



**CITY OF DUARTE
PLANNING COMMISSION
MINUTES
January 16, 2018**

**Planning Commission
Commissioners**
Paula Watson-Gardner, Chair
Sara Vasquez, Vice-Chair
George K. Farra
Shauna Pierce

1. [CALL TO ORDER AND NOTATION OF ANY ABSENCES](#)

Chairperson Watson-Gardner called the meeting to order at 7:03 p.m.

The following were in attendance:

PRESENT: Watson-Gardner, Vasquez, Farra, Pierce
ABSENT: None
STAFF: Hensley, Golding, Eoff IV, Baldwin, Serna, Hernandez
DEPUTY CITY ATTORNEY: Alisha Patterson

2. [PLEDGE OF ALLEGIANCE](#)

Farra led the Pledge of Allegiance.

3. [SWEARING-IN OF COMMISSIONERS](#)

Hensley sworn in reappointed Commissioners Farra and Vasquez.

4. [APPROVAL OF MINUTES: October 16, 2017](#)

Farra moved to approve the minutes for October 16, 2017. Seconded by Pierce. Motion approved 4-0-0-0.

5. [ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA](#)

Chair Watson-Gardner opened the Oral Communications Item. Seeing none, Oral Communications were closed.

6. [PUBLIC HEARINGS](#)

A. CITY OF HOPE SPECIFIC PLAN - General Plan Amendment 15-01; Zone Change 15-01; Adoption of City of Hope Specific Plan; and Draft Environmental Impact Report:

Hensley introduced the Project and indicated that presentations will be provided by Staff, PlaceWorks Consultants, and the City of Hope.

Planning Manager Golding provided the background and history, also introduced several of the speakers that worked in partnership with the City in the development of the plan, PlaceWorks lead Consultants Nick Pergakes (Specific Plan preparation) and Nicole Morse (CEQA and EIR preparations).

Pergakes provided a power point presentation of the elements of the Specific Plan document.

Golding provided additional details on the project, an analysis of topics that are critical for the City's consideration, and the opportunities provided for public comment and participation. Golding concluded his presentation and referred the meeting over to Nicole Morse to discuss components of the Draft Environmental Impact Report.

Nicole Morse stated that her firm prepared the EIR document and then provided a power point presentation on the EIR and CEQA process.

Golding summarized the presentation and then recommended the Planning Commission recommend approval of the Project to the City Council.

Chair Watson-Gardner opened Commissioners inquiries to Staff.

Pierce asked for clarification on the status of non-City of Hope owned properties remaining on Cinco Robles. Golding responded.

Farra indicated that he has a lengthy list of questions, issues, and concerns. Golding responded to his questions, provided information to address his issues, and concerns. There was discussion and comments given by Hensley, Spencer Reed (Fehr & Peers Traffic Consultants), and Nicole Morse to address Farra's concerns.

Farra referenced to a letter received by the staff from Lozeau Drury representing Laborers Unions and asked what the connection was with sustainability and this project. City Attorney Patterson responded.

Farra continued with his inquiries and referred to the SEQA sections. Consultant Morse addressed his concerns and inquiries on the SEQA sections.

Chair Watson-Gardner called for a five-minute recess at 8:45 p.m.

Meeting Reconvened at 8:52 p.m.

Farra continued his inquiries, related to traffic signals, building heights and colors. Golding and Hensley responded.

Chair Watson-Gardner opened the Public Hearing.

John Reuter, Vice President Facilities with the City of Hope introduced himself and his team of professionals that have worked on the campus plan. He provided a City of Hope power point presentation on the campus plan. He recognized a few supporters that were present earlier but had to leave due to the time constraints. Reuter invited his legal counsel to make a few comments relating to the commissioner's comments.

DJ Moore, Latham & Watkins - outside council for City of Hope, replied to some of Farra's questions.

Chair Watson-Gardner opened Commissioners inquiries.

Vasquez asked for clarification on ownership of residential lots. Moore responded.

Chair Watson-Gardner opened Public Comments.

Sheryl Lefmann, President CEO of the Duarte Chamber of Commerce, provided support of the project, and discussed the positive impact to the community.

Steve Hernandez, expressed his opinion on the Commission's role in considering projects, his personal experiences involving City of Hope and asked for the project to be approved.

Seeing no other Public Comments, Chair Watson-Gardner closed Public Comments.

Chair Watson-Gardner opened Commissioner's discussion.

Farra stated he is in support of the project and his opinion on his duty in reviewing a project.

Farra made a motion to require City of Hope to consider implementing storm water and electrical sustainability with a goal of 100% self-sufficiency through solar powers, solar panels, and more storm water retention systems within reason. Adding that the City of Hope and City Staff need to ensure the current utility capacities accommodates the Town Center, Metro Station, City of Hope at full development.

City Attorney Patterson asked for clarification on Farra's motion. Farra responded and confirmed his recommendation for the City Council.

Chair Watson-Gardner called for a second on Farra's motion. Seeing none, the motion failed in lack of a second.

Pierce motion to recommend to City Council, approval of General Plan Amendment 15-1; Zone Change 15-1; adoption of the City of Hope Specific Plan and approval of the Draft EIR for the project by approving the following: PC Resolutions 18-1, General Plan Amendment 15-1; PC Resolution 18-2, Zone Change 15-2; PC Resolution 18-3, City of Hope Specific Plan; and PC Resolutions 18-4, Draft EIR. Seconded by Vasquez. The motion was approved 4-0-0-0.

7. ITEMS FROM DIRECTOR

Hensley provided an update on continued items for Third Street and mixed-use project.

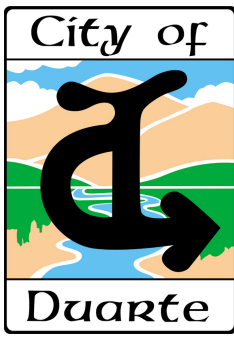
8. ITEMS FROM COMMISSIONERS

Farra apologized for the extended time taken on his questions and suggested to move the public comments before the Commissioners questions.

9. ADJOURNMENT

Chair Watson-Gardner adjourned the meeting at 9:28 p.m.

Craig Hensley, Secretary



City of Duarte

1600 Huntington Drive, Duarte, CA 91010 - (626) 357-7931 - FAX (626) 358-0018

PC Resolution 18-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED OFF-SITE PARKING DESIGNATION FOR THE CITY OF HOPE BECKMAN RESEARCH INSTITUTE FLOWER BUILDING LOCATED AT 1710 FLOWER AVENUE MEETS THE REQUIRED FINDINGS UNDER DUARTE DEVELOPMENT CODE SECTION 19.38.150(C) AND SECTION 19.114.050(B) AND CONFORMS TO THE APPLICABLE STANDARDS IN THE DUARTE DEVELOPMENT CODE AND THUS APPROVES CONDITIONAL USE PERMIT 17-03, SUBJECT TO CONDITIONS



PLANNING COMMISSION STAFF REPORT

Date: February 20, 2018

Project: Conditional Use Permit 17-03

Subject: Off-Site Designated Parking (Alternate Parking Location) for City of Hope
- Beckman Research Institute (Flower Building)

Location: 1710 Flower Avenue

Applicant: City of Hope

SUMMARY

City of Hope is requesting approval of a designated off-site parking arrangement to manage an existing parking deficit at the one of the Beckman Research labs located at 1710 Flower Avenue (Flower Building). The off-site parking arrangement will use a dedicated shuttle to transport faculty and staff from the Flower building to a designated shuttle stop on the City of Hope Campus.

Staff recommends the Planning Commission approve conditional use permit 17-03.

BACKGROUND

City of Hope currently operates one of their biomedical research labs in the building located 1710 Flower Avenue. The building is roughly 38,664 square feet total, with a fully improved first floor and small 2nd floor mezzanine. A majority of the building is designated for lab space, while the remainder consists of office/conference rooms, break room areas, storage areas, and equipment rooms.

Prior to City of Hope occupying the space, a previous medical research company operated at 1710 Flower for several years. Between late 2005 and early 2006 City of Hope expressed interest in relocating one of their biomedical research labs to this location. City of Hope met with the City of Duarte to discuss the operation and potential relocation. Part of these discussions included the parking deficit from the previous occupant and how it would be managed by City of Hope. It was agreed upon that City of Hope would expand their current on-campus shuttle system to extend off-site and maintain a shuttle bus system that would transport campus faculty and staff to and from the Flower property. This was deemed an acceptable means of managing the parking on site without the need to provide additional spaces. To date City of Hope has operated the biomedical lab at Flower and has maintained the off-site shuttle system to and from the main campus.

City of Hope is planning to renovate a portion of the interior of Beckman to create additional lab space. The proposed renovation will intensify the operation and create an increase to the

current parking deficit. Although City of Hope has maintained the off-site shuttle system, the Duarte Development Code has changed since 2006 and the approval of a conditional use permit for off-site parking designations is now required. City of Hope plans to maintain the shuttle system; however, due to the operation's intensification and the associated increase to the current parking deficit, a conditional use permit to allow the proposed off-site parking operation is now necessary.

The project site is located within the (M) Manufacturing zone and surrounded by other industrial uses within the Lewis Business Park. The property is roughly 58,574 square feet and is improved with a 38,664 square-foot building. The property is located along Flower Avenue at the cul-de-sac and is accessible from two drive aisles off Flower Avenue. There are 44 parking stalls on the property, including 3 accessible parking stalls. To effectively manage parking at the Flower building, City of Hope will provide the following dedicated shuttle operation between the Flower Building and the City of Hope campus:

- The shuttle will have an on-going operation time to and from both sites daily between the hours of 8:00 AM and 10:00 AM, and 4:00 PM and 6:00 PM.
- An "on-demand" call number will be available in the event shuttle transportation is necessary between 10:00 AM and 4:00 PM.
- Drop-off and pick up will occur along curbside of Flower and at a designated shuttle stop at the West Parking Lot on the City of Hope campus (Exhibit C).
- The shuttle will consist of a mini-van with a six-person capacity.

On average, it will take approximately ten minutes to travel between the two locations. The dedicated shuttle will provide transportation between the designated campus parking and the Flower building only. The Flower building operation typically ends around 6:00 PM, which coincides with the shuttle operation. If an employee intends to remain at Flower after 6:00 PM, the employee will likely use the shuttle to obtain their vehicle from the off-site lot during the shuttle's operation hours and relocate their vehicle to the on-site Flower parking.

The designated off-site parking (West Lot) is currently under construction. It will contain approximately 382 parking stalls, including 25 electric vehicle stalls and 10 accessible stalls. Access to the West Lot is easiest from Buena Vista, however the lot is accessible from Duarte Road by use of internal campus streets. The West Lot is designed for general campus parking and does not serve a specific building. Construction of the West Lot is anticipated to be complete by the end of March 2018.

ANALYSIS

The Flower building is used for biomedical research by City of Hope faculty and staff and is only accessible with a City of Hope reader card. The building is not for public use nor available for public visits. With the renovation, there will be approximately 71 employees occupying the

building. The Flower property currently has 44 parking spaces available on the property, however the parking requirement for the current lab, office, and industrial operation is 91 spaces. This creates a deficit of 47 parking stalls. The proposed interior renovation will add roughly 1,300 square feet of new lab space, thus increasing the parking deficit by roughly two parking stalls to 49.

The City of Hope off-site parking designation is an effective way to manage the parking deficit. The designated off-site parking area is roughly 1.6 miles away from Flower, with a travel time of approximately six to seven minutes. City of Hope currently provides shuttle service to and from the Flower building to the main campus, with a single trip taking about ten to fifteen minutes on average. The current shuttle to Flower is part of the overall campus shuttle system that makes a variety of stops throughout the campus. The shuttle service is not exclusively for Flower employees nor does it include a dedicated parking area. The new shuttle system differs from the current operation by providing a shuttle only for the Flower property and a designated parking area. The new shuttle will travel to and from Flower to campus directly, without incorporating any existing stops throughout campus. This new system meets the intent of off-site parking arrangements and is more efficient operation for the Flower employees.

The six-passenger van can make roughly eight trips during the two-hour window, providing transportation for up to 48 employees. This is more than sufficient considering the facility has 44 parking spaces available at the Flower property with 71 employees total operating in the building. Assuming each employee drives their own vehicle and the Flower parking lot becomes full, there will be 27 employees using the off-site parking area and shuttle. Both the dedicated van and the West Lot can accommodate 27 employees. Additionally, this number could reduce further due to the proximity of the Metro Gold Line to Flower and the regular ridership of City of Hope employees.

Section 19.38.150 of the Duarte Development Code provides criteria for allowing off-site parking designations. A binding agreement must be provided indicating transportation to and from the Main Campus parking area and Flower will occur on a regular basis. This has been added as a condition of approval. The West Lot has been designed to meet the standards of the Duarte Development Code as well as the standards of the City of Hope Specific Plan (pending adoption). In addition, the number of parking stalls associated with this off-site parking arrangement would be calculated in the Parking Supply Tracking System, used as a part of the Specific Plan. The West Lot is currently under construction; the conditional use permit becoming effective is contingent upon the completion of the West Lot, including all final sign-offs from all appropriate agencies. Furthermore, permits for the proposed renovations to Flower will not be issued until the completion of the West Lot. This has also been included as a condition of approval.

The proposed off-site parking meets the criteria of the Duarte Development Code. The shuttle service will provide routine transportation to and from both sites, with the ability to request on-call service during off-hours. The shuttle system will provide an effective way to manage parking at the Flower Avenue Beckman Research Institute.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to exemption in Section 15301, Class 1 of Title 14 of the California Code of Regulations. Therefore, no further environmental review is necessary in accordance with CEQA Guidelines and a Notice of Exemption has been prepared for this project.

RECOMMENDATION

Staff recommends that Planning Commission adopt PC Resolution 18-05 approving Conditional Use Permit 17-03.

Respectfully Submitted,



David F. Eoff IV
Associate Planner

ATTACHMENTS

Exhibit A: PC Resolution 18-05
Exhibit B: Beckman site plan
Exhibit C: City of Hope campus plan

EXHIBIT - A

RESOLUTION PC 18-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED OFF-SITE PARKING DESIGNATION FOR THE CITY OF HOPE BECKMAN RESEARCH INSTITUTE LOCATED AT 1710 FLOWER AVENUE MEETS THE REQUIRED FINDINGS UNDER DUARTE DEVELOPMENT CODE SECTION 19.38.150(C) AND SECTION 19.114.050(B) AND CONFORMS TO THE APPLICABLE STANDARDS IN THE DUARTE DEVELOPMENT CODE AND THUS APPROVES CONDITIONAL USE PERMIT 17-03, SUBJECT TO CONDITIONS

WHEREAS, City of Hope operates a biomedical research lab at 1710 Flower Avenue, as part of the Beckman Research Institute (Flower Building); and

WHEREAS, The Flower Building property contains a parking deficit in accordance with the Duarte Development Code; and

WHEREAS, City of Hope has maintained an expanded shuttle system that transports City of Hope employees to and from Flower and the City of Hope campus since City of Hope began operation at 1710 Flower; and

WHEREAS, City of Hope is requesting approval to continue the off-site parking arrangement for Flower as a result of an interior renovation to the Flower Building that will create an intensification to the operation and parking deficit; and

WHEREAS, Section 19.38.150 of the Duarte Development Code provides criteria for allowing an off-site parking arrangement, including the approval of a Conditional Use Permit; and

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the project proposal, which provides, among other provisions, for the operation of an off-site parking arrangement for City of Hope Beckman Research Institute Flower Building located at 1710 Flower Avenue; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report and all of the information, evidence and public testimony received at the public meeting held on February 20, 2018.

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

SECTION 1. That the Planning Commission approves Resolution PC 18-05 with conditions of approval "Exhibit A-1" for the operation of an off-site parking arrangement for the Beckman Research Institute Flower Building located at 1710 Flower 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 Off-site Designated Parking, as set forth in DDC Section 19.38.150(C):

1. The lot to be used for the off-site parking has adequate excess parking, not required for nor allocated to another use either on site or off site.

The designated parking area, known as the West Lot, is located on the City of Hope campus

and contains 382 parking stalls, including 25 electric vehicle stalls and 10 accessible stalls. The West Lot is intended for general parking use for City of Hope and is not directly associated with a building or specific use. Furthermore, there is adequate parking supply on the City of Hope Campus, based upon recent parking studies provided within the proposed City of Hope Specific Plan document. The size and general availability of the West Lot parking area is adequate for the off-site parking designation.

2. The business which is seeking the off-site parking does not have adequate parking on its own lot to meet the requirements of this Chapter.

The Beckman Research Institute Flower Building is located at 1710 Flower Avenue, within the Lewis Business Park, which is comprised of a variety of industrial buildings and operations. The Flower building was developed on an individual parcel around 1988. The size of the property and building location present constraints that limit expansion of the parking area. The property is surrounded by other individually owned industrial properties, further constraining the ability to expand the parking. Additionally, the Flower property contains 44 parking spaces while 71 employees will operate in the Building. The use of the off-site parking location will help alleviate the parking concerns and manage the deficit.

3. The adjacent or nearby properties will not be adversely affected by the proposed off-site parking.

The off-site parking arrangement will not impact adjacent businesses, as the off-site parking arrangement is designed to provide adequate parking off-site to prevent potential spill-over parking on to adjacent properties or excessive on-street parking. The Flower property contains its own private parking areas, which will be used on a regular basis. The remaining parking will be provided a short distance away on the City of Hope campus.

4. There is safe and adequate access from the off-site parking to the main use it is intended to serve.

The Flower Building is located at 1710 Flower and accessible from a variety of public streets. There is safe and adequate access to and from the designated parking area to the Beckman property by way of several public streets, including two minor arterial roadways: Highland Avenue and Duarte Road.

SECTION 4. The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.040(B), as:

1. The proposed use is consistent with the General Plan;

The biomedical research lab is consistent with Land Use Goal 1 of the General Plan by maintaining a balanced community consisting of various activities and industrial developments. The use is also consistent with the Industrial land use designation by providing for the development of uses that will meet the needs of the entire community. The off-site parking arrangement is an ancillary operation that will remain directly associated with the biomedical research lab and the property. The primary use along with the off-site parking arrangement are both consistent with the General Plan

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;

The biomedical research lab is allowed by right in the Industrial zone, subject to meeting parking. The property contains a parking deficit that will be accommodated by the off-site parking arrangement. The off-site parking arrangement is an ancillary operation that is also allowed within the subject zone, subject to approval of a conditional use permit. The off-site parking arrangement will transport City of Hope employees to and from Flower to the City of Hope Campus. A new parking lot (currently under construction) will provide off-site parking accommodations and a shuttle stop for the Beckman employees. The parking lot has been designed to meet the requirements of the Duarte Development Code.

3. The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;

The off-site parking arrangement will provide shuttle service to and from the Beckman to the City of Hope campus. The shuttle system will include a dedicated shuttle running continuously as needed from 8:00 AM to 10:00 PM and from 4:00 PM to 6:00 PM, with an on-demand option during the hours of 4:00 PM to 6:00 PM. The hours of shuttle operation are directly related to the typical shifts of the Beckman employees. There is adequate space for the shuttle to pick up and drop off riders at both locations, including a dedicated stop at the designated parking lot. The size of the dedicated parking area is sufficient to accommodate the parking deficiency from the Flower property as well as continue to serve the City of Hope campus. The operating characteristics of the shuttle, and the location, size, and design of the parking area is compatible with the surrounding uses.

4. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The off-site parking arrangement will provide adequate transportation and parking off-site at a designated parking lot on the City of Hope campus. The shuttle operation is dedicated solely to the Beckman Research Institute Flower Building and will transport employees to the West Lot on campus. The use of the shuttle system will help manage the parking at the Flower property and alleviate any potential spill over parking or excessive street parking. As such, there are no foreseeable impacts to public convenience or general welfare of persons residing or working in the vicinity.

5. The subject site is:

- a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and
- b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The Beckman Research Institute Flower Building is located at 1710 Flower and accessible from a variety of public streets. There is safe and adequate access to and from the designated parking area to the Flower property by way of several public streets, including minor arterial roadways Highland Avenue and Duarte Road. The designated parking lot has been designed to meet all the requirements of the Duarte Development Code and the provisions for adequate emergency vehicle access.

SECTION 5. The Planning Commission approves Conditional Use Permit 17-03 based on the findings listed in Section 3 and Section 4 and the conditions of approval listed in “Exhibit A-1”.

SECTION 6. The approval of Conditional Use Permit 17-03 by the Planning Commission is exempt from the California Environmental Quality Act (CEQA) pursuant to exemption in Section 15301, Class 1 of Title 14 of the California Code of Regulations. Therefore, no further environmental review is necessary.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 20th day of February 2018.

Paula Watson-Gardner, 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 February 20, 2018, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Conditional Use Permit 17-03
Off-site Parking Designation Parking

1. The approval is for a designated off-site parking arrangement (alternate parking location) for the Beckman Research Institute (Flower Building) by use of a dedicated shuttle system. The shuttle system shall incorporate the following operational characteristics:
 - An on-going operation time to and from both sites daily between the hours of 8:00 AM and 10:00 AM, and 4:00 PM and 6:00 PM.
 - An “on-demand” call number will be available in the event shuttle transportation is necessary between 10:00 AM and 4:00 PM.
 - Drop-off and pick up will occur along curbside of Beckman along Flower Avenue and at a designated shuttle stop at the West Parking Lot on the City of Hope campus.
 - The shuttle will consist of a mini-van with a six-person capacity, or an approved equivalent that is sufficient to meet the transporting demands of the proposed operations.
2. City of Hope shall enter a binding agreement with the City of Duarte indicating transportation to and from the designated on-campus parking area and 1710 Flower will be provided on a regular basis in accordance with the approved shuttle operation characteristics. Such agreement shall be executed prior to shuttle operations or the final Planning Division approval of the associated expansion at the Beckman (Flower) Building, whichever occurs first.
3. City of Hope shall create a Parking Management Plan that clarifies where Employees should park. The parking management plan shall clarify who can use the available parking at Flower and who should be directed to the West Lot on the City of Hope campus. The parking management plan shall be included as part of the binding agreement.
4. The number of employee vehicles parked at Flower shall not exceed the available number of parking spaces on the property. City of Hope employees shall use the shuttle system or alternative forms of transportation (Gold Line/walking, rideshare, carpool, etc). Vehicle parking at Flower shall occur in the parking lot using the available striped parking stalls. Parking in the drive aisles or non-designated parking areas shall not be counted as available parking at the property; the on-street parking shall not be counted as available parking on the property.
5. Shuttle stop signs and safe/efficient pick-up and drop-off areas shall be implemented into the shuttle operation. The location of the pick-up/drop-off area and all signs

directly related to the shuttle system shall be reviewed by the Planning Division prior to installation.

6. This conditional use permit becoming effective shall be contingent upon the completion of the West parking lot on the City of Hope campus, including all final sign-offs from the appropriate agencies.
7. In the event City of Hope is no longer the owner of record of 1710 Flower Avenue, or ceases operation at the Flower Building, the new owner and/or tenant shall be required to secure an easement deed or an approved equivalent from the City of Hope (or successor) that grants the appropriate number of parking spaces to the property owner and/or business owner operating at 1710 Flower for this conditional use permit to remain effective.
8. The number of parking stalls allowed under this designated off-site parking arrangement shall be subtracted from the available campus parking supply of City of Hope. Modifications to parking supply will be calculated either through the Parking Supply Tracking System promulgated under the pending City of Hope Specific Plan or through a parking assessment conducted as part of any proposed future construction under the current Hospital (H) zone.
9. No expansion or renovation to the property located at 1710 Flower (Beckman) shall be allowed until the West parking lot is complete and the conditional use permit becomes effective.
10. Any future expansion or renovations to the business or property at 1710 Flower that creates an increase to the on-site parking deficiency and/or intensification to the business operation shall require the off-site parking arrangement to be reviewed and evaluated to ensure the off-site parking arrangement remains adequate.
11. Any changes to the off-site parking arrangement, including the operation, designated parking location, among others shall require review from the Community Development Director prior to implementation. Such changes may require approval of a new conditional use permit by the Planning Commission.
12. The project shall comply with all the regulations of the Duarte Development Code and Duarte Municipal Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
13. A final inspection shall be made by the Planning Division to ensure that all conditions have been met.
14. The decision of the Planning Commission may be appealed to the Planning Commission within 15 days from the date of approval. Said appeal must be in writing and filed with the Community Development Department (DDC 19.144). The written appeal shall include reasons for the appeal and the applicable fee.

15. 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

BUSINESS
CENTER
DRIVE


$$\overline{1/32'' = 1'-0''}$$


EXHIBIT - C

