBIT A

RESOLUTION PC 23-03

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

WHEREAS, The applicant has submitted a request for a Site Plan Design Review for minor interior and exterior renovations and a 1,274 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 (Project); and

WHEREAS, The Project had the potential to create a significant impact on the environment, so an Initial Study and Mitigated Negative Declaration (MND) was prepared as required by the California Environmental Quality Act (CEQA); and

WHEREAS, Table 7-2 listed in Section 19.122.030.B of the Duarte Development Code requires approval from the Architectural Review Board (ARB) for the approval of minor alterations and additions to non-residential property; and

WHEREAS, the Project required certification of the MND by the Planning Commission so the Community Development Director determined that the ARB would make a recommendation rather than a decision on the design so that the to the Planning Commission could make the decision of the Project and the environmental determination collectively; and

WHEREAS, on February 13, 2023, the Architectural Review Board reviewed the plans for Project and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, the Planning Commission has considered the analysis and recommendation for the Project and MND provided in the staff report and all of the information, evidence and public testimony received at the public meeting held on March 20, 2023.

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. That the Planning Commission approves Resolution PC 23-03 with conditions of approval “Exhibit A-1” for minor interior and exterior renovation as well as a 1,274 square foot addition to the Morrison House building on the Westminster Gardens senior living community campus at 1420 Santo Domingo Avenue.

SECTION 2. All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 3. The Planning Commission finds and determines as follows, findings for Site Plan and Design Review, as set forth in DDC Section 19.122.050 (E), as the proposed development is:

1. Consistent with the General Plan and is in compliance with all applicable provisions of the Duarte Development Code and all other City ordinances and regulations;

   The project conforms to the goals and objectives of the General Plan and the Westminster Gardens Specific Plan vision and development standards. Furthermore, the project conforms to General Plan Historic Preservation Element Goal 3 by promoting and preserving local historic resources.

2. To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development:

   The Morrison House is located on the 20-acre Westminster Gardens Campus. The structure's size is 16,906 square feet and the proposal is to add a small addition of 1,274 square feet to accommodate a kitchen, restroom, and a lounge/break room. The addition fits neatly into the existing U-shaped design of the structure. The built environment on campus is low density dispersed, so the minor addition is easily accommodated on this spacious property.

3. In compliance with the applicable criteria specified in Subsection 19.122.040(D), and the site is suitable for the proposed development; and

   a. Compatibility. *The proposed interior and exterior renovations and addition are designed to be compatible with the 1930s Spanish Colonial architecture of the building. The colors, materials, and finishes of the addition are designed to match the existing structure to create a seamless appearance.*

   b. Architectural Design and Detail. *The Morrison House is a 1930s Spanish Colonial design that maintains its architectural integrity. It is built with red clay roof tiles, painted brick walls, steel windows, and dark brown wood accents. The addition will utilize these same materials to match the design.*

   c. Landscape, Lighting, Parking, Signs, and Other Design Details.
      - Equipment and Utilities. *The Morrison House is an existing structure that is currently served by utilities. No new utility services are need or proposed. New HVAC units will be provided for the building. The existing HVAC units are located in the basement, on the ground outside the building, and in windows. The new units will be placed in the same location in the basement and on the ground outside the building, but no new window units will be installed. The units will not be visible from the street and are not proposed to be screened.*

- Fences/Walls. *The Morrison House is not currently fenced or walled and no new fences or walls are proposed. Access to the structure is open to the Westminster Gardens Community.*

- Landscaping. *Updates to landscaping include restoration of the reflecting pool and altering the pathways in the courtyard to be ADA compliant. Minor alterations to the landscaping is proposed and the project shall comply with the City's Water Efficient Landscaping and Street Tree Ordinances, per conditions of approval.*

- Lighting. *New light fixtures are proposed on the exterior of the building and in the courtyard. Per the photometric plan, these fixtures will provide adequate exterior light without impacting the adjacent properties.*

- Parking. *The proposed project does require additional parking, but the Morrison House is connected to EV parking stalls via pedestrian pathway and new EV charging equipment will be built as part of this project.*

- Signs. *The project does not include the approval of any signs.*

4. Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

   The Morrison House is a gathering place for the residents of Westminster Gardens and contributes to the health, safety, and welfare of that community. The minor proposed expansion will have no adverse effects on the Westminster Gardens campus of the neighborhood surrounding the campus. The proposed alterations to the historic structure are architecturally appropriate and considerate so as to preserve its status as a historic resource for the City.

SECTION 4. The Planning Commission approves Site Plan and Design Review Case 22-18 based on the findings listed in Section 3 and the conditions of approval listed in "Exhibit A-1".

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 20th day of March 2023.

_____
Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on March 20, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval
Site Plan & Design Review 22-18
Interior and Exterior Renovations and a 1,274 sq. ft. Addition to the Morrison House

---

1. This approval is for the renovation of and addition to the Morrison House located on the Westminster Gardens campus at 1420 Santo Domingo Avenue, as depicted on the approved plans on file with the Planning Division. The elevations, colors, and materials shall receive final Planning approval prior to Building and Safety plan check.

2. Any new exterior lighting shall be in compliance with Chapter 19.50.070 of the Duarte Development Code and require approval from the Planning Division prior to installation and/or issuance of building permits. Details (cut-section drawings, manufacture brochure, etc.) shall be provided to the Planning Division for review.

3. A landscape and irrigation plan shall be submitted to the Planning Division for review and approval prior to permit issuance. All landscaping and irrigation shall comply with Chapter 19.40 (Landscaping) of the Duarte Development Code, including but not limited to being permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, and ground cover, and compliance with maintenance and fuel modification requirements. Separate review fees may apply. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation shall be installed and functional. Landscaping shall be continuously maintained and permanently irrigated at all times.

4. The property owner and/or applicant shall comply with the City's Construction Diversion Program. Prior to the issuance of any permits, the applicant shall submit a Construction Diversion form and required security deposit. Contact the Planning Division for more information.

5. The project shall comply with all the regulations of Westminster Gardens Specific Plan, including the vision and development standards.

6. This project is subject to the Mitigation Measures associated with the Project's Mitigated Negative Declaration, as further described in the Historic Resources Technical Report for Morrison House, dated November 2022.

7. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.

8. All utilities for direct service to the project shall be installed underground and appurtenant utility facilities (e.g. meters, transformers, etc.) concealed from view of the public right-of-way.

9. Any revisions to the site plan, elevations, colors, and materials in addition to those listed as conditions of approval, shall be reviewed and approved by the Planning Division prior to installation; such changes may require review and approval from the Architectural Review Board.

10. Plans and all required plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits. Construction drawings, including the site plan, elevations, and colors shall be consistent and in substantial compliance with the conceptual approval and any required conditions of the Architectural Review Board.

11. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.

12. Prior to issuing permits, any required school fees shall be paid directly to Duarte Unified School District. Contact Duarte Unified School District for more information.

13. Building permits for this project must be issued within one-year from the date of approval from the Planning Commission or the application and approval shall expire.

14. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

15. A final inspection shall be made by the Planning Division prior to final of any building permits to ensure that all conditions have been met.

16. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.

17. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

EXHIBIT B

RESOLUTION NO. PC 23-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE CERTIFYING THE MITIGATED NEGATIVE DECLARATION AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR SITE PLAN AND DESIGN REVIEW CASE 22-18 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 LOCATED 1420 SANTO DOMINGO AVENUE

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the Mitigated Negative Declaration ("MND") and Mitigation and Monitoring Program ("MMP") for the minor interior and exterior renovations and 1,274 square foot, single-story addition to the existing 16,906 square foot, two story Morrison House building (Project) located on the Westminster Gardens senior living community campus at 1420 Santo Domingo Avenue, known as Site Plan and Design Review Case 22-18; and

WHEREAS, the MND for the renovations and addition provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the project, provided in "Exhibit E", attached to the staff report, and has been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

WHEREAS, on March 20, 2023 the Planning Commission held a duly noticed public hearing on the proposed Project, whereupon the Planning Commission received public testimony; and

WHEREAS, the Planning Commission received and considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing; and

WHEREAS, written comments on the MND and MMP were received from the public and other public agencies during the public review period, which began on February 16, 2023 and ended on March 20, 2023; and

WHEREAS, such comments and testimony have been responded to through a Comments and Responses as part of the MND process for the Project; and,

WHEREAS, notice of public hearing before the Planning Commission concerning the adequacy and completeness of the MND and MMP was given in accordance with the laws and policies of the City of Duarte (City); and

WHEREAS, the MND and MMP have been independently reviewed by the Planning Commission and reflects the independent judgment of the Planning Commission; and

WHEREAS, the Planning Commission has reviewed all documentation comprising the MND, and has found that the MND addresses all environmental effects of the proposed project, with mitigation measures, and that the MND and MMP fully comply with all requirements of CEQA and the CEQA Guidelines relating thereto.

NOW, THEREFORE, the Planning Commission of the City of Duarte hereby resolves as follows:

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

SECTION 2: The Planning Commission finds that the MND and MMP fully complies with the requirements of CEQA and the CEQA Guidelines relating thereto,

SECTION 3. The Planning Commission has considered the potential environmental effects as shown in the MND and, on the basis of the whole record, finds that there is no substantial evidence that the project will have a significant effect on the environment, with the implementation of the MMP. The foregoing determination, which reflects the independent analysis and independent judgment of the Planning Commission, is based on the information in the record.

SECTION 4. The Planning Commission approves and adopts the MND and MMP, in accordance with "Exhibit E" of the staff report; and that the MND and MMP, including all elements listed above, be certified by the City, as lead agency for the proposed project.

APPROVED AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 20th day of March 2023.

_____

Tina Heany, Chairperson,
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Duarte held on February 21, 2017, and carried by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

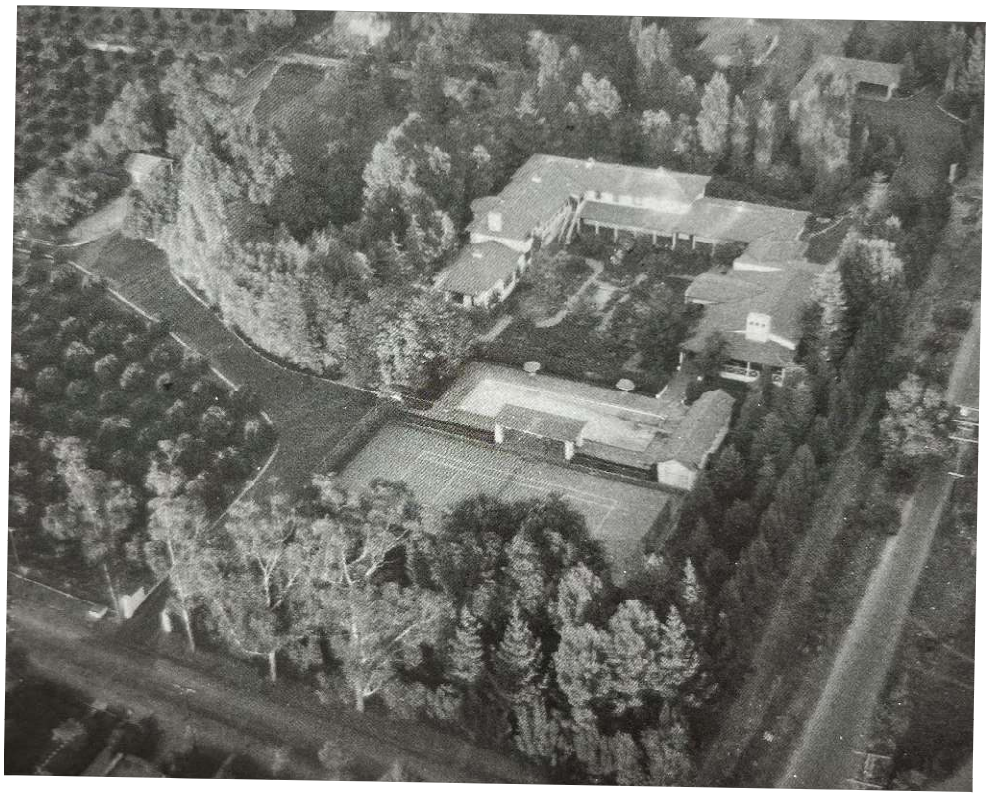
_____
Craig Hensley, Community Development Director

EXHIBIT C

HISTORIC RESOURCES GROUP

HISTORIC RESOURCES TECHNICAL REPORT
MORRISON HOUSE, DUARTE

NOVEMBER 2022



12 S. Fair Oaks Avenue, Suite 200
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Tel 626-793-2400
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prepared for

MIG

c/o Bob Prasse
1650 Spruce Street, Suite 106
Riverside, CA 92507

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1.0 EXECUTIVE SUMMARY

The Applicant is proposing alterations to the former Morrison House, which is now part of the 32-acre senior living community of Westminster Gardens. Westminster Gardens corresponds to the street address of 1420 S. Santo Domingo Avenue (APN [Accessor's Parcel No] 8529-014-025) in the City of Duarte. This report evaluates the Morrison House only; any other buildings or features on the property are outside the scope of this study. The purpose of this report is to determine if the Morrison House constitutes a historical resource as defined by the California Environmental Quality Act (CEQA).[1] This report is intended to inform environmental review of proposed alterations to the Morrison House (the Project).

The Morrison House was originally constructed between 1935 and 1939 as a residence for the Morrison family. It was surveyed for potential historical significance by students from California State Polytechnic University, Pomona in 2003.[2] At that time, the property was recommended for listing as a historical property in Duarte and was assigned a California Historical Resource Status Code of 3S, which is defined as "appears eligible for National Register as an individual property through survey evaluation" for its architectural and historical significance. The findings of the 2003 survey have not been officially adopted by the City of Duarte.

Based on additional research and site investigation conducted for this report, the Morrison House appears eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) at the local level of significance for its association with Wayland A. and Lucile P. Morrison and for its architectural merit. Therefore, it is recommended that the Morrison House be considered a historical resource for purposes of CEQA.

The Project proposes to alter the interior and exterior spaces of the Morrison House at Westminster Gardens. As proposed, the Project includes several exterior improvements to the residence and grounds, as well as internal changes. Analysis of the proposed Project found that it does not propose to alter the Morrison House such that the significance of the historical resource would be materially impaired. Morrison House would retain the significant physical features associated with its period of significance from 1935 to 1950. Therefore, the proposed Project would not result in a substantial adverse impact.

[1] California PRC, Section 21084.1.

[2] Barbara Watson, "1420 Santo Domingo," California DPR Series 523 Form, California State Polytechnic University, Pomona, January 2003.

2.0 PROJECT SUMMARY

Project Location

Westminster Gardens is located at 1420 S. Santo Domingo Avenue in the City of Duarte. It consists of a single parcel (APN [Accessor's Parcel No] 8529-014-025). The Westminster Gardens property is generally bounded by Huntington Drive to the north, Bradbourne Avenue to the east, Central Avenue to the south, and Santo Domingo Avenue to the west. This report addresses the Morrison House and the immediately surrounding site features only; the Morrison House is located in the southwestern portion of the Westminster Gardens property and is accessed via Santo Domingo Avenue. A location map is included in Figure 1, below.

Project Description

The proposed Project would alter the interior and exterior spaces of the Morrison House at Westminster Gardens, as well as several features in the surrounding landscape. This report addresses proposed alterations to the Morrison House but does not evaluate or review other buildings or features on the property.

The Project would construct an addition at the southeast corner of the Morrison House to serve as a lounge/breakroom and restroom. Additionally, a new entrance with aluminum sliding double door along the secondary (northern) façade. The Project proposes to enclose the *corredor* along the western façade of the building with new glass partitions between the original columns. The Project would install glass panels on wood railings along balconies and porches. These glass panels would be attached to the wood columns via adjustable glass clamps.

The Project would retain and rehabilitate the building's existing steel-sash windows. Windows may be upgraded for better energy efficiency; proposed work items for the windows could include replacing glazing with laminated glass, repair/replacing damaged or missing hardware, repair/replace damaged sills, scraping loose paint and priming/repainting windows. Windows on the primary façade shall be retained and repaired, as needed. Deteriorated windows on secondary facades shall be retained and repaired, rather than replaced unless the Applicant adequately demonstrates that a window located on a secondary façade is so severely deteriorated that it cannot be repaired. In that case, the Applicant may ask for City approval to replace the window within the existing opening, subject to the provisions of the relevant mitigation measure in Section 11 of this report. The replacement window must match the original in design, color, texture, material, and operation.

The Project also proposes several interior alterations to the Morrison House, including renovations for administrative offices; new accessible restrooms and guest suites; and adding a new catering kitchen. Several interior walls would be removed and new partitions would be installed. A new elevator would also be installed in the main lobby. Interior changes would also include the removal of wainscotting, wall paneling, and tile flooring, but these original features would be retained in the Library and El Sueño.

The Project includes several exterior alterations to the landscape, including the removal of the brick walkway, completion of a new concrete walkway, and restoration of the reflecting pool. The

project incorporates increased circulation paths and hardscaping, such as the replacement of existing pathway for Americans with Disability Act (ADA) compliance; enhancement of building entry path; and incorporating a service pathway around to the building and to the pool. Rooftop solar ready areas would be established as per code requirements; no solar panels would be installed.

FIGURE 1: LOCATION MAP

3.0 METHODOLOGY

This report evaluates the Morrison House for potential historical significance. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources. A site visit was conducted on June 10, 2022. Identification of physical features and historic integrity were ascertained during the site visit and through review of available building records and other archival materials.

This report was prepared using primary and secondary sources related to the history and development of the Morrison House, including reference materials available at the Duarte Historical Society and Monrovia Public Library. The following sources were consulted:

- Building permits
- Sanborn Fire Insurance maps
- Historic newspaper articles
- Historic photographs
- *Duarte* by Irwin Margiloff, Neil Earle, and the Duarte Historical Society (Charleston, SC: Arcadia Publishing, 2009)
- *On the Duarte* by R. Aloysia Moore and Bernice Bozeman Watson (City of Duarte, 1976)
- Interview with Chris Morrison[3]
- 2003 California State Polytechnic University, Pomona survey findings
- Other primary and secondary sources relevant to the history and development of the Project Site and surrounding area as listed in the bibliography

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; Alexandra Madsen, Senior Architectural Historian; John LoCascio, Principal Architect; and Ani Mnatsakanyan, Associate Architectural Historian, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

[3] Chris Morrison is the grandson of Wayland and Lucile Morrison and the great-grandson of Norman H. Morrison.

4.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act ("CEQA") is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Duarte General Plan; and
- The City of Duarte Historic Preservation Element

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to

indicate what properties should be considered for protection from destruction or impairment."[4] The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.[5] Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.[6]

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[7] A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries. A resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- **A.** It is associated with events that have made a significant contribution to the broad patterns of our history;
- **B.** It is associated with the lives of persons significant in our past;
- **C.** It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D.** It has yielded, or may be likely to yield, information important in prehistory or history.[8]

[4] 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2022).
[5] The identification of archaeological sites and traditional cultural properties is outside the scope of this report.
[6] United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm. (accessed September 2022).
[7] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.
[8] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as "the ability of a property to convey its significance."[9] The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[10]

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[11] The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.[12] Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the

[9] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.
[10] U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.
[11] California Public Resources Code, Section 5024.1[a]. http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2022).
[12] California Public Resources Code, Section 5024.1[b] http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2022).

California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
B. It is associated with the lives of persons important to local, California or national history; or
C. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[13]

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated under any local ordinance.

CITY OF DUARTE HISTORIC PRESERVATION ELEMENT

The City of Duarte does not have a Historic Preservation Ordinance that provides for the local designation of historical resources. Therefore, this report evaluates the Morrison House for listing in the National and California Registers. The identification of historical resources in the City is consistent with the goals of the Historic Preservation Element of the City's 2007 General Plan. The Historic

[13] Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

Preservation Element outlines goals, objectives, and policies for historic preservation in the City.[14] Relevant goals include:

Historic Preservation Goal 1: To make citizens and decision-makers aware of Duarte's history and historic built environment.

- **Objective 1.3** Integrate historic preservation into the operations of the Community Development Department.

Historic Preservation Goal 2: To maintain and update the City's inventory of historical resources.

- **Objective 2.1** Preserve Duarte's historical resources by supporting continued research related to the City's historic resources inventory.

Historic Preservation Goal 3: To promote the preservation of local historical resources.

- **Objective 3.1** Preserve the City's inventory of historical resources for future generations to enjoy.

  Policies

  - HP 3.1.1 Encourage property owners to preserve the character defining features of historical resources.
  - HP 3.1.2 Promote the preservation of historic and cultural resources by providing incentives and technical assistance.

[14] Duarte General Plan 2005-2020, Chapter 7 - Historic Preservation Element.

5.0 SUMMARY OF PREVIOUS EVALUATIONS

Historic Resources Surveys

The City of Duarte conducted a windshield survey in October 2002 to identify buildings and structures within City limits which display architectural interest and contribute to the historic fabric of Duarte. In December 2002, the Duarte City Council approved a student project from California State Polytechnic University, Pomona to complete an intensive survey of each of the properties identified in the windshield survey. The purpose of the survey was to catalogue the historical and architectural significance of each property that was identified. The survey was conducted in the spring of 2003.

As part of the survey effort, the Morrison House located at 1420 S. Santo Domingo Avenue was recommended for listing as a historical property in Duarte and was assigned a California Historical Resource Status Code of 3S, which is defined as "appears eligible for National Register as an individual property through survey evaluation" for its architectural and historical significance. The findings of the 2003 survey have not been officially adopted by the City of Duarte.

In 2007, Duarte adopted a Historic Preservation Element as part of the City's General Plan, which outlines goals, objectives, and policies for historic preservation in the City.[15] The 2003 survey is referenced in the Element; however, it is noted that additional research is required to finalize the evaluations for each identified potential resource.

The documentation of the Morrison House completed in 2003 is included as Appendix C.

California Built Environment Resource Directory (BERD)

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.[16] The Morrison House is not listed on the BERD.

[15] Duarte General Plan 2005-2020, Chapter 7 - Historic Preservation Element.

[16] California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2022.

6.0 DEVELOPMENT HISTORY

The City of Duarte comprises a portion of the Rancho Azusa de Duarte, which was granted to Andres Avelino de Duarte in 1841. Following the end of the rancho era, the former ranch lands were subdivided and used to grow citrus fruit, primarily oranges. Following World War II, consistent with development patterns throughout Southern California during this period, agricultural land was subdivided for residential development to house the rapidly growing population. The City of Duarte was incorporated in 1957.

The property where the Morrison House is located was part of the sale of the Rancho Azusa de Duarte lots. The property comprised one-half of a 40-acre parcel, described as the "north 20 acres of w ½ and w ½ of e ½ of lot 16, section 30, Azusa de Duarte Rancho." The 20-acre parcel was owned by Norman C. Jones until his death in 1877 when it was sold by his heirs to B.D. Eachus.[17] In 1887, Eachus sold the property to Henry N. Urmy for $6,000.[18]

In 1888, Dr. Norman H. Morrison purchased the 20-acre lot.[19] Morrison was chief surgeon for the Santa Fe Railway line and founder of the Santa Fe Hospital in the Boyle Heights neighborhood of Los Angeles.[20] He worked and resided in Los Angeles with his family but established the Morrison Ranch in Duarte and started citrus farming on the site shortly after purchasing the land.[21] It appears that the ranch was mostly used as a summer retreat for much of the late 19th and early 20th centuries. In 1897, Morrison purchased the "old Santa Fe depot building at Duarte and remove[d] it to his ranch nearby for a farm building."[22]

Following the death of Norman H. Morrison in 1921, his son Dr. Wayland A. Morrison and Wayland's wife Lucile Phillips Morrison took ownership of the ranch in Duarte.[23] At that time, the property was still used by the Morrison family as a weekend and vacation home. Although Wayland A. Morrison had plans for improvements at the ranch as early as 1911, it was not until 1924 that he started making changes to the site, including improvements to an existing Cape Cod cottage (demolished).[24] Morrison also built a five-room bungalow on the east side of the ranch for their tenant, O.R. Green.[25]

In a 1930 newspaper article entitled "Who's Who in Monrovia," the *Monrovia News Post* recorded:

> Dr. W. A. Morrison, Duarte, was born in Los Angeles and has lived in Los Angeles and Duarte all his life… The family has spent its summers in Duarte for a number of years, and each weekend the members has spent on their ranch home in Duarte. The site was chosen to give the children a wider range of play. They have a Cape

[17] "Mortgage Sale," *Los Angeles Evening Express, M*arch 9, 1877, 4.
[18] "Daily Real Estate Record," *Los Angeles Herald,* May 6, 1887, 2; "Real Estate Transfers," *Los Angeles Evening Express,* September 14, 1888, 3.
[19] "Real Estate Record," *Los Angeles Herald,* September 26, 1888, 7.
[20] "Norman H. Morrison," United States Federal Census, 1910, https://www.ancestry.com; (accessed June 2022); "Who's Who in Monrovia," *Monrovia News-Post,* July 9, 1930, 1.
[21] "Dr. Morrison of Duarte Taken by Death," *Monrovia Daily News Post,* January 6, 1950, 1 and 8.
[22] "Azusa," *Los Angeles Herald,* October 25, 1897, 7.
[23] "Operation Unavailing for Surgeon," *Los Angeles Times,* July 4, 1921, 15.
[24] "The City in Brief," *Monrovia Daily News,* October 10, 1911, 3.
[25] "Dr. Morrison, of L.A., Remodeling Home in Duarte," *Monrovia Daily News,* May 2, 1924, 4.

> Cod cottage upon the ranch which offers an interesting contrast with the modern Spanish homes. Their home is filled with interesting antiques.[26]

It appears that the Morrisons resided in the Cape Cod style cottage when visiting the ranch through the 1920s. In addition to utilizing the property as a summer retreat, Morrison also cultivated the land with citrus groves along Foothill Boulevard and sold rabbits in the 1920s and 1930s.[27] By the 1930s, the grounds were described as containing a lily pool shaded by huge trees, a woodland garden, and a swimming pool; the residence was described as featuring a music room and wood-paneled library.[28] The property also had a tennis court.

In 1935, the Morrisons constructed a Spanish Colonial Revival style building on the property with a "large dance room, dining room, kitchen, powder room, [and] patio … next to the swimming pool and tennis court."[29] The Morrison children used this building to entertain their friends; it was known as "El Sueño" or "The Dream." In 1939, "El Sueño" was incorporated into a new residence constructed by the family, forming the southern wing of a larger U-shaped building. The Morrison family referred to the new building as "La Casa Soñada," or "the dreamed-of home." The residence was designed by architect Robert Bennett, who was a distant cousin of the family, and built by J. Walter Johnson.[30] Morrison also expanded the acreage from twenty to fifty acres.[31] At this time, the Morrisons relocated to Duarte full-time.

The residence was described as a "spacious mansion with its three wings forming a U, it has eight suites of rooms built by the Morrisons for their children and [their] families."[32] The property was described by the *Monrovia News-Post* in 1941:

> Homes like that of Dr. Wayland Morrison, beautiful, typical of the best of Spanish architecture, are a credit to Duarte, and truth to tell most of the building done out Duarte way has been adapted to the rancher's way of life.[33]

Landscape features completed as part of the project include the brick walkway centered on a rectangular reflecting pool, likely clad in Gladding, McBean tiles.[34] On the interior, several of the rooms were adorned with intricate woodwork completed by Swedish craftsmen.[35]

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[26] "Whos' Who in Monrovia," *Monrovia News Post,* July 9, 1930, 1.
[27] "Fire," *Monrovia News-Post,* September 28, 1936, 1; "Poultry – Rabbits," *Monrovia Daily News Post,* June 6, 1944, 5; "Re-Zoning in Duarte Denied," *Monrovia News-Post,* June 1, 1945, 1.
[28] "Richey-Barrett Wedding Will Take Place Tonight in Country Home Garden," *Los Angeles Evening Post-Record,* August 18, 1934, 5; "Recent Fire Call to Duarte to Cost City $1500 in Repair Work," *Monrovia News Post,* September 28, 1936, 1; "Beautiful Duarte Home Is Setting for Morrison-Meyers Wedding," *Monrovia News-Post,* February 9, 1942, 3; "Re-Zoning in Duarte Denied," *Monrovia News-Post,* June 1, 1945, 1.
[29] Almar Whitaker, "Little Wonders of War," *Los Angeles Times,* November 1, 1942, 71.
[30] Interview with Chris Morrison by Alexandra Madsen. June 13, 2022; Morrison Family Scrapbook by Lucille Morrison, Westminster Gardens.
[31] Davis, 1938, 214.
[32] "Pastors Visit Missionary Home in Duarte," *Daily News-Post,* March 15, 1951, 2.
[33] "Postscripts," *Monrovia News-Post,* May 20, 1941, 3.
[34] Interview with Chris Morrison, June 13, 2022. Gladding, McBean was established in 1874 in the town of Lincoln, California. It became the first company on the Pacific Coast to produce terra cotta roof tiles and by 1925, Gladding, McBean operated ten clay products plants in California, Oregon, Washington, Montana, and British Columbia. The company utilized two hundred kilns and employed over two thousand people. It was the primary supplier of sewer pipes, terra cotta roof tiles, and ornamental terra cotta on the West Coast and developed a nationwide reputation for quality and innovative design. Lucile Morrison's father Lee A. Phillips was Vice President of Gladding, McBean.
[35] Interview with Chris Morrison by Alexandra Madsen, June 13, 2022. Several of the wood carvings were Egyptian themed, likely because the house was built shortly after Lucile Morrison finished writing her award-winning book *The Lost Queen of Egypt.*

During World War II, the Morrisons offered the building for use by the Red Cross, and it was transformed into a Casualty Station. As recorded in the *Los Angeles Times,* "the powder room is full of medical supplies. Cots can transform the dance room into a hospital. A huge closet contains air-raid warden equipment."[36] At the time of its completion, the station was lauded by civilian defense officials as "one of the finest in the state," with a staff of 45 doctors, nurses, and trained personnel.[37] The station offered nursing classes to interested students.

Following World War II, much of the farmland in the Duarte area was transformed from orange groves to residential subdivisions, and all of the citrus packing plants in Duarte closed. In 1949, a portion of the orange trees on the Morrison Ranch were removed and the land was briefly replanted with strawberries.[38] At that time, the ranch was noted as having chickens, peacocks, frogs, and goldfish on the grounds.[39]

In 1949, the Morrisons donated 2.5-acres of their ranch for use as a youth agency recreation center.[40] A 16x44 foot clubhouse was purchased from a Duarte building development and moved onto the property. Plans were also designed for boys' and girls' campfire circles, a baseball diamond, a basketball court, a patio and fireplace, and a combination volleyball, shuffleboard, and badminton court.[41]

Dr. Wayland A. Morrison died in 1950, and his wife Lucile Morrison took over control of the ranch.[42] Around this same time, Lucile Morrison moved to Arcadia,[43] and began selling or donating portions of the ranch. Land donated by Lucile Morrison provided for much-needed services for the local community. A large portion of the estate was sold at this time for use as a retirement home for Presbyterian missionaries, discussed further below.

In 1950, a cottage on the Morrison property was leased by Los Angeles County for use as the Duarte Branch Library.[44] The cottage was remodeled for this purpose and approximately 2,000 books were transferred to the new location.[45] The library opened in March 1950 and was identified by the address of 1220 S. Santo Domingo.[46]

That same year, work began on a new Duarte Child Welfare Clinic, similarly located on land donated by the Morrisons. Identified by the address of 2026 E. Huntington Drive, the clinic was run by the Los Angeles County Health Department and overseen by Lucile P. Morrison, who served as the chairman of the health services committee of the Duarte Community Service Council.[47] In 1953, Lucile Morrison donated a three-acre portion of the ranch for a new Masonic Temple in honor of her late father-in-law and husband.[48] The Temple of Sojourner's Lodge 607,

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[36] Whitaker, 1942.
[37] "Open House at Duarte Center," *Monrovia News-Post,* January 14, 1943, 1.
[38] "Citrus Groves in Duarte Yield to New Uses," *Monrovia News Post,* March 26, 1949, 2.
[39] "Malicious Mischief Reported by Morrison Estate," *Daily News-Post,* May 19, 1950, 2.
[40] "Dr. Morrison of Duarte Taken by Death," *Monrovia Daily News Post,* January 6, 1950, 1 and 8.
[41] "Recreation Need Met by Center," *Daily News Post,* June 15, 1950, 2.
[42] "Dr. Morrison of Duarte Taken by Death," *Monrovia Daily News Post,* January 6, 1950, 1 and 8.
[43] "County Studies Proposal for Missionary Home in Duarte," *Daily News-Post,* December 14, 1950, 1.
[44] "Full Time Branch Library in Duarte Indicated," *Monrovia Daily News Post,* January 3, 1950, 1.
[45] "Conversion of Branch Library Under Way," *Monrovia Daily News Post,* February 21, 1950, 2.
[46] "Duarte Library Opened Today," *Monrovia Daily News Post,* March 6, 1950, 6.
[47] "Work Progresses on Child Clinic," *Monrovia Daily News Post,* March 13, 1950, 2.
[48] "Duarte Temple Site Donated to Masons," *Daily News-Post,* December 19, 1953, 1.

identified by the address 1900 E. Huntington Drive, was dedicated in 1955. Construction was completed by V. R. Bush, Albert Pederson, Jack La Sonce, Arno Krueger, and Dick Mosher.[49]

The Morrison Ranch was also briefly considered as a site for a new Los Angeles County Park, although it was not ultimately purchased for that use.[50]

Westminster Gardens[51]

In 1950, Frank Shu purchased a 27-acre portion of the Morrison Ranch. Shu was born in China and attended Yih Wen Commercial School led by Missionary teacher William Booth. In the late 1940s, Shu traveled to the United States where he presented $1 million to the Presbyterian Missionary Board to be used to build a group of residences for retired Presbyterian missionaries.[52] The former Morrison Ranch was subsequently converted for its new use, and it became known as Westminster Gardens.

The Morrison House was used to house 16 missionaries. At the time of purchase, the residence was described at length in the *Daily News-Post:*

> The luxurious apartments are large, with view windows looking out onto gardens landscaped with shrubs, trees, flowers and lawn. The walls are of imported paneling in a natural finish and each suite contains several rooms… Several suites are located downstairs under the massive balconied piazza. Others are upstairs overlooking the tennis courts, the barbecue, and the swimming pool with its bordering patio. The immense library in the north wing of this gracious home of white brick and red tiles, is finished in Japanese oak and boasts a fireplace and shelved walls bearing 7,000 volumes… Across from this wing is the dining hall, and next the recreation room where 100 can be seated comfortably for diner… A medley of elaborate grained woods and delicately papered walls, this house with its early California architecture promises to provide every luxury for those who will call it "home."[53]

A gift of $100,000 by Gertrude Weller of Los Angeles provided funds for the remodeling of the rooms in the Morrison House into apartments.[54] Two other existing buildings from the Morrison's ownership were also adapted for apartments.[55] One of these was the "Cape Cod cottage, which is a replica of the cottage in which the former owners spent their honeymoon" in 1917.[56] A full building program was also approved shortly after purchase, and construction began on several new apartment buildings on the property in 1951, designed by Beverly Hills-based architect Douglas Honnold.[57] In 1952, the first phase of construction was completed. These "completely

[49] "Masonic Temple to be Dedicated," *Daily News Post,* June 24, 1955, 7.
[50] "Duarte Estate Action Lags," *Monrovia Daily News Post,* June 20, 1950, 8; "Morrison Park Deal Refused," *Daily News-Post,* June 27, 1950, 1.
[51] As noted above, this report only evaluates the Morrison House. Information about the development of Westminster Gardens is included to provide contextual information only.
[52] R. Aloysia Moore and Bernice Bozeman Watson, *On the Duarte* (Duarte: City of Duarte, 1976), 188.
[53] "Pastors Visit Missionary Home in Duarte," *Daily News-Post,* March 15, 1951, 2.
[54] Mollie Hopper, *Westminster Gardens: A 50 Year History* (Duarte, CA: Westminster Gardens, 2000), 2.
[55] "Westminster Directors View Building," *Daily News-Post,* October 8, 1951, 1.
[56] "Duarte Facility Houses 33 Retired Missionaries," *Los Angeles Times,* October 12, 1952, 178.
[57] "Start New Building at Westminster Gardens," *Pasadena Independent,* August 16, 1951, 49.

furnished modern cement block apartments" provided a capacity for 50 residents.[58] Westminster Gardens was dedicated in July of 1952.[59] At the time of its founding, residents were required to have served at least 20 years in a foreign country and have reached the age of retirement. Four additional apartment buildings were constructed between 1952 and 1960.

In 1957, Lucile Morrison deeded an additional strip of land along Huntington Drive to Westminster Gardens for its expansion eastward. That same year the Rest Home was designed by architects Douglas Honnold and John Rex. The 40,000-square-foot building was described in the *Los Angeles Times*:

> Cross-shape building, each arm of which will have the capacity of 20 beds, with the center core housing medical, social, and service facilities, including common and dining room, office, laboratories, kitchen, and storerooms…The Contemporary-styled structure will feature one story, interior and exterior walls of natural finish light-weight aggregate concrete blocks. Floors will be of vinyl asbestos and the roof of composition mater, asphalt and gravel.[60]

Only part of the building was constructed in 1957. It was completed in 1962, at which time it became known as the Grace Shu Lodge, named in honor of the wife of Frank M. S. Shu.[61] A third wing of the building was constructed in 1966, which brought the total number of beds to 64. A new duplex was also constructed at the corner of Amber Drive and Live Oaks, and apartments on the first floor of the Morrison House were converted into administrative offices. The total number of residences reached 131 by 1967.[62]

In 1970, four additional residences, and an ancillary building with a laundry and five-car garage were constructed in the northwestern portion of the property. Designed by architect Franklin Howell and built by Shephard and Morgan Construction Co., the buildings accommodated eighteen new residents.[63] The swimming pool was also renovated at that time. Five new apartments were constructed in 1972.[64] Development at Westminster Gardens has continued through the 1980s and to present day.

Spanish Colonial Revival Architecture

The Morrison House was designed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque *Churrigueresque* style of Spain and Mexico. The *Churrigueresque* style, with areas of intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For that, architects drew inspiration from provincial Spain, particularly the arid southern region of

[58] "Duarte Facility Houses 33 Retired Missionaries," *Los Angeles Times,* October 12, 1952, 178.
[59] "Missionary Home to Be Dedicated," *Daily News-Post,* July 18, 1952, 2.
[60] "First Unit of Duarte Project Furthered," *Los Angeles Times,* March 3, 1957, 148.
[61] "Westminster Gardens Dedicate New Structure," *South Pasadena Review,* October 24, 1962, 15.
[62] Hopper, 3.
[63] "Westminster Garden News," *Daily News-Post,* August 28, 1970, 3.
[64] Hopper, 4.

Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a spreading, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, including a range of residential, commercial, and institutional buildings, and coincided with Southern California's population boom of the 1920s, with the result that large expanses of Santa Monica, Los Angeles, and surrounding cities were developed in the style. Some towns, such as Santa Barbara, even passed ordinances requiring its use in new construction. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s during the Great Depression. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations.

Character-defining features of Spanish Colonial Revival architecture may include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcade, colonnade, or *corredor*[65]
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

Morrison Family

The property that now comprises Westminster Gardens was owned by the Morrison family from 1888-1950. The Morrison House that is the subject of this evaluation was constructed by Wayland and Lucile Morrison in 1935-1939.

Biographical information about the Morrisons is included below.

[65] A *corredor* is a narrow external porch that often lines an outdoor patio; also referred to as a portale.

TABLE 3. SUMMARY OF OWNERS/OCCUPANTS

DATE	OWNER/OCCUPANT	USE
1888-1921	Norman H. Morrison	Vacation Residence
1921-1938	Wayland A. and Lucile P. Morrison	Vacation Residence
1939-1950	Wayland A. and Lucile P. Morrison	Primary Residence
1951-Present	Westminster Gardens	Retirement Community

NORMAN H. MORRISON

Norman H. Morrison was born in 1853 in Missouri. Morrison ran away from home at the age of ten, eventually attending the University of Iowa. He moved to Santa Barbara with his new wife, Marie Cobb, in 1877.[66] In Santa Barbara, Morrison worked on a dairy before making the acquaintance of Dr. Bates, a local doctor who agreed to teach Morrison the basics of medicine. After memorizing *Grey's Anatomy*, Morrison sold his dairy and moved to San Francisco. Morrison briefly attended the University of California before transferring to the Kansas City Medical College. Graduating in 1880, Morrison worked as the local doctor in McPherson, Kansas.

The lure of California ultimately brought Morrison to Los Angeles, where he was made Chief Surgeon of the Southern California Railroad in 1888.[67] That same year, he bought the 20-acre ranch property in Duarte. In 1904, with the merging of the Southern California Railroad and the Atchison, Topeka and Santa Fe Railroad, he became their first Chief Surgeon. Morrison held the position of Chief Surgeon for seventeen years and was largely responsible for the founding of the 1905 Santa Fe Hospital in Boyle Heights. Following the death of his first wife Marie Cobb, Morrison remarried Irma Rhodes. They resided at 1263 W. Adams Boulevard in Los Angeles until his death in 1921.[68] Although Morrison resided primarily in Los Angeles, he is recorded as never losing "his love of the soil and many of his spare hours were spent working around the orange trees on his ranch in Duarte."[69]

WAYLAND A. MORRISON

Wayland A. Morrison inherited the Duarte ranch from his father Norman H. Morrison in 1921. He used the property as a summer residence from 1921 to 1938 and resided there full-time with his wife Lucile P. Morrison and their children from 1939 until 1950 in a "beautiful Spanish Structure."[70]

Wayland A. Morrison was born in 1888.[71] He was primarily raised in Los Angeles, although he did briefly attend Duarte Elementary School.[72] He earned a Bachelor of Arts degree from Stanford University in 1910. Following graduation, Morrison briefly moved to Duarte, where he worked as an automobile salesman at E. M. F. and Flanders automobile agency and as a real estate agent at Tifal Brothers.[73] Morrison planned to build a residence on the Duarte property around that time.[74]

[66] "Matrimonial," *Fort Scott Daily Mirror,* January 31, 1877, 4.
[67] Davis, 1957, 292; Interview with Chris Morrison by Alexandra Madsen, June 13, 2022.
[68] "Bride for Dr. Morrison," *Los Angeles Times,* September 5, 1906, 15.
[69] Davis, 1957, 293.
[70] Davis, 1957, 293.
[71] "Wayland A. Morrison," United States Federal Census, 1940, accessed on June 2, 2022, at: https://www.ancestry.com.
[72] Charles F. Davis, *History of Monrovia and Duarte* (Monrovia, CA: A. H. Cawston, 1938), 214.
[73] "For Sale," *Monrovia Daily News,* February 1, 1912, 3.
[74] "Return of W. A. Morrison," *Monrovia Daily News,* October 10, 1911, 3.

Morrison briefly resided in Massachusetts, where he attended Harvard Medical School. Following his graduation in 1914, Morrison worked as the house surgeon at Massachusetts General Hospital for two years before returning to Southern California in 1916.[75] Morrison served in the U.S. Army Medical Corps for the duration of World War I; he was discharged as a Major at the end of the war. Morrison then returned to Southern California where he married Lucille Phillips in 1917, and the couple resided in their new residence at 434 Plymouth Boulevard, designed by architects Meyer & Holler of the Milwaukee Building Company.[76] Morrison succeeded his father as chief surgeon of the Santa Fe Railway in 1919.

In the late 1930s, Morrison and his wife Lucile P. Morrison sold the property at Plymouth Boulevard and moved to Duarte full-time.[77] At this time, Morrison expanded his acreage from twenty to fifty acres.[78] He was known for giving "much of his time to community affairs and problems."[79] Morrison served on the boards of the Duarte-Monrovia Citrus Association, the Duarte-Mutual Irrigation and Canal Co., the Duarte-Mutual Water Co., and as a director for the Duarte City Commerce. During World War II, Morrison served as the Area Medical Director of the War Casualty Stations for the Office of Civilian Defense, and organized stations at Rosemead, Temple City, and Duarte; the latter of which was housed in a wing of his own residence.[80] Dr. Wayland A. Morrison died in 1950.

LUCILE P. MORRISON

Lucile Phillips Morrison was born in Los Angeles in 1896 to philanthropist Catherin Coffin and Los Angeles financier Lee A. Phillips. Lucile Phillips was raised at #4 Berkeley Square in the West Adams neighborhood and attended the Marlborough School. She graduated from Vassar College in 1917 and married Wayland A. Morrison that same year.

Lucile Phillips Morrison was a notable author of numerous children's books and the novel *The Lost Queen of Egypt*, which won the first prize for fiction from the National League of American Penwomen in 1938. In 1958, she received a master's degree in psychology from Pepperdine University and began her own private psychology practice. Morrison served as a board member for the Educational Policy Committee for Scripps College for 42 years and was named an Honorary Trustee of Scripps College.[81]

In addition to her many other pursuits, Lucile Morrison was extremely active in Duarte's civic affairs. In 1957, she was described by historian Charles Davis as "one of the community's greatest benefactors. For years she has generously dedicated her time and means for worthy Duarte projects."[82] Morrison offered her Duarte property for use as a casualty station during World War II, and the site was used after the war as a Well Baby Clinic, Communicable Diseases Clinic, Dental Clinic, and one of the cottages served as Duarte's first county library facility. She also donated land for the Duarte Masonic Hall.

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[75] "Return of W. A. Morrison," *Monrovia Daily News,* October 10, 1911, 3.
[76] "Home for Doctor," *Los Angeles Times,* June 8, 1919, 83.
[77] "Phillips' Widow, Daughter to Handle Million," *Daily News,* February 1, 1938, 9.
[78] Davis, 1938, 214.
[79] "Dr. Morrison of Duarte Taken by Death," *Monrovia Post,* January 6, 1950, 1-
[80] Davis, 1957, 295.
[81] "Scripps College Honors Arcadian," *Arcadia Tribune,* August 6, 1972, 5.
[82] Davis, 1957, 295.

Lucile Morrison also organized and served as the first president of the Duarte Community Service Council and helped establish the Duarte Youth Acres, the city's first recreational facility. She served on the boards for the Duarte Community Center Corporation; Duarte Mutual Water Company; Chamber of Commerce; Duarte Women's Club; Reading Circle; and at Westminster Gardens. In 1967, Morrison was honored with the Duarte Historical Society's Pioneer Service Award.[83] She also organized and preserved newspaper articles, which were donated to the Duarte Historical Society.[84] Lucile P. Morrison died in 1991.

Architect, Robert E. Bennett

Robert E. Bennett of Bennett & Bennett designed the Morrison House. Bennett was born in Pasadena in 1915 to John Cyril Bennett and Olevia Cobb. He received a bachelor's degree in architecture from the University of California in 1936 and a master's degree from the California Institute of Technology in 1937. Robert E. Bennett was a distant cousin of the Morrison family and designed the Morrison House shortly after receiving his architecture degree. Bennett then briefly worked under his father, notable local architect John Cyril Bennett (Cyril Bennett). In 1946, he and his father entered into a partnership in the firm Bennett & Bennett.

Robert E. Bennett's father, J. Cyril Bennett was a notable local architect. Cyril Bennett attended the University of California, Berkeley where he graduated with a bachelor's degree in Architecture in 1910. Bennett then moved to Pasadena, California, where he married Olevia Cobb in 1913 and briefly worked as a draftsman for architect Sylvanus B. Marston before forming his own company in 1914. Cyril Bennett completed several independent projects during his early career, including the Raymond Theater (1919-1921); City of Pasadena Fire Department Main Station (1922); and Glendora Theater (1923). He also designed several residences, such as the W. H. Batterson House (1921) and William Leithed House (1924) in Pasadena. In 1924, Cyril Bennett joined with architect Fitch Haskell to form Bennett and Haskell. The partnership designed several notable buildings in Pasadena from 1924 to 1934, including the Central National Bank in Pasadena (1926); All Saints' Episcopal Church Parish House and Rector (1929-1930); and their collaboration with George E. Bergstrom on the design of the Pasadena Civic Auditorium (1925-1932).[85] From 1934 to 1941, Bennett again formed his own firm.

In 1946, his son Robert E. Bennett joined the firm to form Bennett and Bennett, which lasted until his retirement in 1955. Bennett & Bennett designed several commercial and educational buildings. Notable commissions include the Temple City National Bank (1950) and the First National Bank in Santa Ana (1953).[86] Notable education projects include an administrative building at Edison Elementary School (1945) and the Physical Sciences building at the University of California, Riverside (1954).[87] Community projects included the Van Ness Community Center (1949) and three clubhouses for parks in Los Angeles (1949).[88] Bennett & Bennett designed several bakeries in Los Angeles, including the Barbara Ann Bakery (1955); Coliseum Bakery (1955); Langendorf

[83] "Historical Society Holds Annual Installation Fete," *Daily News-Post,* May 17, 1967, 1.
[84] Claudia Heller, *Duarte Chronicles* (Charleston, SC: The History Press, 2013), 27.
[85] "John Cyril Bennett," *Pacific Coast Architecture Database,* https://pcad.lib.washington.edu/person/477/ (accessed June 13, 2022).
[86] "Construction Under Way on New Santa Ana Bank Unit," *Los Angeles Times,* April 26, 1953, 112; "Temple City Bank Plans New Building," *Pasadena Independent,* February 24, 1950, 2; "Bank Here Plans Remodeling Program," *Long Beach Press,* September 25, 1955.
[87] "Bennett, Robert E." *American Architects Directory,* 1956; "Award Architects' Contracts for New School Buildings," *Pasadena Independent,* November 7, 1945, 3.
[88] "New Recreation Center," *Southwest Wave,* July 31, 1949, 2; "Draw Clubhouses," *Pasadena Independent,* January 30, 1949, 26.

Bakery (1955); and Sheriff's Wayside Honor Farm Bakery (1958).[89] The firm also completed updates and modernizations to the Los Angeles Coliseum and designed a two-story office building immediately adjacent to it in 1953.[90]

Cyril Bennett died in 1957.[91] Following the death of his father, Robert E. Bennett continued working for the firm. In 1969, Robert E. Bennett was awarded a CTI gold plaque for his work on the Los Angeles Coliseum.[92] In 1968, Bennett & Bennett was hired to enlarge the women's facilities at the Rose Bowl in Pasadena.[93] Robert E. Bennett died in 2003.

[89] "Additions Slated for Honor Farm," *Los Angeles Times,* April 20, 1958, 116.
[90] "Building Added to Los Angeles' Huge Stadium," *Los Angeles Times,* September 6, 1953, 21.
[91] "Cyril Bennett, 65, Dies; Pasadena Civic Leader," *Los Angeles Times,* May 26, 1957, 5.
[92] "Peristyle Tile Work Wins Master Award," *Los Angeles Times,* March 23, 1969, 134.
[93] "400,000 Approved for Rose Bowl Projects," *Los Angeles Times,* May 29, 1968, 24.

7.0 PHYSICAL DESCRIPTION

Current Setting

The Morrison House is now part of Westminster Gardens in the south-central region of the City of Duarte. Westminster Gardens comprises a single parcel and occupies the majority of the block bounded by Huntington Drive to the north, Bradbourne Avenue to the east, Central Avenue to the south, and Santo Domingo Avenue to the west. The Morrison House is located in the southwestern portion of the property.

The surrounding area is characterized primarily by its relatively flat topography and mix of low-rise residential development, including single-family homes, duplexes, and apartment buildings, often set in tract developments, dating from the 1950s through 1990s. Westminster Gardens is surrounded by residential uses to the north, east, and west: single- and multi-family residences are located immediately to the west; apartment buildings are located immediately to the north; and a single-family residential tract development is located immediately to the east. The property is bounded by Interstate 210 (I-210) to the south.

The landscaping immediately surrounding the Morrison House was designed at the time of the building's completion in the late 1930s. Designed landscape features include the central courtyard with a curving, intersecting brick walkway that is roughly H-shaped and centers on a rectangular reflecting pool. The reflecting pool, which is currently used as a planter, is approximately 12" deep and lined with Gladding-McBean tiles.[94] A manicured lawn covers much of the courtyard, intersperse with shrubbery and mature trees. To the north of the Morrison House, there is a woodland garden with a small brook that collects into several pools. Vegetation includes mature trees, shrubs, grasses, and flowers. Hardscaping includes winding concrete pathways and scattered brick planters.

Overview of Morrison House, facing east in 1940 (left) and 2022 (right). Source: Westminster Gardens and Google Earth.

[94] Interview with Chris Morrison by Alexandra Madsen, June 13, 2022.

Morrison House

The Morrison House is a one- and two-story Spanish Colonial Revival style building that was constructed in two phases: the southern wing of the building "El Sueño" was constructed in 1935, and an L-shaped addition "La Casa Soñada" (composed of the central block and north wing) was added in 1939. Built as a single-family residence, the building is now used for office and communal spaces at Westminster Gardens.

The Morrison House has a U-shaped plan that frames a central courtyard. It has complex massing and an asymmetrical composition; the stairwell on the north wing creates a cylindrical volume. The building has a mix of low-pitched gable and hipped roofs which are clad in red clay tiles and have boxed eaves with plaster soffits. Several clay tile chimneys are located along the ridgeline. There are two chimneys with chimney hoods: one on the north wing and one on the south wing. The building has a second-story cantilevered balcony that has wood posts, a wood balustrade with shaped wood balusters, and open eaves with exposed, shaped rafter tails. It is accessible via an exterior staircase on the north façade. A *corredor*[95] on the first floor has octagonal columns with cushion capitals, exposed rafters, and tile floor.

Fenestration consists primarily of divided-light steel sash casement windows in single, coupled, and grouped configurations. There is a stacked bow window located along the south façade and a cantilevered enclosed paneled wood balcony along the north façade of the north wing. A heraldic-themed leaded stained glass window is on the west façade. The primary entrance is located on the south façade of the north wing and consists of divided-light steel French doors with sidelights, terracotta tile terrace; it is accessible via a ramp. Secondary entrances consist of single and paired partially-glazed divided-light wood doors.

The first floor interior of the Morrison House has rooms arranged along the main entrance hall. The first floor includes a lobby (historic entrance hall), mail room (historic dining room), library, hallway, several offices and restrooms, and social hall. Most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The lobby has wood crown molding and a semicircular wood staircase with balusters and newels shaped to resemble lotus flowers. The mail room has wood paneled walls and a paneled dado below the bow window carved with Egyptian motifs. The library has wood floors, wood paneled walls with wood built-ins (some of which feature Egyptian vegetal motifs), and a fireplace with a marble mantel. The central hallway has wood paneled pocket doors that open to storage closets. The rear offices and communal spaces have wood paneled built ins. The social hall is a large open space with a wood floor, king post wood truss ceiling, wood Pickwick paneled walls, and a large fireplace with a brick surround and wood mantel carved with a grape and vine motif.

The second floor has a meeting room, central hallway, several offices, and a few currently vacant rooms. Similar to the first floor, most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The meeting room has wood paneled walls with built-in shelving and a fireplace that has been filled-in with brick. Office spaces and vacant rooms on the second floor have wainscoting. There are wood door and window casings, and brass hardware throughout

[95] A *corredor* is a narrow external porch that often lines an outdoor patio; also referred to as a *portale*.

the interior of the building. Some bathrooms and kitchens feature historic tilework, typically using white and accent-colored tiles set in a diamond pattern.

ALTERATIONS

The Morrison House has been altered several times since its original construction in 1935-1939.[96] A kitchen unit was added to the building in 1956.[97] In 1957, the interior of the building was remodeled; two bathrooms were divided into four bathrooms, and four dressing rooms were converted into kitchens.[98] Fire sprinklers were installed in 1975.[99] The building was reroofed by Lytle Roofing in 1980.[100] Part of the building was transformed from a residential unit into office space in 1982.[101]

[96] Building permits prior to 1950 are not on file with the City of Duarte of County of Los Angeles and were not available for review.
[97] County of Los Angeles, Building Permit No. 7870, issued on July 6, 1956.
[98] County of Los Angeles, Building Permit No. 1534, issued on December 18, 1957.
[99] City of Duarte, Building Permit No. 6063, Issued on January 21, 1975.
[100] City of Duarte, Building Permit No. 15209, issued on December 30, 1980.
[101] County of Los Angeles, Miscellaneous Application No. 2483A, issued on March 31, 1982.

EXISTING CONDITIONS PHOTOGRAPHS

Historic Resources Group, June 2022

Overview of Morrison House, facing east.

Overview of Morrison House, facing northeast.

Primary Entrance, South Façade of North Wing, Morrison House, facing north.

West Façade of Central Block, Morrison House, facing south.

Colonnade on West Façade of Central Block, Morrison House, facing southeast.

Colonnade on West Façade of Central Block, Morrison House, facing east.

Balcony on South Façade of North Wing, Morrison House, facing west.

South Façade of North Wing, Morrison House, facing north.

South and West Façade of North Wing, Morrison House, facing northeast.

North and West Façades of North Wing, Morrison House, facing east.

North Façade of North Wing, Morrison House, facing southeast.

North Façade of North Wing, Morrison House, facing south.

North Façade of North Wing and East Façade of Central Block, Morrison House, facing southwest.

East Façade of Central Block, Morrison House, facing west.

South Façade of Central Block and East Façade of South Wing, Morrison House, facing northwest.

South Façade of South Wing, Morrison House, facing northwest.

South and West Facades of South Wing, Morrison House, facing northeast.

North Façade of South Wing, Morrison House, facing south.

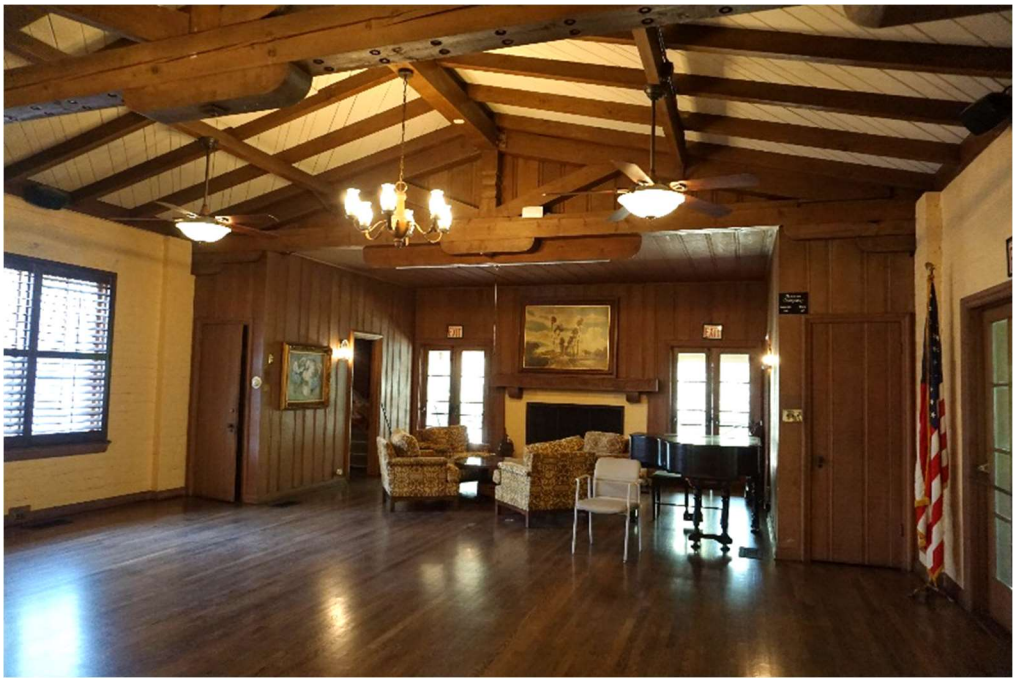
Lobby, Morrison House.

Staircase, Morrison House.

Library, Morrison House.

Meeting Room, Morrison House.

Upstairs Hallway, Morrison House.



Social Hall, Morrison House.

Paneled Dado with Egyptian Motifs, Morrison House.

Courtyard, facing north.

Courtyard, facing west.

Lilly Pond, facing south.

Courtyard and Planter/Reflecting Pool, facing northeast.

Planter/Reflecting Pool and Tile, facing north.

8.0 HISTORICAL RESOURCES EVALUATION

The Morrison House was identified as potentially eligible for historic designation in the 2003 survey. The findings of the 2003 survey were not officially adopted by the City of Duarte. In addition, given the amount of time that has passed since that survey was completed it is appropriate to re-evaluate the residence based on current conditions and using current best practices. The City does not have an ordinance that defines local designation criteria. Therefore, the Morrison House is re-evaluated against the established criteria for listing in the National Register of Historic Places and the California Register of Historical Resources.

Evaluation of Eligibility

CRITERION NR A/CR 1 (EVENTS/PATTERN OF DEVELOPMENT)

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion A/1 for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well. Mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.[102]

The Morrison property was originally part of the Rancho Azusa de Duarte, which was subdivided and purchased in 1888 by Norman H. Morrison as a vacation home and citrus farm. The Morrisons originally lived in a cottage and the Depot house, which is no longer extant. The Morrison House postdates these associations, and the property as a whole no longer reflects its early ranching history or association with prewar agriculture. The Morrison House itself was constructed in several stages. In 1935, the southern wing was constructed for use as a social hall for the family and their guests. At this time, the property was used as a vacation and summer home for the family, and their permanent residence was in Los Angeles. In 1939, the central block and north wing were added, and the building was used as a residence. When the residence was completed, the Morrison family relocated to the property full-time.

Over the course of its history, the Morrison House has been used as a social hall, residence, World War II Casualty Station, and it now serves as living, administrative, and communal spaces for Westminster Gardens. Based on research conducted for this report, there is no evidence that a singular event important in history occurred at the Morrison House. In addition, the original construction of the Morrison House as a single-family residence and its subsequent uses do not meet the threshold as defined by the National Park Service for designation as an example of an important trend or development pattern. The historical uses of Morrison House are not historically significant in a local, state, or national historic context.

[102] *National Register Bulletin 15*, 12.

Therefore, the Morrison House is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under Criterion A/1.

CRITERION NR B/CR 2 (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.[103]

Both Wayland A. Morrison and Lucile P. Morrison were notable and active residents of Duarte. They both resided at the Morrison House during their period of important involvement in the nascent community. Besides Wayland A. Morrison and Lucile P. Morrison's given careers, as surgeon and author, respectively, the Morrisons were also significant and active members in the community of Duarte. The Morrisons served as members of civic community boards, even founding several organizations, and consistently donated to and promoted philanthropic causes in Duarte. These activities frequently involved the Morrison House, which served as the site for numerous meetings and events. The Morrisons both worked at the Red Cross Casualty Station established at the house during World War II, and donated land to various causes, often focused on establishing much-needed services in Duarte. This included donating land for the establishment of a youth agency recreation center, public library, Duarte Child Welfare Clinic, and Duarte Masonic Temple. Overall, the Morrisons contributed to the growth and development of community services in Duarte during their years at the Morrison House.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level of significance under Criterion B/2 for its association with notable Duarte residents Wayland A. Morrison and Lucile P. Morrison.

CRITERION NR C/CR 3 (ARCHITECTURAL MERIT)

The Morrison House was designed by noted local architect Robert E. Bennett and constructed in two phases from 1935 to 1939. It is an excellent example of the Spanish Colonial Revival style of architecture designed early in Bennett's career. The building exhibits high quality of design and distinctive characteristics of the style; design details are fully integrated in the both the interior and exterior of the residence. The Morrison House is U-shaped in plan and reflects Southern California indoor-outdoor living in the relationship between the house and the central courtyard. It is a high style example of Spanish Colonial Revival architecture, reflecting significant character-defining features of the style, including low-pitched gable and hipped roofs clad in red tiles, *corredor*, cantilevered balcony, central courtyard, stair tower, and elaborate chimneys. As discussed further below, although the house has been altered since its original construction, it

[103] *National Register Bulletin 15*, 15.

retains important features of its original design and retains sufficient historic integrity to convey its architectural significance.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level of significance under Criterion C/3 for its architectural merit.

Evaluation of Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[104] The National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of the Morrison House is evaluated below based on these seven aspects. The period of significance under Criterion A/1 is 1939-1950, reflecting the period when the Morrison family lived full-time on the property. The period of significance under Criterion C/3 is 1939, the year construction on the residence was completed.

Location: The Morrison House remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Morrison House retains distinctive design characteristics from its original construction. Significant design elements include its one- to two-story height, asymmetrical composition, complex massing, and mix of gable and hipped roofs; and Spanish Colonial Revival features including clay barrel tile roofing, multiple chimneys, a *corredor* with octagonal columns, bow windows, steel-sash windows, and cantilevered balcony. Despite some interior alterations over time, the Morrison House retains the majority of the essential physical features that reflect its original Spanish Colonial Revival design. Therefore, it retains integrity of *design*.

Setting: The Morrison House was constructed as a single-family residence surrounded by landscaping on a large, otherwise mostly vacant parcel. The house retains the setting of its immediate surroundings, including the landscaped central courtyard, and adjacent pool. However, since the 1950s when the property was converted to Westminster Gardens, additional buildings have been added to the site to accommodate the new use and there have been continued changes to the wider surroundings. Therefore, integrity of *setting* has been compromised. However, for eligibility under Criterion B/2 and C/3, changes to setting are acceptable as long as the building retains sufficient integrity to convey the reason for its significance.

Materials: The Morrison House retains most of its materials from the period of significance, including brick and cement plaster exterior wall cladding, clay roof tiles, brick chimneys, steel frame windows, wood balconies, and carved wood panels, among others. The building's material components have not been altered. Therefore, it retains integrity of *materials*.

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[104] U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), 4.

Workmanship: The Morrison House retains the physical evidence of the workmanship of a 1930s single-family residence. The building's masonry, shaped wood rafter tails, clay roof tiles, wood staircase and terracotta pavers all reflect the crafts of the time. The building continues to retain substantial physical evidence of period construction techniques, including finishes and design elements, that reflect the character and identity of the building. Therefore, it retains integrity of *workmanship*.

Feeling: The Morrison House retains integrity of location, design, materials, and workmanship, and thus continues to express the aesthetic and historic sense of a 1930s Spanish Colonial Revival building. Therefore, it retains integrity of *feeling*.

Association: Association is the direct link between an important historic event or person and a historic property. Because the Morrison House retains integrity of *location*, *design, materials, workmanship,* and *feeling*, it continues to convey its direct link to the 1930s residence occupied by the Morrison Family.

Summary of Eligibility Findings

The Morrison House appears eligible at the local level of significance under National Register Criterion B/California Register Criterion 2 for its association with notable Duarte residents Wayland A. and Lucile P. Morrison. It is eligible at the local level of significance under National Register Criterion C/California Register Criterion 3 as an excellent example of Spanish Colonial Revival residential architecture in Duarte, designed by noted architect Robert E. Bennett early in his career. When Lucile Morrison sold the property to Westminster Gardens in 1950, the interior was converted from a single-family residence to a dormitory for retired missionaries, and subsequently altered into office spaces. However, there have been minimal changes to the exterior, and the interior retains significant decorative features associated with its original design. The Morrison House therefore retains integrity of location, design, materials, workmanship, feeling, and association, and continues to convey its historic significance.

9.0 CHARACTER-DEFINING FEATURES

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property's period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project and preserved to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people. In general, retaining character-defining features retains the integrity of an historic property and maintains the property's eligibility as an historical resource. Removal or alteration of one feature does not necessarily change the eligibility of an historical resource. Significant impacts on an historical resource result from major change or many incremental changes over time.

Character-defining features of the Morrison House are:

- U-shaped plan
- Relationship between residence, courtyard, and reflecting pool
- One- to two-story height
- Complex massing
- Asymmetrical composition
- Mix of low-pitched gable and hip roofs
- Boxed eaves with plaster soffit
- Red clay tiles on roof
- Chimneys (some with chimney hoods)
- Second-story cantilevered balcony with shaped wood balusters
- Exterior staircase
- *Corredor* with octagonal columns, cushion capitals, and exposed rafters
- Masonry exterior
- Steel sash casement windows
- Bow windows
- Primary entrance with French doors
- Semicircular wood staircase with balusters and newels shaped as lotus flowers
- Fireplace with marble mantel in library
- King post wood truss ceiling in social hall
- Social hall fireplace with brick surround
- Original interior woodwork and casework, including pocket doors, mantels, and carved wood features, including wood carved panels in the mail room, social hall, and library

10.0 ANALYSIS OF POTENTIAL IMPACTS

The Project proposes to alter the interior and exterior spaces of the Morrison House at Westminster Gardens. As proposed, the Project would construct an addition at the southeast corner of the residence, renovate the primary entrance, add a new entry door along the secondary (northern) façade and enclose the *corredor*. The Project would also add additional railings to balconies and porches, renovate interiors, and redesign the courtyard. Potential impacts to the Morrison House are discussed below.

SIGNIFICANCE THRESHOLD

A significant effect on the environment as defined by CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."[105] According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

This section examines potential impacts to historical resources on the Project Site as a result of the Project. The Project application materials, plans, elevation drawings, and renderings were used to analyze potential impacts to historical resources.

POTENTIAL IMPACTS TO THE MORRISON HOUSE

The Project proposes several alterations to the Morrison House at Westminster Gardens.

The Project proposes to retain and rehabilitate the Morrison House's existing steel-sash windows and doors. These character-defining features would be retained but updated for energy efficiency and safety considerations. Proposed work items for the windows could include replacing glazing with laminated glass, repair/replacing damaged or missing hardware, repair/replace damaged sills,

[105] CEQA Guidelines, Section 15064.5(b)(1).

scraping loose paint and priming/repainting windows. If some windows on secondary façades have deteriorated beyond repair, they will be replaced in accordance with Mitigation Measure 2 as set forward in this report (see page 48). As such, the overall fenestration pattern and appearance of the building's windows will be retained.

The original wood railings on the balconies and porches would also be retained, and new, compatible glass panels would be added. These new glass panels would be installed along the building side of the railing and would be attached to the original wood railing columns via two adjustable glass clamps. As such, the historic railings will remain intact and in place and the new railings will be visually unobtrusive. Therefore, the overall appearance and historic character of the railings will be preserved.

The Project also includes a new addition to the southeastern corner of the building and the installation of a new secondary forefront door; both alterations are located on secondary façades. The proposed addition to the Morrison House would be located along the rear, southeast corner of the building in a secondary, less-visible location. The one-story addition would be compatible in scale and massing to the historic building and utilize similar, compatible materials, including plaster walls and tile roof. The addition thereby follows specific recommendations for new additions as set forth in the Secretary of the Interior's *Standards* for Rehabilitation: it would not destroy historic materials; it is located at the rear; is limited in size, scale, and proportion; and is compatible and subordinate to the historic building.

The Project proposes to add a new double door along the secondary (northern) façade. Because the north façade is a secondary façade the new entrance would not affect the overall visual character of the building. Although this door would serve as a new, accessible primary entrance, the historic primary entrance would remain intact and in place. The new entrance would have an aluminum automatic sliding double door, and would be distinguishable from, but compatible with, original metal doors on the historic building.

The Project proposes to enclose the *corredor* in the courtyard with new glass partitions between the original columns. The glass partitions are divided into six large panels that provide greater transparency and visibility of the historic building. The Project would partially alter the appearance of the *corredor* by enclosing a previously open space. However, the installation of the minimalist glass would ensure that the original construction of the *corredor* is retained and visible from the interior and exterior of the enclosure and would maintain the historic rhythm and articulation of the *corredor*.

The Project proposes some alterations to the interior of the Morrison House. The interior of the Morrison House has been altered consistently since its conversion from a single-family residence to a retirement home. Interior alterations proposed by the Project include the construction of an elevator in the main lobby and removal of added features, including the reception desk and mailbox. The proposed Project would retain many significant historic features, such as the staircase and wood wall carvings, that convey the building's original interior. While some original features, such as the wood wainscoting and tile floors, would be removed in several interior rooms, they would be retained in the Library and El Sueño, where they add to the overall

character of the space. The interior finishes are the most intact in these two rooms, and their preservation would ensure that these spaces continue to retain their character-defining features. These rooms are relatively self-contained spaces, and are connected to other rooms, such as the lobby, via smaller interior hallways. These hallways will be retained, and the spatial relationship between rooms will be preserved. Therefore, interior renovations would not alter major character-defining features, such as wood paneling, wainscoting, and tile flooring, in the building's intact spaces.

Updates to the landscaping in the courtyard of the Morrison House include the removal of the brick walkway, completion of a new concrete walkway, and restoration of the reflecting pool. The courtyard of the Morrison House has a brick walkway surrounding a central reflecting pool that was converted into a planter at an unknown date. The significance of the courtyard is conveyed not by the materials, but rather by its general design, notably its ambulatory circulation route and central water feature. Although the Project would include the removal of the brick walkway, it would install a new concrete walkway designed in a similar layout to the original walkway, thereby retaining the general spatial relationship of the pathway and residence. The Project would also convert the planter back into a reflecting pool to serve its original use. Therefore, the Project would not significantly alter the courtyard's design, and would retain the space's character and relationship with the residence.

For these reasons, the Project does not propose to alter the Morrison House such that the significance of the historical resource would be materially impaired. Instead, Morrison House would retain the significant physical features associated with its period of significance from 1935 to 1950, including its plan, massing, height, combination of gable and hip roofs, red clay roof tiles, chimneys, balcony, *corredor,* and various steel windows, among others. The Project would not materially impair the significance of the Morrison House and would not result in a substantial adverse impact. Therefore, the Morrison House will still convey its significance as a Spanish Colonial Revival style residence associated with the Morrison Family.

11.0 MITIGATION MEASURES

This evaluation has identified the Morrison House as eligible for listing in the National Register and California Register at the local level of significance under Criteria B/2 and C/3. The proposed Project would not result in removal or alteration of characteristics of the Morrison House that convey its historical significance and justify its eligibility for inclusion in these registers. Implementation of the following mitigation measures would further reduce potential impacts to the historic resource.

MM-1 DOCUMENTATION

Prior to the issuance of a building permit for alteration, abatement, renovation/rehabilitation, or expansion of the Morrison House, the Applicant shall retain a qualified historic preservation professional who meets the Secretary of the Interior's Professional Qualification Standards to document the existing condition of the eligible historic resource in accordance with accepted industry guidelines for such documentation. The photographs shall include overall views, exterior façades, interiors, and details of specific elements that contribute to the historic integrity of the structure. The documentation shall include narrative information about the building, and if available, copies of blueprints, plans, or drawings of the original structure. Hard copies and/or electronic versions of the archival photographic documentation shall be assembled and sent to the Southern California Information Center at California State University, Fullerton and the City of Duarte, and also retained by the Applicant.

MM-2 WINDOW REPLACEMENT

The Project requires that all historic windows shall be retained as part of the Project. However, if a historic window along a secondary façade is so severely deteriorated that it cannot be repaired, the Applicant may request City approval to replace the deteriorated window. The City may approve the replacement of a historic window based on the following conditions:

- The Applicant can demonstrate that the window is deteriorated beyond repair. A determination as to when deterioration is sufficiently severe to justify replacement shall be based on documentation of the condition of the window. At a minimum documentation must include sufficient good quality photographs to clearly depict the full range of conditions; description of the location of the window; and an evaluation by a qualified professional that the window cannot be repaired.
- The proposed replacement window fits within the existing opening, and shall match the existing window in design, color, texture, material, and operation. Moreover, the window sections provided for replacement windows must clearly show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details, including joinery, must also be apparent.

If the above conditions are met, the City may approve the replacement window.

12.0 CONCLUSION

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal and state levels, HRG has identified the Morrison House as eligible for listing in the National Register of Historic Places and California Register of Historical Resources at the local level under Criteria B/2 and C/3. As such, the Morrison House is considered a historical resource as defined by CEQA.

As proposed, the Project includes several exterior improvements to the residence and grounds, as well as internal changes. Analysis of the proposed Project found that it does not propose to alter the Morrison House such that the significance of the historical resource would be materially impaired. Morrison House would retain the significant physical features associated with its period of significance from 1935 to 1950. Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.

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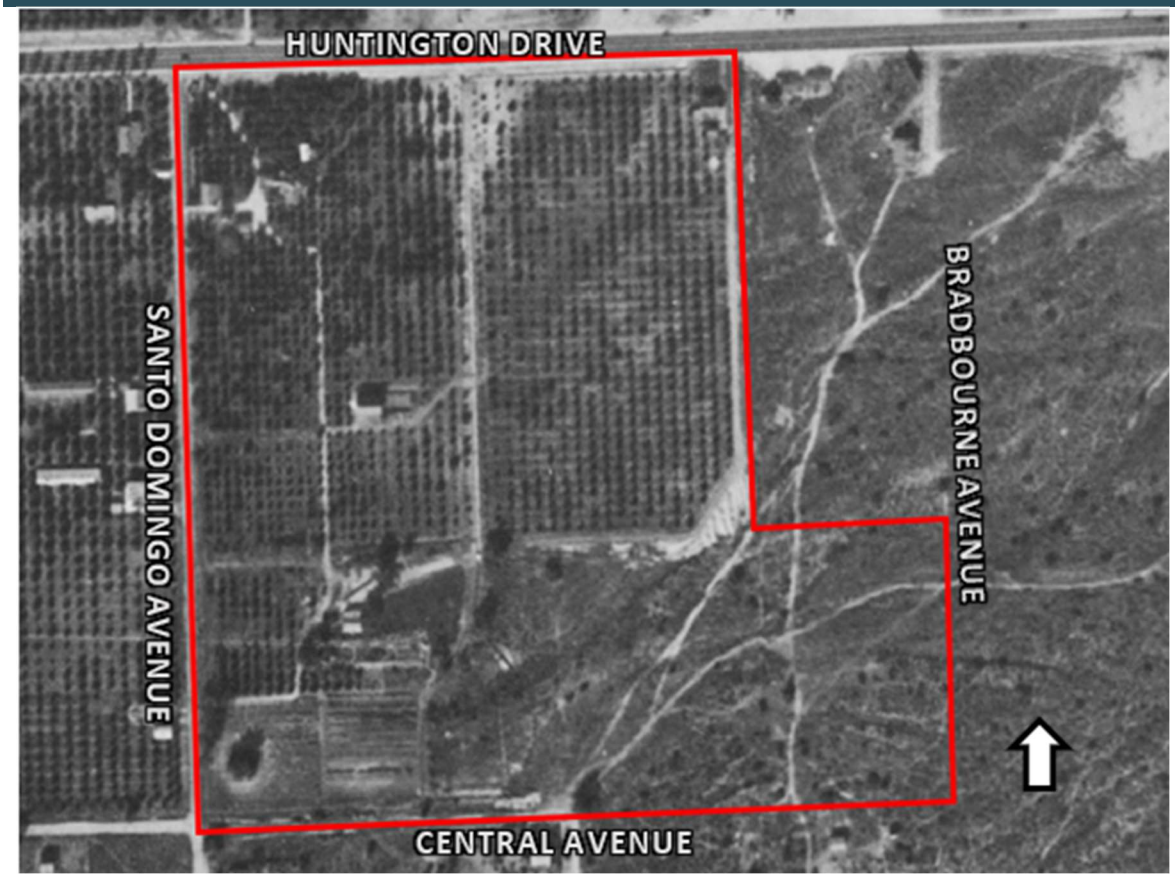
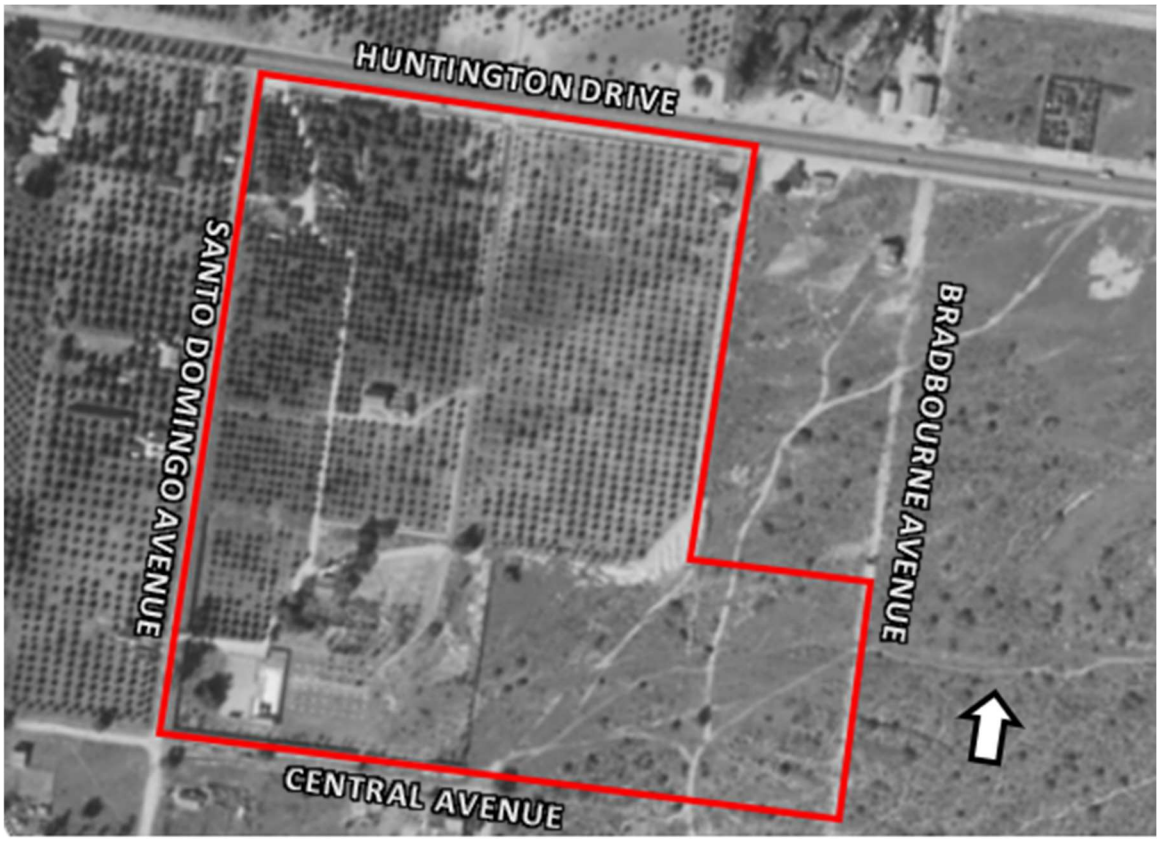
APPENDIX A

HISTORIC AERIAL PHOTOGRAPHS

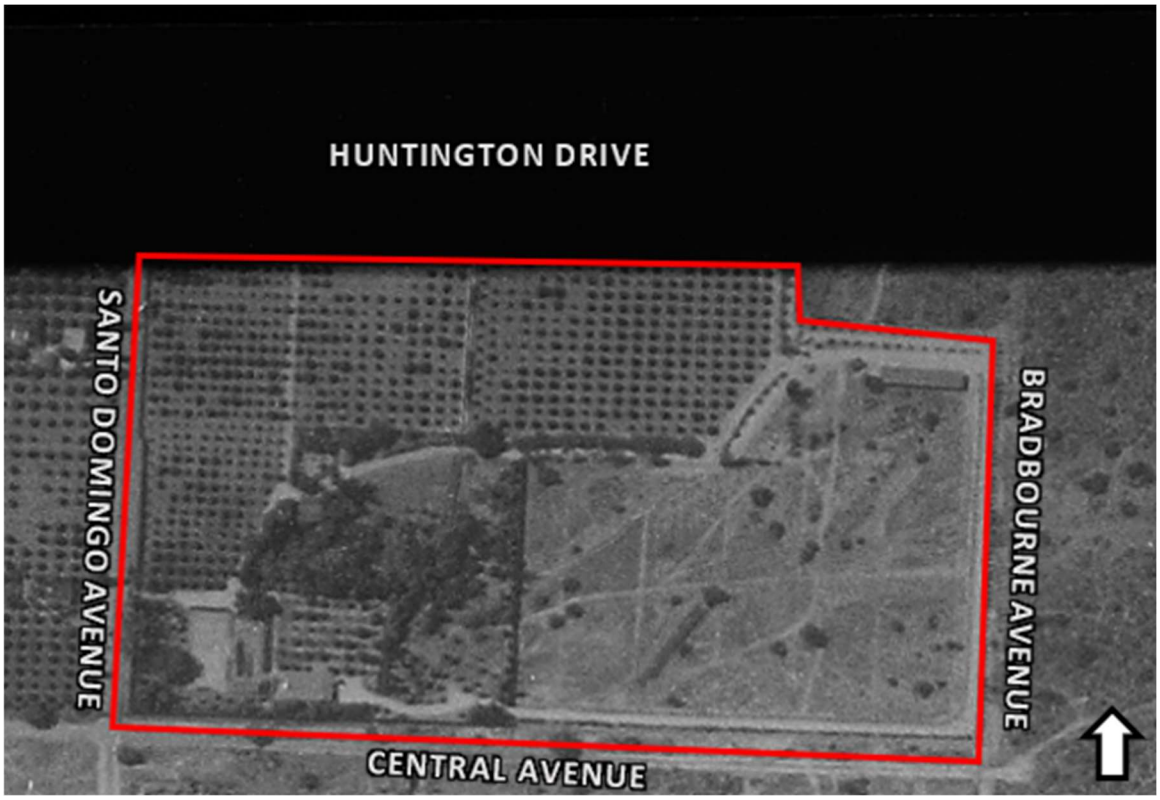
TOP-DOWN VIEWS



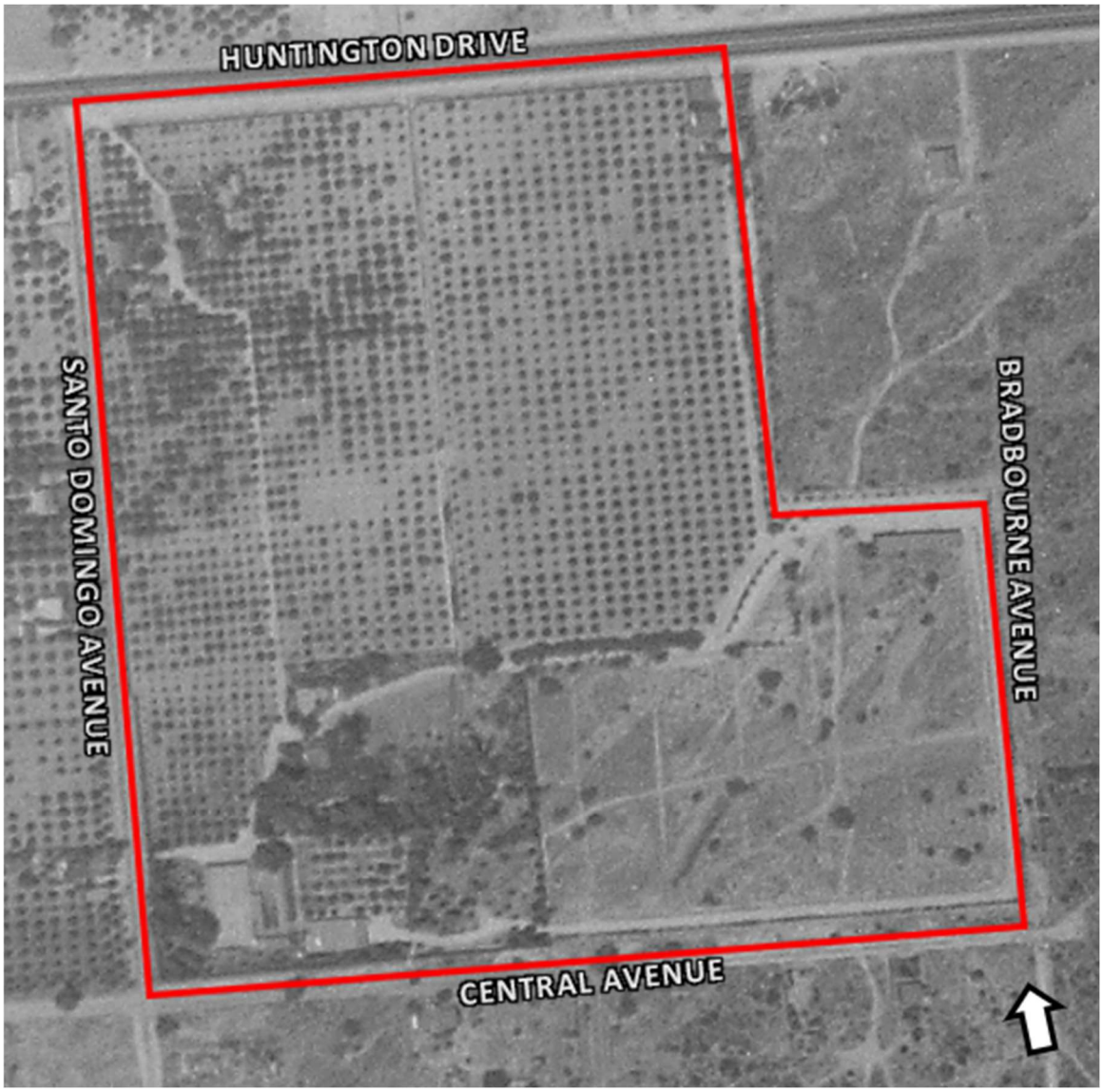
1928 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-300. Frame 1-63. University of California Santa Barbara Aerial Photography Collection.



1932 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-1960. Frame 15. University of California Santa Barbara Aerial Photography Collection.

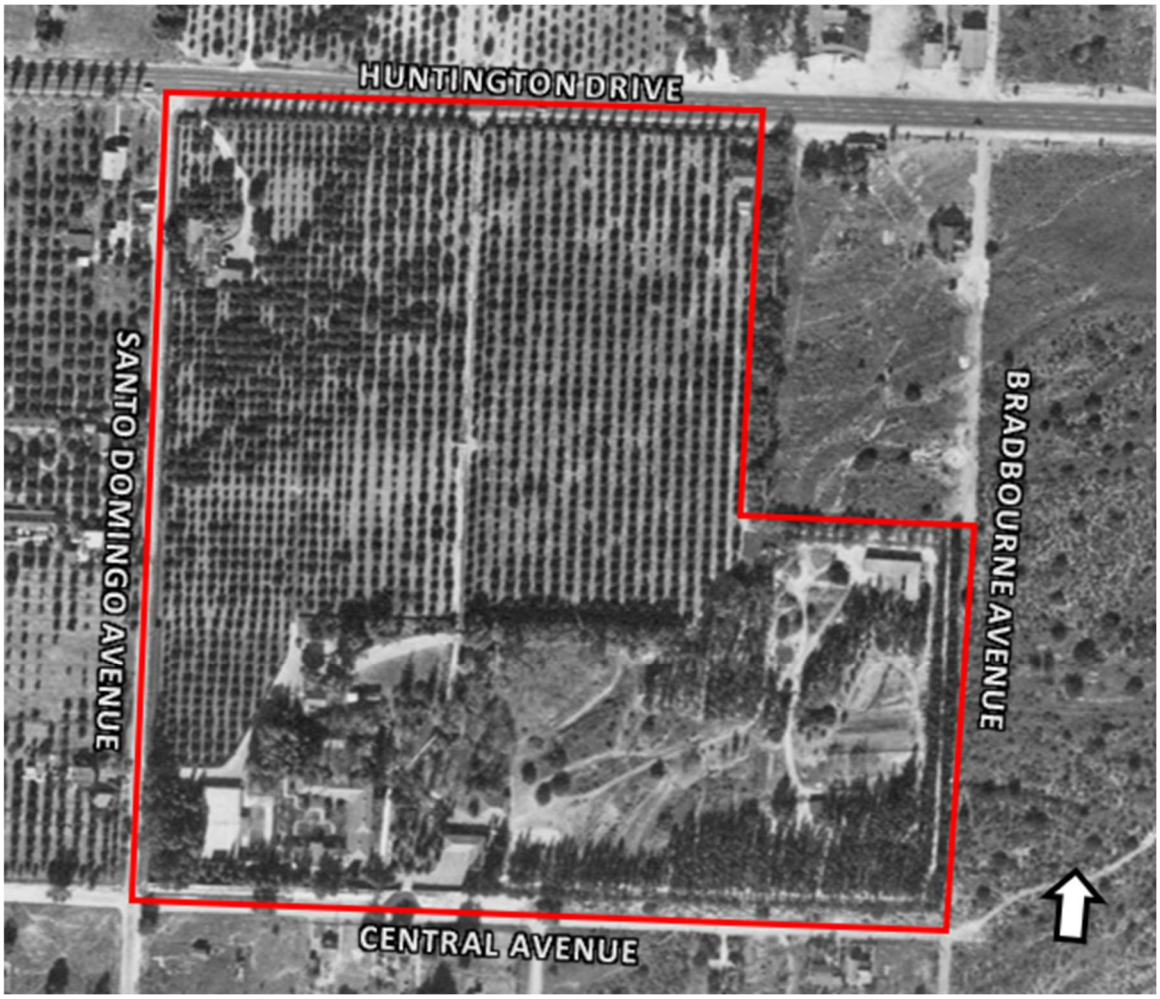


1934 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 1. University of California Santa Barbara Aerial Photography Collection.

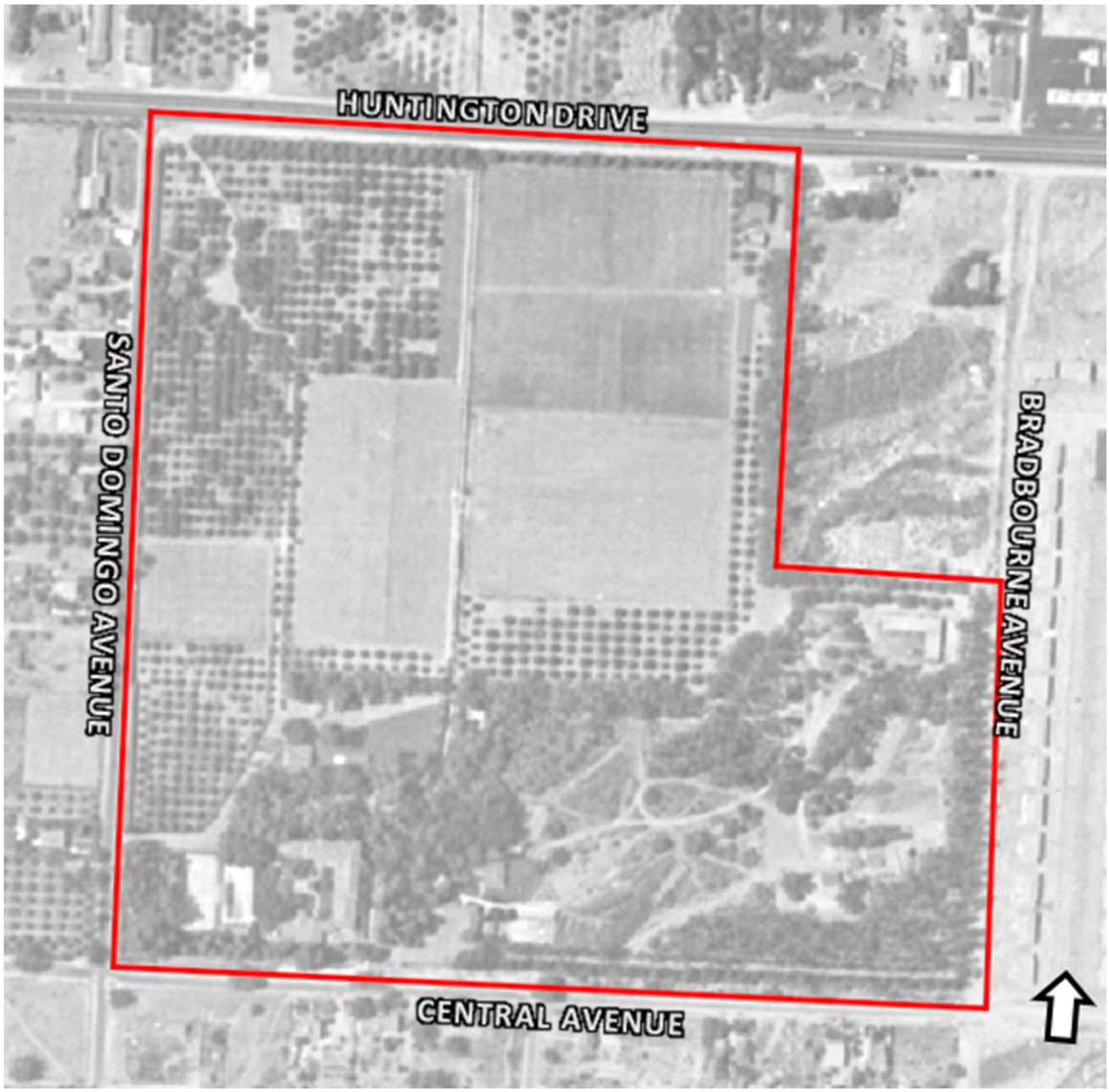


1936 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 49. University of California Santa Barbara Aerial Photography Collection.

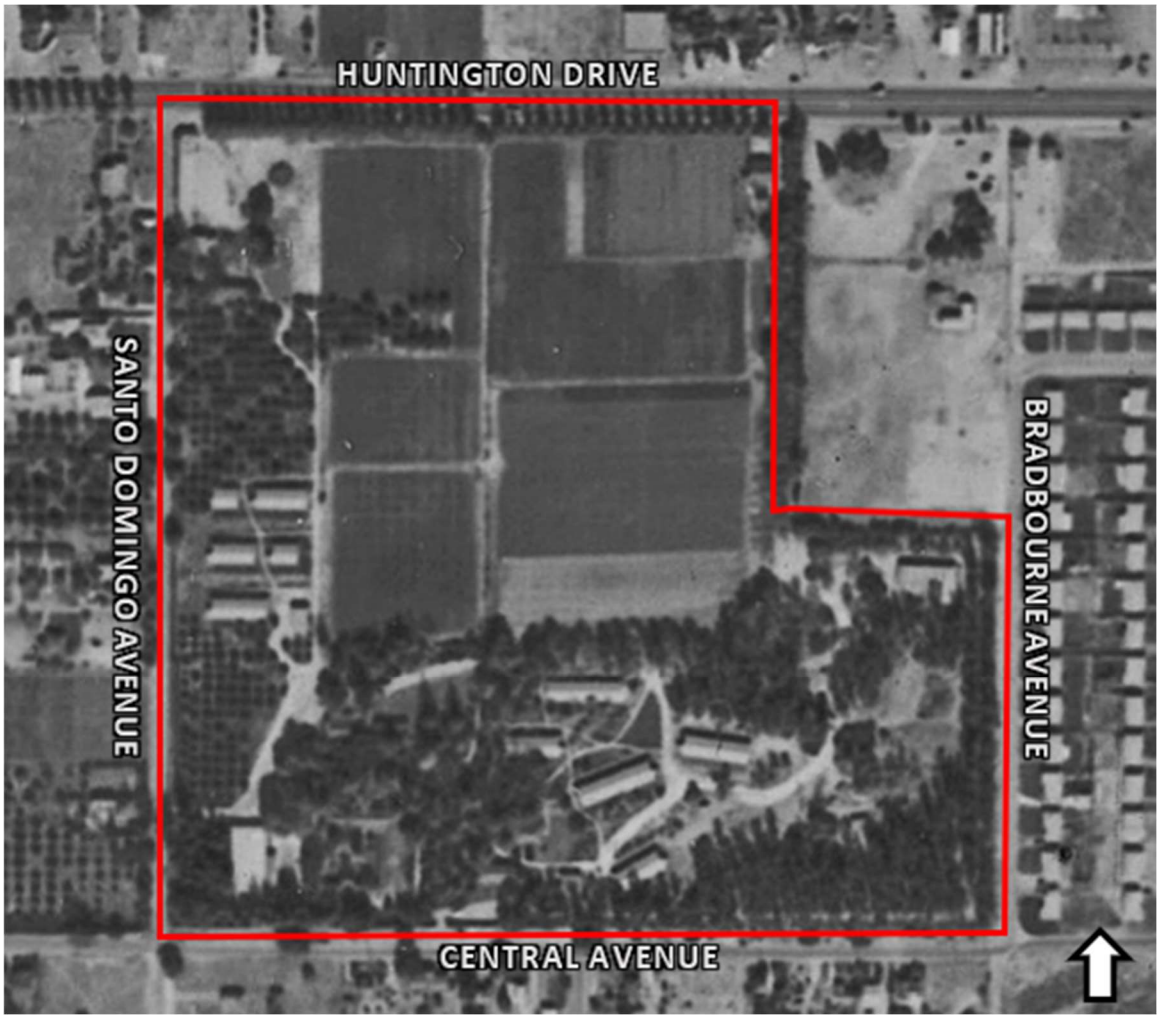
1938 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-5043. Frame 50. University of California Santa Barbara Aerial Photography Collection.



1944 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID ddf-1944. Frame 8-109. University of California Santa Barbara Aerial Photography Collection.



1949 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-13990. Frame 1-176x. University of California Santa Barbara Aerial Photography Collection.



1952 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID axj-1952. Frame 5k-23. University of California Santa Barbara Aerial Photography Collection.

1956 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID tg-2400. Frame 1-135. University of California Santa Barbara Aerial Photography Collection.

1960 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-23870. Frame 1558. University of California Santa Barbara Aerial Photography Collection.

1968 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID tg-2400. Frame 1-135. University of California Santa Barbara Aerial Photography Collection.

OBLIQUE VIEWS

1940 oblique aerial photograph of ranch and residence, facing north. Source: Westminster Gardens.

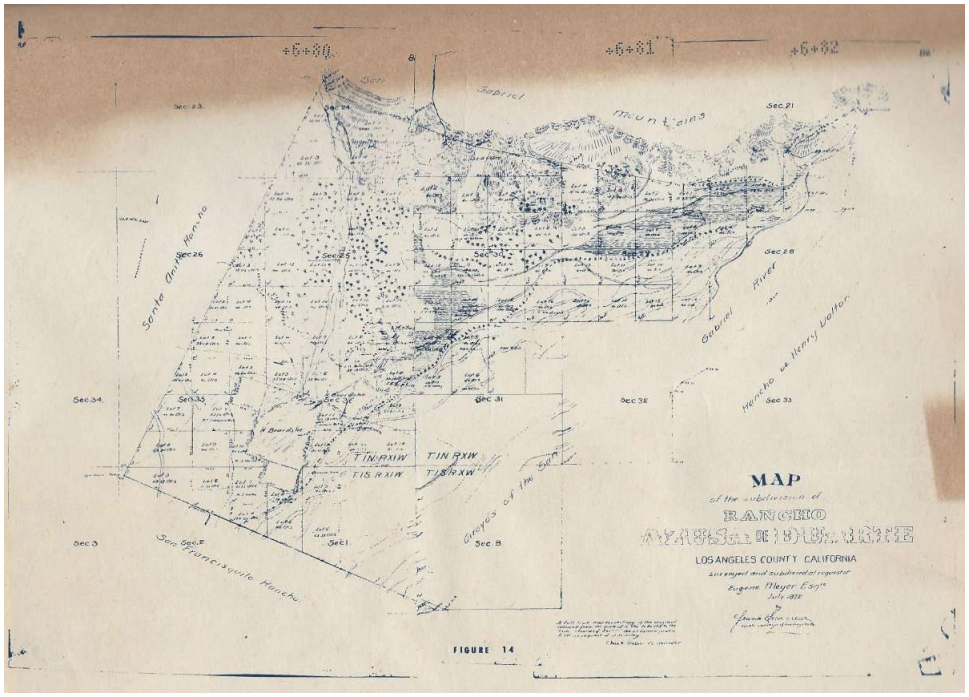
1940 oblique aerial photograph of Morrison House, facing east. Source: Westminster Gardens.

C. 1949 oblique aerial photograph of Morrison House, facing east. Source: Westminster Gardens.

C. 1949 close-up view of Morrison House, facing east. Source: Westminster Gardens.

APPENDIX B

HISTORIC PHOTOGRAPHS



Map of Rancho Azusa de Duarte, 1872. Source: City of Monrovia.

Duarte Railroad Depot, later moved to the Morrison Ranch property by Norman H. Morrison for use as a farm building, c. 1886. Source: City of Monrovia.

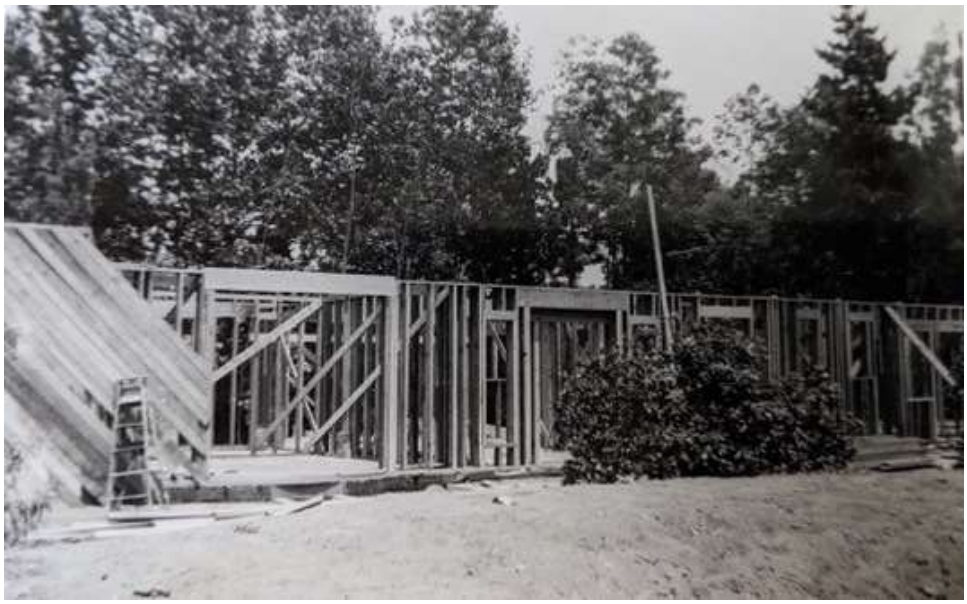
Norman H. Morrison in Orange Groves on Morrison Ranch, 1914. Source: Westminster Gardens.

Santa Fe Station, first summer residence of Morrison family in Duarte (demolished), circa 1914. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, 1935. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, Lucile Morrison with builders, 1935. Source: Westminster Gardens.

Morrison Children (Keith and Wayland) at South Wing (El Sueño) of Morrison House, 1935. Source: Westminster Gardens.



View of North Wing (La Casa Soñada) of Morrison House Under Construction, 1939. Source: Chris Morrison.

View of Central Block and North Wing (La Casa Soñada) of Morrison House Under Construction, 1939. Source: Chris Morrison.

Roofing North Wing (La Casa Soñada) of Morrison House, 1939. Source: Chris Morrison.

North Wing (La Casa Soñada) of Morrison House Under Construction, 1939. Source: Chris Morrison.

Completed North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Completed North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Primary Entrance and Staricase North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Reflecting Pool at Morrison House, 1940. Source: Westminster Gardens.

Moving Cape Cod Cottage, 1940. Source: Westminster Gardens.

Moving Cape Cod Cottage, 1940. Source: Westminster Gardens.

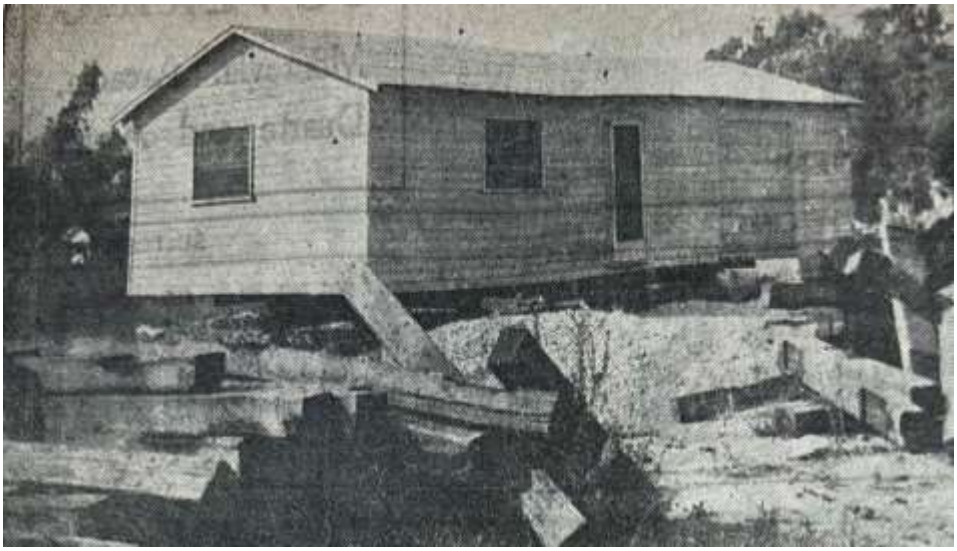
Morrison Family on Chrismas Day, 1939. Source: Westminster Gardens.

Morrison Family in Library, c. 1945. Source: Westminster Gardens.

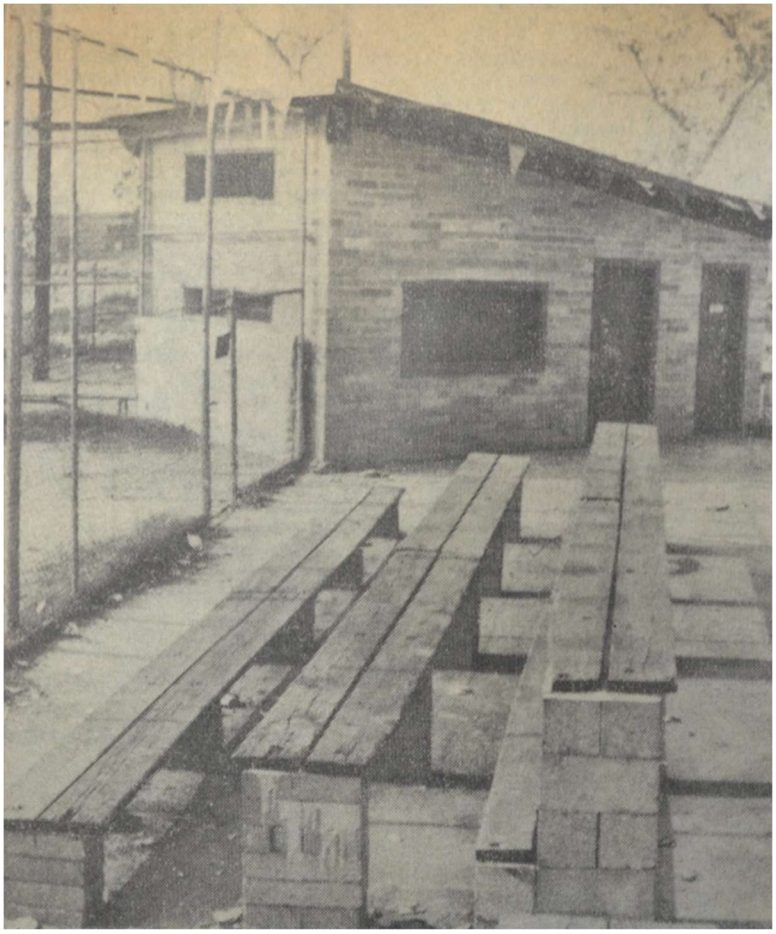
Library, Westminster Gardens, n.d. Source: City of Duarte.

Dedication of Youth Agency Acres in Duarte, 1950. Source: Margiloff, Earle, and the Duarte Historical Society.

Dedication of Youth Agency Acres in Duarte, 1950. Source: Daily News Post.



Duarte Youth Acres, c. 1950. Source: Monrovia News-Post.

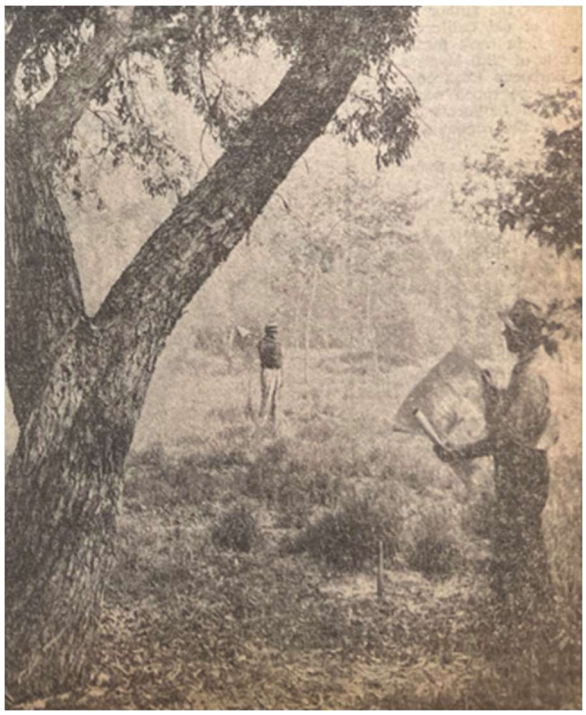


Duarte Youth Acres, baseball field and concession stand, c. 1950. Source: Duarte Rock.

Child Care Clinic on northeast corner of Morrison property at 2026 E. Huntington Drive, 1950. Source: Monrovia Daily News Post.

Morrison House purchased by Westminster Gardens, 1951. Source: Los Angeles Times.

William C. Booth at Westminster Gardens, 1951. Source: Los Angeles Times.



Surveyors at Morrison House for Westminster Gardens, 1951. Source: Los Angeles Times.

Board of Directors reviewing building program for Westminster Gardens, 1951. Source: Daily News Post.

Aloysia Moore, Congressman Charles Wiggins, Lucile P. Morrison, and Joe Molyneau during the Duarte Historical Society award ceremony, 1967. Lucile Morrison won a Pioneer Service Award for her contributions to the City of Duarte. Source: Daily News Post.

APPENDIX C

PREVIOUS EVALUATIONS

EXECUTIVE SUMMARY

Westminster Gardens – Morrison House
1420 Santo Domingo
Duarte, CA 91010

NAME	Westminster Gardens – Morrison House				REF. NO. 50
ADDRESS	1420 Santo Domingo				
CITY	Duarte	ZIP	91010		LOS ANGELES COUNTY
YEAR BUILT	1920	LOCAL REGISTER CATEGORY:			
HISTORIC DISTRICT		NEIGHBORHOOD			
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, B, C	NATIONAL REGISTER STATUS CODE			3S

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Spanish Revival
Spanish Revival style is based on Spanish colonial and Mexican buildings that were built in California, Texas and the American Southwest between the early 1600s and the 1840s. The style regained popularity as a revival style during the 1920s. Characteristics of Spanish Revival that this building possesses are stucco walls, rounded archways and windows, and a tile roof.

SUMMARY/CONCLUSION:
This structure should be included in the Duarte list of historical properties because of its architectural and historical significance. The building is a good example of the Spanish Revival style. In term of its history, It is now part of a property that is home for retired Presbyterian ministers and it was the original Santa Fe Railroad station in Duarte. It also became the first part of the Morrison Ranch house when Dr. Wayland A. Morrison and his wife Lucille bought the property. At this location, much of Duarte's history was activated in this particular structure in that the first Community Service Councils and many other organizations met here during the 1940's.

EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  (a) that are associated with events that have made a significant contribution to the broad patterns of our history
  (b) that are associated with the lives of persons significant in our past
  (c) that embody the distinctive characteristics of a type, period, or method of construction

- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  3S. Appears to be eligible for separate listing

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) Morrison House

P1. Other Identifier: none
***P2. Location:** ☐Not for Publication ☒Unrestricted ***a. County** Los Angeles County
***b. USGS 7.5' Quad** Azusa **Date:** 1995
***c. Address** 1420 Santo Domingo **City** Duarte **Zip** 91010
***e. Other Locational Data:** Assessor's Parcel Number: 8529-014-025, 8529-014-026
Legal Description: SUB OF THE RANCHO AZUSA DE DUARTE 25.75 MORE OR LESS ACS COM S ON W LINE OF LOT 16 IN SEC 30 T 1N R 10W 320.01 FT AND N 89¢41'30" E 30 FT FROM NW COR OF ... SEE MAPBOOK FOR MISSING PORTION ... OF LOT 16 IN SEC 30 T 1N R 10W

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This Spanish Revival building has a hipped roof covered with red Spanish-style tiles and medium sized eaves. The porch area has a shed roof with the same type of red tiles and evenly spaced columns. The exterior walls are covered with stucco. The windows are evenly spaced along the second story, are square or rectangular shaped sliders, and each one has an overhang. The porch runs along the full width of the house and is supported by several evenly spaced columns.

***P3b. Resource Attributes:** (list attributes and codes) HP2 single family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Photo: (view and date)
View from the East, February 2003

***P6. Date Constructed/Age and Sources:**
1920
Source: Los Angeles Co.Assessors

***P7. Owner and Address:**
Westminster Gardens and Presbyterian Church
1420 Santo Domingo Avenue
Duarte, CA 91010

***P8. Recorded by:**
Barbara Watson
URP 431
California State Polytechnic University, Pomona

***P9. Date Recorded:**
January, 2003

***P10. Survey Type:**
Intensive Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
Duarte Historical Society: File, Duarte Historical Landmarks
Duarte-Monrovia Community Book

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☒Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code**

***Resource Name or #:** Morrison House

B1. Historic Name: Morrison House
B2. Common Name: Morrison House
B3. Original Use: Railroad Station, Single Family house
B4. Present Use: Administration building for home for retired Presbyterian ministers and missionaries

***B5. Architectural Style:** Spanish Revival.

***B6. Construction History:** (Construction date, alterations, and date of alterations):
Constructed in 1926

***B7. Moved? ☒No ☐Yes ☐Unknown Date:_____ Original Location:_____**
***B8. Related Features:**

B9a. Architect:unknown b. Builder: unknown

***B10. Significance: Theme Area** *Duarte*
Period of Significance: 1920's **Property Type:Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Spanish Revival style is based on Spanish colonial and Mexican buildings that were built in California, Texas and the American Southwest between the early 1600s and the 1840s. The style regained popularity as a revival style during the 1920s. In terms of its history, this building was the original Santa Fe Railroad station in Duarte. It then become the first part of the Morrison ranch house when Dr. Wyland Morrison and his wife Lucille purchased the property. The rest of the building was added over the years. Much of Duarte's early history was enacted in this particular structure in that the first Community service council and many organizations met here in the 1940'.

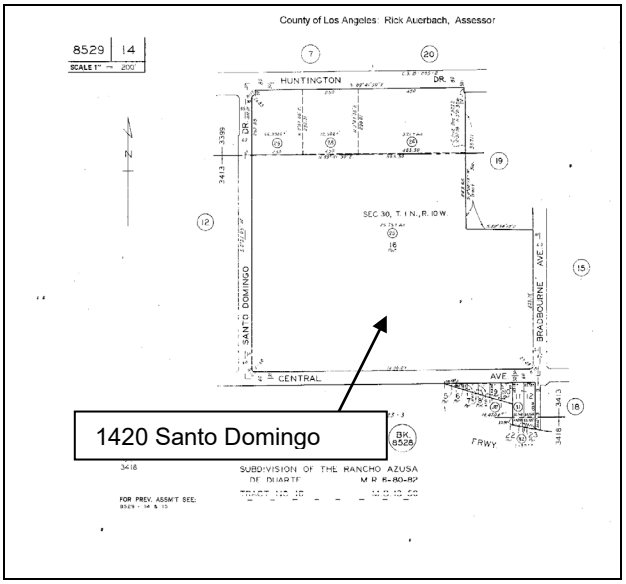
B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

B13. Remarks:

***B14. Evaluator:**

***Date of Evaluation:**

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 **of** 3 **Resource Name or #** (Assigned by recorder) Morrison House
***Recorded by** ***Date** ☐ Continuation ☐ Update

***B10. Significance (continued):**

***B12. References (continued):**

APPENDIX D

CALIFORNIA DPR 523 FORMS

State of California ◆ The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # HRI # Trinomial **NRHP Status Code** 3S
Other Listings Review Code	Reviewer Date

Page 1 **of** 25 ***Resource Name or #:** (Assigned by recorder) Morrison House

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Los Angeles County

***b. USGS 7.5' Quad** Azusa **Date** 1995 **T** 2S; **R** 13W; __ **of** __ **of Sec** __ **B.M.**

c. Address 1420 Santo Domingo Avenue **City** Duarte **Zip** 91010

d. UTM: **Zone** 11S, 411174.9 **mE**/ 3777707.5 **mN**

e. Other Locational Data: APN: 8529-014-025

***P3a. Description:**

The Morrison House is a one- and two-story Spanish Colonial Revival style building that was constructed in two phases: the southern wing of the building "El Sueño" was constructed in 1935, and an L-shaped addition "La Casa Soñada" (comprised of the central block and north wing) was added in 1939. Built as a single-family residence, the building is now used for office and communal spaces at Westminster Gardens.

The Morrison House has a U-shaped plan that frames a central courtyard. It has complex massing and an asymmetrical composition; the stairwell on the north wing creates a cylindrical volume. The building has a mix of low-pitched gable and hipped roofs which are clad in red clay tiles and have boxed eaves with plaster soffits. Several clay tile chimneys are located along the ridgeline. There are two chimneys with chimney hoods: one on the north wing and one on the south wing. The building has a second-story cantilevered balcony that has wood posts, a wood balustrade with shaped wood balusters, and open eaves with exposed, shaped rafter tails. It is accessible via an exterior staircase on the north façade. *(See Continuation Sheet)*

***P3b. Resource Attributes:** HP13. Community center/social hall; HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View facing northeast, June 2022

***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric ☐ Both
1935-1939

***P7. Owner and Address:**
Westminster Gardens
1420 Santo Domingo Avenue
Duarte, California 91010

***P8. Recorded by:**
Alexandra Madsen and Christine Lazzaretto
Historic Resources Group
12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

***P9. Date Recorded:** July 2022

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historic Resources Group, "Morrison House Historic Resources Evaluation Report," prepared for MIG, July 2022.

***Attachments:** ☐ NONE ☐ Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐ District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Morrison House ***NRHP Status Code** 3S

B1. Historic Name: Wayland A. and Lucile P. Morrison House

B2. Common Name: Morrison House

B3. Original Use: Residential B4. Present Use: Administrative/Office/Communal Space

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History:**

The site that now comprises Westminster Gardens was historically located in the Rancho Azusa de Duarte, a 6,596-acre land grant given to Andrews Avelino Duarte by Governor Juan Alvarado in 1841. Born at the Mission San Juan Capistrano in 1805, Duarte served in the Mexican army before setting on his land grant. However, following the culmination of the Mexican-American War in 1848, Duarte was forced to prove his ownership of the land to the United States. Duarte was forced to sell most of his land holdings to fund his defense, including a single sale of 220 acres followed by several 40-acre lots. *(See Continuation Sheet)*

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:** None.

B9a. Architect: Robert E. Bennett b. Builder: J. Walter Johnson

***B10. Significance: Theme** Significant Persons; Residential Architecture **Area** Duarte

Period of Significance 1935-1950 **Property Type** Residential **Applicable Criteria** B/2 and C/3

Findings

Morrison House was owned by the Morrison Family from 1935 to 1950. The Morrisons were significant local leaders in Duarte during this period. The Morrison House was designed by noted architect Robert E. Bennett of Bennett & Bennett and is an excellent example of local Spanish Colonial Revival architecture.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References:**

"Azusa." *Los Angeles Herald.* October 25, 1897.

"Beautiful Duarte Home Is Setting for Morrison-Meyers Wedding." *Monrovia News-Post.* February 9, 1942.

California Public Resources Code, Sections 21000-21177.

California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387.

"Citrus Groves in Duarte Yield to New Uses." *Monrovia News-Post.* March 26, 1949.

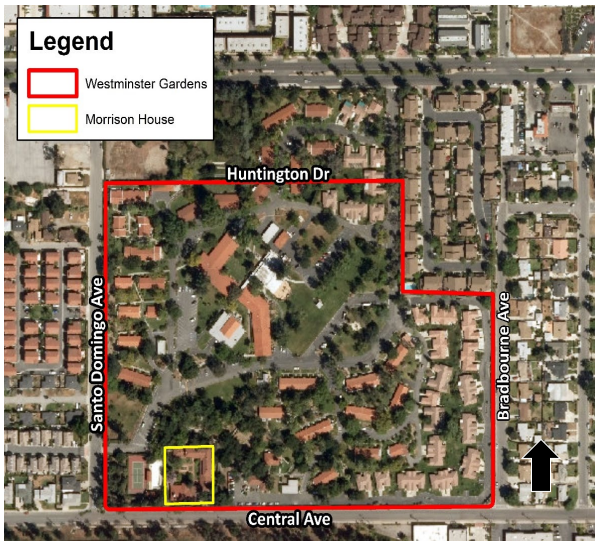
City of Duarte. "City History." http://www.accessduarte.com/about/history.htm (accessed June 2017).

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Alexandra Madsen, Historic Resources Group

***Date of Evaluation:** July 2022



(This space reserved for official comments.)

***P3a. Description: (Continued…)**

A *corredor* on the first floor has octagonal columns with cushion capitals, exposed rafters, and tile floor. Fenestration consists primarily of divided-light steel sash casement windows in single, coupled, and grouped configurations. There is a stacked bow window located along the south façade and a cantilevered enclosed paneled wood balcony along the north façade of the north wing. A heraldic-themed leaded stained glass window is situated on the west façade. The primary entrance is located on the south façade of the north wing and consists of divided-light steel French doors with sidelights, terracotta tile terrace; it is accessible via a ramp. Secondary entrances consist of single and paired partially-glazed divided-light wood doors.

The first floor interior of the Morrison House has rooms arranged one after another centered on the main entrance hall. The first floor includes a lobby (historic entrance hall), mail room (historic dining room), library, hallway, several offices and restrooms, and social hall. Most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The lobby has wood crown molding and a semicircular wood staircase with balusters and newels shaped to resemble lotus flowers. The mail room has wood paneled walls and a paneled dado below the bow window carved with Egyptian motifs. The library has wood floors, wood paneled walls with wood built-ins (some of which feature Egyptian vegetal motifs), and a fireplace with a marble mantel. The central hallway has wood paneled pocket doors that open to storage closets. The rear offices and communal spaces feature wood paneled built ins. The social hall is a large open space with a wood floor, king post wood truss ceiling, wood Pickwick paneled walls, and a large fireplace with a brick surround and wood mantel carved with a grape and vine motif.

The second floor has a meeting room, central hallway, several offices, and a few currently vacant rooms. Similar to the first floor, most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The meeting room has wood paneled walls with built-in shelving and a fireplace that has been filled-in with brick. Office spaces and vacant rooms on the second floor have wainscoting. There are wood door and window casings, and brass hardware throughout the interior of the building. Some bathrooms and kitchens feature historic tilework, typically using white and accent-colored tiles set in a diamond pattern.

The landscaping immediately surrounding the Morrison House was designed at the time of the building's completion in the 1930s. The designed landscape includes a central courtyard with a curving, intersecting brick walkway that is roughly H-shaped and centers on a rectangular reflecting pool. The reflecting pool, which is currently used as a planter, is approximately 12" deep and clad in teal Gladding, McBean tiles. A manicured lawn covers much of the courtyard, although shrubbery and mature trees are sporadically placed on the lawn.

To the north of the Morrison House, the woodland garden has a small brook that collects into several pools. Vegetation includes mature trees, shrubs, grasses, and flowers. Hardscaping in the woodland garden includes winding concrete pathways and scattered brick planters.

***B6. Construction History (Continued…):**

The subject property was half of one 40-acre lot, and legally described at the "north 20 acres of w ½ and w ½ of e ½ of lot 16, section 30, Azusa de Duarte Rancho." The land was owned by Norman C. Jones until his death in 1877; at that point it was sold as part of his estate by his heirs of the Gale family. The land was purchased by B. D. Eachus, who in turn sold it to Henry N. Urmy in 1887 for $6,000.

MORRISON RANCH

In 1888, Dr. Norman H. Morrison purchased the 20-acre lot. Norman H. Morrison was chief surgeon for the Santa Fe Railway line and founder of the Santa Fe Hospital in the Boyle Heights neighborhood of Los Angeles. He worked and resided in Los Angeles with his family and established the Morrison Ranch in Duarte shortly after purchasing the land.

. It appears that the ranch was mostly used as a summer retreat for much of the late 19th and early 20th century. In 1897, Morrison purchased the "old Santa Fe depot building at Duarte and remove[d] it to his ranch nearby for a farm building."

***B6. Construction History (Continued…):**

MORRISON RANCH

Following the death of Norman H. Morrison in 1921, his son Dr. Wayland A. Morrison and Wayland's wife Lucile Phillips Morrison took over control of the ranch in Duarte. At that time, the property was still used by the Morrison family as a weekend and vacation home. Although Wayland A. Morrison intended to expand the ranch as early as 1911, it was not until 1924 that he started making changes to the site, including improvements to an existing Cape Cod cottage (demolished). Morrison also built a five-room bungalow on the east side of the ranch for his tenant, O.R. Green.

In a 1930 newspaper article entitled "Who's Who in Monrovia," the *Monrovia News Post* recorded: Dr. W. A. Morrison, Duarte, was born in Los Angeles and has lived in Los Angeles and Duarte all his life… The family has spent its summers in Duarte for a number of years, and each weekend the members has spent on their ranch home in Duarte. The site was chosen to give the children a wider range of play. They have a Cape Cod cottage upon the ranch which offers an interesting contrast with the modern Spanish homes. Their home is filled with interesting antiques.

It appears that Morrisons resided in the Cape Cod style cottage when visiting the ranch through the 1920s. In addition to utilizing the property as a summer retreat, Morrison also cultivated the land with citrus groves along Foothill Boulevard and sold rabbits in the 1920s and 1930s. By the 1930s, the grounds were described as containing a lily pool shaded by huge trees, a woodland garden, and a swimming pool; the residence was described as featuring a music room and wood-paneled library. The property also had a tennis court.

In 1935, the Morrisons erected a Spanish Colonial Revival style building with "a large dance room, dining room, kitchen, powder room, [and] patio … next to the swimming pool and tennis court." The Morrison children used the building to entertain their friends; it was known as "El Sueño" or "The Dream,".

In 1939, "El Sueño" was incorporated into a new residence constructed by the family, forming the southern wing of a larger U-shaped building. The Morrison family referred to the new building as "La Casa Soñada," or "the dreamed-of home." The building was designed by architect Robert Bennett, who was a distant cousin of the family, and built by J. Walter Johnson. Morrison also expanded the acreage from twenty to fifty acres. As this time, the Morrisons relocated to Duarte full time.

The residence was described as a "spacious mansion with its three wings forming a U, it has eight suites of rooms built by the Morrisons for their children and [their] families."

The property was described by the *Monrovia News-Post* in 1941: "Homes like that of Dr. Wayland Morrison, beautiful, typical of the best of Spanish architecture, are a credit to Duarte, and truth to tell most of the building done out Duarte way has been adapted to the rancher's way of life."

Landscape features completed as part of the project include the brick walkway centered on a rectangular reflecting pool, likely clad in Gladding, McBean tiles. On the interior, several of the rooms were adorned with intricate woodwork completed by Swedish craftsmen.

During World War II, the Morrisons offered the building to the Red Cross, and it was transformed into a Casualty Station. As recorded in the *Los Angeles Times,* "the powder room is full of medical supplies. Cots can transform the dance room into a hospital. A huge closet contains air-raid warden equipment." At the time of its completion, the station was lauded by civilian defense officials as "one of the finest in the state" with a staff of 45 doctors, nurses, and trained personnel. The station offered nursing classes to interested students.

Following World War II, much of the farmland in Duarte transformed from orange groves to subdivisions, and all of the citrus packing plants closed. In 1949, a portion of the orange trees on the Morrison Ranch were removed and the land was briefly replanted with strawberries. At that time, the ranch was noted as having chickens, peacocks, frogs, and goldfish on the grounds.

***B6. Construction History (Continued…):**

In 1949, the Morrisons donated a 2.5-acre piece of their ranch for use as a youth agency recreation center. A 16x44 foot clubhouse was purchased from a Duarte building development company and moved onto the property. Plans were also designed for boys' and girls' campfire circles, a baseball diamond, a basketball court, a patio and fireplace, and a combination volleyball, shuffleboard, and badminton court.

In 1950, a cottage on the Morrison property was leased by Los Angeles County for use as the Duarte Branch Library. The cottage was remodeled for this purpose and approximately 2,000 books were transferred to the new location. The library opened in March 1950 and was identified by the address of 1220 S. Santo Domingo.

That same year, work began on a new Duarte Child Welfare Clinic, similarly located on land donated by the Morrisons. Identified by the address of 2026 E. Huntington Drive, the clinic was run by the Los Angeles County Health Department and overseen by Lucile P. Morrison, who served as the chairman of the health services committee of the Duarte Community Service Council. In 1953, Lucile Morrison donated a three-acre portion of the ranch for a new Masonic Temple in honor of her late father-in-law and husband. The Temple of Sojourner's Lodge 607, identified by the address 1900 E. Huntington Drive, was dedicated in 1955. Construction was completed by V. R. Bush, Albert Pederson, Jack La Sonce, Arno Krueger, and Dick Mosher.

The Morrison Ranch was also briefly considered as a site for a new Los Angeles County Park, although it was not ultimately purchased for that use.

WESTMINSTER GARDENS

In 1950, Frank Shu purchased a 27-acre portion of the Morrison Ranch. Shu was born in China and attended Yih Wen Commercial School led by Missionary teacher William Booth. In the late 1940s, Shu traveled to the United States where he presented $1 million to the Presbyterian Missionary Board to be used to build a group of residences for retired Presbyterian missionaries. The former Morrison Ranch was subsequently converted for its new use, and it became known as Westminster Gardens.

The Morrison House was used to house 16 missionaries. At the time of purchase, the site had the large Morrison residence, which was used to house 16 missionaries. The residence at the time of purchase was described at length in the *Daily News-Post: "*The luxurious apartments are large, with view windows looking out onto gardens landscaped with shrubs, trees, flowers and lawn. The walls are of imported paneling in a natural finish and each suite contains several rooms… Several suites are located downstairs under the massive balconied piazza. Others are upstairs overlooking the tennis courts, the barbecue., and the swimming pool with tis bordering patio. The immense library in the north wing of this gracious home of white brick and red tiles, is finished in Japanese oak and boasts a fireplace and shelved walls bearing 7,000 volumes… Across from this wing is the dining hall, and next the recreation room where 100 can be seated comfortably for diner… A medley of elaborate grained woods and delicately papered walls, this house with its early California architecture promises to provide every luxury for those who will call it 'home.'"

A gift of $100,000 by Gertrude Weller of Los Angeles provided funds for the remodeling of the rooms in the Morrison House into apartments. Two other existing buildings from the Morrison's ownership were also adapted for apartments. One of these was the "Cape Cod cottage, which is a replica of the cottage in which the former owners spent their honeymoon" in 1917. A full building program was also approved shortly after purchase, and construction began on several new apartment buildings on the property in 1951, designed by Beverly Hills-based architect Douglas Honnold.

In 1952, the first phase of construction was completed. These "completely furnished modern cement block apartments" provided a capacity for 50 residents. Westminster Gardens was dedicated in July of 1952. At the time of its founding, residents were required to have served at least 20 years in a foreign country and have reached the age of retirement. Four additional apartment buildings were constructed between 1952 and 1960.

The 40,000-square-foot building's design was described by the *Los Angeles Times*: "Cross-shape building, each arm of which will have the capacity of 20 beds, with the center core housing medical, social, and service facilities, including common and dining room, office, laboratories, kitchen, and storerooms… The Contemporary-styled structure will feature one story, interior and exterior walls of natural finish light-weight aggregate concrete blocks. Floors will be of vinyl asbestos and the roof of composition mater, asphalt and gravel."

***B6. Construction History (Continued…):**

Only part of the building was constructed in 1957. It was completed in 1962, at which time it became known as the Grace Shu Lodge, named in honor of the wife of Frank M. S. Shu. A third wing of the building was constructed in 1966, which brought the total number of beds to 64. A new duplex was also constructed at the corner of Amber Drive and Live Oaks and apartments on the first floor of the Morrison House were converted into administrative offices. The total number of residences reached 131 by 1967.

In 1970, four additional residences, and an ancillary building with a laundry and five-car garage were constructed in the northwestern region of the property. Designed by architect Franklin Howell and built by Shephard and Morgan Construction Co., the buildings accommodated eighteen new residents. The swimming pool was also renovated at that time. Five new apartments were constructed in 1972. Development at Westminster Gardens has continued through the 1980s and to present day.

***B10. Significance (Continued…):**

SPANISH COLONIAL REVIVAL ARCHITECTURE

The Morrison House was designed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque *Churrigueresque* style of Spain and Mexico. The *Churrigueresque* style, with areas of intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For that, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a spreading, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, including a range of residential, commercial, and institutional buildings, and coincided with Southern California's population boom of the 1920s, with the result that large expanses of Santa Monica, Los Angeles, and surrounding cities were developed in the style. Some towns, such as Santa Barbara, even passed ordinances requiring its use in new construction. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s during the Great Depression. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations.

NORMAN H. MORRISON

Norman H. Morrison was born in 1853 in Missouri. Morrison ran away from home at the age of ten, eventually attending the University of Iowa. He moved to Santa Barbara with his new wife, Marie Cobb, in 1877. In Santa Barbara, Morrison worked on a dairy before making the acquaintance of Dr. Bates, a local doctor who agreed to teach Morrison the basics of medicine. After memorizing *Grey's Anatomy*, Morrison sold his dairy and moved to San Francisco. Morrison briefly attended the University of California before transferring to the Kansas City Medical College. Graduating in 1880, Morrison worked as the local doctor in McPherson, Kansas.

The lure of California ultimately brought Morrison to Los Angeles, where he was made Chief Surgeon of the Southern California Railroad in 1888. That same year, he bought the 20-acre ranch property in Duarte. In 1904, with the merging of the Southern California Railroad and the Atchison, Topeka and Santa Fe Railroad, he became their first Chief Surgeon. Morrison held the position of Chief Surgeon for seventeen years and was largely responsible for the founding of the 1905 Santa Fe Hospital in Boyle Heights. Following the death of his first wife Marie Cobb, Morrison remarried Irma Rhodes. They resided at 1263 W. Adams Boulevard in Los Angeles until his death in 1921. Although Morrison resided primarily in Los Angeles, he is recorded as never losing "his love of the soil and many of his spare hours were spent working around the orange trees on his ranch in Duarte."

*B10. Significance (Continued…):

WAYLAND A. MORRISON

Wayland A. Morrison inherited the Duarte ranch from his father Norman H. Morrison in 1921. He used the property as a summer residence from 1921 to 1938 and resided there full-time with his wife Lucile P. Morrison and their children from 1939 until 1950 in a "beautiful Spanish Structure."

Wayland A. Morrison was born in 1888. He was primarily raised in Los Angeles, although he did briefly attend Duarte Elementary School. He earned a Bachelor of Arts degree from Stanford University in 1910. Following graduation, Morrison briefly moved to Duarte, where he worked as an automobile salesman at E. M. F. and Flanders automobile agency and as a real estate agent at Tifal Brothers. Morrison planned to build a residence on the Duarte property around that time.

Morrison briefly resided in Massachusetts, where he attended Harvard Medical School. Following his graduation in 1914, Morrison worked as the house surgeon at Massachusetts General Hospital for two years before returning to Southern California in 1916. Morrison served in the U.S. Army Medical Corps for the duration of World War I; he was discharged as a Major at the end of the war. Morrison then returned to Southern California where he married Lucille Phillips in 1917, and the couple resided in their new residence at 434 Plymouth Boulevard, designed by architects Meyer & Holler of the Milwaukee Building Company. Morrison succeeded his father as chief surgeon of the Santa Fe Railway in 1919.

In the late 1930s, Morrison and his wife Lucile P. Morrison sold the property at Plymouth Boulevard and moved to Duarte full-time. At this time, Morrison expanded his acreage from twenty to fifty acres. He was known for giving "much of his time to community affairs and problems." Morrison served on the boards of the Duarte-Monrovia Citrus Association, the Duarte-Mutual Irrigation and Canal Co., the Duarte-Mutual Water Co., and as a director for the Duarte City Commerce. During World War II, Morrison served as the Area Medical Director of the War Casualty Stations for the Office of Civilian Defense, and organized stations at Rosemead, Temple City, and Duarte; the latter of which was housed in a wing of his own residence. Dr. Wayland A. Morrison died in 1950.

LUCILE P. MORRISON

Lucile Phillips Morrison was born in Los Angeles in 1896 to philanthropist Catherin Coffin and Los Angeles financier Lee A. Phillips. Lucile Phillips was raised at #4 Berkeley Square in the West Adams neighborhood and attended the Marlborough School. She graduated from Vassar College in 1917 and married Wayland A. Morrison that same year.

Lucile Phillips Morrison was a notable author of numerous children's books and the novel *The Lost Queen of Egypt*, which won the first prize for fiction from the National League of American Penwomen in 1938. In 1958, she received a master's degree in psychology from Pepperdine University and began her own private psychology practice. Morrison served as a board member for the Educational Policy Committee for Scripps College for 42 years and was named an Honorary Trustee of Scripps College.

In addition to her many other pursuits, Lucile Morrison was extremely active in Duarte's civic affairs. In 1957, she was described by historian Charles Davis as "one of the community's greatest benefactors. For years she has generously dedicated her time and means for worthy Duarte projects." Morrison offered her Duarte property for use as a casualty station during World War II, and the site was used after the war as a Well Baby Clinic, Communicable Diseases Clinic, Dental Clinic, and one of the cottages served as Duarte's first county library facility. She also donated land for the Duarte Masonic Hall.

Lucile Morrison also organized and served as the first president of the Duarte Community Service Council and helped establish the Duarte Youth Acres, the city's first recreational facility. She served on the boards for the Duarte Community Center Corporation; Duarte Mutual Water Company; Chamber of Commerce; Duarte Women's Club; Reading Circle; and at Westminster Gardens. In 1967, Morrison was honored with the Duarte Historical Society's Pioneer Service Award. She also organized and preserved newspaper articles, which were donated to the Duarte Historical Society. Lucile P. Morrison died in 1991.

ROBERT E. BENNETT/BENNETT & BENNETT

Robert E. Bennett of Bennett & Bennett designed the Morrison House. Bennett was born in Pasadena in 1915 to John Cyril Bennett and Olevia Cobb. He received a bachelor's degree in architecture from the University of California in 1936 and a master's degree from the California Institute of Technology in 1937. Robert E. Bennett was a distant cousin of the Morrison family and designed the Morrison House after finishing architecture school. Bennett then briefly worked under his father, notable local architect John Cyril Bennett (Cyril Bennett). In 1946, he and his father entered into a partnership in the firm Bennett & Bennett.

*B10. Significance (Continued…):

ROBERT E. BENNETT/BENNETT & BENNETT

Robert E. Bennett's father, J. Cyril Bennett was a notable local architect. Cyril Bennett attended the University of California, Berkeley where he graduated with a bachelor's degree in Architecture in 1910. Bennett then moved to Pasadena, California, where he married Olevia Cobb in 1913 and briefly worked as a draftsman for architect Sylvanus B. Marston before forming his own company in 1914. Cyril Bennett completed several independent projects during his early career, including the Raymond Theater (1919-1921); City of Pasadena Fire Department Main Station (1922); and Glendora Theater (1923). He also designed several residences, such as the W. H. Batterson House (1921) and William Leithed House (1924) in Pasadena. In 1924, Cyril Bennett joined with architect Fitch Haskell to form Bennett and Haskell. The partnership designed several notable buildings in Pasadena from 1924 to 1934, including the Central National Bank in Pasadena (1926); All Saints' Episcopal Church Parish House and Rector (1929-1930); and their collaboration with George E. Bergstrom on the design of the Pasadena Civic Auditorium (1925-1932). From 1934 to 1941, Bennett again formed his own firm. In 1946, his son Robert E. Bennett joined his firm to form Bennett and Bennett, which lasted until his retirement in 1955.

Bennett & Bennett designed several commercial and educational buildings. Notable commissions include the Temple City National Bank (1950) and the First National Bank in Santa Ana (1953). Notable education projects include an administrative building at Edison Elementary School (1945) and the Physical Sciences building at the University of California, Riverside (1954). Community projects included the Van Ness Community Center (1949) and three clubhouses for parks in Los Angeles (1949). Bennett & Bennett designed several bakeries in Los Angeles, including the Barbara Ann Bakery (1955); Coliseum Bakery (1955); Langendorf Bakery (1955); and Sheriff's Wayside Honor Farm Bakery (1958). The firm also completed updates and modernizations to the Los Angeles Coliseum and designed a two-story office building immediately adjacent to it in 1953.

Cyril Bennett died in 1957. Following the death of his father, Robert E. Bennett continued working for the firm, still named Bennett & Bennett. In 1969, Robert E. Bennett was awarded a CTI gold plaque for his work on the Los Angeles Coliseum. In 1968, Bennett & Bennett was hired to enlarge the women's facilities at the Rose Bowl in Pasadena. Robert E. Bennett died in 2003.

EVALUATION

The Morrison House was identified as potentially eligible for historic designation in the 2003 Survey of Duarte. The findings of the 2003 survey were not officially adopted by the City of Duarte. In addition, given the amount of time that has passed since that survey was completed it is appropriate to re-evaluate the residence based on current conditions and using current best practices. The City does not have an ordinance that defines local designation criteria. Therefore, the Morrison House is re-evaluated against the established criteria for listing in the National Register of Historic Places and the California Register of Historical Resources.

CRITERION NR A/CR 1 (ASSOCIATION WITH EVENTS OR PATTERNS OF DEVELOPMENT)

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion A/1 for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well. Mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

The Morrison property was originally part of the Rancho Azusa de Duarte, which was subdivided and purchased in 1888 by Norman H. Morrison as a vacation home and citrus farm. The Morrisons originally lived in a cottage and the Depot house, which is no longer extant. The Morrison House postdates these associations, and the property as a whole no longer reflects its early ranching history or association with prewar agriculture. The Morrison House itself was constructed in several stages. In 1935, the southern wing was constructed for use as a social hall for the family and their guests. At this time, the property was used as a vacation and summer home for the family, and their permanent residence was in Los Angeles. In 1939, the central block and north wing were added, and the building was used as a residence. When the residence was completed, the Morrison family relocated to the property full-time.

Over the course of its history, the Morrison House has been used as a social hall, residence, World War II Casualty Station, and it now serves as living, administrative, and communal spaces for Westminster Gardens.

*B10. Significance (Continued…):

EVALUATION (CONTINUED)

Based on research conducted for this report, there is no evidence that a singular event important in history occurred at the Morrison House. In addition, the original construction of the Morrison House as a single-family residence and its subsequent uses do not meet the threshold as defined by the National Park Service for designation as an example of an important trend or development pattern. The historical uses of Morrison House are not historically significant in a local, state, or national historic context.

Therefore, the Morrison House is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under Criterion A/1.

CRITERION NR B/CR 2 (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Both Wayland A. Morrison and Lucile P. Morrison were notable and active residents of Duarte. They both resided at the Morrison House during their period of important involvement in the nascent community. Besides Wayland A. Morrison and Lucile P. Morrison's given careers, as surgeon and author, respectively, the Morrisons were also significant early members in the community of Duarte. The Morrisons served as members of civic community boards, even founding several organizations, and consistently donated to and promoted philanthropic causes in Duarte. These activities frequently involved the Morrison House, which served as the site for numerous meetings and events. The Morrisons both worked at the Red Cross Casualty Station established at the house during World War II, and donated land to various causes, often focused on establishing much-needed services in Duarte. This included donating land for the establishment of a youth agency recreation center, public library, Duarte Child Welfare Clinic, and Duarte Masonic Temple. Overall, the Morrisons contributed to the growth and development of community services in Duarte during their years at the Morrison House.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level under Criterion B/2 for its association with notable Duarte residents Wayland A. Morrison and Lucile P. Morrison.

CRITERION NR C/CR 3 (ARCHITECTURAL MERIT)

The Morrison House is an excellent example of the Spanish Colonial Revival style of architecture. It was designed by architect Robert E. Bennett of Bennett & Bennett and constructed in two phases from 1935 to 1939. The building exhibits high quality of design and distinctive characteristics of the style; design details are fully integrated in the both the interior and exterior of the residence. The Morrison House is U-shaped in plan and has a central landscaped courtyard with reflecting pool. It retains significant character-defining features of Spanish Colonial Revival style architecture, including low-pitched gable and hipped roofs clad in red tiles, *corredor*, central courtyard, tower, and elaborate chimneys. The residence also features several unique elements, such as a cantilevered second floor balcony and brick exterior.

The building was designed by local architect Robert E. Bennett, a distant cousin of the Morrison family and partner of Bennett & Bennett with his father, notable architect Cyril Bennett. Bennett's work at the Morrison House reflects high artistic value from its general construction to its intricate design work.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level of significance under Criterion C/3 for its Spanish Colonial Revival style of architecture.

INTEGRITY ANALYSIS

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."

*B10. Significance (Continued…):

INTEGRITY ANALYSIS (CONTINUED)

The National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of the Morrison House is evaluated below based on these seven aspects. The period of significance under Criterion A/1 is 1939-1950, reflecting the period when the Morrison family lived full-time on the property. The period of significance under Criterion C/3 is 1939, the year construction on the residence was completed.

Location: The Morrison House remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Morrison House retains many of the character-defining features from the period of significance, 1935-1950. Design elements of the building include its one- to two-story height, asymmetrical composition, complex massing, and mix of gable and hipped roofs. Other features including clay barrel tile roofing, multiple chimneys, a *corredor* with octagonal columns, bow windows, steel-sash windows, and cantilevered balcony. Despite some minor interior alterations, such as the painting of wood paneling, the Morrison House retains the majority of the essential physical features that reflect its original Spanish Colonial Revival design. Therefore, it retains integrity of *design*.

Setting: The Morrison House was constructed as a single-family residence surrounded by landscaping on a large, otherwise mostly vacant parcel. Since the 1950s when the property was converted to Westminster Gardens, additional buildings have been added to the site to accommodate senior living. Therefore, the integrity of *setting* has been compromised.

Materials: The Morrison House retains most of its materials from the period of significance. including clay tiles roofs, steel windows, masonry walls, wood balconies, and carved wood panels, among others. The building's material components have not been altered. Therefore, it retains integrity of *materials.*

Workmanship: The Morrison House retains the physical evidence of the workmanship of a 1930s single-family residence. The building's masonry, shaped wood rafter tails, clay roof tiles, wood staircase and terracotta pavers all reflect the crafts of the time. The building continues to retain substantial physical evidence of period construction techniques, including finishes and design elements, that reflect the character and identity of the building. Therefore, it retains integrity of *workmanship.*

Feeling: The Morrison House retains integrity of location, design, materials, and workmanship, and thus continues to express the aesthetic and historic sense of a 1930s Spanish Colonial Revival building. Therefore, it retains integrity of *feeling*.

Association: Association is the direct link between an important historic event or person and a historic property. Because the Morrison House retains integrity of *location*, *design, materials, workmanship,* and *feeling*, it continues to convey its direct link to the 1930s residence occupied by the Morrison Family.

CHARACTER-DEFINING FEATURES

-U-shaped plan
-Relationship between residence, courtyard, and reflecting pool
-One- to two-story height
-Complex massing
-Asymmetrical composition
-Mix of low-pitched gable and hipped roofs
-Boxed eaves with plaster soffit
-Red clay tiles on roof
-Chimneys (some with chimney hoods)
-Second-story cantilevered balcony with shaped wood balusters
-Exterior staircase
-*Corredor* with octagonal columns, cushion capitals, and exposed rafters
-Masonry exterior
-Steel sash casement and bow windows
-Primary entrance with French doors
-Original interior woodwork and casework, including pocket doors, mantels, and carved wood features

CHARACTER-DEFINING FEATURES (CONTINUED)

-Crown molding, baseboards, and window casings
-Semicircular wood staircase with balusters and newels shaped as lotus flowers
-Wood vegetal motif carvings in mail room, social hall, and library

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Additional Documentation

EXISTING CONDITIONS PHOTOGRAPHS

Overview of Morrison House, facing east.

Overview of Morrison House, facing northeast.

Primary Entrance, South Façade of North Wing, facing north.

West Façade of Central Block, Morrison House, facing south.

Additional Documentation

Colonnade on West Façade of Central Block, facing southeast.

Colonnade on West Façade of Central Block, Morrison House, facing east.

Balcony on South Façade of North Wing, facing west.

South Façade of North Wing, Morrison House, facing north.

South and West Façade of North Wingfacing northeast.

North and West Façades of North Wing, facing east.

Additional Documentation

North Façade of North Wing, facing southeast.

North Façade of North Wing, facing south.

North Façade of North Wing, facing southwest.

East Façade of Central Block, facing west.

South Façade of Central Block, facing northwest.

South Façade of South Wing, facing northwest.

Additional Documentation

South and West Facades of South Wing, facing northeast.

North Façade of South Wing, facing south.

Lobby, Morrison House.

Staircase, Morrison House.

Library, Morrison House.

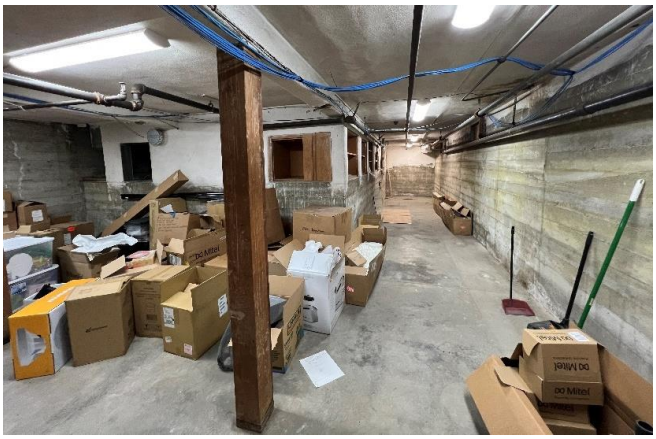
Meeting Room, Morrison House.

Additional Documenation

Upstairs Hallway, Morrison House.

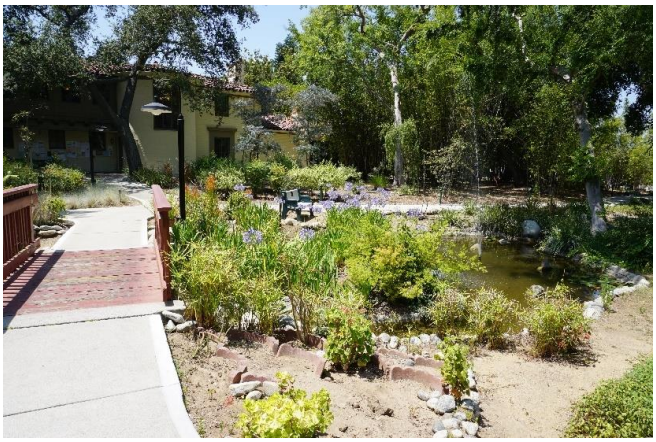
Office, Morrison House.

Social Hall, Morrison House.



Concrete Foundation in Basement, Morrison House.

Courtyard, facing north.



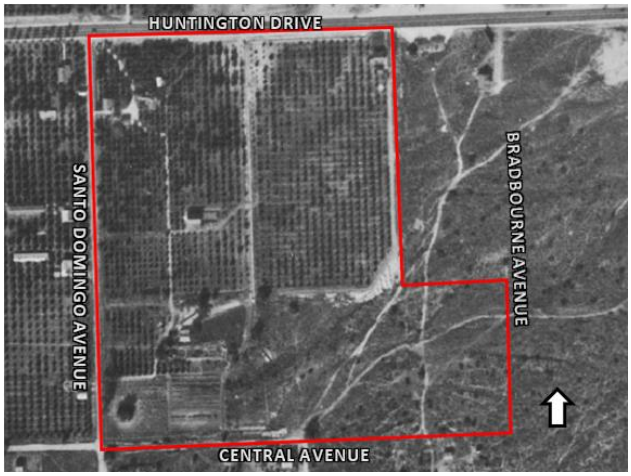
Lilly Pond, facing south.

Additional Documenation

Courtyard and Reflecting Pool, facing northeast.

Reflecting Pool and Tile, facing north.

HISTORIC AERIAL PHOTOGRAPHS

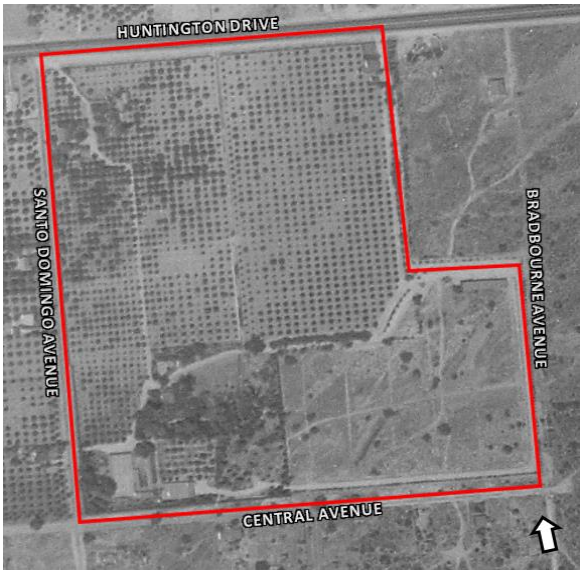


1928 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-300. Frame 1-63. University of California Santa Barbara Aerial Photography Collection.

1932 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-1960. Frame 15. University of California Santa Barbara Aerial Photography Collection.

Additional Documenation

1934 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 1. University of California Santa Barbara Aerial Photography Collection.



1936 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 49. University of California Santa Barbara Aerial Photography Collection.

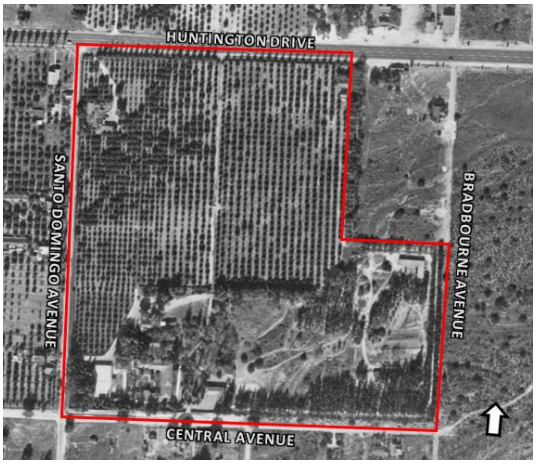
1938 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-5043. Frame 50. University of California Santa Barbara Aerial Photography Collection.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

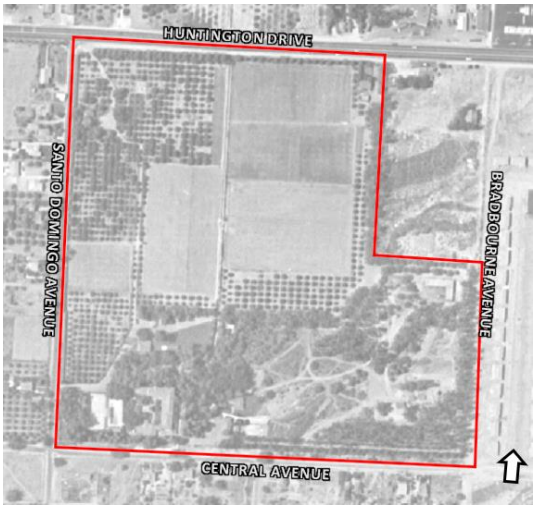
Primary #
HRI#
Trinomial 3S

*Resource Name or # Morrison House
*Recorded by: Historic Resources Group
*Date: July 2022 ■ Continuation ☐ Update

Additional Documenation



1944 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID ddf-1944. Frame 8-109. University of California Santa Barbara Aerial Photography Collection.



1949 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-13990. Frame 1-176x. University of California Santa Barbara Aerial Photography Collection.

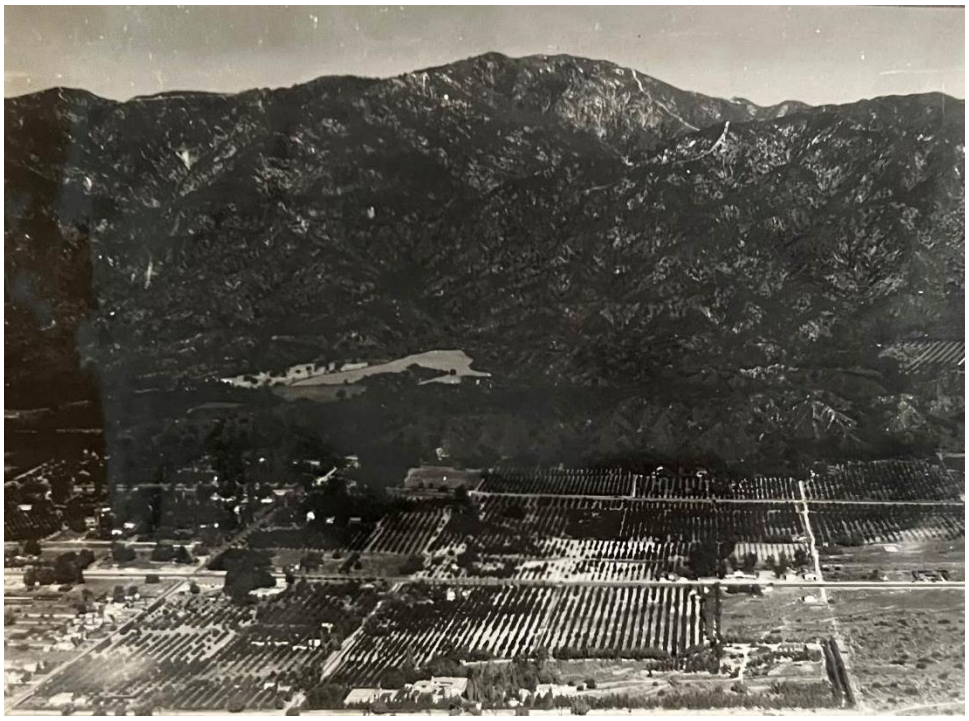
1952 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID axj-1952. Frame 5k-23. University of California Santa Barbara Aerial Photography Collection.

Additional Documenation

1956 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID tg-2400. Frame 1-135. University of California Santa Barbara Aerial Photography Collection.

1960 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-23870. Frame 1558. University of California Santa Barbara Aerial Photography Collection.

Additional Documenation



Oblique aerial photograph of ranch and residence, facing north, 1940. Source: Westminster Gardens.

Oblique aerial photograph of Morrison House, facing east, 1940. Source: Westminster Gardens.

Additional Documentation

SELECTED HISTORIC PHOTOGRAPHS

Norman H. Morrison in Orange Groves on Morrison Ranch, 1914. Source: Westminster Gardens.

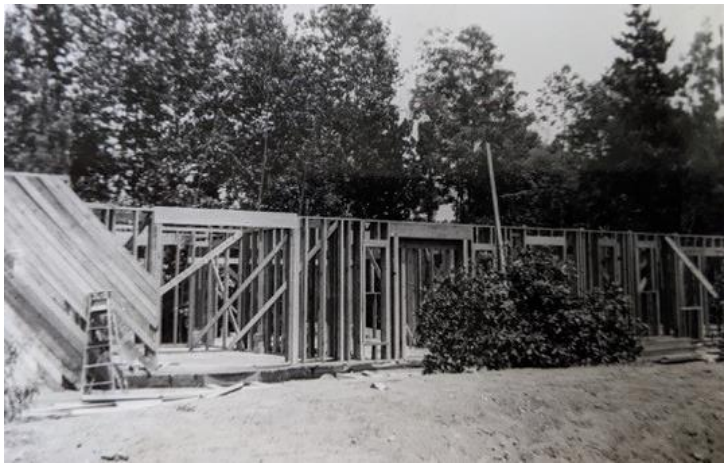
Santa Fe Station, first summer residence of Morrison family in Duarte (demolished), circa 1914. Source: Westminster Gardens.

Moving Cape Cod Cottage, 1940. Source: Westminster Gardens.

Additional Documenation

Construction of South Wing (El Sueño) of Morrison House, 1935. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, Lucile Morrison with builders, 1935. Source: Westminster Gardens.



Construction of South Wing (El Sueño) of Morrison House, Lucile Morrison with builders, 1935. Source: Westminster Gardens.

Additional Documenation

View of Central Block and North Wing (La Casa Soñada) Under Construction, 1939. Source: Chris Morrison.

Roofing North Wing (La Casa Soñada) of Morrison House, 1939. Source: Chris Morrison.

Completed North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Additional Documenation

Morrison Family on Chrismas Day, 1939. Source: Westminster Gardens.

Morrison House purchased by Westminster Gardens, 1951. Source: Los Angeles Times.

EXHIBIT D

MORRISON HOUSE NEW ADMINISTRATION OFFICES
WESTMINSTER GARDENS HUMANGOOD

PROJECT DATA

SITE DATA

	ZONING REQ	CODE REQ	PROVIDED	NOTES
AREA (SF / ACRES)	N/A	N/A	32.41 ACRES	EXISTING ACRES OF WESTMINSTER GARDENS PROPERTY
BUILDING GROSS AREA	N/A	N/A	18,302 SF	EXISTING MORRISON HOUSE + NEW ADDITION BEHIND EL SUNEO
ZONING SETBACKS	20 FEET	N/A	24 FEET	
BUILDING HEIGHT	35 FEET MAX.	N/A	25 FEET	EXISTING
FENCES HEIGHT	10 FEET MAX.	N/A	EXISTING	EXISTING TO REMAIN

OVERALL LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE, OPEN SPACE & PARKING INFORMATION BELOW IS AS PER THE 1990 CITY OF DUARTE APPROVED WESTMINSTER GARDENS SPECIFIC PLAN
EXISTING LOT COVERAGE = 3.27 AC. OR 142,441 SQ. FT.
NEW ADDITION TO MORRISON HOUSE GROSS AREA = 1,396 SF.
PROPOSED LOT COVERAGE SQ. FT. = 3.30 AC OR 143,837 SQ. FT.

EXISTING OPEN SPACE EXCLUSIVE OF ROADS = 21.97 AC. OR 957,120 SQ.FT.
PROPOSED OPEN SPACE EXCLUSIVE OF ROADS = 21.94 AC. OR 955,724 SQ.FT.

EXISTING OPEN SPACE IN ROADS & PAVEMENT = 5.42 AC. OR 236,095 SQ. FT.
PROPOSED OPEN SPACE IN ROADS & PAVEMENT = 5.47 AC OR 238,435 SQ. FT.

EXISTING PARKING SPACES = 121 (OPEN = 89, ENCLOSED/COVERED = 32)
NO CHANGE IN THE NUMBER OF PROPOSED PARKING SPACES

PLUMBING FIXTURES CALCULATIONS PER CPC 422.0

OCCUPANCY LOAD FACTOR FOR PUBLIC AREAS ON ALL FLOORS PER TABLE A OCCUPANT LOAD FACTOR PER CPB 422.0:

OFFICE = 3185 SF/200 = 16 OCCCUPANTS
LOBBY = 1336 SF/200 = 7 OCCUPANTS
ASSEMBLY = 3067 SF/30 = 103 OCCUPANTS
LIBRARY = 1041/50 = 21 OCCUPANTS
KITCHEN = 832/200 = 5 OCCUPANTS

TOTAL = 152 OCCUPANTS = 76 MEN & 76 WOMEN

REQUIRED PLUMBING FIXTURES PER CPC 422.1
FOR MALES BASED ON A OCCUPANCY = 2 WATER CLOSETS, 1 URINAL, 1 LAVATORY, 1 DRINKING FOUNTAIN
FOR FEMALES BASED ON A OCCUPANCY = 3 WATER CLOSETS, 1 LAVATORY, 1 DRINKING FOUNTAIN

PLUMBING FIXTURES PROVIDED
FOR MALES = 4 WATER CLOSETS, 1 LAVATORY, 1 DRINKING FOUNTAIN
FOR FEMALES = 5 WATER CLOSETS, 1 LAVATORY, 1 DRINKING FOUNTAIN

COMMON AREA & UNIT MIX CALCULATIONS

COMMON AREA CALCULATIONS

Area Type	Qty.	Area (SF)
Existing Basement		
SERVICE	1	63
STORAGE	3	1,962
		2,025 sq ft
Existing First Floor		
ADMINISTRATION	10	3,679
AMENITIES	2	2,512
KITCHEN	2	750
LOBBY	2	893
PUBLIC RESTROOMS	4	592
SERVICE	1	69
STORAGE	3	205
		8,700 sq ft
Existing Second Floor		
ADMINISTRATION	4	749
LOBBY	1	443
PUBLIC RESTROOMS	1	65
SERVICE	1	82
		1,339 sq ft
		12,064 sq ft

UNIT MIX

Unit Name	Unit Type	Qty	Beds	Unit Area (SF)	Total (SF)
GUEST SUITE ...	GUEST SUITE - STUDIO	1	1	346	346
GUEST SUITE B	GUEST SUITE - STUDIO	1	1	320	320
GUEST SUITE ...	GUEST SUITE - STUDIO	1	1	372	372
GUEST SUITE D	GUEST SUITE - STUDIO	1	1	530	530
		4			1,568 sq ft

GUEST ROOMS WITH MOBILITY FEATURES PER CBC TABLE 11B-224.2

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
4	1	1	2

TOTAL NUMBER OF GUEST SUTES WITH MOBILITY FEATURES PROVIDED = 2

CODE REQUIREMENTS

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH:

2019 CALIFORNIA BUILDING CODE (CBC) PART 2 TITLE 24, CCR, BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC)
2019 CALIFORNIA ELCTRICAL CODE (CEC) PART 3, TITLE 24, CCR, BASED ON THE 2017 NATIONAL ELECTRIC CODE (NEC)
2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR, BASED ON THE 2018 UNIFORM MECHANICAL CODE (UMC)
2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR, BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC)
2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24, CCR, BASED ON THE 2018 INTERNATIONAL FIRE CODE (IFC)
2019 REFERENCED STANDARDS CODE PART 12, TITLE 24, CCR
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (NOT APPLICABLE TO ADDITIONS, ALTERATIONS, & REPAIRS)
2019 CALIFORNIA ENERGY CODE (NOT APPLICABLE TO "I" OCCUPANCY GROUPS)

PROJECT INFORMATION

PROJECT ADDRESS
1420 SANTO DOMINGO AVE, DUARTE, CA 91010

ASSESSORS PARCEL NUMBER
APN 8529-014-025

SCOPE OF WORK

RENOVATION OF THE INTERIOR OF AN EXISTING 2-STORY ADMINISTRATION OFFICE BUILDING (MORRISON HOUSE) AND THE RENOVATION OF THE EXTERIOR COURTYARD OF MORRISON HOUSE AT WESTMINSTER GARDENS.

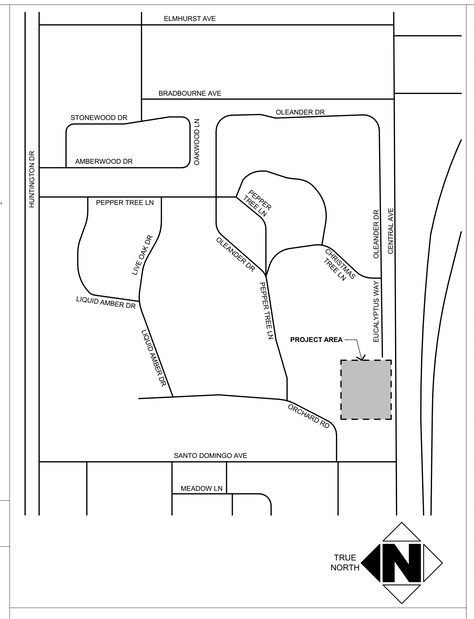
THE INTERIOR RENOVATION SCOPE INCLUDES RENOVATION OF THE INTERIOR SPACE FOR ADMINSTRATIVE OFFICES, ENCLOSING THE EXISTING PORTICO, ADDITION OF NEW ENTRY SHADE STRUCTURE AT ARRIVAL, NEW ENTRY DOOR AT MAIN LOBBY, ADDITION OF NEW ELEVATOR WITH 3 STOPS, ADDITION OF SPACE BEHIND EL SUENO FOR PUBLIC RESTROOM AND NEW KITCHEN AND INTERIOR FINISH AND COSMETIC REPAIR WORK.

THE EXTERIOR SCOPE INCLUDES REDESIGN OF THE COURTYARD, ADDITION OF A REFLECTION POND, REPLACEMENT OF EXISTING PATHWAYTO MAKE IT ACCESSIBLE FOR WHEEL CHAIR ACCESS, ENHANCEMENT OF BUILDING ENTRY PATH, PROVIDE SERVICE PATHWAYAROUND BUILDING, PROVIDE ACCESSIBLE ENTRY TO EXISTING POOL, PROVIDE BBQ PATIO OUTSIDE EL SUENO AND PROVIDE FOOTBRIDGE ACROSS THE EXISTING CONCRETE CHANNEL WASH.

BUILDING CONSTRUCTION

OCCUPANCY TYPES:	B (PRIMARY OCCUPANCY), A-2, S-2, R-1
CONSTRUCTION TYPE:	V-A
SPRINKLERS:	NFPA-13 FULLY SPRINKLED THROUGHOUT
ALLOWABLE BUILDING HEIGHT:	70 FT (PER 2019 CBC TABLE 504.3)
ACTUAL BUILDING HEIGHT:	25 (EXISTING HEIGHT)
ALLOWABLE NO. OF STORIES	
ABOVE GRADE PLANE:	3 (BASED ON A-2 OCCUPANCY, MOST RESTRICTIVE)
ACTUAL NO. OF STORIES	
ABOVE GRADE PLANE:	2
ALLOWABLE BUILDING AREA:	34,500 SF [FOR BUILDINGS 2 OR MORE STORIES ABOVE GRADE PLANE PER 2019 CBC TABLE 506.2 (FOR A-2 OCCUPANCY, MOST RESTRICTIVE]
EXISTING MORRISON HOUSE	
GROSS BUILDING AREA:	16,906 SF
NEW BUILDING ADDITION	
GROSS AREA:	1,396 SF
ACTUAL GROSS BUILDING AREA:	18,302 SF (EXISTING MORRISON HOUSE + NEW ADDITION)

VICINITY MAP



PROJECT TEAM

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CONTACT: ELDER TEO

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CONTACT: ANNIE GARAGLIANO

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EPHRATA, PA 17522
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E: MFENSKE@SCOPOSHG.COM
CONTACT: MICHAEL FENSKE

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GN3 CAL-GREEN REQUIREMENTS
GN4 CAL-GREEN REQUIREMENTS
GN5 CODE REQUIRED SIGNAGE

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C0.03 EXISTING CONDITIONS
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ID-2.00 FLOORING FINISH PLAN - FIRST FLOOR
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QF-300 PLUMBING ROUGH-IN PLAN
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QF-623 KROWNE SPECS
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QF-902 TYPICAL DETAILS

ALLOWABLE AREA CALCULATION (SEE CODE COMPLIANCE PLANS ON A1.0-A1.3)

BUILDING

OCCUPANCY TYPES:	B, A-2, S-2, R-1
CONSTRUCTION TYPE:	V-A
SPRINKLERS:	NFPA-13 FULLY SPRINKLED THROUGHOUT
ALLOWABLE BUILDING HEIGHT:	70 FT (SAME FOR B, A-3, S-2 AND R1 OCCUPANCIES PER 2019 CBC TABLE 504.3)
ACTUAL BUILDING HEIGHT:	25 (EXISTING HEIGHT)
ALLOWABLE NO. OF STORIES ABOVE GRADE PLANE:	3 (BASED ON A-2 OCCUPANCY, MOST RESTRICTIVE)
ACTUAL NO. OF STORIES ABOVE GRADE PLANE:	2 (EXISTING)
ALLOWABLE BUILDING AREA	AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE ARE OF SUCH STORIES SHALL NOT EXCEED 2 (2019 CBC 506.2.4)
ACTUAL BUILDING AREA RATIO (SEE CALCS PER STORY BELOW) :	(0.03 + 0.20 + 0.08) = 0.31 < 2

BASEMENT

OCCUPANY:	S-2
CONSTRUCTION TYPE:	V-A
S-2 ALLOWABLE AREA:	63,000 SF
S-2 ACTUAL AREA:	2,074 SF

RATIO (SHALL NOT EXCEED 1 PER STORY)
[(2,074 SF / 63,000 SF)] = 0.03 < 1

FIRST FLOOR

OCCUPANY:	B, A-2, S-2 (NON-SEPARATED)
CONSTRUCTION TYPE:	V-A
B ALLOWABLE AREA:	54,000 SF
B ACTUAL AREA:	7,214 SF
A-2 ALLOWABLE AREA:	34,500 SF
A-2 ACTUAL AREA:	2,512 SF
S-2 ALLOWABLE AREA:	63,000 SF
S-2 ACTUAL AREA:	274 SF

RATIO (SHALL NOT EXCEED 1 PER STORY)
[(7,214 SF / 54,000 SF) + (2,512 SF / 34,500 SF) + (274 SF / 63,000 SF]
[0.13 + 0.07 + 0.004 = 0.20 < 1

SECOND FLOOR

OCCUPANY:	B, R-1 (NON-SEPARATED)
CONSTRUCTION TYPE:	V-A
B ALLOWABLE AREA:	54,000 SF
B ACTUAL AREA:	1,635 SF
R-1 ALLOWABLE AREA:	36,000 SF
R-1 ACTUAL AREA:	2,015 SF

RATIO (SHALL NOT EXCEED 1 PER STORY)
[(1,635 SF / 54,000 SF) + (2,015 SF / 36,000 SF)]
[0.03 + 0.05 = 0.08 < 1

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS:

SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY.
FIRE SPRINKLERS NFPA 13 REQUIREMENTS
FIRE ALARM NFPA 72 REQUIRENMENTS

SUBJECT TO REVIEW AND APPROVAL OF LOCAL BUILDING DEPT
ROOF TRUSSES
FOR WINDOWS IN SCOPE AT EXISTING BUILDING, RETROFIT EXISTING WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOWS. SAMPLE OF MOCK-UP OF RETROFFITED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL

3

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

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PC3 SUBMITTAL

MORRISON HOUSE NEW ADMINISTRATION OFFICES
WESTMINSTER GARDENS HUMANGOOD
1420 SANTO DOMINGO AVE, DUARTE, CA 91010

LICENSED ARCHITECT
DOUGLAS E. PANCAKE
No. C-27254
REN: 1/31/23
STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27

	100% DD	2022-02-11
	50% CD	2022-03-25
	1ST SUBMITTAL	2022-06-02
1	PC2 SUBMITTAL	2022-09-14
2	FIRE DEPT. REV	2022-10-26
3	PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

TITLE SHEET

DRAWING NUMBER

T1

10/27/2022 11:51 AM - BIMcloud SERVER - BIMcloud Basic for ARCHICAD 22/21002.00 Model

DEMOLITION SITE PLAN LEGEND

EXISTING SITE WORK TO REMAIN

SITE WORK TO BE DEMOLISHED AND REMOVED. PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES

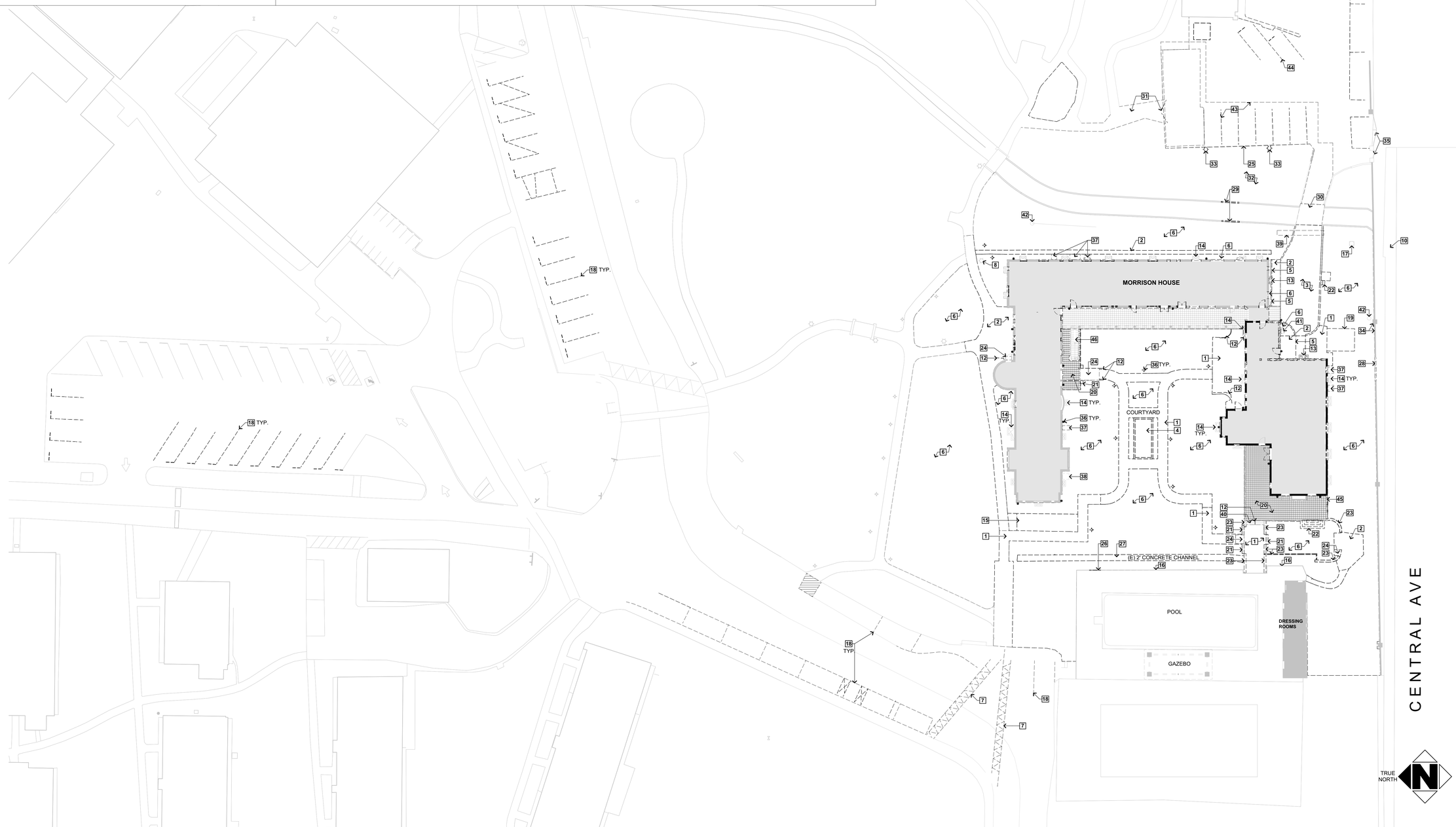
SITE LIGHTING TO BE DEMOLISHED SEE ELECTRICAL PLANS

GENERAL NOTES

A. REFER TO CIVIL PLANS AND LANDSCAPE PLANS FOR EXISTING TREES TO BE REMOVED AND LOCATION OF PROPOSED NEW TREES

DEMOLITION SITE PLAN KEYNOTES

1. DEMOLISH AND REMOVE EXISTING BRICK PATHWAY, CURB AND RAMPS. REFER TO CIVIL DRAWINGS
2. DEMOLISH AND REMOVE CONCRETE PATHWAYAND CURB. REFER TO CIVIL DRAWINGS
3. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT. REFER TO CIVIL DRAWINGS
4. REMOVE EXISTING RAISED PLANT BED. PROTECT RETAINING WALLS IN PLACE. PATCH, REPAIR AND PREPARE TO RECIEVE NEW FINISHES FOR PROPOSED REFLECTION POND. REFER TO CIVIL DRAWINGS
5. DEMOLISH AND REMOVE EXISTING CURB. REFER TO CIVIL DRAWINGS
6. REMOVE LANDSCAPING/ PLANTING AREA. REFER TO LANDSCAPE AND CIVIL DRAWINGS.
7. REMOVE (E) STRIPING. REFER TO PROPOSED SITE PLAN.
8. (E) LIGHT POLE
10. EXISTING CITY SIDEWALK; PROTECT IN PLACE
12. DEMOLISH AND REMOVE EXISTING RAILING; PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISH
13. DEMOLISH EXISTING BASEMENT LOUVER; PATCH AND REPAIR BLDG AS REQUIRED
14. EXISTING BASEMENT LOUVER TO REMAIN; PROTECT IN PLACE
15. DEMOLISH AND REMOVE EXISTING DIRT PATHWAY
16. (E) FENCE TO REMAIN
17. EXISTING ELECTRICAL SERVICE METER LOCATION - SEE ELECTRICAL DRAWINGS
18. RESTRIPE (E) PARKING STALLS, REFER TO SITE PLAN (A0.1)
19. DEMOLISH EXISTING SHED AND CONCRETE PAD
20. REMOVE (E) FLOOR TILE AND PREPARE FOR INSTALLATION OF NEW FLOOR TILE. REFER TO CIVIL PLANS AND LANDSCAPE DRAWINGS.
21. DEMOLISH (E) CONCRETE STEP
22. DEMOLISH (E) EXTERIOR STAIR. PATCH AND REPAIR SURFACES AS REQUIRED.
23. DEMOLISH (E) SITE WALL AS SHOWN
24. DEMOLISH (E) RAMP
25. REMOVE (E) FENCE
26. REMOVE PORTION OF (E) FENCE AND PREPARE FOR NEW GATE INSTALLATION. REFER TO SITE PLAN (A0.1)
27. REMOVE (E) CONCRETE CHANNEL AND PREPARE FOR INSTALLATION OF NEW PIPE, REFER TO CIVIL AND LANDSCAPE DRAWINGS.
28. DEMOLISH PORTION OF (E) SITE WALL AND PREPARE FOR NEW SLIDING METAL GATE INSTALLATION
29. DEMOLISH PORTION OF (E) CONCRETE CHANNEL WALLS AND PREPARE FOR CONSTRUCTION OF NEW BRIDGE
30. REMOVE (E) BRIDGE DECKING AND PREPARE FOR INSTALLATION OF NEW COMPOSITE DECKING AND METAL HANDRAILS. (E) BRIDGE STRUCTURE BELOW TO REMAIN. REFER TO STRUCTURAL, CIVIL AND LANDSCAPE DRAWINGS.
31. DEMOLISH (E) DIRT PATHWAYAND GATE AND PREPARE FOR CONSTRUCTION OF NEW CONCRETE PATHWAY
32. REMOVE (E) LANDSCAPING AND PREPARE AREA FOR CONSTRUCTION OF NEW ACCESSIBLE PATH
33. REMOVE (E) LIGHT POLE AND PREPARE TO REPLACE WITH NEW - SEE ELECTRICAL DRAWINGS
34. (E) SITE WALL AND PILASTERS
35. (E) 4 FEET WIDE GATE AND 16 FEET WIDE SWING GATE
36. DEMOLISH (E) SITE LIGHTING - SEE ELECTRICAL DRAWINGS
37. DEMOLISH (E) HEAT PUMP - SEE MECHANICAL DRAWINGS
38. (E) HEAT PUMP TO REMAIN - SEE MECHANICAL DRAWINGS
39. DEMOLISH (E) CONCRETE PIPE - SEE CIVIL DRAWINGS
40. REMOVE AND REPLACE (E) TILES AT STAIRS - SEE LANDSCAPE DRAWINGS
41. (E) ELECTRICAL SERVICE METER TO BE RELOCATED - SEE ELECTRICAL DRAWINGS
42. (E) POWER POLE AND GUY WIRE - PROTECT IN PLACE
43. DEMOLISH (E) AC PAVEMENT. PATCH & REPAIR TO RECEIVE NEW STRIPING FOR PROPOSED EVCS PARKING STALLS - REFER TO CIVIL DRAWINGS & SITE PLAN (A0.1)
44. REMOVE (E) PARKING STRIPING
45. DEMOLISH PORTION OF (E) RAILING, PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES
46. (E) STAIR TO REMAIN



DEMO SITE PLAN | 1" = 20' | 1 AD1.1

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LICENSED ARCHITECT DOUGLAS E. PANCAKE No. C-27254 REN: 1/31/23 STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27
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3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

SITE DEMOLITION PLAN

DRAWING NUMBER

AD1.1

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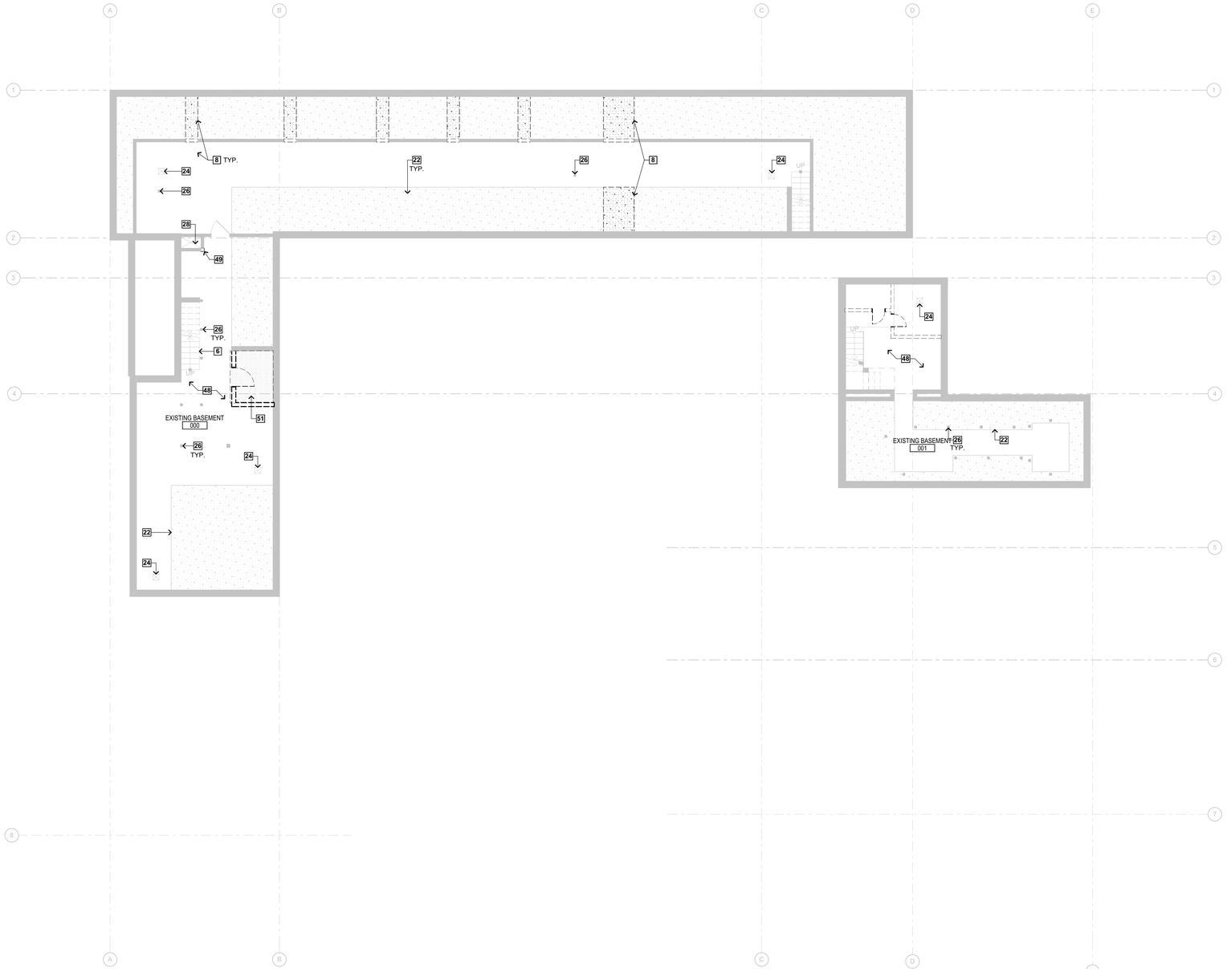

TRUE NORTH

0 4' 8' 16'

BASEMENT DEMOLITION PLAN | 1/8" = 1'-0" | 5 AD2.0

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. PATCH & REPAIR AS REQUIRED. PREPARE TO RECEIVE NEW FINISHES
- REMOVE EXISTING LAYER OF 5/8" GWB FOR PROVIDING ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALL AS PER STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF PROPOSED HOLDDOWNS, PLYWOOD SHEATING AND ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALLS
- XX — KEYNOTE NUMBER
- DS — EXISTING DOWNSPOUT TO REMAIN, U.N.O.
- EXISTING RAISED CONCRETE SLAB AT BASEMENT

DEMOLITION GENERAL NOTES

A. ALL EXTERIOR WALLS TO REMAIN U.N.O.
B. SEE STRUCTURAL AND MEP PLANS FOR ADDITIONAL DEMO SCOPE
C. REFER TO STRUCTURAL DRAWINGS FOR SHORING WHERE REQUIRED

DEMOLITION KEYNOTES

6. (E) STAIRS TO REMAIN
8. DEMOLISH PORTION OF (E) SLAB ON GRADE AS REQUIRED FOR CONCRETE FOOTING EXTENSION - REFER TO STRUCTURAL DRAWINGS FOR DETAILS & SHORING WHERE REQUIRED.
22. (E) RAISED CONCRETE SLAB TO REMAIN U.N.O.
24. (E) SUMP PIT TO REMAIN - SEE PLUMBING DRAWINGS
26. (E) COLUMN TO REMAIN
28. (E) SHAFT TO REMAIN
48. FOR EQUIPMENT DEMOLITION SCOPE, REFER TO MEP PLANS
49. DEMOLISH PORTION OF (E) WALL AS REQUIRED FOR NEW POST - SEE STRUCTURAL PLANS. PATCHAND REPAIR TO RECEIVE NEW FINISHES; ALIGN FINISH TO (E) WALL
51. HATCHED AREA: PORTION OF (E) SLAB ON GRADE TO BE DEMOLISHED AS REQUIRED FOR NEW ELEVATOR PIT - REFER TO STRUCTURAL DRAWINGS FOR DETAILS & SHORING WHERE REQUIRED.

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DRAWING DESCRIPTION

BASEMENT LEVEL DEMOLITION PLAN

DRAWING NUMBER

AD2.0

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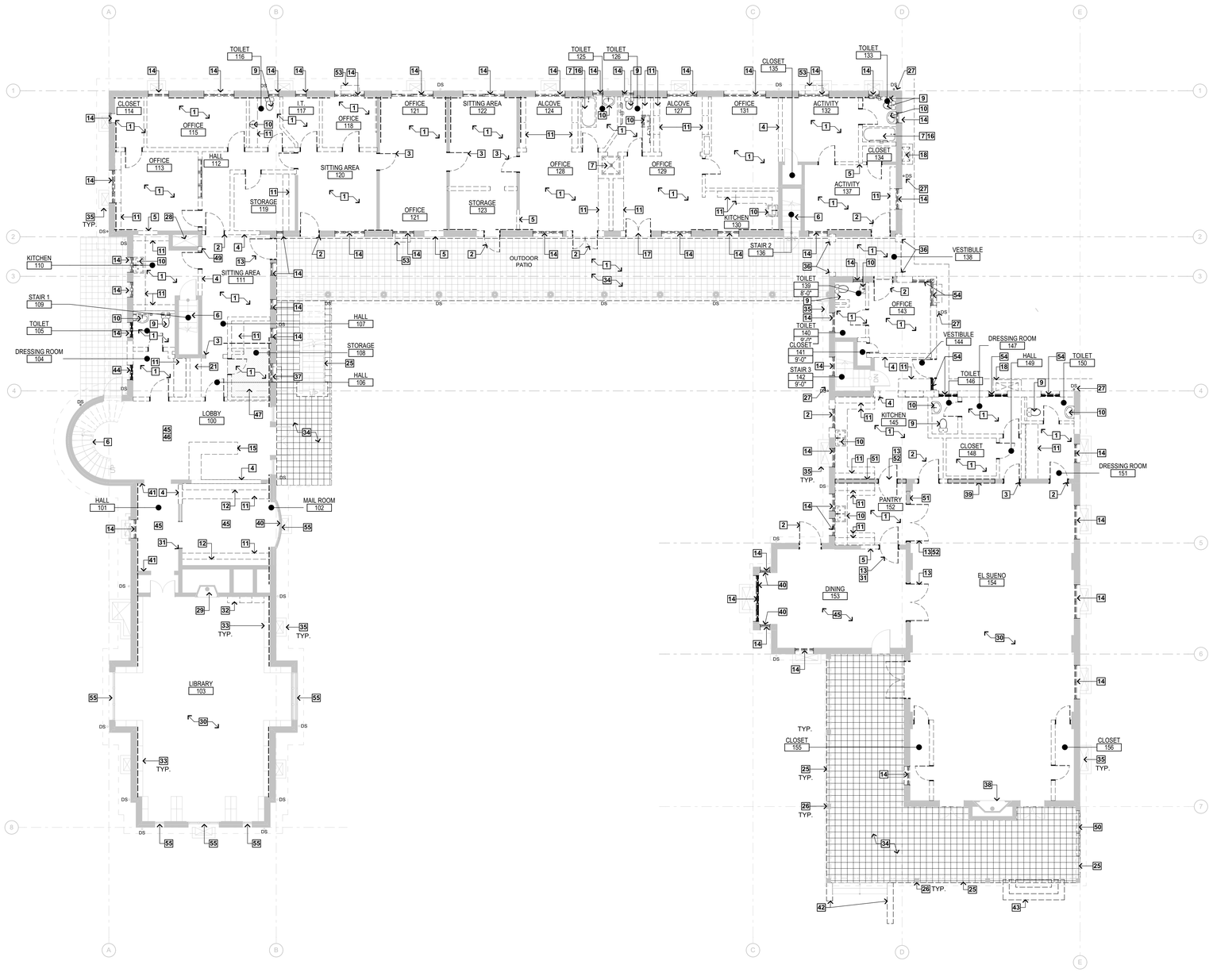

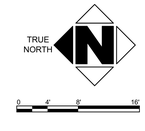

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. PATCH & REPAIR AS REQUIRED. PREPARE TO RECEIVE NEW FINISHES
- REMOVE EXISTING LAYER OF 5/8" GWB FOR PROVIDING ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALL AS PER STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF PROPOSED HOLDDOWNS, PLYWOOD SHEATING AND ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALLS
- XX — KEYNOTE NUMBER
- DS — EXISTING DOWNSPOUT TO REMAIN, U.N.O.

DEMOLITION GENERAL NOTES

A. ALL EXTERIOR WALLS TO REMAIN U.N.O.
B. SEE STRUCTURAL AND MEP PLANS FOR ADDITIONAL DEMO SCOPE
C. REFER TO STRUCTURAL DRAWINGS FOR SHORING WHERE REQUIRED

DEMOLITION KEYNOTES

1. REMOVE ALL SURFACE FINISHES, INCLUDING WALL WAINSCOT AND FLOOR TILE, U.N.O. PATCH AND REPAIR AS REQUIRED, PREPARE TO RECEIVE NEW FINISHES.
2. REMOVE EXISTING DOOR/OPENING AND PREPARE OPENING FOR NEW DOOR INSTALLATION
3. REMOVE (E) DOOR, HARDWARE, CASING, AND FRAMING. INFILL OPENING. SEE A2 FOR WALL ASSEMBLY
4. DEMOLISH PORTION OF (E) WALL, PATCH AND REPAIR AS REQUIRED.
5. DEMOLISH PORTION OF (E) WALL AND PREPARE OPENING FOR NEW DOOR INSTALLATION
6. (E) STAIR TO REMAIN
7. REMOVE SHOWER FIXTURES AND ACCESSORIES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO SHOWER HEAD/CONTROLS, GRAB BARS, AND SHOWER SEAT
9. REMOVE (E) TOILET/PIPING AND CAP PLUMBING. REMOVE (E) TOILET ACCESSORIES; THIS SHALL INCLUDE BUT IS NOT LIMITED TO GRAB BARS, TOILET PAPER DISPENSER, AND SEAT COVER DISPENSER.
10. REMOVE (E) SINK/PIPING AND CAP PLUMBING. REMOVE (E) SINK ACESSORIES; THIS SHALL INCLUDE BUT IS NOT LIMITED TO SOAP DISPENSER, PAPER TOWEL DISPENSER, TOWEL BAR, MIRROR, AND WASTE RECEPTACLE
11. REMOVE (E) CASEWORK
12. REMOVE (E) MAILBOXES
13. REMOVE (E) DOOR, HARDWARE, CASING AND FRAMING. PATCH AND REPAIR AS REQUIRED.
14. RETROFIT (E) WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL
15. REMOVE (E) RECEPTION DESK
16. REMOVE (E) BATH TUB AND CAP PLUMBING
17. REMOVE (E) DOOR AND PREPARE OPENING FOR NEW WINDOW INSTALLATION
18. DEMOLISH (E) BASEMENT LOUVER
21. REMOVE (E) CLOSET DOOR/SHELVES
25. (E) RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT
26. (E) COLUMN TO REMAIN, PREPARE TO RECEIVE NEW PAINT
27. REMOVE (E) DOWNSPOUT. SEE DEMO ROOF PLAN FOR EXTENT OF (E) GUTTER TO BE REMOVED.
28. (E) SHAFT TO REMAIN
29. (E) FIREPLACE AND VENT ABOVE TO REMAIN. EXISTING DECORATIVE STONE SURROUND TO REMAIN, PROTECT IN PLACE.
30. PROTECT (E) WOOD FLOORING, WALL BASE AND (E) WAINSCOTING IN PLACE. REMOVE (E) WALL PAPER WHERE OCCURS. PATCH & REPAIR AS REQUIRED, PREPARE TO RECEIVE NEW PAINT & WALL PAPER FINISHES.
31. INFILL (E) OPENING, EXTENT PER PROPOSED PLAN A2.1
32. REMOVE (E) FREESTANDING BOOK CASE
33. (E) CASEWORK TO REMAIN
34. REMOVE (E) FLOOR TILE AND PREPARE SURFACE FOR INSTALLATION OF NEW FINISHED FLOOR. REFER TO LANDSCAPE & CIVIL PLANS
35. (E) BASEMENT LOUVER TO REMAIN
36. DEMOLISH (E) WALL BUMP OUTS AND OPENING HEADER; PATCH AND REPAIR EXISINTG WALLS AS REQUIRED
37. REMOVE (E) WINDOW & AC UNIT AND INFILL OPENING. MATCH EXTERIOR WALL FINISH TO EXISTING. SEE A2 FOR WALL ASSEMBLY
38. (E) FIREPLACE TO REMAIN
39. REMOVE AND INFILL (E) NICHE. SALVAGE (E) WALL COVERING/WAINSCOT FOR RE-USE.
40. (E) DECORATIVE WOOD PANELING BELOW/SURROUNDING WINDOW BAY TO REMAIN, PROTECT IN PLACE. SEE INTERIOR DESIGN DRAWINGS.
41. (E) WOOD PANEL WALL COVERING TO REMAIN, REFER TO INTERIOR DESIGN DRAWINGS FOR EXTENT.
42. (E) SITE WALL TO BE REMOVED, REFER TO SITE DEMO PLAN.
43. (E) EXTERIOR STAIRS TO BE REMOVED, REFER TO SITE DEMO PLAN.
44. REMOVE (E) WINDOW AND REMOVE PORTION OF (E) WALL. PATCH, REPAIR AND PREPARE TO RECEIVE NEW SLIDING ENTRY DOOR. SEE DOOR SCHEDULE ON A9.1
45. PROTECT (E) WALL WAINSCOTING/PANELING IN PLACE. REMOVE REMAINING SURFACE FINISHES. PATCH AND REPAIR AS REQUIRED, PREPARE TO RECEIVE NEW FINISHES.
46. PROTECT (E) WOOD TRIM MOLDING IN PLACE
47. HATCHED AREA: PORTION OF FLOOR/CEILING TO BE DEMOLISHED FOR NEW ELEVATOR SHAFT; REFER TO STRUCTURAL DRAWINGS FOR DETAILS & SHORING WHERE REQUIRED.
49. DEMOLISH PORTION OF (E) WALL AS REQUIRED FOR NEW POST - SEE STRUCTURAL PLANS. PATCH AND REPAIR TO RECEIVE NEW FINISHES; ALIGN FINISH TO (E) WALL
50. DEMOLISH PORTION OF (E) RAILING FOR PROPOSED RAMP; PATCH AND REPAIR AS REQUIRED
51. DEMOLISH PORTION OF WALL AS REQUIRED FOR NEW PROPOSED BAR OPENING. REFER TO PROPOSED ELEVATIONS FOR EXTENT OF OPENING.
52. INFILL PORTION OF OPENING AS REQUIRED IN PREPARATION FOR INSTALLATION OF NEW BAR COUNTER. PATCH AND REPAIR SURFACES AS REQUIRED.
53. REMOVE (E) WINDOW UNIT EQUIPMENT & ASSOCIATED PLYWOOD INSTALLED WITHIN THE WINDOW FRAMES. WINDOWS TO BE RETORED TO ITS ORIGINAL CONDITION.
54. DEMOLISH (E) WINDOW
55. (E) WINDOW TO REMAIN

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DRAWING DESCRIPTION

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

AD.3

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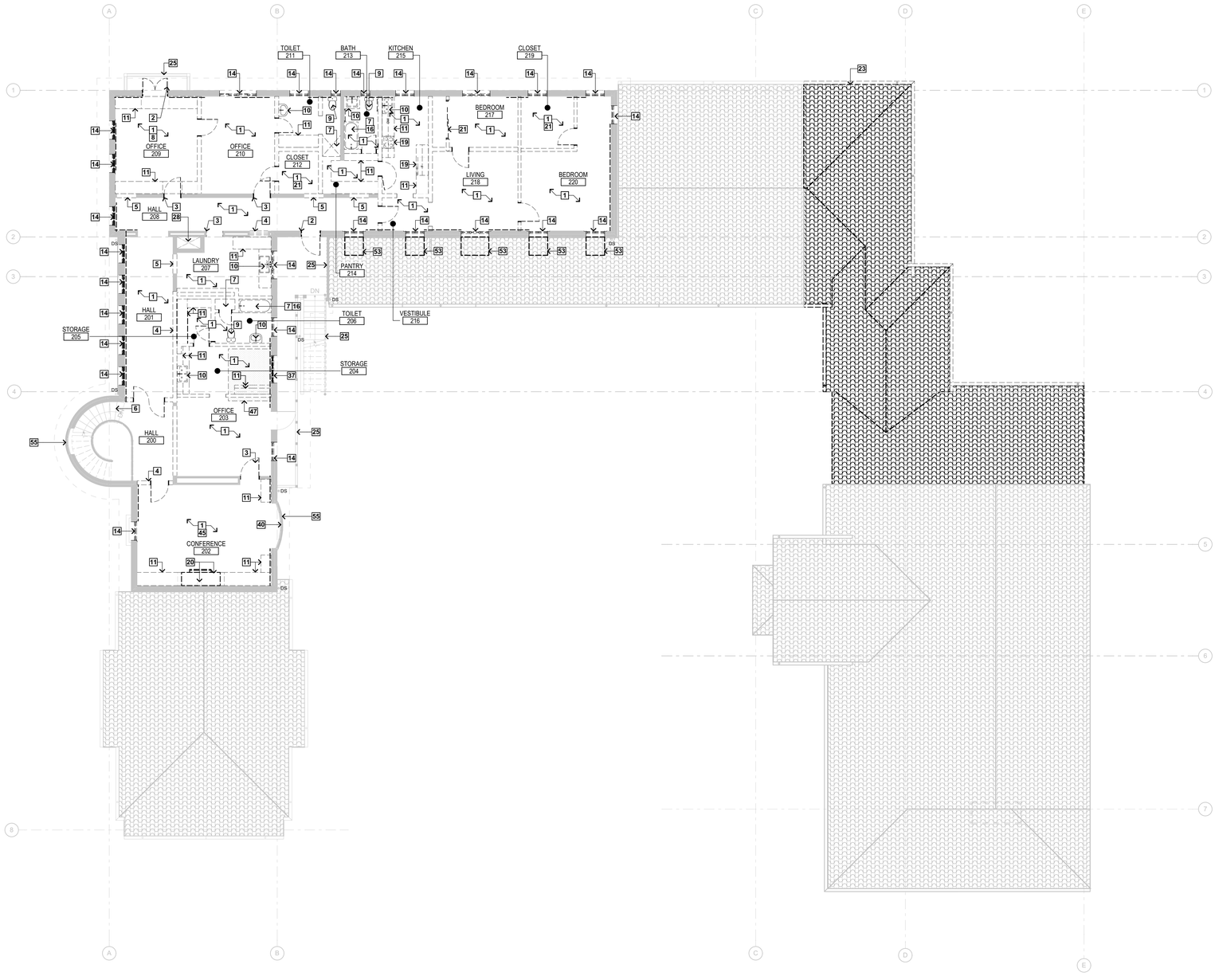
FIRST FLOOR DEMOLITION PLAN | 1/8" = 1'-0" | 5 AD.3



DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. PATCH & REPAIR AS REQUIRED. PREPARE TO RECEIVE NEW FINISHES
- REMOVE EXISTING LAYER OF 5/8" GWB FOR PROVIDING ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALL AS PER STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF PROPOSED HOLDDOWNS, PLYWOOD SHEATING AND ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALLS
- XX — KEYNOTE NUMBER
- DS — EXISTING DOWNSPOUT TO REMAIN, U.N.O.

DEMOLITION GENERAL NOTES

A. ALL EXTERIOR WALLS TO REMAIN U.N.O.
B. SEE STRUCTURAL AND MEP PLANS FOR ADDITIONAL DEMO SCOPE
C. REFER TO STRUCTURAL DRAWINGS FOR SHORING WHERE REQUIRED

DEMOLITION KEYNOTES

1. REMOVE ALL SURFACE FINISHES, INCLUDING WALL WAINSCOT AND FLOOR TILE, U.N.O. PATCH AND REPAIR AS REQUIRED, PREPARE TO RECEIVE NEW FINISHES.
2. REMOVE EXISTING DOOR/OPENING AND PREPARE OPENING FOR NEW DOOR INSTALLATION
3. REMOVE (E) DOOR, HARDWARE, CASING, AND FRAMING. INFILL OPENING. SEE A2 FOR WALL ASSEMBLY
4. DEMOLISH PORTION OF (E) WALL, PATCH AND REPAIR AS REQUIRED.
5. DEMOLISH PORTION OF (E) WALL AND PREPARE OPENING FOR NEW DOOR INSTALLATION
6. (E) STAIR TO REMAIN
7. REMOVE SHOWER FIXTURES AND ACCESSORIES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO SHOWER HEAD/CONTROLS, GRAB BARS, AND SHOWER SEAT
9. REMOVE (E) TOILET/PIPING AND CAP PLUMBING. REMOVE (E) TOILET ACCESSORIES; THIS SHALL INCLUDE BUT IS NOT LIMITED TO GRAB BARS, TOILET PAPER DISPENSER, AND SEAT COVER DISPENSER.
10. REMOVE (E) SINK/PIPING AND CAP PLUMBING. REMOVE (E) SINK ACESSORIES; THIS SHALL INCLUDE BUT IS NOT LIMITED TO SOAP DISPENSER, PAPER TOWEL DISPENSER, TOWEL BAR, MIRROR, AND WASTE RECEPTACLE
11. REMOVE (E) CASEWORK
14. RETROFIT (E) WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL (3)
16. REMOVE (E) BATH TUB AND CAP PLUMBING
19. REMOVE (E) APPLIANCES
20. (E) FIREPLACE VENT TO REMAIN. DEMOLISH SURROUNDING CASEWORK AND PATCH AND REPAIR AS REQUIRED. FIREPLACE VENT TO BE ENCLOSED W/ 1 HR RATED FURRED OUT WALL. SEE 14/A7.1
21. REMOVE (E) CLOSET DOOR/SHELVES
23. SEE ROOF DEMOLITION PLAN (AD.8) FOR DEMOLITION SCOPE
25. (E) RAILING TO REMAIN, PREPARE TO RECEIVE NEW PAINT
28. (E) SHAFT TO REMAIN
37. REMOVE (E) WINDOW AND INFILL OPENING. MATCH EXTERIOR WALL FINISH TO EXISTING. SEE A2 FOR WALL ASSEMBLY
40. (E) DECORATIVE WOOD PANELING BELOW/SURROUNDING WINDOW BAY TO REMAIN, PROTECT IN PLACE. SEE INTERIOR DESIGN DRAWINGS.
45. SALVAGE (E) WALL COVERING/WAINSCOT FOR RE-USE.
47. HATCHED AREA: PORTION OF FLOOR/CEILING TO BE DEMOLISHED FOR NEW ELEVATOR SHAFT; SEE STRUCTURAL DRAWINGS
53. REMOVE (E) ALUMINUM AWNING ABOVE WINDOW; PATCH AND REPAIR WALL AS REQUIRED
54. DEMOLISH (E) WINDOW (3)
55. (E) WINDOW TO REMAIN

TRUE NORTH

0 4' 8' 16'

SECOND FLOOR DEMOLITION PLAN | 1/8" = 1'-0" | 5 AD.4

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DRAWING DESCRIPTION

SECOND FLOOR DEMOLITION PLAN

DRAWING NUMBER

AD.4

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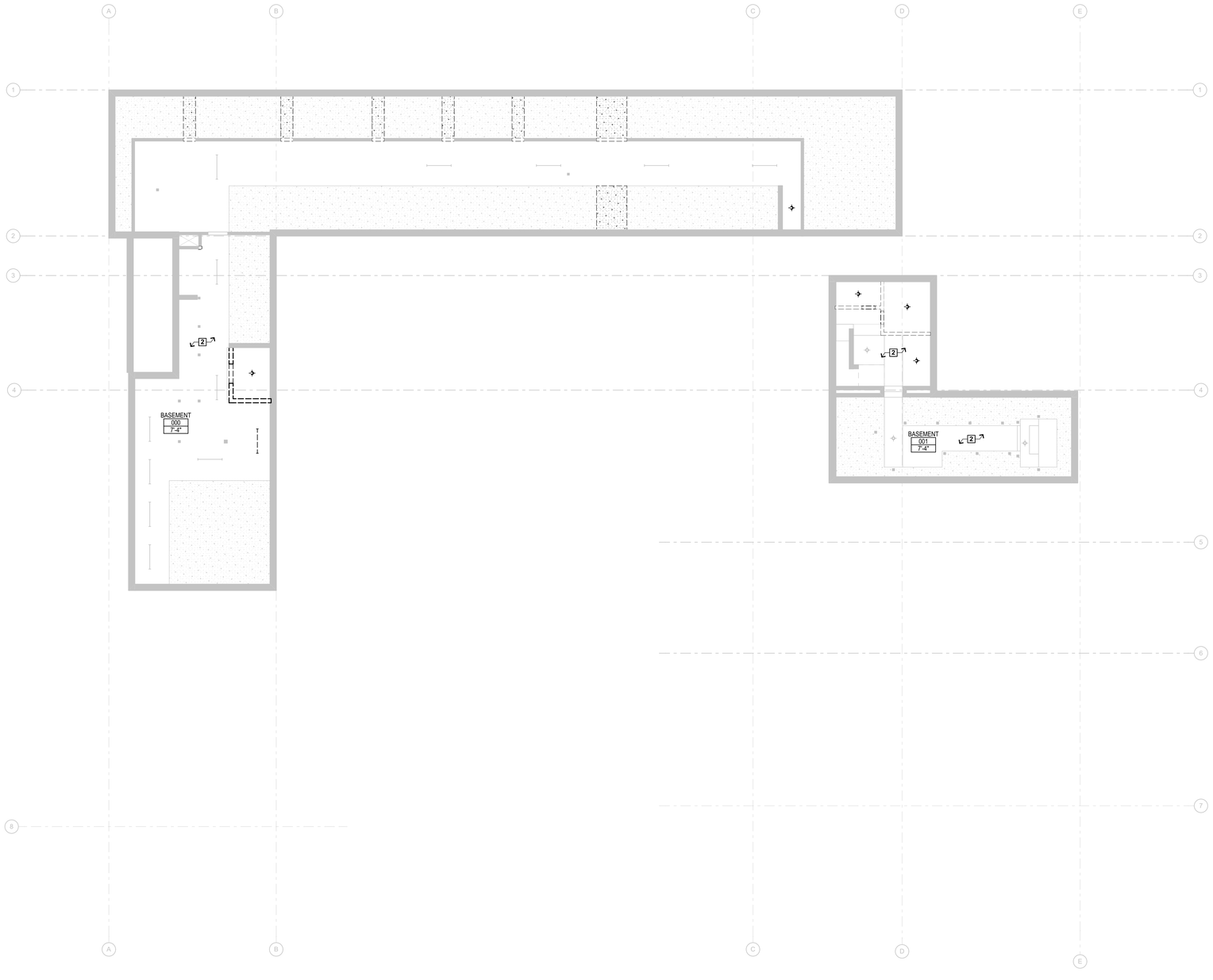

DEMOLITION CEILING ROOM SYMBOLS

XXX — ROOM NAME
X'-X" — CEILING HEIGHT (FT-IN)

DEMOLITION CEILING LEGEND

- EXISTING RECESSED LIGHT FIXTURE TO BE REMOVED
- EXISTING WALL SCONCE TO BE REMOVED
- EXISTING WALL MOUNTED LIGHT FIXTURE TO BE REMOVED
- EXISTING FLUORESCENT LIGHT FIXTURE TO BE REMOVED
- EXISTING DECORATIVE FIXTURE TO BE REMOVED
- EXISTING UNDER COUNTER FLUORESCENT STRIP FIXTURE TO BE REMOVED
- EXISTING CEILING FAN WITH LIGHT KIT TO BE REMOVED
- EXISTING VANITY LIGHT BAR TO BE REMOVED
- EXISTING FLUORESCENT STRIP LIGHT TO BE REMOVED
- EXISTING MULTIPLE FEATURE BATHROOM FIXTURE LIGHT / EXHAUST FAN TO BE REMOVED
- EXISTING CEILING FAN WITH LIGHT KIT TO REMAIN
- EXISTING DECORATIVE FIXTURE (CHANDELIER) TO REMAIN
- EXISTING RECESSED LIGHT FIXTURE TO REMAIN
- EXISTING FLUORESCENT LIGHT FIXTURE TO REMAIN
- EXISTING RAISED CONCRETE SLAB AT BASEMENT

DEMOLITION CEILING KEYNOTES

1. (E) CEILING TO BE REMOVED. PATCH & REPAIR AS REQUIRED TO RECEIVE (N) CEILING. REFER TO A3 SHEETS.
2. (E) CEILING AND LIGHT FIXTURES TO REMAIN, U.N.O. SEE ELEC DEMO PLAN

TRUE NORTH

0 4' 8' 16'

BASEMENT DEMO REFLECTED CEILING PLAN | 1/8" = 1'-0" | 5 AD.5

Douglas Pancake ARCHITECTS

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LICENSED ARCHITECT
DOUGLAS E. PANCAKE
No. C-27254
REN: 1/31/23
STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27

	100% DD	2022-02-11
	50% CD	2022-03-25
	1ST SUBMITTAL	2022-06-02
1	PC2 SUBMITTAL	2022-09-14
2	FIRE DEPT. REV	2022-10-26
3	PC3 SUBMITTAL	2022-10-27

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BASEMENT DEMO REFLECTED CEILING PLAN

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AD.5

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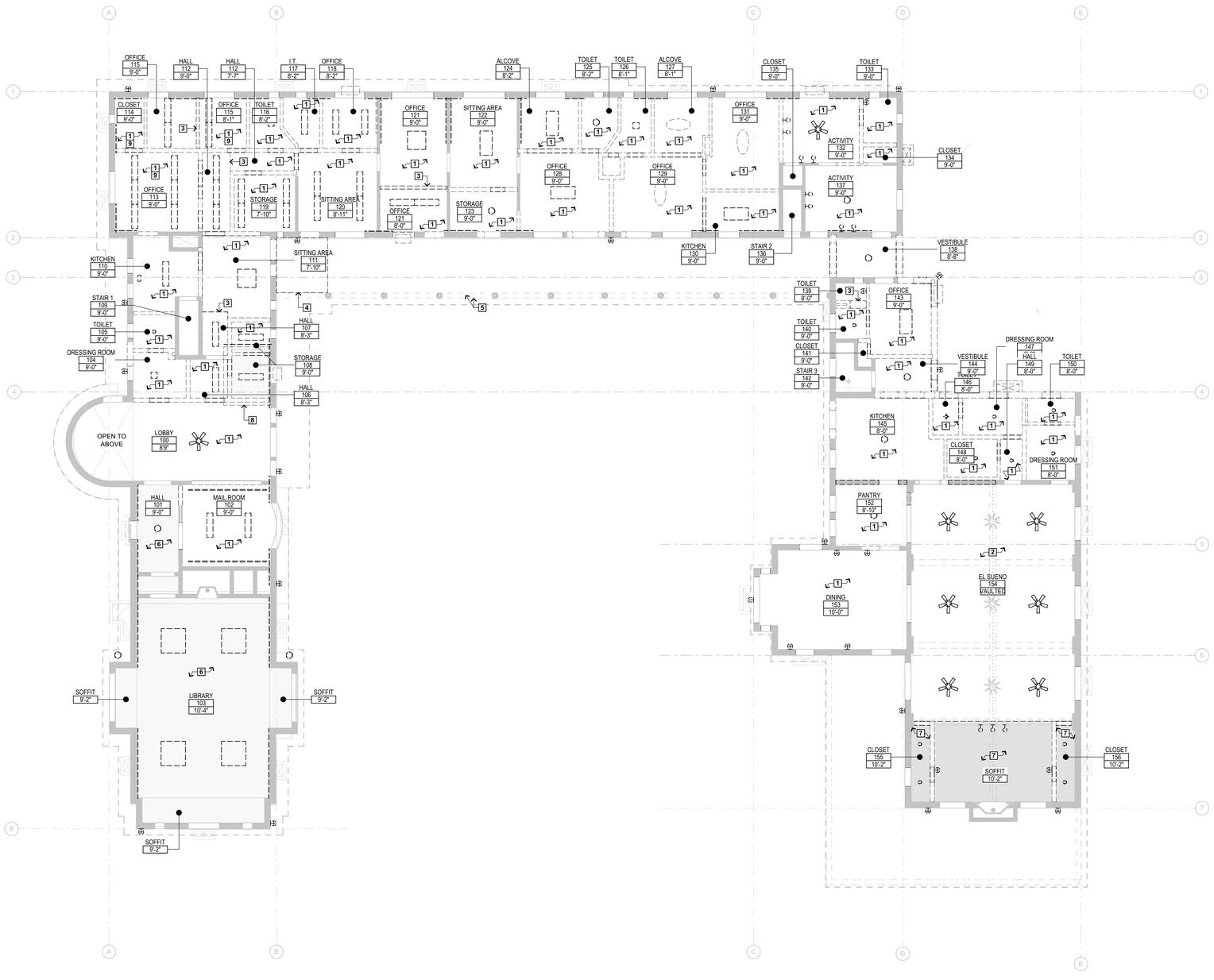

DEMOLITION CEILING ROOM SYMBOLS

XXX — ROOM NAME
X'-X" — CEILING HEIGHT (FT-IN)

DEMOLITION CEILING LEGEND

- EXISTING RECESSED LIGHT FIXTURE TO BE REMOVED
- EXISTING WALL SCONCE TO BE REMOVED
- EXISTING WALL MOUNTED LIGHT FIXTURE TO BE REMOVED
- EXISTING FLUORESCENT LIGHT FIXTURE TO BE REMOVED
- EXISTING DECORATIVE FIXTURE TO BE REMOVED
- EXISTING UNDER COUNTER FLUORESCENT STRIP FIXTURE TO BE REMOVED
- EXISTING CEILING FAN WITH LIGHT KIT TO BE REMOVED
- EXISTING VANITY LIGHT BAR TO BE REMOVED
- EXISTING FLUORESCENT STRIP LIGHT TO BE REMOVED
- EXISTING MULTIPLE FEATURE BATHROOM FIXTURE LIGHT / EXHAUST FAN TO BE REMOVED
- EXISTING CEILING FAN WITH LIGHT KIT TO REMAIN
- EXISTING DECORATIVE FIXTURE (CHANDELIER) TO REMAIN
- EXISTING RECESSED LIGHT FIXTURE TO REMAIN
- EXISTING FLUORESCENT LIGHT FIXTURE TO REMAIN

DEMOLITION CEILING KEYNOTES

1. (E) CEILING TO BE REMOVED. PATCH & REPAIR AS REQUIRED TO RECEIVE (N) CEILING. REFER TO A3 SHEETS.
2. (E) CEILING AND LIGHT FIXTURES TO REMAIN, U.N.O. SEE ELEC DEMO PLAN
3. (E) BEAM/SOFFIT TO BE REMOVED. CONTRACTOR TO VERIFY WITH STRUCTURAL PRIOR TO DEMOLITION.
4. CURVED PORTION OF CEILING TO BE REMOVED
5. (E) BEAM/RAFTERS TO REMAIN, PROTECT IN PLACE. TO BE ENCLOSED IN NEW CEILING PER RCP, SEE A3 SHEETS
6. (E) CEILING TO REMAIN. REMOVE (E) SURFACE MOUNTED LIGHTS. PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR NEW FINISH AND SURFACE MOUNTED LIGHTING FIXTURES.
7. DEMOLISH (E) SOFFIT. (E) TRUSS/BEAMS TO REMAIN, PROTECT IN PLACE.
8. HATCHED AREA: PORTION OF FLOOR/CEILING TO BE DEMOLISHED FOR NEW ELEVATOR SHAFT; SEE STRUCTURAL DRAWINGS
9. DEMOLISH PORTION OF FLOOR/CEILING AS REQUIRED FOR ADDITIONAL STRUCTURAL REINFORCEMENT; SEE STRUCTURAL DRAWINGS. PATCH AND REPAIR TO RECEIVE NEW FINISHES.

TRUE NORTH

0 4' 8' 16'

FIRST FLOOR DEMO REFLECTED CEILING PLAN | 1/8" = 1'-0" | 5 AD.6

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FIRST FLOOR DEMO REFELECTED CEILING PLAN

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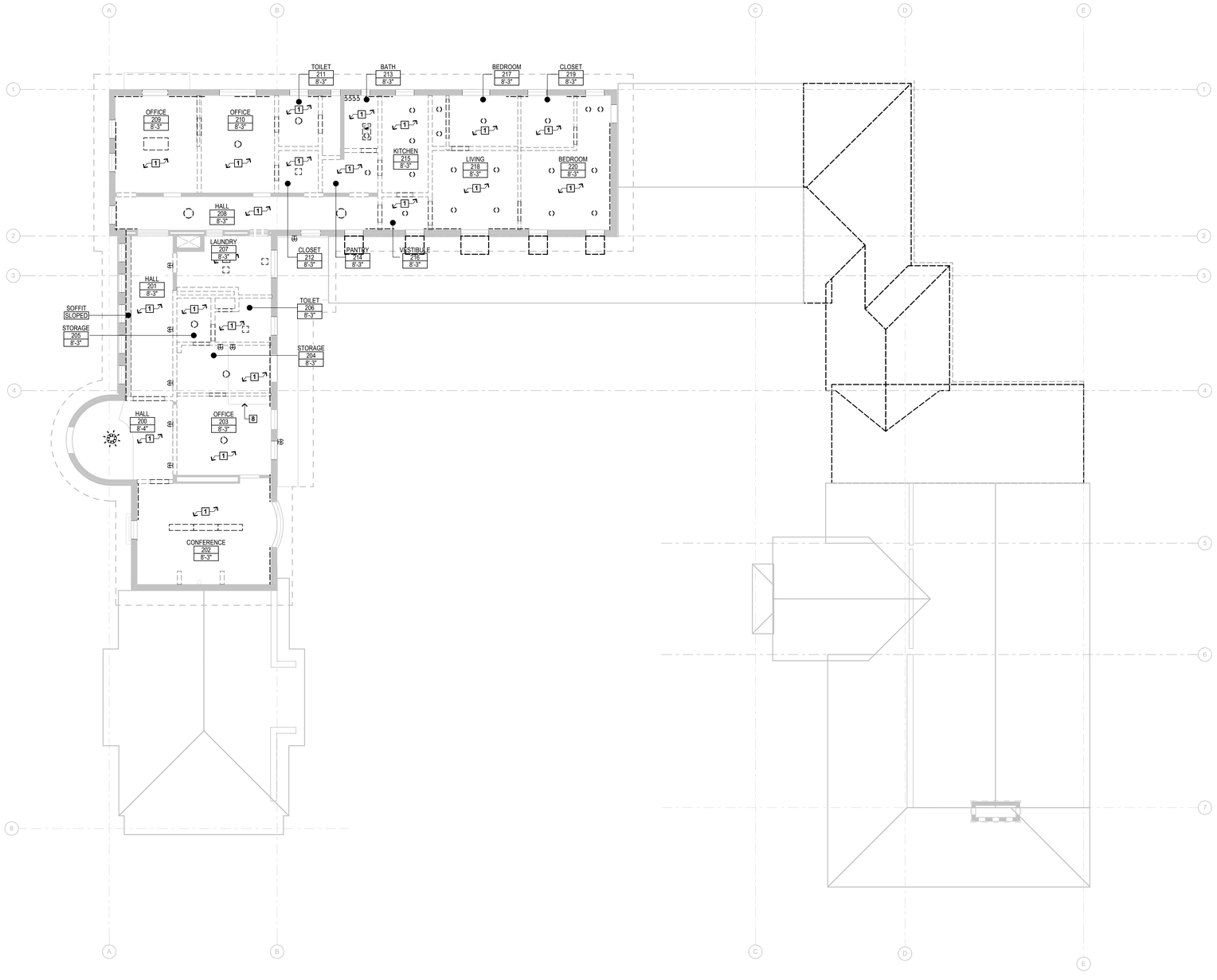

DEMOLITION CEILING ROOM SYMBOLS

XXX — ROOM NAME
X'-X" — CEILING HEIGHT (FT-IN)

DEMOLITION CEILING LEGEND

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- EXISTING DECORATIVE FIXTURE (CHANDELIER) TO REMAIN
- EXISTING RECESSED LIGHT FIXTURE TO REMAIN
- EXISTING FLUORESCENT LIGHT FIXTURE TO REMAIN

DEMOLITION CEILING KEYNOTES

1. (E) CEILING TO BE REMOVED. PATCH & REPAIR AS REQUIRED TO RECEIVE (N) CEILING. REFER TO A3 SHEETS.
8. HATCHED AREA: PORTION OF FLOOR/CEILING TO BE DEMOLISHED FOR NEW ELEVATOR SHAFT; SEE STRUCTURAL DRAWINGS

TRUE NORTH

0 4' 8' 16'

SECOND FLOOR DEMO REFLECTED CEILING PLAN | 1/8" = 1'-0" | 5 AD.7

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SECOND FLOOR DEMO REFLECTED CEILING PLAN

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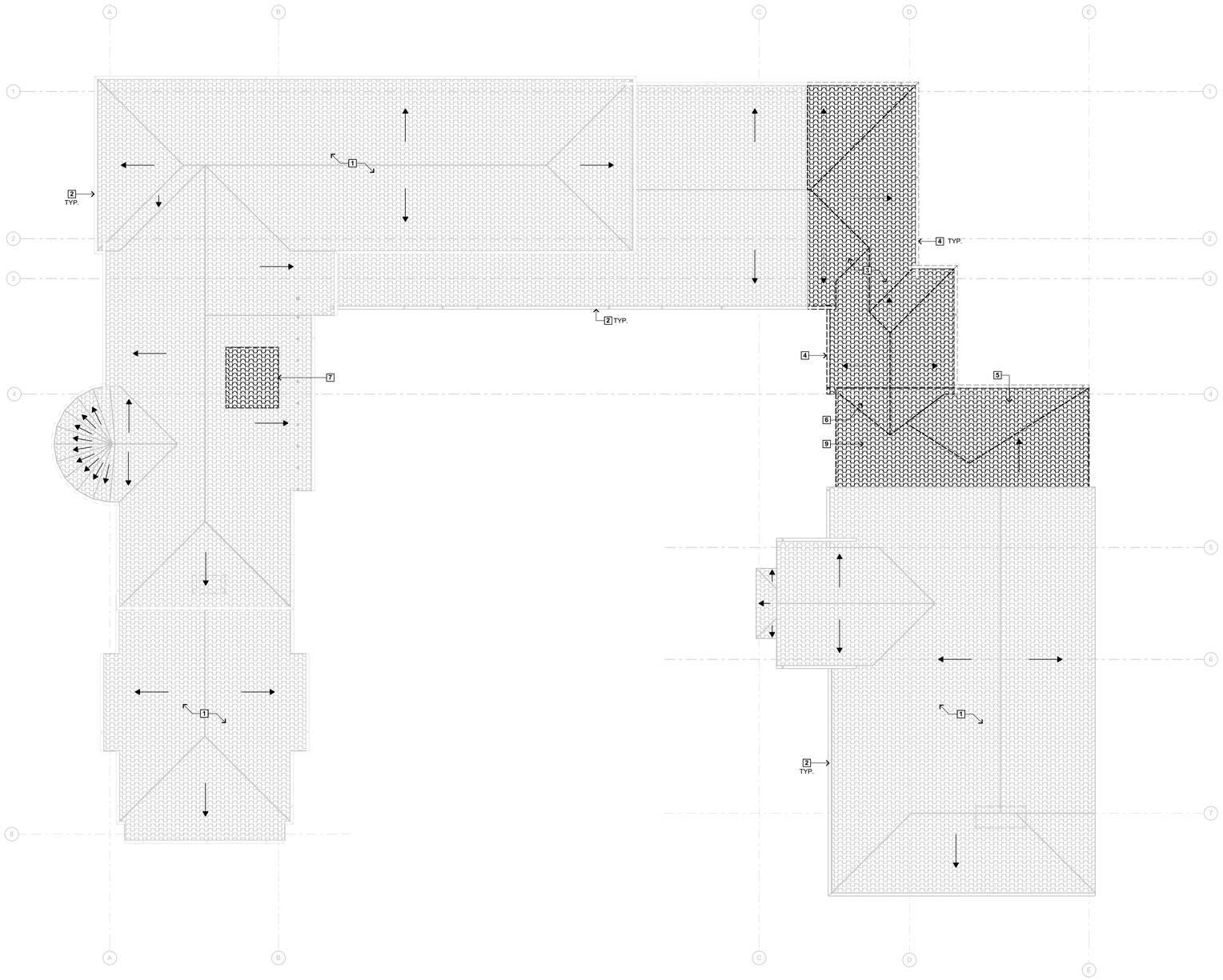

TRUE NORTH

0 4' 8' 16'

DEMOLITION ROOF PLAN LEGEND

- EXISTING ROOF AREA TO REMAIN
- PORTION OF ROOF TO BE DEMOLISHED
- DOWNSPOUT
- GUTTER
- EXISTING ROOF SLOPE DOWN

ROOF PLAN GENERAL NOTES

A. REPLACE DAMAGED GUTTER AND DOWNSPOUT AS PER SITE INSPECTION AND CONFIRMATION FROM OWNER.
B. REPLACE DAMAGED ROOF TILES PER SITE INSPECTION AND CONFIRMATION FROM OWNER, PATCHAND REPAIR AS REQUIRED.

DEMOLITION ROOF PLAN KEYNOTES

1. EXISTING ROOF TO REMAIN
2. EXISTING GUTTER/DOWNSPOUT TO REMAIN
3. DEMOLISH PORTION OF ROOF AS SHOWN
4. DEMOLISH EXISTING GUTTER/DOWNSPOUT AS SHOWN
5. AT HATCHED PORTION OF EXISTING SHED ROOF: REMOVE EXISTING ROOF TILES IN PREPARATION OF NEW ROOF INSTALLATION OVER CALIFORNIA ROOF FRAMING BELOW. REFER TO STRUCTURAL DRAWINGS.
6. DEMOLISH PORTION OF UPPER ROOF AS SHOWN ABOVE CALIFORNIA ROOF FRAMING. PATCHAND REPLACE ROOF TILES AS REQUIRED - MATCH TO EXISTING.
7. DEMOLISH PORTION OF ROOF IN PREPARATION FOR CONSTRUCTION OF NEW ELEVATOR OVERRUN. PATCHAND REPLACE ROOF TILES AS REQUIRED - MATCH TO EXISTING.
9. REMOVE AND REPLACE (E) PLYWOOD SHEATHING AND ROOF JOIST WITH NEW AS PER STRUCTURAL DRAWINGS.

ROOF FLOOR DEMOLITION PLAN | 1/8" = 1'-0" | 5 AD.8

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ROOF DEMOLITION PLAN

DRAWING NUMBER

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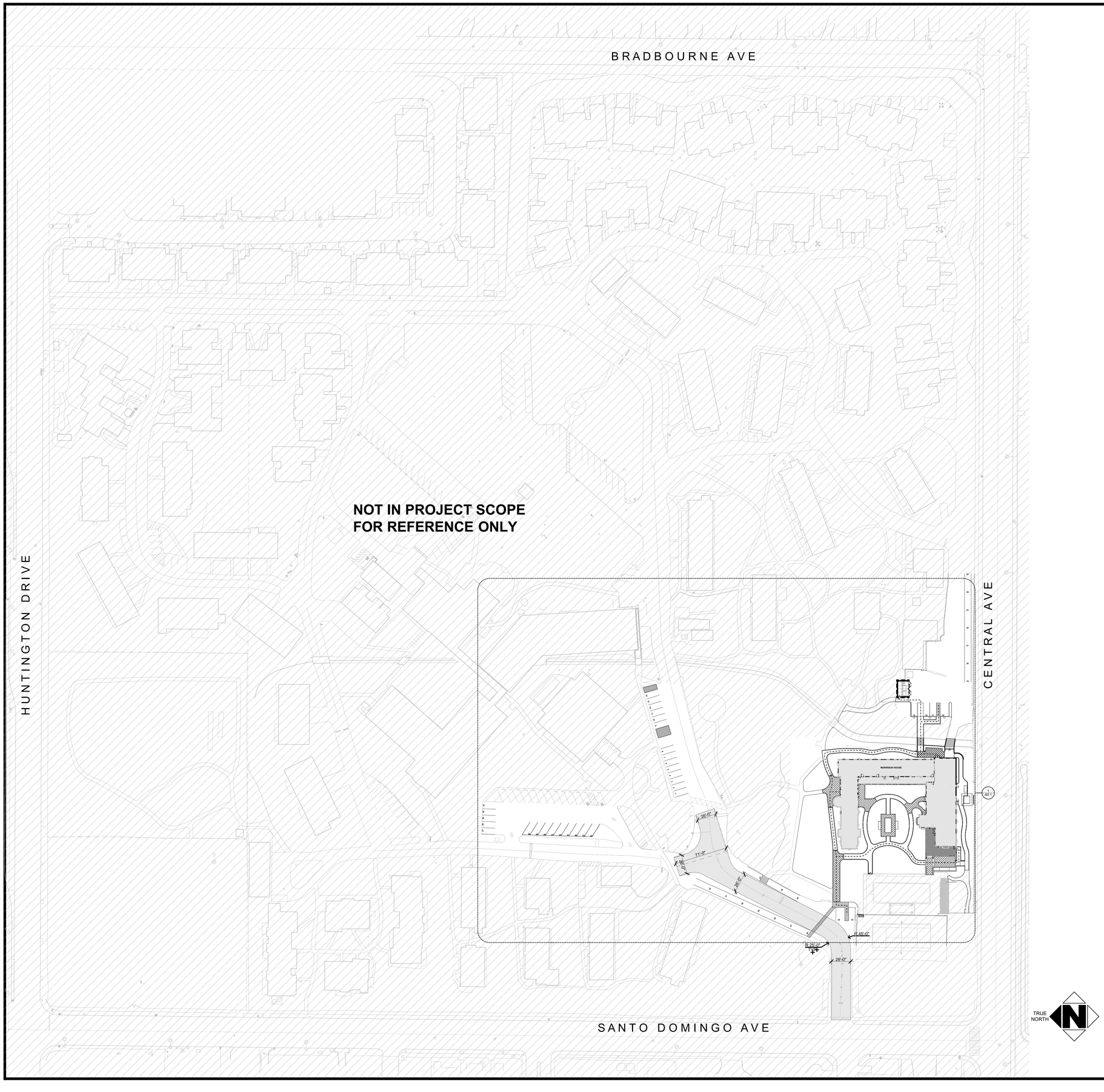

CAMPUS SITE PLAN GENERAL NOTES

A. OVERALL SITE PLAN FOR REFERNCE ONLY. THE PROPERTY DESCRIBBED AND SHOWN CONTAINS 32.41 ACRES. REFER TO CIVIL PLANS
B. GRADES PER CIVIL GRADING PLANS.
C. ZONE SETBACKS FRONT, SIDE REAR IS 20 FEET AND HEIGHT 35 FEET

SITE PLAN LEGEND

- ASSUMED PROPERTY LINE BETWEEN BUILDINGS
- NEW CONCRETE WALKWAY PER LANDSCAPE AND CIVIL
- ENHANCED PAVING PER LANDSCAPE PLANS
- ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)
- MAIN ENTRY
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- SETBACK LINES
- CHAIN LINK FENCE
- XX KEYNOTE NUMBER
- FIRE LANE - MAINTAIN UNOBSTRUCTED WIDTH OF 26'-0" MIN. CLEARANCE AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" PER FIRE DEPARTMENT REQUIREMENTS IN ACCORDANCE WITH SECTION 503.6, 503.1.1 AND 503.2.2

CAMPUS SITE PLAN KEYNOTES

1. EXISTING DRIVEWAY/FIRE ACCESS - REFER TO CIVIL PLANS
2. EXISTING FIRE LANE SIGN

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CAMPUS SITE PLAN

DRAWING NUMBER

A0.0

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SITE PLAN LEGEND

- ASSUMED PROPERTY LINE BETWEEN BUILDINGS
- NEW CONCRETE WALKWAY PER LANDSCAPE AND CIVIL
- ENHANCED PAVING PER LANDSCAPE PLANS
- ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)
- MAIN ENTRY
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- SETBACK LINES
- CHAIN LINK FENCE
- XX KEYNOTE NUMBER
- FIRE LANE - MAINTAIN UNOBSTRUCTED WIDTH OF 26'-0" MIN. CLEARANCE AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" PER FIRE DEPARTMENT REQUIREMENTS IN ACCORDANCE WITH SECTION 503.6, 503.1.1 AND 503.2.2

SITE PLAN KEYNOTES

1. NEW CONCRETE WALKWAY PER CIVIL AND LANDSCAPE DRAWINGS
2. NEW ENHANCED PAVING PER CIVIL AND LANDSCAPE DRAWINGS
3. NEW REFLECTION POND PER CIVIL AND LANDSCAPE PLANS
4. NEW ACCESSIBLE ENTRANCE TO EXISTING POOL AREA. GATE TO MATCH EXISTING FENCE SEE (11/A0.4)
5. RESTRIPE EXISTING PARKING STALLS AS SHOWN. FOR TYP. COMPACT STALLS SEE (5/A0.4) FOR PARALLEL PARKING STALLS SEE (15/A0.4)
6. TRANSFORMER PAD PER ELECTRICAL PLAN
7. NEW ENHANCED PLANTING BEDS AND LANDSCAPE PER LANDSCAPE PLANS
9. EXISTING ELECTRICAL SERVICE METER LOCATION - SEE ELECTRICAL DRAWINGS
10. EXISTING CONCRETE WALKWAY TO REMAIN. SEE CIVIL AND LANDSCAPE PLANS
11. BBQ GRILL COUNTER PER LANDSCAPE AND FOOD SERVICE PLANS
13. EXISTING WOOD RAILING TO TO REMAIN, GLASS PANELS TO BE ADDED PER DETAIL (19/A0.4) 3
14. EXISTING BASEMENT LOUVER TO REMAIN
15. NEW ACCESSIBLE RAMP PER CIVIL AND LANDSCAPE PLANS
16. ACCESSIBLE PARKING WARNING SIGN (8/A0.3)
19. TRASH ENCLOSURE; PLASTER FINISH AT ENCLOSURE EXTERIOR (6/A0.2)
20. 6" HIGH CONCRETE CURB
25. EXISTING METAL FENCE TO REMAIN; PREP SURFACE AND PAINT TO MATCH NEW RAILINGS (T-2); SEE EXTERIOR FINISH LEGEND ON A5 SHEETS
26. SITE LIGHTING PER ELECTRICAL DRAWINGS
27. NEW SITE STAIR PER CIVIL AND LANDSCAPE PLANS (4/A0.4)
28. NEW SITE WALL PER LANDSCAPE PLANS
29. NEW FLOOR TILE PER LANDSCAPE PLANS
30. PROVIDE STRING LIGHTS PER LANDSCAPE PLANS
31. CURB PER CIVIL
32. CONCRETE PEDESTAL FOR EV CHARGER PER MFR RECOMMENDATION
33. NEW HEAT PUMP AND PAD PER MECHANICAL PLANS. SEE LANDSCAPE PLANS FOR SCREENING
34. NEW BRIDGE PER STRUCTURAL
35. NEW COMPOSITE DECKING O/ EXISTING BRIDGE PER LANDSCAPE
36. NEW METAL SLIDING SITE GATE (9/A0.4)
37. NEW DECORATIVE METAL RAILING W/ HANDRAIL O/ CURB. SEE DETAIL (7/A0.4) (3/A0.4)
38. GOLF CART PARKING AREA
39. 3"-0" CLEARANCE AROUND TRANSFORMER
40. NEW LIGHT POLE TO REPLACE EXISTING - SEE ELECTRICAL DRAWINGS
41. NEW STRIPING; SIM. TO (1/A0.3)
42. EXISTING DRAINAGE CHANNEL TO REMAIN U.N.O.
43. EXISTING POWER POLE AND GUY WIRE

SITE PLAN GENERAL NOTES

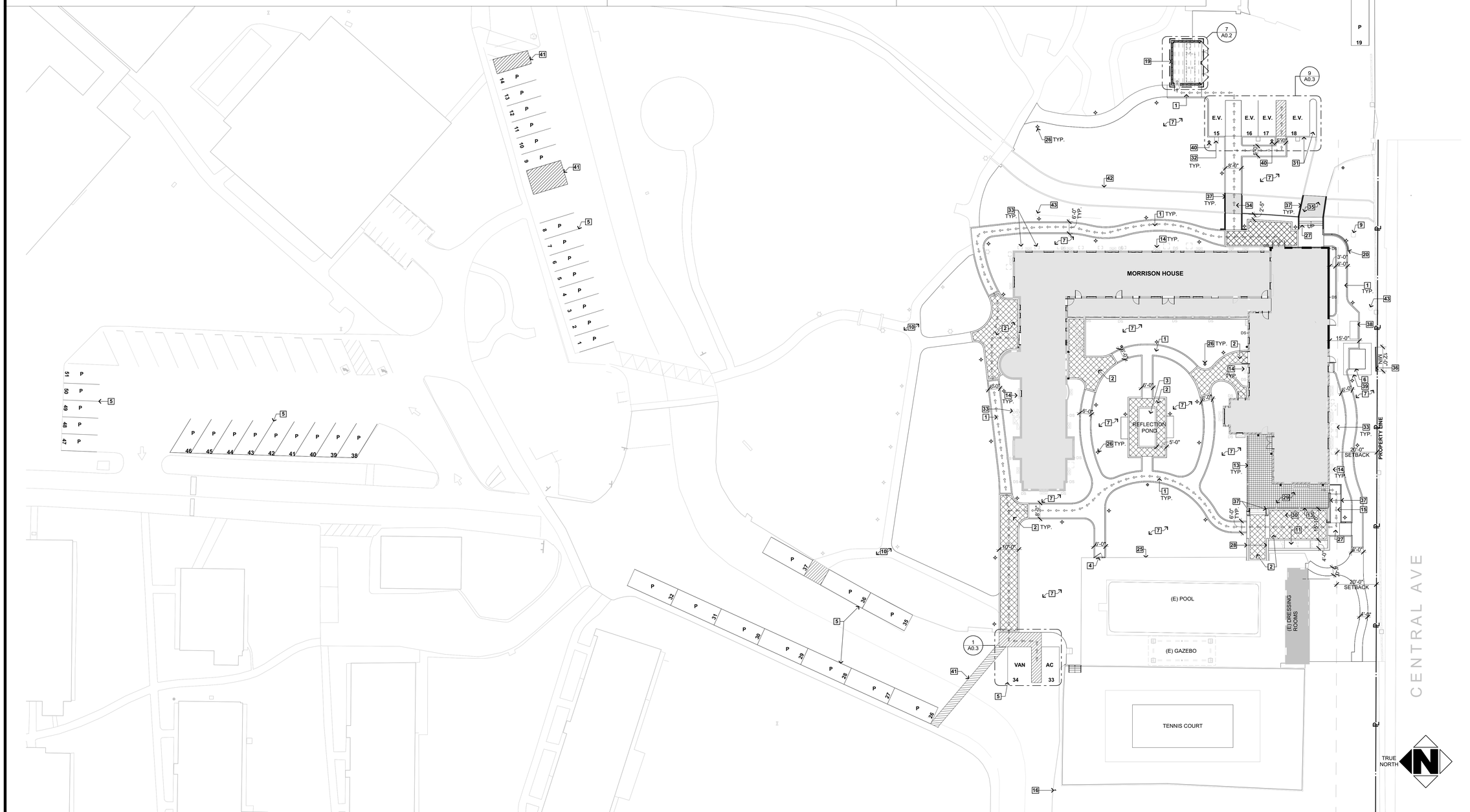
A. REFER TO CIVIL PLANS AND LANDSCAPE PLANS FOR EXISTING TREES TO BE REMOVED AND LOCATION OF PROPOSED NEW TREES
B. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
C. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS 'NO PARKING - FIRE LANE'. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
D. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
E. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2
F. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
G. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
H. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
I. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A.
J. PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH FIRE CODE 1002.1
K. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACTIY OF 1.5 CUBIC YARDS (40.5 CU. FT) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREA CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN AUTOMATIC APPROVED FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3
L. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
M. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, R-2, R-3, R-3.1 OR R-4, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. BUILDING CODE / FIRE CODE 907.2.11.3
N. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOTE EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. BUILDING CODE / FIRE CODE 907.2.11.4
O. EACH REQUIRED COMMERCIAL KITCHEN EXHAUSTED HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING 904.2.1 AND FIRE CODE 609
P. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 8030 AND TABLE 803.5
Q. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OF CEILINGS SHALL MEET THE FLAME SPREAD PROPOGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. BUILDING CODE 806.1

PARKING SUMMARY

	ZONING / CODE REQ.	PROVIDED	NOTES
OFFICE	24	24	1 PER 250 SF = OFFFICE USE SF = 5981 SF/250 = 24 STALLS
ASSEMBLY	19	20	1 SPACE PER 100 SF FOR ASSEMBLY NOT CONTAINING FIXED SEATS ASSEMBLY SF = 1827 SF/100SF = 19 STALLS
RESIDENTIAL	4	4	1 SPACE PER GUEST ROOM
ACCESSIBLE PARKING	2	2	2 REQUIRED FOR 20-50 STALLS (1 VAN ACCESSIBLE)
TOTAL PARKING	49	50	INCLUDES 3 EVCS STALLS & 1 VAN ACCESSIBLE EVCS STALLL

PUBLIC FIRE FLOW REQUIREMENT

TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE V-A
FIRE-FLOW CALCULATION AREA AREA 18,302 SQ. FT
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 3750 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 1875 GPM
TOTAL FIRE FLOW REQUIRED: 1875 GPM



SITE PLAN 1" = 20' 1 A0.1

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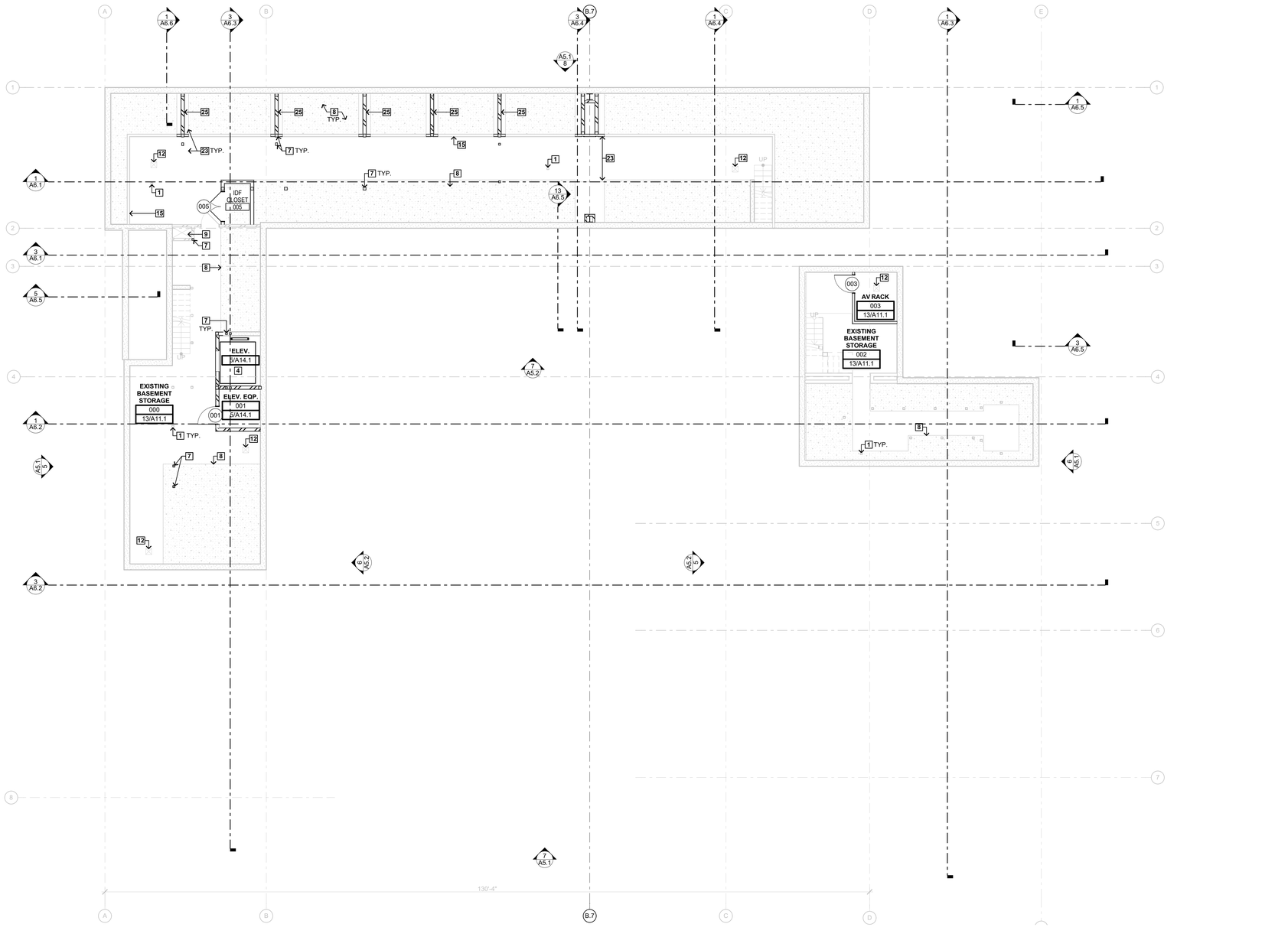
DRAWING DESCRIPTION

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A0.1

10/27/2022 11:52 AM - BIMcloud:SERVER - BIMcloud Basic for ARCHICAD 22/21002.00 Model



TRUE NORTH

0 4' 8' 16'

BASEMENT PLAN 1/8" = 1'-0"

5
A2.0

FLOOR PLAN ROOM SYMBOL LEGEND

XXX	ROOM NAME
XXX	ROOM NUMBER
X/A-XX	ENLARGED PLAN NO./ SHEET NO.
XXX	ROOM NAME
XXX	ROOM NUMBER
XX/XX/XX	WALL/FLOOR/BASE

FLOOR PLAN LEGEND

000	DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
0	WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
XX	KEYNOTE NUMBER
DS	EXISITING DOWNSPOUT TO REMAIN, U.N.O. FOR NEW DOWNSPOUTS, SEE DETAIL (13/A8.1)
F.E.	FIRE EXTINGUISHER
H.O.	DOOR MAGNETIC HOLD OPEN
E.C.D.	EGRESS CONTROL DEVICE
T.W.C.	TWO-WAY COMMUNICATION SYSTEM & SIGNAGE (2019 CBC 1009.8)
	REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF PROPOSED HOLDDOWNS, PLYWOOD SHEATHING AND ADDITIONAL STRUCTURAL REINFORCEMENTS TO EXTERIOR WALL. PROVIDE ADDITIONAL LAYER OF 1/2" TYPE X GWB O/ 5/8" TYPE X GWB WHERE PROPOSED PLYWOOD SHEATING IS NOT CONTINEOUS ALONG THE EXTERIOR WALL
	EXISTING RAISED CONCRETE SLAB AT BASEMENT

WALL LEGEND

(7/A7.1) (5/A7.1)	1 HR EXTERIOR WALL
(3/A7.1)	1 HR UNIT-UNIT or CORRIDOR FIRE PARTITION, STC
(3/A7.1)	1 HR UNIT-UNIT or CORRIDOR FIRE PARTITION PLUMBING WALL, STC
(8/A7.1)	NON-RATED INTERIOR WALL
(12/A7.1)	NON-RATED INTERIOR PLUMBING WALL
(2/A7.1) (14/A7.1)	1 HR FIRE BARRIER or VERTICAL SHAFT ENCLOSURE
(2/A7.1)	1 HR FIRE BARRIER PLUMBING WALL
(4/A7.1)	2 HR FIRE BARRIER
(14/A7.1)	1 HR SHAFT WALL
(13/A7.2)	CMU WALL (BRICK MASONRY)
	(E) 1 HR INTERIOR WALL TO REMAIN
	(E) INTERIOR WALL TO REMAIN
(6/A7.1)	(E) EXTERIOR WALL TO REMAIN (BRICK VENEER)
	(E) EXTERIOR WALL TO REMAIN (CONCRETE MASONRY)
	(E) EXTERIOR WALL TO REMAIN (CONCRETE)

FLOOR PLAN GENERAL NOTES

A. FOR NEW SCOPE, EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE. EXISTING EXTERIOR WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
B. FOR NEW SCOPE, INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. EXISTING INTERIOR WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
C. INTERIOR DIMENSIONS IN PARENTHESIS DESIGNATE CLEAR DIMENSIONS AND ARE TO FACE OF FINISH
D. ALL EXTERIOR WALLS ARE 2 X 6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
E. ALL INTERIOR WALLS ARE 2 X 4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. (2 X 6 STUDS MIN. ARE REQUIRED AT PLUMBING WALLS)
F. CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
G. ALL CORRIDORS SHALL BE OF ONE-HOUR ENVELOPE CONSTRUCTION
H. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR / CEILING AND ROOF / CEILING ASSEMBLIES SHALL BE 1 HR PROTECTED. (2019 CBC SECTION 714.4.2)
I. DUCT PENETRATIONS OF FIRE-RATED CORRIDOR CONSTRUCTION SHALL HAVE FIRE/SMOKE DAMPERS (2019 CBC SECTION 714.1.1)
J. ALL WALLS AT UNIT/CORRIDOR AND UNIT/COMMON AREAS SHALL BE PER SHEET A7.1
K. PROVIDE 2 x 6 STUDS AT PLUMBING WALLS, AS REQ'D
L. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
M. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. BUILDING 806.1

FLOOR PLAN KEYNOTES

1. EXISTING COLUMN
7. NEW POST - SEE STRUCTURAL PLANS
8. EXISTING RAISED CONCRETE SLAB
9. EXISTING SHAFT
12. EXISTING SUMP PIT
15. EXISTING STEM WALL O/ RAISED CONCRETE SLAB
23. CONCRETE FOOTING EXTENSIONS PER STUCTURAL - SEE STRUCTURAL PLANS
25. ALIGN NEW WALL WITH WALL ABOVE. SEE ENLARGED FLOOR PLANS (A11.2) FOR DIMENSIONS AT FIRST FLOOR.

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1420 SANTO DOMINGO AVE, DUARTE, CA 91010

LICENSED ARCHITECT
DOUGLAS E. PANCAKE
No. C-27254
REN: 1/31/23
STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27
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1ST SUBMITTAL	2022-06-02
1 PC2 SUBMITTAL	2022-09-14
2 FIRE DEPT. REV	2022-10-26
3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

BASEMENT LEVEL FLOOR PLAN

DRAWING NUMBER

A2.0

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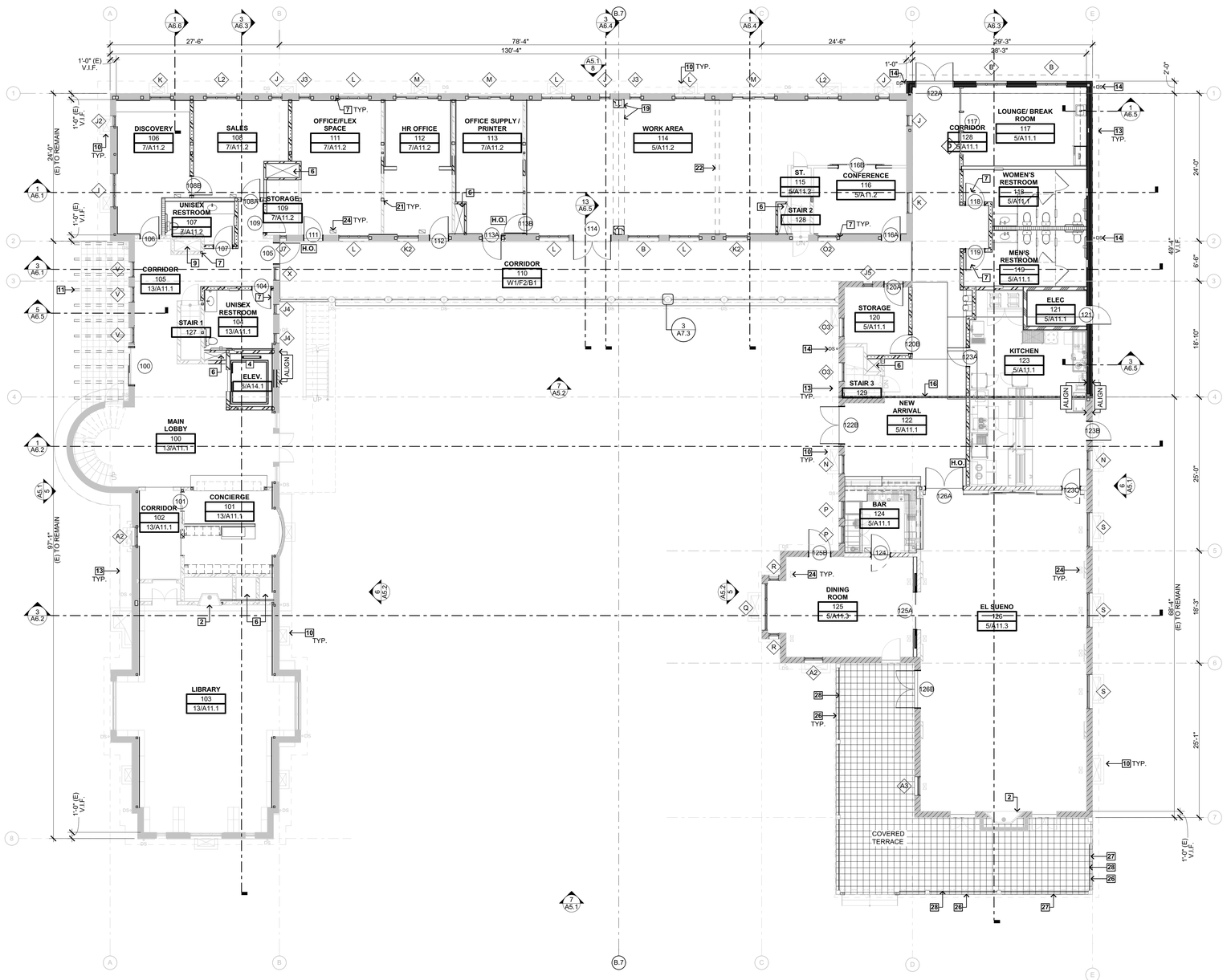

FLOOR PLAN ROOM SYMBOL LEGEND

XXX	ROOM NAME
XXX	ROOM NUMBER
X/A-XX	ENLARGED PLAN NO./ SHEET NO.
XXX	ROOM NAME
XXX	ROOM NUMBER
XX/XX/XX	WALL/FLOOR/BASE

FLOOR PLAN LEGEND

000	DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
0	WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
XX	KEYNOTE NUMBER
DS	EXISITING DOWNSPOUT TO REMAIN, U.N.O. FOR NEW DOWNSPOUTS, SEE DETAIL (13/A8.1)
F.E.	FIRE EXTINGUISHER
H.O.	DOOR MAGNETIC HOLD OPEN
E.C.D.	EGRESS CONTROL DEVICE
T.W.C.	TWO-WAY COMMUNICATION SYSTEM & SIGNAGE (2019 CBC 1009.8)
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WALL LEGEND

(7/A7.1) (5/A7.1)	1 HR EXTERIOR WALL
(3/A7.1)	1 HR UNIT-UNIT or CORRIDOR FIRE PARTITION, STC
(3/A7.1)	1 HR UNIT-UNIT or CORRIDOR FIRE PARTITION PLUMBING WALL, STC
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(2/A7.1) (14/A7.1)	1 HR FIRE BARRIER or VERTICAL SHAFT ENCLOSURE
(2/A7.1)	1 HR FIRE BARRIER PLUMBING WALL
(4/A7.1)	2 HR FIRE BARRIER
(14/A7.1)	1 HR SHAFT WALL
(13/A7.2)	CMU WALL (BRICK MASONRY)
	(E) 1 HR INTERIOR WALL TO REMAIN
	(E) INTERIOR WALL TO REMAIN
(6/A7.1)	(E) EXTERIOR WALL TO REMAIN (BRICK VENEER)
	(E) EXTERIOR WALL TO REMAIN (CONCRETE MASONRY)
	(E) EXTERIOR WALL TO REMAIN (CONCRETE)

FLOOR PLAN GENERAL NOTES

A. FOR NEW SCOPE, EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE. EXISTING EXTERIOR WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
B. FOR NEW SCOPE, INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. EXISTING INTERIOR WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
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D. ALL EXTERIOR WALLS ARE 2 X 6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
E. ALL INTERIOR WALLS ARE 2 X 4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. (2 X 6 STUDS MIN. ARE REQUIRED AT PLUMBING WALLS)
F. CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
G. ALL CORRIDORS SHALL BE OF ONE-HOUR ENVELOPE CONSTRUCTION
H. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR / CEILING AND ROOF / CEILING ASSEMBLIES SHALL BE 1 HR PROTECTED. (2019 CBC SECTION 714.4.2)
I. DUCT PENETRATIONS OF FIRE-RATED CORRIDOR CONSTRUCTION SHALL HAVE FIRE/SMOKE DAMPERS (2019 CBC SECTION 714.1.1)
J. ALL WALLS AT UNIT/CORRIDOR AND UNIT/COMMON AREAS SHALL BE PER SHEET A7.1
K. PROVIDE 2 x 6 STUDS AT PLUMBING WALLS, AS REQ'D
L. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
M. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. BUILDING 806.1

FLOOR PLAN KEYNOTES

2. EXISTING FIREPLACE
3. KITCHEN EQUIPMENT. SEE FOOD SERVICE DRAWING (1/QF-120)
4. NEW 3-STOP ELEVATOR
6. MECHANICAL SHAFT OR INTERSTITIAL SPACE
7. NEW POST - SEE STRUCTURAL PLANS
9. EXISTING SHAFT
10. EXISTING BASEMENT LOUVER
11. NEW ENTRY CANOPY. SEE (11/A8.1)
13. LINE OF ROOF ABOVE
14. NEW DOWNSPOUT
16. SEISMIC JOINT; SEE STRUCTURAL DRAWINGS
18. ACCESSIBLE HI-LO DRINKING FOUNTAIN W/ NO-TOUCH BOTTLE FILLER (9/A13.3)
19. MOMENT FRAME/COLUMN PER STRUCTURAL DRAWINGS
20. (N) WOOD PANEL, MATCH TO EXISTING
21. (N) WOOD POSTS PER STRUCTURAL DRAWINGS
22. (N) BEAM PER STRUCTURAL DRAWINGS
24. FLOOR GRILLE - SEE MECHANICAL PLANS
26. EXISTING RAILING/POSTS TO REMAIN
27. INFILL OPENING WITH NEW WOOD RAILING TO MATCH EXISTING; SEE EXTERIOR ELEVATIONS
28. NEW GLASS PANEL ATTACHED TO (E) RAILING AT TERRACE SIDE

FIRST FLOOR PLAN 1/8" = 1'-0" 5 A2.1

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1420 SANTO DOMINGO AVE, DUARTE, CA 91010

LICENSED ARCHITECT DOUGLAS E. PANCAKE No. C-27254 REN: 1/31/23 STATE OF CALIFORNIA

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CAD FILE NAME:	21002.00 Model
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3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

FIRST FLOOR PLAN

DRAWING NUMBER

A2.1

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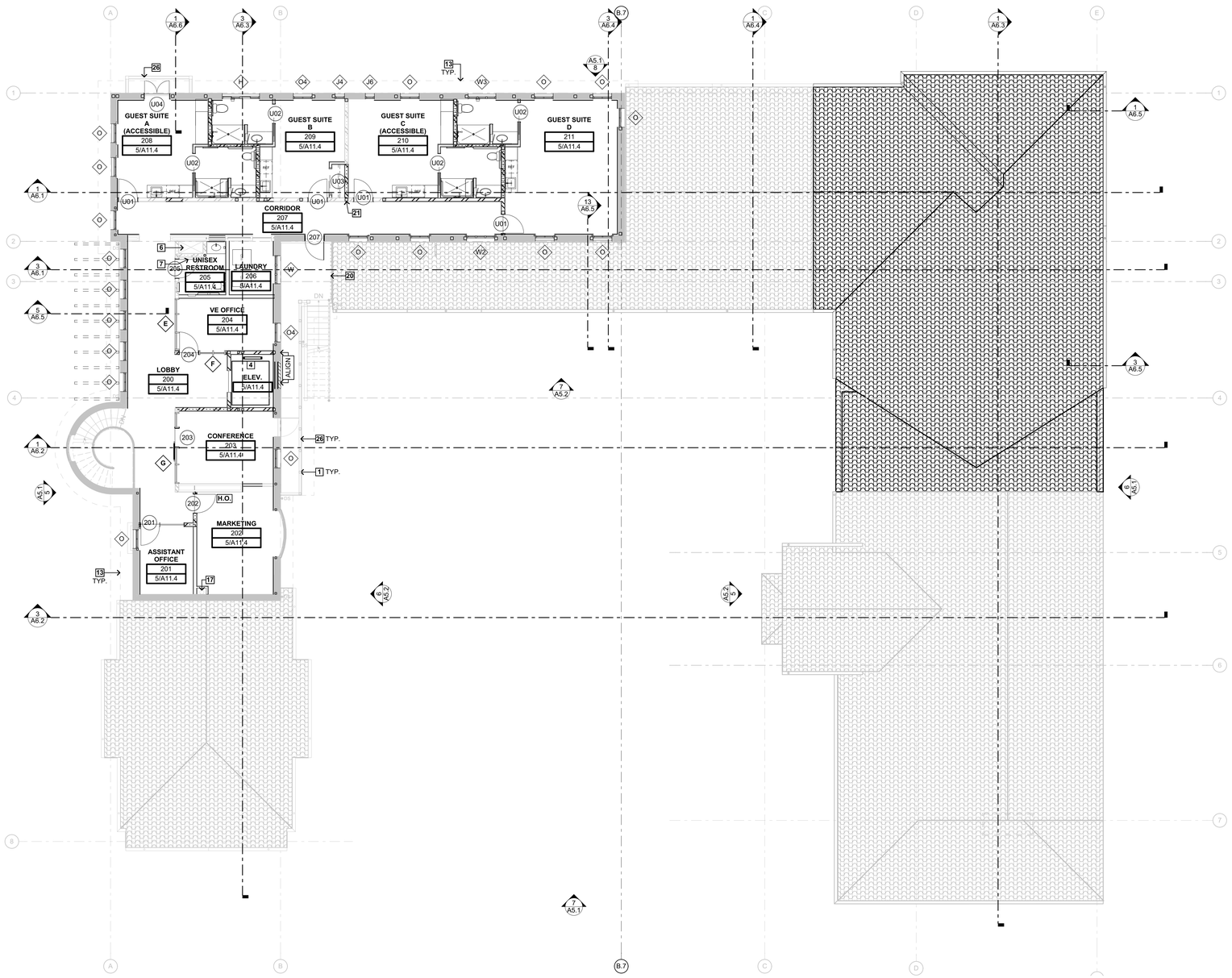

TRUE NORTH

0 4' 8' 16'

SECOND FLOOR PLAN | 1/8" = 1'-0" | 5 A2.2

FLOOR PLAN ROOM SYMBOL LEGEND

XXX	ROOM NAME	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
X/A-XX	ENLARGED PLAN NO./ SHEET NO.	XX/XX/XX	WALL/FLOOR/BASE

FLOOR PLAN LEGEND

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FLOOR PLAN GENERAL NOTES

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H. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR / CEILING AND ROOF / CEILING ASSEMBLIES SHALL BE 1 HR PROTECTED. (2019 CBC SECTION 714.4.2)
I. DUCT PENETRATIONS OF FIRE-RATED CORRIDOR CONSTRUCTION SHALL HAVE FIRE/SMOKE DAMPERS (2019 CBC SECTION 714.1.1)
J. ALL WALLS AT UNIT/CORRIDOR AND UNIT/COMMON AREAS SHALL BE PER SHEET A7.1
K. PROVIDE 2 x 6 STUDS AT PLUMBING WALLS, AS REQ'D
L. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
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FLOOR PLAN KEYNOTES

1. EXISTING COLUMN
4. NEW 3-STOP ELEVATOR
6. MECHANICAL SHAFT OR INTERSTITIAL SPACE
13. LINE OF ROOF ABOVE
17. EXISTING FIREPLACE VENT FROM FIRST FLOOR TO REMAIN. ENCLOSE VENT W/ 1HR FURRED OUT WALL
20. EXISTING WOOD PANEL TO REMAIN
21. (N) WOOD POSTS PER STRUCTURAL DRAWINGS
26. EXISTING RAILING/POSTS TO REMAIN

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LICENSED ARCHITECT
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3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

SECOND FLOOR PLAN

DRAWING NUMBER

A2.2

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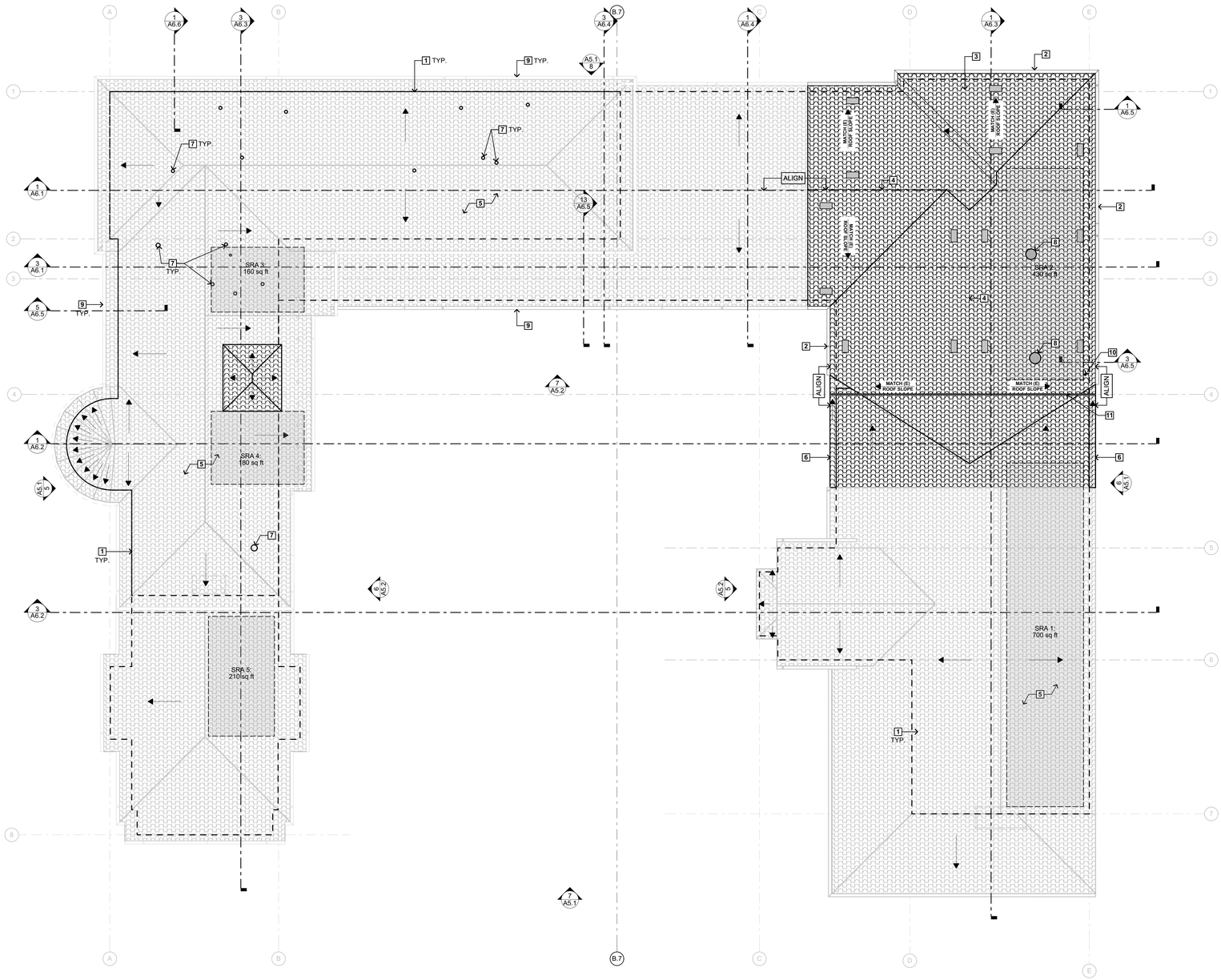

TRUE NORTH

0 4' 8' 16'

ROOF PLAN 1/8" = 1'-0" 5 A4.1

ROOF PLAN LEGEND

- DOWNSPOUT (7/A-8.3)
- GUTTER
- X:12 ROOF SLOPE DOWN
- XX KEYNOTE NUMBER
- SMOKE BARRIER WALL BELOW (X/AX.X)
- LINE OF BUILDING BELOW
- ATTIC VENT
- HVAC VENT PER MECHANICAL PLANS
- EXHAUST VENT PER MECHANICAL PLANS
- SOLAR READY AREA

ROOF PLAN GENERAL NOTES

A. REPLACE DAMAGED GUTTER AND DOWNSPOUT AS PER SITE INSPECTION AND CONFIRMATION FROM OWNER.
B. REPLACE DAMAGED ROOF TILES PER SITE INSPECTION AND CONFIRMATION FROM OWNER, PATCH AND REPAIR AS REQUIRED.

ROOF PLAN KEYNOTES

1. LINE OF BUILDING BELOW.
2. NEW GUTTER AND DOWNSPOUT PER 1/A8.1 AND 14/A8.1
3. CLAY ROOF TILE - INSTALL IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S ICC ES REPORT, CBC 2019. ROOF TILES TO MATCH EXISTING.
4. ROOF RIDGE/HIP
5. EXISTING ROOF TO REMAIN
6. EXTEND SHED ROOF OVERHANG TO ALIGN WITH WITH PROPOSED ROOF OVERHANG, SEE SIM. DETAIL 2/A8.1
7. HVAC VENTS PER MECHANICAL PLANS
8. EXHAUST FANS PER MECHANICAL PLANS
9. EXISTING GUTTER AND DOWNSPOUT
10. EMBED 3" CONDUIT FOR FUTURE PV SYSTEMS WITH IN NEW EXTERIOR WALL. REFER TO ELECTRICAL PLANS
11. SEISMIC SEPERATION AS PER STRUCTURAL PLANS. REFER TO DETAIL 14/A8.1

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DRAWING DESCRIPTION

ROOF PLAN

DRAWING NUMBER

A4.1

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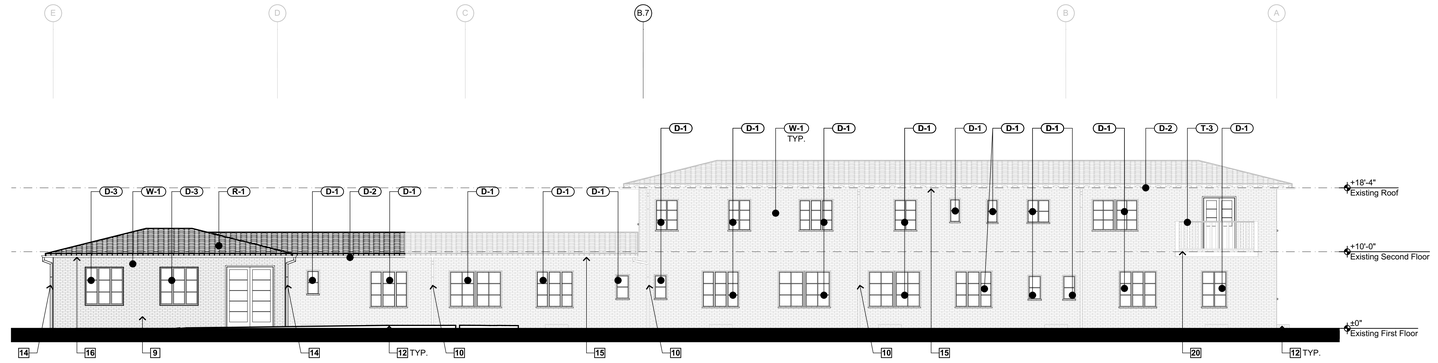
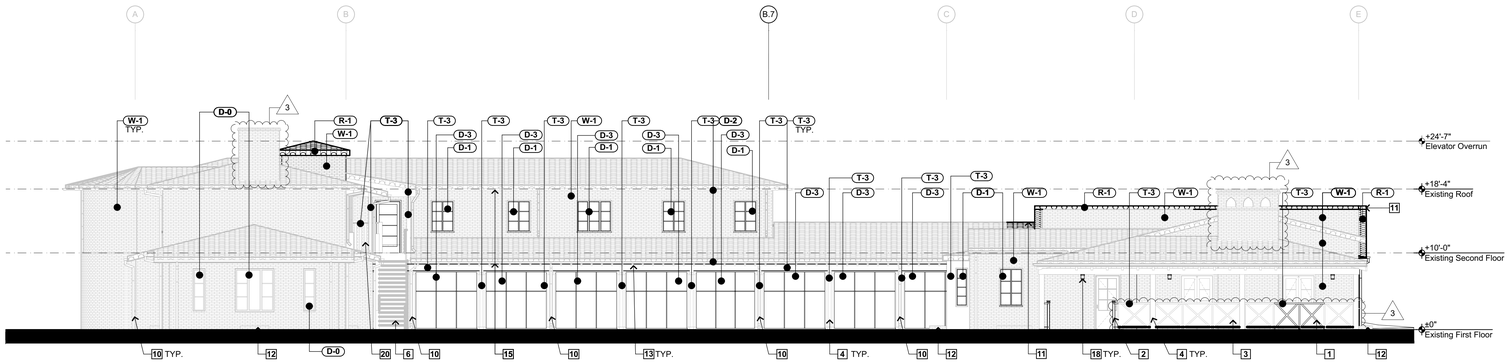
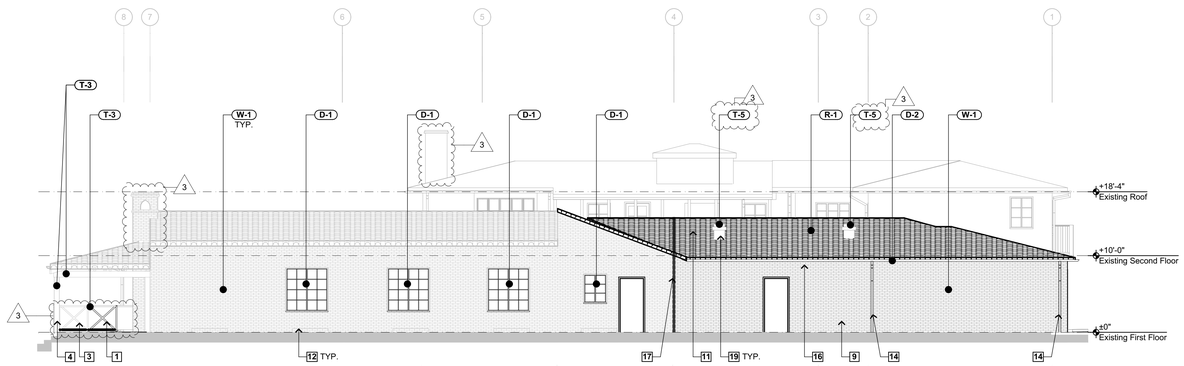


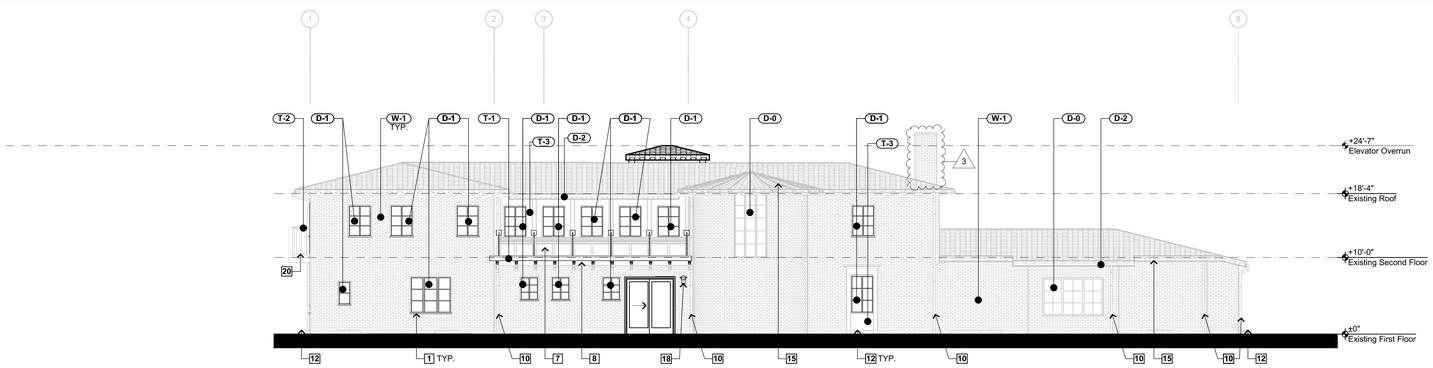
EAST ELEVATION 1/8" = 1'-0" 8 A5.1



WEST ELEVATION 1/8" = 1'-0" 7 A5.1



SOUTH ELEVATION 1/8" = 1'-0" 6 A5.1



NORTH ELEVATION 1/8" = 1'-0" 5 A5.1

EXTERIOR ELEVATION KEYNOTES

1. NEW WOOD RAILING TO MATCH EXISTING
2. NEW DECORATIVE METAL RAILING (3/A0.4)
3. EXISTING WOOD RAILING & POST TO REMAIN; PREP SURFACE TO RECEIVE NEW PAINT FINISH LEGEND. (E) RAILING TO RECEIVE NEW GLASS PANEL BEHIND PER DETAIL (19/A0.4) — 3
4. EXISTING COLUMN TO REMAIN
5. WOOD BEAM
6. EXISTING STAIR
7. EXISTING DECORATIVE WOOD PANELING
8. NEW ENTRY CANOPY, SUNLITE POLYCARBONATE SHEET OVER PT WOOD RAFTERS OVER PT WOOD BEAM. WOOD BEAMS & RAFTERS TO BE PAINTED TO MATCH (E) DECORATIVE PANELING ABOVE. REFER TO DETAIL (11/A8.1) — 3
9. PORTION OF NEW WALL TO RECIEVE NEW BRICK VENEER FINISH TO MATCH (E) BRICK VENEER. G.C. TO VERIFY COLOR, TEXTURE AND BRICK DIMENSIONS TO MATCH EXISTING BRICK.
10. EXISTING DOWNSPOUT TO REMAIN. COLOR TO MATCH ADJACENT WALL/COLUMN
11. NEW ROOF; COLOR TO MATCH EXISTING. SEE SHEET A4.1.
12. EXISTING BASEMENT LOUVER TO REMAIN
13. EXISTING ROOF RAFTERS TO REMAIN
14. NEW DOWNSPOUT (13/A8.1)
15. EXISTING GUTTER TO REMAIN
16. NEW GUTTER
17. SEISMIC JOINT PER STRUCTURAL PLANS
18. NEW EXTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL SITE PLAN E101 AND E002 FOR EXTERIOR LIGHT SPECIFICATIONS. — 3
19. EXHAUST FAN PER MECHANICAL PLANS. REFER TO EXTERIOR FINISH LEGEND FOR MATERIAL AND COLOR.

EXTERIOR ELEVATION GENERAL NOTES

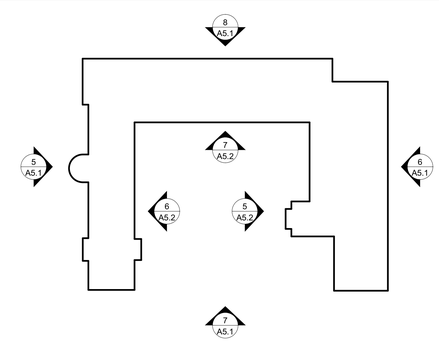
A. ALL DOWNSPOUTS (EXISTING AND PROPOSED) TO BE PAINTED TO MATCH ADJACENT WALL OR COLUMN COLOR
B. EXISTING WINDOWS TO BE PREPPED AND CLEANED TO RECEIVE NEW PAINT
C. NEW BRICK VENEER AT AREAS TO BE INFILLED TO MATCH COLOR, TEXTURE AND PROFILE OF EXISTING BRICK — 3

EXTERIOR FINISHES

EXTERIOR WALLS

BRICK VENEER	W-1	MANUF: DUNN-EDWARDS TYPE: PAINTED BRICK VENEER COLOR: SPRING BUTTERCUP ICBO NO.: DE5310
PLASTER @ TRASH ENCLOSURE	W-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: TORTILLA ICBO NO.: DE5436
ENTRY CANOPY	T-1	MANUF: DUNN-EDWARDS TYPE: PAINTED PT WOOD COLOR: LOG CABIN ICBO NO.: DEA162
METAL RAILING, GATES	T-2	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS BLACK ICBO NO.: DEA062
(E) WOOD PANELING, EXPOSED WOOD BEAMS/RAFTERS, RAILINGS	T-3	MANUF: DUNN-EDWARDS TYPE: PAINTED PT WOOD COLOR: LOG CABIN ICBO NO.: DEA162
METAIL RAILING	T-4	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
EXHAUST FAN, SEE MECH. PLANS	T-5	MANUF: PER MECHANICAL PLANS TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS IRON ORE ICBO NO.: DE5163
WINDOWS @ EXISTING BUILDING	D-0	MANUF: (E) TO REMAIN TYPE: PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
WINDOWS @ EXISTING BUILDING	D-1*	MANUF: RETROFITTED (E) WINDOWS TYPE: (E) PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162 **OR** MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
GUTTERS	D-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: SPRING BUTTERCUP ICBO NO.: DE5310
WINDOWS @ NEW ADDITION/ ENCLOSED WALKWAY	D-3	MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
ROOF	R-1	MANUF: WESTLAKE ROYAL ROOFING TYPE: CLAY ROOF, 2-PIECE MISSION STYLE BARREL TILE COLOR: NEWPORT BLEND ICBO NO.: 1UADU7040

***NOTE:** FOR WINDOWS IN SCOPE AT EXISTING BUILDING, RETROFIT (E) WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL



KEY PLAN

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(949)720-3843 f.
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PC3 SUBMITTAL

MORRISON HOUSE NEW ADMINISTRATION OFFICES
WESTMINSTER GARDENS HUMANGOOD
1420 SANTO DOMINGO AVE, DUARTE, CA 91010

LICENSED ARCHITECT DOUGLAS E. PANCAKE No. C-27254 REN: 1/31/23 STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27
100% DD	2022-02-11
50% CD	2022-03-25
1ST SUBMITTAL	2022-06-02
1 PC2 SUBMITTAL	2022-09-14
2 FIRE DEPT. REV	2022-10-26
3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

DRAWING NUMBER

A5.1

10/27/2022 11:52 AM - BIMcloud: SERVER - BIMcloud Basic for ARCHICAD 22/21002.00 Model

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METAIL RAILING	T-4	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
EXHAUST FAN, SEE MECH. PLANS	T-5	MANUF: PER MECHANICAL PLANS TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS IRON ORE ICBO NO.: DE5163 — 3
WINDOWS @ EXISTING BUILDING	D-0	MANUF: (E) TO REMAIN TYPE: PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
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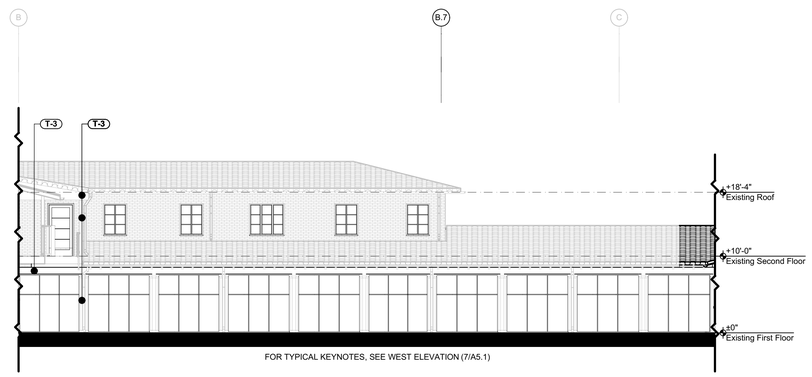
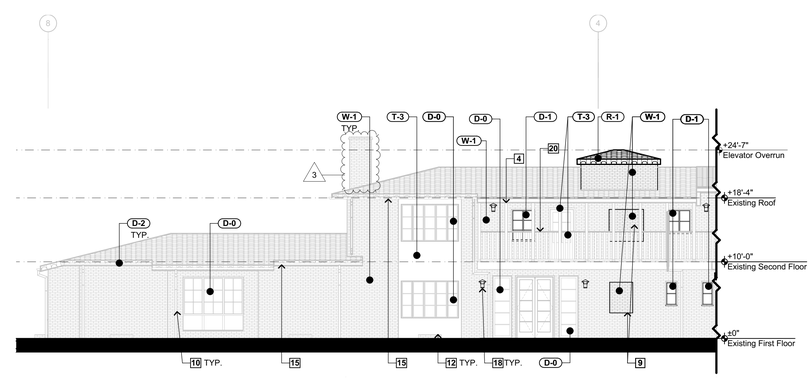
GUTTERS	D-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: SPRING BUTTERCUP ICBO NO.: DE5310
WINDOWS @ NEW ADDITION/ ENCLOSED WALKWAY	D-3	MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162 — 3
ROOF	R-1	MANUF: WESTLAKE ROYAL ROOFING TYPE: CLAY ROOF, 2-PIECE MISSION STYLE BARREL TILE COLOR: NEWPORT BLEND ICBO NO.: 1UADU7040

***NOTE:** FOR WINDOWS IN SCOPE AT EXISTING BUILDING, RETROFIT (E) WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL

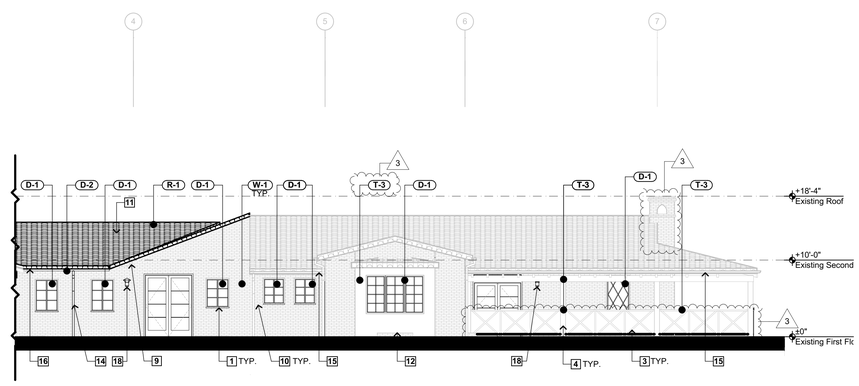


FOR TYPICAL KEYNOTES, SEE WEST ELEVATION (7/A5.1)

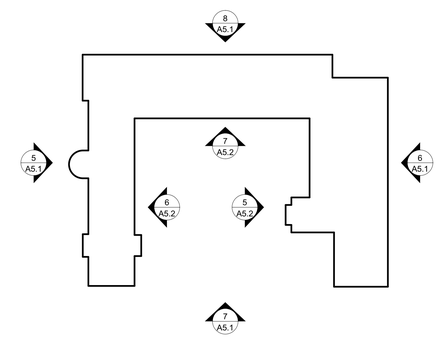
WEST COURTYARD ELEVATION 1/8" = 1'-0" **7** A5.2



SOUTH COURTYARD ELEVATION 1/8" = 1'-0" **6** A5.2



NORTH COURTYARD ELEVATION 1/8" = 1'-0" **5** A5.2



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PC3 SUBMITTAL

MORRISON HOUSE NEW ADMINISTRATION OFFICES
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LICENSED ARCHITECT
DOUGLAS E. PANCAKE
No. C-27254
REN: 1/31/23
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PROJECT:	21002.00
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2 FIRE DEPT. REV	2022-10-26
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DRAWING DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

DRAWING NUMBER

A5.2

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DOOR SCHEDULE

DOOR MARK	SEE NOTES 1 SIZE W x H	THICK	2 TYPE	3 FIRE RATING (MIN)	4 DOOR MATERIAL	5 DOOR FINISH	6 DOOR GLASS	7 FRAME MATERIAL	8 FRAME FINISH	9 DETAILS (See A9.2, U.N.O.) HEAD	JAMB	JAMB	THRESHOLD	10 PANIC HARDWARE	11 HARDWARE GROUP	REMARKS
001	3'-0"×7'-0"	1 3/4"	D	20	HM	PT		KD	PF	4	4	-	-			
003	3'-0"×7'-0"	1 3/4"	D	20	HM	PT		KD	PF	4	4	-	-			
005\	5'-0"×3'-0"	1 3/4"	J	-	WSC	PT	-	KD	PF	4	4	-	-			
100	6'-0"×7'-2"	1 3/4"	G	-	AL	AN	DIT	AL	AN	13	13	-	13	X		EXT. DOOR; AUTO SLIDE W/ BREAKOUT
101	3'-0"×7'-0"	1 3/4"	B	-	WSC	PT		KD	PF	8	7	-	-			
104	3'-0"×7'-0"	1 3/4"	A	20	WSC	PT		KD	PF	4	4	-	-			
105	3'-4"×7'-0"	1 3/4"	E	20	WSC	PT	TF	KD	PF	4	4	-	-	X		H.O.
106	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	CF	KD	PF	4	4	-	-			
107	3'-0"×7'-0"	1 3/4"	A	20	WSC	PT		KD	PF	4	4	-	-			
108A	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	CF	KD	PF	4	4	-	-			
108B	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	CF	KD	PF	4	4	-	-			
109	3'-0"×7'-0"	1 3/4"	D	20	WSC	PT		KD	PF	4	4	-	-			
111	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	TF	KD	PF	4	4	-	-			
112	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	TF	KD	PF	4	4	-	-			
113A	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	TF	KD	PF	4	4	-	-			
113B	3'-0"×7'-0"	1 3/4"	E	-	WSC	PT		KD	PF	4	4	-	-			H.O.
114	6'-0"×7'-0"	1 3/4"	EE	-	WSC	PT	CF	KD	PF	4	4	-	-			
116A	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	TF	KD	PF	4	4	-	-			
116B	6'-0"×7'-0"	1 3/4"	II	-	AL	AN	DIT	AL	AN							
117	3'-0"×7'-0"	1 3/4"	I	20	AL	AN	CF	AL	AN							PART OF STOREFRONT SYSTEM D
118	3'-0"×7'-0"	1 3/4"	A	20	WSC	PT		KD	PF	4	4	-	-			
119	3'-0"×7'-0"	1 3/4"	A	20	WSC	PT		KD	PF	4	4	-	-			
120A	3'-0"×6'-8"	1 3/4"	D	-	WSC	PT		KD	PF	4	4	-	-			
120B	3'-0"×7'-0"	1 3/4"	D	20	WSC	PT		KD	PF	4	4	-	-			
121	3'-0"×7'-0"	1 3/4"	D	-	HM	PT		HM	PT	16	16	-	15			EXT. DOOR
122A	6'-0"×8'-0"	1 3/4"	EE	-	FG	PF	DIT	HM	PT			-	15	X		EXT DOOR
122B	6'-0"×8'-0"	1 3/4"	EE	-	FG	PF	DIT	HM	PF	16	16	-	15	X		EXT. DOOR
123A	3'-0"×7'-0"	1 3/4"	H	20	HM	PT	CF	HM	PT	3	3	-	-			4" x 2'-0" VISION PANEL
123B	3'-0"×7'-0"	1 3/4"	D	-	HM	PT		HM	PT	16	16	-	15	X		EXT. DOOR
123C	2'-10"×7'-0"	1 3/4"	H	20	HM	PT	CM	HM	PT	3	3	-	-			4" x 2'-0" VISION PANEL
124	3'-0"×7'-0"	1 3/4"	H	20	HM	PT	CM	HM	PT	3	3	-	-			4" x 2'-0" VISION PANEL
125A	6'-0"×7'-0"	1 3/4"	BB	20	WSC	PT		KD	PF	8	7	-	-			
125B	3'-6"×7'-0"	1 3/4"	E	-	AL	AN	DIT	AL	AN							EXT. DOOR
126A	6'-0"×7'-0"	1 3/4"	EE	20	WSC	PT	CF	KD	PF	4	4	-	-	X		H.O.
126B	6'-0"×7'-0"	1 3/4"	EE	-	FG	PF	DIT	HM	PT			-	15	X		EXT. DOOR
201	3'-0"×7'-0"	1 3/4"	F	20	AL	AN	CF	AL	AN							4'-0" SIDELIGHT
202	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT	CF	KD	PF	4	4					H.O.
203	3'-0"×7'-0"	1 3/4"	I	20	AL	AN	CF	AL	AN							PART OF STOREFRONT SYSTEM H
204	3'-0"×7'-0"	1 3/4"	E	20	AL	AN	CF	AL	AN							PART OF STOREFRONT SYSTEM G
205	3'-0"×7'-0"	1 3/4"	E	20	WSC	PT		KD	PF	4	4	-	-			
207	3'-0"×6'-8"	1 3/4"	E	-	AL	AN		AL	AN			-		X		EXT. DOOR

UNIT DOOR SCHEDULE

DOOR MARK	SEE NOTES 1 SIZE W x H	THICK	2 TYPE	3 FIRE RATING (MIN)	4 DOOR MATERIAL	5 DOOR FINISH	6 DOOR GLASS	7 FRAME MATERIAL	8 FRAME FINISH	9 DETAILS (See A9.2, U.N.O.) HEAD	JAMB	JAMB	THRESHOLD	10 PANIC HARDWARE	11 HARDWARE GROUP	REMARKS
U01	3'-0"×7'-0"	1 3/4"	A	20	WSC	PT		KD	PF	4	4	-	-			ENTRY: PROVIDE PEEPHOLES
U02	3'-0"×7'-0"	1 3/4"	B	-	WHC	PT		WD	PT	8	7	-	-			
U03	4'-0"×7'-0"	1 3/4"	C	-	WHC	PT		WD	PT	5	5	-	5			
U04	4'-0"×6'-8"	1 3/4"	EE	-	FG	PF	DIT	HM	PT			-	15			EXT. DOOR

DOOR SCHEDULE LEGEND

1. THICKNESS - ALL DOORS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE

2. TYPE - AS SHOWN ABOVE

3. FIRE RATING - IN MINUTES

4. DOOR MATERIAL

AL	ALUMINUM
FG	FIBERGLASS
HM	HOLLOW METAL
VL	VINYL
WD	SOLID WOOD
WHC	WOOD HOLLOW CORE
WSC	WOOD SOLID CORE

5. FINISH / FACING

AN	ANODIZED
BE	BAKED ENAMEL
PC	POWDER COAT
PF	PREFINISHED
PL	PLASTIC LAMINATE
PT	PAINT
ST	STAIN
VN	WOOD VENEER

6. DOOR GLASS

CF	CERAMIC/FIRE LITE
CW	CLEAR WIRE
DIT	DOUBLE INSULATED, LOW-E, TEMPERED
LAM	LAMINATED
LG	LEADED GLASS
TF	TEMPERED FLOAT

7. FRAME MATERIAL

AL	ALUMINUM
FG	FIBERGLASS
HMF	HOLLOW METAL
KD	KNOCK DOWN
VCW	VINYL CLAD WOOD
VL	VINYL
WD	WOOD

8. FRAME FINISH

AN	ANODIZED
BE	BAKED ENAMEL
PC	POWDER COAT
PF	PREFINISHED
PT	PAINT
ST	STAIN

9. DETAILS - DETAIL NUMBER AND SHEET NUMBER

10. PANIC HARDWARE - INDICATE BY AN 'X' IF REQUIRED

11. HARDWARE GROUP - MATCH HARDWARE SCHEDULE HEADINGS IN SPECIFICATIONS

REMARKS - ABBREVIATIONS

C.O.	CASED OPENING
D.V.	DOOR VIEWPORT
K.P.	KICK PLATE
H.O.	HOLD OPEN DEVICE
E.R.H.	EMERGENCY RESCUE HARDWARE
E.C.D.	EGRESS CONTROL DEVICE

GENERAL NOTES

ENTRANCE, EXIT AND ACCESSIBLE PATH OF TRAVEL DOORS
1. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE THAT PROVIDES PASSAGE WITHOUT GRASPING.
2. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS, 5 LBS. FOR INTERIOR DOORS AND 15 LBS. FOR FIRE DOORS.
4. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, MUST HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
5. DOOR THRESHOLD SHALL BE NO HIGHER THAN 1/2". SUCH THRESHOLDS SHALL BE BEVELED AT A SLOPE NO GREATER THAN 1 : 2.
6. LOCKING HARDWARE SHALL OPEN INSIDE ROOM WITH NO SPECIAL EFFORT OR KNOWLEDGE BY LEVER OPERATION AND NO KEY.

EXTERIOR DOORS
1. SHALL HAVE WEATHERSTRIPPING ALL SIDES.
2. LOCKING HARDWARE SHALL HAVE FREE OPERATION INSIDE AND KEY OPERATION OUTSIDE. DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

PUBLIC RESTROOM DOORS
1. SHALL HAVE ACCESSIBILITY AND IDENTIFICATION SIGNAGE

DOORS INDICATED AS FIRE-RATED DOORS
1. FIRE-RATED DOORS SHALL HAVE CLOSERS AND BE POSITIVE LATCHING.
2. MAXIMUM UNDERCUT ON ALL FIRE-RATED DOORS IS 3/8".
3. DOOR AND FRAME SHALL BEAR AN APPROVED LABEL SHOWING THE RATING THEREOF.
4. DOOR GLASS SHALL BE FIRE-RATED AS PER LISTING OF DOOR.
5. HARDWARE SHALL BE FIRE-RATED.
6. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL FIRE-RATED DOORS.

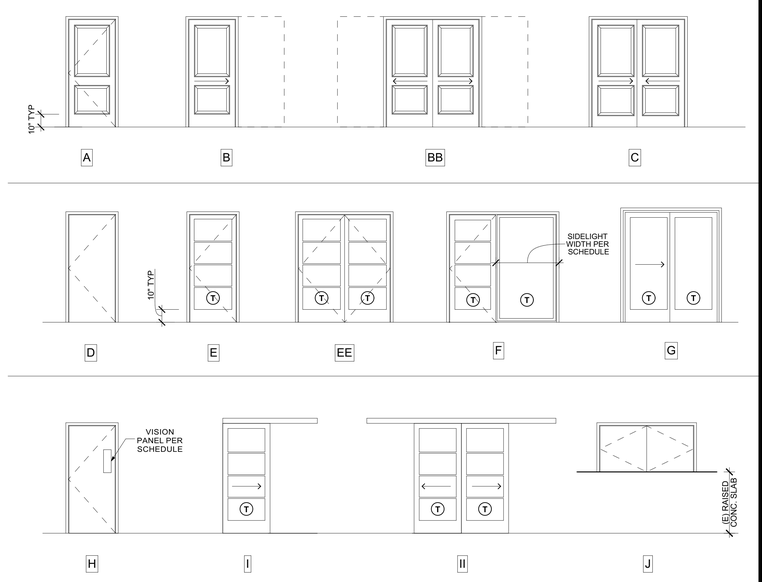
DOORS INTO FIRE-RATED CORRIDORS
1. SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND THE TOP.
2. THE FIRE RATING LABELS SHALL INCLUDE THE LETTER 'S' AFTER THE RATING.

DWELLING UNIT ENTRANCE DOORS
1. DEADBOLT AND LATCH SHALL RETRACT SIMULTANEOUSLY BY LEVER OPERATION.
2. OPENING INTO A CORRIDOR OR COMMON AREA SHALL HAVE AN 'STC' RATING OF 26.
3. WHEN VIEWPORTS ARE PROVIDED THEY SHALL BE 5'-0" ABOVE FLOOR. AT ACCESSIBLE ROOMS THEY SHALL BE AT 3'-10" ABOVE FLOOR.

DOOR CLOSER EXCEPTION:
CBC SEC 435.8.2: R-2.1 OCCUPANCY W/ FIRE SPRINKLERS THROUGHOUT AND WHICH ARE REQUIRED TO HAVE RATED CORRIDORS, CLOSERS NEED NOT BE INSTALLED ON DOORS TO CLIENT SLEEPING ROOMS.

ITEMS THAT REQUIRE ELECTRIC POWER - AUTOMATIC DOORS, DOOR BELLS, HOLD OPEN DEVICES, DELAYED EGRESS DEVICES

DOOR TYPES



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PC3 SUBMITTAL

MORRISON HOUSE NEW ADMINISTRATION OFFICES
WESTMINSTER GARDENS HUMANGOOD
1420 SANTO DOMINGO AVE, DUARTE, CA 91010

LICENSED ARCHITECT DOUGLAS E. PANCAKE No. C-27254 REN: 1/31/23 STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27
100% DD	2022-02-11
50% CD	2022-03-25
1ST SUBMITTAL	2022-06-02
1 PC2 SUBMITTAL	2022-09-14
2 FIRE DEPT. REV	2022-10-26
3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

DOOR SCHEDULE

DRAWING NUMBER

A9.1

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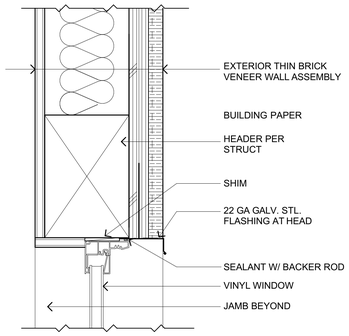
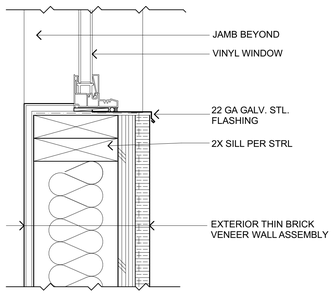


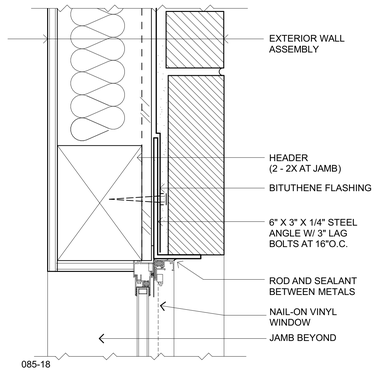
| N | 2015-02-16 | BA |

VINYL WINDOW HEAD (JAMB SIMILAR) 3" = 1'-0" **20** A10.1



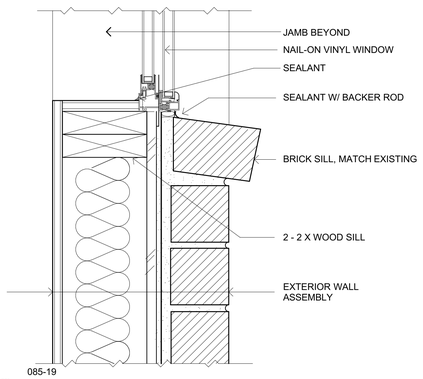
| N | 2015-02-16 | BA |

VINYL WINDOW SILL 3" = 1'-0" **19** A10.1



Standard

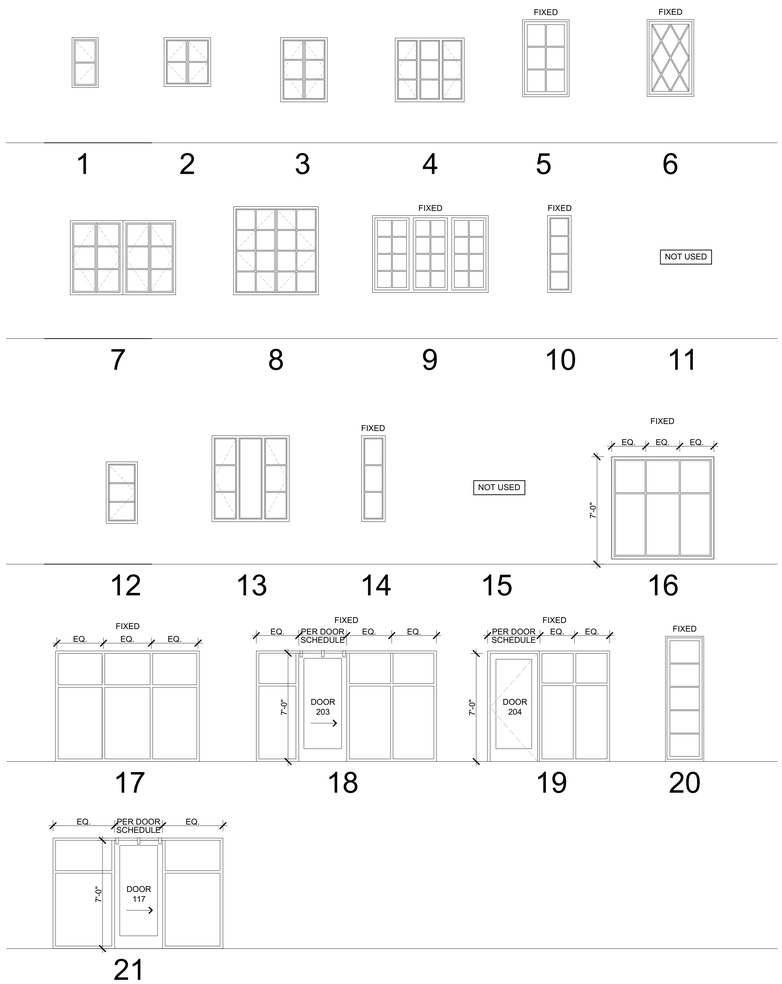
WINDOW HEAD (JAMB SIMILAR) 3" = 1'-0" **18** A10.1



Standard

WINDOW SILL 3" = 1'-0" **17** A10.1

TYPE



2. FRAME MATERIAL		3. FINISH		4. GLASS		5. DETAILS - DETAIL NO. / SHEET NO.
AL	ALUMINUM	AN	ANODIZED	CF	CLEAR FLOAT	
VNL	VINYL	BE	BAKED ENAMEL	CW	CLEAR WIRE-HORIZ. / VERT.	
STL	STEEL	CL	CLAD	DI	DOUBLE INSULATED	
HM	HOLLOW METAL	PT	PAINTED	OG	OBSCURE GLASS	
WD	WOOD	ST	STAINED	TF	TINTED FLOAT	
				TP	TEMPERED (ADD TO ABOVE)	
				CFS	FIRE-RATED GLASS CERAMIC (FIRLITE)	

SECURITY NOTES - WINDOWS:

1. ALL WINDOWS WITHIN 24" OF A DOOR OR 18" FROM THE FLOOR SHALL HAVE TEMPERED OR WIRED GLASS.
2. ALL EGRESS WINDOWS SHALL PROVIDE A MIN. NET CLEAR OPENING WITH MIN. DIMENSIONS OF 20" W. AND/OR 24" H. WITH MAX. FINISHED SILL HEIGHT OF 44" AFF.
3. LOCKING DEVICED INSTALLED ON WINDOWS PROVIDING THE EMERGENCY EGRESS EQUIRED BY CBC 2019 SECTION 310.3 SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
4. SLIDING GLASS WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES THAT, WHEN SUBJECT TO THE TESTS SPECIFIED IN SECTION 6707, REMAIN INTACT AND ENGAGED. MOVABLE PANELS SHALL NOT BE RENDERED EASILY OPENABLE FROM THE FRAME DURING OR AFTER THE TESTS.

GLASS AND GLAZING NOTES CBC CHAPTER 24 REQUIREMENTS:

1. ALL GLASS SHALL BEAR THE MANUFACTURER'S MARK ON EACH PANE DESIGNATING THE THICKNESS AND TYPE OF GALZING MATERIAL.
2. EXTERIOR BUILDING GLASS IN WINDOWS, STOREFRONT OR CURTAINWALL SHALL BE FIRMLY SUPPORTED IN SUCH A MANNER THAT THE DEFLECTION OF A PANE OF GLASS IN ANY DIRECTION PERPENDICULAR TO THE PANE MUST NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 3/4" WHICHEVER IS LESS WHEN SUBJECTED TO EITHER POSITIVE OR NEGATIVE COMBINED LOADS SUCH AS DEAD LOADS, LIVE LOADS, WIND LOADS OR SEISMIC LOADS.
3. SAFETY GLAZING IS REQUIRED IN:
   A. SWINGING DOORS
   B. FIXED AND SLIDING PANELS OF SLIDING DOORS AND BI-FOLD CLOSET DOORS W/ MIRRORS.
   C. STORM DOORS
   D. UNFRAMED SWINGING DOORS
   E. DOORS FOR HOT TUBS, SAUNAS, SHOWERS AND BATHTUBS AND COMPARTMENT GLAZING < 60" ABOVE THE FLOOR OF THE ENCLOSURE.
   F. FIXED OR OPERABLE PANELS WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALING SURFACE.
   G. WHEN A GLAZED PANEL MEETS ALL OF THE FOLLOWING CRITERIA:
      1. EXPOSED AREA OF THE PANE IS >9 S.F.
      2. EXPOSED TOP EDGE OF THE PANE IS >36" ABOVE THE FLOOR
      3. EXPOSED BOTTOM EDGE OF THE PANE IS <18" ABOVE THE FLOOR
      4. THERE IS A WALKING SURFACE WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING (IN OR OUT)
   H. GLAZING IN GUARDS OR RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND INFILL PANELS.
   I. GLAZING IN WALLS AND FENCES AT INDOOR OR OUTDOOR POOLS, HOT TUBS OR SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:
      1. BOTTOM EDGE OF GLAZING ON THE POOL SIDE IS <60" ABOVE A WALKING SURFACE ON THE POOL SIDE
      2. GLAZING IS WITHIN 60' OF WATER EDGE.
   J. GLAZING ADJACENT TO STAIR, RAMP OR LANDING WHEN ALL THE FOLLOWING CONDITIONS ARE MET:
      1. WITHIN 36" HORIZONTALLY OR VERTICALLY OF A WALKING SURFACE
      2. BOTTOM EDGE <60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE INCLUDING STAIRS MEASURED FROM THE NOSE OF THE THREAD.

GLASS AND GLAZING NOTE:
GLASS TYPE AND THICKNESS SHALL COMPLY WITH CBC TABLE 24-A AND GRAPH 24-1.

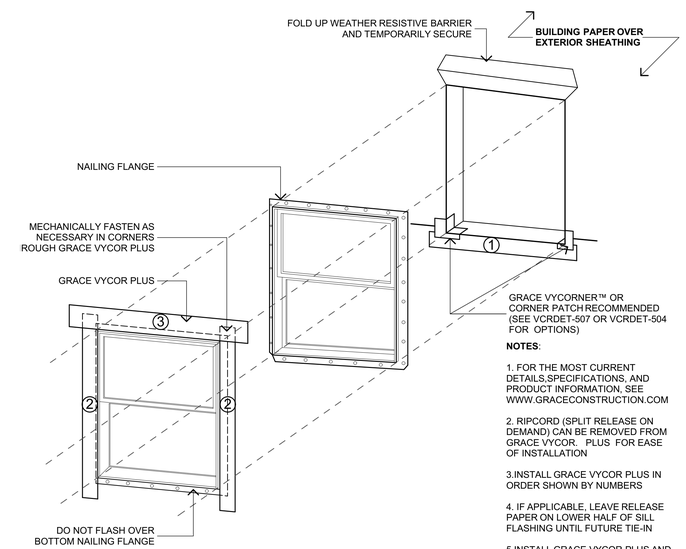
GLASS IN HAZARDOUS LOCATIONS:
CBC 2406.4 SAFETY GLASS IS REQUIRED IN DOORS AND WITHIN 24" OF A DOOR.

WINDOW SCHEDULE

WINDOW MARK	SEE NOTES SIZE WIDTH	HEIGHT	1 TYPE	2 FRAME MATERIAL	3 FINISH	4 GLASS	5 DETAILS (See A10.2) HEAD	JAMB	SILL	REMARKS
A2	3'-0"	5'-0"	3	NOTE 2	PT	DI				SEE NOTE 1
A3	3'-0"	5'-0"	6	NOTE 2	PT	DI				SEE NOTE 1
B	5'-0"	5'-0"	4	AL	PT	DI				HEADER @ 8'-0" AFF
D	11'-0"	7'-2"	21	AL	AN	DI				STOREFRONT SYSTEM; HEADER @ 7'-2" AFF
E	8'-4"	7'-2"	17	AL	AN	DI				STOREFRONT SYSTEM; HEADER @ 7'-2" AFF
F	7'-6"	7'-2"	19	AL	AN	DI				STOREFRONT SYSTEM; HEADER @ 7'-2" AFF
G	11'-6"	7'-2"	18	AL	AN	DI				STOREFRONT SYSTEM; HEADER @ 7'-2" AFF
H	6'-0"	4'-2"	7	NOTE 2	PT	DI				SEE NOTE 1
I	5'-4"	4'-10"	4	NOTE 2	PT	DI				SEE NOTE 1
J	1'-8"	3'-3"	1	NOTE 2	PT	DI				SEE NOTE 1
J2	1'-8"	3'-2"	1	NOTE 2	PT	DI				SEE NOTE 1
J3	1'-9"	3'-3"	1	NOTE 2	PT	DI				SEE NOTE 1
J4	1'-6"	3'-2"	1	NOTE 2	PT	DI				SEE NOTE 1
J5	1'-6"	3'-0"	1	NOTE 2	PT	DI				SEE NOTE 1
J6	1'-5"	3'-2"	1	NOTE 2	PT	DI				SEE NOTE 1
J7	1'-0"	3'-2"	1	NOTE 2	PT	DI				SEE NOTE 1
K	3'-4"	4'-10"	3	NOTE 2	PT	DI				SEE NOTE 1
K2	3'-5"	4'-10"	3	NOTE 2	PT	DI				SEE NOTE 1
L	4'-10"	4'-10"	4	NOTE 2	PT	DI				SEE NOTE 1
L2	4'-11"	4'-10"	4	NOTE 2	PT	DI				SEE NOTE 1
M	6'-10"	4'-10"	7	NOTE 2	PT	DI				SEE NOTE 1
N	3'-0"	3'-10"	3	NOTE 2	PT	DI				SEE NOTE 1
O	3'-0"	4'-2"	3	NOTE 2	PT	DI				SEE NOTE 1
O2	3'-0"	4'-0"	3	NOTE 2	PT	DI				SEE NOTE 1
O3	3'-0"	4'-3"	3	NOTE 2	PT	DI				SEE NOTE 1
O4	3'-0"	3'-2"	2	NOTE 2	PT	DI				SEE NOTE 1
P	2'-9"	3'-5"	3	NOTE 2	PT	DI				SEE NOTE 1
Q	7'-6"	5'-0"	9	NOTE 2	PT	DI				SEE NOTE 1
R	1'-6"	5'-0"	10	NOTE 2	PT	DI				SEE NOTE 1
S	5'-6"	5'-9"	8	NOTE 2	PT	DI				SEE NOTE 1
V	2'-5"	3'-2"	3	NOTE 2	PT	DI				SEE NOTE 1
W	4'-6"	3'-2"	4	NOTE 2	PT	DI				SEE NOTE 1
W2	4'-6"	4'-2"	4	NOTE 2	PT	DI				SEE NOTE 1
W3	4'-5 1/2"	4'-1 3/4"	4	NOTE 2	PT	DI				SEE NOTE 1
X	2'-0"	4'-0"	12	NOTE 2	PT	DI				SEE NOTE 1

GENERAL NOTE: CONTRACTOR TO VERIFY DIMENSIONS OF ALL EXISTING OPENINGS PRIOR TO CONSTRUCTION

NOTE 1: RETROFIT (E) WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF THE RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL
NOTE 2: RETROFITTED (E) STEEL FRAME **OR** ALUMINUM



NOTES:

1. FOR THE MOST CURRENT DETAILS,SPECIFICATIONS, AND PRODUCT INFORMATION, SEE WWW.GRACECONSTRUCTION.COM

2. RIPCORD (SPLIT RELEASE ON DEMAND) CAN BE REMOVED FROM GRACE VYCOR. PLUS FOR EASE OF INSTALLATION

3.INSTALL GRACE VYCOR PLUS IN ORDER SHOWN BY NUMBERS

4. IF APPLICABLE, LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING UNTIL FUTURE TIE-IN

5.INSTALL GRACE VYCOR PLUS AND WEATHER-RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS

6. DETAIL ALSO RELEVANT FOR GRACE VYCOR V40

Standard

FLANGED WINDOW 3/4" = 1'-0" **1** A10.1

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MORRISON HOUSE NEW ADMINISTRATION OFFICES
WESTMINSTER GARDENS HUMANGOOD
1420 SANTO DOMINGO AVE, DUARTE, CA 91010

LICENSED ARCHITECT DOUGLAS E. PANCAKE No. C-27254 REN: 1/31/23 STATE OF CALIFORNIA

PROJECT:	21002.00
DRAWN BY:	AB
CHECKED BY:	SR
CAD FILE NAME:	21002.00 Model
DATE OF ISSUE:	2022-10-27
100% DD	2022-02-11
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1ST SUBMITTAL	2022-06-02
1 PC2 SUBMITTAL	2022-09-14
2 FIRE DEPT. REV	2022-10-26
3 PC3 SUBMITTAL	2022-10-27

DRAWING DESCRIPTION

WINDOW SCHEDULE & DETAILS

DRAWING NUMBER

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LANDSCAPE CONSTRUCTION PLANS FOR:

MORRISON HOUSE NEW ADMINISTRATION OFFICES

1420 SANTO DOMINGO AVE.

DUARTE, CA 91010

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE:

LANDSCAPING SHALL BE MAINTAINED BY THE DEVELOPER, ITS TENANT(S) OR THEIR CONTRACT MAINTENANCE COMPANY. LANDSCAPE SHALL BE IN AN ORDERLY AND HEALTHY CONDITION AT ANY TIME. A SCHEDULE FOR ON-GOING MAINTENANCE SHALL BE AVAILABLE ON SITE. MAINTENANCE ITEMS INCLUDE BUT NOT LIMITED TO THE FOLLOWING;

IRRIGATION:

MAINTAIN AND OPERATE IRRIGATION SYSTEM ON THE PROPERTY WHICH DOES NOT EXCEED 'Maximum Annual Water Allowance' (MAWA) - 207,139 GALLONS PER YEAR.

MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA.

INSPECT SYSTEM MONTHLY. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS EQUAL TO EXISTING COMPONENTS OR COMPONENTS WHICH MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET CURRENT WATER CONSERVATION ORDINANCE.

INSPECT SPRAY THROW PATTERN MONTHLY. MAKE ADJUSTMENTS AND/OR REPAIR WHERE OVER SPRAY AND/OR WATER RUN-OFF OR OBSTRUCTION BY PLANT GROWTH ARE OBSERVED. PRUNING PLANTS OR PLACEMENT MODIFICATION MAY BE REQUIRED.

INSPECT ALL FILTER BASKETS AT VALVES SEMI-ANNUALLY AND CLEAN AS NEEDED. REMOVE EXCESS DEBRIS AND WATER IN ALL VALVE BOXES. INSPECT PROPER CONTROLLER WIRE CONNECTION.

REPLACEMENT OF IRRIGATION EQUIPMENT COMPONENT SHALL BE EQUAL TO ORIGINAL SPECIFICATION OR WITH COMPONENT WITH GREATER EFFICIENCY MET BY CURRENT WATER CONSERVATION ORDINANCE.

LANDSCAPE PLANTING

REMOVE LITTER AND WEEDS WEEKLY.

MULCH SEMI-ANNUALLY TO CITY REQUIRED DEPTH OF 3 INCHES.

REPLACE DEAD OR DAMAGED PLANTS IMMEDIATELY. THE REPLACEMENT PLANTING MATERIALS SHALL BE THE SAME MATERIAL AS PLANT BEING REPLACED SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH OR MODERATE WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDRO ZONE. IF THE SAME PLANT MATERIAL IS NO LONGER IN PRODUCTION, SIMILAR PLANTS OF THE SAME SIZE AND WATER USE (SAME HYDRO ZONE) AS THE PLANTS BEING REMOVED MAY BE USED UPON OWNER APPROVAL,

PROPERLY PRUNE TREES, SHRUBS AND GROUND COVER AS REQUIRED DEPENDING ON THE SPECIES AND PURPOSE. DO NOT TOP TREES. TREE PRUNING BY TREE MAINTENANCE COMPANY WITH ARBORIST ON STAFF IS HIGHLY RECOMMENDED.

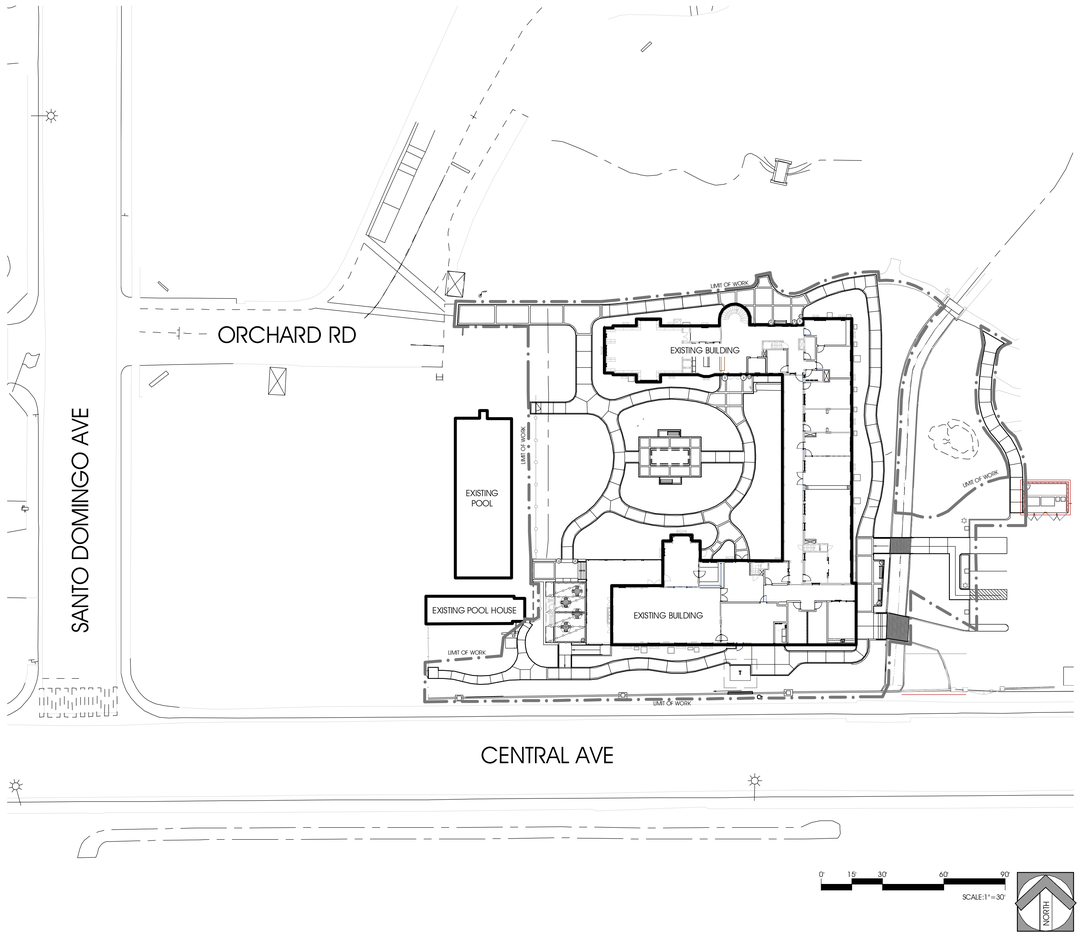
FERTILIZE TREES, SHRUBS AND GROUND COVER AS RECOMMENDED PER SOILS MANAGEMENT RECOMMENDATION PER SOILS TEST.

IRRIGATION AUDIT REPORT

UPON COMPLETION OF IRRIGATION AND PLANTING INSTALLATION, A CERTIFICATE OF COMPLETION BY LICENSED LANDSCAPE ARCHITECT OR CONTRACTOR AND AN IRRIGATION AUDIT REPORT BY CERTIFIED IRRIGATION AUDITOR MAY BE REQUIRED BY THE CITY OF DUARTE CONTRACTOR SHALL PROVIDE LANDSCAPE IRRIGATION AUDIT REPORT CONDUCTED BY CERTIFIED IRRIGATION AUDITOR.
PROPERTY OWNER MAY BE REQUIRED TO SUBMIT AUDIT REPORT TO THE CITY OF DUARTE PERIODICALLY.

SOILS REPORT

SOIL TESTING SHALL OCCUR AFTER ROUGH GRADING AND SOIL IMPORT (IF REQUIRED) HAS BEEN COMPLETED, BUT PRIOR TO START OF ANY LANDSCAPE RELATED WORK. THE CONTRACTOR SHALL OBTAIN A STANDARD SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY AN APPROVED AGRICULTURAL TESTING LABORATORY. REPORT SHALL CONTAIN STANDARD SOIL TESTING DATA AND SHALL ALSO INCLUDE SOIL INFILTRATION RATE, SOIL TEXTURE, PH, TOTAL SOLUBLE SALTS, SODIUM AND % OF ORGANIC MATERIAL CONTENT FOR EACH SAMPLE, AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO SAMPLES SHALL BE TAKEN AT EACH LOCATION INDICATED ON THE PLANTING PLAN; ONE AT GROUND LEVEL TO 10" DEEP, THE OTHER AT 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED BY LOCATION AND DEPTH TO BE SENT TO THE LAB.



OWNER/ APPLICANT:
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1900 HUNTINGTON DRIVE
DUARTE, CA 91010
CONTACT: RICK HATZENBUHLER
(408) 891-6462

ARCHITECT:
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CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN & PLANNING COMPANY
3195-C AIRPORT LOOP DRIVE
STUDIO ONE
COSTA MESA, CA 92626
CONTACT: JANET MOUNTCASTLE
(949) 399-0870

SHEET INDEX:

L-1	TITLE SHEET
L-2	CONSTRUCTION PLAN
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L-9	SHRUB & GROUNDCOVER PLANTING PLAN
L-10	PLANTING DETAILS AND NOTES
L-11	SPECIFICATIONS

COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE LANDSCAPE WATER CONSERVATION REGULATIONS OF THE CITY OF DUARTE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

05-XX-22

JAMES E BALDOVIN — DATE

VICINITY MAP — N.T.S.

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REGISTERED LANDSCAPE ARCHITECT
JAMES E. BALDOVIN 4176
Signature
July 31, 2023
Exp. Date
2022-10-26
Date
STATE OF CALIFORNIA

PROJECT:	21102
DRAWN BY:	JM/ME/KD
CHECKED BY:	JM/MK
CAD FILE NAME:	21102 - TS.dwg
DATE OF ISSUE:	2022-10-26

50% DD	2022-01-07
100% DD	2022-02-11
50% CD	2022-03-25
90% CD/1st Sub	2022-06-02
1 PC2 Submittal	2022-09-14
2 PC3 Submittal	2022-10-26

DRAWING DESCRIPTION

TITLE SHEET

DRAWING NUMBER

L-1

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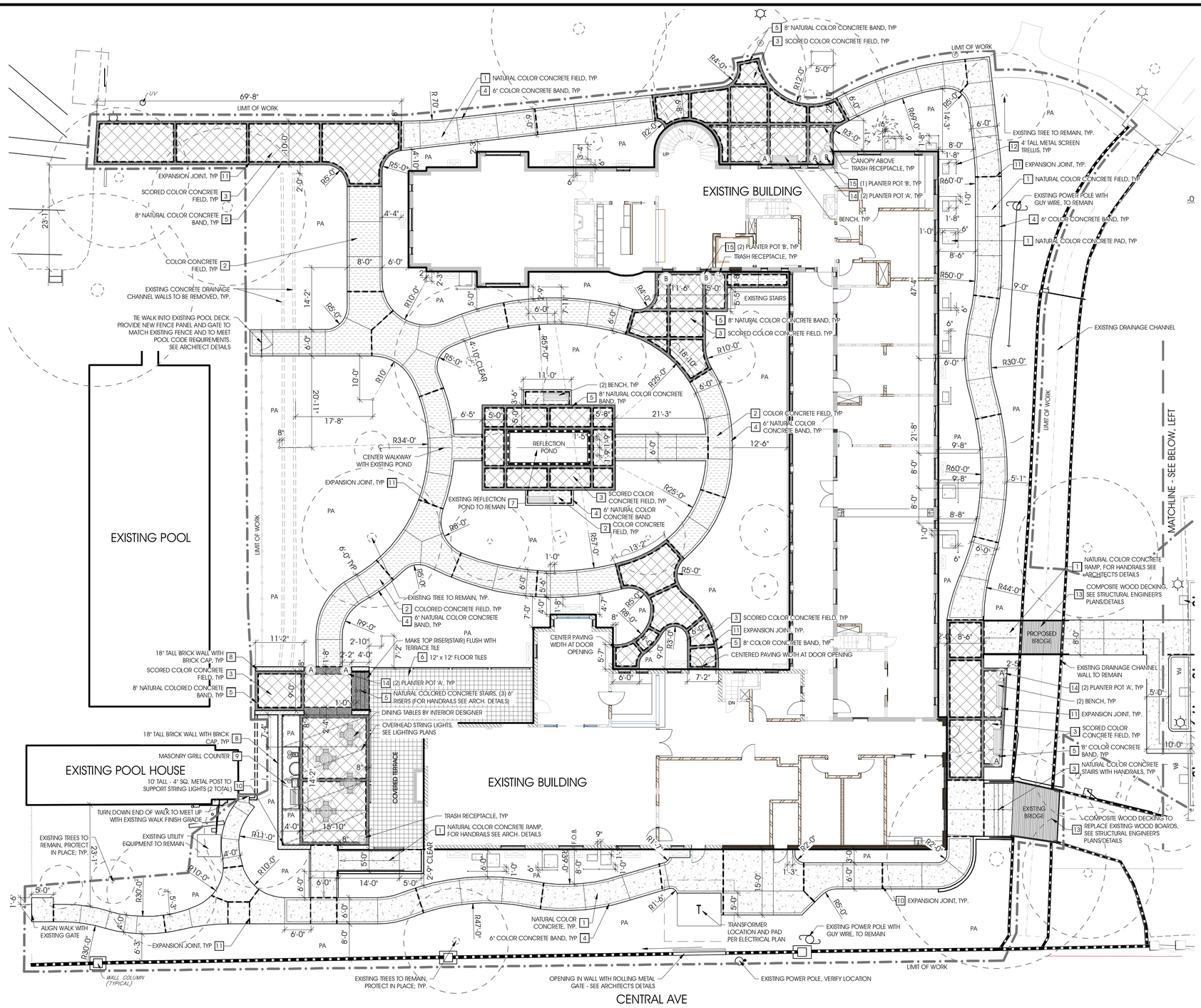

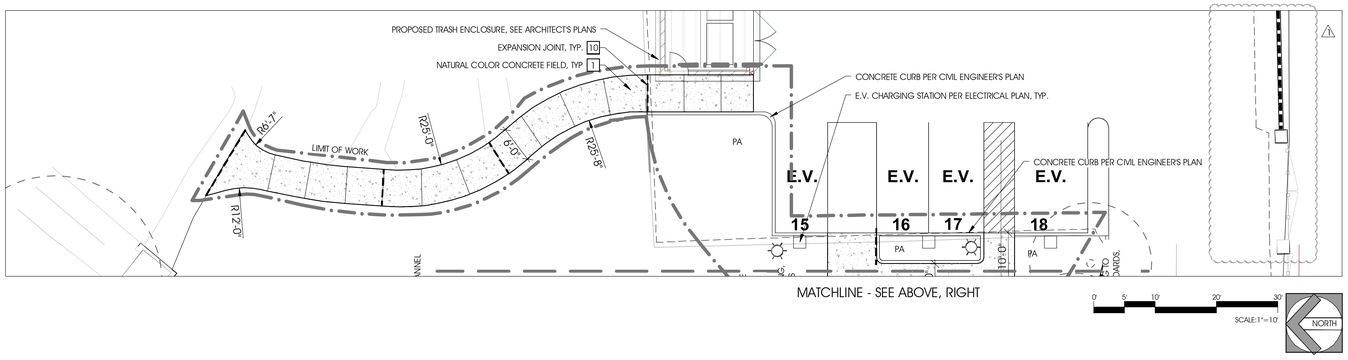

CONSTRUCTION KEY

		DETAIL	SHEET #
1	NATURAL COLOR CONCRETE. TROWELED CONTROL JOINT AND EXPANSION JOINT PATTERN AS SHOWN. - FINISH: #3 "TOPCAST" RETARDANT - SEALER: SIKA "CURESEAL-W" OR EQUAL	1	L-3
2	INTEGRAL COLORED CONCRETE FIELD. COLORED CONCRETE SHALL BE PRE-MIXED WITH GRANULAR COLOR PRIOR TO DELIVERY. TROWELED CONTROL JOINT AND EXPANSION JOINT PATTERN AS SHOWN ON PLAN. - COLOR: SCOFIELD CHROMIX #5059 "SORRENTO RED" - FINISH: #3 "TOPCAST" RETARDANT - SEALER: SIKA "CURESEAL-W" OR EQUAL INSTALL PER ALL APPROPRIATE SIKA TECH BULLETINS AND SPECIFICATIONS.	1	L-3
3	4'X4' GRID SCORED COLORED CONCRETE FIELD. COLORED CONCRETE SHALL BE PRE-MIXED WITH GRANULAR COLOR PRIOR TO DELIVERY. TROWELED CONTROL JOINT AND EXPANSION JOINT PATTERN AS SHOWN ON PLAN. - COLOR: SCOFIELD SG #641 "NEW MEXICO TAN" - FINISH: #3 "TOPCAST" RETARDANT - SEALER: SIKA "CURESEAL-W" OR EQUAL INSTALL PER ALL APPROPRIATE SIKA TECH BULLETINS AND SPECIFICATIONS.	1	L-3
4	6" INTEGRAL OR NATURAL COLORED CONCRETE BAND. SEE PLAN FOR LOCATIONS. COLORED CONCRETE SHALL BE PRE-MIXED WITH GRANULAR COLOR PRIOR TO DELIVERY. SAWCUT AND EXPANSION JOINT PATTERN AS SHOWN ON PLAN. - COLOR: SCOFIELD SG #641 "NEW MEXICO TAN" - FINISH: #3 "TOPCAST" RETARDANT - SEALER: SIKA "CURESEAL-W" OR EQUAL INSTALL PER ALL APPROPRIATE SIKA TECH BULLETINS AND SPECIFICATIONS.	3	L-3
5	8" NATURAL COLORED CONCRETE BAND & STAIRS, LOCATE PER PLAN. - FINISH: #3 "TOPCAST" RETARDANT - SEALER: SIKA "CURESEAL-W" OR EQUAL INSTALL PER ALL APPROPRIATE SIKA TECH BULLETINS AND SPECIFICATIONS.	3 2	L-3 L-4
6	12" x 12" FLOOR TILE - COLOR: "MISSION RED" - AVAILABLE THROUGH: TERRATILE (925) 286-5252 INSTALL ALL FLOOR TILES PER ALL APPROPRIATE TERRATILE BULLETINS AND SPECIFICATIONS. CONTRACTOR TO SUBMIT A PHYSICAL SAMPLE AS WELL AS A WRITTEN SPECIFICATION FOR APPROVAL PRIOR TO CONSTRUCTION.	3	L-3
7	EXISTING PLANTER WALLS TO BE CONVERTED BACK TO A REFLECTION POND. SEE REFLECTION POND CONSTRUCTION NOTES BELOW.		
8	18" BRICK WALL WITH BRICK CAP TO REPLACE EXISTING WALL.	7	L-3
9	OUTDOOR KITCHEN: MASONRY GRILL COUNTER WITH CONCRETE COUNTER TOP - SEE KITCHEN DESIGNER'S PLANS FOR EQUIPMENT DETAILS	1	L-4
10	10' TALL X 4" SQ METAL POLE, PAINTED TO MATCH RAILINGS TO SUPPORT METAL CABLE FOR OVERHEAD STRING LIGHTS	4	L-3
11	EXPANSION JOINTS	2	L-3
	CONTROL JOINTS SPACE JOINTS SO THAT THERE IS EQUAL DISTANCE BETWEEN JOINTS, UNLESS OTHERWISE DIMENSIONED.		
	ALIGN JOINTS TO EDGE OF ARCHITECTURE FEATURE/PILASTER.		
12	4' TALL METAL SCREEN TRELLIS	8	L-3
13	COMPOSITE WOOD DECKING ON EXISTING AND PROPOSED BRIDGE MODEL: TREK ENHANCE COLOR: COASTAL BUFF AVAILABLE THROUGH: LOWES HOME IMPROVEMENT		

NOTES:
1. CONTRACTOR TO PROVIDE A 36"X36" MOCK UP OF EACH HARDSCAPE TREATMENT ON-SITE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 48 HOUR MIN. NOTICE. SAMPLES SHALL REMAIN ON SITE FOR DURATION OF CONSTRUCTION FOR COMPARATIVE PURPOSES.

2. PARKING LOT INFORMATION PER CIVIL ENGINEER'S PLANS. SIDEWALK LAYOUT, CURBS, RAMPS, CONTROL JOINTS, WALLS, COLOR, AND FINISH PER THESE PLANS.

3. ALL SIKA PRODUCTS AVAILABLE FROM SIKA CORPORATION (800) 800-9900

REFLECTION POND CONSTRUCTION NOTES:
1. REMOVE EXISTING PLANTER SOIL AND PROTECT IN PLACE THE EXISTING REFLECTING POND SHELL, WALLS, COPING AND PLUMBING.
2. CHECK FOR LEAKS IN EXISTING POND SHELL AND NOTIFY LANDSCAPE ARCHITECT IF REPAIRS ARE REQUIRED.
3. REPLACE OR REPAIR EXISTING BRICK COPING AS NEEDED.
4. VERIFY EXISTING PLUMBING AND MECHANICAL SYSTEM IS IN WORKING ORDER. IF A NEW SYSTEM IS REQUIRED PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT AND PLUMBING ENGINEER.

SITE FURNISHINGS LEGEND

(A) 14 PLANTER POT 'A' - 6 TOTAL
MODEL: C-19-LYN-R3022, ROUND CAST STONE
COLOR: TIZA FINISH: GFRC
IRRIGATION: TORNESOL CWC-2500 CONTAINER IRRIGATION SYSTEM
AVAILABLE THROUGH: PLANTERSUNLIMITED.COM
CONTACT: (888) 320-0626

(B) 15 PLANTER POT 'B' - 3 TOTAL
MODEL: C19-LYN-R3525, ROUND CAST STONE
COLOR: TIZA FINISH: GFRC
IRRIGATION: TORNESOL CWC-2800 CONTAINER IRRIGATION SYSTEM
AVAILABLE THROUGH: PLANTERSUNLIMITED.COM
CONTACT: (888) 320-0626

* THE FOLLOWING SITE FURNISHINGS WILL BE SELECTED BY THE INTERIOR DESIGNER.

BENCH: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.

TRASH RECEPTACLE: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.

DINING TABLE AND CHAIRS

LEGEND

F.O.B.	FACE OF BUILDING
F.O.W.	FACE OF WALL
F.O.C.	FACE OF CURB
REF.	REFERENCE LINE
TYP.	TYPICAL
R.	RADIUS
PA	PLANTING AREA
EQ. EQ.	EQUAL DIMENSION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
↶	ALIGN

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SCALE: 1" = 10'

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MORRISON HOUSE NEW ADMINISTRATION OFFICES
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1420 SANTO DOMINGO AVE, DUARTE, CA 91010

REGISTERED LANDSCAPE ARCHITECT
JAMES E. BALDOVIN 4716
Signature
July 31, 2023
Exp. Date
2022-10-26
Date
STATE OF CALIFORNIA

PROJECT:	21102
DRAWN BY:	JM/MEK/D
CHECKED BY:	JM/MK
CAD FILE NAME:	21102 - C.DWG
DATE OF ISSUE:	2022-10-26

	50% DD	2022-01-07
	100% DD	2022-02-11
	50% CD	2022-03-25
	90% CD/1st Sub	2022-06-02
1	PC2 Submittal	2022-09-14
3	PC3 Submittal	2022-10-26

DRAWING DESCRIPTION

CONSTRUCTION PLAN

DRAWING NUMBER

L-2

NOT FOR CONSTRUCTION

Conceptual Design & Planning Company, Oct 26, 2022 - 8:10am P:\21102\102 Morrison House Renovation\ACDWG\21102 - C.DWG jmartinelli
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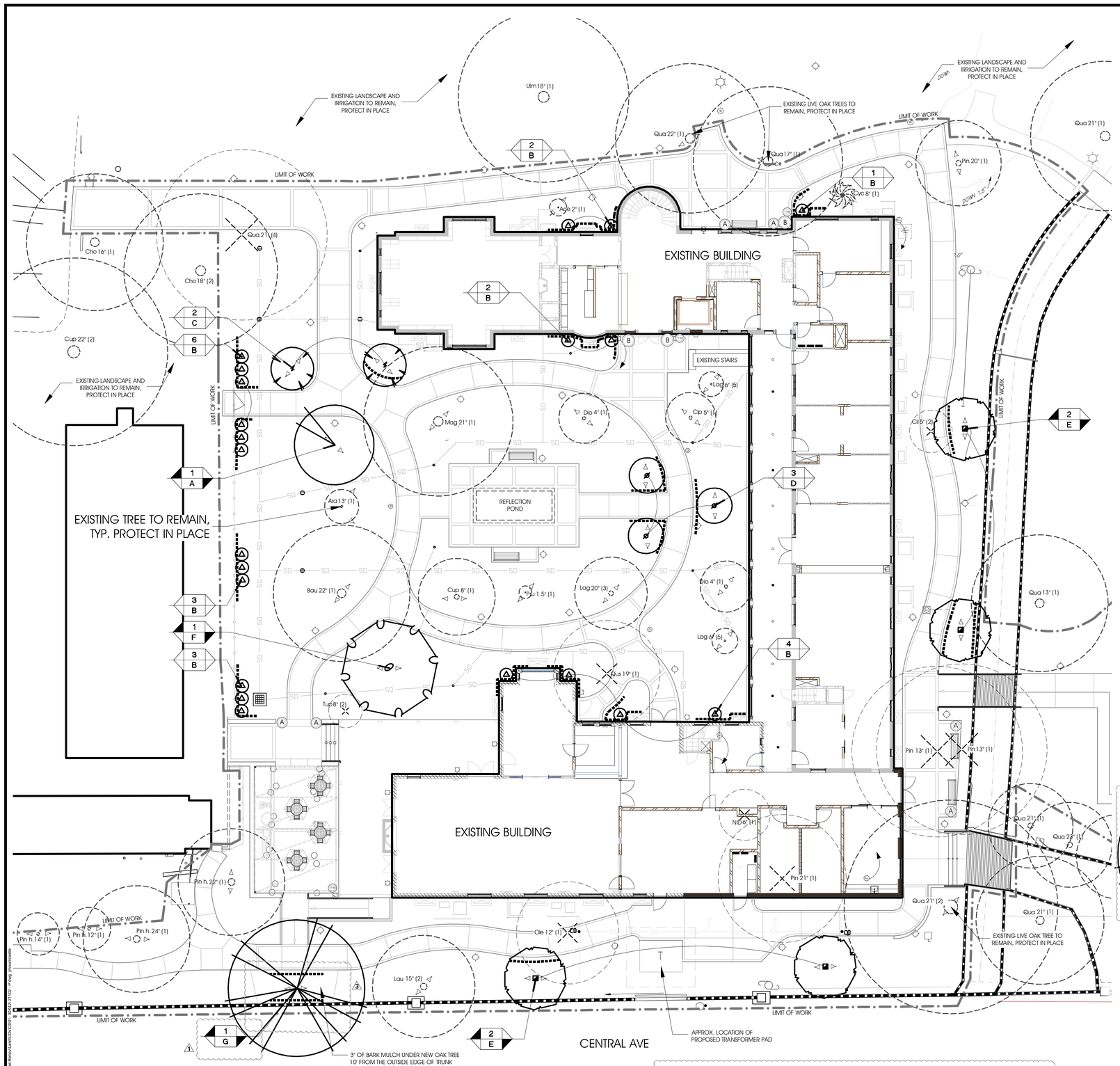

PLANTING LEGEND

(SUNSET ZONE 21)

EXISTING TREES TO BE REMOVED

Symbol: Key X" (X) — INDICATES TRUNK DIAMETER; INDICATES NUMBER OF TRUNKS

Key	Botanical Name
Cii	Citrus x limon
Ole	Olea europaea
Pin	Pinus canariensis
Qus	Quercus species
Tup	Tupidanthus calyptratus
NID	Not identified

EXISTING TREES TO REMAIN, PROTECT IN PLACE

Symbol: Key X" (X) — INDICATES TRUNK DIAMETER; INDICATES NUMBER OF TRUNKS

Key	Botanical Name
Ace	Acer palmatum
Ara	Araucaria heterophylla
Bau	Bauhinia blakeana
Cho	Chorisia speciosa
Cip	Citrus x paradisi
Cup	Cupaniopsis anacardiodes
Dio	Diospyros kaki
Ulm	Ulmus species
Lag	Lagerstroemia indica
Lau	Laurus nobilis
Mag	Magnolia grandiflora
Pin c.	Pinus canariensis
Pin h.	Pinus halepensis
Pru	Prunus caroliniana
Qua	Quercus agrifolia
Qus	Quercus parvula shrevei
NID	Not identified

EXISTING PALMS TO REMAIN, PROTECT IN PLACE

Symbol: Key X" (X) — INDICATES TRUNK DIAMETER; INDICATES NUMBER OF TRUNKS

Key	Botanical Name
Cyc	Cycas revoluta

PROPOSED TREES

Symbol	Key	Botanical Name	Common Name	Size	Form	Quantity	WUCOLS Region 4
	A	Bauhinia purpurea	Purple Orchid Tree	36" BOX	Standard	1	Mod
	B	Juniperus 'Skyrocket'	Skyrocket Juniper	24" BOX	Standard	21	Mod
	C	Lagerstroemia x. hybrid 'Natchez'	Natchez Crape Myrtle	24" BOX	Single Stem	2	Mod
	D	Magnolia x soulangeana 'Black Tulip'	Black Tulip Magnolia	24" BOX	Multi-Stem	3	Mod
	E	Olea e. 'Wilsonii'	Wilson Fruitless Olive	36" BOX	Standard	4	Low
	F	Robinia x. 'Purple Robe'	Purple Robe Locust	36" BOX	Standard	1	Low
	G	Quercus agrifolia	Coastal Live Oak	36" BOX	Standard	1	Low *

* PER DMC CHAPTER 13.12, THIS TREE SHALL REPLACE THE REMOVAL OF THE 18 INCH QUERCUS SPECIES

ROOT BARRIER TO BE INSTALLED PER DETAILS

SOIL SAMPLE LOCATION REFER TO PLANTING NOTES #11

SIZING LEGEND

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

INDICATES QUANTITY — INDICATES SPECIES — 24" BOX — 36" BOX

STANDARD FORM TREES SHALL MEET MINIMUM D.B.H. (DIAMETER AT BREAST HEIGHT) SIZE AS FOLLOWS:
24" BOX : 1-1/2" TO 2"
36" BOX : 2 " TO 2-1/2"

PLANT MATERIAL APPROVAL /LANDSCAPE SUPPLY SUBMITTAL

AFTER OBTAINING APPROVAL OF THE AGRICULTURAL SUITABILITY REPORT, AND A MINIMUM OF TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE PLANT MATERIAL PHOTOS FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL.

ONE PHOTOGRAPH OF EACH SPECIES SPECIFIED ON PLAN SHALL BE PROVIDED FOR REVIEW AND APPROVAL. SUBMIT PRINTED PHOTO SUBMITTAL, OR DIGITAL PHOTOS BOUND TO ONE PDF FILE OF REASONABLE FILE SIZE, LESS THAN 5 MB, WILL BE ACCEPTED.

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EACH PHOTO SHALL BE LABELED WITH PLANT NAME, CONTAINER SIZE, SPECIFICATIONS (HEIGHT x CROWN, D.B.H. FOR TREES).

TREE PHOTO SHALL HAVE A MEASURING POLE OR A PERSON IN THE PHOTO FOR RELATIVE SCALE.

PLANTS DELIVERED TO THE PROJECT SITE WILL BE COMPARED TO THE APPROVED SUBMITTALS. IF THE PLANTS DELIVERED ARE FOUND TO BE SUBSTANDARD, THEY MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.

SUBMIT CUT SHEETS OF ALL LANDSCAPE SUPPLIES THAT WILL BE USED FOR LANDSCAPE INSTALLATION PRIOR TO INSTALLATION.

EXISTING TREE PROTECTION NOTES:

TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AS NECESSARY TO PROTECT EXISTING TREES, AND CARE TAKEN TO AVOID DAMAGE TO TREE CANOPIES OR ROOT SYSTEMS DURING CONSTRUCTION, GRADING, AND TRENCHING. USE HAND TOOLS WHEN WORKING AROUND ROOTS AND DO NOT CUT ROOTS LARGER THAN 1-1/2" DIAMETER. ANY NECESSARY PRUNING OF THE CANOPY, AND ANY CUTTING OF LARGER ROOTS, SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. NO WASHING OF CHEMICALS OR EQUIPMENT IS ALLOWED UNDER TREES CANOPIES. PROVIDE MINIMUM MONTHLY DEEPWATERING AS NECESSARY TO KEEP TREES HEALTHY UNTIL THE NEW IRRIGATION SYSTEM IS INSTALLED.

SOILS REPORT

SOIL TESTING SHALL OCCUR AFTER ROUGH GRADING AND SOIL IMPORT (IF REQUIRED) HAS BEEN COMPLETED, BUT PRIOR TO START OF ANY LANDSCAPE RELATED WORK. THE CONTRACTOR SHALL OBTAIN A STANDARD SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY AN APPROVED AGRICULTURAL TESTING LABORATORY. REPORT SHALL CONTAIN STANDARD SOIL TESTING DATA AND SHALL ALSO INCLUDE SOIL INFILTRATION RATE, SOIL TEXTURE AND PERCENTAGE OF ORGANIC MATERIAL CONTENT FOR EACH SAMPLE, AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO SAMPLES SHALL BE TAKEN AT EACH LOCATION INDICATED ON THE PLANTING PLAN, ONE AT GROUND LEVEL TO 10" DEEP, THE OTHER AT 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED BY LOCATION AND DEPTH. INSTALL AMENDMENTS PER SOIL ANALYSIS RECOMMENDATIONS.

PLANTING MULCHING NOTE:

ALL SHRUB/GROUNDCOVER AREAS SHALL BE TOP DRESSED WITH A 3" DEEP LAYER OF SHREDDED, COMPOSTED WOOD FIBER MULCH. REFER TO PLANTING NOTE 18 ON SHEET L-10 FOR MORE INFORMATION AND SPECIFICATIONS

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0 5' 10' 20' 30' SCALE:1"=10'

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REGISTERED LANDSCAPE ARCHITECT — JAMES E. BALDOVIN — Signature — Ay 31, 2023 — Exp. Date 2022-10-26 — Date — STATE OF CALIFORNIA

PROJECT:	21102
DRAWN BY:	JM/MEK/D
CHECKED BY:	JM/MK
CAD FILE NAME:	21102 - P.dwg
DATE OF ISSUE:	2022-10-26

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	100% DD	2022-02-11
	50% CD	2022-03-25
	90% CD/1st Sub	2022-06-02
1	PC2 Submittal	2022-09-14
2	PC3 Submittal	2022-10-26

DRAWING DESCRIPTION

TREE PLANTING PLAN

DRAWING NUMBER

L- 8

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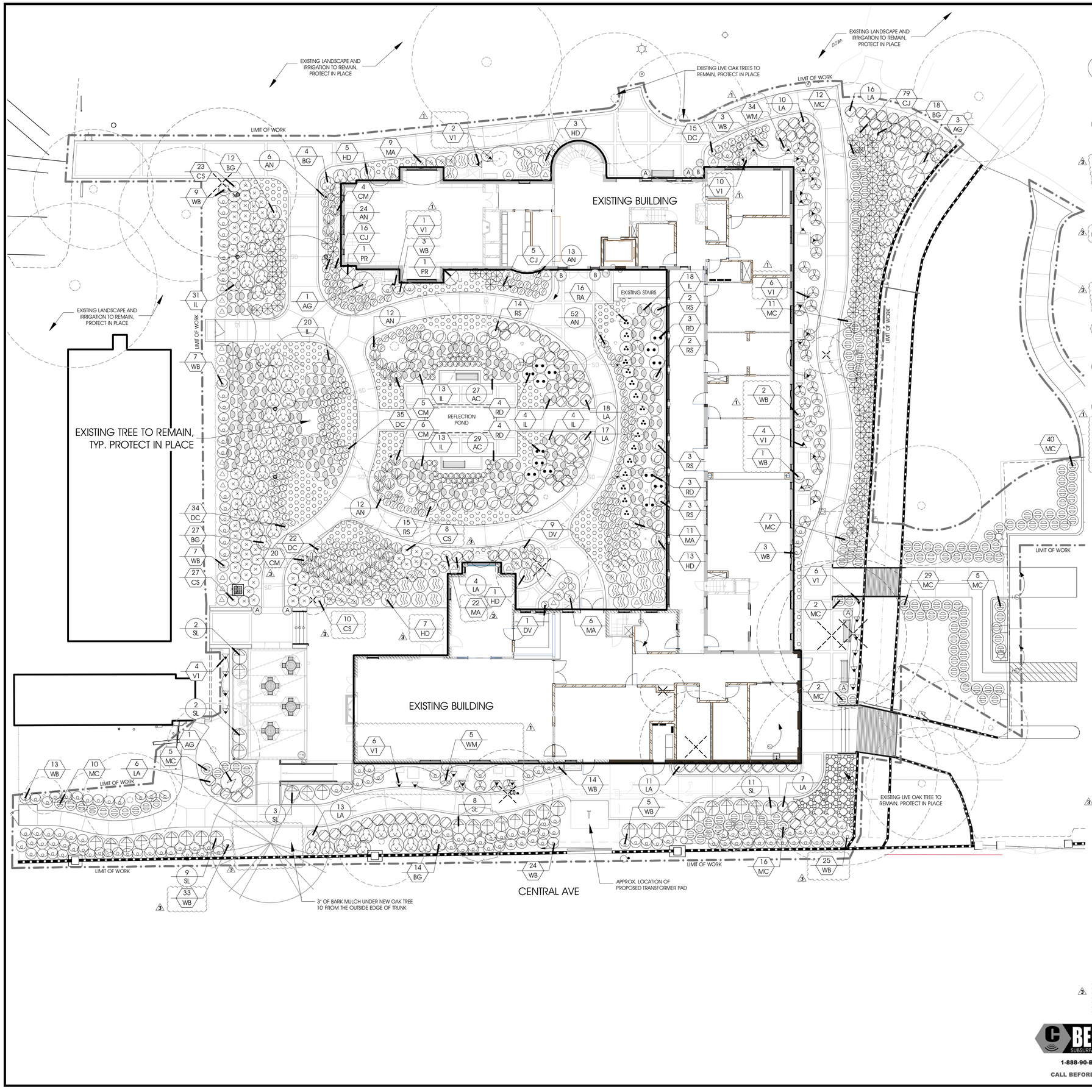

PLANTING LEGEND

(Sunset Zone 21)

Sym.	Key	Botanical Name	Common Name	Size	WUCOLS (Region 4)	Quantity
	AG	Agave attenuata	Fox Tail Agave	5 gallon	Low	5
	AC	Alcea rosea 'Chater's Double White'	Chater's Double White Hollyhock	1 gallon	Mod	56
	AN	Antirrhinum hispanicum	Pink Spanish Snapdragon	1 gallon	Low	119
	BG	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	5 gallon	Low	75
	CJ	Callistemon 'Little John'	Dwarf Bottlebrush	5 gallon	Low	100
3	CS	Cistus 'Sunset'	Sunset Rockrose	5 gallon	Low	68
	CM	Coprosma 'Marble Queen'	Variegated Mirror Plant	5 gallon	Mod	41
	DC	Dianella r. 'Clarity Blue'	Clarity Blue Flax Lily	5 gallon	Low	106
	DV	Dianella t. 'Variegata'	Variegated Flax Lily	5 gallon	Mod	10
2	HD	Hydrangea paniculata 'Jane'	Little Lime Hardy Hydrangea	5 gallon	Mod	23
	IL	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	5 gallon	Low	103
	LA	Lavandula 'Meerlo'	Meerlo Lavender	1 gallon	Low	103
3	MA	Mahonia 'Soft Caress'	Soft Caress Mahonia	5 gallon	Mod	48
	MC	Muhlenbergia capillaris	Pink Muhly Grass	5 gallon	Low	139
	PR	Prunus c. 'Bright 'N Tight'	Compact Cherry Laurel	5 gallon	Mod	2
	RA	Rosa 'Amber Rose'	Flower Carpet Amber Rose	5 gallon	Mod	16
	RD	Rosa 'Double Delight'	Double Delight Hybrid Tea Rose	5 gallon	Mod	14
	RS	Rosa 'Radtko'	Double Knockout Rose	5 gallon	Mod	39
	SL	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 gallon	Low	35
	WB	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gallon	Low	149
	WM	Westringia f. 'Mundi'	Mundi Coast Rosemary	5 gallon	Low	39
	V1	Gelsemium sempervirens	Carolina Jessamine	5 gallon	Mod	39

GROUNDCOVER

Pelargonium sidoides	Geranium 'Sidoides'	12" o.c. from flats	Low	1613

MATERIALS

Rock Cobble: Smooth River Rock from Local Source, 3"-6" dia. mix range

SIZING LEGEND

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

INDICATES QUANTITY

1 GALLON — 5 GALLON

INDICATES SPECIES

PLANTER POT PALETTE

POT SYMBOL	PLANTING		BOTANICAL NAME	COMMON NAME	SIZE
A 6 total	1	1	Asparagus densiflorus 'Myers'	Myers Asparagus	15 gal.
		2	Pelargonium peltatum	Trailing Geranium	1 gal.
B 3 total	1	1	Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	15 gal.
		2	Pelargonium peltatum	Trailing Geranium	1 gal.

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PLANTING MULCHING NOTE:

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REGISTERED LANDSCAPE ARCHITECT
JAMES E. BALDOVIN 4176
Signature
July 31, 2023
Exp. Date
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DRAWING DESCRIPTION

SHRUB PLANTING PLAN

DRAWING NUMBER

L- 9

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R-1
WESTLAKE ROYAL ROOFING
2-PIECE MISSION STYLE BARREL CLAY TILE
COLOR: NEWPORT BLEND (1UADU7040)

T-5
EXHAUST FANS PER MECHANICAL;
PAINTED ALUMINUM
COLOR: DUNN-EDWARDS IRON ORE
(DE 5153)

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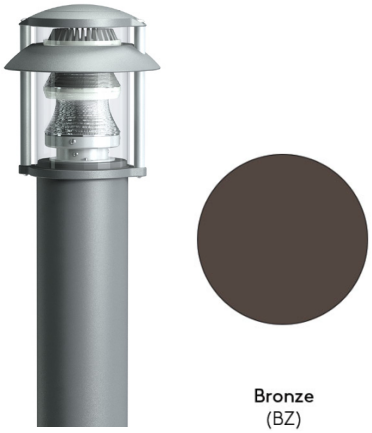
PROJECT NO: 21002.00

EXHIBIT A

ROOF TILES
10/25/2022



S-1
SELUX SATURN 10" LED BOLLARD
COLOR: BRONZE

S-2
PARTYLIGHTS LED STRING LIGHTS
COLOR: BLACK

S-3
LIGHTWAY OUTDOOR CAST SCONCE
COLOR:TEXT BRONZE

S-4
SELUX POST TOP POLE LIGHT
COLOR: BRONZE

S-5
KICHLER ADJUSTABLE FLOOD LIGHT
COLOR: CENTENNIAL BRASS

Douglas Pancake
ARCHITECTS
19000 MacArthur Boulevard
Suite 500
Irvine, CA 92612-1460
T: (949)720-3850 F: (949)720-3843
www.pancakearchitects.com

MORRISON HOUSE NEW ADMINISTRATION OFFICES
DOUGLAS PANCAKE ARCHITECTS
19000 MACARTHUR BOULEVARD, SUITE 500, IRVINE #Contact Country 92612
PROJECT NO: 21002.00

EXHIBIT B
EXTERIOR LIGHTING
10/25/2022

EXHIBIT E

Westminster Gardens/Morrison House Renovation Project

Initial Study and Mitigated Negative Declaration

Lead Agency:

City of Duarte
Community Development Department
1600 Huntington Drive
Duarte, California 91010

Prepared for:

HumanGood
1900 Huntington Drive
Duarte, California 91010

Prepared by:

MIG, Inc.
1650 Spruce Street, Suite 106
Riverside, California 92507

Public Review Draft
February 9, 2023

- This document is designed for double-sided printing -

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Appendix A Historic Resources Technical Report

1 Introduction

The City of Duarte (Lead Agency) received an application for the renovation of the Historic Morrison House building, now part of the 32-acre Westminster Gardens senior living community. The approval of the application constitutes a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code §§ 21000, *et seq.*), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et. seq.*).

This Initial Study was prepared to assess the short-term, long-term, and cumulative environmental impacts resulting from the proposed project. This report was prepared to comply with CEQA Guidelines § 15063, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.10);
- Identification of environmental effects by the use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.11); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 – Purpose of CEQA

CEQA § 21000 of the California Public Resources Code provides as follows:

The Legislature finds and declares as follows:

a) The maintenance of a quality environment for the people of this state now and in the future, is a matter of statewide concern.
b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the state to:

h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
j) Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs, and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in CEQA § 21002, quoted below:

> The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts in the Initial Study. Materials related to the preparation of this Initial Study are available for public review in person or on the City's website. To request an appointment to review these materials, please contact:

Nick Baldwin, Associate Planner
City of Duarte Community Development Department
1600 Huntington Drive
Duarte, California 91010
(626) 357-7931 ext. 238

All written comments received during the 30-day public review period for the Initial Study/Mitigated Negative Declaration will be considered by the City of Duarte prior to adoption.

2 Project Description

2.1 – Project Title

Westminster Gardens/Morrison House Renovation Project

2.2 – Lead Agency Name and Address

City of Duarte
Community Development Department
1600 Huntington Drive
Duarte, CA 91010

2.3 – Contact Person and Phone Number

Nick Baldwin, Associate Planner
(626) 357-7931 ext. 238

2.4 – Project Location

The project site is located at 1420 Santo Domingo Avenue in the Westminster Gardens senior living community in the City of Duarte, California (See Exhibit 1, Regional Context Map). The community is bounded by Santo Domingo Avenue to the west, Central Avenue to the south, Huntington Drive (or Historic Route 66) to the North, and both Bradbourne Avenue and Amberwood Drive to the east (See Exhibit 2, Project Vicinity Map).

- Latitude 34° 08’ 14.97” North, Longitude 117° 57’ 40.71 West
- (APN #8529-014-025)

2.5 – Project Sponsor’s Name and Address

HumanGood
1900 Huntington Drive
Duarte, California 91010
Rick Hatzenbuehler
(408) 891-6462

2.6 – General Plan Land Use Designation

Specific Plan (SP)

2.7 – Zoning District

Specific Plan (SP)

2.8 – Environmental Setting

The project site is located in the Westminster Gardens Senior Living Community on a single parcel of land in south-central Duarte, Los Angeles County. The project site is zoned Specific Plan (SP) as designated by the City of Duarte and is located in the southwestern portion of Westminster Gardens, and is accessible through the entrance off Santo Domingo Avenue (APN #8529-014-025). The parcel occupies most of the block bounded by Central Avenue to the south, Santo Domingo Avenue to the west, Huntington Drive to the north, and Bradbourne Avenue to the east. Morrison house is in the southwestern corner of Westminster Gardens. Surrounding structures mostly consist of low-rise single and multi-family housing, with structures dating from the 1950s to 90s. The area surrounding Westminster Gardens include single and multi-family residences to the west, north and east, and warehouses to the south. The warehouses are not visible from the project site however as the Interstate 210 freeway bounds Westminster Gardens to the south as well. There is an interior courtyard that the Morrison House is built around with a lawn and brick walkway in an H-shape that frames a 12-ft deep, tile-lined reflecting pool, now filled and used as a planter. North of the house is a woodland garden, and the homes throughout the remainder of Westminster Gardens have lawns and trees framing the properties.

Landscaping

The landscaping of Morrison House was developed around the building's construction in the late 1930s, and includes a central courtyard with a brick walkway and reflecting pool (currently used as a planter). The courtyard is mostly characterized by a large, manicured lawn. North of the house is a woodland garden with flowers, grasses, mature trees and shrubs with a small water way collecting into several pools. Landscaping improvements to the site include a redesign of the courtyard, the addition of a reflection pool, and accessibility improvements to pathways.

Fencing

Fencing around Westminster Gardens varies between metal chain link fencing with shrubbery growing over it along Santo Domingo Avenue and large concrete walls along Central Avenue, and a combination of concrete and metal fencing along Huntington Drive. There is no fencing around the Morrison House structure itself.

Circulation – Access and On-Site

Primary access to Westminster Gardens, and to Morrison House, is through the driveway on Santo Domingo Avenue just north of the corner of Central Avenue and Santo Domingo Avenue. There is a pedestrian gate with a key lock off the sidewalk on Santo Domingo Avenue. There is a small chain link fence with a driveway just south of the intersection of Santo Domingo Avenue and Huntington Drive. There is a driveway at the northeast corner of the property off Huntington Drive, with signage indicating the entrance to the property is on Santo Domingo Avenue. Finally, there is another pedestrian gate entrance towards the center of Bradbourne Avenue.

Drainage

The City of Duarte contracts the Los Angeles County Sewer Maintenance Division for the upkeep of its sewer system. The proposed project involves the installation of a reflecting pool, as well as the construction of a public restroom. All drainage connections that need to be made will need to comply

with the City of Duarte Sewer System Management Plan and the Los Angeles County Sewer Management Plan.

Building Operations

The house is now used for various purposes for the Westminster Gardens community. First floor uses include a lobby, mail room, library, offices, restrooms, and a social hall. The 2nd floor has a meeting room with several offices and vacant rooms.

2.9 – Surrounding Land Uses

The project site is bounded to north by medium and high-density residential housing, to the east by low to medium residential housing, to the west by medium density residential housing and housing zoned for specific plan land uses, and to the south by the 210 Freeway, which separates Westminster Gardens from Industrial zoning used for warehouse buildings. Surrounding uses are summarized in Table 1 (Surrounding Land Uses).

Table 1
Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	SP – Specific Plan	Specific Plan (SP)	Administrative Building for Westminster Gardens
North	MDR – Medium Density Residential HDR – High Density Residential	Medium Density Residential (MDR) High Density Residential (HDR)	Multi-Family Residential
South	I – Industrial	Industrial (I)	Warehouse
East	MDR – Medium Density Residential LDR – Low Density Residential	Medium Density Residential (MDR) Low Density Residential (LDR)	Single and Multi-Family Residential
West	MDR – Medium Density Residential SP – Specific Plan	Medium Density Residential (MDR) Specific Plan (SP)	Single Family Residential

2.10 – Project Description

The project involves the renovation of the Morrison House, a historic house that has been repurposed for living, administrative, and communal spaces for the Westminster Gardens senior living community (See Exhibit 3, Site Plan). The project includes exterior and interior improvements to the house, with those improvements intended to enhance the visual quality, energy efficiency, and accessibility of the building (See Exhibit 4, Project Elevations).

Proposed interior improvements include, but are not limited to:

- Renovation of the interior space for administrative offices
- Enclosure of the existing portico
- Addition of new entry shade structure at arrival
- New entry door at main lobby
- Addition of new elevator with three (3) stops

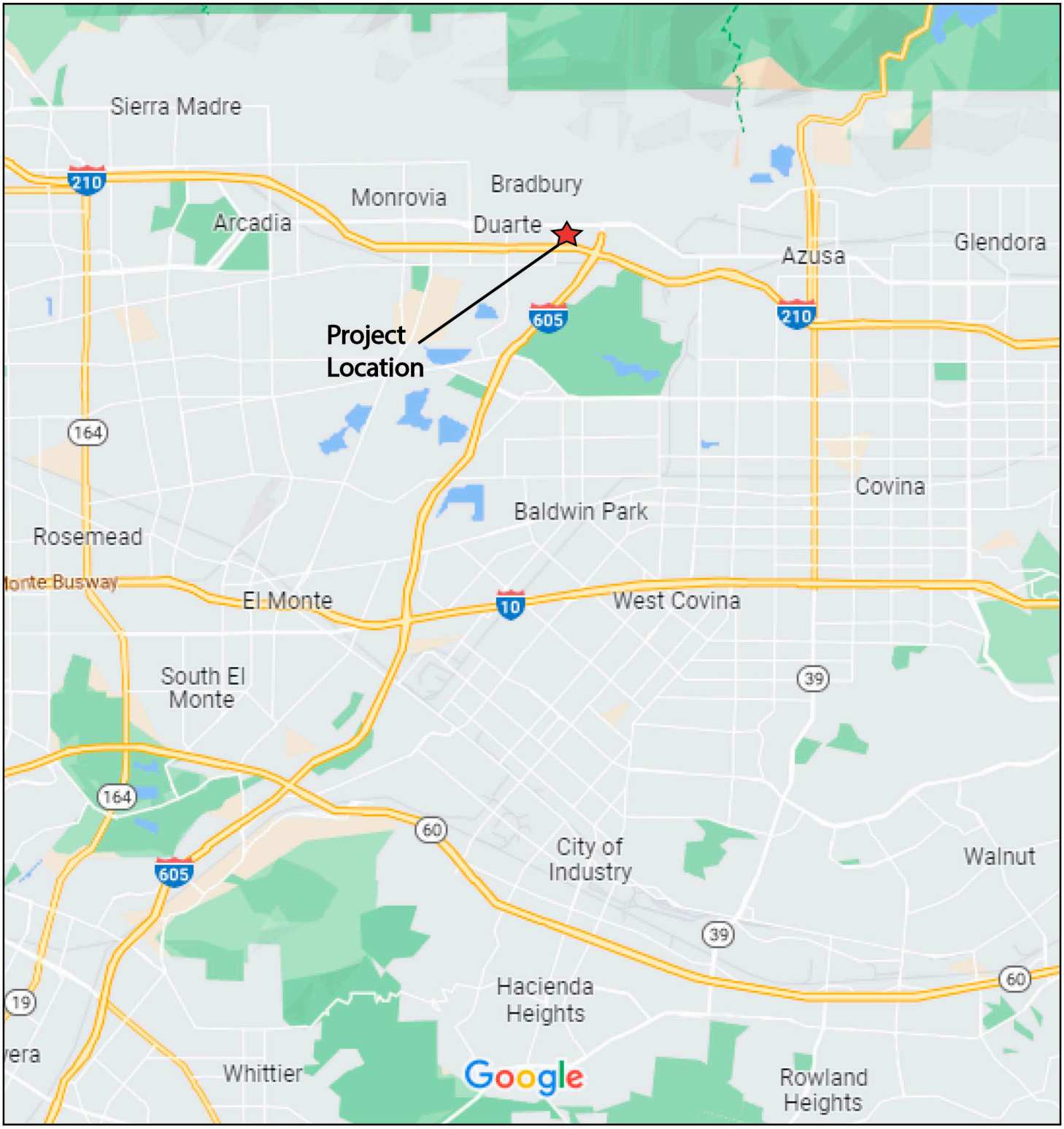
- New public restrooms
- New lounge
- New kitchen
- Interior finish and cosmetic repair work
- Accessible restrooms
- New accessible guest suites

Proposed exterior improvements include, but are not limited to:

- Redesign of the courtyard
- Addition of a reflection pond
- Replacement of existing pathway to make it ADA accessible
- Enhancement of building entry path
- Incorporation of service pathway around building
- Accessible entrance to existing pool
- Renovation of existing BBQ patio outside El Sueño
- Footbridge across existing concrete channel wash
- Rooftop solar panel installation

2.11 – Required Approvals

The City of Duarte is the only land use authority for this project.



Source: Google Maps

Not to Scale

http://www.migcom.com • 951-787-9222

Exhibit 1 Regional Context Map

Westminster Gardens/Morrison House Renovation Project
Duarte, California

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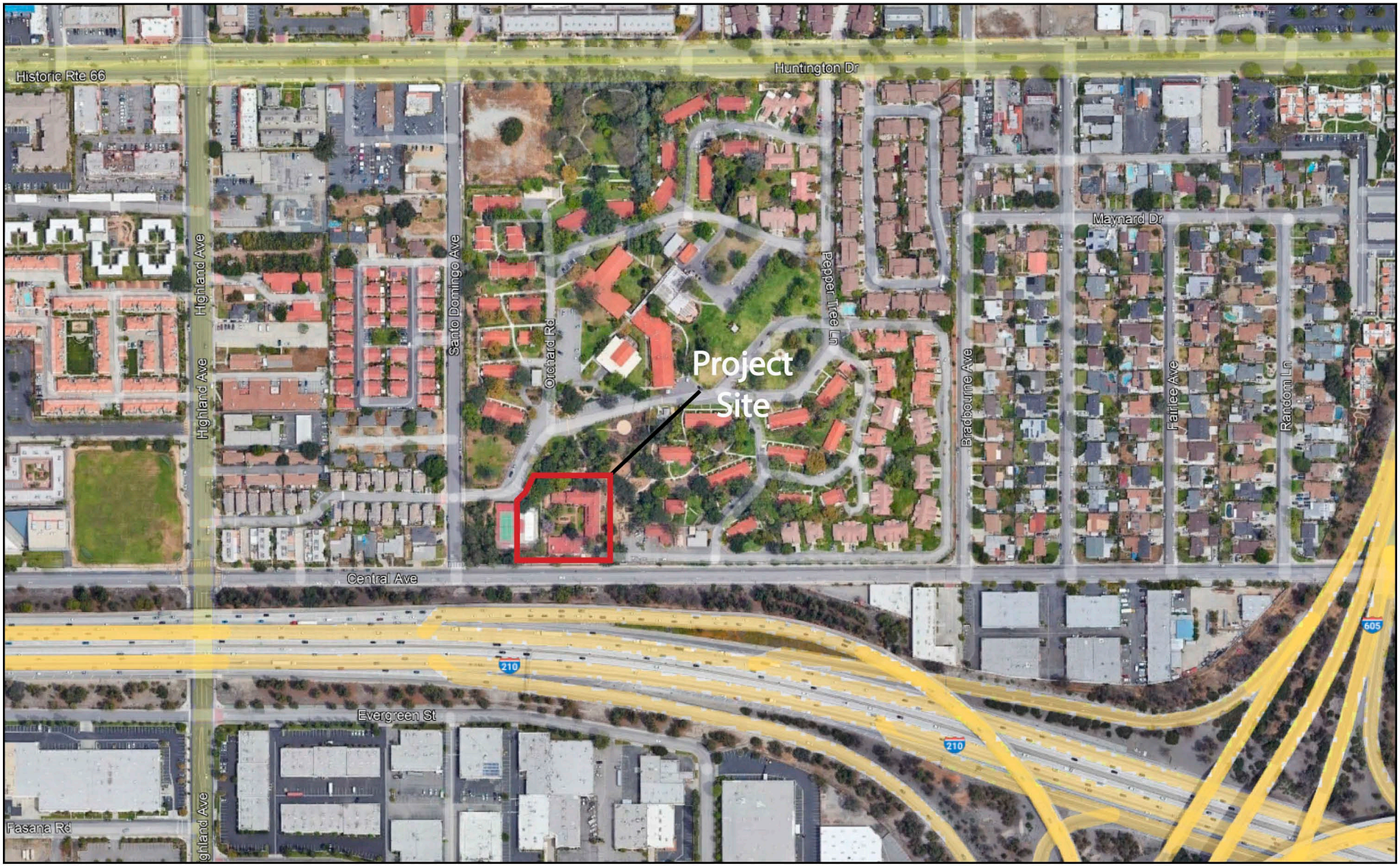

Source: Google Earth

- Project Site

http://www.migcom.com • 951-787-9222

Exhibit 2 Project Vicinity Map

Westminster Gardens/Morrison House Renovation Project
Duarte, California

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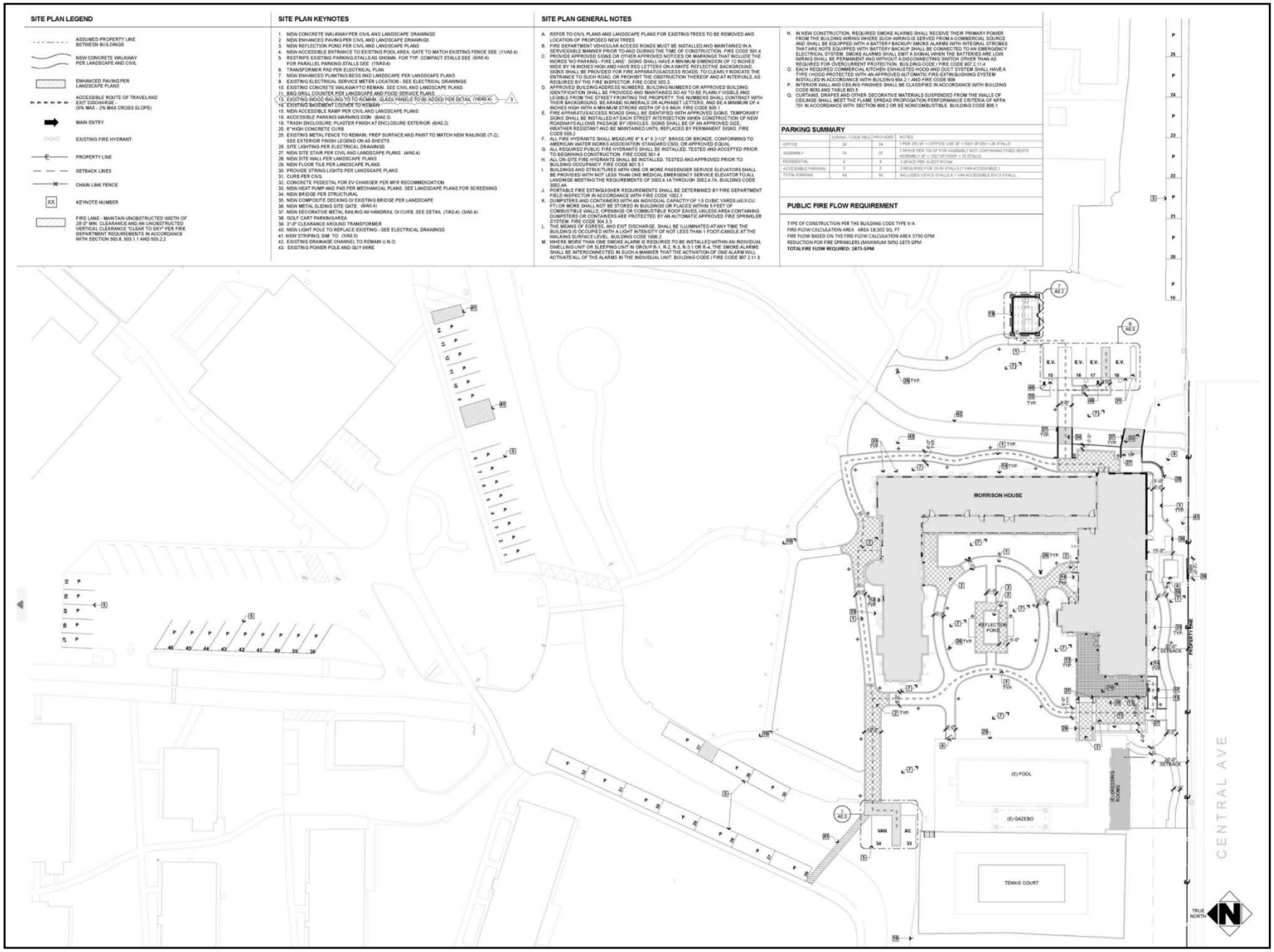

Source: Douglas Pancake Architecture

Exhibit 3 Site Plan

Westminster Gardens/Morrison House Renovation Project

Duarte, California

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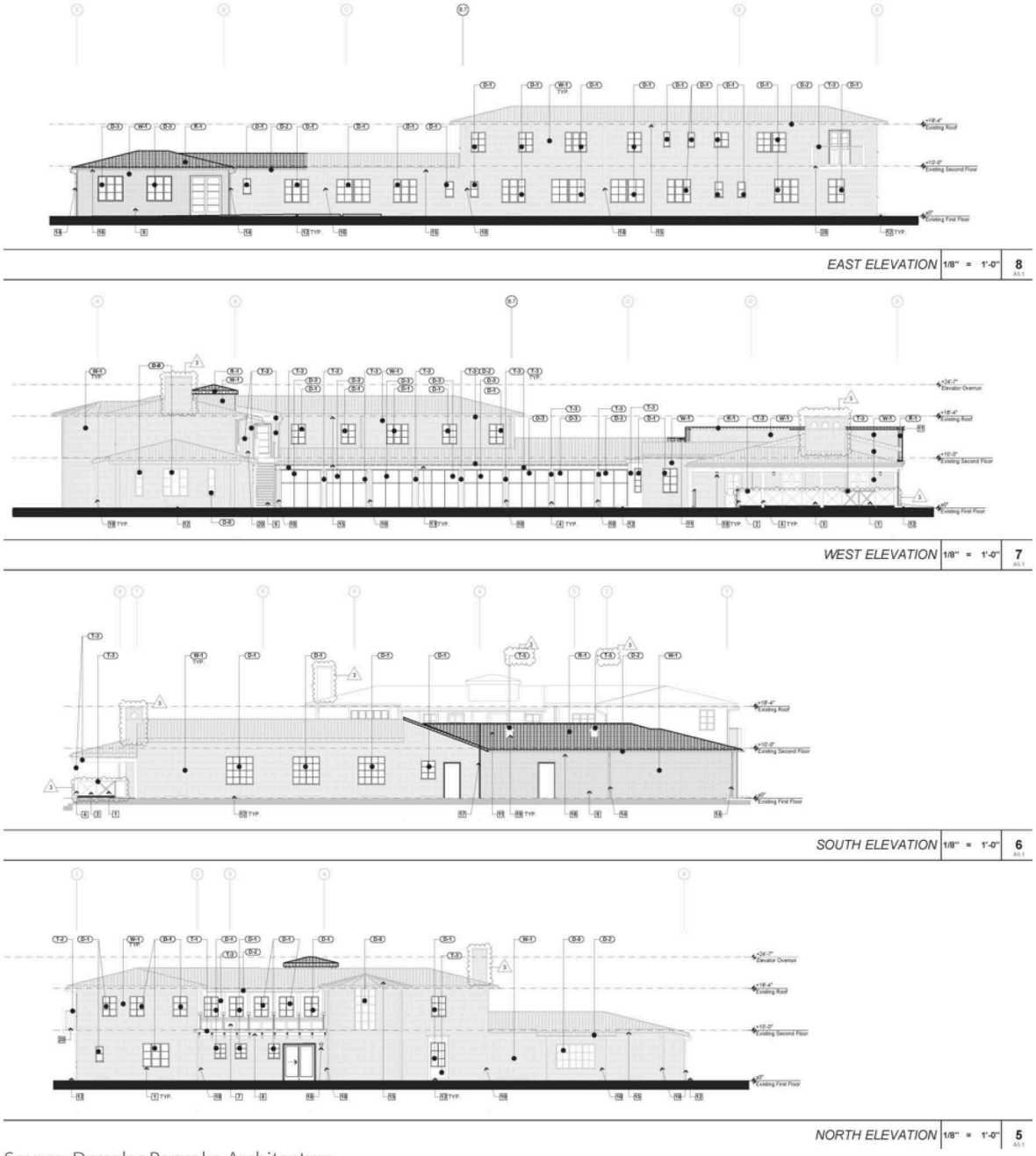

Source: Douglas Pancake Architecture

EXTERIOR ELEVATION KEYNOTES

1. NEW WOOD RAILING TO MATCH EXISTING
2. NEW DECORATIVE METAL RAILING. (3/A0.4)
3. EXISTING WOOD RAILING & POST TO REMAIN. PREP SURFACE TO RECEIVE NEW PAINT FINISH LEGEND. (E) RAILING TO RECEIVE NEW GLASS PANEL BEHIND PER DETAIL (1/9/A0.4)
4. EXISTING COLUMN TO REMAIN
5. WOOD BEAM
6. EXISTING STAIR
7. EXISTING DECORATIVE WOOD PANELING
8. NEW ENTRY CANOPY. SUNLITE POLYCARBONATE SHEET OVER PT WOOD RAFTERS OVER PT WOOD BEAM. WOOD BEAMS & RAFTERS TO BE PAINTED TO MATCH (E) DECORATIVE PANELING ABOVE. REFER TO DETAIL (1/10/A0.4)
9. PORTION OF NEW WALL TO RECIEVE NEW BRICK VENEER FINISH TO MATCH (E) BRICK VENEER. G.C. TO VERIFY COLOR, TEXTURE AND BRICK DIMENSIONS TO MATCH EXISTING BRICK
10. EXISTING DOWNSPOUT TO REMAIN. COLOR TO MATCH ADJACENT WALL/COLUMN
11. NEW ROOF. COLOR TO MATCH EXISTING. SEE SHEET A4.1.
12. EXISTING BASEMENT LOUVER TO REMAIN
13. EXISTING ROOF RAFTERS TO REMAIN
14. NEW DOWNSPOUT (1/3/A8.1)
15. EXISTING GUTTER TO REMAIN
16. NEW GUTTER
17. SEISMIC JOINT PER STRUCTURAL PLANS
18. NEW EXTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL SITE PLAN E101 AND E002 FOR EXTERIOR LIGHT SPECIFICATIONS.
19. EXHAUST FAN PER MECHANICAL PLANS. REFER TO EXTERIOR FINISH LEGEND FOR MATERIAL AND COLOR

EXTERIOR ELEVATION GENERAL NOTES

A. ALL DOWNSPOUTS (EXISTING AND PROPOSED) TO BE PAINTED TO MATCH ADJACENT WALL OR COLUMN COLOR
B. EXISTING WINDOWS TO BE PREPPED AND CLEANED TO RECEIVE NEW PAINT
C. NEW BRICK VENEER AT AREAS TO BE INFILLED TO MATCH COLOR, TEXTURE, AND PROFILE OF EXISTING BRICK

EXTERIOR FINISHES

EXTERIOR WALLS

BRICK VENEER	W-1	MANUF: DUNN-EDWARDS TYPE: PAINTED BRICK VENEER COLOR: SPRING BUTTERCUP ICBO NO.: DES310
PLASTER @ TRASH ENCLOSURE	W-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: TORTILLA ICBO NO.: DEA436
ENTRY CANOPY	T-1	MANUF: DUNN-EDWARDS TYPE: PAINTED PT WOOD COLOR: LOG CABIN ICBO NO.: DEA182
METAL RAILING, GATES	T-2	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS BLACK ICBO NO.: DEA002
(E) WOOD PANELING, EXPOSED WOOD BEAMS/RAFTERS, RAILINGS	T-3	MANUF: DUNN-EDWARDS TYPE: PAINTED PT WOOD COLOR: LOG CABIN ICBO NO.: DEA182
METAIL RAILING	T-4	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA182
EXHAUST FAN, SEE MECH. PLANS	T-5	MANUF: PER MECHANICAL PLANS TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS IRON ORE ICBO NO.: DES153
WINDOWS @ EXISTING BUILDING	D-0	MANUF: (E) TO REMAIN TYPE: PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA182
WINDOWS @ EXISTING BUILDING	D-1*	MANUF: RETROFITTED (E) WINDOWS TYPE: (E) PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA182 OR MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA182
GUTTERS	D-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: SPRING BUTTERCUP ICBO NO.: DES310
WINDOWS @ NEW ADDITION/ ENCLOSED WALKWAY	D-3	MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA182
ROOF	R-1	MANUF: WESTLAKE ROYAL ROOFING TYPE: CLAY ROOF, 2-PIECE MISSION STYLE BARREL TILE COLOR: NEWPORT BLEND ICBO NO.: 3UAD0/7040

*NOTE: FOR WINDOWS IN SCOPE AT EXISTING BUILDING, RETROFIT (E) WINDOWS OR PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL

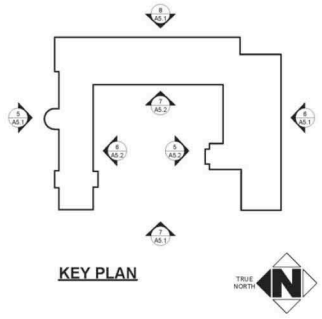

Exhibit 4 Project Elevations

Westminster Gardens/Morrison House Renovation Project

Duarte, California

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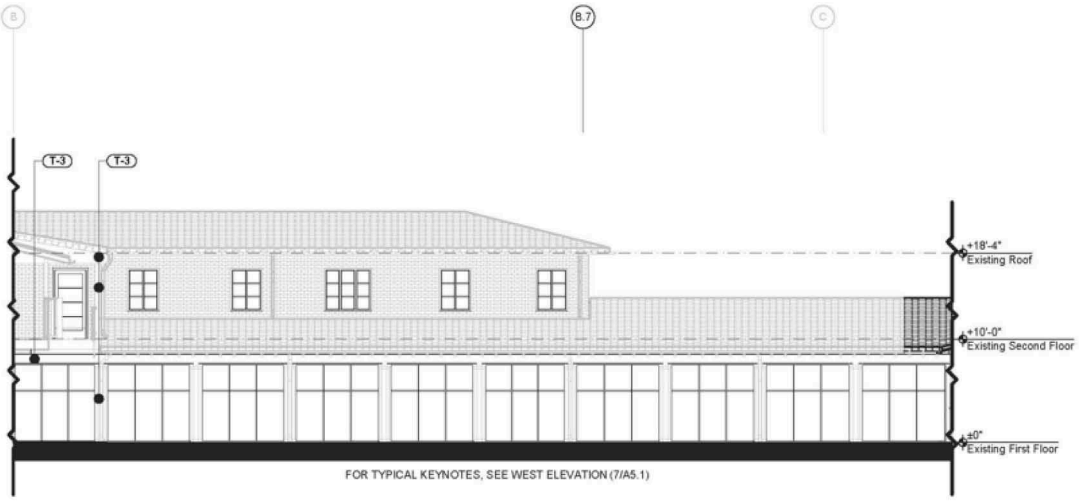
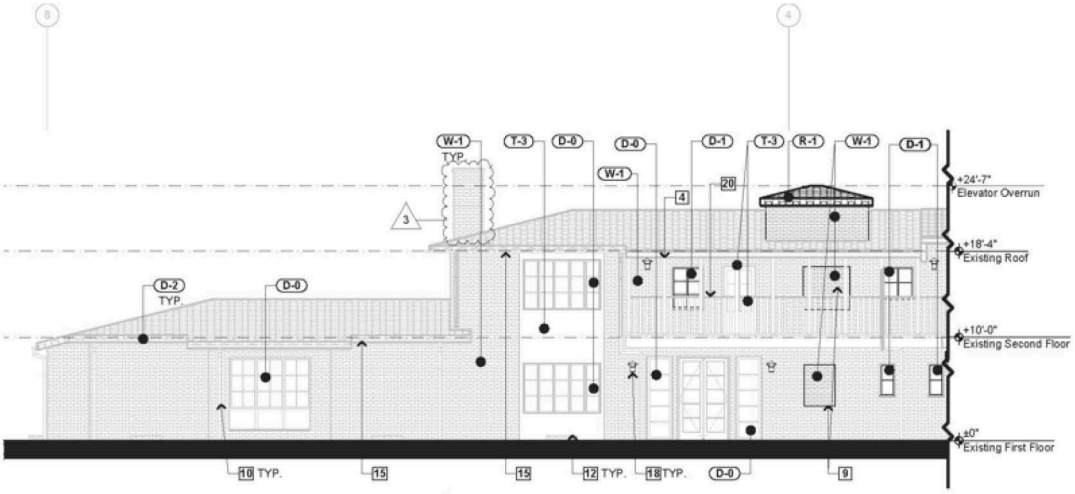
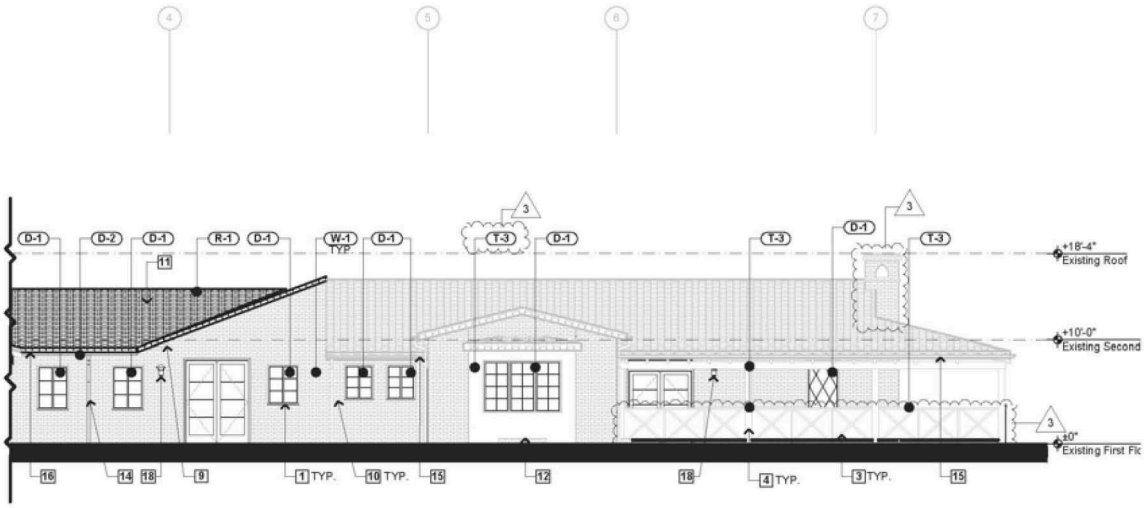


WEST COURTYARD ELEVATION | 1/8" = 1'-0" | 7 A5.2



SOUTH COURTYARD ELEVATION | 1/8" = 1'-0" | 6 A5.2



NORTH COURTYARD ELEVATION | 1/8" = 1'-0" | 5 A5.2

EXTERIOR ELEVATION KEYNOTES

1. NEW WOOD RAILING TO MATCH EXISTING
2. NEW DECORATIVE METAL RAILING. (3/A5.4)
3. EXISTING WOOD RAILING & POST TO REMAIN; PREP SURFACE TO RECEIVE NEW PAINT FINISH LEGEND. (E) RAILING TO RECEIVE NEW GLASS PANEL BEHIND PER DETAIL (1/A40.4)
4. EXISTING COLUMN TO REMAIN
5. WOOD BEAM
6. EXISTING STAIR
7. EXISTING DECORATIVE WOOD PANELING
8. NEW ENTRY CANOPY. SUNLITE POLYCARBONATE SHEET OVER PT WOOD RAFTERS OVER PT WOOD BEAM. WOOD BEAMS & RAFTERS TO BE PAINTED TO MATCH (E) DECORATIVE PANELING ABOVE. REFER TO DETAIL (1/A8.1)
9. PORTION OF NEW WALL TO RECIEVE NEW BRICK VENEER FINISH TO MATCH (E) BRICK VENEER. G.C. TO VERIFY COLOR, TEXTURE AND BRICK DIMENSIONS TO MATCH EXISTING BRICK.
10. EXISTING DOWNSPOUT TO REMAIN; COLOR TO MATCH ADJACENT WALL/COLUMN
11. NEW ROOF; COLOR TO MATCH EXISTING. SEE SHEET A4.1.
12. EXISTING BASEMENT LOUVER TO REMAIN
13. EXISTING ROOF RAFTERS TO REMAIN
14. NEW DOWNSPOUT. (13/A8.1)
15. EXISTING GUTTER TO REMAIN
16. NEW GUTTER
17. SEISMIC JOINT PER STRUCTURAL PLANS
18. NEW EXTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL SITE PLAN E101 AND E002 FOR EXTERIOR LIGHT SPECIFICATIONS.
19. EXHAUST FAN PER MECHANICAL PLANS. REFER TO EXTERIOR FINISH LEGEND FOR MATERIAL AND COLOR.

EXTERIOR ELEVATION GENERAL NOTES

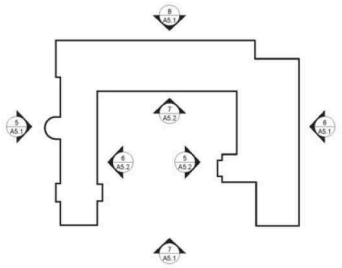
A. ALL DOWNSPOUTS (EXISTING AND PROPOSED) TO BE PAINTED TO MATCH ADJACENT WALL OR COLUMN COLOR
B. EXISTING WINDOWS TO BE PREPPED AND CLEANED TO RECEIVE NEW PAINT
C. NEW BRICK VENEER AT AREAS TO BE INFILLED TO MATCH COLOR, TEXTURE AND PROFILE OF EXISTING BRICK

EXTERIOR FINISHES

EXTERIOR WALLS

BRICK VENEER	W-1	MANUF: DUNN-EDWARDS TYPE: PAINTED BRICK VENEER COLOR: SPRING BUTTERCUP ICBO NO.: DES310
PLASTER @ TRASH ENCLOSURE	W-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: TORTILLA ICBO NO.: DES436
ENTRY CANOPY	T-1	MANUF: DUNN-EDWARDS TYPE: PAINTED PT WOOD COLOR: LOG CABIN ICBO NO.: DEA162
METAL RAILING, GATES	T-2	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS BLACK ICBO NO.: DEA002
(E) WOOD PANELING, EXPOSED WOOD BEAMS/RAFTERS, RAILINGS	T-3	MANUF: DUNN-EDWARDS TYPE: PAINTED PT WOOD COLOR: LOG CABIN ICBO NO.: DEA162
METAIL RAILING	T-4	MANUF: CUSTOM TYPE: PAINTED METAL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
EXHAUST FAN, SEE MECH. PLANS	T-5	MANUF: PER MECHANICAL PLANS TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS IRON ORE ICBO NO.: DES193
WINDOWS @ EXISTING BUILDING	D-0	MANUF: (E) TO REMAIN TYPE: PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
WINDOWS @ EXISTING BUILDING	D-1*	MANUF: RETROFITTED (E) WINDOWS TYPE: (E) PAINTED STEEL COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162 **OR** MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
GUTTERS	D-2	MANUF: DUNN-EDWARDS TYPE: EXTERIOR PAINT COLOR: SPRING BUTTERCUP ICBO NO.: DES310
WINDOWS @ NEW ADDITION/ ENCLOSED WALKWAY	D-3	MANUF: ARCADIA TYPE: PAINTED ALUMINUM COLOR: DUNN-EDWARDS LOG CABIN ICBO NO.: DEA162
ROOF	R-1	MANUF: WESTLAKE ROYAL ROOFING TYPE: CLAY ROOF, 2-PIECE, MISSION STYLE BARREL TILE COLOR: NEWPORT BLEND ICBO NO.: 1UAD07040

***NOTE:** FOR WINDOWS IN SCOPE AT EXISTING BUILDING, RETROFIT (E) WINDOWS **OR** PROVIDE NEWLY MANUFACTURED HISTORICALLY APPROPRIATE REPLACEMENT WINDOW. SAMPLE OF MOCK-UP OF RETROFITTED WINDOW & REPLACEMENT WINDOW WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL.



KEY PLAN

TRUE NORTH

Source: Douglas Pancake Architecture

Exhibit 4 Project Elevations continued

Westminster Gardens/Morrison House Renovation Project
Duarte, California

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3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☑	Cultural Resources	☐	Energy
☐	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation/Traffic	☐	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

3.2 – Determination

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☑	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name: Nick Baldwin, Associate Planner Date

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4.1 – Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☑
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	☐	☐	☐	☑
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public view are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☑
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☑

a) No Impact. Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). Scenic vistas can generally be defined as natural landscapes that form views of unique flora, geologic, or other natural features that are generally free from urban intrusions. Typical scenic vistas include views of mountains and hills, large, uninterrupted open spaces, and waterbodies. Scenic vistas generally play a large role in the way a community defines itself and also effects development patterns as projects are designed to take advantage of viewsheds.

The proposed project would not add onto the Morrison House building in a way that would block any scenic views. The City of Duarte sits just south of the San Gabriel Mountains and the Angeles National Forest. The mountains and forest land are accessible from the city and provide a scenic mountain

backdrop characteristic of Los Angeles County. The proposed project consists of modifications to the interior and landscaping of an already existing structure, and will not further interfere with any views, and as such, there will be no impacts.

b) No Impact. There are no historic highways on the project site, and the site is not visible to a designated state scenic highway as identified on the California Scenic Highway Mapping System.[1] The nearest officially designated scenic highway is California State Route 2, approximately 19 miles northwest of the project stie, intersecting the San Gabriel Mountains.[2] As of this document being written, State Route 39 in Azusa and the San Gabriel Mountains has not been officially designated but is eligible. Typical examples of natural scenic resources include rock outcroppings, trees, and prominent ridgelines. The project is not expected to significantly impact scenic resources. No impacts will occur.

c) No Impact. The project is located in an urbanized area and is already developed. The proposed project involves making improvements to the already built Morrison House and does not involve an expansion or increase in building height and, as such, the project would not interfere with the visibility of scenic vistas. The proposed improvements to the structure and building site comply with all specific plan, and development code requirements and will enhance accessibility to outdoor areas around the house, and will improve the scenic quality of the building site. There will be no adverse impacts.

d) No Impact. The proposed project involves interior improvements to the Morrison House building including, but not limited to, renovating office spaces, adding shade structures at entry points, and interior cosmetic work, as well as exterior landscaping improvements on walkways, footbridges, and a BBQ patio among other improvements. The structure is not currently a substantial source of light and glare, and improvements to the building are not expected to produce any increase in glare or light that would affect day or nighttime views. The project would have no impacts.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☑
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

a) No Impact. The California Important Farmland Finder prepared by the California Department of Conservation does not identify the project site as being located on prime farmland, unique farmland, or

farmland of Statewide Importance.[3] The project site is identified to be located in a built-up or urbanized area. There will be no impacts to potential farmland conversation.

b) No Impact. The project site is not located on land that is used for or conflicts with agriculturally zoned land. The project site is currently zoned Specific Plan (SP), for the Westminster Gardens community, which does not allow for agricultural uses.[4] The project site is not located on a Williamson Act parcel in Los Angeles County.[5] There will be no conflict with existing zoning for agricultural use or a Williamson Act contract, therefore there will be no impact.

c) No Impact. Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits*. The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The project site is zoned as Specific Plan for a senior living community in an urbanized area, and as such, development of the project would have no impact to any timberland or forestland zoning.

d) No Impact. As indicated in 4.2.c), the area is not designated as forest land; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the project.

e) No Impact. The project site is currently developed within a senior living community with multiple residential and recreational buildings, within an urbanized environment. The project does not propose any changes to the surrounding environment that would convert farmland to non-agricultural uses. Zoning to the east, west, and north of the site is for residential uses, and the I-210 Highway bounds the site to the south. None of the surrounding sites contains existing forest uses. The development of this proposed project would not change the existing environment in a manner that would result in the conversion of forest land to non-forest use. No impact would occur.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☑	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☑	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☑	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☑	☐

a) Less than Significant Impact. A project that conflicts with or obstructs the implementation of the South Coast Air Quality Management District's (SCAQMD) South Coast Air Basin 2016 Air Quality Management Plan (AQMP) could hinder the implementation of the AQMP, delay efforts to meet attainment deadlines, and/or interfere with SCAQMD efforts to maintain compliance with, and attainment of, applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the SCAQMD *CEQA Air Quality Handbook*, consistency with the AQMP is affirmed if the project (SCAQMD, 1993):

1) Is consistent with the growth assumptions in the AQMP; and
2) Does not increase the frequency or severity of an air quality standards violation or cause a new one.

The proposed project would not induce population growth and involves only cosmetic and accessibility improvements to an already existing structure. The project involves the addition of 1,274 sq. ft. to the Morrison House for new restrooms, lounge, and kitchen space. The proposed expansions would not contribute to population growth unforeseen population growth. Furthermore, the Morrison House is used for administrative and aesthetic purposes in Westminster Gardens, a senior living community with an established population. The improvements made to the building will not impact expand the building or effect population growth, therefore, the proposed project would not conflict with the first consistency criterion. The project would not involve any demolition or grading on site, as the proposed project involves only minor improvements to an already existing building and the parts of the building site. Air

quality thresholds would not exceed the construction or operational air quality thresholds maintained by the SCAQMD. The proposed project would not conflict with or obstruct the implementation of the SCAQMD 2016 AQMP (SCAQMD, 2017b).[6]

b) Less than Significant Impact. The proposed project would generate negligible short-term construction emissions. Operational emissions are not expected to change as the project site is already developed and in use. Operational uses of the Morrison House will not change, and the frequency of visitation to the building, whether it be staff or Westminster Gardens residents, will be similar to existing conditions and will not induce a net increase in any criteria pollutant. Impacts will be less than significant.

c) Less than Significant Impact. The SCAQMD identifies sensitive receptors as populations more susceptible to the effects of air pollution than the general population. Some people are more affected by air pollution than others. Sensitive air quality receptors include specific subsets of the general population that are susceptible to poor air quality and the potential adverse health effects associated with poor air quality. Both CARB and the SCAQMD consider residences, schools, parks and playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes to be sensitive air quality land uses and receptors (SCAQMD 2017a; CARB 2005). Residents of Westminster Gardens would constitute a nearby population sensitive to substantial pollutant concentrations.

Due to the very limited nature of renovation activities which will not include any grading or expansion of the building so emissions from construction are anticipated to be minimal. Since the project would not involve an increase in building area or substantial intensification the use of the existing facilities operational emission would be similar to the existing conditions and no substantial increase in emissions are anticipated. Based on the relatively minor nature of renovations to be made during construction and the fact that there will be no increase in the existing floor area of the building, increase in emissions with respect to their potential impact on nearby receptors would be less than significant.

d) Less than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The Morrison House is used as office and event space for Westminster Gardens, and contains an interior courtyard with landscaping, gardening, and a reflecting pond. The project site does not involve the above-mentioned land uses or use such chemicals, and there will be no impacts related to odor.

4.4 – Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☑	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑

a) Less than Significant Impact. Approximately 53%, or 3.6 square miles of incorporated Duarte, is undeveloped land adjacent to the Angeles National Forest on the western slopes of the mountains, creating a large open space resource for the city.[7] The project site is in an urbanized area of Duarte in the south-central portion of the City. Specifically, the Morrison House is located in a developed residential community, and is surrounded by single and multi-family residences to the east, north, and west, and is bounded by the I-210 Highway to the south. The proposed project involves interior renovations to the Morrison House, exterior renovations to the courtyard, landscaping, and ponds, as well as making general accessibility improvements. Since the project is located in an already heavily developed portion of Duarte devoid of natural open space, it would not disturb existing habitat, or impact local candidate, sensitive or sensitive species of fauna and flora. Impacts would be less than significant.

b) No Impact. The local San Gabriel Mountains provide riparian forest habitats for local wildlife, however the project site is located away from Duarte's wilderness areas as described in the City's General Plan. Improvements proposed in the project would take place in an urbanized section of Duarte, and as such will not affect the riparian habitat, or other sensitive natural community.

c) No Impact. There are no wetlands or riparian areas on or near the project site. No impacts will occur.

d) No Impact. Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas. The project site is currently developed and in an urbanized area of the City of Duarte. While City jurisdiction does include wilderness areas, the project site is located approximately 4.5 miles south of any undeveloped forest land associated with the local San Gabriel Mountains.[8] There are no wildlife corridors within or adjacent to the site. There are no waterways within or adjacent to the project site used by migratory fish species or as nursery sites. Furthermore, improvements being made to the project site would not interfere with any wildlife corridors. No impacts will occur.

e) No Impact. Article 3 of the Development Code of the City of Duarte establishes that a biological resource survey must be conducted for any improvements or developments within Hillside Designation Boundaries.[9] The project site is not located within any of these boundaries and will not interfere with this policy. No impacts will occur.

f) No Impact. The project site is not located within a Natural Community Conservation Plan or Habitat Conservation Plan Area. No impacts will occur.

4.5 – Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to '15064.5?	☐	☑	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☐	☑	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☑	☐

A Historic Resources Technical Report was conducted by the Historic Resources Group, and completed November, 2022. Conclusions made in this section of the document are derived from the report. The Technical Report is included and available for viewing as Appendix A. For a more detailed discussion about the historic significance of the Morrison House the reader is referred to this report.

a) Less than Significant Impact with Mitigation Incorporated. The project site is already developed and located in an urbanized area of Duarte. The proposed project involves renovations to the Morrison House building and associated landscaping. The report concluded that the Morrison House is eligible for listing in the National Register and California Register of Historic Places at the local level of significance following Criteria B/2 and C/3; its association with an important person and architectural merit respectively. With its eligibility, the Morrison House is considered a historic resource as defined by CEQA. The proposed project would not result in the alteration or destruction of such characteristics that qualify its eligibility in the above registers. Before alterations to the Morrison House are approved, the project site requires proper documentation and recordation of the existing conditions of the historic resource. In doing this, the historic character of the site will be recorded and preserved prior to project operations taking place. The project proposes several alterations to the interior and exterior of the Morrison House. The original wood railings will be kept, with new glass panels added with adjustable glass clamps. The historic railings will remain in place, and the new railings will not visually obstruct the originals. The project includes an addition to the southeastern corner of the building. The addition will be located at the rear of the building in a less visible location, and will utilize similar materials to the original building, keeping in character and appearance, and not detracting from its historic quality. The existing steel-sash windows and doors will be retained, but updated for energy-efficiency and safety considerations, still maintaining their initial design and character. One characteristic of significance to the project site are the windows of the Morrison House. The project requires that all windows shall be retained as part of the project, however, if a historic window along a secondary façade is so severely deteriorated that it cannot be repaired, the applicant may request City approval to replace the deteriorated window. Implementation of the Mitigation Measures CUL-1 and CUL-2 would reduce any potential impacts to this historic resource to less than significant.

b) Less Than Significant Impact. The project site is already developed and located in an urbanized area of Duarte. The proposed project involves renovations to the Morrison House building and associated landscaping. No grading will take place, and any archaeological resources that may exist beneath the project site will not encountered or disturbed due to the limited nature of construction activities taking place. There will be less than significant impacts to archaeological resources.

c) Less Than Significant Impact. There are no existing or known cemeteries on or adjacent to the project site. As a result, project implementation is not anticipated to impact human remains associated with a cemetery. No known human remains are anticipated to be located on or beneath the project site. Construction activities will be relatively minor in nature, involving renovations to already existing structures and landscapes. Construction will not involve significant earth-moving operations. Impacts to buried human remains will be less than significant as a result of project construction.

Mitigation Measures

CUL-1 **Documentation.** Prior to the issuance of a building permit for alteration, abatement, renovation/rehabilitation, or expansion of the Morrison House, the applicant shall retain a qualified historic preservation professional who meets the Secretary of the Interior's Professional Qualification Standards to document the existing condition of the eligible historic resource in accordance with accepted industry guidelines for such documentation. The photographs shall include overall views, exterior façades, interiors, and details of specific elements that contribute to the historic integrity of the structure. The documentation shall include narrative information about the building, and if available, copies of blueprints, plans, or drawings of the original structure. Hard copies and/or electronic versions of the archival photographic documentation shall be assembled and sent to the Southern California Information Center at California State University, Fullerton and the City of Duarte, and also retained by the applicant.

CUL-2 **Window Replacement.** The City of Duarte may approve a replacement window if the below conditions are met.

- The applicant can demonstrate that the window is deteriorated beyond repair. A determination as to when deterioration is sufficiently severe to justify replacement shall be based on documentation of the condition of the window. At a minimum documentation must include sufficient good quality photographs to clearly depict the full range of conditions; description of the location of the window; and an evaluation by a qualified professional that the window cannot be repaired.

- The proposed replacement window fits within the existing opening, and shall match the existing window in design, color, texture, material, and operation. Moreover, the window sections provided for replacement windows must clearly show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details, including joinery, must also be apparent.

4.6 – Energy

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption or energy resources, during project construction or operation?	☐	☐	☑	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☑	☐

a) Less than Significant Impact. Implementation of the project may lead to a marginal increase in demand for electricity and gasoline at the project site during construction and operation. These potential increases are discussed in more detail below.

Electricity

Construction. Temporary electric power would be required for lighting and electronic equipment and power tools used by the construction crew. However, the electricity used for such activities would be temporary and would have a negligible contribution to the project's overall energy consumption.

Operational. New interior improvements to the Morrison House include the installation of an elevator as well as a new catering kitchen and public restroom. The improvements made will lead to a marginal increase in electricity consumption. However, the project improvements aim to modernize and improve the energy efficiency of the Morrison House. Exterior improvements include the addition of rooftop solar ready areas. Any future installation of solar panels after the completion of this project would improve the energy efficiency of the building, and outweigh any increase in consumption from new building facilities. Furthermore, legislation passed by the State of California will lead to the gradual expansion of renewable energy use in the state. Improvements made to the Morrison House will allow for greater energy efficiency. For example, renovations made to the roof are being made to make solar panel placement accessible, and window refurbishments with better glazing and weatherstripping will increase energy efficiency as well.

Natural Gas

Construction. Natural gas consumption is not anticipated during construction operations of the project. Fuels used for construction would generally consists of diesel and gasoline, which are discussed in the next subsection. Any amounts of natural gas that may be consumed during project construction would be nominal and would have a negligible contribution to the project's overall energy consumption.

Operational. Natural gas consumption is anticipated to be nominal during normal building operations, and is assumed to mostly be consistent with heating, cooling, cooking, and other various uses. Natural gas consumption is not anticipated to increase by a substantial amount, and consumption of natural gas during the typical building operating hours will not be wasteful or inefficient; as such, impacts would be less than significant.

Diesel and Gasoline Fuel

Construction. Diesel and gasoline fuels, also referred to as petroleum in this subsection, would be consumed throughout construction of the project. Fuel consumed by construction equipment, and vehicle miles traveled (VMT) associated with the transportation of construction materials (e.g., deliveries to the site) and worker trips to and from the site would also result in petroleum consumption. Whereas on-site, some heavy-duty construction equipment and delivery trucks would predominantly use diesel fuel, construction workers would generally rely on gasoline-powered vehicles. However, the diesel and gasoline used for construction activities would be temporary and would have a negligible contribution to the project's overall energy consumption. In addition, the project would be required to comply with CARB's Airborne Toxic Control Measures, which restricts heavy-duty diesel vehicle idling to five minutes. Since petroleum use during construction would be temporary and required to conduct development activities, it would not be wasteful or inefficient, and impacts would be less than significant.

Operational. Fuel consumption associated with the project's operational phase would primarily be attributable to customers driving to and from the site (vehicle miles traveled). Over the lifetime of the project, the fuel efficiency of the vehicles being used by residences and delivery services is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the project site during operation is anticipated to decrease over time. Although the project would increase petroleum use in the region during construction and initial operation, the use would be a small fraction of the statewide use and with fuel efficiency increasing gradually throughout the state, this would diminish over time. As such, petroleum consumption associated with the project would not be considered inefficient or wasteful and would result in a less-than-significant impact.

b) Less than Significant Impact. The project would not conflict with or obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. The City of Duarte Code of Ordinances adopted both the 2019 California Energy Code and Uniform Code for Solar Energy Installations. The project would be required to comply with the above-mentioned codes, and project improvements made to the Morrison House will not conflict or obstruct a state or local renewable energy or efficiency plan. Impacts will be less than significant.

4.7 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☐	☑
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☑

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☑	☐

a.i) Less than Significant Impact. No known fault lines intersect the project area, however, there are several faults that run through or are in close proximity to the City of Duarte. The Sierra Madre fault zone runs directly through Duarte, and is approximately 1.6 miles northeast of the project site. Other fault-lines that run near the City include the Raymond Fault and the Sawpit section of the Sierra Madre Fault. Impacts will be less than significant.

a.ii) Less than Significant Impact. Duarte is also at risk of very strong ground acceleration from earthquakes originating from the San Andreas and Puente Hills Faults. The project is located in an area subject to strong ground shaking from earthquakes, and significant damage to structures during a large earthquake may be unavoidable. Per the City's General Plan, the potential for ground shaking is severe due to the location of fault lines in and around the City. Improvements made to the Morrison House building will need to provide reasonable protections against personal injury. Adhering to the design and repair requirements adopted from the 2019 California Building Code (CBC)[10] will be sufficient for mitigating any potential impacts. While structures may be damaged during earthquakes, adherence to these design requirements will minimize damage to the structure and its surroundings as they are designed to not collapse. Impacts due to strong ground shaking would be less than significant.

a.iii) Less than Significant Impact. Liquefaction is a form of ground failure that occurs when soil transforms from a solid state to liquefied condition due to intense seismic ground shaking. Liquefaction typically occurs in loose granular materials, with saturated silt and clay contents, at shallow groundwater tables less than 50 feet from the surface. Parts of the City of Duarte are susceptible to liquefaction and ground failure from seismically induced ground shaking. However, the City's General Plan indicates that the project site is not located in an area with any susceptibility to liquefaction.[11] The nearest groundwater well is approximately 1.8 miles east of the project site, and was last measured July, 2021 to have a depth below ground surface of 130 ft.[12] Impacts will be less than significant, as the project is not located in an area susceptible to liquefaction, and the proposed project involves improvements to an already existing structure that will not create a major disturbance to the ground.

a.iv) No Impact. The City's General Plan identifies areas in Duarte susceptible to landslides; the project site is generally flat and not located in an area with a high susceptibility to landslide or ground subsidence.[13] Impacts will be less than significant.

b) **Less than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The project is located in an already developed area of Duarte, although there is the potential to expose surface soils to wind and water erosion during construction activities. However, wind erosion would be minimized through soil stabilization measures required by SCAQMD Rule 403 (Fugitive Dust), such as daily watering. Water erosion would be prevented through the City's standard erosion control practices required pursuant to the CBC and the National Pollution Discharge Elimination System (NPDES)

regulations, such as silt fencing, fiber rolls, or sandbags. Following construction of the project improvements, the site itself will consist of the Morrison House and landscaping in the interior courtyard and around the building. Impacts related to soil erosion would be less than significant with implementation of existing regulations.

c) Less than Significant Impact. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to a combination of gravity and ground shaking. Lateral spreading has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. As previously discussed, the project site is in an area with a low susceptibility to liquefaction, and thus a low potential for lateral spreading to occur on the project site. The project site is located in a flat developed area, and any soil instability on the project site would not be cause for a landslide. Project improvements are required to be in compliance with existing CBC regulations, which limit hazardous impacts that would arise from any unstable soils. Impacts will be less than significant.

d) No Impact. According to the City's General Plan, soils in the project area are non-expansive, there are no design considerations warranted for expansive soils.[14] No impacts will occur.

e) No Impact. The project site is already developed and connected to the existing municipal sewer system. The proposed project would remain connected to this system once completed, and would not require use of septic tanks. No impact will occur.

f) Less than Significant Impact. The project site is already developed and located in a highly urbanized and trafficked area, and as such has been highly disturbed during previous earth moving activities. Any buried paleontological resources would likely have been already been uncovered or destroyed during these activities. Furthermore, construction activities associated with the proposed project would not involve intensive earth moving activities, and any remaining paleontological resources in the area would not be uncovered. Impacts to paleontological resources will be less than significant as a result of construction of the proposed project.

4.8 – Greenhouse Gas Emissions

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☑	☐

a) Less than Significant Impact. Gases that trap heat in the atmosphere and affect regulation of the Earth's temperature are known as greenhouse gases (GHGs). GHG that contribute to climate change are a different type of pollutant than criteria or hazardous air pollutants because climate change is global in scale, both in terms of causes and effects. Some GHG are emitted to the atmosphere naturally by biological and geological processes such as evaporation (water vapor), aerobic respiration (carbon dioxide), and off-gassing from low oxygen environments such as swamps or exposed permafrost (methane); however, GHG emissions from human activities such as fuel combustion (e.g., carbon dioxide) and refrigerants use (e.g., hydrofluorocarbons) significantly contribute to overall GHG concentrations in the atmosphere, climate regulation, and global climate change. The six most common GHG's are described below.

- Carbon Dioxide (CO_2)
- Methane (CH4)
- Nitrous oxide (N2O)
- Sulfur hexafluoride
- Hydrofluorocarbons (HFCs) and
- Perfluorocarbons (PFCs).

The proposed project would generate GHG emissions during short-term construction and may generate some emissions during long-term operation. Construction activities would generate GHG emissions primarily from equipment fuel combustion as well as worker and vendor trips to and from the project site during site preparation, construction, renovations, and equipment installation. Construction activities would cease to emit GHG upon completion. Once completed, the project site will continue to operate as an administrative and recreational facility for the Westminster Gardens community. Staff will most likely be driving to the facility, and the vehicle travel will in small part contribute to GHG emissions. However, as the project site is already developed and already in use, the proposed improvements will not substantially increase GHG emitted. In fact, the proposed improvements include refitting the roof of the building, so it is capable of supporting solar panels in the future. Improvements made to the Morrison House will improve the efficiency of the building in the long term; impacts to GHG emissions will be less than significant.

b) Less than Significant Impact. The project would not conflict with CARB's Scoping Plan, the Southern California Association of Governments (SCAG) 2045 RTP/SCS, the City of Duarte General Plan, or the City of Energy Action Plan. The project's consistency with these plans is described in more detail below.

CARB Scoping Plan

The 2017 Climate Change Scoping Plan is CARB's primary document used to ensure State GHG reduction goals are met. The plan identifies an increasing need for coordination among State, regional, and local governments to achieve the GHG emissions reductions that can be gained from local land use planning and decisions. The major elements of the 2017 Climate Change Scoping Plan, which is designed to achieve the State's 2030 GHG reduction goal include:

- Implementing and/or increase the standards of the Mobile Source Strategy, which include increasing zero emission vehicle (ZEV) buses and trucks.
- Low Carbon Fuel Standard (LCFS), with an increased stringency (18 percent by 2030).
- Implementation of SB 350, which expands the Renewable Portfolio Standard (RPS) to 50 percent and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of ZEV trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy, which focuses on reducing CH4 and hydrocarbon emissions by 40 percent and anthropogenic black carbon emissions by 50 percent by year 2030.
- Continued implementation of SB 375.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- 20 percent reduction in GHG emissions from refineries by 2030.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Nearly all of the specific measures identified in the 2017 Climate Change Scoping Plan would be implemented at the state level, with CARB and/or another state or regional agency having the primary responsibility for achieving required GHG reductions. The project, therefore, would not directly conflict with any of the specific measure identified in the 2017 Climate Change Scoping Plan.

City of Duarte General Plan

The project involves the renovation of the Morrison House in the Westminster Gardens Senior Living Community. The area is already developed and is zoned Specific Plan (SP) per the City General Plan. Improvements to the building are to improve the accessibility and general efficiency of the building, and will not interfere with the City's General Plan.

City of Duarte Energy Action Plan

The City of Duarte Energy Action Plan is designed to improve the energy efficiency of the City. The plan assists the City in prioritizing goals, policies, and assign appropriate energy consumption targets across the community. The plan includes statewide and municipal policies that future developments in the community are expected to adhere to. The project would be in compliance with the City's Energy Action Plan, as the project involves negligible improvements to an already existing structure and will generally make it more energy efficient.

4.9 – Hazards and Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☑
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☑	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☑	☐

a) Less than Significant Impact. Implementation of the project could create significant hazards as a result of the routine transport, use, or disposal of hazardous materials during the construction of the proposed project.

Short-term Activities (Construction): Project construction activities would involve the temporary use and transport of fuels, equipment, earth and building materials, among other potentially hazardous materials. Impacts to the surrounding area through the disposal of on-site hazardous materials and waste would be less than significant. The project would be in the jurisdiction, and in compliance of the Environmental Protection Agency (EPA) and Los Angeles County, which manage the inspection, regulation, transportation, use, and disposal of hazardous materials in Duarte. Per the City's General Plan, the project site and proposed project would be in compliance with federal, state, and local regulations pertaining to safe transport, use, handling, and disposal of hazardous materials. Impacts will be less than significant impact.

Long-term Activities (Operation): The project site will continue to operate as an administrative building and recreational space for Westminster Gardens staff and residents after project improvements are completed. Hazardous materials that may be used on site include Household Hazardous Waste (HHW), typically used for cleaning, disinfecting, painting, etc., and prohibited or discouraged from being disposed of at local landfills. The LA County Department of Public Works manages local collection services for the disposal of such waste. Following local guidance and strategies, the use of common household hazardous materials, created waste, and their disposal do not present a substantial health risk to the community. Impacts associated with the routine transport, use, or disposal of hazardous materials or wastes would be less than significant.

b) Less than Significant Impact. According to the California State Water Resources Control Board (SWRCB) there are no open cases of leaking underground storage tanks (LUST) on site.[15] Impacts would be less than significant in regard to the subsurface release of hazardous materials into the environment. Impacts to the public through the accidental release of hazardous materials would be less than significant with diligent sampling and removal methods taken.

c) No Impact. Westminster Gardens is located approximately 0.4 miles east of Duarte High School, more than a quarter mile distance. The project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of the school. No Impacts will occur.

d) No Impact. The proposed project is not located on a site listed on the state *Cortese List*, a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses.[16]

Based upon review of the *Cortese List*, the project site is not:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),[17]
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),[18]
- listed as a hazardous solid waste disposal site by the SWRCB,[19]
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB,[20] or
- developed with a hazardous waste facility subject to corrective action by the DTSC.[21]

e) Less than Significant Impact. The project site is not located in an area with an airport land use plan and is located more than two miles away from the San Gabriel Valley Airport, approximately 7.5

miles southwest of the project site.[22] The project would not result in a safety hazard or excessive noise for people residing or working in the project area, there will be no impacts.

f) Less than Significant Impact. Construction operations conducted at the project site will not significantly impede the flow of traffic on major evacuation routes in and around the City of Duarte, as the project site is located within a gated community. The project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the project would be limited to a nominal potential traffic diversion, within the Westminster Gardens community, and is not anticipated to affect traffic on Santo Domingo Avenue. Project impacts would be less than significant.

g) Less than Significant Impact. The project site is not located within a State Responsibility Area or other wildland areas.[23] The nearest such area is located to the east outside of the City of Duarte. Any potential impacts related to wildland fire would be less than significant.

4.10 – Hydrology and Water Quality

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☑	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☑	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☑	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☑	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☑	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☑	☐
iv) impede or redirect flood flows?	☐	☐	☐	☑
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☑
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☑	☐

a) Less than Significant Impact. The project site is located in the Westminster Gardens Senior Living Community, zoned as Specific Plan (SP). The area is utilized for residential purposes for elderly residents, and includes recreational and administrative facilities. The proposed project involves interior and exterior improvements to the already built Morrison House building and courtyard. Due to the project involving improvements to an already built area, and the nominal nature of the project itself, a Water Quality Management Plan (WQMP) was not prepared. The Morrison House will continue operating regularly after improvements are completed, as such, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts to water quality standards will be less than significant.

b) Less than Significant Impact. The project site is not utilized for groundwater recharge and includes landscaping that will contribute to infiltration. The project site is located in the San Gabriel Valley Basin. The nearest monitoring well to the project site is approximately 1.8 miles east of the site, along the San Gabriel River. As of the writing of this document, the most recent readings available via the Geotracker website were taken July 21st, 2021, with a depth to groundwater of 130 ft. The well is currently inactive and used only for observational purposes. The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, in such a way that may impede sustainable groundwater management of the basin. Improvements made to the project site will have a less than significant impact on the groundwater table level.

c.i) Less than Significant Impact. According to the City of Duarte General Plan, Conservation and Open Space Element, the San Gabriel River runs within and adjacent to Duarte.[24] The river and its tributaries do not intersect the project site. Further, the project would not result in the significant alteration of drainages and drainage patterns, as existing drainage facilities on-site will continue to be regularly maintained as they were before project improvements were made. Proper maintenance of drainage facilities will decrease the likelihood of erosion of sensitive stream habitats, and as such any impacts to streams or rivers near the project site will be less than significant.

c.ii) Less than Significant Impact. No streams traverse the project site; thus, the project would not result in the alteration of any stream course. Project improvements include the restoration of the reflecting pond, redesign of the courtyard, enhancement and installation of ADA accessible pathways. Exterior improvements made to the project site are meant to enhance the accessibility of the Morrison House. Such improvements will not increase surface runoff. The project would be required to comply with construction pollutant reductions, BMPs, inspections, and other applicable drainage and runoff guidelines pursuant to the Duarte Municipal Code Chapter 6.15, Stormwater and Urban Runoff Pollution Control.[25] Any surface runoff associated with the proposed development would be collected on site through multiple drainage areas and infiltration systems, and conveyed to the City's storm drainage system. Impacts will be less than significant.

c.iii) Less than Significant Impact. Development of the proposed project is not anticipated to change the net area of impermeable surfaces on the site; and operations in the project area will not change after improvements are completed. Runoff from the project site will continue to be collected through on-site drainage areas and into the City's storm drainage system. All drainage plans are subject to City review and approval. The proposed project is zoned for Specific Plan use, and improvements made to the project site would not degrade drainage efficiency or quality. With proper maintenance of drainage facilities and adherence to City guidelines, impacts would be less than significant.

c.iv) No Impact. According to flood maps prepared by the Federal Emergency Management Agency (FEMA), the project site is located in zone X, outside of the 500 year flood plain, an area with minimal chances of flooding.[26] The project site is in an area of minimal flood hazard and will not impede or redirect flood flows. No impacts will occur.

d) No Impact. The City is not exposed to tsunami hazards due to its inland location.[27] The project area is within the dam inundation area of the San Gabriel Dam. Much of the City of Duarte is located in the dam inundation area. According to the Safety Element of the Duarte General Plan, the project site is an area where it would take over 40 minutes for first water to reach the site in event of dam failure.[28] The project renovations create no greater chance of releasing pollutants in the event of dam failure than other areas of Duarte. Possible pollutants on-site would-be household hazardous items such as paints, cleaning solutions, and electronic equipment. According to FEMA, there are no 100 or 500-year flood zones in Duarte. As such, the project site is in an area of minimal flood hazard, impacts would be less than significant impact.

e) Less than Significant Impact. The Los Angeles Regional Water Quality Control Board's (LARWQCB) Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Development of the proposed project would be required to adhere to requirements of the Basin Plan. Development of the project site would be subject to all existing water quality regulations and programs, including all applicable construction permits. Existing General Plan policies related to groundwater quality are applicable to the project. The Conservation and Open Space Element includes policies that would limit potential water quality impacts to surface water and groundwater resources. Given the limited nature of the project improvements, and that it will not increase surface runoff water quality impacts related to the proposed project would be less than significant.

4.11 – Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☑

a) No Impact. The project site is located in Westminster Gardens on a single parcel of land, zoned for Specific Plan, in this case the Westminster Gardens Senior Living Community. The Morrison House building is already developed and used for staff and recreational purposes by the Westminster community. The project involves interior and exterior improvements to the Morrison House; and will not include any reconfiguration of existing roadways or streets. The project would not physically divide an established community, there will be no impacts.

b) No Impact. The Project would not conflict with existing land uses, as designated in the General Plan Land Use Plan. The proposed project is located within the City of Duarte with the Zoning designation of Specific Plan (SP). The site is located within a specific plan area, however the project involves improvements to an already existing building in the specific plan area, and will conflict with any other land use plan, policy or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. No impact will occur.

4.12 – Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☑	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☑	☐

a) Less Than Significant Impact. According to the California Department of Conservation, portions of the city of Duarte are classified as MRZ-2, indicating that significant mineral deposits are likely to be present.[29] The project area, however, is not located in an area designated by the State Mining and Geology Board, containing regionally significant PCC-grade aggregate resources. Furthermore, the project site is already developed, and project improvements will not result in the loss of availability of mineral resources of value to the state.

b) Less than Significant Impact. Mineral resources found in Duarte may be significant to the State of California. The project site is located close to an area designated as a Mineral Resource Zone, MRZ-2, which are areas of where significant mineral deposits are likely to be present. However, the area is zoned for Specific Plan (SP), that being the Westminster Gardens Senior Living Community. The area is highly urbanized, and is surrounded by areas that would not support the development of mining operations and the subsequent increase in mining related pollution. The project involves improvements on an already existing structure within the Specific Plan, and will not result in any further loss of possible mineral resources, impacts would be less than significant.

4.13 – Noise

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☑	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☑	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☑	☐

a) Less than Significant The proposed project involves accessibility and aesthetic improvements to the exterior and interior areas of the Morrison House. Project renovations will include minimal construction activities such as those described in the Project Description. The site is currently developed, construction will consist mainly of interior renovations, will be contained to the Morrison House building and courtyards, and will not involve the surrounding Westminster Gardens developments.

Construction Noise

Construction of the proposed project would generate a negligible temporary change in noise in the Westminster Gardens community. Construction of the Morrison House renovations will be minimal and will not involve the usage of any heavy construction equipment or grading. Construction activities will not create a nuisance to residents of the surrounding area in Westminster Gardens. Impacts would be less than significant.

Operational Noise

The intensity of operations on the project site will not change after project completion, therefore, noise levels will be similar to those prior to project initiation. Operation after project completion will not increase

noise levels, as operations will not change on site. Any impacts from future daily operations on the project site will be less than significant.

b) Less than Significant Impact. Project construction activities will not involve the use of heavy construction equipment capable of generating ground borne vibrations. Short-term construction operations taking place at the Morrison House will not last an extensive period of time and will not require heavy equipment, as such, impacts will be less than significant.

c) Less than Significant Impact. There are no airports located in the City of Duarte. The nearest airport to the project site is the San Gabriel Valley Airport, approximately 7.5 miles southwest. The project would not expose people residing and working in the project area to excessive noise levels having to do with airport proximity: project impacts would be less than significant.

4.14 – Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

a) Less than Significant Impact The project site is located in a Specific Plan area designated in the City of Duarte General Plan and Zoning Ordinance, and comprises a senior living community, with single-family residences and recreational facilities, as well the Morrison House. The project site is zoned as Specific Plan for the Westminster Gardens Senior Living Community. The project involves adding improvements to an already developed portion of the community; the project is consistent with the anticipated buildout of the City's General Plan, and will not induce any unplanned population growth. Impacts will be less than significant.

b) No Impact. No housing would be displaced as a result of project development. The project does not provide any housing and is not located in an undeveloped area that would require a major extension of infrastructure, and as such there will be no impact.

4.15 – Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☑	☐
b) Police protection?	☐	☐	☑	☐
c) Schools?	☐	☐	☐	☑
d) Parks?	☐	☐	☐	☑
e) Other public facilities?	☐	☐	☐	☑

a) Less than Significant Impact. Fire services are provided to the City of Duarte by the Los Angeles County Fire Department. The Fire Department responds to medical emergencies, hazardous materials incidents, rescue calls, and motor-related accidents, and provide wildfire and regular fire suppression services. LA County Fire Dept. Station 44 is located at 1105 Highland Ave, Duarte, CA 91010, and is located approximately 0.4 miles north of the project site.[30] The project involves improving an existing building in the interest of increasing efficiency and accessibility. The proposed project improvements are not anticipated to create an increase in demand for fire services, as they are general improvements to an existing building. There are no anticipated impacts to the expansion of fire protection services

b) Less than Significant Impact. Residents in the City of Duarte receive policing services from several stations. 24 hour law enforcement services to Duarte, Bradbury, and the unincorporated area west of Duarte are provided by patrol deputies out of the Duarte Public Safety Sub-Station at 1042 Huntington Drive, Duarte, CA 91010.[31] The station serves as a launching center, and does not have dispatch or booking ability. The station is open to the public Monday-Thursday from 7:30 a.m. to 6:00 p.m. and Friday and Saturdays from 7:30 a.m. to 4:00 pm. The project is not anticipated to generate an increase in need for police protection in the project area as they are general improvements to an existing building. There are no anticipated impacts to the expansion of police services.

c) No Impact. The project involves renovations of the Morrison House building in the Westminster Gardens community, and includes interior and exterior improvements to the building and its immediate surroundings. The project would not result in any population growth, or associated growth in students within the Duarte Unified School District. There will be no impact to school facilities.

d) No Impact. Development of the project is not anticipated to impact demand on parks and recreation facilities, and is not anticipated to generate any associated population growth that would require the expansion of said facilities. No impacts will occur.

e) No Impact. The project is not expected to create an increase in residents that would generate additional demand for public facilities such as libraries or hospitals: as such there will be no impacts.

4.16 – Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☑
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑

a) No Impact. The project involves making interior and exterior improvements to the Morrison House building having to do with improving the efficiency and accessibility of the facilities. The project itself would not create demand for additional parks, or other recreational activities, and would not create a demand for additional housing that is not included in the City's General Plan. There will be no impacts to recreational facilities.

b) No Impact. The project does not include any recreational facilities or require the construction of new facilities, and there would not be an adverse physical effect to the environment. Therefore, there would be no impact.

4.16 – Transportation

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☑	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☑	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐
d) Result in inadequate emergency access?	☐	☐	☑	☐

a) Less than Significant Impact. As detailed in Section 4.17.b, the proposed project is determined to have a less than significant impact on VMT due to the negligible nature of improvements on the project site and its location within Westminster Gardens. The project would not conflict with a program plan, ordinance, or policy addressing the roadway circulation system, and impacts will be less than significant.

Public Transit

The project site is located within ½ mile of several existing transit stops, and is located just south of Huntington Drive, a principal arterial in Duarte. The three nearest bus stops to the project site are off Highland Avenue and Central Avenue serving route 272, off Highland Avenue and Huntington Drive South serving routes 860 and 861, and off of Huntington Drive and Highland Avenue West serving routes 187, 272, and 860. The proposed project would not remove or impact any of these bus stops and will not interrupt service to any of these bus stops during either construction or operation. The proposed project would also not significantly increase or decrease the use of these facilities as a result of construction or operation. As such, the project would not have an impact on transit.

Pedestrian and Bicycle Facilities

Pedestrian and Bicycle facilities vary at different points around the project site. A concrete sidewalk is accessible all along Santo Domingo Avenue and Central Avenue. According to the Circulation Element of the City of Duarte General Plan, there are no bicycle lanes adjacent to the project site or Westminster Gardens. The existing sidewalks that surround Westminster Gardens will not be affected by project

construction, additionally, bicycle facilities will not be affected by the proposed project. Impacts will be less than significant.

b) Less than Significant Impact. In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts, under CEQA, associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. All agencies and projects State-wide are required to utilize the updated CEQA guidelines recommending the use of VMT for evaluating transportation impacts as of July 1, 2020.

CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation. The proposed project is located within a specific plan area, and project improvements are limited to the Morrison House building and courtyard. It was determined that a VMT screening was unnecessary due to the minor nature of improvements and the building's location, neither of which will influence traffic after project completion. The project would have a less than significant impact on VMT, no additional VMT modeling or mitigation measures are required.

c) Less than Significant Impact. A significant impact would occur if the proposed project substantially increased an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. Access to the site will be provided via a single, two-lane driveway on Santo Domingo Avenue. The project does not involve any changes to the alignment or uses of existing roadways, and the proposed project is consistent with City of Duarte zoning uses. Construction operations occurring on site will comply with the California Building Code adopted in the City of Duarte Municipal Code. The proposed project would not result in a traffic safety hazard due to any design features, and any impacts would be less than significant.

d) Less than Significant Impact. A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the Los Angeles County Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the project site or adjacent uses. The proposed project would not result in inadequate emergency access. As discussed above, the site will be accessible via the driveway on Santo Domingo Avenue, and is sufficient to provide access to fire and emergency vehicles and is consistent with California Fire Code requirements. All access features are subject to and must satisfy the City of Duarte design requirements. This project would therefore not result in adverse impacts with regard to emergency access, and impacts will be less than significant.

4.17 – Tribal Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☑	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☑	☐

a.i) Less than Significant Impact. A Historic Resources Technical Report was conducted by the Historic Resources Group, and completed November, 2022. It was determined that while the project site is not listed, it is eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) at the local level following Criteria B/2 and C/3. The site does not have any known historic tribal cultural resources. Based on the urbanized nature of the project area and the minor nature of alterations taking place, there is little potential for the proposed project to impact any unknown archaeological resources that may exist on the site during construction. The project site is not located in an area of significance or cultural value for Native American tribes; furthermore, the proposed alterations to the project site are minor and with

implementation of Mitigation Measure CUL-1 and CUL-2 (See Cultural Resources Section), will not degrade the historical significance of the site. Impacts will be less than significant.

a.ii) Less than Significant Impact. California Government Code, Section 65352.3 incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties, and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes as part of the adoption or amendment of any general or specific plan proposed on or after March 1, 2005. California Assembly Bill (AB) 52 requires that lead agencies consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project and who have requested in writing to be informed by the lead agency of proposed projects in the tribe's geographic area.

Pursuant to AB 52, as the CEQA Lead Agency, the City of Duarte sent AB 52 consultation notification letters via email on December 20, 2022, to the following Tribes: Gabrieleno Band of Mission Indians-Kizh Nation, Gabrielino-Tongva Tribe, and Soboba Band of Luiseno Indians. Neither the Gabrielino-Tongva Tribe nor the Soboba Band of Luiseno Indians responded to the notifications within the 30-day period outlined. On December 21, 2022, the City received a response from Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians-Kizh Nation, requesting to schedule a consultation with the lead agency to discuss the project further. Further correspondence took place over email on January 10, 2023, with Nick Baldwin, the Associate Planner for the City of Duarte requesting to set up an online consultation date. Savannah Salas, the Admin Specialist for the Gabrieleno Band of Mission Indians-Kizh Nation, responded to that email informing Nick that Victoria Duarte is a cousin to Virginia Salas. The email contained a screenshot of a text message exchange with pictures of the two women together, and a picture of newspaper with an article about Chief Ernie Perez Salas Tautenes. These documents were sent to establish the connection between the tribe and the city. No further correspondence took place between the City and the Tribe. With the limited correspondence between the Lead Agency and the Tribe, and no further correspondence taking place within the 30-day review period, impacts by the project to a significant resource to a California Native American Tribe will be less than significant.

4.18 – Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☑	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☑	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☑	☐
d) Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☑
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☑

a) **Less than Significant Impact.** The proposed project would not require the expansion or relocation of water facilities in the City of Duarte. The proposed project involves improvements to the Morrison House building, meant to improve the accessibility and efficiency of the site. Additionally, no expansion or improvements are anticipated to either sewer lines or treatment facilities to serve the project, as the project site is already in operation, and improvements will be in the form of renovations to existing structures and landscaping. Therefore, the project would result in less than significant impacts in regard to new or expanded water supply and wastewater treatment facilities.

As discussed in the Hydrology section, the project would not generate substantially increased runoff from the site that would require construction of new storm drainage facilities. The project would continue to be in compliance with Duarte Municipal Code Chapter 6.15, Stormwater and Urban Runoff Pollution Control. Impacts to stormwater runoff will be less than significant.

Impacts related to electric power, natural gas, and telecommunications facilities would also be less than significant. The project would connect to existing facilities and will not require any extension of services. Therefore, the proposed renovations will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause a significant environmental effect. Less than significant impacts will occur.

b) **Less than Significant Impact.** Any additional demand the project would generate would be a marginal increase from the City's wells, relative to overall existing citywide demand. The proposed project involves the renovation of an existing facility and will not increase water demand. The project would not substantially deplete water supplies, and the project would have a less than significant impact on entitled water supplies. The project's impacts to City groundwater supplies will be less than significant.

c) **Less than Significant Impact.** Potentially significant impacts could occur as a result of this project if it results in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. As detailed in Sections 4.19.a and 4.19.b, the project would be adequately served by existing wastewater treatment facilities. Therefore, a less than significant impact would occur.

d) **No Impact.** The project involves renovations to the Morrison House building within the Westminster Gardens community. Project operations will remain the same, and as such are not anticipated to generate additional solid waste in excess of local capacity. There is no expected increase in solid waste generation, no impacts will occur.

e) **No Impact.** The proposed project is required to comply with all applicable federal, state, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Therefore, no impact would occur.

4.19 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☑
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☑
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☑

a) No Impact. The project site is not located within a State Responsibility Area and is located approximately one mile north of a Federal Responsibility Area (FRA); the Santa Fe Dam Open Space area.[32] There are no wildland conditions in the urbanized area where the project site is located. The Los Angeles County Department of Public Works identifies I-210 and I-605 as freeway disaster routes, as well as Huntington Drive as a disaster route.[33] The project would not interfere with the availability of these routes in the event of a wildfire or other disaster event. The project would not substantially impair any adopted emergency response plan or emergency evacuation plan, and no impact will occur.

b) No Impact. The project site is not located within a fire hazard zone, as identified on the Very High Fire Hazard Severity Zone (VHFHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE).[34] A VHFHSZ begins at the southeastern corner of the intersection of Central Avenue and Bradbourne Avenue adjacent to Westminster Gardens. The project site will not exacerbate wildfire risks, thereby exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact will occur.

c) No Impact. The project site is not located within a State Responsibility Area.[35] None of the project improvements would exacerbate fire risk or will result in a temporary or ongoing impact from wildfires requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk, or that may result in temporary or ongoing impacts to the environment. No impact will occur.

d) No Impact. The project site is not located within a State Responsibility Area. According to the Federal Emergency Management Agency (FEMA) Flood Maps, the project site is in an area with no flood risk. No impacts will occur.

4.20 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☑	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☐	☑	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☑	☐

a) Less than Significant Impact. The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The project site is located within a developed area with no natural habitat. The proposed project would not significantly impact any sensitive plants, plant communities, fish, wildlife, or habitat for any sensitive species. There are no jurisdictional waters on the project site. Adverse impacts to historic resources would not occur. Section 4.3 concludes that impacts related to emissions of criteria pollutants and other air quality impacts would be less than significant. Section 4.8 concludes that impacts related to climate change would be less than significant. Section 4.10 concludes that impacts related to hydrology and water quality would be less than significant. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.20, no evidence is presented that this proposed project would degrade the quality of the environment. Impacts related to degradation of the environment, biological resources, hydrology and water quality, and cultural resources would be less than significant.

b) Less than Significant Impact. Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land-use changes and operational characteristics involved with

the proposed Project. Cumulative impacts would be less than significant with mitigation incorporated, as further discussed herein.

Aesthetics
Impacts related to aesthetics at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to this topic would occur.

Agricultural Resources
The analysis provided in Sections 4.2 found that no individual impacts would occur; therefore, the Project could not contribute considerably to local agriculture or forestry.

Air Quality
The analysis provided in Section 4.3 related to air quality found that impacts would be less than significant; therefore, the project would not contribute to localized or regional cumulative impacts.

Biological Resources
The analysis provided in Section 4.4 found that no individual impacts to sensitive species or migratory birds would occur; therefore, the project could not contribute considerably to regional impacts on such species. The project would have no other impacts on biological resources and would not result in localized or regional cumulative impacts.

Cultural Resources
Impacts related to cultural resources were found to be less than significant with the incorporation of mitigation measures CUL-1 and CUL-2. The proposed project would have no contribution to a cumulative loss of important local or regional archaeological knowledge.

Energy
The analysis provided in Section 4.6 found that no individual impacts related to energy use would occur as a result of the proposed project. Therefore, the project would not contribute to cumulative energy impacts.

Geology and Soils
Impacts related to geology at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. No cumulative impacts related to this topic would occur.

Greenhouse Gas Emissions
As discussed in Section 4.8, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project would not contribute considerably to global climate change.

Hazardous Materials
The analysis provided in Section 4.9 related to hazards and hazardous materials found that impacts would be less than significant. Compliance with all regulations related to the disposal and storage of household hazardous waste would ensure that impacts would be less than significant.

Airport Hazards
Impacts related to airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to this topic would occur.

Wildfires
The analysis provided in Section 4.9(g) and 4.20 found that no individual, local, or regional impacts would occur; therefore, no cumulative impacts related to this topic would occur.

Groundwater Levels
The analysis provided in Section 4.10 (b) found that less than significant local or regional impacts would occur; therefore, while the project would contribute to individual, localized, or regional cumulative impacts, the project contribution would not be considerable.

Drainage/Water Quality
The analysis provided in Section 4.10 (a), (c), (d), (e), and (f), found that less than significant individual, local, or regional impacts would occur; therefore, while the proposed project would contribute to individual, localized or regional cumulative impacts, its contribution would not be considerable.

Flooding
The analysis provided in Section 4.10 (d) found that no regional impacts would occur; therefore, no cumulative impacts related to this topic would occur.

Land Use and Planning
The analysis provided in Section 4.11 related to Land Use and Planning found that impacts would be less than significant; therefore, while the proposed project would contribute to individual, localized, or regional cumulative impacts, its contribution would not be considerable.

Mineral Resources
The analysis provided in Section 4.12 related to mineral resources found that there would be no impact; therefore, while the project would contribute to localized or regional cumulative impacts, the project contribution would not be considerable.

Noise
As discussed in Section 4.12, on-site operational noise is not anticipated to change after project completion. Therefore, the proposed project would not contribute considerably to noise levels in the immediate vicinity of the project. The project would contribute to temporary increases in noise levels in the immediate project vicinity during construction activities; however, construction is anticipated to be minor, and impacts to receptors will remain less than significant.

Population and Housing
The analysis provided in Section 4.14 related to Population and Housing found that no impacts would result; therefore, no cumulative impacts related to this topic would occur.

Public Services
The analysis provided in Section 4.15 related to Public Services found that impacts would be less than significant; therefore, while the proposed project would contribute to localized cumulative impacts, the contribution would not be cumulatively considerable.

Recreation
The analysis provided in Section 4.16 related to Recreation found that impacts would be less than significant; therefore, no cumulative impacts related to this topic would occur.

Traffic and Transportation
Traffic conditions were analyzed in Section 4.17 and found to be less than significant. There is no indication that traffic capacity will be affected by the project. Therefore, the proposed project's contribution to cumulative impacts to local and regional transportation facilities would not be considerable.

Tribal Cultural Resources
The analysis provided in Section 4.18 related to Tribal Cultural Resources found with the limited scope of alterations proposed and the urbanized location of the project site, that impacts would be less than significant therefore, no cumulative impacts related to this topic would occur.

Utilities and Service Systems
The analysis provided in Section 4.19 related to Utilities and Service Systems found that impacts would be less than significant; therefore, while the project would contribute to localized or regional cumulative impacts, the project contribution would not be considerable.

Wildfire
The analysis provided in Section 4.20 related to Wildfire found that no impacts would result; therefore, no cumulative impacts related to this topic would occur.

c) Less than Significant Impact. Based on the analysis of the project's impacts in the responses to items 4.1 thru 4.20, there is no indication that this project could result in substantial adverse effects on human beings. Environmental effects would result in less than significant impacts. Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings would be less than significant.

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5.1 – List of Preparers

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City of Duarte Community Development Department
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- Craig Hensley, Community Development Director
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- Bob Prasse, Director of Environmental Services
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- Alexandra Madsen, Senior Architectural Historian

5.2 – Persons and Organizations Consulted

- Gabrieleno Band of Mission Indians-Kizh Nation
- Gabrieleno-Tongva Tribe
- Soboba Band of Luiseno Indians.

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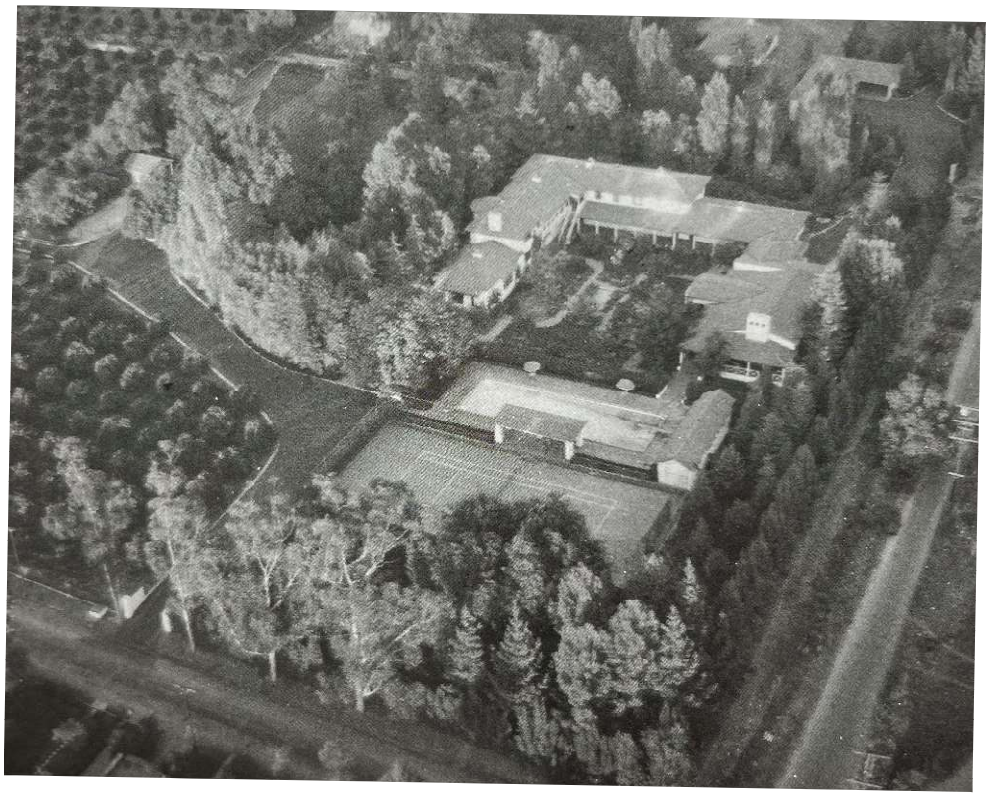
HISTORIC RESOURCES GROUP

HISTORIC RESOURCES TECHNICAL REPORT
MORRISON HOUSE, DUARTE

NOVEMBER 2022



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1.0 EXECUTIVE SUMMARY

The Applicant is proposing alterations to the former Morrison House, which is now part of the 32-acre senior living community of Westminster Gardens. Westminster Gardens corresponds to the street address of 1420 S. Santo Domingo Avenue (APN [Accessor's Parcel No] 8529-014-025) in the City of Duarte. This report evaluates the Morrison House only; any other buildings or features on the property are outside the scope of this study. The purpose of this report is to determine if the Morrison House constitutes a historical resource as defined by the California Environmental Quality Act (CEQA).[1] This report is intended to inform environmental review of proposed alterations to the Morrison House (the Project).

The Morrison House was originally constructed between 1935 and 1939 as a residence for the Morrison family. It was surveyed for potential historical significance by students from California State Polytechnic University, Pomona in 2003.[2] At that time, the property was recommended for listing as a historical property in Duarte and was assigned a California Historical Resource Status Code of 3S, which is defined as "appears eligible for National Register as an individual property through survey evaluation" for its architectural and historical significance. The findings of the 2003 survey have not been officially adopted by the City of Duarte.

Based on additional research and site investigation conducted for this report, the Morrison House appears eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) at the local level of significance for its association with Wayland A. and Lucile P. Morrison and for its architectural merit. Therefore, it is recommended that the Morrison House be considered a historical resource for purposes of CEQA.

The Project proposes to alter the interior and exterior spaces of the Morrison House at Westminster Gardens. As proposed, the Project includes several exterior improvements to the residence and grounds, as well as internal changes. Analysis of the proposed Project found that it does not propose to alter the Morrison House such that the significance of the historical resource would be materially impaired. Morrison House would retain the significant physical features associated with its period of significance from 1935 to 1950. Therefore, the proposed Project would not result in a substantial adverse impact.

[1] California PRC, Section 21084.1.

[2] Barbara Watson, "1420 Santo Domingo," California DPR Series 523 Form, California State Polytechnic University, Pomona, January 2003.

2.0 PROJECT SUMMARY

Project Location

Westminster Gardens is located at 1420 S. Santo Domingo Avenue in the City of Duarte. It consists of a single parcel (APN [Accessor's Parcel No] 8529-014-025). The Westminster Gardens property is generally bounded by Huntington Drive to the north, Bradbourne Avenue to the east, Central Avenue to the south, and Santo Domingo Avenue to the west. This report addresses the Morrison House and the immediately surrounding site features only; the Morrison House is located in the southwestern portion of the Westminster Gardens property and is accessed via Santo Domingo Avenue. A location map is included in Figure 1, below.

Project Description

The proposed Project would alter the interior and exterior spaces of the Morrison House at Westminster Gardens, as well as several features in the surrounding landscape. This report addresses proposed alterations to the Morrison House but does not evaluate or review other buildings or features on the property.

The Project would construct an addition at the southeast corner of the Morrison House to serve as a lounge/breakroom and restroom. Additionally, a new entrance with aluminum sliding double door along the secondary (northern) façade. The Project proposes to enclose the *corredor* along the western façade of the building with new glass partitions between the original columns. The Project would install glass panels on wood railings along balconies and porches. These glass panels would be attached to the wood columns via adjustable glass clamps.

The Project would retain and rehabilitate the building's existing steel-sash windows. Windows may be upgraded for better energy efficiency; proposed work items for the windows could include replacing glazing with laminated glass, repair/replacing damaged or missing hardware, repair/replace damaged sills, scraping loose paint and priming/repainting windows. Windows on the primary façade shall be retained and repaired, as needed. Deteriorated windows on secondary facades shall be retained and repaired, rather than replaced unless the Applicant adequately demonstrates that a window located on a secondary façade is so severely deteriorated that it cannot be repaired. In that case, the Applicant may ask for City approval to replace the window within the existing opening, subject to the provisions of the relevant mitigation measure in Section 11 of this report. The replacement window must match the original in design, color, texture, material, and operation.

The Project also proposes several interior alterations to the Morrison House, including renovations for administrative offices; new accessible restrooms and guest suites; and adding a new catering kitchen. Several interior walls would be removed and new partitions would be installed. A new elevator would also be installed in the main lobby. Interior changes would also include the removal of wainscotting, wall paneling, and tile flooring, but these original features would be retained in the Library and El Sueño.

The Project includes several exterior alterations to the landscape, including the removal of the brick walkway, completion of a new concrete walkway, and restoration of the reflecting pool. The

project incorporates increased circulation paths and hardscaping, such as the replacement of existing pathway for Americans with Disability Act (ADA) compliance; enhancement of building entry path; and incorporating a service pathway around to the building and to the pool. Rooftop solar ready areas would be established as per code requirements; no solar panels would be installed.

FIGURE 1: LOCATION MAP

3.0 METHODOLOGY

This report evaluates the Morrison House for potential historical significance. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources. A site visit was conducted on June 10, 2022. Identification of physical features and historic integrity were ascertained during the site visit and through review of available building records and other archival materials.

This report was prepared using primary and secondary sources related to the history and development of the Morrison House, including reference materials available at the Duarte Historical Society and Monrovia Public Library. The following sources were consulted:

- Building permits
- Sanborn Fire Insurance maps
- Historic newspaper articles
- Historic photographs
- *Duarte* by Irwin Margiloff, Neil Earle, and the Duarte Historical Society (Charleston, SC: Arcadia Publishing, 2009)
- *On the Duarte* by R. Aloysia Moore and Bernice Bozeman Watson (City of Duarte, 1976)
- Interview with Chris Morrison[3]
- 2003 California State Polytechnic University, Pomona survey findings
- Other primary and secondary sources relevant to the history and development of the Project Site and surrounding area as listed in the bibliography

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; Alexandra Madsen, Senior Architectural Historian; John LoCascio, Principal Architect; and Ani Mnatsakanyan, Associate Architectural Historian, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

[3] Chris Morrison is the grandson of Wayland and Lucile Morrison and the great-grandson of Norman H. Morrison.

4.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act ("CEQA") is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Duarte General Plan; and
- The City of Duarte Historic Preservation Element

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to

indicate what properties should be considered for protection from destruction or impairment."[4] The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.[5] Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.[6]

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[7] A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries. A resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- **A.** It is associated with events that have made a significant contribution to the broad patterns of our history;
- **B.** It is associated with the lives of persons significant in our past;
- **C.** It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D.** It has yielded, or may be likely to yield, information important in prehistory or history.[8]

[4] 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2022).
[5] The identification of archaeological sites and traditional cultural properties is outside the scope of this report.
[6] United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm. (accessed September 2022).
[7] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.
[8] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as "the ability of a property to convey its significance."[9] The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[10]

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[11] The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.[12] Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the

[9] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.
[10] U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.
[11] California Public Resources Code, Section 5024.1[a]. http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2022).
[12] California Public Resources Code, Section 5024.1[b] http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2022).

California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
B. It is associated with the lives of persons important to local, California or national history; or
C. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[13]

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated under any local ordinance.

CITY OF DUARTE HISTORIC PRESERVATION ELEMENT

The City of Duarte does not have a Historic Preservation Ordinance that provides for the local designation of historical resources. Therefore, this report evaluates the Morrison House for listing in the National and California Registers. The identification of historical resources in the City is consistent with the goals of the Historic Preservation Element of the City's 2007 General Plan. The Historic

[13] Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

Preservation Element outlines goals, objectives, and policies for historic preservation in the City.[14] Relevant goals include:

Historic Preservation Goal 1: To make citizens and decision-makers aware of Duarte's history and historic built environment.

- **Objective 1.3** Integrate historic preservation into the operations of the Community Development Department.

Historic Preservation Goal 2: To maintain and update the City's inventory of historical resources.

- **Objective 2.1** Preserve Duarte's historical resources by supporting continued research related to the City's historic resources inventory.

Historic Preservation Goal 3: To promote the preservation of local historical resources.

- **Objective 3.1** Preserve the City's inventory of historical resources for future generations to enjoy.

  Policies

  - HP 3.1.1 Encourage property owners to preserve the character defining features of historical resources.
  - HP 3.1.2 Promote the preservation of historic and cultural resources by providing incentives and technical assistance.

[14] Duarte General Plan 2005-2020, Chapter 7 - Historic Preservation Element.

5.0 SUMMARY OF PREVIOUS EVALUATIONS

Historic Resources Surveys

The City of Duarte conducted a windshield survey in October 2002 to identify buildings and structures within City limits which display architectural interest and contribute to the historic fabric of Duarte. In December 2002, the Duarte City Council approved a student project from California State Polytechnic University, Pomona to complete an intensive survey of each of the properties identified in the windshield survey. The purpose of the survey was to catalogue the historical and architectural significance of each property that was identified. The survey was conducted in the spring of 2003.

As part of the survey effort, the Morrison House located at 1420 S. Santo Domingo Avenue was recommended for listing as a historical property in Duarte and was assigned a California Historical Resource Status Code of 3S, which is defined as "appears eligible for National Register as an individual property through survey evaluation" for its architectural and historical significance. The findings of the 2003 survey have not been officially adopted by the City of Duarte.

In 2007, Duarte adopted a Historic Preservation Element as part of the City's General Plan, which outlines goals, objectives, and policies for historic preservation in the City.[15] The 2003 survey is referenced in the Element; however, it is noted that additional research is required to finalize the evaluations for each identified potential resource.

The documentation of the Morrison House completed in 2003 is included as Appendix C.

California Built Environment Resource Directory (BERD)

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.[16] The Morrison House is not listed on the BERD.

[15] Duarte General Plan 2005-2020, Chapter 7 - Historic Preservation Element.

[16] California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2022.

6.0 DEVELOPMENT HISTORY

The City of Duarte comprises a portion of the Rancho Azusa de Duarte, which was granted to Andres Avelino de Duarte in 1841. Following the end of the rancho era, the former ranch lands were subdivided and used to grow citrus fruit, primarily oranges. Following World War II, consistent with development patterns throughout Southern California during this period, agricultural land was subdivided for residential development to house the rapidly growing population. The City of Duarte was incorporated in 1957.

The property where the Morrison House is located was part of the sale of the Rancho Azusa de Duarte lots. The property comprised one-half of a 40-acre parcel, described as the "north 20 acres of w ½ and w ½ of e ½ of lot 16, section 30, Azusa de Duarte Rancho." The 20-acre parcel was owned by Norman C. Jones until his death in 1877 when it was sold by his heirs to B.D. Eachus.[17] In 1887, Eachus sold the property to Henry N. Urmy for $6,000.[18]

In 1888, Dr. Norman H. Morrison purchased the 20-acre lot.[19] Morrison was chief surgeon for the Santa Fe Railway line and founder of the Santa Fe Hospital in the Boyle Heights neighborhood of Los Angeles.[20] He worked and resided in Los Angeles with his family but established the Morrison Ranch in Duarte and started citrus farming on the site shortly after purchasing the land.[21] It appears that the ranch was mostly used as a summer retreat for much of the late 19th and early 20th centuries. In 1897, Morrison purchased the "old Santa Fe depot building at Duarte and remove[d] it to his ranch nearby for a farm building."[22]

Following the death of Norman H. Morrison in 1921, his son Dr. Wayland A. Morrison and Wayland's wife Lucile Phillips Morrison took ownership of the ranch in Duarte.[23] At that time, the property was still used by the Morrison family as a weekend and vacation home. Although Wayland A. Morrison had plans for improvements at the ranch as early as 1911, it was not until 1924 that he started making changes to the site, including improvements to an existing Cape Cod cottage (demolished).[24] Morrison also built a five-room bungalow on the east side of the ranch for their tenant, O.R. Green.[25]

In a 1930 newspaper article entitled "Who's Who in Monrovia," the *Monrovia News Post* recorded:

> Dr. W. A. Morrison, Duarte, was born in Los Angeles and has lived in Los Angeles and Duarte all his life… The family has spent its summers in Duarte for a number of years, and each weekend the members has spent on their ranch home in Duarte. The site was chosen to give the children a wider range of play. They have a Cape

[17] "Mortgage Sale," *Los Angeles Evening Express, M*arch 9, 1877, 4.
[18] "Daily Real Estate Record," *Los Angeles Herald,* May 6, 1887, 2; "Real Estate Transfers," *Los Angeles Evening Express,* September 14, 1888, 3.
[19] "Real Estate Record," *Los Angeles Herald,* September 26, 1888, 7.
[20] "Norman H. Morrison," United States Federal Census, 1910, https://www.ancestry.com; (accessed June 2022); "Who's Who in Monrovia," *Monrovia News-Post,* July 9, 1930, 1.
[21] "Dr. Morrison of Duarte Taken by Death," *Monrovia Daily News Post,* January 6, 1950, 1 and 8.
[22] "Azusa," *Los Angeles Herald,* October 25, 1897, 7.
[23] "Operation Unavailing for Surgeon," *Los Angeles Times,* July 4, 1921, 15.
[24] "The City in Brief," *Monrovia Daily News,* October 10, 1911, 3.
[25] "Dr. Morrison, of L.A., Remodeling Home in Duarte," *Monrovia Daily News,* May 2, 1924, 4.

> Cod cottage upon the ranch which offers an interesting contrast with the modern Spanish homes. Their home is filled with interesting antiques.[26]

It appears that the Morrisons resided in the Cape Cod style cottage when visiting the ranch through the 1920s. In addition to utilizing the property as a summer retreat, Morrison also cultivated the land with citrus groves along Foothill Boulevard and sold rabbits in the 1920s and 1930s.[27] By the 1930s, the grounds were described as containing a lily pool shaded by huge trees, a woodland garden, and a swimming pool; the residence was described as featuring a music room and wood-paneled library.[28] The property also had a tennis court.

In 1935, the Morrisons constructed a Spanish Colonial Revival style building on the property with a "large dance room, dining room, kitchen, powder room, [and] patio … next to the swimming pool and tennis court."[29] The Morrison children used this building to entertain their friends; it was known as "El Sueño" or "The Dream." In 1939, "El Sueño" was incorporated into a new residence constructed by the family, forming the southern wing of a larger U-shaped building. The Morrison family referred to the new building as "La Casa Soñada," or "the dreamed-of home." The residence was designed by architect Robert Bennett, who was a distant cousin of the family, and built by J. Walter Johnson.[30] Morrison also expanded the acreage from twenty to fifty acres.[31] At this time, the Morrisons relocated to Duarte full-time.

The residence was described as a "spacious mansion with its three wings forming a U, it has eight suites of rooms built by the Morrisons for their children and [their] families."[32] The property was described by the *Monrovia News-Post* in 1941:

> Homes like that of Dr. Wayland Morrison, beautiful, typical of the best of Spanish architecture, are a credit to Duarte, and truth to tell most of the building done out Duarte way has been adapted to the rancher's way of life.[33]

Landscape features completed as part of the project include the brick walkway centered on a rectangular reflecting pool, likely clad in Gladding, McBean tiles.[34] On the interior, several of the rooms were adorned with intricate woodwork completed by Swedish craftsmen.[35]

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[26] "Whos' Who in Monrovia," *Monrovia News Post,* July 9, 1930, 1.
[27] "Fire," *Monrovia News-Post,* September 28, 1936, 1; "Poultry – Rabbits," *Monrovia Daily News Post,* June 6, 1944, 5; "Re-Zoning in Duarte Denied," *Monrovia News-Post,* June 1, 1945, 1.
[28] "Richey-Barrett Wedding Will Take Place Tonight in Country Home Garden," *Los Angeles Evening Post-Record,* August 18, 1934, 5; "Recent Fire Call to Duarte to Cost City $1500 in Repair Work," *Monrovia News Post,* September 28, 1936, 1; "Beautiful Duarte Home Is Setting for Morrison-Meyers Wedding," *Monrovia News-Post,* February 9, 1942, 3; "Re-Zoning in Duarte Denied," *Monrovia News-Post,* June 1, 1945, 1.
[29] Almar Whitaker, "Little Wonders of War," *Los Angeles Times,* November 1, 1942, 71.
[30] Interview with Chris Morrison by Alexandra Madsen. June 13, 2022; Morrison Family Scrapbook by Lucille Morrison, Westminster Gardens.
[31] Davis, 1938, 214.
[32] "Pastors Visit Missionary Home in Duarte," *Daily News-Post,* March 15, 1951, 2.
[33] "Postscripts," *Monrovia News-Post,* May 20, 1941, 3.
[34] Interview with Chris Morrison, June 13, 2022. Gladding, McBean was established in 1874 in the town of Lincoln, California. It became the first company on the Pacific Coast to produce terra cotta roof tiles and by 1925, Gladding, McBean operated ten clay products plants in California, Oregon, Washington, Montana, and British Columbia. The company utilized two hundred kilns and employed over two thousand people. It was the primary supplier of sewer pipes, terra cotta roof tiles, and ornamental terra cotta on the West Coast and developed a nationwide reputation for quality and innovative design. Lucile Morrison's father Lee A. Phillips was Vice President of Gladding, McBean.
[35] Interview with Chris Morrison by Alexandra Madsen, June 13, 2022. Several of the wood carvings were Egyptian themed, likely because the house was built shortly after Lucile Morrison finished writing her award-winning book *The Lost Queen of Egypt.*

During World War II, the Morrisons offered the building for use by the Red Cross, and it was transformed into a Casualty Station. As recorded in the *Los Angeles Times,* "the powder room is full of medical supplies. Cots can transform the dance room into a hospital. A huge closet contains air-raid warden equipment."[36] At the time of its completion, the station was lauded by civilian defense officials as "one of the finest in the state," with a staff of 45 doctors, nurses, and trained personnel.[37] The station offered nursing classes to interested students.

Following World War II, much of the farmland in the Duarte area was transformed from orange groves to residential subdivisions, and all of the citrus packing plants in Duarte closed. In 1949, a portion of the orange trees on the Morrison Ranch were removed and the land was briefly replanted with strawberries.[38] At that time, the ranch was noted as having chickens, peacocks, frogs, and goldfish on the grounds.[39]

In 1949, the Morrisons donated 2.5-acres of their ranch for use as a youth agency recreation center.[40] A 16x44 foot clubhouse was purchased from a Duarte building development and moved onto the property. Plans were also designed for boys' and girls' campfire circles, a baseball diamond, a basketball court, a patio and fireplace, and a combination volleyball, shuffleboard, and badminton court.[41]

Dr. Wayland A. Morrison died in 1950, and his wife Lucile Morrison took over control of the ranch.[42] Around this same time, Lucile Morrison moved to Arcadia,[43] and began selling or donating portions of the ranch. Land donated by Lucile Morrison provided for much-needed services for the local community. A large portion of the estate was sold at this time for use as a retirement home for Presbyterian missionaries, discussed further below.

In 1950, a cottage on the Morrison property was leased by Los Angeles County for use as the Duarte Branch Library.[44] The cottage was remodeled for this purpose and approximately 2,000 books were transferred to the new location.[45] The library opened in March 1950 and was identified by the address of 1220 S. Santo Domingo.[46]

That same year, work began on a new Duarte Child Welfare Clinic, similarly located on land donated by the Morrisons. Identified by the address of 2026 E. Huntington Drive, the clinic was run by the Los Angeles County Health Department and overseen by Lucile P. Morrison, who served as the chairman of the health services committee of the Duarte Community Service Council.[47] In 1953, Lucile Morrison donated a three-acre portion of the ranch for a new Masonic Temple in honor of her late father-in-law and husband.[48] The Temple of Sojourner's Lodge 607,

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[36] Whitaker, 1942.
[37] "Open House at Duarte Center," *Monrovia News-Post,* January 14, 1943, 1.
[38] "Citrus Groves in Duarte Yield to New Uses," *Monrovia News Post,* March 26, 1949, 2.
[39] "Malicious Mischief Reported by Morrison Estate," *Daily News-Post,* May 19, 1950, 2.
[40] "Dr. Morrison of Duarte Taken by Death," *Monrovia Daily News Post,* January 6, 1950, 1 and 8.
[41] "Recreation Need Met by Center," *Daily News Post,* June 15, 1950, 2.
[42] "Dr. Morrison of Duarte Taken by Death," *Monrovia Daily News Post,* January 6, 1950, 1 and 8.
[43] "County Studies Proposal for Missionary Home in Duarte," *Daily News-Post,* December 14, 1950, 1.
[44] "Full Time Branch Library in Duarte Indicated," *Monrovia Daily News Post,* January 3, 1950, 1.
[45] "Conversion of Branch Library Under Way," *Monrovia Daily News Post,* February 21, 1950, 2.
[46] "Duarte Library Opened Today," *Monrovia Daily News Post,* March 6, 1950, 6.
[47] "Work Progresses on Child Clinic," *Monrovia Daily News Post,* March 13, 1950, 2.
[48] "Duarte Temple Site Donated to Masons," *Daily News-Post,* December 19, 1953, 1.

identified by the address 1900 E. Huntington Drive, was dedicated in 1955. Construction was completed by V. R. Bush, Albert Pederson, Jack La Sonce, Arno Krueger, and Dick Mosher.[49]

The Morrison Ranch was also briefly considered as a site for a new Los Angeles County Park, although it was not ultimately purchased for that use.[50]

Westminster Gardens[51]

In 1950, Frank Shu purchased a 27-acre portion of the Morrison Ranch. Shu was born in China and attended Yih Wen Commercial School led by Missionary teacher William Booth. In the late 1940s, Shu traveled to the United States where he presented $1 million to the Presbyterian Missionary Board to be used to build a group of residences for retired Presbyterian missionaries.[52] The former Morrison Ranch was subsequently converted for its new use, and it became known as Westminster Gardens.

The Morrison House was used to house 16 missionaries. At the time of purchase, the residence was described at length in the *Daily News-Post:*

> The luxurious apartments are large, with view windows looking out onto gardens landscaped with shrubs, trees, flowers and lawn. The walls are of imported paneling in a natural finish and each suite contains several rooms… Several suites are located downstairs under the massive balconied piazza. Others are upstairs overlooking the tennis courts, the barbecue, and the swimming pool with its bordering patio. The immense library in the north wing of this gracious home of white brick and red tiles, is finished in Japanese oak and boasts a fireplace and shelved walls bearing 7,000 volumes… Across from this wing is the dining hall, and next the recreation room where 100 can be seated comfortably for diner… A medley of elaborate grained woods and delicately papered walls, this house with its early California architecture promises to provide every luxury for those who will call it "home."[53]

A gift of $100,000 by Gertrude Weller of Los Angeles provided funds for the remodeling of the rooms in the Morrison House into apartments.[54] Two other existing buildings from the Morrison's ownership were also adapted for apartments.[55] One of these was the "Cape Cod cottage, which is a replica of the cottage in which the former owners spent their honeymoon" in 1917.[56] A full building program was also approved shortly after purchase, and construction began on several new apartment buildings on the property in 1951, designed by Beverly Hills-based architect Douglas Honnold.[57] In 1952, the first phase of construction was completed. These "completely

[49] "Masonic Temple to be Dedicated," *Daily News Post,* June 24, 1955, 7.
[50] "Duarte Estate Action Lags," *Monrovia Daily News Post,* June 20, 1950, 8; "Morrison Park Deal Refused," *Daily News-Post,* June 27, 1950, 1.
[51] As noted above, this report only evaluates the Morrison House. Information about the development of Westminster Gardens is included to provide contextual information only.
[52] R. Aloysia Moore and Bernice Bozeman Watson, *On the Duarte* (Duarte: City of Duarte, 1976), 188.
[53] "Pastors Visit Missionary Home in Duarte," *Daily News-Post,* March 15, 1951, 2.
[54] Mollie Hopper, *Westminster Gardens: A 50 Year History* (Duarte, CA: Westminster Gardens, 2000), 2.
[55] "Westminster Directors View Building," *Daily News-Post,* October 8, 1951, 1.
[56] "Duarte Facility Houses 33 Retired Missionaries," *Los Angeles Times,* October 12, 1952, 178.
[57] "Start New Building at Westminster Gardens," *Pasadena Independent,* August 16, 1951, 49.

furnished modern cement block apartments" provided a capacity for 50 residents.[58] Westminster Gardens was dedicated in July of 1952.[59] At the time of its founding, residents were required to have served at least 20 years in a foreign country and have reached the age of retirement. Four additional apartment buildings were constructed between 1952 and 1960.

In 1957, Lucile Morrison deeded an additional strip of land along Huntington Drive to Westminster Gardens for its expansion eastward. That same year the Rest Home was designed by architects Douglas Honnold and John Rex. The 40,000-square-foot building was described in the *Los Angeles Times*:

> Cross-shape building, each arm of which will have the capacity of 20 beds, with the center core housing medical, social, and service facilities, including common and dining room, office, laboratories, kitchen, and storerooms…The Contemporary-styled structure will feature one story, interior and exterior walls of natural finish light-weight aggregate concrete blocks. Floors will be of vinyl asbestos and the roof of composition mater, asphalt and gravel.[60]

Only part of the building was constructed in 1957. It was completed in 1962, at which time it became known as the Grace Shu Lodge, named in honor of the wife of Frank M. S. Shu.[61] A third wing of the building was constructed in 1966, which brought the total number of beds to 64. A new duplex was also constructed at the corner of Amber Drive and Live Oaks, and apartments on the first floor of the Morrison House were converted into administrative offices. The total number of residences reached 131 by 1967.[62]

In 1970, four additional residences, and an ancillary building with a laundry and five-car garage were constructed in the northwestern portion of the property. Designed by architect Franklin Howell and built by Shephard and Morgan Construction Co., the buildings accommodated eighteen new residents.[63] The swimming pool was also renovated at that time. Five new apartments were constructed in 1972.[64] Development at Westminster Gardens has continued through the 1980s and to present day.

Spanish Colonial Revival Architecture

The Morrison House was designed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque *Churrigueresque* style of Spain and Mexico. The *Churrigueresque* style, with areas of intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For that, architects drew inspiration from provincial Spain, particularly the arid southern region of

[58] "Duarte Facility Houses 33 Retired Missionaries," *Los Angeles Times,* October 12, 1952, 178.
[59] "Missionary Home to Be Dedicated," *Daily News-Post,* July 18, 1952, 2.
[60] "First Unit of Duarte Project Furthered," *Los Angeles Times,* March 3, 1957, 148.
[61] "Westminster Gardens Dedicate New Structure," *South Pasadena Review,* October 24, 1962, 15.
[62] Hopper, 3.
[63] "Westminster Garden News," *Daily News-Post,* August 28, 1970, 3.
[64] Hopper, 4.

Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a spreading, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, including a range of residential, commercial, and institutional buildings, and coincided with Southern California's population boom of the 1920s, with the result that large expanses of Santa Monica, Los Angeles, and surrounding cities were developed in the style. Some towns, such as Santa Barbara, even passed ordinances requiring its use in new construction. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s during the Great Depression. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations.

Character-defining features of Spanish Colonial Revival architecture may include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcade, colonnade, or *corredor*[65]
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

Morrison Family

The property that now comprises Westminster Gardens was owned by the Morrison family from 1888-1950. The Morrison House that is the subject of this evaluation was constructed by Wayland and Lucile Morrison in 1935-1939.

Biographical information about the Morrisons is included below.

[65] A *corredor* is a narrow external porch that often lines an outdoor patio; also referred to as a portale.

TABLE 3. SUMMARY OF OWNERS/OCCUPANTS

DATE	OWNER/OCCUPANT	USE
1888-1921	Norman H. Morrison	Vacation Residence
1921-1938	Wayland A. and Lucile P. Morrison	Vacation Residence
1939-1950	Wayland A. and Lucile P. Morrison	Primary Residence
1951-Present	Westminster Gardens	Retirement Community

NORMAN H. MORRISON

Norman H. Morrison was born in 1853 in Missouri. Morrison ran away from home at the age of ten, eventually attending the University of Iowa. He moved to Santa Barbara with his new wife, Marie Cobb, in 1877.[66] In Santa Barbara, Morrison worked on a dairy before making the acquaintance of Dr. Bates, a local doctor who agreed to teach Morrison the basics of medicine. After memorizing *Grey's Anatomy*, Morrison sold his dairy and moved to San Francisco. Morrison briefly attended the University of California before transferring to the Kansas City Medical College. Graduating in 1880, Morrison worked as the local doctor in McPherson, Kansas.

The lure of California ultimately brought Morrison to Los Angeles, where he was made Chief Surgeon of the Southern California Railroad in 1888.[67] That same year, he bought the 20-acre ranch property in Duarte. In 1904, with the merging of the Southern California Railroad and the Atchison, Topeka and Santa Fe Railroad, he became their first Chief Surgeon. Morrison held the position of Chief Surgeon for seventeen years and was largely responsible for the founding of the 1905 Santa Fe Hospital in Boyle Heights. Following the death of his first wife Marie Cobb, Morrison remarried Irma Rhodes. They resided at 1263 W. Adams Boulevard in Los Angeles until his death in 1921.[68] Although Morrison resided primarily in Los Angeles, he is recorded as never losing "his love of the soil and many of his spare hours were spent working around the orange trees on his ranch in Duarte."[69]

WAYLAND A. MORRISON

Wayland A. Morrison inherited the Duarte ranch from his father Norman H. Morrison in 1921. He used the property as a summer residence from 1921 to 1938 and resided there full-time with his wife Lucile P. Morrison and their children from 1939 until 1950 in a "beautiful Spanish Structure."[70]

Wayland A. Morrison was born in 1888.[71] He was primarily raised in Los Angeles, although he did briefly attend Duarte Elementary School.[72] He earned a Bachelor of Arts degree from Stanford University in 1910. Following graduation, Morrison briefly moved to Duarte, where he worked as an automobile salesman at E. M. F. and Flanders automobile agency and as a real estate agent at Tifal Brothers.[73] Morrison planned to build a residence on the Duarte property around that time.[74]

[66] "Matrimonial," *Fort Scott Daily Mirror,* January 31, 1877, 4.
[67] Davis, 1957, 292; Interview with Chris Morrison by Alexandra Madsen, June 13, 2022.
[68] "Bride for Dr. Morrison," *Los Angeles Times,* September 5, 1906, 15.
[69] Davis, 1957, 293.
[70] Davis, 1957, 293.
[71] "Wayland A. Morrison," United States Federal Census, 1940, accessed on June 2, 2022, at: https://www.ancestry.com.
[72] Charles F. Davis, *History of Monrovia and Duarte* (Monrovia, CA: A. H. Cawston, 1938), 214.
[73] "For Sale," *Monrovia Daily News,* February 1, 1912, 3.
[74] "Return of W. A. Morrison," *Monrovia Daily News,* October 10, 1911, 3.

Morrison briefly resided in Massachusetts, where he attended Harvard Medical School. Following his graduation in 1914, Morrison worked as the house surgeon at Massachusetts General Hospital for two years before returning to Southern California in 1916.[75] Morrison served in the U.S. Army Medical Corps for the duration of World War I; he was discharged as a Major at the end of the war. Morrison then returned to Southern California where he married Lucille Phillips in 1917, and the couple resided in their new residence at 434 Plymouth Boulevard, designed by architects Meyer & Holler of the Milwaukee Building Company.[76] Morrison succeeded his father as chief surgeon of the Santa Fe Railway in 1919.

In the late 1930s, Morrison and his wife Lucile P. Morrison sold the property at Plymouth Boulevard and moved to Duarte full-time.[77] At this time, Morrison expanded his acreage from twenty to fifty acres.[78] He was known for giving "much of his time to community affairs and problems."[79] Morrison served on the boards of the Duarte-Monrovia Citrus Association, the Duarte-Mutual Irrigation and Canal Co., the Duarte-Mutual Water Co., and as a director for the Duarte City Commerce. During World War II, Morrison served as the Area Medical Director of the War Casualty Stations for the Office of Civilian Defense, and organized stations at Rosemead, Temple City, and Duarte; the latter of which was housed in a wing of his own residence.[80] Dr. Wayland A. Morrison died in 1950.

LUCILE P. MORRISON

Lucile Phillips Morrison was born in Los Angeles in 1896 to philanthropist Catherin Coffin and Los Angeles financier Lee A. Phillips. Lucile Phillips was raised at #4 Berkeley Square in the West Adams neighborhood and attended the Marlborough School. She graduated from Vassar College in 1917 and married Wayland A. Morrison that same year.

Lucile Phillips Morrison was a notable author of numerous children's books and the novel *The Lost Queen of Egypt*, which won the first prize for fiction from the National League of American Penwomen in 1938. In 1958, she received a master's degree in psychology from Pepperdine University and began her own private psychology practice. Morrison served as a board member for the Educational Policy Committee for Scripps College for 42 years and was named an Honorary Trustee of Scripps College.[81]

In addition to her many other pursuits, Lucile Morrison was extremely active in Duarte's civic affairs. In 1957, she was described by historian Charles Davis as "one of the community's greatest benefactors. For years she has generously dedicated her time and means for worthy Duarte projects."[82] Morrison offered her Duarte property for use as a casualty station during World War II, and the site was used after the war as a Well Baby Clinic, Communicable Diseases Clinic, Dental Clinic, and one of the cottages served as Duarte's first county library facility. She also donated land for the Duarte Masonic Hall.

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[75] "Return of W. A. Morrison," *Monrovia Daily News,* October 10, 1911, 3.
[76] "Home for Doctor," *Los Angeles Times,* June 8, 1919, 83.
[77] "Phillips' Widow, Daughter to Handle Million," *Daily News,* February 1, 1938, 9.
[78] Davis, 1938, 214.
[79] "Dr. Morrison of Duarte Taken by Death," *Monrovia Post,* January 6, 1950, 1-
[80] Davis, 1957, 295.
[81] "Scripps College Honors Arcadian," *Arcadia Tribune,* August 6, 1972, 5.
[82] Davis, 1957, 295.

Lucile Morrison also organized and served as the first president of the Duarte Community Service Council and helped establish the Duarte Youth Acres, the city's first recreational facility. She served on the boards for the Duarte Community Center Corporation; Duarte Mutual Water Company; Chamber of Commerce; Duarte Women's Club; Reading Circle; and at Westminster Gardens. In 1967, Morrison was honored with the Duarte Historical Society's Pioneer Service Award.[83] She also organized and preserved newspaper articles, which were donated to the Duarte Historical Society.[84] Lucile P. Morrison died in 1991.

Architect, Robert E. Bennett

Robert E. Bennett of Bennett & Bennett designed the Morrison House. Bennett was born in Pasadena in 1915 to John Cyril Bennett and Olevia Cobb. He received a bachelor's degree in architecture from the University of California in 1936 and a master's degree from the California Institute of Technology in 1937. Robert E. Bennett was a distant cousin of the Morrison family and designed the Morrison House shortly after receiving his architecture degree. Bennett then briefly worked under his father, notable local architect John Cyril Bennett (Cyril Bennett). In 1946, he and his father entered into a partnership in the firm Bennett & Bennett.

Robert E. Bennett's father, J. Cyril Bennett was a notable local architect. Cyril Bennett attended the University of California, Berkeley where he graduated with a bachelor's degree in Architecture in 1910. Bennett then moved to Pasadena, California, where he married Olevia Cobb in 1913 and briefly worked as a draftsman for architect Sylvanus B. Marston before forming his own company in 1914. Cyril Bennett completed several independent projects during his early career, including the Raymond Theater (1919-1921); City of Pasadena Fire Department Main Station (1922); and Glendora Theater (1923). He also designed several residences, such as the W. H. Batterson House (1921) and William Leithed House (1924) in Pasadena. In 1924, Cyril Bennett joined with architect Fitch Haskell to form Bennett and Haskell. The partnership designed several notable buildings in Pasadena from 1924 to 1934, including the Central National Bank in Pasadena (1926); All Saints' Episcopal Church Parish House and Rector (1929-1930); and their collaboration with George E. Bergstrom on the design of the Pasadena Civic Auditorium (1925-1932).[85] From 1934 to 1941, Bennett again formed his own firm.

In 1946, his son Robert E. Bennett joined the firm to form Bennett and Bennett, which lasted until his retirement in 1955. Bennett & Bennett designed several commercial and educational buildings. Notable commissions include the Temple City National Bank (1950) and the First National Bank in Santa Ana (1953).[86] Notable education projects include an administrative building at Edison Elementary School (1945) and the Physical Sciences building at the University of California, Riverside (1954).[87] Community projects included the Van Ness Community Center (1949) and three clubhouses for parks in Los Angeles (1949).[88] Bennett & Bennett designed several bakeries in Los Angeles, including the Barbara Ann Bakery (1955); Coliseum Bakery (1955); Langendorf

[83] "Historical Society Holds Annual Installation Fete," *Daily News-Post,* May 17, 1967, 1.
[84] Claudia Heller, *Duarte Chronicles* (Charleston, SC: The History Press, 2013), 27.
[85] "John Cyril Bennett," *Pacific Coast Architecture Database,* https://pcad.lib.washington.edu/person/477/ (accessed June 13, 2022).
[86] "Construction Under Way on New Santa Ana Bank Unit," *Los Angeles Times,* April 26, 1953, 112; "Temple City Bank Plans New Building," *Pasadena Independent,* February 24, 1950, 2; "Bank Here Plans Remodeling Program," *Long Beach Press,* September 25, 1955.
[87] "Bennett, Robert E." *American Architects Directory,* 1956; "Award Architects' Contracts for New School Buildings," *Pasadena Independent,* November 7, 1945, 3.
[88] "New Recreation Center," *Southwest Wave,* July 31, 1949, 2; "Draw Clubhouses," *Pasadena Independent,* January 30, 1949, 26.

Bakery (1955); and Sheriff's Wayside Honor Farm Bakery (1958).[89] The firm also completed updates and modernizations to the Los Angeles Coliseum and designed a two-story office building immediately adjacent to it in 1953.[90]

Cyril Bennett died in 1957.[91] Following the death of his father, Robert E. Bennett continued working for the firm. In 1969, Robert E. Bennett was awarded a CTI gold plaque for his work on the Los Angeles Coliseum.[92] In 1968, Bennett & Bennett was hired to enlarge the women's facilities at the Rose Bowl in Pasadena.[93] Robert E. Bennett died in 2003.

[89] "Additions Slated for Honor Farm," *Los Angeles Times,* April 20, 1958, 116.
[90] "Building Added to Los Angeles' Huge Stadium," *Los Angeles Times,* September 6, 1953, 21.
[91] "Cyril Bennett, 65, Dies; Pasadena Civic Leader," *Los Angeles Times,* May 26, 1957, 5.
[92] "Peristyle Tile Work Wins Master Award," *Los Angeles Times,* March 23, 1969, 134.
[93] "400,000 Approved for Rose Bowl Projects," *Los Angeles Times,* May 29, 1968, 24.

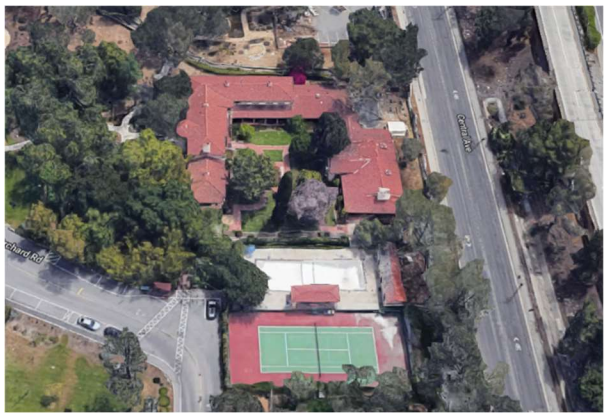
7.0 PHYSICAL DESCRIPTION

Current Setting

The Morrison House is now part of Westminster Gardens in the south-central region of the City of Duarte. Westminster Gardens comprises a single parcel and occupies the majority of the block bounded by Huntington Drive to the north, Bradbourne Avenue to the east, Central Avenue to the south, and Santo Domingo Avenue to the west. The Morrison House is located in the southwestern portion of the property.

The surrounding area is characterized primarily by its relatively flat topography and mix of low-rise residential development, including single-family homes, duplexes, and apartment buildings, often set in tract developments, dating from the 1950s through 1990s. Westminster Gardens is surrounded by residential uses to the north, east, and west: single- and multi-family residences are located immediately to the west; apartment buildings are located immediately to the north; and a single-family residential tract development is located immediately to the east. The property is bounded by Interstate 210 (I-210) to the south.

The landscaping immediately surrounding the Morrison House was designed at the time of the building's completion in the late 1930s. Designed landscape features include the central courtyard with a curving, intersecting brick walkway that is roughly H-shaped and centers on a rectangular reflecting pool. The reflecting pool, which is currently used as a planter, is approximately 12" deep and lined with Gladding-McBean tiles.[94] A manicured lawn covers much of the courtyard, intersperse with shrubbery and mature trees. To the north of the Morrison House, there is a woodland garden with a small brook that collects into several pools. Vegetation includes mature trees, shrubs, grasses, and flowers. Hardscaping includes winding concrete pathways and scattered brick planters.



Overview of Morrison House, facing east in 1940 (left) and 2022 (right). Source: Westminster Gardens and Google Earth.

[94] Interview with Chris Morrison by Alexandra Madsen, June 13, 2022.

Morrison House

The Morrison House is a one- and two-story Spanish Colonial Revival style building that was constructed in two phases: the southern wing of the building "El Sueño" was constructed in 1935, and an L-shaped addition "La Casa Soñada" (composed of the central block and north wing) was added in 1939. Built as a single-family residence, the building is now used for office and communal spaces at Westminster Gardens.

The Morrison House has a U-shaped plan that frames a central courtyard. It has complex massing and an asymmetrical composition; the stairwell on the north wing creates a cylindrical volume. The building has a mix of low-pitched gable and hipped roofs which are clad in red clay tiles and have boxed eaves with plaster soffits. Several clay tile chimneys are located along the ridgeline. There are two chimneys with chimney hoods: one on the north wing and one on the south wing. The building has a second-story cantilevered balcony that has wood posts, a wood balustrade with shaped wood balusters, and open eaves with exposed, shaped rafter tails. It is accessible via an exterior staircase on the north façade. A *corredor*[95] on the first floor has octagonal columns with cushion capitals, exposed rafters, and tile floor.

Fenestration consists primarily of divided-light steel sash casement windows in single, coupled, and grouped configurations. There is a stacked bow window located along the south façade and a cantilevered enclosed paneled wood balcony along the north façade of the north wing. A heraldic-themed leaded stained glass window is on the west façade. The primary entrance is located on the south façade of the north wing and consists of divided-light steel French doors with sidelights, terracotta tile terrace; it is accessible via a ramp. Secondary entrances consist of single and paired partially-glazed divided-light wood doors.

The first floor interior of the Morrison House has rooms arranged along the main entrance hall. The first floor includes a lobby (historic entrance hall), mail room (historic dining room), library, hallway, several offices and restrooms, and social hall. Most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The lobby has wood crown molding and a semicircular wood staircase with balusters and newels shaped to resemble lotus flowers. The mail room has wood paneled walls and a paneled dado below the bow window carved with Egyptian motifs. The library has wood floors, wood paneled walls with wood built-ins (some of which feature Egyptian vegetal motifs), and a fireplace with a marble mantel. The central hallway has wood paneled pocket doors that open to storage closets. The rear offices and communal spaces have wood paneled built ins. The social hall is a large open space with a wood floor, king post wood truss ceiling, wood Pickwick paneled walls, and a large fireplace with a brick surround and wood mantel carved with a grape and vine motif.

The second floor has a meeting room, central hallway, several offices, and a few currently vacant rooms. Similar to the first floor, most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The meeting room has wood paneled walls with built-in shelving and a fireplace that has been filled-in with brick. Office spaces and vacant rooms on the second floor have wainscoting. There are wood door and window casings, and brass hardware throughout

[95] A *corredor* is a narrow external porch that often lines an outdoor patio; also referred to as a *portale*.

the interior of the building. Some bathrooms and kitchens feature historic tilework, typically using white and accent-colored tiles set in a diamond pattern.

ALTERATIONS

The Morrison House has been altered several times since its original construction in 1935-1939.[96] A kitchen unit was added to the building in 1956.[97] In 1957, the interior of the building was remodeled; two bathrooms were divided into four bathrooms, and four dressing rooms were converted into kitchens.[98] Fire sprinklers were installed in 1975.[99] The building was reroofed by Lytle Roofing in 1980.[100] Part of the building was transformed from a residential unit into office space in 1982.[101]

[96] Building permits prior to 1950 are not on file with the City of Duarte of County of Los Angeles and were not available for review.
[97] County of Los Angeles, Building Permit No. 7870, issued on July 6, 1956.
[98] County of Los Angeles, Building Permit No. 1534, issued on December 18, 1957.
[99] City of Duarte, Building Permit No. 6063, Issued on January 21, 1975.
[100] City of Duarte, Building Permit No. 15209, issued on December 30, 1980.
[101] County of Los Angeles, Miscellaneous Application No. 2483A, issued on March 31, 1982.

EXISTING CONDITIONS PHOTOGRAPHS

Historic Resources Group, June 2022

Overview of Morrison House, facing east.

Overview of Morrison House, facing northeast.

Primary Entrance, South Façade of North Wing, Morrison House, facing north.

West Façade of Central Block, Morrison House, facing south.

Colonnade on West Façade of Central Block, Morrison House, facing southeast.

Colonnade on West Façade of Central Block, Morrison House, facing east.

Balcony on South Façade of North Wing, Morrison House, facing west.

South Façade of North Wing, Morrison House, facing north.

South and West Façade of North Wing, Morrison House, facing northeast.

North and West Façades of North Wing, Morrison House, facing east.

North Façade of North Wing, Morrison House, facing southeast.

North Façade of North Wing, Morrison House, facing south.

North Façade of North Wing and East Façade of Central Block, Morrison House, facing southwest.

East Façade of Central Block, Morrison House, facing west.

South Façade of Central Block and East Façade of South Wing, Morrison House, facing northwest.

South Façade of South Wing, Morrison House, facing northwest.

South and West Facades of South Wing, Morrison House, facing northeast.

North Façade of South Wing, Morrison House, facing south.

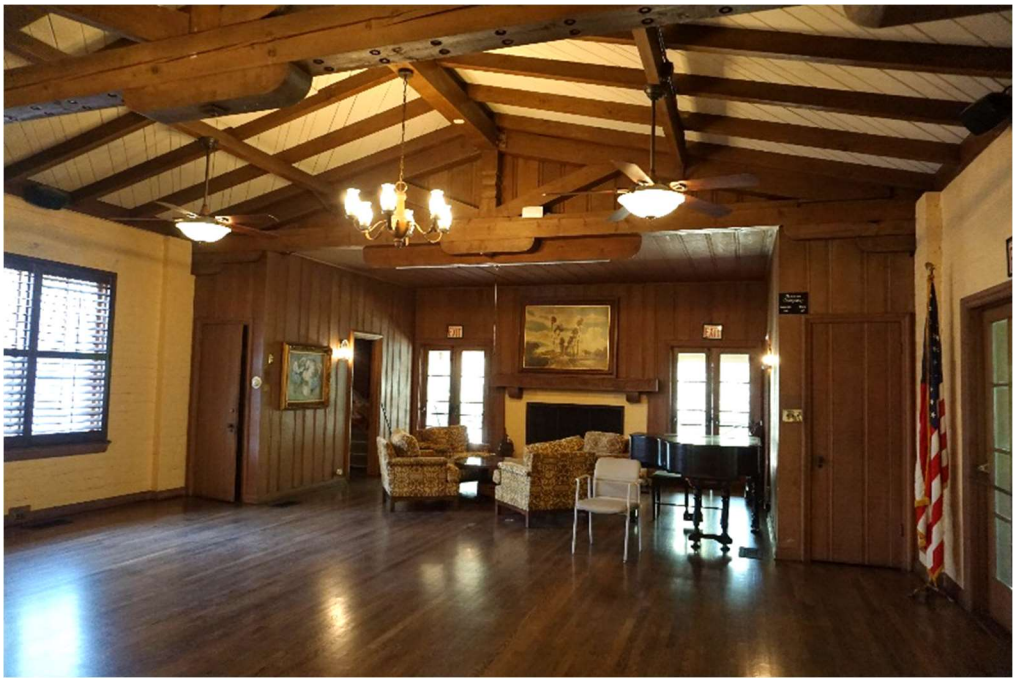
Lobby, Morrison House.

Staircase, Morrison House.

Library, Morrison House.

Meeting Room, Morrison House.

Upstairs Hallway, Morrison House.



Social Hall, Morrison House.

Paneled Dado with Egyptian Motifs, Morrison House.

Courtyard, facing north.

Courtyard, facing west.

Lilly Pond, facing south.

Courtyard and Planter/Reflecting Pool, facing northeast.

Planter/Reflecting Pool and Tile, facing north.

8.0 HISTORICAL RESOURCES EVALUATION

The Morrison House was identified as potentially eligible for historic designation in the 2003 survey. The findings of the 2003 survey were not officially adopted by the City of Duarte. In addition, given the amount of time that has passed since that survey was completed it is appropriate to re-evaluate the residence based on current conditions and using current best practices. The City does not have an ordinance that defines local designation criteria. Therefore, the Morrison House is re-evaluated against the established criteria for listing in the National Register of Historic Places and the California Register of Historical Resources.

Evaluation of Eligibility

CRITERION NR A/CR 1 (EVENTS/PATTERN OF DEVELOPMENT)

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion A/1 for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well. Mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.[102]

The Morrison property was originally part of the Rancho Azusa de Duarte, which was subdivided and purchased in 1888 by Norman H. Morrison as a vacation home and citrus farm. The Morrisons originally lived in a cottage and the Depot house, which is no longer extant. The Morrison House postdates these associations, and the property as a whole no longer reflects its early ranching history or association with prewar agriculture. The Morrison House itself was constructed in several stages. In 1935, the southern wing was constructed for use as a social hall for the family and their guests. At this time, the property was used as a vacation and summer home for the family, and their permanent residence was in Los Angeles. In 1939, the central block and north wing were added, and the building was used as a residence. When the residence was completed, the Morrison family relocated to the property full-time.

Over the course of its history, the Morrison House has been used as a social hall, residence, World War II Casualty Station, and it now serves as living, administrative, and communal spaces for Westminster Gardens. Based on research conducted for this report, there is no evidence that a singular event important in history occurred at the Morrison House. In addition, the original construction of the Morrison House as a single-family residence and its subsequent uses do not meet the threshold as defined by the National Park Service for designation as an example of an important trend or development pattern. The historical uses of Morrison House are not historically significant in a local, state, or national historic context.

[102] *National Register Bulletin 15*, 12.

Therefore, the Morrison House is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under Criterion A/1.

CRITERION NR B/CR 2 (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.[103]

Both Wayland A. Morrison and Lucile P. Morrison were notable and active residents of Duarte. They both resided at the Morrison House during their period of important involvement in the nascent community. Besides Wayland A. Morrison and Lucile P. Morrison's given careers, as surgeon and author, respectively, the Morrisons were also significant and active members in the community of Duarte. The Morrisons served as members of civic community boards, even founding several organizations, and consistently donated to and promoted philanthropic causes in Duarte. These activities frequently involved the Morrison House, which served as the site for numerous meetings and events. The Morrisons both worked at the Red Cross Casualty Station established at the house during World War II, and donated land to various causes, often focused on establishing much-needed services in Duarte. This included donating land for the establishment of a youth agency recreation center, public library, Duarte Child Welfare Clinic, and Duarte Masonic Temple. Overall, the Morrisons contributed to the growth and development of community services in Duarte during their years at the Morrison House.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level of significance under Criterion B/2 for its association with notable Duarte residents Wayland A. Morrison and Lucile P. Morrison.

CRITERION NR C/CR 3 (ARCHITECTURAL MERIT)

The Morrison House was designed by noted local architect Robert E. Bennett and constructed in two phases from 1935 to 1939. It is an excellent example of the Spanish Colonial Revival style of architecture designed early in Bennett's career. The building exhibits high quality of design and distinctive characteristics of the style; design details are fully integrated in the both the interior and exterior of the residence. The Morrison House is U-shaped in plan and reflects Southern California indoor-outdoor living in the relationship between the house and the central courtyard. It is a high style example of Spanish Colonial Revival architecture, reflecting significant character-defining features of the style, including low-pitched gable and hipped roofs clad in red tiles, *corredor*, cantilevered balcony, central courtyard, stair tower, and elaborate chimneys. As discussed further below, although the house has been altered since its original construction, it

[103] *National Register Bulletin 15*, 15.

retains important features of its original design and retains sufficient historic integrity to convey its architectural significance.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level of significance under Criterion C/3 for its architectural merit.

Evaluation of Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[104] The National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of the Morrison House is evaluated below based on these seven aspects. The period of significance under Criterion A/1 is 1939-1950, reflecting the period when the Morrison family lived full-time on the property. The period of significance under Criterion C/3 is 1939, the year construction on the residence was completed.

Location: The Morrison House remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Morrison House retains distinctive design characteristics from its original construction. Significant design elements include its one- to two-story height, asymmetrical composition, complex massing, and mix of gable and hipped roofs; and Spanish Colonial Revival features including clay barrel tile roofing, multiple chimneys, a *corredor* with octagonal columns, bow windows, steel-sash windows, and cantilevered balcony. Despite some interior alterations over time, the Morrison House retains the majority of the essential physical features that reflect its original Spanish Colonial Revival design. Therefore, it retains integrity of *design*.

Setting: The Morrison House was constructed as a single-family residence surrounded by landscaping on a large, otherwise mostly vacant parcel. The house retains the setting of its immediate surroundings, including the landscaped central courtyard, and adjacent pool. However, since the 1950s when the property was converted to Westminster Gardens, additional buildings have been added to the site to accommodate the new use and there have been continued changes to the wider surroundings. Therefore, integrity of *setting* has been compromised. However, for eligibility under Criterion B/2 and C/3, changes to setting are acceptable as long as the building retains sufficient integrity to convey the reason for its significance.

Materials: The Morrison House retains most of its materials from the period of significance, including brick and cement plaster exterior wall cladding, clay roof tiles, brick chimneys, steel frame windows, wood balconies, and carved wood panels, among others. The building's material components have not been altered. Therefore, it retains integrity of *materials*.

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[104] U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), 4.

Workmanship: The Morrison House retains the physical evidence of the workmanship of a 1930s single-family residence. The building's masonry, shaped wood rafter tails, clay roof tiles, wood staircase and terracotta pavers all reflect the crafts of the time. The building continues to retain substantial physical evidence of period construction techniques, including finishes and design elements, that reflect the character and identity of the building. Therefore, it retains integrity of *workmanship*.

Feeling: The Morrison House retains integrity of location, design, materials, and workmanship, and thus continues to express the aesthetic and historic sense of a 1930s Spanish Colonial Revival building. Therefore, it retains integrity of *feeling*.

Association: Association is the direct link between an important historic event or person and a historic property. Because the Morrison House retains integrity of *location*, *design, materials, workmanship,* and *feeling*, it continues to convey its direct link to the 1930s residence occupied by the Morrison Family.

Summary of Eligibility Findings

The Morrison House appears eligible at the local level of significance under National Register Criterion B/California Register Criterion 2 for its association with notable Duarte residents Wayland A. and Lucile P. Morrison. It is eligible at the local level of significance under National Register Criterion C/California Register Criterion 3 as an excellent example of Spanish Colonial Revival residential architecture in Duarte, designed by noted architect Robert E. Bennett early in his career. When Lucile Morrison sold the property to Westminster Gardens in 1950, the interior was converted from a single-family residence to a dormitory for retired missionaries, and subsequently altered into office spaces. However, there have been minimal changes to the exterior, and the interior retains significant decorative features associated with its original design. The Morrison House therefore retains integrity of location, design, materials, workmanship, feeling, and association, and continues to convey its historic significance.

9.0 CHARACTER-DEFINING FEATURES

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property's period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project and preserved to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people. In general, retaining character-defining features retains the integrity of an historic property and maintains the property's eligibility as an historical resource. Removal or alteration of one feature does not necessarily change the eligibility of an historical resource. Significant impacts on an historical resource result from major change or many incremental changes over time.

Character-defining features of the Morrison House are:

- U-shaped plan
- Relationship between residence, courtyard, and reflecting pool
- One- to two-story height
- Complex massing
- Asymmetrical composition
- Mix of low-pitched gable and hip roofs
- Boxed eaves with plaster soffit
- Red clay tiles on roof
- Chimneys (some with chimney hoods)
- Second-story cantilevered balcony with shaped wood balusters
- Exterior staircase
- *Corredor* with octagonal columns, cushion capitals, and exposed rafters
- Masonry exterior
- Steel sash casement windows
- Bow windows
- Primary entrance with French doors
- Semicircular wood staircase with balusters and newels shaped as lotus flowers
- Fireplace with marble mantel in library
- King post wood truss ceiling in social hall
- Social hall fireplace with brick surround
- Original interior woodwork and casework, including pocket doors, mantels, and carved wood features, including wood carved panels in the mail room, social hall, and library

10.0 ANALYSIS OF POTENTIAL IMPACTS

The Project proposes to alter the interior and exterior spaces of the Morrison House at Westminster Gardens. As proposed, the Project would construct an addition at the southeast corner of the residence, renovate the primary entrance, add a new entry door along the secondary (northern) façade and enclose the *corredor*. The Project would also add additional railings to balconies and porches, renovate interiors, and redesign the courtyard. Potential impacts to the Morrison House are discussed below.

SIGNIFICANCE THRESHOLD

A significant effect on the environment as defined by CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."[105] According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

This section examines potential impacts to historical resources on the Project Site as a result of the Project. The Project application materials, plans, elevation drawings, and renderings were used to analyze potential impacts to historical resources.

POTENTIAL IMPACTS TO THE MORRISON HOUSE

The Project proposes several alterations to the Morrison House at Westminster Gardens.

The Project proposes to retain and rehabilitate the Morrison House's existing steel-sash windows and doors. These character-defining features would be retained but updated for energy efficiency and safety considerations. Proposed work items for the windows could include replacing glazing with laminated glass, repair/replacing damaged or missing hardware, repair/replace damaged sills,

[105] CEQA Guidelines, Section 15064.5(b)(1).

scraping loose paint and priming/repainting windows. If some windows on secondary façades have deteriorated beyond repair, they will be replaced in accordance with Mitigation Measure 2 as set forward in this report (see page 48). As such, the overall fenestration pattern and appearance of the building's windows will be retained.

The original wood railings on the balconies and porches would also be retained, and new, compatible glass panels would be added. These new glass panels would be installed along the building side of the railing and would be attached to the original wood railing columns via two adjustable glass clamps. As such, the historic railings will remain intact and in place and the new railings will be visually unobtrusive. Therefore, the overall appearance and historic character of the railings will be preserved.

The Project also includes a new addition to the southeastern corner of the building and the installation of a new secondary forefront door; both alterations are located on secondary façades. The proposed addition to the Morrison House would be located along the rear, southeast corner of the building in a secondary, less-visible location. The one-story addition would be compatible in scale and massing to the historic building and utilize similar, compatible materials, including plaster walls and tile roof. The addition thereby follows specific recommendations for new additions as set forth in the Secretary of the Interior's *Standards* for Rehabilitation: it would not destroy historic materials; it is located at the rear; is limited in size, scale, and proportion; and is compatible and subordinate to the historic building.

The Project proposes to add a new double door along the secondary (northern) façade. Because the north façade is a secondary façade the new entrance would not affect the overall visual character of the building. Although this door would serve as a new, accessible primary entrance, the historic primary entrance would remain intact and in place. The new entrance would have an aluminum automatic sliding double door, and would be distinguishable from, but compatible with, original metal doors on the historic building.

The Project proposes to enclose the *corredor* in the courtyard with new glass partitions between the original columns. The glass partitions are divided into six large panels that provide greater transparency and visibility of the historic building. The Project would partially alter the appearance of the *corredor* by enclosing a previously open space. However, the installation of the minimalist glass would ensure that the original construction of the *corredor* is retained and visible from the interior and exterior of the enclosure and would maintain the historic rhythm and articulation of the *corredor*.

The Project proposes some alterations to the interior of the Morrison House. The interior of the Morrison House has been altered consistently since its conversion from a single-family residence to a retirement home. Interior alterations proposed by the Project include the construction of an elevator in the main lobby and removal of added features, including the reception desk and mailbox. The proposed Project would retain many significant historic features, such as the staircase and wood wall carvings, that convey the building's original interior. While some original features, such as the wood wainscoting and tile floors, would be removed in several interior rooms, they would be retained in the Library and El Sueño, where they add to the overall

character of the space. The interior finishes are the most intact in these two rooms, and their preservation would ensure that these spaces continue to retain their character-defining features. These rooms are relatively self-contained spaces, and are connected to other rooms, such as the lobby, via smaller interior hallways. These hallways will be retained, and the spatial relationship between rooms will be preserved. Therefore, interior renovations would not alter major character-defining features, such as wood paneling, wainscoting, and tile flooring, in the building's intact spaces.

Updates to the landscaping in the courtyard of the Morrison House include the removal of the brick walkway, completion of a new concrete walkway, and restoration of the reflecting pool. The courtyard of the Morrison House has a brick walkway surrounding a central reflecting pool that was converted into a planter at an unknown date. The significance of the courtyard is conveyed not by the materials, but rather by its general design, notably its ambulatory circulation route and central water feature. Although the Project would include the removal of the brick walkway, it would install a new concrete walkway designed in a similar layout to the original walkway, thereby retaining the general spatial relationship of the pathway and residence. The Project would also convert the planter back into a reflecting pool to serve its original use. Therefore, the Project would not significantly alter the courtyard's design, and would retain the space's character and relationship with the residence.

For these reasons, the Project does not propose to alter the Morrison House such that the significance of the historical resource would be materially impaired. Instead, Morrison House would retain the significant physical features associated with its period of significance from 1935 to 1950, including its plan, massing, height, combination of gable and hip roofs, red clay roof tiles, chimneys, balcony, *corredor,* and various steel windows, among others. The Project would not materially impair the significance of the Morrison House and would not result in a substantial adverse impact. Therefore, the Morrison House will still convey its significance as a Spanish Colonial Revival style residence associated with the Morrison Family.

11.0 MITIGATION MEASURES

This evaluation has identified the Morrison House as eligible for listing in the National Register and California Register at the local level of significance under Criteria B/2 and C/3. The proposed Project would not result in removal or alteration of characteristics of the Morrison House that convey its historical significance and justify its eligibility for inclusion in these registers. Implementation of the following mitigation measures would further reduce potential impacts to the historic resource.

MM-1 DOCUMENTATION

Prior to the issuance of a building permit for alteration, abatement, renovation/rehabilitation, or expansion of the Morrison House, the Applicant shall retain a qualified historic preservation professional who meets the Secretary of the Interior's Professional Qualification Standards to document the existing condition of the eligible historic resource in accordance with accepted industry guidelines for such documentation. The photographs shall include overall views, exterior façades, interiors, and details of specific elements that contribute to the historic integrity of the structure. The documentation shall include narrative information about the building, and if available, copies of blueprints, plans, or drawings of the original structure. Hard copies and/or electronic versions of the archival photographic documentation shall be assembled and sent to the Southern California Information Center at California State University, Fullerton and the City of Duarte, and also retained by the Applicant.

MM-2 WINDOW REPLACEMENT

The Project requires that all historic windows shall be retained as part of the Project. However, if a historic window along a secondary façade is so severely deteriorated that it cannot be repaired, the Applicant may request City approval to replace the deteriorated window. The City may approve the replacement of a historic window based on the following conditions:

- The Applicant can demonstrate that the window is deteriorated beyond repair. A determination as to when deterioration is sufficiently severe to justify replacement shall be based on documentation of the condition of the window. At a minimum documentation must include sufficient good quality photographs to clearly depict the full range of conditions; description of the location of the window; and an evaluation by a qualified professional that the window cannot be repaired.
- The proposed replacement window fits within the existing opening, and shall match the existing window in design, color, texture, material, and operation. Moreover, the window sections provided for replacement windows must clearly show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details, including joinery, must also be apparent.

If the above conditions are met, the City may approve the replacement window.

12.0 CONCLUSION

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal and state levels, HRG has identified the Morrison House as eligible for listing in the National Register of Historic Places and California Register of Historical Resources at the local level under Criteria B/2 and C/3. As such, the Morrison House is considered a historical resource as defined by CEQA.

As proposed, the Project includes several exterior improvements to the residence and grounds, as well as internal changes. Analysis of the proposed Project found that it does not propose to alter the Morrison House such that the significance of the historical resource would be materially impaired. Morrison House would retain the significant physical features associated with its period of significance from 1935 to 1950. Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.

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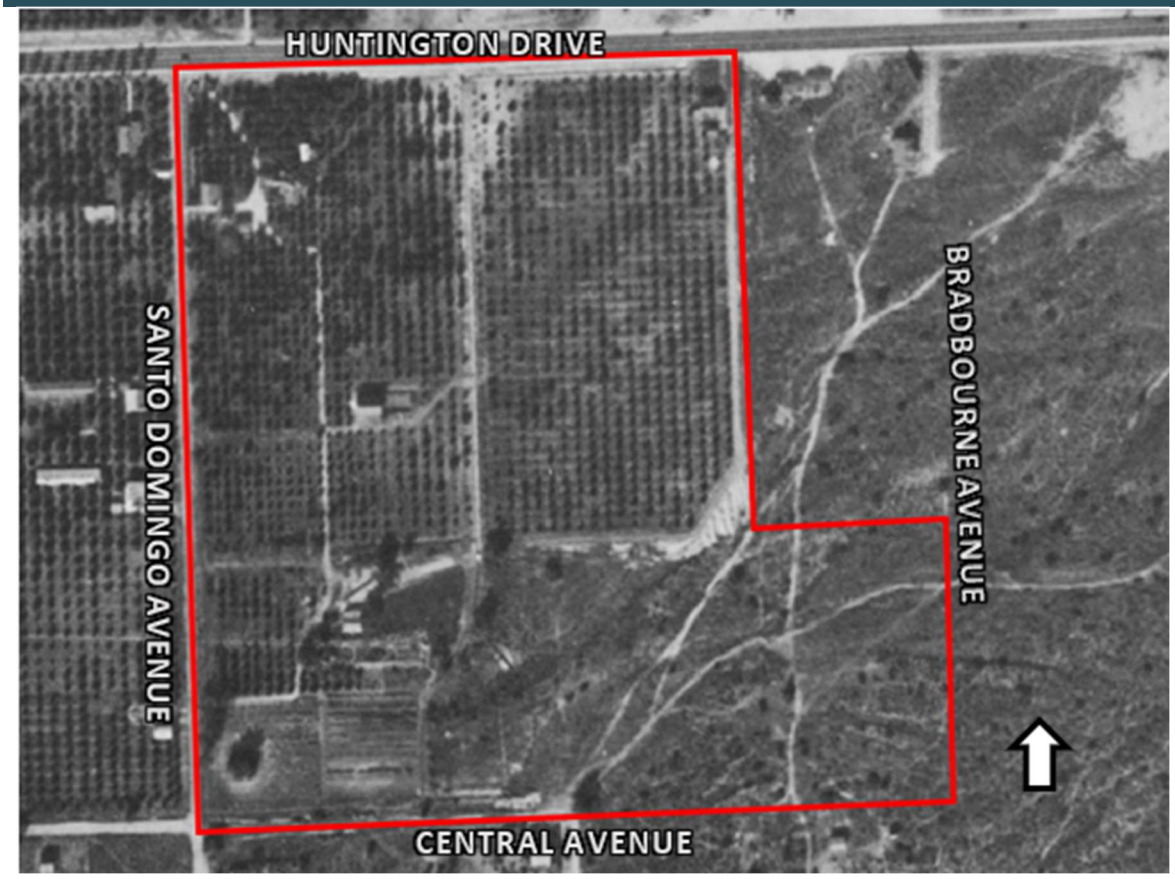
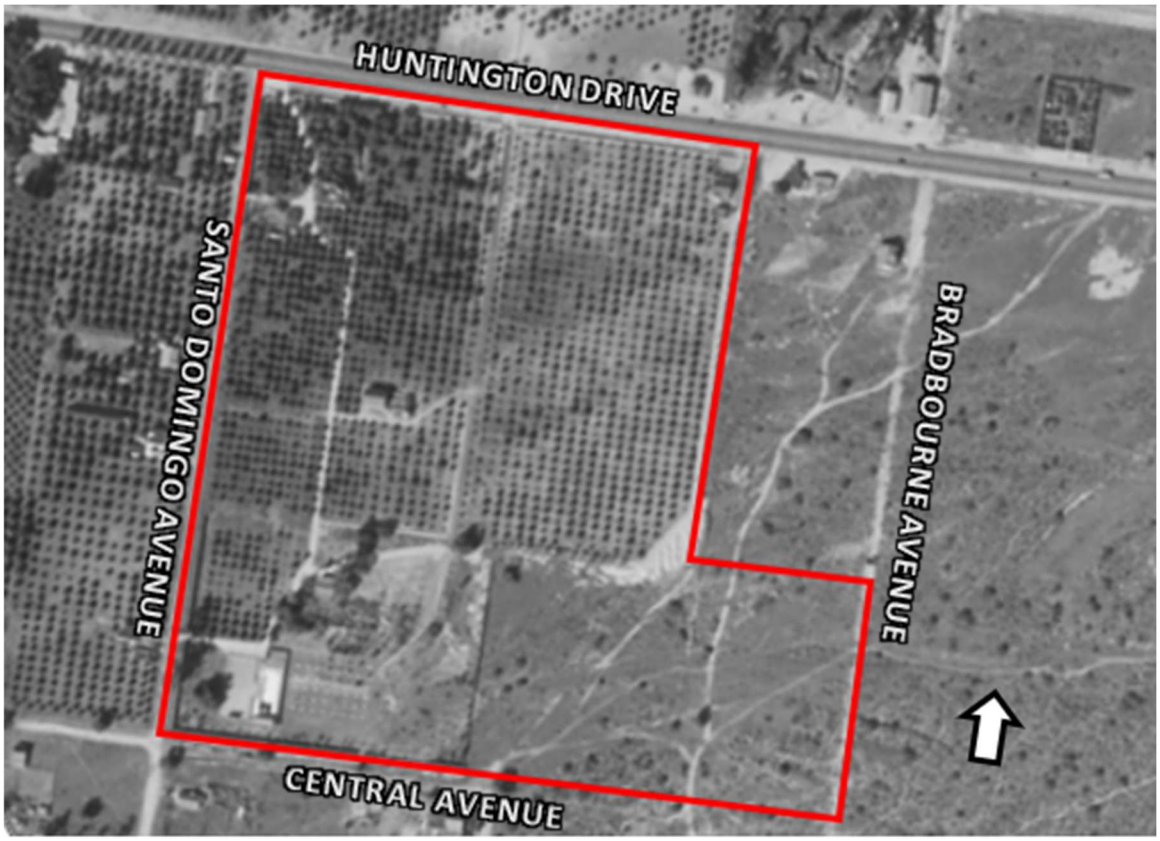
APPENDIX A

HISTORIC AERIAL PHOTOGRAPHS

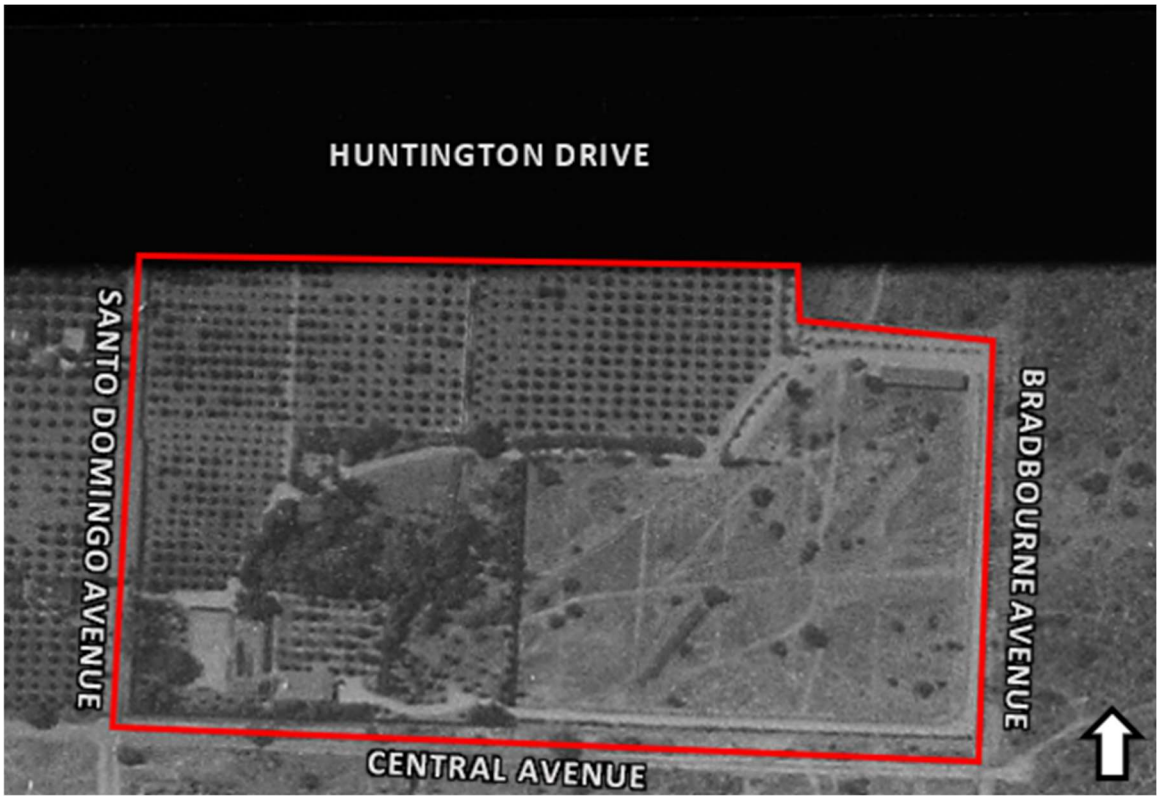
TOP-DOWN VIEWS



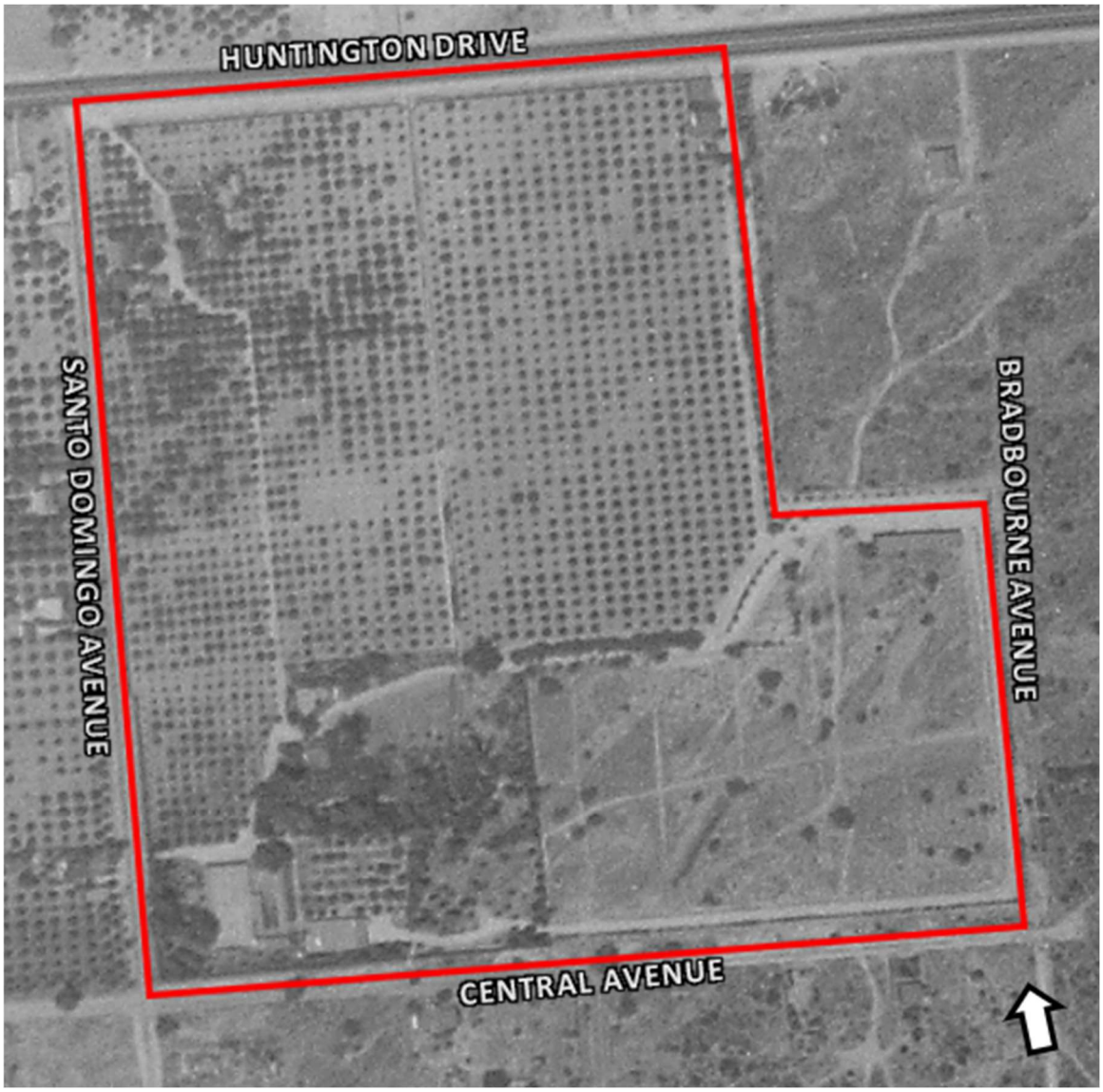
1928 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-300. Frame 1-63. University of California Santa Barbara Aerial Photography Collection.



1932 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-1960. Frame 15. University of California Santa Barbara Aerial Photography Collection.

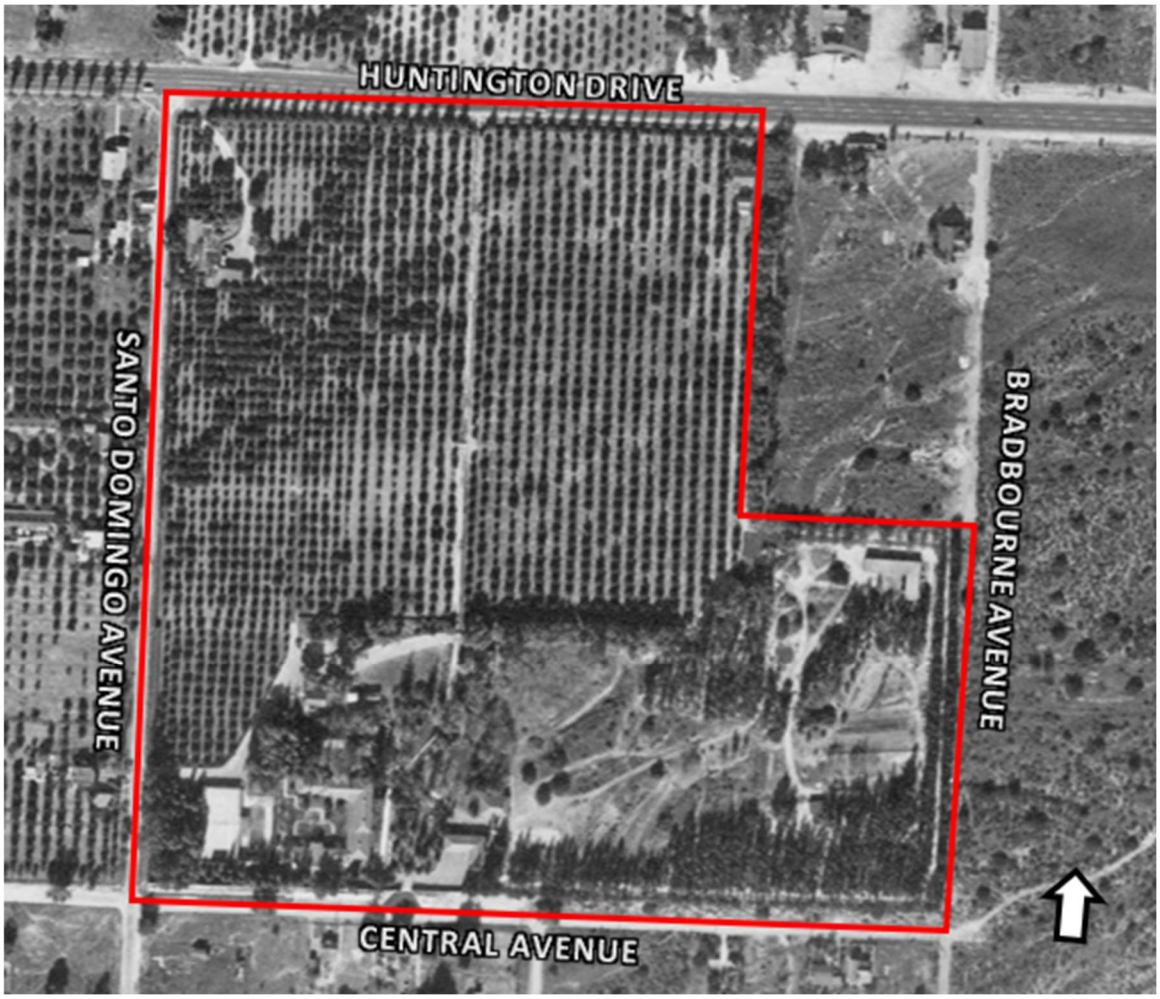


1934 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 1. University of California Santa Barbara Aerial Photography Collection.

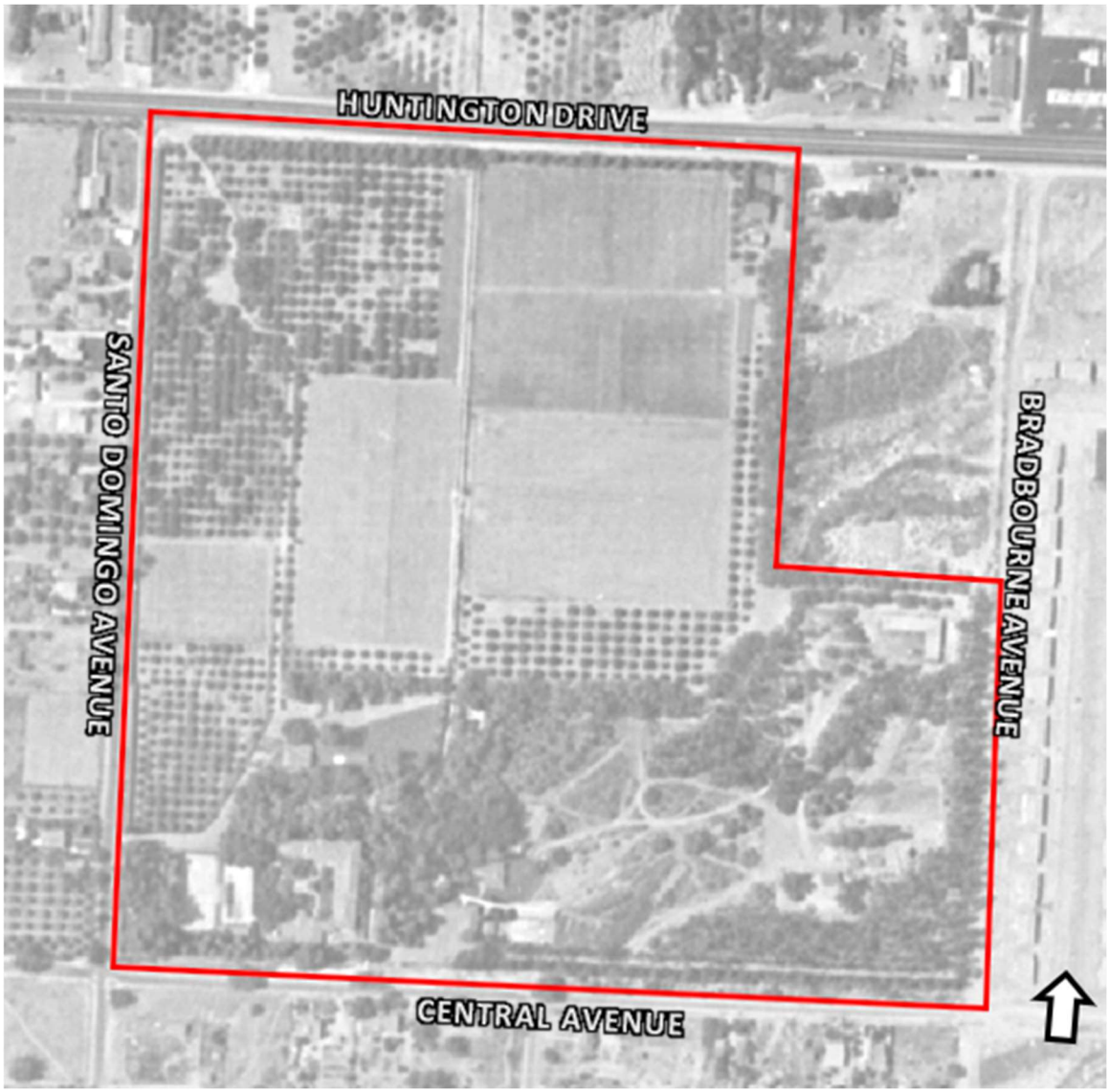


1936 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 49. University of California Santa Barbara Aerial Photography Collection.

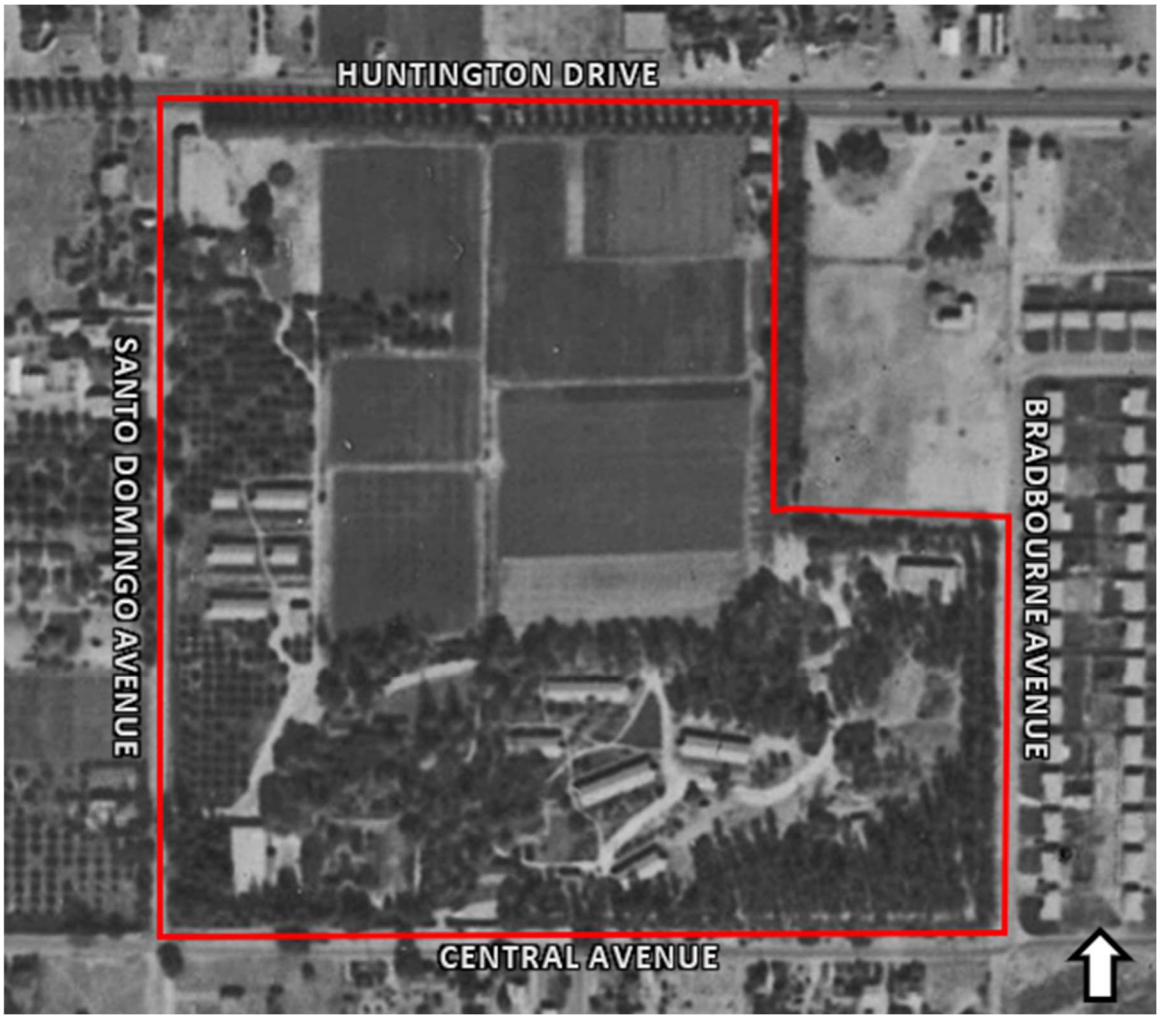
1938 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-5043. Frame 50. University of California Santa Barbara Aerial Photography Collection.



1944 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID ddf-1944. Frame 8-109. University of California Santa Barbara Aerial Photography Collection.



1949 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-13990. Frame 1-176x. University of California Santa Barbara Aerial Photography Collection.



1952 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID axj-1952. Frame 5k-23. University of California Santa Barbara Aerial Photography Collection.

1956 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID tg-2400. Frame 1-135. University of California Santa Barbara Aerial Photography Collection.

1960 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-23870. Frame 1558. University of California Santa Barbara Aerial Photography Collection.

1968 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID tg-2400. Frame 1-135. University of California Santa Barbara Aerial Photography Collection.

OBLIQUE VIEWS

1940 oblique aerial photograph of ranch and residence, facing north. Source: Westminster Gardens.

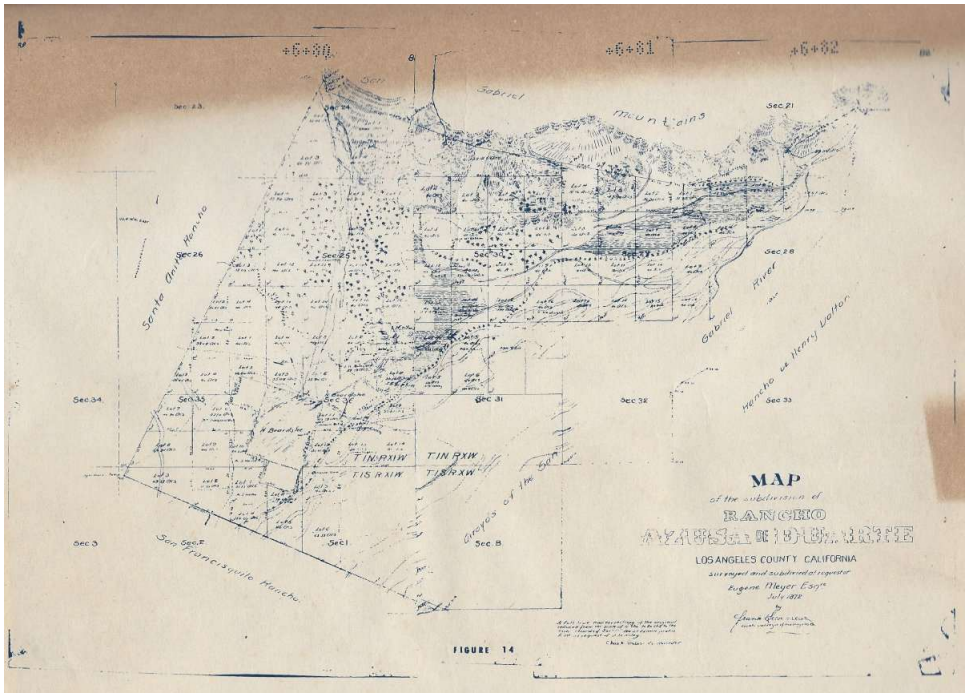
1940 oblique aerial photograph of Morrison House, facing east. Source: Westminster Gardens.

C. 1949 oblique aerial photograph of Morrison House, facing east. Source: Westminster Gardens.

C. 1949 close-up view of Morrison House, facing east. Source: Westminster Gardens.

APPENDIX B

HISTORIC PHOTOGRAPHS



Map of Rancho Azusa de Duarte, 1872. Source: City of Monrovia.

Duarte Railroad Depot, later moved to the Morrison Ranch property by Norman H. Morrison for use as a farm building, c. 1886. Source: City of Monrovia.

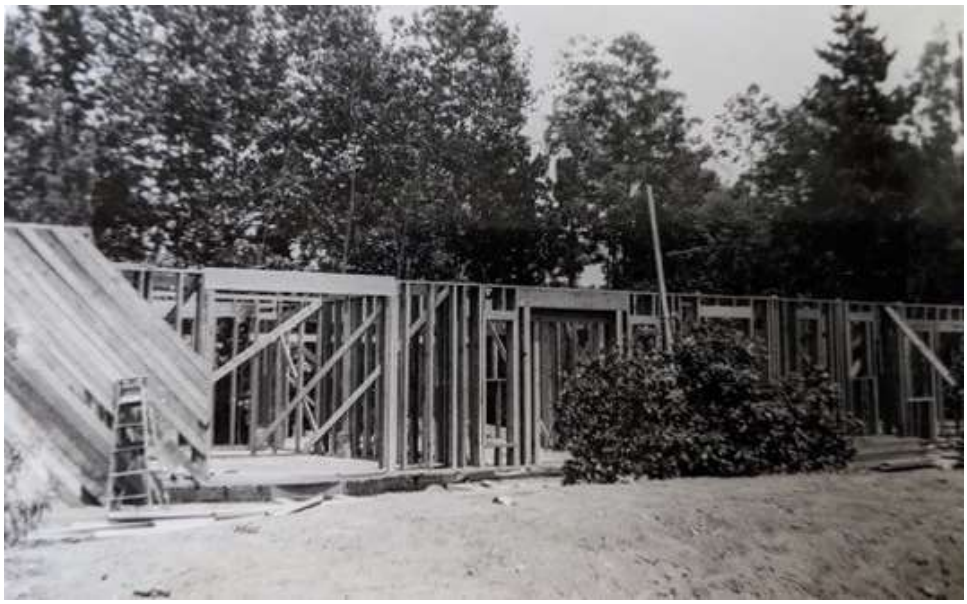
Norman H. Morrison in Orange Groves on Morrison Ranch, 1914. Source: Westminster Gardens.

Santa Fe Station, first summer residence of Morrison family in Duarte (demolished), circa 1914. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, 1935. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, Lucile Morrison with builders, 1935. Source: Westminster Gardens.

Morrison Children (Keith and Wayland) at South Wing (El Sueño) of Morrison House, 1935. Source: Westminster Gardens.



View of North Wing (La Casa Soñada) of Morrison House Under Construction, 1939. Source: Chris Morrison.

View of Central Block and North Wing (La Casa Soñada) of Morrison House Under Construction, 1939. Source: Chris Morrison.

Roofing North Wing (La Casa Soñada) of Morrison House, 1939. Source: Chris Morrison.

North Wing (La Casa Soñada) of Morrison House Under Construction, 1939. Source: Chris Morrison.

Completed North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Completed North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Primary Entrance and Staricase North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Reflecting Pool at Morrison House, 1940. Source: Westminster Gardens.

Moving Cape Cod Cottage, 1940. Source: Westminster Gardens.

Moving Cape Cod Cottage, 1940. Source: Westminster Gardens.

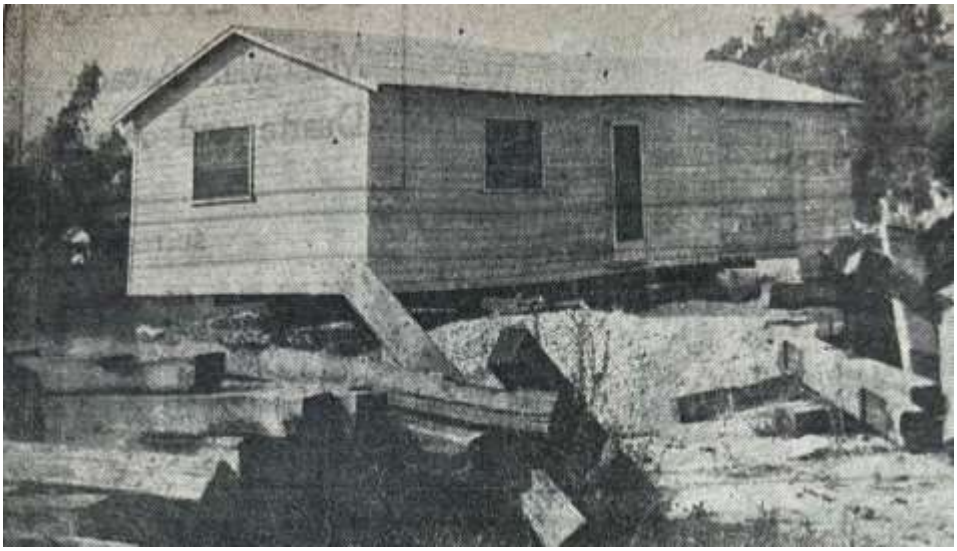
Morrison Family on Chrismas Day, 1939. Source: Westminster Gardens.

Morrison Family in Library, c. 1945. Source: Westminster Gardens.

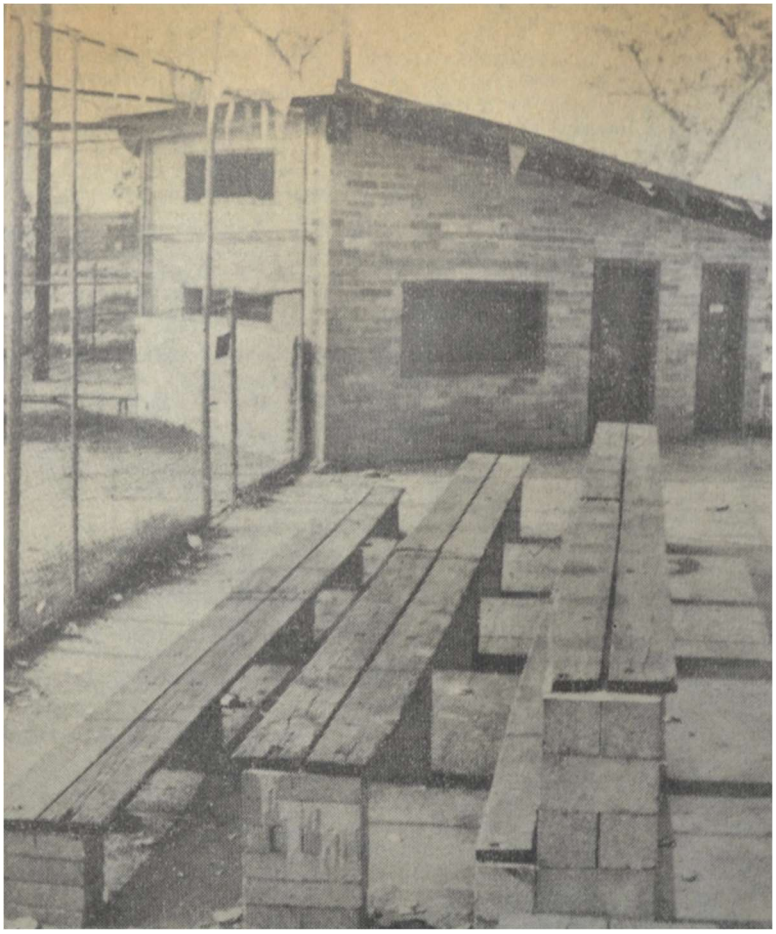
Library, Westminster Gardens, n.d. Source: City of Duarte.

Dedication of Youth Agency Acres in Duarte, 1950. Source: Margiloff, Earle, and the Duarte Historical Society.

Dedication of Youth Agency Acres in Duarte, 1950. Source: Daily News Post.



Duarte Youth Acres, c. 1950. Source: Monrovia News-Post.

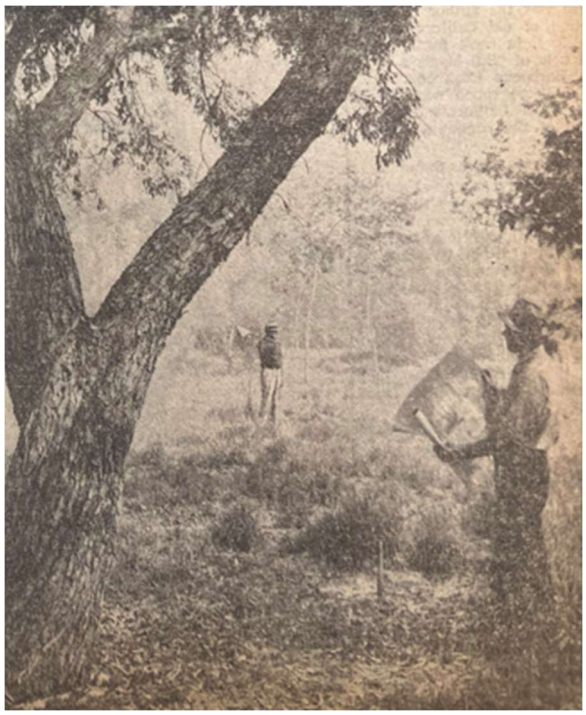


Duarte Youth Acres, baseball field and concession stand, c. 1950. Source: Duarte Rock.

Child Care Clinic on northeast corner of Morrison property at 2026 E. Huntington Drive, 1950. Source: Monrovia Daily News Post.

Morrison House purchased by Westminster Gardens, 1951. Source: Los Angeles Times.

William C. Booth at Westminster Gardens, 1951. Source: Los Angeles Times.



Surveyors at Morrison House for Westminster Gardens, 1951. Source: Los Angeles Times.

Board of Directors reviewing building program for Westminster Gardens, 1951. Source: Daily News Post.

Aloysia Moore, Congressman Charles Wiggins, Lucile P. Morrison, and Joe Molyneau during the Duarte Historical Society award ceremony, 1967. Lucile Morrison won a Pioneer Service Award for her contributions to the City of Duarte. Source: Daily News Post.

APPENDIX C

PREVIOUS EVALUATIONS

EXECUTIVE SUMMARY

Westminster Gardens – Morrison House
1420 Santo Domingo
Duarte, CA 91010

NAME	Westminster Gardens – Morrison House				REF. NO. 50
ADDRESS	1420 Santo Domingo				
CITY	Duarte	ZIP	91010		LOS ANGELES COUNTY
YEAR BUILT	1920	LOCAL REGISTER CATEGORY:			
HISTORIC DISTRICT		NEIGHBORHOOD			
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, B, C	NATIONAL REGISTER STATUS CODE			3S

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Spanish Revival
Spanish Revival style is based on Spanish colonial and Mexican buildings that were built in California, Texas and the American Southwest between the early 1600s and the 1840s. The style regained popularity as a revival style during the 1920s. Characteristics of Spanish Revival that this building possesses are stucco walls, rounded archways and windows, and a tile roof.

SUMMARY/CONCLUSION:
This structure should be included in the Duarte list of historical properties because of its architectural and historical significance. The building is a good example of the Spanish Revival style. In term of its history, It is now part of a property that is home for retired Presbyterian ministers and it was the original Santa Fe Railroad station in Duarte. It also became the first part of the Morrison Ranch house when Dr. Wayland A. Morrison and his wife Lucille bought the property. At this location, much of Duarte's history was activated in this particular structure in that the first Community Service Councils and many other organizations met here during the 1940's.

EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  (a) that are associated with events that have made a significant contribution to the broad patterns of our history
  (b) that are associated with the lives of persons significant in our past
  (c) that embody the distinctive characteristics of a type, period, or method of construction

- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  3S. Appears to be eligible for separate listing

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

 Resource name(s) or number (assigned by recorder) Morrison House

P1. Other Identifier: none
***P2. Location:** ☐Not for Publication ☒Unrestricted ***a. County** Los Angeles County
***b. USGS 7.5' Quad** Azusa **Date:** 1995
***c. Address** 1420 Santo Domingo **City** Duarte **Zip** 91010
***e. Other Locational Data:** Assessor's Parcel Number: 8529-014-025, 8529-014-026
Legal Description: SUB OF THE RANCHO AZUSA DE DUARTE 25.75 MORE OR LESS ACS COM S ON W LINE OF LOT 16 IN SEC 30 T 1N R 10W 320.01 FT AND N 89¢41'30" E 30 FT FROM NW COR OF ... SEE MAPBOOK FOR MISSING PORTION ... OF LOT 16 IN SEC 30 T 1N R 10W

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This Spanish Revival building has a hipped roof covered with red Spanish-style tiles and medium sized eaves. The porch area has a shed roof with the same type of red tiles and evenly spaced columns. The exterior walls are covered with stucco. The windows are evenly spaced along the second story, are square or rectangular shaped sliders, and each one has an overhang. The porch runs along the full width of the house and is supported by several evenly spaced columns.

***P3b. Resource Attributes:** (list attributes and codes) HP2 single family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Photo: (view and date)
View from the East, February 2003

***P6. Date Constructed/Age and Sources:**
1920
Source: Los Angeles Co.Assessors

***P7. Owner and Address:**
Westminster Gardens and Presbyterian Church
1420 Santo Domingo Avenue
Duarte, CA 91010

***P8. Recorded by:**
Barbara Watson
URP 431
California State Polytechnic University, Pomona

***P9. Date Recorded:**
January, 2003

***P10. Survey Type:**
Intensive Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
Duarte Historical Society: File, Duarte Historical Landmarks
Duarte-Monrovia Community Book

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☒Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency **Primary #**_____
DEPARTMENT OF PARKS AND RECREATION **HRI#**_____
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code**_____

***Resource Name or #:** Morrison House

B1. Historic Name: Morrison House
B2. Common Name: Morrison House
B3. Original Use: Railroad Station, Single Family house
B4. Present Use: Administration building for home for retired Presbyterian ministers and missionaries

***B5. Architectural Style:** Spanish Revival.

***B6. Construction History:** (Construction date, alterations, and date of alterations):
Constructed in 1926

***B7. Moved? ☒No ☐Yes ☐Unknown Date:**_____**Original Location:**_____
***B8. Related Features:**

B9a. Architect:unknown b. Builder: unknown

***B10. Significance: Theme Area** *Duarte*
Period of Significance: 1920's **Property Type:Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

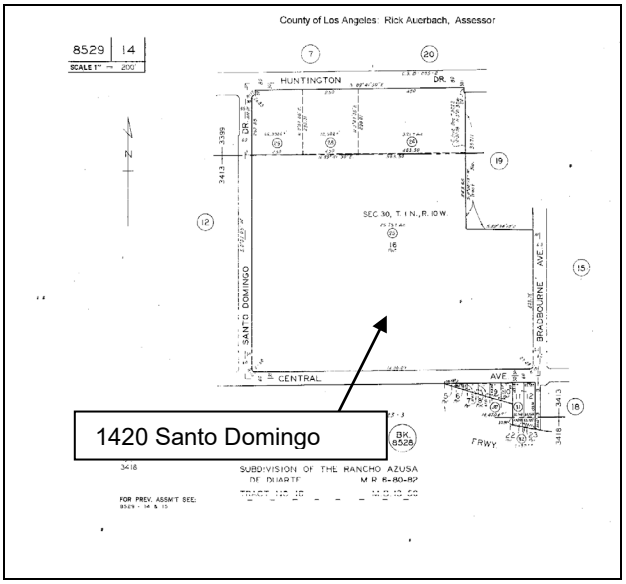
Spanish Revival style is based on Spanish colonial and Mexican buildings that were built in California, Texas and the American Southwest between the early 1600s and the 1840s. The style regained popularity as a revival style during the 1920s. In terms of its history, this building was the original Santa Fe Railroad station in Duarte. It then become the first part of the Morrison ranch house when Dr. Wyland Morrison and his wife Lucille purchased the property. The rest of the building was added over the years. Much of Duarte's early history was enacted in this particular structure in that the first Community service council and many organizations met here in the 1940'.

B11. Additional Resource Attributes: (List attributes and codes)_____
***B12. References:**

B13. Remarks:

***B14. Evaluator:**

***Date of Evaluation:**



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 **of** 3 **Resource Name or #** (Assigned by recorder) Morrison House
***Recorded by** ***Date** ☐ Continuation ☐ Update

***B10. Significance (continued):**

***B12. References (continued):**

APPENDIX D

CALIFORNIA DPR 523 FORMS

State of California ◆ The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # HRI # Trinomial **NRHP Status Code** 3S
Other Listings Review Code	Reviewer Date

Page 1 **of** 25 ***Resource Name or #:** (Assigned by recorder) Morrison House

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Los Angeles County

***b. USGS 7.5' Quad** Azusa **Date** 1995 **T** 2S; **R** 13W; __ **of** __ **of Sec** __ **B.M.**

c. Address 1420 Santo Domingo Avenue **City** Duarte **Zip** 91010

d. UTM: **Zone** 11S, 411174.9 **mE**/ 3777707.5 **mN**

e. Other Locational Data: APN: 8529-014-025

***P3a. Description:**

The Morrison House is a one- and two-story Spanish Colonial Revival style building that was constructed in two phases: the southern wing of the building "El Sueño" was constructed in 1935, and an L-shaped addition "La Casa Soñada" (comprised of the central block and north wing) was added in 1939. Built as a single-family residence, the building is now used for office and communal spaces at Westminster Gardens.

The Morrison House has a U-shaped plan that frames a central courtyard. It has complex massing and an asymmetrical composition; the stairwell on the north wing creates a cylindrical volume. The building has a mix of low-pitched gable and hipped roofs which are clad in red clay tiles and have boxed eaves with plaster soffits. Several clay tile chimneys are located along the ridgeline. There are two chimneys with chimney hoods: one on the north wing and one on the south wing. The building has a second-story cantilevered balcony that has wood posts, a wood balustrade with shaped wood balusters, and open eaves with exposed, shaped rafter tails. It is accessible via an exterior staircase on the north façade. *(See Continuation Sheet)*

***P3b. Resource Attributes:** HP13. Community center/social hall; HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View facing northeast, June 2022

***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric ☐ Both
1935-1939

***P7. Owner and Address:**
Westminster Gardens
1420 Santo Domingo Avenue
Duarte, California 91010

***P8. Recorded by:**
Alexandra Madsen and Christine Lazzaretto
Historic Resources Group
12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

***P9. Date Recorded:** July 2022

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Historic Resources Group, "Morrison House Historic Resources Evaluation Report," prepared for MIG, July 2022.

***Attachments:** ☐ NONE ☐ Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐ District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Morrison House ***NRHP Status Code** 3S

B1. Historic Name: Wayland A. and Lucile P. Morrison House

B2. Common Name: Morrison House

B3. Original Use: Residential B4. Present Use: Administrative/Office/Communal Space

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History:**

The site that now comprises Westminster Gardens was historically located in the Rancho Azusa de Duarte, a 6,596-acre land grant given to Andrews Avelino Duarte by Governor Juan Alvarado in 1841. Born at the Mission San Juan Capistrano in 1805, Duarte served in the Mexican army before setting on his land grant. However, following the culmination of the Mexican-American War in 1848, Duarte was forced to prove his ownership of the land to the United States. Duarte was forced to sell most of his land holdings to fund his defense, including a single sale of 220 acres followed by several 40-acre lots. *(See Continuation Sheet)*

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:** None.

B9a. Architect: Robert E. Bennett b. Builder: J. Walter Johnson

***B10. Significance: Theme** Significant Persons; Residential Architecture **Area** Duarte

Period of Significance 1935-1950 **Property Type** Residential **Applicable Criteria** B/2 and C/3

Findings

Morrison House was owned by the Morrison Family from 1935 to 1950. The Morrisons were significant local leaders in Duarte during this period. The Morrison House was designed by noted architect Robert E. Bennett of Bennett & Bennett and is an excellent example of local Spanish Colonial Revival architecture.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References:**

"Azusa." *Los Angeles Herald.* October 25, 1897.

"Beautiful Duarte Home Is Setting for Morrison-Meyers Wedding." *Monrovia News-Post.* February 9, 1942.

California Public Resources Code, Sections 21000-21177.

California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387.

"Citrus Groves in Duarte Yield to New Uses." *Monrovia News-Post.* March 26, 1949.

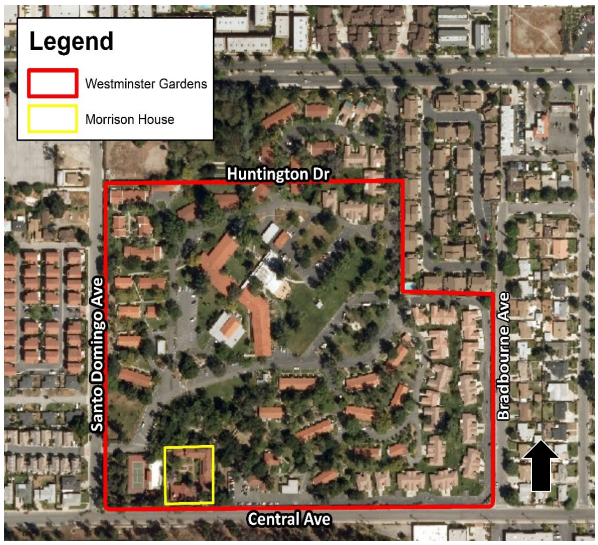
City of Duarte. "City History." http://www.accessduarte.com/about/history.htm (accessed June 2017).

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Alexandra Madsen, Historic Resources Group

***Date of Evaluation:** July 2022



(This space reserved for official comments.)

***P3a. Description: (Continued…)**

A *corredor* on the first floor has octagonal columns with cushion capitals, exposed rafters, and tile floor. Fenestration consists primarily of divided-light steel sash casement windows in single, coupled, and grouped configurations. There is a stacked bow window located along the south façade and a cantilevered enclosed paneled wood balcony along the north façade of the north wing. A heraldic-themed leaded stained glass window is situated on the west façade. The primary entrance is located on the south façade of the north wing and consists of divided-light steel French doors with sidelights, terracotta tile terrace; it is accessible via a ramp. Secondary entrances consist of single and paired partially-glazed divided-light wood doors.

The first floor interior of the Morrison House has rooms arranged one after another centered on the main entrance hall. The first floor includes a lobby (historic entrance hall), mail room (historic dining room), library, hallway, several offices and restrooms, and social hall. Most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The lobby has wood crown molding and a semicircular wood staircase with balusters and newels shaped to resemble lotus flowers. The mail room has wood paneled walls and a paneled dado below the bow window carved with Egyptian motifs. The library has wood floors, wood paneled walls with wood built-ins (some of which feature Egyptian vegetal motifs), and a fireplace with a marble mantel. The central hallway has wood paneled pocket doors that open to storage closets. The rear offices and communal spaces feature wood paneled built ins. The social hall is a large open space with a wood floor, king post wood truss ceiling, wood Pickwick paneled walls, and a large fireplace with a brick surround and wood mantel carved with a grape and vine motif.

The second floor has a meeting room, central hallway, several offices, and a few currently vacant rooms. Similar to the first floor, most rooms have plaster walls with crown molding, carpeted floors, and wood baseboards. The meeting room has wood paneled walls with built-in shelving and a fireplace that has been filled-in with brick. Office spaces and vacant rooms on the second floor have wainscoting. There are wood door and window casings, and brass hardware throughout the interior of the building. Some bathrooms and kitchens feature historic tilework, typically using white and accent-colored tiles set in a diamond pattern.

The landscaping immediately surrounding the Morrison House was designed at the time of the building's completion in the 1930s. The designed landscape includes a central courtyard with a curving, intersecting brick walkway that is roughly H-shaped and centers on a rectangular reflecting pool. The reflecting pool, which is currently used as a planter, is approximately 12" deep and clad in teal Gladding, McBean tiles. A manicured lawn covers much of the courtyard, although shrubbery and mature trees are sporadically placed on the lawn.

To the north of the Morrison House, the woodland garden has a small brook that collects into several pools. Vegetation includes mature trees, shrubs, grasses, and flowers. Hardscaping in the woodland garden includes winding concrete pathways and scattered brick planters.

***B6. Construction History (Continued…):**

The subject property was half of one 40-acre lot, and legally described at the "north 20 acres of w ½ and w ½ of e ½ of lot 16, section 30, Azusa de Duarte Rancho." The land was owned by Norman C. Jones until his death in 1877; at that point it was sold as part of his estate by his heirs of the Gale family. The land was purchased by B. D. Eachus, who in turn sold it to Henry N. Urmy in 1887 for $6,000.

MORRISON RANCH

In 1888, Dr. Norman H. Morrison purchased the 20-acre lot. Norman H. Morrison was chief surgeon for the Santa Fe Railway line and founder of the Santa Fe Hospital in the Boyle Heights neighborhood of Los Angeles. He worked and resided in Los Angeles with his family and established the Morrison Ranch in Duarte shortly after purchasing the land.

. It appears that the ranch was mostly used as a summer retreat for much of the late 19th and early 20th century. In 1897, Morrison purchased the "old Santa Fe depot building at Duarte and remove[d] it to his ranch nearby for a farm building."

***B6. Construction History (Continued…):**

MORRISON RANCH

Following the death of Norman H. Morrison in 1921, his son Dr. Wayland A. Morrison and Wayland's wife Lucile Phillips Morrison took over control of the ranch in Duarte. At that time, the property was still used by the Morrison family as a weekend and vacation home. Although Wayland A. Morrison intended to expand the ranch as early as 1911, it was not until 1924 that he started making changes to the site, including improvements to an existing Cape Cod cottage (demolished). Morrison also built a five-room bungalow on the east side of the ranch for his tenant, O.R. Green.

In a 1930 newspaper article entitled "Who's Who in Monrovia," the *Monrovia News Post* recorded: Dr. W. A. Morrison, Duarte, was born in Los Angeles and has lived in Los Angeles and Duarte all his life… The family has spent its summers in Duarte for a number of years, and each weekend the members has spent on their ranch home in Duarte. The site was chosen to give the children a wider range of play. They have a Cape Cod cottage upon the ranch which offers an interesting contrast with the modern Spanish homes. Their home is filled with interesting antiques.

It appears that Morrisons resided in the Cape Cod style cottage when visiting the ranch through the 1920s. In addition to utilizing the property as a summer retreat, Morrison also cultivated the land with citrus groves along Foothill Boulevard and sold rabbits in the 1920s and 1930s. By the 1930s, the grounds were described as containing a lily pool shaded by huge trees, a woodland garden, and a swimming pool; the residence was described as featuring a music room and wood-paneled library. The property also had a tennis court.

In 1935, the Morrisons erected a Spanish Colonial Revival style building with "a large dance room, dining room, kitchen, powder room, [and] patio … next to the swimming pool and tennis court." The Morrison children used the building to entertain their friends; it was known as "El Sueño" or "The Dream,".

In 1939, "El Sueño" was incorporated into a new residence constructed by the family, forming the southern wing of a larger U-shaped building. The Morrison family referred to the new building as "La Casa Soñada," or "the dreamed-of home." The building was designed by architect Robert Bennett, who was a distant cousin of the family, and built by J. Walter Johnson. Morrison also expanded the acreage from twenty to fifty acres. As this time, the Morrisons relocated to Duarte full time.

The residence was described as a "spacious mansion with its three wings forming a U, it has eight suites of rooms built by the Morrisons for their children and [their] families."

The property was described by the *Monrovia News-Post* in 1941: "Homes like that of Dr. Wayland Morrison, beautiful, typical of the best of Spanish architecture, are a credit to Duarte, and truth to tell most of the building done out Duarte way has been adapted to the rancher's way of life."

Landscape features completed as part of the project include the brick walkway centered on a rectangular reflecting pool, likely clad in Gladding, McBean tiles. On the interior, several of the rooms were adorned with intricate woodwork completed by Swedish craftsmen.

During World War II, the Morrisons offered the building to the Red Cross, and it was transformed into a Casualty Station. As recorded in the *Los Angeles Times,* "the powder room is full of medical supplies. Cots can transform the dance room into a hospital. A huge closet contains air-raid warden equipment." At the time of its completion, the station was lauded by civilian defense officials as "one of the finest in the state" with a staff of 45 doctors, nurses, and trained personnel. The station offered nursing classes to interested students.

Following World War II, much of the farmland in Duarte transformed from orange groves to subdivisions, and all of the citrus packing plants closed. In 1949, a portion of the orange trees on the Morrison Ranch were removed and the land was briefly replanted with strawberries. At that time, the ranch was noted as having chickens, peacocks, frogs, and goldfish on the grounds.

***B6. Construction History (Continued…):**

In 1949, the Morrisons donated a 2.5-acre piece of their ranch for use as a youth agency recreation center. A 16x44 foot clubhouse was purchased from a Duarte building development company and moved onto the property. Plans were also designed for boys' and girls' campfire circles, a baseball diamond, a basketball court, a patio and fireplace, and a combination volleyball, shuffleboard, and badminton court.

In 1950, a cottage on the Morrison property was leased by Los Angeles County for use as the Duarte Branch Library. The cottage was remodeled for this purpose and approximately 2,000 books were transferred to the new location. The library opened in March 1950 and was identified by the address of 1220 S. Santo Domingo.

That same year, work began on a new Duarte Child Welfare Clinic, similarly located on land donated by the Morrisons. Identified by the address of 2026 E. Huntington Drive, the clinic was run by the Los Angeles County Health Department and overseen by Lucile P. Morrison, who served as the chairman of the health services committee of the Duarte Community Service Council. In 1953, Lucile Morrison donated a three-acre portion of the ranch for a new Masonic Temple in honor of her late father-in-law and husband. The Temple of Sojourner's Lodge 607, identified by the address 1900 E. Huntington Drive, was dedicated in 1955. Construction was completed by V. R. Bush, Albert Pederson, Jack La Sonce, Arno Krueger, and Dick Mosher.

The Morrison Ranch was also briefly considered as a site for a new Los Angeles County Park, although it was not ultimately purchased for that use.

WESTMINSTER GARDENS

In 1950, Frank Shu purchased a 27-acre portion of the Morrison Ranch. Shu was born in China and attended Yih Wen Commercial School led by Missionary teacher William Booth. In the late 1940s, Shu traveled to the United States where he presented $1 million to the Presbyterian Missionary Board to be used to build a group of residences for retired Presbyterian missionaries. The former Morrison Ranch was subsequently converted for its new use, and it became known as Westminster Gardens.

The Morrison House was used to house 16 missionaries. At the time of purchase, the site had the large Morrison residence, which was used to house 16 missionaries. The residence at the time of purchase was described at length in the *Daily News-Post: "*The luxurious apartments are large, with view windows looking out onto gardens landscaped with shrubs, trees, flowers and lawn. The walls are of imported paneling in a natural finish and each suite contains several rooms… Several suites are located downstairs under the massive balconied piazza. Others are upstairs overlooking the tennis courts, the barbecue., and the swimming pool with tis bordering patio. The immense library in the north wing of this gracious home of white brick and red tiles, is finished in Japanese oak and boasts a fireplace and shelved walls bearing 7,000 volumes… Across from this wing is the dining hall, and next the recreation room where 100 can be seated comfortably for diner… A medley of elaborate grained woods and delicately papered walls, this house with its early California architecture promises to provide every luxury for those who will call it 'home.'"

A gift of $100,000 by Gertrude Weller of Los Angeles provided funds for the remodeling of the rooms in the Morrison House into apartments. Two other existing buildings from the Morrison's ownership were also adapted for apartments. One of these was the "Cape Cod cottage, which is a replica of the cottage in which the former owners spent their honeymoon" in 1917. A full building program was also approved shortly after purchase, and construction began on several new apartment buildings on the property in 1951, designed by Beverly Hills-based architect Douglas Honnold.

In 1952, the first phase of construction was completed. These "completely furnished modern cement block apartments" provided a capacity for 50 residents. Westminster Gardens was dedicated in July of 1952. At the time of its founding, residents were required to have served at least 20 years in a foreign country and have reached the age of retirement. Four additional apartment buildings were constructed between 1952 and 1960.

The 40,000-square-foot building's design was described by the *Los Angeles Times*: "Cross-shape building, each arm of which will have the capacity of 20 beds, with the center core housing medical, social, and service facilities, including common and dining room, office, laboratories, kitchen, and storerooms… The Contemporary-styled structure will feature one story, interior and exterior walls of natural finish light-weight aggregate concrete blocks. Floors will be of vinyl asbestos and the roof of composition mater, asphalt and gravel."

***B6. Construction History (Continued…):**

Only part of the building was constructed in 1957. It was completed in 1962, at which time it became known as the Grace Shu Lodge, named in honor of the wife of Frank M. S. Shu. A third wing of the building was constructed in 1966, which brought the total number of beds to 64. A new duplex was also constructed at the corner of Amber Drive and Live Oaks and apartments on the first floor of the Morrison House were converted into administrative offices. The total number of residences reached 131 by 1967.

In 1970, four additional residences, and an ancillary building with a laundry and five-car garage were constructed in the northwestern region of the property. Designed by architect Franklin Howell and built by Shephard and Morgan Construction Co., the buildings accommodated eighteen new residents. The swimming pool was also renovated at that time. Five new apartments were constructed in 1972. Development at Westminster Gardens has continued through the 1980s and to present day.

***B10. Significance (Continued…):**

SPANISH COLONIAL REVIVAL ARCHITECTURE

The Morrison House was designed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque *Churrigueresque* style of Spain and Mexico. The *Churrigueresque* style, with areas of intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For that, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a spreading, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, including a range of residential, commercial, and institutional buildings, and coincided with Southern California's population boom of the 1920s, with the result that large expanses of Santa Monica, Los Angeles, and surrounding cities were developed in the style. Some towns, such as Santa Barbara, even passed ordinances requiring its use in new construction. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s during the Great Depression. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations.

NORMAN H. MORRISON

Norman H. Morrison was born in 1853 in Missouri. Morrison ran away from home at the age of ten, eventually attending the University of Iowa. He moved to Santa Barbara with his new wife, Marie Cobb, in 1877. In Santa Barbara, Morrison worked on a dairy before making the acquaintance of Dr. Bates, a local doctor who agreed to teach Morrison the basics of medicine. After memorizing *Grey's Anatomy*, Morrison sold his dairy and moved to San Francisco. Morrison briefly attended the University of California before transferring to the Kansas City Medical College. Graduating in 1880, Morrison worked as the local doctor in McPherson, Kansas.

The lure of California ultimately brought Morrison to Los Angeles, where he was made Chief Surgeon of the Southern California Railroad in 1888. That same year, he bought the 20-acre ranch property in Duarte. In 1904, with the merging of the Southern California Railroad and the Atchison, Topeka and Santa Fe Railroad, he became their first Chief Surgeon. Morrison held the position of Chief Surgeon for seventeen years and was largely responsible for the founding of the 1905 Santa Fe Hospital in Boyle Heights. Following the death of his first wife Marie Cobb, Morrison remarried Irma Rhodes. They resided at 1263 W. Adams Boulevard in Los Angeles until his death in 1921. Although Morrison resided primarily in Los Angeles, he is recorded as never losing "his love of the soil and many of his spare hours were spent working around the orange trees on his ranch in Duarte."

*B10. Significance (Continued…):

WAYLAND A. MORRISON

Wayland A. Morrison inherited the Duarte ranch from his father Norman H. Morrison in 1921. He used the property as a summer residence from 1921 to 1938 and resided there full-time with his wife Lucile P. Morrison and their children from 1939 until 1950 in a "beautiful Spanish Structure."

Wayland A. Morrison was born in 1888. He was primarily raised in Los Angeles, although he did briefly attend Duarte Elementary School. He earned a Bachelor of Arts degree from Stanford University in 1910. Following graduation, Morrison briefly moved to Duarte, where he worked as an automobile salesman at E. M. F. and Flanders automobile agency and as a real estate agent at Tifal Brothers. Morrison planned to build a residence on the Duarte property around that time.

Morrison briefly resided in Massachusetts, where he attended Harvard Medical School. Following his graduation in 1914, Morrison worked as the house surgeon at Massachusetts General Hospital for two years before returning to Southern California in 1916. Morrison served in the U.S. Army Medical Corps for the duration of World War I; he was discharged as a Major at the end of the war. Morrison then returned to Southern California where he married Lucille Phillips in 1917, and the couple resided in their new residence at 434 Plymouth Boulevard, designed by architects Meyer & Holler of the Milwaukee Building Company. Morrison succeeded his father as chief surgeon of the Santa Fe Railway in 1919.

In the late 1930s, Morrison and his wife Lucile P. Morrison sold the property at Plymouth Boulevard and moved to Duarte full-time. At this time, Morrison expanded his acreage from twenty to fifty acres. He was known for giving "much of his time to community affairs and problems." Morrison served on the boards of the Duarte-Monrovia Citrus Association, the Duarte-Mutual Irrigation and Canal Co., the Duarte-Mutual Water Co., and as a director for the Duarte City Commerce. During World War II, Morrison served as the Area Medical Director of the War Casualty Stations for the Office of Civilian Defense, and organized stations at Rosemead, Temple City, and Duarte; the latter of which was housed in a wing of his own residence. Dr. Wayland A. Morrison died in 1950.

LUCILE P. MORRISON

Lucile Phillips Morrison was born in Los Angeles in 1896 to philanthropist Catherin Coffin and Los Angeles financier Lee A. Phillips. Lucile Phillips was raised at #4 Berkeley Square in the West Adams neighborhood and attended the Marlborough School. She graduated from Vassar College in 1917 and married Wayland A. Morrison that same year.

Lucile Phillips Morrison was a notable author of numerous children's books and the novel *The Lost Queen of Egypt*, which won the first prize for fiction from the National League of American Penwomen in 1938. In 1958, she received a master's degree in psychology from Pepperdine University and began her own private psychology practice. Morrison served as a board member for the Educational Policy Committee for Scripps College for 42 years and was named an Honorary Trustee of Scripps College.

In addition to her many other pursuits, Lucile Morrison was extremely active in Duarte's civic affairs. In 1957, she was described by historian Charles Davis as "one of the community's greatest benefactors. For years she has generously dedicated her time and means for worthy Duarte projects." Morrison offered her Duarte property for use as a casualty station during World War II, and the site was used after the war as a Well Baby Clinic, Communicable Diseases Clinic, Dental Clinic, and one of the cottages served as Duarte's first county library facility. She also donated land for the Duarte Masonic Hall.

Lucile Morrison also organized and served as the first president of the Duarte Community Service Council and helped establish the Duarte Youth Acres, the city's first recreational facility. She served on the boards for the Duarte Community Center Corporation; Duarte Mutual Water Company; Chamber of Commerce; Duarte Women's Club; Reading Circle; and at Westminster Gardens. In 1967, Morrison was honored with the Duarte Historical Society's Pioneer Service Award. She also organized and preserved newspaper articles, which were donated to the Duarte Historical Society. Lucile P. Morrison died in 1991.

ROBERT E. BENNETT/BENNETT & BENNETT

Robert E. Bennett of Bennett & Bennett designed the Morrison House. Bennett was born in Pasadena in 1915 to John Cyril Bennett and Olevia Cobb. He received a bachelor's degree in architecture from the University of California in 1936 and a master's degree from the California Institute of Technology in 1937. Robert E. Bennett was a distant cousin of the Morrison family and designed the Morrison House after finishing architecture school. Bennett then briefly worked under his father, notable local architect John Cyril Bennett (Cyril Bennett). In 1946, he and his father entered into a partnership in the firm Bennett & Bennett.

*B10. Significance (Continued…):

ROBERT E. BENNETT/BENNETT & BENNETT

Robert E. Bennett's father, J. Cyril Bennett was a notable local architect. Cyril Bennett attended the University of California, Berkeley where he graduated with a bachelor's degree in Architecture in 1910. Bennett then moved to Pasadena, California, where he married Olevia Cobb in 1913 and briefly worked as a draftsman for architect Sylvanus B. Marston before forming his own company in 1914. Cyril Bennett completed several independent projects during his early career, including the Raymond Theater (1919-1921); City of Pasadena Fire Department Main Station (1922); and Glendora Theater (1923). He also designed several residences, such as the W. H. Batterson House (1921) and William Leithed House (1924) in Pasadena. In 1924, Cyril Bennett joined with architect Fitch Haskell to form Bennett and Haskell. The partnership designed several notable buildings in Pasadena from 1924 to 1934, including the Central National Bank in Pasadena (1926); All Saints' Episcopal Church Parish House and Rector (1929-1930); and their collaboration with George E. Bergstrom on the design of the Pasadena Civic Auditorium (1925-1932). From 1934 to 1941, Bennett again formed his own firm. In 1946, his son Robert E. Bennett joined his firm to form Bennett and Bennett, which lasted until his retirement in 1955.

Bennett & Bennett designed several commercial and educational buildings. Notable commissions include the Temple City National Bank (1950) and the First National Bank in Santa Ana (1953). Notable education projects include an administrative building at Edison Elementary School (1945) and the Physical Sciences building at the University of California, Riverside (1954). Community projects included the Van Ness Community Center (1949) and three clubhouses for parks in Los Angeles (1949). Bennett & Bennett designed several bakeries in Los Angeles, including the Barbara Ann Bakery (1955); Coliseum Bakery (1955); Langendorf Bakery (1955); and Sheriff's Wayside Honor Farm Bakery (1958). The firm also completed updates and modernizations to the Los Angeles Coliseum and designed a two-story office building immediately adjacent to it in 1953.

Cyril Bennett died in 1957. Following the death of his father, Robert E. Bennett continued working for the firm, still named Bennett & Bennett. In 1969, Robert E. Bennett was awarded a CTI gold plaque for his work on the Los Angeles Coliseum. In 1968, Bennett & Bennett was hired to enlarge the women's facilities at the Rose Bowl in Pasadena. Robert E. Bennett died in 2003.

EVALUATION

The Morrison House was identified as potentially eligible for historic designation in the 2003 Survey of Duarte. The findings of the 2003 survey were not officially adopted by the City of Duarte. In addition, given the amount of time that has passed since that survey was completed it is appropriate to re-evaluate the residence based on current conditions and using current best practices. The City does not have an ordinance that defines local designation criteria. Therefore, the Morrison House is re-evaluated against the established criteria for listing in the National Register of Historic Places and the California Register of Historical Resources.

CRITERION NR A/CR 1 (ASSOCIATION WITH EVENTS OR PATTERNS OF DEVELOPMENT)

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion A/1 for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well. Mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

The Morrison property was originally part of the Rancho Azusa de Duarte, which was subdivided and purchased in 1888 by Norman H. Morrison as a vacation home and citrus farm. The Morrisons originally lived in a cottage and the Depot house, which is no longer extant. The Morrison House postdates these associations, and the property as a whole no longer reflects its early ranching history or association with prewar agriculture. The Morrison House itself was constructed in several stages. In 1935, the southern wing was constructed for use as a social hall for the family and their guests. At this time, the property was used as a vacation and summer home for the family, and their permanent residence was in Los Angeles. In 1939, the central block and north wing were added, and the building was used as a residence. When the residence was completed, the Morrison family relocated to the property full-time.

Over the course of its history, the Morrison House has been used as a social hall, residence, World War II Casualty Station, and it now serves as living, administrative, and communal spaces for Westminster Gardens.

*B10. Significance (Continued…):

EVALUATION (CONTINUED)

Based on research conducted for this report, there is no evidence that a singular event important in history occurred at the Morrison House. In addition, the original construction of the Morrison House as a single-family residence and its subsequent uses do not meet the threshold as defined by the National Park Service for designation as an example of an important trend or development pattern. The historical uses of Morrison House are not historically significant in a local, state, or national historic context.

Therefore, the Morrison House is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under Criterion A/1.

CRITERION NR B/CR 2 (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Both Wayland A. Morrison and Lucile P. Morrison were notable and active residents of Duarte. They both resided at the Morrison House during their period of important involvement in the nascent community. Besides Wayland A. Morrison and Lucile P. Morrison's given careers, as surgeon and author, respectively, the Morrisons were also significant early members in the community of Duarte. The Morrisons served as members of civic community boards, even founding several organizations, and consistently donated to and promoted philanthropic causes in Duarte. These activities frequently involved the Morrison House, which served as the site for numerous meetings and events. The Morrisons both worked at the Red Cross Casualty Station established at the house during World War II, and donated land to various causes, often focused on establishing much-needed services in Duarte. This included donating land for the establishment of a youth agency recreation center, public library, Duarte Child Welfare Clinic, and Duarte Masonic Temple. Overall, the Morrisons contributed to the growth and development of community services in Duarte during their years at the Morrison House.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level under Criterion B/2 for its association with notable Duarte residents Wayland A. Morrison and Lucile P. Morrison.

CRITERION NR C/CR 3 (ARCHITECTURAL MERIT)

The Morrison House is an excellent example of the Spanish Colonial Revival style of architecture. It was designed by architect Robert E. Bennett of Bennett & Bennett and constructed in two phases from 1935 to 1939. The building exhibits high quality of design and distinctive characteristics of the style; design details are fully integrated in the both the interior and exterior of the residence. The Morrison House is U-shaped in plan and has a central landscaped courtyard with reflecting pool. It retains significant character-defining features of Spanish Colonial Revival style architecture, including low-pitched gable and hipped roofs clad in red tiles, *corredor*, central courtyard, tower, and elaborate chimneys. The residence also features several unique elements, such as a cantilevered second floor balcony and brick exterior.

The building was designed by local architect Robert E. Bennett, a distant cousin of the Morrison family and partner of Bennett & Bennett with his father, notable architect Cyril Bennett. Bennett's work at the Morrison House reflects high artistic value from its general construction to its intricate design work.

Therefore, the Morrison House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources at the local level of significance under Criterion C/3 for its Spanish Colonial Revival style of architecture.

INTEGRITY ANALYSIS

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."

*B10. Significance (Continued…):

INTEGRITY ANALYSIS (CONTINUED)

The National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of the Morrison House is evaluated below based on these seven aspects. The period of significance under Criterion A/1 is 1939-1950, reflecting the period when the Morrison family lived full-time on the property. The period of significance under Criterion C/3 is 1939, the year construction on the residence was completed.

Location: The Morrison House remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Morrison House retains many of the character-defining features from the period of significance, 1935-1950. Design elements of the building include its one- to two-story height, asymmetrical composition, complex massing, and mix of gable and hipped roofs. Other features including clay barrel tile roofing, multiple chimneys, a *corredor* with octagonal columns, bow windows, steel-sash windows, and cantilevered balcony. Despite some minor interior alterations, such as the painting of wood paneling, the Morrison House retains the majority of the essential physical features that reflect its original Spanish Colonial Revival design. Therefore, it retains integrity of *design*.

Setting: The Morrison House was constructed as a single-family residence surrounded by landscaping on a large, otherwise mostly vacant parcel. Since the 1950s when the property was converted to Westminster Gardens, additional buildings have been added to the site to accommodate senior living. Therefore, the integrity of *setting* has been compromised.

Materials: The Morrison House retains most of its materials from the period of significance. including clay tiles roofs, steel windows, masonry walls, wood balconies, and carved wood panels, among others. The building's material components have not been altered. Therefore, it retains integrity of *materials.*

Workmanship: The Morrison House retains the physical evidence of the workmanship of a 1930s single-family residence. The building's masonry, shaped wood rafter tails, clay roof tiles, wood staircase and terracotta pavers all reflect the crafts of the time. The building continues to retain substantial physical evidence of period construction techniques, including finishes and design elements, that reflect the character and identity of the building. Therefore, it retains integrity of *workmanship.*

Feeling: The Morrison House retains integrity of location, design, materials, and workmanship, and thus continues to express the aesthetic and historic sense of a 1930s Spanish Colonial Revival building. Therefore, it retains integrity of *feeling*.

Association: Association is the direct link between an important historic event or person and a historic property. Because the Morrison House retains integrity of *location*, *design, materials, workmanship,* and *feeling*, it continues to convey its direct link to the 1930s residence occupied by the Morrison Family.

CHARACTER-DEFINING FEATURES

-U-shaped plan
-Relationship between residence, courtyard, and reflecting pool
-One- to two-story height
-Complex massing
-Asymmetrical composition
-Mix of low-pitched gable and hipped roofs
-Boxed eaves with plaster soffit
-Red clay tiles on roof
-Chimneys (some with chimney hoods)
-Second-story cantilevered balcony with shaped wood balusters
-Exterior staircase
-*Corredor* with octagonal columns, cushion capitals, and exposed rafters
-Masonry exterior
-Steel sash casement and bow windows
-Primary entrance with French doors
-Original interior woodwork and casework, including pocket doors, mantels, and carved wood features

CHARACTER-DEFINING FEATURES (CONTINUED)

-Crown molding, baseboards, and window casings
-Semicircular wood staircase with balusters and newels shaped as lotus flowers
-Wood vegetal motif carvings in mail room, social hall, and library

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Additional Documentation

EXISTING CONDITIONS PHOTOGRAPHS

Overview of Morrison House, facing east.

Overview of Morrison House, facing northeast.

Primary Entrance, South Façade of North Wing, facing north.

West Façade of Central Block, Morrison House, facing south.

Additional Documentation

Colonnade on West Façade of Central Block, facing southeast.

Colonnade on West Façade of Central Block, Morrison House, facing east.

Balcony on South Façade of North Wing, facing west.

South Façade of North Wing, Morrison House, facing north.

South and West Façade of North Wingfacing northeast.

North and West Façades of North Wing, facing east.

Additional Documentation

North Façade of North Wing, facing southeast.

North Façade of North Wing, facing south.

North Façade of North Wing, facing southwest.

East Façade of Central Block, facing west.

South Façade of Central Block, facing northwest.

South Façade of South Wing, facing northwest.

Additional Documentation

South and West Facades of South Wing, facing northeast.

North Façade of South Wing, facing south.

Lobby, Morrison House.

Staircase, Morrison House.

Library, Morrison House.

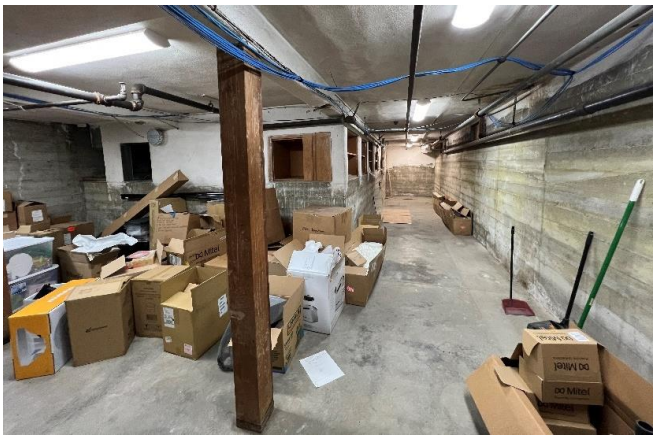
Meeting Room, Morrison House.

Additional Documenation

Upstairs Hallway, Morrison House.

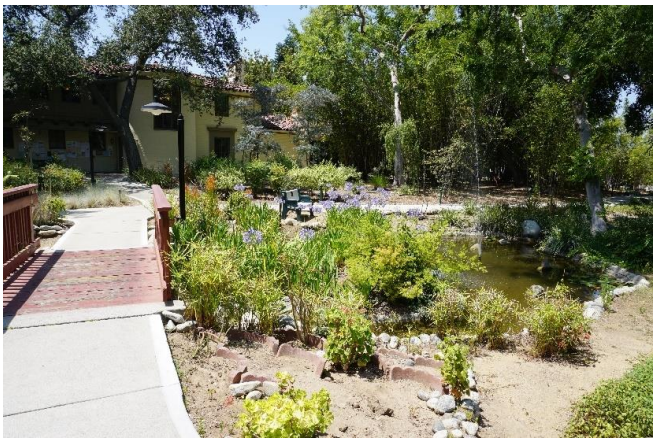
Office, Morrison House.

Social Hall, Morrison House.



Concrete Foundation in Basement, Morrison House.

Courtyard, facing north.



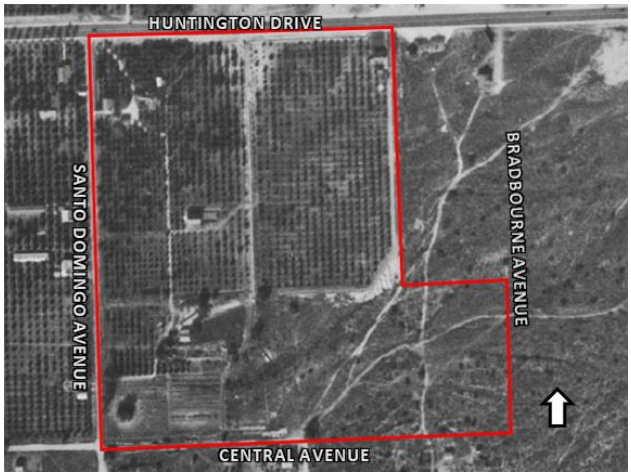
Lilly Pond, facing south.

Additional Documenation

Courtyard and Reflecting Pool, facing northeast.

Reflecting Pool and Tile, facing north.

HISTORIC AERIAL PHOTOGRAPHS

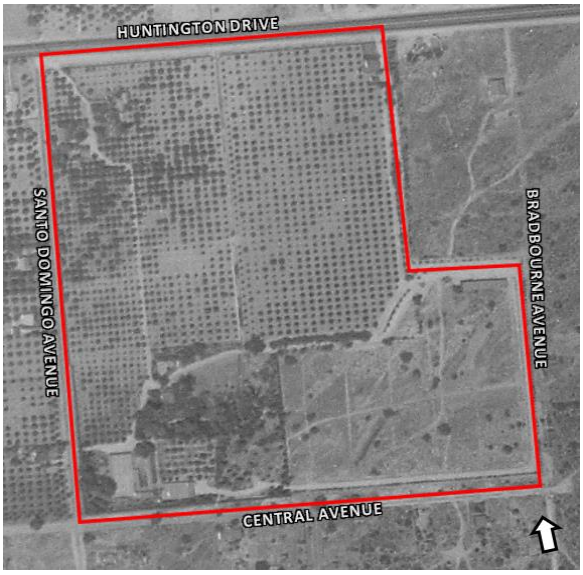


1928 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-300. Frame 1-63. University of California Santa Barbara Aerial Photography Collection.

1932 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-1960. Frame 15. University of California Santa Barbara Aerial Photography Collection.

Additional Documenation

1934 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 1. University of California Santa Barbara Aerial Photography Collection.



1936 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-4061. Frame 49. University of California Santa Barbara Aerial Photography Collection.

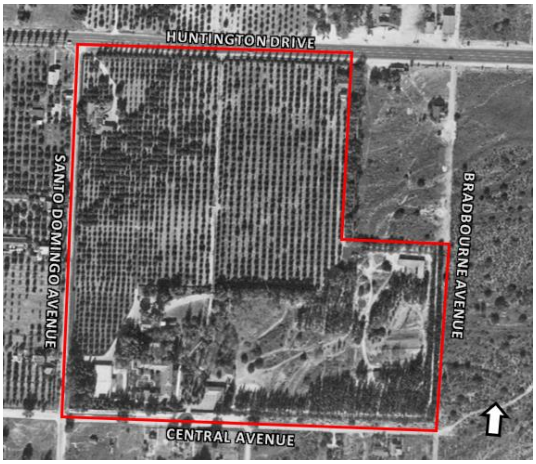
1938 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-5043. Frame 50. University of California Santa Barbara Aerial Photography Collection.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

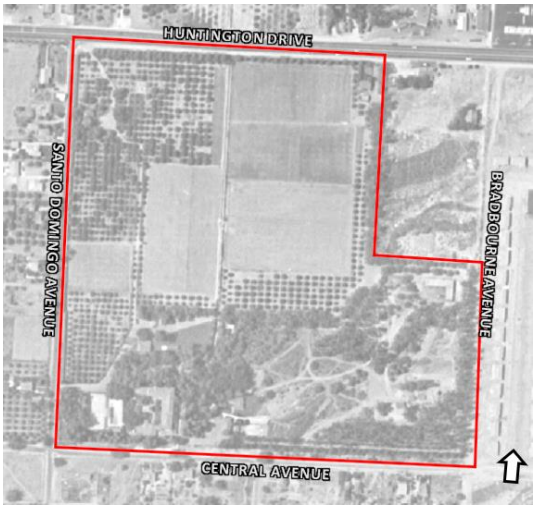
Primary #
HRI#
Trinomial 3S

*Resource Name or # Morrison House
*Recorded by: Historic Resources Group
*Date: July 2022 ■ Continuation ☐ Update

Additional Documenation



1944 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID ddf-1944. Frame 8-109. University of California Santa Barbara Aerial Photography Collection.



1949 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-13990. Frame 1-176x. University of California Santa Barbara Aerial Photography Collection.

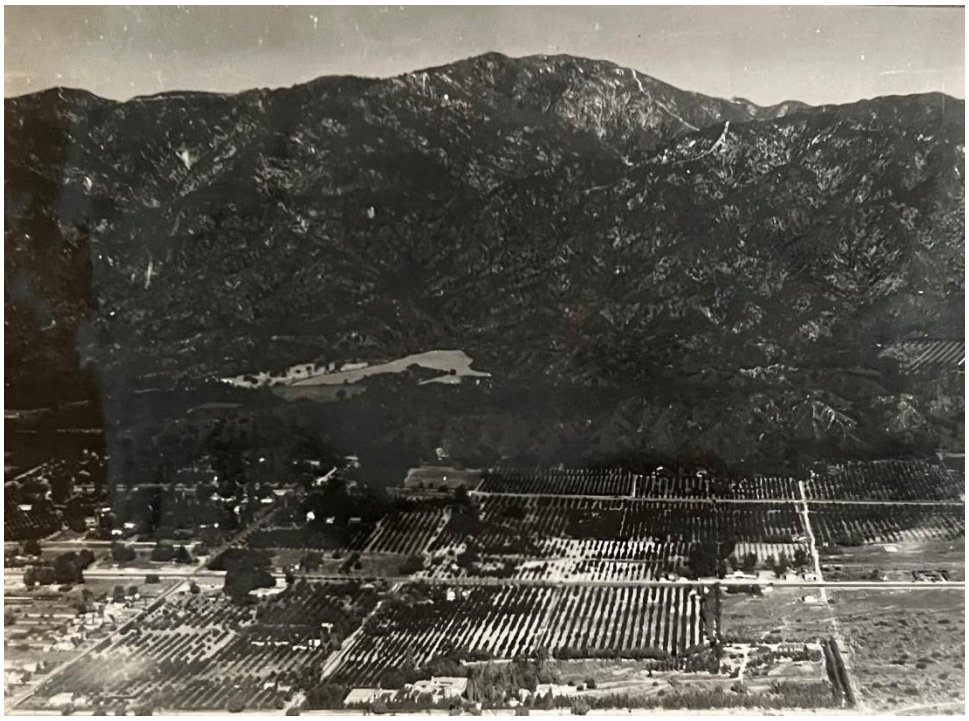
1952 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID axj-1952. Frame 5k-23. University of California Santa Barbara Aerial Photography Collection.

Additional Documenation

1956 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID tg-2400. Frame 1-135. University of California Santa Barbara Aerial Photography Collection.

1960 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys, Flight ID c-23870. Frame 1558. University of California Santa Barbara Aerial Photography Collection.

Additional Documenation



Oblique aerial photograph of ranch and residence, facing north, 1940. Source: Westminster Gardens.

Oblique aerial photograph of Morrison House, facing east, 1940. Source: Westminster Gardens.

Additional Documentation

SELECTED HISTORIC PHOTOGRAPHS

Norman H. Morrison in Orange Groves on Morrison Ranch, 1914. Source: Westminster Gardens.

Santa Fe Station, first summer residence of Morrison family in Duarte (demolished), circa 1914. Source: Westminster Gardens.

Moving Cape Cod Cottage, 1940. Source: Westminster Gardens.

Additional Documenation

Construction of South Wing (El Sueño) of Morrison House, 1935. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, Lucile Morrison with builders, 1935. Source: Westminster Gardens.

Construction of South Wing (El Sueño) of Morrison House, Lucile Morrison with builders, 1935. Source: Westminster Gardens.

Additional Documenation

View of Central Block and North Wing (La Casa Soñada) Under Construction, 1939. Source: Chris Morrison.

Roofing North Wing (La Casa Soñada) of Morrison House, 1939. Source: Chris Morrison.

Completed North Wing (La Casa Soñada) of Morrison House, 1940. Source: Westminster Gardens.

Additional Documenation

Morrison Family on Chrismas Day, 1939. Source: Westminster Gardens.

Morrison House purchased by Westminster Gardens, 1951. Source: Los Angeles Times.

MUNICIPAL CODE AMENDMENT 23-01

PLANNING COMMISSION STAFF REPORT

Date: March 20, 2023

To: Planning Commission

Cases: Municipal Code Amendment 23-01

Location: City-wide

Project: 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

SUMMARY

Numerous housing laws have been passed by the State in the past few years and the Duarte Development Code must be amended to maintain consistency, as required by law. Some of these new laws were identified in the recently approved Housing Element. Amendments to the City's Municipal Code are required to implement the Housing Element and fulfill the pledges made to the State. Other recent housing laws passed by the State pertain to ADUs and necessitate the update of the City's regulations on that topic to remain in compliance. This Municipal Code Amendment will also clarify and streamline various sections of the Code pertaining to housing for more effective implementation by City Staff and the general public.

BACKGROUND

The Duarte Development Code has the function of regulating and guiding development within the City. When new laws pass at the State level that conflict with the City's regulations, it is necessary for the Code to be updated to maintain compliance with State laws. Regarding housing, the Development Code has most recently been updated with regulations pertaining to urban lot splits and additional units afforded by Senate Bill 9, as well as the update of City regulations in 2021 pertaining to accessory dwelling units. Several housing laws have passed at the State level in recent months, and it is time again to update City regulations to maintain compliance.

As required by State law, the Housing Element of the General Plan must be updated every eight years. The City of Duarte submitted the 2021-2029 Housing Element to the State and in January 2022 was one of the earliest cities to receive approval. The City Council adopted the new Housing Element on January 11, 2022. The Housing Element included a 22-step implementation plan and several of the implementation tasks pledged to make amendments to the Duarte Development Code in ways that facilitate and promote the construction and allowance of affordable and assisted housing. Compliance with recent changes in State law was the driving factor for most of the recommended changes to the Development Code in this Municipal Code Amendment, but a couple recommended changes came from review of the Draft Housing Element document by the State's Housing and Community Development Department (HCD) staff.

The proposed Municipal Code Amendment is intended to update the City's housing regulations to comply with State law and the recently approved Housing Element. The proposed amendments to the Development Code require review and recommendation by the Planning Commission and a decision by the City Council.

ANALYSIS – AFFORDABLE AND ASSISTED HOUSING

To comply with changes in State law, proposed code amendments will be accomplished by a combination of adding and/or deleting text, expanding and reorganizing one section of the Code, while removing another one. More specifically, Chapter 19.64 will be expanded to accommodate all new state mandated laws pertaining to affordable and assisted housing; existing regulations regarding reasonable accommodations will be amended; existing regulations regarding Residential Care Facilities will be amended; and Chapter 19.52 Pertaining to Sustainable Development Practices will be deleted.

Expansion and Reorganization of Chapter 19.64

The State of California is passing laws that specify how housing must be regulated at the local level at an unprecedented rate. To easily incorporate the laws that have recently passed and to accommodate the upcoming housing laws that are expected, Chapter 19.64 of the Development Code, which is currently dedicated to the State mandated density bonus for affordable housing, will be expanded and reorganized to accommodate new State mandated laws pertaining to affordable and assisted housing. Two new sections will be added to Chapter 19.64 and they pertain to retention of existing affordable housing and supportive and small employee housing. The table below illustrates how the chapter will be expanded and reorganized.

Current Organization	Proposed Organization
19.64 Density bonus for affordable housing	19.64 Affordable and Assisted Housing
19.64.010 Purpose	19.64.010 Purpose
19.64.020 Eligibility for density bonus and incentives	19.64.020 Density Bonus for affordable housing
19.64.030 Design and distribution of affordable units	19.64.030 Retention of Existing Affordable Housing
19.64.040 Density bonus application agreement	19.64.040 Supportive and Small Employee Housing
N/A	19.64.050 Parking Exemption for Affordable Housing

- Retention of Existing Affordable Housing: The new laws of Assembly Bill 1482 (limitations on evictions), Senate Bill 330 (Replacement requirement for affordable units), Assembly Bill 1397 (Replacement requirement for affordable units) recently passed, and all have the common goal of retaining the existing affordable housing stock within the State. These bills have been codified into Government Code 65583.2(g)(3), which states that demolished units must be replaced with units affordable to the same or lower income level

as a condition of development on a nonvacant site, consistent with those requirements set forth in Density Bonus Law. Replacement requirements shall be required for sites that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low-income residents. The intent of this regulation is to ensure that new residential development does not result in the loss of existing affordable residential units.

- Supportive and Small Employee Housing: In recent years the State has created regulations that protect disadvantaged groups (e.g. such as the mentally disabled and persons recovering from substance abuse) from housing discrimination. The State has employed a two-pronged approach by which housing for one set of disadvantaged groups is permitted directly by the State and are allowed by right in residential zones, and other types of housing for disadvantaged groups is allowed to be regulated by the City and approved through typical use permitting processes for placement in residential zones. Recent review of the City's regulations by HCD for the Housing Element resulted in identification of areas within the Duarte Development Code that need to be updated to be compliant with current State law. One change that needs to occur is the refinement of the City's definition of "Residential Care Facility" to clarify how small and large residential care facilities are regulated differently than small residential care facilities, generally permitted directly through the State, and larger ones generally regulated through the City. Also, the definition of Residential Care Facility will be clarified to explain that it is inclusive of persons with disabilities, which is separately distinguished by the State under the term "Community Care Facilities". Housing that is owned by the employer for six or fewer employees is also protected from discrimination from the State. This use group called Small Employee Housing is permitted in residential zones by right per the criteria established by the State.

- Parking Exemption for Supportive Housing: Assembly Bill 2162 was approved in 2018 by the State of California. One of the provisions of this law specifies that supportive housing uses that are part of 100% affordable projects are exempt from minimum parking requirements when they are located within ½ mile of a transit stop. In the City of Duarte, "supportive housing" would fall within the category of small and large residential care facilities, which are defined in Draft Ordinance 916.

<u>Amendment of Reasonable Accommodations Requirements</u>
Review of the City's zoning criteria by HCD identified one requirement that could serve as a barrier to accommodating persons with disabilities. This Code section, DMC 19.120.060.5, lists "Potential impact on surrounding uses" as one of the findings for approval. In accordance with the guidance from the State, this finding will be deleted and the six other findings will remain to determine the appropriateness of the use for the site.

<u>Amendment of Use Table and Definitions Related to Residential Care Facilities</u>
The Residential Care Facilities use is currently listed in the use table at DMC 19.10.020 as permitted with a Conditional Use Permit (CUP) within the R-3 and R-4 multiple family residential zones. Review of City regulations by HCD for the Housing Element identified that there was no

approval option for Residential Care Facilities in the R-1 and R-2 zones. The State deemed that would be a barrier to development for facilities with over 6 persons within these areas within the City. Accordingly, the use table will be amended to allow Residential Care facilities in R-1 and R-2 zones with a CUP to be consistent with the R-3 and R-4 multiple family residential zones.

The definitions section of the Duarte Development Code currently provides one definition for Residential Care Facilities. This definition is being replaced with two definitions for Residential Care Facilities—one Small and one Large—due to changes in state law that require different processing of this use type based on its size.

Deletion of Chapter 19.52 Pertaining to Sustainable Development Practices

The Sustainable Development chapter was adopted in 2010 with the intent to require energy efficiency and resource conservation into development projects and to comply with State law regarding this topic. This chapter covers the topics of construction and demolition waste, onsite recycling, solar energy, energy efficient lighting, water efficient landscaping and alternative transportation. Since this set of regulations has been in place, this chapter has positively spurred many development projects within the City to incorporate efficiency measures that would have not otherwise been included with the project. In 2008, the Green Building Code was adopted which required the use of building materials and construction practices that are very efficient and largely supersede the requirements found in the Sustainable Development Practices chapter. The Building Code has been updated three times since the adoption of the original Green Building Code and each version sets a higher standard than the previous version. Since the Building Code is already requiring energy efficiency in excess of the standards within the Sustainable Development chapter, the chapter is redundant and is recommended for deletion for the Duarte Development Code.

ANALYSIS – ACCESSORY DWELLING UNITS

The City Ordinance for Accessory Dwelling Units was approved by the City Council on July 27, 2021. Since that time the state has passed laws that refine, clarify, and expand the requirements of the regulations that cities can have for accessory dwelling units. Senate Bill 897 and Assembly Bill 2221 were approved and go into effect on January 1, 2023. These bills covered a range of topics that the City of Duarte's ordinance already implements including objective development standards, the allowance of ADUs to be built in detached garages, the placement of ADUs in the R occupancy group under the Building Code, fire sprinkler requirements, JADU denial criteria, garage replacement requirements, development within the front setback, parking requirements, required modification of existing permitted structures, prohibition of ADU denial due to unpermitted structures on the property, and prohibition of denial of unpermitted ADUs constructed prior to 2018. However, these new laws do require changes to the text of the ordinance that pertain to building height which are specified below (note: new language in italics and deleted language in strikethrough).

SB 897, AB 2221: Revisions to minimum height limits for ADUs.

19.60.160.F.4 " A detached ADU shall be limited to a maximum height of ~~16~~ *18* feet and one story in height. Two story detached ADUs that include heights above ~~16~~ *18* feet are allowed for existing or proposed detached garages where the first floor garage is maintained as off-street parking for two or more vehicles, and the second floor ADU is equal or less than the footprint of the first floor garage itself.

19.60.160.F.3 "An attached ADU shall not exceed the height and/or number of stories of the existing primary dwelling unit, *except for an attached single-story ADU which can be built to a height of 25 feet.*

Assembly Bill 345 became law in 2021 and pertains to conveyance of the ADU separately from the primary dwelling. The law allows ADUs to be sold separately from the primary dwelling if certain criteria that are specified by the State of California are met, such as ownership by a qualified non-profit. This bill has been codified as Government Code 65852.26. The new law necessitates an amendment of the City's existing accessory dwelling unit regulations since they do not permit an ADU from being conveyed separately from the primary dwelling. The Duarte Development Code would be amended as follows:

19.60.160.D.2.b "The ADU/JADU cannot be sold separately from the primary residence" *except as permitted by GC 65852.26.*

ENVIRONMENTAL

The proposed Municipal Code amendments are exempt from the environmental review for the following separate reasons:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts.
2. Pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt PC Resolution 23-01 (Exhibit A), recommending that the City Council approve Municipal Code Amendment 23-01 and accepting the project's exemption from CEQA.

Respectfully Submitted,

Nick Baldwin
Associate Planner

ATTACHMENTS

Exhibit A – PC Resolution 23-01
Exhibit A-1 – Proposed Municipal Code Amendments

EXHIBIT A

PC RESOLUTION NO. 23-01

A RESOLUTION OF THE PLANNING 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

WHEREAS, numerous laws regarding the regulation and use of housing were passed by the State in the past few years to facilitate the construction and placement of affordable and assisted housing; and

WHEREAS, on January 11, 2022, the 2021-2029 Housing Element of the General Plan, and associated Negative Declaration, were adopted by the City Council and subsequently approved by the State of California; and

WHEREAS, the 2021-2029 Housing Element required amendments to the Duarte Development Code to be made to incentivize the development of affordable housing, assisted housing, and accessory dwelling units; and

WHEREAS, changes to text of the Duarte Development Code have been drafted that incentivize the development of affordable housing, assisted housing, and accessory dwelling units in the manner described in the 2021-2029 Housing Element, as set forth in Exhibit "A-1," attached hereto and made part of this Resolution; and

WHEREAS, Chapter 19.142 of the Duarte Development Code requires Planning Commission and City Council consideration of Development Code Amendments subject to certain findings; and

WHEREAS, Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Also, pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the

Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, notice of a public hearing on the proposed amendment was published in the local newspaper and posted at three (3) public locations in accordance with applicable law; and

WHEREAS, on March 20, 2023, the Planning Commission held a duly noticed public hearing to consider adopting PC Resolution 23-01 recommending that the City Council adopt Municipal Code Amendment 23-01 replacing section 19.10.020 (Residential Zones) in its entirety; deleting Chapter 19.52 (Sustainable Development Practices); replacing Section 19.60.160.D (Accessory Dwelling Units), Section 19.60.160.F (Accessory Dwelling Units), Chapter 19.64 (Density Bonus for Affordable Housing), Section 19.120.160.5 (Reasonable Accommodations), and Section 19.160.190 (Definitions) in their entirety; all of which are within the Duarte Development Code and thereby establishing definitions and regulations regarding housing to implement recently enacted law as set forth in Exhibit A-1; and

WHEREAS, the Planning Commission has considered the staff report and all the information, evidence, and testimony received at the public hearing.

NOW, THEREFORE, the Planning Commission of the City of Duarte does hereby resolve as follows:

SECTION 1. All of the facts set forth in the Recitals of this Resolution are true and correct and fully incorporated herein by this reference.

SECTION 2. Based upon substantial evidence presented to the Planning Commission during the public hearing, including written staff reports and verbal testimony, the Planning Commission hereby finds and determines that the findings for Development Code Amendments, as set forth in Duarte Development Code Section 19.142.060:

a. The proposed amendment is consistent with the General Plan and any applicable specific plan.

   The proposed amendment includes replacing Section 19.10.020 (Residential Zones) in its entirety, deleting Chapter 19.52 (Sustainable Development Practices), replacing Section 19.60.160 (Accessory Dwelling Units), replacing Chapter 19.64 (Density Bonus for Affordable Housing), replacing Section 19.120.060.5 (Reasonable Accommodations), and replacing 19.160.190 (Definitions) within the Duarte Development Code establishing definitions and regulations regarding housing to implement recently enacted state law.

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed amendments revise the Duarte Development Code to be consistent with the Housing Element and to comply with recently-approved housing laws at the State level. Taken as a whole, the amendments make it easier to construct affordable housing, construct accessory dwelling units, qualify for a reasonable accommodation, site a residential care facility, and comprehend the City's development regulations. These amendments are in the public interest and are consistent the goals of the City. Some of the revisions to the Duarte Development Code make it easier to construct housing at the expense of parking, but the State has determined that housing is the priority.

c. The proposed amendment is internally consistent with applicable provisions of this Development Code.

The proposed changes to the Municipal Code Amendment affect the City's regulations pertaining to affordable housing, residential care facilities accessory dwelling units, and reasonable accommodations. Changes were made in the respective sections, but also within the land use tables and definition section to ensure that the changes were consistent across Code sections. The code amendment has been written to be internally consistent with the Duarte Development Code. Chapter 19.52 regarding Sustainable Practices is proposed to be deleted because this section has been made obsolete by the Green Building Code, and while this change makes regulations consistent across codes rather than within it, it shares the same intent to promote consistency across development regulations.

SECTION 3. The Planning Commission finds and determines that the proposed amendments to Duarte Development Code replacing section 19.10.020 (Residential Zones) in its entirety; deleting Chapter 19.52 (Sustainable Development Practices); replacing Section 19.60.160.D (Accessory Dwelling Units), Section 19.60.160.F (Accessory Dwelling Units), Chapter 19.64 (Density Bonus for Affordable Housing), Section 19.120.160.5 (Reasonable Accommodations), and Section 19.160.190 (Definitions) in their entirety; all of which are within the Duarte Development Code and thereby establishing definitions and regulations regarding housing, as set forth in Exhibit A-1, are in the best interest and welfare of the City and its residents.

SECTION 4. Based upon the substantial evidence and testimony received at a public hearing and the findings and conclusions set forth herein, the Planning Commission hereby approves PC Resolution 23-01 recommending approval of Municipal Code Amendment 23-01 based on the finding listed in Section 2 of this Resolution.

SECTION 5. The Planning Commission's recommendation of approval for Municipal Code Amendment 23-01 determines that the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan,

and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Furthermore, the amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a public meeting held on the 20th day of March, 2023.

_____
Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on March 20, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Craig Hensley, Community Development Director

EXHIBIT B

EXHIBIT A-1

ORDINANCE NO. 916

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING 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

WHEREAS, numerous laws regarding the regulation and use of housing were passed by the State in the past few years to facilitate the construction and placement of affordable and assisted housing; and

WHEREAS, on January 11, 2022, the 2021-2029 Housing Element of the General Plan, and associated Negative Declaration, were adopted by the City Council and subsequently approved by the State of California; and

WHEREAS, the 2021-2029 Housing Element required amendments to the Duarte Development Code to be made to incentivize the development of affordable housing, assisted housing, and accessory dwelling units; and

WHEREAS, changes to text of the Duarte Development Code have been drafted that incentivize the development of affordable housing, assisted housing, and accessory dwelling units in the manner described in the 2021-2029 Housing Element; and

WHEREAS, Chapter 19.142 of the Duarte Development Code requires Planning Commission and City Council consideration of Development Code Amendments subject to certain findings; and

WHEREAS, on March 20, 2023, the Planning Commission held a duly noticed public hearing to consider adopting a resolution to recommend that the City Council adopt Municipal Code Amendment 23-01 replacing Section 19.10.020 (Residential Zones), deleting Chapter 19.52 (Sustainable Development Practices), replacing Section 19.60.160.D (Accessory Dwelling Units), Section 19.60.160.F (Accessory Dwelling Units), Chapter 19.64 (Density Bonus for Affordable Housing), replacing Section 19.120.060.5 (Reasonable Accommodations), and replacing 19.160.190 (Definitions); and within the Duarte Development Code establishing definitions and regulations regarding housing to implement recently enacted state law; and

WHEREAS, Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City

Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Also, pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, after consideration of the information presented, the Planning Commission adopted a resolution recommending that the Duarte City Council adopt the proposed Ordinance replacing modifying 19.10.120 (Residential Zones), deleting Chapter 19.52 (Sustainable Development Practices), replacing 19.60.160.D (Accessory Dwelling Units), replacing 19.60.160.F (Accessory Dwelling Units), replacing 19.64 (Density Bonus for Affordable Housing), replacing section 19.120.060.5 (Reasonable Accommodations), , and replacing 19.160.190 (Definitions); and within the Duarte Development Code establishing definitions and regulations regarding housing to implement recently enacted state law; and

WHEREAS, notice of a City Council public hearing on the proposed amendment was given in accordance with applicable law; and

WHEREAS, the Duarte City Council has considered the staff report and all the information, evidence, and testimony received at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

SECTION 2. Based upon substantial evidence presented to the Duarte City Council during the public hearing, including written staff reports and verbal testimony, the Duarte City Council hereby makes the following findings in accordance with the required findings for Development Code Amendments, as set forth in Duarte Development Code Section 19.142.060:

a. The proposed amendment is consistent with the General Plan and any applicable specific plan.

   The proposed amendment includes replacing Section 19.10.020 (Residential Zones) in its entirety, deleting Chapter 19.52 (Sustainable Development Practices), replacing Section 19.60.160 (Accessory Dwelling Units), replacing Chapter 19.64 (Density Bonus for Affordable Housing), replacing Section 19.120.060.5 (Reasonable Accommodations), and replacing 19.160.190 (Definitions) within the Duarte Development Code establishing definitions and regulations regarding housing to implement recently enacted state law.

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed amendments revise the Duarte Development Code to be consistent with the Housing Element and to comply with recently-approved housing laws at the State level. Taken as a whole, the amendments make it easier to construct affordable housing, construct accessory dwelling units, qualify for a reasonable accommodation, site a residential care facility, and comprehend the City's development regulations. These amendments are in the public interest and are consistent the goals of the City. Some of the revisions to the Duarte Development Code make it easier to construct housing at the expense of parking, but the State has determined that housing is the priority.

c. The proposed amendment is internally consistent with applicable provisions of this Development Code.

The proposed changes to the Municipal Code Amendment affect the City's regulations pertaining to affordable housing, residential care facilities accessory dwelling units, and reasonable accommodations. Changes were made in the respective sections, but also within the land use tables and definition section to ensure that the changes were consistent across Code sections. The code amendment has been written to be internally consistent with the Duarte Development Code. Chapter 19.52 regarding Sustainable Practices is proposed to be deleted because this section has been made obsolete by the Green Building Code, and while this change makes regulations consistent across codes rather than within it, it shares the same intent to promote consistency across development regulations.

SECTION 3. Chapter 19.10 ("Residential zones"), Section 19.10.020 ("Land use and permit requirements"), is replaced in its entirety and reads as follows::

A. *General.* New residential land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-3 and 2-4. Standards for accessory structures are set forth in Chapter 19.34 (Accessory Structures).

B. *Residential structures near freeway and railroad rights-of-way.* No habitable residential structure shall be erected within 40 feet of any railroad or freeway right-of-way, as measured from the closest right-of-way line. Multi-family residential projects that are part of a transit-oriented development may be located up to 20 feet of a railroad right-of-way (adjacent or above), provided measures to lessen noise and vibration impacts are addressed through development regulations in a specific plan to that development.

C. *Prohibition of structures in front setback area*. No portion of any habitable structure and/or accessory structure shall occupy any portion of a required front setback area (see Figure 2-1), except as provided in 19.32.020 (Permitted Projections into the Required Setback Areas).

D. Exceptions to maximum lot coverage. Maximum lot coverage for development in the R-1, R-1A and R-1F zone are subject to maximum lot coverage standards that may vary based on the lot size and/or building height (i.e. 1 or 2 stories). In the R-1 and R-1A

zones, the base maximum lot coverage for one- or two- story units is 35%, except that units limited to one story in height on lots 8,000 square feet or less in size may occupy up to 40% of the lot area. When an existing unit on an R-1 or R-1A lot exceeds 35% lot coverage, new second story (or expansion of existing second story) construction shall not be permitted, regardless of lot size, unless the overall building footprint is reduced to 35%. In the R-1F zone, the base maximum lot coverage for one-story units is 12.5%. However, two-story units are limited to a maximum 10% lot coverage. When an existing unit on an R-1F lot exceeds 10% lot coverage, a new second story (or expansion of an existing second story) shall not be permitted unless the building footprint is reduced to 10%.

TABLE 2-1 ALLOWED USES AND PERMIT REQUIREMENTS	Single-Family and Two-Family Residential Zone Permit Requirements **P = Permitted By Right** **A = Permitted as Accessory Use** **MUP = Minor Use Permit** **CUP = Conditional Use Permit** **— = Not Allowed**							
Land Use	R-1	R-1A	R-1B	R-1D	R-1E	R-1F	R-2	Specific Use Regulations
Residential Uses								
Single-Family Dwellings	P	P	P	P	P	P	P	See Table 7-2 (Article 7) for Site Plan Review Requirements. See 19.10.050 for R-1D zone special requirements. See 19.10.080 (Manufactured Homes)
Multi-Family Dwellings	—	—	—	—	—	—	—	
Two-Family Dwellings (Duplex)	P	P	P	P	P	P	P	See 19.10.035 (Duplex Developments in Single-Family Residential Zones)
Mobile Housing Unit	—	—	—	—	—	—	—	
Accessory Dwelling Unit	A	A	A	A	A	A	—	See 19.60.160 (Accessory Dwelling Units)
Care Uses								
Child Care Home - Large Family	A	A	A	A	A	A	A	

Child Care Home - Small Family	A	A	A	A	A	A	A	See 19.60.100 (Large and Small Family Child Day Care Facilities)
Day Care General - 15 or more children	—	—	—	—	—	—	—	
Residential Care Facility- Small	P	P	P	P	P	P	P	
Residential Care Facility- Large	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Agriculture and Animal-Related								
Animal Keeping	A	A	A	A	A	A	A	As regulated by Title 8 (Animals) of the Municipal Code
Horse Keeping	—	—	—	MUP	A	A	—	See 19.60.080 (Horse Keeping)
Horticulture - Private	A	A	A	A	A	A	A	
Other Uses								
Accessory Structures and Uses	A	A	A	A	A	A	A	See 19.60.020 (Accessory Uses)
Educational Institution - Private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Golf Course, Country Club	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Home Occupations	A	A	A	A	A	A	A	See 19.60.070 (Home Occupations)
Places of Religious Assembly	CUP	CUP	CUP	CUP	CUP	CUP	CUP	See 19.60.140 (Places of Religious Assembly)
Recreational Vehicle Parking (Open/outdoor parking)	A	A	A	A	A	A	A	See 19.38.160 (Recreational Vehicle Parking in Residential Zones)
Temporary Uses	See Chapter 19.124 (Temporary Use Permits)							
Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

TABLE 2-2 ALLOWED USES AND PERMIT REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL ZONES	**P = Permitted By Right** **A = Permitted as Accessory Use** **MUP = Minor Use Permit** **CUP = Conditional Use Permit** **— = Not Allowed**			
Land Use	R-3	R-4	R-MH	Specific Use Regulations
Residential Uses				
Single-Family Dwellings	P	P	—	See 19.10.080 for Manufactured Housing.
Multi-Family Dwellings	P	P	—	
Two-Family Dwellings (Duplex)	P	P	—	
Mobile Homes	—	—	P	Applies to Establishment of a Single mobile home In an existing Mobile home park
Mobile Home Parks			CUP	Applies to establishment Of a new mobile home Park
Care Uses				
Child Care Home – Large Family	—	—	—	See 19.60.100 (Large and Small Family Child Day Care Facilities)
Child Care Home – Small Family	A	A	A	
Day Care Facility – 15 or more	CUP	CUP	—	
Residential Care Facility- Small	P	P	P	
Residential Care Facility – Large	CUP	CUP	CUP	

SECTION 4. Chapter 19.52 ("Sustainable development practices") of the Duarte Development Code is deleted in its entirety.

SECTION 5. Chapter 19.60 ("Standards for specific land uses and activities"), Section 19.60.160 ("Accessory dwelling units") of the Duarte Development Code is modified to read as follows:

A. Subsection D ("ADU/JADA restrictions") of Section 19.60.160 ("Accessory dwelling units") of Chapter 19.60 ("Standards for specific land uses and activities") of the Duarte Development Code is replaced in its entirety and reads as follows:

1. The development and use of the ADU/JADUs shall only be valid and permitted based on the terms established in this Section.

2. A deed restriction shall be required for all ADUs/JADUs. Prior to obtaining a building permit for an ADU/JADU, a deed restriction shall be approved by the Community Development Director or his/her designee and the City Attorney, which shall include the restrictions and limitations identified in this Paragraph, along with specific information about the subject property and the project. Prior to the issuance of the certificate of occupancy or granting final inspection for the construction of the project, the applicant shall record the deed restriction with the County Recorder's Office and provide a copy of the final recorded deed restriction with the Community Development Department, stating that, amongst others:

    a. An ADU/JADU deed restriction shall run with the land and shall be binding upon any successor in ownership of the property.

    b. The ADU/JADU shall not be sold separately from the primary residence, except as permitted by GC 65852.26.

    c. If the ADU/JADU is rented, it shall not be rented for a period of less than 30 consecutive days.

    d. Owner-occupancy is required for parcels with a JADU, consistent with Paragraph G of this Section.

    e. Owner-occupancy for all ADU/JADUs shall be required after January 1, 2025.

    f. The ADU/JADU shall be restricted to the total floor area approved at the time of building permit issuance. Any owner wishing to incorporate the total floor area of the ADU/JADU back into the primary Dwelling Unit must request termination of the ADU/JADU use under this Section, satisfying all zoning and development standards such as setbacks, floor area, lot coverage, and parking.

    g. A second unit may not have utility services separate from those of the main residential structure on the same property.

    h. The Owner and all successors in interest in the subject property shall maintain the ADU/JADU in accordance with all applicable regulations established in this Section and any approval granted by the City.

Violations and lack of compliance with any provisions of this Section, may result in legal action against the property owner, including revocation of any right to maintain an ADU/JADU on the property.

B. Subsection F ("ADU development standards") of Section 19.60.160 ("Accessory dwelling units") of Chapter 19.60 ("Standards for specific land uses and activities") of the Duarte Development Code is replaced in its entirety and reads as follows:

1. Studio and one bedroom ADUs shall not exceed 850 square feet of total floor area. ADUs with more than one bedroom shall not exceed 1,000 square feet of total floor area. In no case shall the ADU be less than 150 square feet.
2. An attached ADU shall not exceed 50% of the total floor area of the existing primary dwelling on the subject lot, however this requirement shall not reduce the maximum allowable size to less than 800 square feet of total floor area.
3. An attached ADU shall not exceed the height and/or number of stories of the existing primary dwelling unit, except for an attached single-story ADU which can be built to a height of 25 feet.
4. A detached ADU shall be limited to a maximum height of 18 feet and one story in height. Two story detached ADUs that include heights above 18 feet are allowed for existing or proposed detached garages where the first floor garage is maintained as off-street parking for two or more vehicles, and the second floor ADU is equal to or less than the footprint of the first floor garage itself.
5. The maximum lot coverage for the underlying zone may be exceeded to accommodate the construction of ADUs equal to or less than 800 square feet in total floor area. For ADUs greater than 800 square feet in total floor area, the Duarte Development Code requirements related to lot coverage, minimum landscape area, maximum hardscape area, and all other local development standards.
6. An ADU shall be in similar in the building materials, color, style, massing, and form of the primary residence. Architectural details including, but limited to, wall modulation, windows, roof pitch and lines, eaves, fascia boards, and trim shall match the primary residence on the property, provided that no ADU shall include any second story balcony or similar open space on the second story.
7. Exterior lighting shall be shielded or directed so that it does not glare off-site or illuminate the primary residence or any adjacent property, where feasible.
8. An ADU shall have a separate exterior access. The exterior access shall be a standard exterior door and shall be located in a manner that will preserve, to the greatest extent feasible, the privacy of the primary residence and any adjoining residences and, to the greatest extent feasible, shall not be visible from the street. Access from the exterior access point of the ADU to the street are encouraged to be provided on a decorative paved pathway.
9. Any common wall separating an attached ADU from the primary dwelling unit and/or main building shall be soundproofed. Details of the proposed means of soundproofing shall be submitted with plans for construction.

10. When an ADU is attached to or converted within a primary dwelling that is required to have fire sprinklers, then the ADU shall also install fire sprinklers.

11. New detached ADUs shall install rooftop solar panels as required by the Building Code.

12. In addition to the off-street parking space(s) required for the primary residence, one off-street parking space shall be provided for each ADU, except when:

    c. The ADU is located within one-half mile walking distance of Public Transit. For purposes of this chapter, "public transit" has the same meaning as in Government Code section 65852.2(j)(10).

    d. The ADU is entirely or partially within a proposed or existing primary dwelling or other existing structure.

    e. The ADU is located within a historic district.

    f. On-street parking permits are required but not offered to the occupant of the ADU.

    g. There is a City-approved and dedicated parking space for a car share vehicle located within one block of the ADU.

13. When the ADU is created by converting or demolishing a garage, carport or covered parking structure, replacement of covered parking space(s) eliminated by the construction of the ADU shall not be required as long as the ADU remains in use as a legal ADU. If the ADU is removed from use, the single-family or multifamily dwelling unit shall be required to comply with parking standards established in Chapter 19.38 of the Duarte Development Code as well as all other development standards applicable to the zoning district.

14. Required parking space(s) shall be a minimum of 20 feet in length. The required parking spaces for the ADU may be uncovered. For single-family residential properties, the only allowable driveways leading to required parking spaces shall be ones pave in Portland cement concrete.

SECTION 6. Chapter 19.64 ("Density bonus for affordable housing") of the Duarte Development Code is replaced in its entirety to read as follows:

Section 19.64.010 - Purpose. The purpose of this Chapter is to provide standard and processes that incentivize the use the creation of affordable housing and assisted housing as mandated by the State of California.

Section 19.64.20 – Density bonus for affordable housing

A. *Purpose.* The purpose of this Chapter is to provide a means for granting density bonuses and incentives in compliance with Government Code Sections 65915 through 65918. This Chapter provides density bonuses and incentives for the development of housing that is affordable to lower-, low-, and moderate-income households and senior citizens. Where regulations are not specifically addressed in this Chapter or where there are conflicts between

these provisions and the provisions of Government Code Sections 65915 through 65918, the provisions of the Government Code, as they may be amended over time, shall apply.

B. *Eligibility for density bonus and incentives.*

1. In order to be eligible for a density bonus and other incentives as provided by this Chapter, a proposed housing development shall comply with the eligibility requirements specified in Government Code Sections 65915 through 65918.

2. For housing projects that are restricted specifically to senior citizens, and where all units provided are for low and very low-income households, the City Council may grant an additional discretionary density bonus beyond the density bonus provided for in Government Code Sections 65915 through 65918. This additional bonus may be up to two times the density provided for in the General Plan (e.g. Where 40 units are allowed based on general plan density, and additional 40 may be permitted with this provision) the final amount subject to the approval of the City Council based on a case-by-case analysis of the proposed housing development by considering the following factors: the square footage of the individual units (typically, senior units are smaller than comparable unrestricted units), the allowable density for adjacent and neighboring parcels, the compatibility of the additional discretionary density bonus with existing and potential uses of adjacent and neighboring parcels, the necessity of the additional discretionary density bonus to make the proposed housing development economically feasible, the quality and design of the proposed housing development, and the fulfillment of the City's housing needs as established in the Housing Element of the General Plan.

C. *Design and distribution of affordable units.* Affordable units shall be designed and distributed within the residential development as follows:

1. *Number of bedrooms.* Affordable units shall reflect the range of numbers of bedrooms provided in the residential development project as a whole.

2. *Comparable quality and facilities.* Affordable units shall be comparable in the facilities provided (e.g., laundry, recreation, etc.) and in the quality of construction and exterior design to the market-rate units.

3. *Size*. Affordable units may be smaller and have different interior finishes and features than the market-rate units.

4. *Location.* Affordable units shall be dispersed throughout the residential development.

D. *Density bonus application and agreement.* Affordable units shall be designed and distributed within the residential development as follows.

1. Housing developments that seek to include a density bonus and/or incentives or concessions under the provisions of this Chapter shall submit a density bonus application along with Site Plan and Design Review, in addition to any other

applications for permits or approvals that may be required, pursuant to the Development Code. The density bonus application shall include at a minimum the following: the total number of dwelling units for the proposed housing development, the number of base units and number of density bonus units proposed, requested incentives or concessions (if any), the proposed length of the affordability restrictions for any low-, moderate-, and very low-income units, and requested financial assistance (if any) to be provided from the City or any of its agencies or commissions. Nothing in this Chapter shall be deemed to require the City or any of its agencies or commissions to provide, as an incentive or concession or otherwise, any financial assistance.

2. A density bonus housing agreement (and any necessary implementing documents, such as an equity sharing agreement, for the approved housing development) shall be signed by the owner of the property seeking the density bonus pursuant to this Chapter. Such agreement shall be approved by the Director and City Attorney, shall be recorded with the Los Angeles County Recorder, and shall continue to be valid upon change of ownership.

3. Affordable units may be smaller and have different interior finishes and features than the market-rate units. No demolition, grading, building, or other ministerial permit shall be issued for all or any portion of a housing development subject to this Chapter unless the Director has approved the density bonus application and density bonus agreement.

4. Affordable units shall be dispersed throughout the residential development. No certificate of occupancy shall be issued for all or any portion of a housing development subject to this Chapter unless the approved density bonus application and approved density bonus agreement has been fully implemented.

Section 19.64.030 - Retention of existing affordable housing

A. *Purpose.* The purpose of this section is to ensure that new residential development does not result in the loss of existing affordable residential units in accordance with Government Code 65583.2(g)(3).

B. *Applicability.* All existing, affordable or potentially affordable units, proposed for demolition, must be replaced with units affordable to the same or lower income level as a condition of development on a nonvacant site consistent with those requirements set forth in Density Bonus Law. Replacement requirements shall be required for sites that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income residents.

Section 19.64.040 – Supportive and small employee housing

A. *Purpose.* The purpose of this section is to acknowledge the State mandated regulations meant to protect disadvantaged groups that seek to reside in group housing from

housing discrimination and recognize the regulations of the State on these matters. This section also pertains to employer-owned group homes intended for employees.

B. *Definition.*

1. "Small employee housing" means housing owned by the employer for use by six or fewer employees.

2. "Low barrier to navigation center" shall be as defined as a low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing and more specifically described by State law at Government Code 65660.

C. *Applicability.*

1. Residential care facilities (small) and Small employee housing shall be permitted by right in all residential zones.

2. Residential care facilities (large) shall be permitted in all residential zones with approval of a Conditional Use Permit.

3. Low barrier to navigation centers shall be permitted as mandated by the State at Government Code 65660 – 65666.

Section 19.64.050 – Parking exemption for supportive housing

A. *Purpose.* The purpose of this section is to acknowledge the State mandated regulation prohibiting local jurisdictions from establishing minimum parking regulations for supportive housing that meets certain criteria.

B. *Applicability.*

1. Residential care facilities of any size shall not have parking requirements if they are located within ½ mile of a transit stop.

SECTION 7. Chapter 19.120 ("Reasonable accommodations"), Section 19.120.060 ("Findings and decision") of the Duarte Development Code is replaced in its entirety and reads as follows:

A. *Findings.* The written decision to approve or deny a request for Reasonable Accommodation that will be consistent with the Acts shall be based on consideration of all of the following factors:
   1. Whether the housing, which is the subject of the request, will be used by an individual defined as a disabled under the Acts;
   2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with disability under the Acts;
   3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;

4. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use zoning;
5. Physical attributes of the property and structures; and
6. Other Reasonable Accommodations that may provide an equivalent level of benefit.

SECTION 8. The following Sections of the Duarte Development Code are replaced in their entirety and read as follows:

A. Chapter 19.160 ("Definitions"), Section 19.160.190 ("'R' definitions") of the Duarte Development Code is replaced in their entirety and reads as follows:

19.160.190 - "R" definitions.

Radio/TV Broadcast Studios/Recording Studios, Film TV Studios. Commercial and public communication facilities including radio and television broadcasting and receiving stations and studios, with facilities contained entirely within structures. Does not include transmission and receiving apparatuses including antennas and towers.

Rain Garden. A slightly depressed garden that receives surface runoff. Compost and mulch help hold stormwater, slowing peak flows, while microorganisms and bacteria remove pollutants. Plants hold some rain on their leaves and also bring water up from the soil to evaporate.

Recharging Station. A point that supplies electricity for the recharging of electric vehicles (including plug-in hybrids).

Recreational Vehicles (RV). A motor home, travel trailer, truck camper, camping trailer, pop-up campers, or boat or other water sport vehicle, with or without motive power, designed for recreational purposes. The definition includes any empty trailer on which an RV may be transported or stored. In no cases shall a RV be classified as a mobile home or dwelling unit.

Recycling Facilities. This land use type includes a variety of facilities involved with the collection of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. Recyclable material includes reusable domestic containers and other materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper, and plastic. Recyclable material does not include refuse or hazardous materials. This land use does not include storage containers located on a residentially, commercially, or industrially designated site used solely for the recycling of material generated on the site.

- Collection facility (small). A facility that occupies an area of 350 square feet or less where the public may donate, redeem, or sell recyclable materials and may include:

1. A mobile unit.

2. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet. A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time and issues a cash refund or redeemable credit slip based on total weight instead of by a container.

3. Kiosk-type units that may include permanent structures.

- *Collection facility (large).* A facility that occupies an area of more than 350 square feet and/or includes permanent structures where the public may donate, redeem, or sell recyclable materials.

- Reverse vending machine. An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. The vending machines typically occupy an area of less than 50 square feet.

- Processing Facility. A structure or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities are not allowed in the City of Duarte.

Redevelopment Agreement. An owner participation agreement, disposition and development agreement or other agreement entered into between the redevelopment agency of the city of Duarte and an owner, developer, or similar party.

Religious Assembly, Place(s) of. See "Places of Religious Assembly."

Research and Development. Establishments engaged in industrial or scientific research, including product testing. Includes electronic research firms or pharmaceutical research laboratories. Excludes manufacturing, except of prototypes, or medical testing and analysis.

Residential Care Facility - Small. Any facility, place or building for six or less people which is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. May include ancillary medical services for facility residents.

Residential Care Facility - Large. Any facility, place or building for seven or more people which is maintained and operated to provide 24-hour care of persons in need of personal

services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. May include ancillary medical services for facility residents.

Residential Development. The new construction of projects for which a discretionary or ministerial development approval is required or substantial rehabilitation of projects, consisting of: (1) four or more single-family ownership units, including condominiums, or (2) multifamily rental projects of ten or more dwelling units.

Residential Use. The occupation of a structure that provides permanent housing for one or more households.

Restaurants. See "Eating and Drinking Establishments."
Retail Store. An establishment which offer goods (such as books, gifts and clothing) to the general public. Does not include swap meet, pawn shop, or thrift sales.

Runoff. Water which is not absorbed by the soil or landscape to which it is applied and flows from the area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where there is a severe slope.

SECTION 9. The Duarte City Council finds and determines that the amendments to Duarte Development Code replacing section 19.10.020 (Residential Zones) in its entirety; deleting Chapter 19.52 (Sustainable Development Practices); replacing Section 19.60.160.D (Accessory Dwelling Units), Section 19.60.160.F (Accessory Dwelling Units), Chapter 19.64 (Density Bonus for Affordable Housing), Section 19.120.160.5 (Reasonable Accommodations), and Section 19.160.190 (Definitions) in their entirety; all of which are within the Duarte Development Code and thereby establishing definitions and regulations regarding housing.

SECTION 10. The Duarte City Council finds and determines that the amendments to the Municipal Code are exempt from the environmental review for the following separate reasons:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration and does not present any new unanalyzed potentially significant environmental impacts. The proposed project is consistent with the General Plan and the Housing Element thereof.
2. Pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 11. Based upon the substantial evidence and testimony received at a public hearing and the findings and conclusions set forth herein, the Duarte City Council hereby

approves Ordinance No. 916, approving Municipal Code Amendment 23-01 based on the finding listed in Section 2.

SECTION 12. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published using the alternative summary and posting procedure authorized under Government Code Section 36933(c) by publishing the following:

SUMMARY OF ORDINANCE NO. 916

NOTICE IS HEREBY GIVEN that the Duarte City Council, at its regular meeting of April 11, 2023, introduced for first reading, Ordinance No. 916 which will adopt Municipal Code Amendment 23-01 modifying Chapter 19.10 (Residential Zones), deleting Chapter 19.52 (Sustainable Development Practices), modifying Chapters 19.60 (Standards for Specific Land Uses and Activities), 19.64 (Density Bonus for Affordable Housing), 19.120 (Reasonable Accommodations), and 19.160 (Definitions); and within the Duarte Development Code thereby establishing definitions and regulations regarding housing to implement recently enacted state law.

A certified copy of the Ordinance is available for review in the City Clerk's Office at City Hall, located at 1600 Huntington Drive, Duarte, California 91010. The Ordinance is scheduled to be considered and potentially adopted at the regularly scheduled City Council meeting of April 25, 2023. The Ordinance will take effect 30 days after second reading and adoption.

After second reading/adoption of this Ordinance, if adopted:

SUMMARY OF ADOPTED ORDINANCE NO. 916

NOTICE IS HEREBY GIVEN that on April 25, 2023, the City Council adopted Ordinance No. 916.

ORDINANCE NO. 916

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING MUNICIPAL CODE AMENDMENT 23-01 REPLACING SECTION 19.10.020 IN ITS ENTIRETY; DELETING CHAPTER 19.52; REPLACING SECTION 19.60.160.D, REPLACING SECTION 19.60.160.F, CHAPTER 19.64, SECTION 19.120.160.5, AND SECTION 19.160.190 IN THEIR ENTIRETY WITHIN THE DUARTE DEVELOPMENT CODE THEREBY ESTABLISHING DEFINITIONS AND REGULATIONS REGARDING HOUSING TO IMPLEMENT RECENTLY ENACTING LAW

I, ANNETTE JUAREZ, City Clerk of the City of Duarte, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 916 was duly passed and adopted at a regular meeting of the City Council held on _____, 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:

THE FOREGOING ORDINANCE IS PASSED, APPROVED, AND ADOPTED by a vote of no less than a majority of City Council at a regular meeting of the City Council of the City of Duarte held on the _____ day of _____ , 2023.

_____
Mayor _____

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

I, Annette Juarez, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. 916 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the _____ day of _____ 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

_____
City Clerk Annette Juarez
City of Duarte, California

SPECIFIC PLAN AMENDMENT 23-01

PLANNING COMMISSION STAFF REPORT

Date: March 20, 2023

To: Planning Commission

Case: Specific Plan Amendment 23-01

Location: Town Center Specific Plan

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

SUMMARY

The Duarte Town Center Specific Plan (TCSP) must be amended to be consistent with the recently approved Housing Element of the City's General Plan. The Housing Element identified the need to amend the Land Use and Zoning Chapter of the Specific Plan to allow affordable housing to qualify as a community benefit and to allow density transfers between properties in certain situations each to facilitate the construction of adequate housing.

BACKGROUND

As required by State law, the Housing Element of the General Plan must be updated every eight years. The City of Duarte submitted the 2021-2029 Housing Element to the State and in January 2022 was one of the earliest cities to receive approval. The City Council adopted the new Housing Element on January 11, 2022. The Housing Element included a 22-step implementation plan and several of the implementation tasks pledged to make amendments to the Duarte Development Code in ways that facilitate and promote the construction and allowance of affordable and assisted housing. One of these steps involved making changes to the TCSP that incentivize the construction of affordable housing.

The TCSP was approved by the City Council in 2016 and contains the vision, goals, and development standards that guide development in the central core of the City. The Specific Plan has not been updated since adoption.

The proposed Specific Plan Amendment is intended to update the Specific Plan to be consistent with the current Housing Element of the General Plan. The proposed amendment to the TCSP requires review and recommendation by the Planning Commission, and a decision by the City Council.

ANALYSIS

To be consistent with the recently approved Housing Element, the proposed amendments will be accomplished by a combination of adding and deleting text within the Land Use and Zoning

chapter of the Specific Plan. These changes include adding "Affordable Housing Development" to the list of "Community Benefits" that are set forth in Chapter 3.5 (Tier 3) and adding density transfers between properties in certain situations. The following paragraphs will address the proposed changes in more detail.

Affordable Housing Development as a Community Benefit

The Town Center Specific Plan was developed to promote development through incentive zoning. Chapter 3.5 sets forth certain bonuses that are intended to be development incentives. All projects are required to meet base level development standards but the bonuses allow additional development intensity (e.g. height, floor area and residential density).

Currently, these "Community Benefits" include: a monetary contribution to the Community Benefits Fund, Public Open Space, Restaurant Row, Public Art, Event Programing, Mid-block Pedestrian Passageway, High-quality Entertainment Use, Enhanced Transportation Demand Management, as more thoroughly described on pages 3-30 to 3-32 in the Specific Plan.

Affordable Housing is a worthy addition to the benefit list. Since the TCSP has been adopted, no affordable units have been constructed within the Specific Plan area. Rising construction costs, among other factors, make it difficult for developers to incorporate affordable units into developments.

The proposed change to Chapter 3.5.2, Menu of Tier 3 Community Benefits, would occur after "Enhanced Transportation Demand Management" (currently Page 3-32). The proposed text for Density Rights Transfer will be placed in a new section (3.5.3) which will be the end of Chapter 3.5.

Affordable Housing Development
To qualify for the Affordable Housing Development Tier 3 Community Benefit bonus, a housing or residential/commercial mixed-use project must meet the following criteria:

Provisions:

- For rental projects, at least 20% of the units must be restricted as affordable to lower-income (< 80% AMI) households or lower for a minimum 55-year period.

- For ownership projects, at least 30% of the units must be restricted as affordable to moderate-income (< 120% AMI) households or lower for a minimum 45-year period.

Qualifying Affordable Housing Development projects provide three (3) community benefits, thus automatically qualifying these projects for the Tier 3 bonus height, density and/or intensity incentives (see Table 3-2). Projects located within Lot Consolidation Overlay Areas must however still meet Tier 2 requirements to be eligible for Tier 3 bonuses. Pursuant to direction provided by the State Department

of Housing and Community Development (HCD), eligible projects may layer State Density Bonuses on top of the densities provided for under the Tier 3 bonus.

Density Rights Transfer (TCSP Sec. 3.5.3)

To encourage quality new development, affordable housing, and the improvement and renovation of existing properties, multiple properties may be included in a development plan and allowable residential densities may be transferred between properties. Both sending and receiving properties of a density transfer must be located within the Town Center Specific Plan area and are not required to be contiguous. This provision may be used to increase the base density and to increase the density for affordable development but is not solely limited to affordable development. This provision may also be used to develop a single property or group of contiguous properties with two development styles.

The purpose of this program is to allow the transfer of all, or a part of, allowable densities from a property or properties to another in order to achieve property upgrades to meet the City's design standards on the sending property and to create increased development potential on the receiving property.

A transfer of density rights shall meet the following standards:

Developments shall be completed by the same developer or as part of a development partnership, and the development arrangement shall be specifically described in a development agreement or other agreement to be determined by the City.

Sending Sites:

- Developed at a lower density with remaining available density transferred to receiving site.
- Existing buildings shall be fully redeveloped to meet all design and building standards in place at the time of transfer; or shall be reconstructed into a commercial or office or mixed use within a new building.
- May be converted into public open space.

Receiving Sites:

- Residential at market rate; or
- Affordable housing (the density transfer sets a new base density and may be increased by State mandated density bonus); or
- Residential/commercial mixed use with market rate or affordable housing.

The transfer of density rights process is subject to approval of a conditional use permit and a deed restriction on the sending property. The City may also require a development agreement or other agreement to be determined by the City.

Example: Density Transfer models

Example 1

Lot	Property Size	Maximum Allowed Density	Maximum Allowed Units
A	28,000 s.f.	40	25
B	30,500 s.f.	40	28
C	11,000 s.f.	40	10

Property A.
Removes old commercial building. Builds 12 new townhouses. Gives remaining 13 units allowed to Property B.

Property C.
Fully renovates existing office building, including interior upgrades, completes exterior façade enhancement and landscape upgrades to meet the specific plan requirements and receives City design review approval. Gives 10 units of allowable density to Property B.

Property B.
Removes existing commercial building. Builds a 51-unit residential building (28 allowable units plus 23 units received from Properties A and C.

Example 2

Pre-transfer Situation

Lots	Property Size	Maximum Allowed Density	Maximum Allowed Units
Contiguous	2.4 acres	35	84

Lot is split into two development areas.

Property A.
Option 1. Developed with a 1.2 acre, 24 unit, townhouse development. Transfers 18 units of allowable density to Property B.
Option 2. Developed with a 1.2 acre mixed use development with a small restaurant that shares parking with the guest spaces for the 24 unit townhouse development. Transfers 18 units of allowable density to Property B.

Property B.
Developed as an 60 unit apartment development. This includes 42 units allowed under zoning plus 18 units transferred by Property A.

ENVIRONMENTAL

The proposed updates to the Duarte Town Center Specific Plan are exempt from the environmental review for the following separate reasons:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts.
2. Pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the updates to the Duarte Town Center Specific Plan propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt PC Resolution 23-02 (Exhibit A), recommending that the City Council approve Specific Plan Amendment 23-01.

Respectfully Submitted,

Nick Baldwin
Associate Planner

ATTACHMENTS

Exhibit A – PC Resolution 23-02
Exhibit A-1 – Proposed Amendments to the Duarte Town Center Specific Plan

EXHIBIT A

PC RESOLUTION NO. 23-02

A RESOLUTION OF THE PLANNING 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

WHEREAS, numerous laws regarding the regulation and use of housing were passed by the State in the past few years to facilitate the construction and placement of affordable and assisted housing; and

WHEREAS, on January 11, 2022, the 2021-2029 Housing Element of the General Plan, and associated Negative Declaration, were adopted by the City Council and subsequently approved by the State of California; and

WHEREAS, the 2021-2029 Housing Element required amendments to the Duarte Town Center Specific Plan to be made to incentivize the construction of affordable housing; and

WHEREAS, changes to text of the Land Use and Zoning Chapter of the Duarte Town Center Specific Plan have been drafted that incentivize the construction of affordable housing in the manner described in the 2021-2029 Housing Element, as set forth in Exhibit "A-1," attached hereto and made part of this Resolution; and

WHEREAS, Section 19.150.060 of the Duarte Development Code requires Planning Commission and City Council consideration of Specific Plan Amendments subject to certain findings; and

WHEREAS, Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Also, pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, a notice of a public hearing on the proposed amendment was published in the local newspaper and posted at three (3) public locations in accordance with applicable law; and

WHEREAS, on March 20, 2023, the Planning Commission held a duly noticed public hearing to consider adopting PC Resolution 23-02 recommending the City Council adopt Specific Plan Amendment 23-01 amending the Land Use and Zoning chapter of the Duarte Town Center Specific Plan as set forth in Exhibit A-1; and

WHEREAS, the Planning Commission has considered the staff report and all the information, evidence, and testimony received at the public hearing.

NOW, THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. All of the facts set forth in the Recitals of this Resolution are true and correct, and incorporated herein by this reference.

SECTION 2. The Planning Commission finds and determines as follows, that:

1. *The proposed use is consistent with the General Plan.*

   The proposed amendments to the Duarte Town Center Specific Plan include the allowance of affordable housing as a Tier 3 Community Benefit and the ability to transfer development rights as a Tier 3 Community Benefit Bonus. These changes effectuate the construction of affordable housing by incentivizing developers to incorporate affordable housing into a project and by providing added flexibility in the variety of community benefits available to choose from. All other elements of the Specific Plan will remain unchanged by this amendment. Therefore, the Town Center Specific Plan that was found to be consistent with the General Plan at the time of its adoption in 2016 will remain consistent.

SECTION 3. The Planning Commission finds and determines that the proposed amendments to the Land Use and Zoning chapter of the Duarte Town Center Specific Plan, as set forth in Exhibit A-1, are in the best interest and welfare of the City and its residents.

SECTION 4. Based upon the substantial evidence and testimony received at a public hearing and the findings and conclusions set forth herein, the Planning Commission hereby approves PC Resolution 23-02 recommending approval of Specific Plan Amendment 23-01 based on the finding listed in Section 2 of this Resolution.

SECTION 5. The Planning Commission's recommendation of approval for Specific Plan Amendment 23-01 determines that the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is

consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Furthermore, the amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 20th day of March, 2023.

_____
Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on March 20, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Craig Hensley, Community Development Director

EXHIBIT A-1

EXHIBIT A-1

ORDINANCE NO. 917

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT 23-01 AMENDING SECTION 3.5.2 AND ADDING SECTION 3.5.3 TO THE DUARTE TOWN CENTER SPECIFIC PLAN THEREBY ESTABLISHING REGULATIONS REGARDING HOUSING TO IMPLEMENT THE RECENTLY ADOPTED HOUSING ELEMENT

WHEREAS, numerous laws regarding the regulation and use of housing were passed by the State in the past few years to facilitate the construction and placement of affordable and assisted housing; and

WHEREAS, on January 11, 2022, the 2021-2029 Housing Element of the General Plan, and associated Negative Declaration, were adopted by the City Council and subsequently approved by the State of California; and

WHEREAS, in accordance with Section 19.150.050 of the Duarte Development Code, Specific Plan Amendment 23-01 replaces Table 3-2 of Chapter 3, Table 3-3 of Chapter 3, and Section 3.5 in their entirety within the Duarte Town Center Specific Plan thereby establishing regulations regarding housing to implement the recently adopted Housing Element; and

WHEREAS, on March 20, 2023, the Planning Commission held a duly noticed public hearing to consider adopting a resolution to recommend that the City Council adopt Specific Plan Amendment 23-01 replacing Table 3-2 of Chapter 3, Table 3-3 of Chapter 3, and Section 3.5 in their entirety within the Duarte Town Center Specific Plan thereby establishing regulations regarding housing to implement the recently adopted Housing Element; and

WHEREAS, Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration therefor. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Also, pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, after consideration of the information presented, the Planning Commission

adopted PC Resolution 23-02 recommending that the Duarte City Council adopt the proposed Ordinance replacing Table 3-2 of Chapter 3, Table 3-3 of Chapter 3, and Section 3.5 in their entirety within the Duarte Town Center Specific Plan thereby establishing regulations regarding housing to implement the recently adopted Housing Element; and

WHEREAS, notice of a City Council public hearing on the proposed amendment was given in accordance with applicable law; and

WHEREAS, the Duarte City Council has considered the staff report and all the information, evidence, and testimony received at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

SECTION 2. Based upon substantial evidence presented to the Duarte City Council during the public hearing, including written staff reports and verbal testimony, the Duarte City Council hereby makes the following findings in accordance with the required finding for Specific Plan Amendments, as set forth in Duarte Development Code Section 19.150.080.B:

1. *The proposed use is consistent with the General Plan.*

   The proposed amendments to the Duarte Town Center Specific Plan include the allowance of affordable housing as a Tier 3 Community Benefit and the ability to transfer development rights as a Tier 3 Community Benefit Bonus. These changes effectuate the construction of affordable housing by incentivizing developers to incorporate affordable housing into a project and by providing added flexibility in the variety of community benefits available to choose from. All other elements of the Specific Plan will remain unchanged by this amendment. Therefore, the Town Center Specific Plan that was found to be consistent with the General Plan at the time of its adoption in 2016 will remain consistent.

SECTION 3. Section 3.5.2 of the Duarte Town Center Specific Plan is amended to include the following at the end of the section:

Affordable Housing
A Town Center that promotes housing for residents of all income categories supports the goal of providing equal access to the desirable amenities found within the Specific Plan area.

Provisions:

- A minimum of 25% of the percent of the units of a project that shall be affordable, as rounded up to the next highest number.
- A mix of affordability levels is encouraged, but affordable units shall be provided at least at the moderate level.
- Market-rate units shall not receive building occupancy prior to the affordable units.

SECTION 4. The following text is added to the Duarte Town Center Specific Plan and reads as follows:

3.5.3 TRANSFER OF DEVELOPMENT RIGHTS

The transfer of development rights to another property is a supplemental option for a Tier 3 bonus that can be awarded. Rights can only be transferred from properties under common ownership and within the Duarte Town Center Specific Plan area. Developments shall be completed by the same developer or as part of a development partnership, and the development arrangement shall be specifically described in a development agreement or other agreement to be determined by the City. Tier 3 projects are required to contribute to the community benefits program at Tier 3 levels.

Provisions:

Sending Sites

- Developed at a lower density with remaining available density transferred to receiving site.
- Existing buildings shall be fully redeveloped to meet all design and building standards in place at the time of transfer; or shall be reconstructed into a commercial or office or mixed use within a new building.
- May be converted into public open space.

Receiving Sites

- Residential at market rate; or
- Affordable housing (the density transfer sets a new base density and may be increased by State mandated density bonus); or
- Residential/commercial mixed use with market rate or affordable housing.

The transfer of density rights process is subject to approval of a conditional use permit and a deed restriction on the sending property. The City may also require a development agreement or other agreement to be determined by the City.

SECTION 5. The Duarte City Council finds and determines that the amendments to the Specific Plan are exempt from the environmental review for the following separate reasons:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, the project is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration and does not present any new unanalyzed potentially significant environmental impacts. The proposed project is consistent with the General Plan and the Housing Element thereof.
2. Pursuant to CEQA Guidelines Section 15061 (b)(3) the project is exempt under the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 6. Based upon the substantial evidence and testimony received at a public hearing and the findings and conclusions set forth herein, the Duarte City Council hereby approves Ordinance No. 917, approving Specific Plan Amendment 23-01 based on the finding listed in Section 2.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published using the alternative summary and posting procedure authorized under Government Code Section 36933(c) by publishing the following:

SUMMARY OF ORDINANCE NO. 917

NOTICE IS HEREBY GIVEN that the Duarte City Council, at its regular meeting of April 11, 2023, introduced for first reading, Ordinance No. 917 which will adopt Specific Plan Amendment 23-01 replacing Table 3-2 of Chapter 3, Table 3-3 of Chapter 3, and Section 3.5 in their entirety within the Duarte Town Center Specific Plan thereby establishing regulations regarding housing to implement the recently adopted Housing Element.

A certified copy of the Ordinance is available for review in the City Clerk's Office at City Hall, located at 1600 Huntington Drive, Duarte, California 91010. The Ordinance is scheduled to be considered and potentially adopted at the regularly scheduled City Council meeting of April 25, 2023. The Ordinance will take effect 30 days after second reading and adoption.

After second reading/adoption of this Ordinance, if adopted:

SUMMARY OF ADOPTED ORDINANCE NO. 917

NOTICE IS HEREBY GIVEN that on _____, 2023, the City Council adopted Ordinance No. 917.

ORDINANCE NO. 917

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT 23-01 REPLACING TABLE 3-2 OF CHAPTER 3, TABLE 3-3 OF CHAPTER 3, AND SECTION 3.5 IN THEIR ENTIRETY WITHIN THE DUARTE TOWN CENTER SPECIFIC PLAN THEREBY ESTABLISHING REGULATIONS REGARDING HOUSING TO IMPLEMENT THE RECENTLY ADOPTED HOUSING ELEMENT

I, ANNETTE JUAREZ, City Clerk of the City of Duarte, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 917 was duly passed and adopted at a regular meeting of the City Council held on _____, 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:

THE FOREGOING ORDINANCE IS PASSED, APPROVED, AND ADOPTED by a vote of no less than a majority of City Council at a regular meeting of the City Council of the City of Duarte held on the _____ day of _____ , 2023.

_____
Mayor _____

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

I, Annette Juarez, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. 917 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the _____ day of _____ 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

_____
City Clerk Annette Juarez
City of Duarte, California