CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Monday, August 18, 2025
7:00 PM

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
David Rodriguez
Brian Quandt

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. **July 21, 2025 Minutes**
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
   A. **Andres Duarte School Development Project**
   1433 Crestfield Drive (Former Andres Duarte School and Otis Gordon Park)
   The proposed project includes:
   General Plan Amendment 24-02: Changing the General Plan designation from Public Facilities to High Density Residential;

Zone Change 24-02: Changing the zoning from Public Facilities to R-4;
Tentative Parcel Map (84544) 24-01: Subdividing the property into two lots;
Site Plan and Design Review 25-19 and Planned Development Permit 24-01: Request to construct 169 townhome units and renovate Otis Gordon Park; and Final Environmental Impact Report related to the project.

RESOLUTION PC 25-08
A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF DUARTE CERTIFY THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ANDRES DUARTE SCHOOL SITE PROJECT LOCATED AT 1433 CRESTFIELD DRIVE AND ASSOCIATED OTIS GORDON PARK RENOVATION AT 2351 CENTRAL AVENUE

RESOLUTION PC 25-09
A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 24-02, CHANGING THE LAND USE DESIGNATION OF THE PROPERTY AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK) FROM PUBLIC FACILITIES TO HIGH DENSITY RESIDENTIAL AND OPEN SPACE, AND TO AMEND THE GENERAL PLAN LAND USE DIAGRAM

RESOLUTION PC 25-10
A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF ZONE CHANGE 24-02, CHANGING THE ZONING OF THE PROPERTY AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK) FROM PUBLIC FACILITIES (PF) TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY (R4) AND OPEN SPACE (OS), AND TO AMEND THE OFFICIAL ZONING MAP

RESOLUTION PC 25-11
A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 24-01 (84544) DIVIDING ONE PARCEL INTO TWO PARCELS ON THE PROPERTY LOCATED AT 1433 CRESTFIELD DRIVE AND 2351 CENTRAL AVENUE

RESOLUTION PC 25-12
A RESOLUTION OF THE PLANNING AND ECONOMIC COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF SITE PLAN AND DESIGN REVIEW 25-19 FOR THE CONSTRUCTION OF A 169 UNIT TOWNHOME DEVELOPMENT AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL)

RESOLUTION PC 25-13
A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF PLANNED DEVELOPMENT PERMIT 24-01, FOR THE DEVELOPMENT OF A 169 UNIT TOWNHOME DEVELOPMENT AND RENOVATION OF OTIS GORDON PARK, LOCATED AT 1433 CRESTFIELD DRIVE (ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK)

6. BUSINESS ITEMS

7. ITEMS FROM DIRECTOR

8. ITEMS FROM COMMISSIONERS

9. ADJOURNMENT

MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

July 21, 2025

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Brian Quandt
David Rodriguez

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Paez called the meeting to order at 7:01 p.m. The following were in attendance:

PRESENT:	Paez, Wolff, Becker, Rodriguez, Quandt
ABSENT:	None
STAFF:	Golding, Abdul-Ahad, Nash, Bautista, Grigorian

2. PLEDGE OF ALLEGIANCE:

Commissioner Rodriguez led the pledge.

3. APPROVAL OF MINUTES:

Commissioner Quandt motioned to approve the June 16, 2025 minutes. Seconded by Commissioner Rodriguez. The motion carried 5-0-0-0.
(**Yes**: Paez, Wolff, Becker, Rodriguez, Quandt; **No**: None; **Abstain**: None; **Absent**: None).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

A. Conditional Use Permit 25-03. A request to allow a food processing business including packaging and storing of finished goods.

RESOLUTION PC 25-06

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-03 TO ALLOW A FOOD PROCESSING BUSINESS INCLUDING PACKAGING AND STORING OF FINISHED GOODS LOCATED AT 1839 BUSINESS CENTER DRIVE.

Associate Planner Mena Abdul-Ahad presented the staff report which discussed Date Better Snacks business operation plan and related conditions of approval. Date Better Snacks will be located at 1839 Business Center Drive, which falls within the Industrial (M) zone. The proposed business includes food processing and the storing of finished goods. Abdul-Ahad highlighted how noise and order impacts were considered in staff's review of the project. Conditions of Approval include restrictions on freight delivery times and operations, as well as prohibiting outdoor storage associated with this use. Abdul-Ahad stated that staff recommends the Planning Commission adopt Resolution PC 25-06 approving CUP 25-03.

Michelle Wilton, owner of Date Better Snacks, introduced herself and gave a quick summary of her business operations.
The Commission had two questions relating to the project which was answered by staff.

Commissioner Quandt made a motion to approve CUP 25-03 including Resolution PC 25-06, Commissioner Rodriguez seconded the motion; motion carried 5-0-0-0 (**Yes**: Paez, Wolff, Becker, Rodriguez, Quandt; **No**: None; **Abstain**: None; **Absent**: None).

6. BUSINESS ITEMS:

A. Strategic Plan Update – Draft Framework

Andres Rangel, Assistant to the City Manager, gave a presentation on the City's Draft Framework for the Strategic Plan Update. The City of Duarte is developing a Strategic Plan that will help guide city services, programs, and initiatives over the next ten years.

7. ITEMS FROM DIRECTOR:

Director Hensley provided updates on various developments within the City, including Vallarta Supermarket, the BP vehicle charging station, and the hotel development on Huntington and Buena Vista. There was further discussion on other topics unrelated to the developments mentioned between the Commissioners and the Director.

8. ITEMS FROM COMMISSIONERS:

None.

9. ADJOURNMENT:

Chair Paez motioned to adjourn the meeting at 7:28 p.m. The next meeting is scheduled for August 18, 2025.

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Craig Hensley, Secretary

PLANNING COMMISSION STAFF REPORT

Date: August 18, 2025

Subject: Andres Duarte School Project
General Plan Amendment 24-02; Changing the General Plan designation from Public Facilities to High Density Residential
Zone Change 24-02; Changing the zoning from Public Facilities to R-4
Tentative Parcel Map (84544) 24-01; Subdividing the property into two lots
Site Plan and Design Review 25-19; and **Planned Development Permit 24-01**; Request to construct 169 townhome units and renovate Otis Gordon Park and the related **Final Environmental Impact Report**

Location: 1433 Crestfield Drive (Former Andres Duarte School and Otis Gordon Park)

Applicant: Crestfield Townhomes LLC

SUMMARY

The proposed project is for the construction of 169 townhome units and renovation of Otis Gordon Park. The application before the Planning Commission includes a: general plan amendment, zone change, tentative parcel map, planned development permit and site plan and design review case. The project also includes an Environmental Impact Report (EIR). The Planning Commission will review all of these items and take action to recommend to the City Council.

The Duarte Unified School District (DUSD) has decided to close Andres Duarte School. This decision includes the relocation of the existing Mt. Olive Innovation and Technology (MIT) campus and the district's day care operation that has been located at the former Andres Duarte school. Staff has reviewed the proposed project with the intent to recommend the best possible solution for development of the property. The proposed development preserves and improves Otis Gordon Park and provides a townhome community that blends well with the neighborhood. The EIR determines that all impacts will be less than significant with mitigation. Staff recommends approval of the project.

BACKGROUND

The Duarte Unified School District has initiated a lease agreement with Crestfield Townhomes, LLC to develop the Andres Duarte school site. The project is located at 1433 Crestfield Drive and includes the former school site and Otis Gordon Park. The entire project site is approximately 13 acres in size.

The proposed development includes 169 townhome units on seven acres of the site resulting in a residential density of approximately 24 units per acre. Otis Gordon Park will be renovated and will remain as a six acre park and be leased to the City. The park upgrade includes the addition of a 57 space parking lot.

The proposed development will be a change to the use of the property in the area where the current school is located. For the past few years, the former school has been used for the District's day care facility. The MIT High School is located at the northwest corner of the property. The current use is significantly less intense than when the elementary school and MIT were at full capacity. Historically, peak enrollment reached 684 students at the elementary school and 162 students at MIT.

The project site currently has a General Plan land use designation of Public Facility and is zoned PF (Public Facility). The proposed project would change the general plan designation to High Density Residential and the zoning to R-4 for the townhome portion of the property. The park portion of the property would be changed to the Open Space land use designation and the Open Space zone. The project requires a Site Plan and Design Review and Planned Development Permit approval; and a two lot parcel map to divide the property. An EIR has been prepared for the project.

The City hired Rincon Consultants to prepare the required EIR. The EIR has been completed. The public comment period for the EIR started on June 16, 2025 and ended on July 31, 2025. The Planning Commission is responsible for holding a public hearing on the project and making a recommendation to the City Council.

The Architectural Review Board reviewed the site plan and design review and planned development permit at its August 4 meeting and recommended approval.

ANALYSIS

The proposed development of the Andres Duarte School site is a unique land use issue. Since the school district has decided to close a school that is located in a public facilities (PF) zone, there are only a few other uses that are allowed in the PF zone. For example, other uses allowed in the zone are: commercial recreation, museum, plant nurseries and emergency

shelters. So the land use issue for the City becomes, if the property is not going to be a school, what is the best use for the property? It is also important to note that State Law has provisions that would take this decision away from the City. AB 2295 was adopted in 2022 and it would allow DUSD to have the property developed with no ability for the City to have input as to general plan, zoning or on some design issues. The EIR uses the AB 2295 option for two alternatives, a partial site buildout with park with 353 units and a full buildout removing the park with 638 units. The proposed project is more compatible with the neighborhood than either of the AB 2295 options. This is a good example of the potential negatives of a loss of local rule in State housing policy.

DUSD has decided that the site is not necessary for a school, so the City is in the position of determining the best use for the property. DUSD entered into a ground lease with the Developer and as a result the development must be a for lease product rather than ownership.

When the General Plan was adopted in 2008 and when the most recent Housing Element of the General Plan was adopted in January 2022, the application for development had not been filed. So, both documents do not specifically include a plan for the use of this property other than a public facility. But both documents set development policies that apply:

From the General Plan Land Use Element –

Land Use Goal 1: Maintain a balanced community consisting of various residential housing types and densities, commercial activities, industrial development, mixed use where appropriate, and open space.

LU 1.1.2 Encourage the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes.

Land Use Goal 2: Develop compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental and economic conditions.

LU 2.1.1 New infill residential development should be compatible in design, bulk, and height with existing nearby residential development as referenced in Duarte's Architectural Design Guidelines and applicable Specific Plans.

From the Housing Element –

GOAL 5: Provide adequate housing sites through appropriate land use, zoning and specific plan designations to accommodate Duarte's share of regional housing needs.

Housing Element Policy 4.1.3 specifically addresses school sites: Encourage residential development on surplus public/quasi-public land, including properties owned by the City and County, Duarte Unified School District… and that a portion of these sites should include affordable housing.

The proposed development is compatible with these general plan goals and policies.

General Plan and Zoning

The property is designated as Public Facilities in the General Plan and is zoned Public Facilities. Because the property will no longer be a school, the Public Facilities is no longer the best zone for the property. The proposal is to change the General Plan designation to High Density Residential for the townhome portion of the property and Open Space for Otis Gordon Park. The Zone Change would designate the townhome portion of the property Multiple-Family Residential Zone, High Density (R-4) and the park as Open Space (OS).

The property is bounded on the north and east by single family neighborhoods that are zoned R-1) Single Family Residential. On the south, the properties are in Irwindale and have a variety of industrial buildings; the area is zoned Industrial. To the west, is an industrial building, a County flood control channel and the freeway ramp owned by Cal Trans. The proposed townhomes are a good transition between the single family and industrial, the park and the freeway. Maintaining the park and clustering residential development onto seven acres of the property is good land use policy.

The proposed 169 townhome units on seven acres (approximately 24 units per acre) falls into the City's High Density Residential General Plan designation that allows 21-28 unit per acre.

Site Plan and Design Review

The project is designed to front on to Crestfield Drive and Central Avenue with a project entry drive on each street. There will be 26 total buildings; 25 that are residential buildings and one recreation and leasing building. Buildings range from four to eight townhome units. There are a combination of three and four bedroom units that range from 1,358 square feet to 1,475 square feet. This includes 132 three bedroom and 37 four bedroom units. The average size of the units will be 1,425 square feet. This is similar, but slightly larger, than the neighborhood that has an average house size of 1,118 square feet.

There will also be a 3,564 square foot recreation and leasing building that will include a 2,570 square foot common area that residents will be able to use. A common area pool is also provided.

The refurbished Otis Gordon Park will be six acres in size and will include ball fields that can be used for softball or baseball. The field can also accommodate a soccer field. The park also includes an expanded passive park area not a part of the sports fields, a paved perimeter walking path and a parking lot with 57 spaces. The current park does not have a parking lot. An extended net fence will be installed along the north property line to protect the neighborhood to the north from balls.

The proposed architectural design theme includes a variety of building styles including: Spanish Colonial, Spanish Santa Barbara and Spanish Andalusian. These are compatible styles and the variety helps to create a project that isn't monotonous. Each of the architectural styles provide significant details to help raise the quality of design. All windows have a 2" minimum recess of windows with some main elevation windows having as much as 13" of recess. Other design amenities include: decorative tile accents; rock, brick and similar material to add texture; entry courtyards and other similar details. Additional design information is provided in the next section that addresses the Planned Development Permit.

The proposed development will provide for rent townhomes. This is a function of DUSD offering the property as a ground lease to the developer. Quality residential rental opportunities are an important and essential part of the city's housing stock.

The 2021 Housing Element analyzed the issue of ownership verses rental property. It utilized the 2020 Census and showed that 64% of units are owner occupied and 36% are rental. The Los Angeles County average for ownership is 45%, so based on the 2020 numbers the Duarte is far above the countywide average. Since 2020, there has been an increase in the development of rental units in the City with development of The Huntington at 1413 Huntington Drive, Esperanza at 1700 Fasana Road and Solana at 1750 Fasana Road. Even with this recent growth in rental property, the home ownership level is at 58%; well above the county average. Providing a for rent product that provides adequate space for families, as this development does with three and four bedroom units, is an important option in providing a variety of housing alternatives in the city.

Planned Development Permit

The City established the Planned Development Permit (PDP) process to encourage innovative site planning and project design by allowing flexibility to certain development standards. The goals of the PDP process are to provide for efficient use of land and excellence of design and enhanced amenities and innovation in energy efficiency, and to meet City expectation by providing a project that is significantly higher quality than would be achieved through conventional design practices and standards. The PDP process is coordinated with the Site Plan and Design Review process.

The PDP process is proposed for this development. In return for flexibility in some typical development standards, the proposed project provides a design quality that is far beyond what typically might be developed. This is especially important because some of the R-4 standards may limit quality design.

The proposed project would be given flexibility in the following areas: front setbacks, rear setbacks, private open space, tandem parking and overflow parking. Section 19.10.30 Table 2-4 addresses the R-4 setbacks and requires: Front: 30 feet; Side 5 feet; and Rear 20 feet. The historic front setback for this property is Crestfield Drive and it is determined to be the front setback. Therefore, Otis Gordon Park is determined to be the rear setback and the side

setback is the north property line. Because units also face Central Avenue, it will also be considered a front setback. The front setbacks of units that face Crestfield Drive and Central Avenue range from 12 feet to 21 feet. The shorter setbacks (12' to 15') are for porches. Setback for main buildings ranges from 18 feet to 21 feet. The proposed minimum rear setback is 10 feet for one building and 20 feet or greater for all other buildings. So the PDP is required for the one building (building B-1). The units provided along the north setback are two story units closest to the property line with the third floor setback a minimum of 32 feet. The flexibility in the front and rear setbacks is justified based on the overall project quality and the amenities provided.

Section 19.10.30 Table 2-4 also addresses the required private open space per unit. The code required space is 200 s.f. per unit and the average provided in 183 s.f. per unit

The flexibility in the front and rear setbacks and the private open space is justified based on the overall excellence of the project design. The reduced rear setback is only for one building (the building facing Central Avenue) and is mitigated by the adjacent park. The average rear setback exceeds 20 feet. The proximity of Otis Gordon Park and the project recreation area that includes a pool and recreation area are also mitigating factors to the private open space relief that is requested.

Other design amenities proposed that provide the justification for the PDP are:

a) Excellence and variety of architectural design. The 169 units are provided in a total of 25 buildings. To provide design variety, three different, but compatible architectural design themes are used, Spanish Colonial, Spanish Santa Barbara and Spanish Andalusian. This design variety makes a much better project and is clearly beyond minimum requirements for architectural design.

b) Public art. There is no specific code requirement for public art, but the project will have one major public art feature near the corner of Crestfield Drive and Central Avenue that will be visible from public view. There will also be other design amenities provided by the project. A condition of approval will require that the project provide a small art feature at the recreation building and that screen walls and utility boxes at the ends of buildings will have decorative screening.

c) Direct access to Otis Gordon Park. The project will have two gates that will provide direct access for residents to the park. This is a positive amenity for the project and not required by the Development Code.

d) Park improvements. While not directly a part of the design of the residential project, the full improvements to Otis Gordon Park are a significant part of overall excellence in design. When describing excellence of design, the PDP portion of the Development Code states the following as justification for the PDP "*The purpose is to allow consideration of innovate site planning and project design; more effective design*

responses to site features, uses on adjoining properties, and environmental impacts; produce a more efficient use of land; and achieve higher quality site planning and excellence of design than may otherwise be possible through the strict application of the development standards." For a land use perspective there is a good balance between residential development and open space. The residential development is clustered to allow more park area. So, the setback, open space and parking relief proposed in the PDP is justified because it allows more area for Otis Gordon Park.

Because this development is only a two lot subdivision, it is not subject the standard park development fees or land dedication (typically referred to as Quimby Fees or a Quimby dedication). Therefore, all of the improvements and keeping the land as park is not required. So, the preservation of the land area as park and the significant park upgrades are prime examples of a higher quality of site planning and excellence of design. Maintaining and improving Otis Gordon Park is a positive for the neighborhood and the overall community.

e) Affordable housing. The developer has agreed to incorporate moderate income units as a part of the project. Moderate income is defined as "those affordable to households earning between 80% and 120% of the area median income (AMI), adjusted for household size." For this development, a minimum of 16% of the units will be offered as moderate units. Providing affordable units is not a requirement of the Development Code. It is "encouraged" but not required in the Housing Element. So providing moderate income units are another way that the project design exceeds Code requirements and is further justification for the PDP.

The proposal includes several units that will have tandem parking spaces for the garage parking. Chapter 19.38.110.B.1 of the Development Code allows for up to 20% of the units up to two bedroom in a multifamily development to have tandem spaces. The proposal is for 51% of the units to have tandem parking. All of the proposed tandem units do meet the 11 feet by 39 feet size requirement for two spaces. The property owner will be required to develop a Parking Management Plan that will address any possible impact from tandem spaces. The property owner will be required to include a requirement in all leases that the two garage spaces shall be kept free of storage and be usable for two car parking at all times. The property owner will be required to regularly monitor compliance.

Another PDP item is the overflow parking requirement. Chapter 19.38.050, Table 3-4 addresses the requirements for multi-family dwellings and requires: 2 garage spaces per unit plus 1 guest space for every 4 units and 1 overflow space for every 4 units. The proposed project provides the garage spaces and the guest spaces (43 required and 45 provided) but does not provide the overflow spaces. The points regarding overall project design quality also apply for this requested flexibility but more is being proposed to address the parking issue. A condition of approval will require the property owner to develop a Parking Management Plan that will prohibit more than two cars per unit and will prohibit tenants from garage storage that limits the ability to park two cars. It will be mandatory to put these requirements in

every lease. The property owner will be required to monitor and manage the parking in perpetuity.

Tentative Parcel Map

The project includes a parcel map to subdivide the property into two parcels. The applicant, Crestfield Townhomes, LLC will own both parcels and will rent the park parcel to the City for use as a park. The proposed townhome lot will be seven acres (7.043) and the park parcel will be six acres (5.952). The park will be leased to the City. The lease will be required to be approved prior to construction and the lease will address the lease amount (estimated $1 per year) and terms for use and maintenance.

Conditions of approval are listed in the attached Resolution that recommends approval. Irwindale was contacted and asked to comment on the project, because the south half of Central Avenue is located in Irwindale. A condition will require that any work done in Irwindale will require the proper approvals.

The overhead utility lines along Crestfield Drive will be underground from the north property line to the utility pole on the south side of Central Avenue at Crestfield Drive.

Proposed Park Redevelopment

The proposed project included a major renovation to Otis Gordon Park. Currently, the park is owned by the Duarte Unified School District. The park is maintained an operated by the City and is part of a joint use agreement between the district and the City.

Under the new arrangement, the City will sign a 99 year lease agreement with Crestfield Townhomes and will maintain and operate the park area.

Park upgrades include:

- New multi-use sports fields including a Soccer Field, Youth Baseball Field & Adult Baseball Field;
- New metal field bleachers;
- New meandering concrete walking trail along perimeter of park;
- Upgraded landscape and irrigation;
- Park lighting upgrades;
- Updated restroom building;
- New parking lot (entry and exit points) with approximately 57 parking stalls & two van accessible ADA stalls, including one full-size roofed trash enclosure;
- Resurfacing of existing playground with light colored rubberized safety surface with some new playground equipment; and
- Other improvements to the park.

The existing driveway along the west side of the park that provides access to the MIT campus will be removed and landscaped.

The ability to guarantee that the park remains for the neighborhood and community is a positive result of the proposed development.

Affordable Housing Component

This property was not included as a specific site for affordable housing in the City's most recent housing element. However, the issue of affordable housing on school property was addressed in the Housing Element. The following Objective and Policy is a part of the Housing Element:

Objective 4.1: Expand affordable housing options within the City of Duarte.

> **Policy 4.1.3 Affordable Housing on Public/Quasi-Public Land**
> Encourage residential development on surplus public/quasi-public land, including properties owned by the City and County, Duarte Unified School District, and local congregations, and require a portion of any new development to be affordable to low and moderate income households.

With this policy in mind, early in the development process it was expressed that the development should provide some affordable housing. With the project goal being family housing this site is a unique opportunity for moderate income affordable housing.

The moderate income category is defined as income levels between 80% and 120% of the County Average Monthly Income (AMI). In Los Angeles County the AMI is $106,600 for a four person household. For this project, 28 of the units (16%) will be required to be offered to moderate income households. To be eligible to rent the affordable units, the renters must be at the moderate income level. The rents charged for the affordable units will be limited based on income and the monthly rate will be based on income and will be required to meet Los Angeles County standards.

To determine the reasonable number of affordable units of moderate income units to require for this development, the City hired a consultant to evaluate the proposed development. The City hired Springbrook Reality Advisors to conduct an economic analysis, draft affordable agreement and a marketing plan outline to be used to market the affordable program. The study determined that 16% of the units at the affordable rate is an acceptable number.

The developer will be required to enter into an affordable housing agreement with the City and will responsible for maintain the required number of affordable units and monitoring the affordable program.

Environmental Review

The California Environmental Quality Act (CEQA) provides the process for the environmental review of this development project. In this case an EIR has been prepared to examine the potential environmental effects of the proposed project. This EIR is intended to be an informational document for the public and City of Duarte decision makers.

The EIR analyzed all of the potential impacts of the proposed project. It looked at impacts in the following areas: Air Quality, Biological, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Services. The EIR also looks at a range of alternatives to the proposed project, as required by State CEQA Law.

One comment that has been consistently made during the application process is that the proposed project will create traffic impacts in the area. Traffic was one of the items studied in the EIR. The project is located in a Transit Priority Area (TPA) which is defined as the area within one-half mile radius of a major transit stop or high-quality transit corridor. When a project is located in a TPA it is presumed to result in a less than significant Vehicle Miles Traveled (VMT) impact.

While the VMT analysis alone is adequate for the environmental review process, Duarte also requires that a traditional Level of Service (LOS) analysis be completed in addition to the VMT analysis. In the LOS analysis, average daily trips are analyzed. For the purposes of the basic analysis, the day care use and the MIT campus are used for current traffic. The proposed development will generate approximately 646 additional trips per day compared to current uses at the project site. There will be 46 fewer trips during the AM peak hour and five additional trips during the PM peak hour (Table 2 -Transportation Impact Study). It is important to note that the current use of the property has significantly less average daily trips that the historic use of the property. This is an important factor to consider, since if the property were to revert to school use at full capacity average daily traffic would be higher than with the proposed development. Historically, peak enrollment reached 684 students at the elementary school and 162 students at the MIT campus plus teachers and other staff. At capacity, the campus produced 728 more average daily trips than the proposed project, 523 additional trips for AM peak hour and 46 more trips for PM peak hour than the proposed project.

The result of the analysis in the EIR was that all impacts will be less than significant with mitigation. A mitigation is a condition or requirement placed on a project, through conditions, that will: avoid an impact; minimize an impact; rectifying an impact by repairing, rehabilitating, or restoring; reducing an impact or compensating for an impact. The mitigations for the project are easiest to find in the Executive Summary of the EIR in Table ES-3.

In this process, the terms draft EIR and EIR have been used. These terms are often used somewhat interchangeably, but there is a slight difference. The Draft EIR relates to the document that was prepared and released for public comment. The Final EIR includes the

response to comments that were received during the public comment period, the errata to the draft EIR and the mitigation monitoring and reporting plan. The Final EIR is attached and is in addition the Draft EIR and appendices. The Final EIR is the document that the Planning Commission is taking action on, in its recommendation to City Council.

RECOMMENDATION

This is a large scale, complex, project and it provides many positive improvements. The proposed general plan and zoning changes are compatible with the City's General Plan. The proposed development project is well designed and included amenities that are far above those required by the Development Code. The EIR prepared for the project finds that with mitigation there all impacts will be less than significant.

Therefore, Staff recommends that the Planning Commission recommend to the City Council approval of:

a) The Environmental Impact Report for the project, with the adoption of Resolution 25-08
b) General Plan Amendment 24-02, with the adoption of Resolution 25-09
c) Zone Change 24-02, with the adoption of Resolution 25-10
d) Tentative Parcel Map (84544) 24-01, with the adoption of Resolution 25-11
e) Site Plan and Design Review 25-19; with the adoption of Resolution 25-12
f) Planned Development Permit 24-01, with the adoption of Resolution 25-13

Respectfully Submitted,

Craig Hensley
Community Development Director

Attachments

EIR (Link)
Final EIR
Resolutions 25-08, 25-09, 25-10,25-11,25-12 & 25-13
Project Plans



Andres Duarte School Project

Final Environmental Impact Report
State Clearinghouse No. 2024110837

prepared by

City of Duarte
1600 Huntington Drive
Duarte, California 901010
Contact: Craig Hensley, AICP, Community Development Director

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

August 2025

RINCON CONSULTANTS

Table of Contents

1 Introduction 1-1
1.1 Final EIR Contents 1-1
1.2 Draft EIR Public Review Process 1-1
1.3 EIR Certification Process and Consideration of the Project 1-2
1.4 Draft EIR Recirculation Not Required 1-2
2 Responses to Comments on the Draft EIR 2-1
3 Errata to the Draft EIR 3-1
3.1 Revisions to the Draft EIR 3-1
4 Mitigation Monitoring and Reporting Program 4-1

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1 Introduction

1.1 Final EIR Contents

This Final Environmental Impact Report (Final EIR) has been prepared by the City of Duarte (City) to evaluate the potential environmental impacts of the proposed Andres Duarte Project ("proposed project" or "project").

As prescribed by the California Environmental Quality Act (CEQA) *Guidelines* Sections 15088 and 15132, the lead agency, the City, is required to evaluate comments on environmental issues received from persons who have reviewed the Draft EIR and to prepare written responses to those comments. This document, together with the Draft EIR (incorporated by reference) comprise the Final EIR for this project. This Final EIR includes individual responses to each letter received during the public review period for the Draft EIR. In accordance with CEQA *Guidelines* Section 15088(c), the written responses describe the disposition of significant environmental issues raised.

The City has provided a good faith effort to respond to all significant environmental issues raised by the comments. The Final EIR also includes amendments to the Draft EIR consisting of changes suggested by certain comments, as well as minor clarifications, corrections, or revisions to the Draft EIR. The Final EIR includes the following contents:

- Section 1: Introduction
- Section 2: Responses to Comments on the Draft EIR, which also includes a list of all commenters and public comment letters
- Section 3: Errata to the Draft EIR
- Section 4: Mitigation Monitoring and Report Program
- Appendices

1.2 Environmental Review Process

The City filed a notice of completion (NOC) with the Governor's Office of Planning and Research to begin the 45-day public review period (Public Resources Code [PRC] Section 21161), which began on June 16, 2025 and ended on July 31, 2025. The Draft EIR was made available on the City's website (https://www.accessduarte.com/government/departments/community-development/development-projects-plans). A notice of availability (NOA) of the Draft EIR was published on June 16, 2025. The NOA described where the document was available and how to submit comments on the Draft EIR. The NOA and Draft EIR were also made available for public review at the Duarte City Hall and on the City's website. The public review period provided interested public agencies, groups, and individuals the opportunity to comment on the contents of the Draft EIR.

As a result of these notification efforts, written comments on the content of the Draft EIR were received from three agencies and organizations and four individuals. Section 2, "Responses to Comments on the Draft EIR," identifies these commenting parties, their respective comments, and responses to these comments. None of the comments received, or the responses provided, constitute "significant new information" by CEQA standards (CEQA *Guidelines* CCR Section 15088.5).

1.3 EIR Certification Process and Project Approval

Before adopting the proposed project, the lead agency is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency.

Upon certification of an EIR, the lead agency makes a decision on the project analyzed in the EIR. A lead agency may: (a) disapprove a project because of its significant environmental effects; (b) require changes to a project to reduce or avoid significant environmental effects; or (c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (CEQA *Guidelines* Sections 15042 and 15043).

In approving a project, for each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: (a) the project has been changed to avoid or substantially reduce the magnitude of the impact; (b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA *Guidelines* Section 15091). Per PRC Section 21061.1, feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account, economic, environmental, legal, social, and technological factors.

If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision and explains why the project's benefits outweigh the significant environmental effects (CEQA *Guidelines* Section 15093).

When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects (CEQA *Guidelines* Section 15091[d]).

1.4 Draft EIR Recirculation Not Required

CEQA *Guidelines* Section 15088.5 requires Draft EIR recirculation when comments on the Draft EIR or responses thereto identify "significant new information." Significant new information is defined as including:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The comments, responses, and Draft EIR amendments presented in this document do not constitute such "significant new information;" instead, they clarify, amplify, or make insignificant modifications to the Draft EIR. For example, none of the comments, responses, and Draft EIR amendments

disclose new or substantially more severe significant environmental effects of the proposed project, or new feasible mitigation measures or alternatives considerably different than those analyzed in the Draft EIR that would clearly lessen the proposed project's significant effects.

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2 Responses to Comments on the Draft EIR

This section includes comments received during public circulation of the Draft EIR prepared for the proposed project.

The Draft EIR was circulated for a 45-day public review period that began June 16, 2025, and ended on July 31, 2025. The City received seven comment letters on the Draft EIR, including three letters from agencies and organizations and four letters from individuals. The commenters and the page number on which each commenter's letter appear are listed below.

Letter No. and Commenter		Page No.
Agencies and Organizations		
1	Yuhaaviatam of San Manuel Nation	2-2
2	Duarte Unified School District	2-4
3	Caltrans	2-7
Individuals		
4	Cierra Martinez	2-12
5	Samantha Galindo	2-14
6	Alberto Robles	2-16
7	Danielle Steiner	2-20

The comment letters and responses follow. The comment letters are numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in Comment Letter 1).

Where a comment resulted in a change to the Draft EIR text, a notation is made in the response indicating that the text is revised. Changes in text are signified by strikeout font (~~strikeout font~~) where text was removed and by underlined font (underlined font) where text was added. These changes in text are also included in Section 3, *Errata to the Draft EIR*.

City of Duarte

Letter 1

Craig Hensley <chensley@accessduarte.com>

Response to AB52: Andres Duarte School Project, City of Duarte, Los Angeles County; [CIT-DUAR-2025-1]

1 message

Raylene Borrego <Raylene.Borrego@sanmanuel-nsn.gov> Mon, Jun 30, 2025 at 1:41 PM
To: "chensley@accessduarte.com" <chensley@accessduarte.com>

Dear Craig,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) regarding the above-referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by the Cultural Resources Management Department on June 16th, 2025. The proposed project is located outside of Serrano ancestral territory and, as such, YSMN will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates. 1.1

Kind Regards,

Raylene

Raylene Borrego
Cultural Resources Technician
Raylene.Borrego@sanmanuel-nsn.gov
O:(909) 864-8933 x 50-2035
M:(909) 737-3349
26569 Community Center Dr Highland, California 92346
YUHAAVIATAM OF SAN MANUEL NATION

Letter 1

COMMENTER: Yuhaaviatam of San Manuel Nation

DATE: June 30, 2025

Response 1.1

The commenter states that the project site is outside of Serrano ancestral territory and the Yuhaaviatam of San Manuel Nation will not request to receive consulting party status for the proposed project.

This comment does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR.

DUARTE
UNIFIED SCHOOL DISTRICT

1620 Huntington Drive
Duarte, CA 91010
Phone (626) 599-5000
Fax (626) 599-5069

Letter 2

BOARD OF EDUCATION
Reyna Diaz
Dr. James Finlay
Rosa Holguin
Dr. Laura Jasso
Tom Reyes

SUPERINTENDENT
Nadia Hillman, Ed.D.

July 29, 2025

VIA U.S. MAIL AND E-MAIL

City of Duarte
Community Development Department
Attn: Frances Jimenez, City Clerk and
Craig Hensley, AICP, Community Development Director
1600 Huntington Drive
Duarte, CA 91010
Em: fjimenez@accessduarte.com,
chensley@accessduarte.com

Re: Duarte Unified School District's Letter in Support of the Andres Duarte School Project (SCH No. 2024110837) at 1433 Crestfield Drive, Duarte, CA 91010 (APN 8604-017-903)

Dear Ms. Jimenez, Mr. Hensley, and Planning Commission:

In light of the actions that the Board of Education took in November 2022, October 2023, and March 2024, the Duarte Unified School District ("District") submits this letter in support of the Andres Duarte School Project ("Project") during the Draft Environmental Impact Report ("DEIR") public comment period, and to provide a concise summary of why the City should approve the Project.

The Project is located at 1433 Crestfield Drive in the City of Duarte (APN 8604-017-903) ("Property"), which is currently comprised of the Otis Gordon Sports Park, Mount Olive Innovation and Technology High School, and vacant school buildings that were previously occupied by the Andres Duarte Arts Academy. The Project proposes demolition and/or relocation of existing school buildings and park structures and the construction of 169 residential units across 25 multi-family three-story buildings, along with a 3,155-square-foot leasing office and recreation facility. The Project also includes the preservation and redevelopment of the Otis Gordon Sports Park, which will include recreational fields, open turf area, overhead structures with barbecue and picnic tables, restrooms, snack shack, outdoor gym park, resurfaced tot lot, and internal meandering pedestrian walkways that connect the park with residential areas.

The Project would directly address regional housing shortages and support long-term residential stability by increasing the supply of family-sized housing in the City. By providing housing options suitable for larger households, the Project enables families, including those with children who attend District schools, to live and remain in the community. Therefore, the Project would not only revitalize the former school site, but it could also contribute to stronger community ties and increased continuity in District enrollment, which is forecasted to decline by 14% over the next five years (this point is further addressed below). The Project also promotes efficient land use through infill development—minimizing sprawl and supporting walkability—all in alignment with the City's and District's shared priorities for housing equity, community development, and long-term quality of life for current and future Duarte residents. 2.1

The District further emphasizes that the Project advances two critical goals or components identified during one of the District's recent 7-11/Asset Management Committee meetings, which resulted in recommendations to the District's Governing Board regarding use and disposition options for the Property: (1) joint use of the site, and (2) enhanced recreational amenities. The

redesigned Otis Gordon Sports Park, which will remain under District operation and maintenance, and the new recreation building with shared-use space for future residents and the public demonstrate a clear intention to maximize community benefit. These amenities are intended to serve both District students and the broader public.

Further, the Project reflects an additional mutually beneficial public-private collaboration: the District has made the Property available for development and long-term lease, thereby generating a substantial and ongoing source of revenue for educational purposes while also supporting neighborhood reinvestment as the residential units are proposed to be priced and sized to attract families whose children will attend District schools (which will in turn increase the District's financial sustainability). Specifically, the Project's residential element includes five types of townhomes comprised of three- and four-bedroom units, 338 enclosed parking spaces, 35 open-surface parking spaces, and four ADA parking spaces. Pedestrian walkways will provide connectivity throughout the Property with links between the leasing office, central recreation area, residential buildings, pedestrian corner plaza, common space areas, and the public park. Together, these features reinforce the District's ongoing commitment to collaborate with the City to maximize long-term benefits to the community.

Lastly, the Project represents a critical investment in revitalizing the Property. The proposed design is intended to be compatible with the surrounding neighborhood and enhance local property values. The District remains committed to full compliance with the California Environmental Quality Act (CEQA) and to mitigate potential impacts, such as those related to traffic, aesthetics, and noise. The Project's overall design and visual appeal are intended to integrate seamlessly into the community and improve the local area.

2.1 cont.

The District supported the development and integration of high-quality housing and modernized public amenities envisioned by the Project as evidenced by the following Board actions:

- Resolution 06-22-23 (Resolution of Intention of the Board of Education of the Duarte Unified School District to Consider Proposals to Enter Into Agreements to Develop A Portion of Real Property Located at 1433 Crestfield Drive, in the City of Duarte, California 91010 for Joint Occupancy) on November 17, 2022;

- Resolution 04-23-24 (Resolution of the Board of Education of the Duarte Unified School District to Receive and Consider Proposals to Develop Real Property Located at 1433 Crestfield Drive, in the City of Duarte, California 91010, Approve Negotiating an Exclusive Negotiating Agreement and to Declare the Property as Exempt Surplus Land) on October 19, 2023; and

- Approval of Exclusive Negotiating Agreement with Crestfield Townhomes, LLC, an affiliate of Adept/MW Investment Group to Develop A Portion of Real Property Located at 1433 Crestfield Drive, in the City of Duarte, California 91010 For Joint Occupancy on March 18, 2024.

The District also recognizes the long-term benefits the Project offers the local community. The District values its relationship with the City as a sister public agency and is pleased to submit this letter of support for the Project. We hope the information contained in this letter provides additional support for the main reasons why the Project should be approved, not only for the District's gain, but equally for the benefit of the City and community. We look forward to your decision.

Sincerely,

James Finlay, DVM, PhD
School Board President

CC:
Orbach Huff & Henderson LLP

Letter 2

COMMENTER: Duarte Unified School District (DUSD)

DATE: July 29, 2025

Response 2.1

The commenter states their support for the proposed project. Specifically, the commenter states their support for the introduction of family-sized housing through infill development, addressing regional housing shortages, supporting long-term residential stability, and minimizing sprawl. The commenter emphasizes that the proposed project would advance two critical goals: (1) joint use of the site and (2) enhanced recreational amenities. The commenter also states that the proposed project would contribute to a mutually beneficial public-private collaboration which would generate a substantial, ongoing source of revenue for educational purposes through the lease of the District-owned property.

The commenter's support for the project will be shared with City decision-makers for their consideration.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Letter 3

Making Conservation a California Way of Life

July 31, 2025

Craig Hensley
Community Development Director
Duarte Community Development Department
City of Duarte
1600 Huntington drive
Duarte, CA 91010

RE: Andres Duarte School Project
SCH # 2024110837
Vic. LA-210/PM 36.65, LA-605/PM25.08
GTS #07-LA-2024-04838-DEIR

Dear Craig Hensley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The applicant is proposing the demolition or relocation of the existing school buildings and park structures and the construction of 169 townhome residential units within 25 multifamily residential buildings with one leasing office/recreation building, and redevelopment of the public park on the site.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. As a reminder, all future environmental document should include Vehicle Miles Traveled. You may reference the Governor's Office of Planning and Research (OPR) for more information:

3.1

https://opr.ca.gov/ceqa/#guidelines-updates

Based on the Transportation Impact Study, the proposed project is anticipated to generate a net reduction of 46 AM peak hour trips, a net increase of 5 PM peak hour trips, and a net increase of 646 daily trips. The Transportation Screening Assessment for Vehicle Miles Traveled (VMT) indicates that the project is located within a Transit Priority Area (TPA), defined as within one-half mile of a major transit stop or high-quality transit corridor. As such, pursuant to CEQA guidance, the project may be presumed to result in a less-than-significant VMT impact. 3.1 cont.

With respect to freeway ramp operations, the existing storage lengths at the northbound off-ramps at the I-210/I-605 and Huntington Drive intersection (Location #5) are projected to be sufficient under Opening Year (2027) With Project conditions. No storage deficiencies are anticipated, and vehicle queues are expected to be fully contained within the existing off-ramp lengths, avoiding any spillback onto the freeway mainlines. 3.2

Further, the project is expected to reduce demand at the I-210/I-605 northbound exit ramp during the AM peak hour by 20 trips and result in only one additional trip during the PM peak hour. Accordingly, the project's impact on ramp terminal queue lengths is anticipated to be negligible.

However, Appendix D (Transportation Screening Assessment) includes trip generation estimates for Project Alternative 3A (353 units) in Table 2 and Alternative 3B (638 units) in Table 3. If the project applicant elects to proceed with either of these higher-density alternatives, the associated increase in trip generation may result in different transportation impacts. Therefore, a supplemental Vehicle Miles Traveled (VMT) analysis and updated queuing analysis should be conducted to evaluate potential impacts to the state transportation network under those alternative scenarios. 3.3

As a reminder, any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover. 3.4

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. 3.5

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS #07-LA-2024-04838-DEIR.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse

Letter 3

COMMENTER: California Department of Transportation

DATE: July 31, 2025

Response 3.1

The commenter provides a summary of the proposed project, the requirement of vehicle miles traveled (VMT) analysis, and the project's VMT assessment.

The summary does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR.

Response 3.2

The commenter provides storage and demand analysis of the nearby Interstate (I) 210 and I-605 off-ramps. The commenter concluded that no storage deficiencies are anticipated under the proposed project and the project is anticipated to reduce demand at the I-210/I-605 northbound exit ramp during the AM peak hour by 20 trips and result in one additional trip during the peak hour. The commenter concludes that the project's impacts on ramp terminal queue lengths is anticipated to be negligible.

The commenter's concurrence with the Draft EIR's ramp terminal queue conclusions will be shared with City decision-makers.

Response 3.3

The commenter encourages the project applicant to prepare a supplemental VMT analysis and updated queueing analysis if Alternative 3A or Alternative 3B are approved.

As detailed in Section 6, *Alternatives*, of the Draft EIR, Alternatives 3A and 3B would have similar or greater impacts compared to the proposed projects and are considered environmentally inferior to the proposed project. Although Alternatives 3A and 3B are feasible, these alternatives would not be realistic at this time due to the dramatic increase in development intensity. Additionally, as determined in Section 6, *Alternatives*, of the Draft EIR, Alternative 3B would demolish all structures associated with the Otis Gordon Sports Park and would redevelop the park portion of the site with residential units, which would not fulfill some of the project objectives. Thus, it is unlikely that Alternative 3A or 3B would be approved, but this request will be shared with City decision-makers, nonetheless.

Response 3.4

The commenter states the transportation of construction equipment or materials requiring the use of oversized transport vehicles would need a Caltrans transportation permit. The commenter recommends construction large-size truck trips be limited to off-peak commute periods. The commenter also recommends trucks should be covered with tarpaulin to avoid debris spillage.

As determined in Section 4.11, *Transportation*, of the Draft EIR, the proposed project would result in less than significant impacts related to transportation. The proposed project would adhere to all Caltrans transportation permit requirements for the use of oversized transport vehicles on State highways during construction. All necessary permits for oversize and overweight trucks would be

addressed as required as part of the regulatory compliance procedures during the grading/building permit plan review. However, the City does not regulate the scheduling of truck trips to and from the project site. These logistics are typically managed by the general contractor during construction. Nevertheless, as detailed in Section 4.11, *Transportation*, of the Draft EIR, the project would be required to submit a construction work site traffic control plan to address traffic conditions during construction. The commenter's recommendation of the use of tarpaulin is noted and will be shared with City decision-makers. Moreover, the comment does not raise a substantive issue on the content of the Draft EIR, and no further response is warranted.

Response 3.5

The commenter urges that the project should be designed to discharge clean run-off.

As detailed in Section 2, *Project Description*, of the Draft EIR, the proposed project includes internal stormwater collection and conveyance to a private stormwater detention and infiltration system which would ensure discharge of clean run-off. A Preliminary Low Impact Development (LID) Plan was prepared for the property at 1433 Crestfield Drive by C&V Consulting, Inc. in August 2024. As detailed Section 10, *Hydrology and Water Quality*, of the Initial Study (Appendix A of the Draft EIR), the Preliminary LID plan includes best management practices (BMPs) to mitigate erosion and ensure proper management of stormwater during construction. The BMPs are designed to contain stormwater volume and flow rates within the project site, preventing adverse impacts on off-site drainage facilities and receiving waters. Furthermore, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) Multiple Separate Storm Sewer System Permit issued by the Los Angeles Regional Water Quality Control Board for consistency with the Federal Clean Water Act. Implementation of the LID Plan and compliance with the NPDES Multiple Separate Storm Sewer System Permit would reduce potential impacts to water quality and stormwater drainage systems. The construction phase BMPs would ensure effective control of not only sediment discharge, but also of pollutants associated with sediments (e.g., nutrients, heavy metals, and certain pesticides, including legacy pesticides). As concluded in detailed Section 10, *Hydrology and Water Quality*, of the Initial Study (Appendix A of the Draft EIR), implementation of the BMPs stated in the LID Plan would result in less than significant impacts to water quality and waste discharge during operation.

City of Duarte

Letter 4

Craig Hensley <chensley@accessduarte.com>

Crestfield Townhomes

1 message

Cierra Martinez <[redacted]> Sun, Jun 29, 2025 at 6:29 PM
To: "chensley@accessduarte.com" <chensley@accessduarte.com>

Hello I am a resident of Duarte concerned about the Crestfield Townhomes development. As you may know, the space that is currently there is Andres Duarte Elementary School. The school was my former elementary school that has meant a lot to so many people in this community and to demolish it would be not only a great inconvenience to the community but a great loss. Not only did we lose our middle school which caused many crowding issues for the school but these townhomes would cause an even greater disruption. The construction would cause major traffic issues for those who live closely to the school and vandalism to the townhomes once they are built and left vacant. At many of the meetings countless people have spoken up about their concerns and overall dislike of this happening to a spot that is close to home. Every time we have been shut down and disregarded but this town needs to listen to its community members. This development would only be a service to those whom it benefits leaving the rest of us who actually live in the city with nothing. I sincerely hope that the development gets reconsidered for a better future for Duarte residents.

4.1

4.2

4.3

4.4

Letter 4

COMMENTER: Cierra Martinez

DATE: June 29, 2025

Response 4.1

The commenter expresses concerns related to the closure of the Andres Duarte Elementary School.

The Andres Duarte Arts Academy closed after the 2021-2022 school year due to low enrollment, and the closure of the school is not included as part of the proposed project. Nonetheless, the commenter's opposition of the closure of the Andres Duarte Elementary School will be shared with City decision-makers for their consideration.

Response 4.2

The commenter expresses concern related to traffic issues for the surrounding area during construction.

As detailed in Section 4.11, *Transportation*, of the Draft EIR, as part of the standard review process, the project would be required to submit a construction work site traffic control plan which would address traffic conditions during the construction phase of the project. Section 4.11, *Transportation*, of the Draft EIR concluded that impacts related to transportation would be less than significant.

Response 4.3

The commenter expresses concern related to vandalism on vacant residential units.

The comment is noted and does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR. Potential vandalism and other crime related issues at the project site would be resolved by the Los Angeles County Sheriff's Department.

Response 4.4

The commenter states their opposition to the proposed project.

The comment is noted and does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR. The commenter's opposition of the project will be shared with City decision-makers for their consideration.

Andre’s duarte development

1 message

City of Duarte <duarteinfo@accessduarte.com> Tue, Jul 15, 2025 at 8:03 PM
Reply-To: Samantha Galindo <[redacted]
To: "Hensley, Craig" <chensley@accessduarte.com>

Message submitted from the <Duarte, CA> website.

Site Visitor Name: Samantha Galindo
Site Visitor Email: [redacted]

We, the community, strongly oppose the development of these new townhomes. The construction of these luxury units is displacing long-time residents and pushing us out of our own neighborhood. This gentrification is pricing out the very people who call this town home, replacing us with wealthier newcomers who can afford the inflated prices. It's unacceptable that the people who grew up here can no longer afford to buy homes in their own community. To add insult to injury, the town has also taken away our rights to celebrate Fourth of July in our own homes, further erasing our sense of community and identity. This development is not progress; it's erasure. We demand that our voices be heard and our community's needs be prioritized. 5.1

Letter 5

COMMENTER: Samantha Galindo

DATE: July 15, 2025

Response 5.1

The commenter states their opposition to the project, specifically related to the cost of the residential townhomes.

The commenter's opposition of the project will be shared with City decision-makers for their consideration. As detailed in Section 2, *Project Description*, of the Draft EIR, approximately 15 percent of the total residential units proposed would be provided as affordable to moderate income levels. The comment is noted and does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR.

Andres Duarte School Project Public Comment

1 message

Alberto Robles <[redacted]> Wed, Jul 30, 2025 at 10:38 PM
To: "chensley@accessduarte.com" <chensley@accessduarte.com>

Mr. Hensley,

My name is Alberto Robles Jr and I am writing this on behalf of my father, Jose A. Robles, A.K.A. Alberto Robles Sr., and our family members. We live at 2446 Bloomdale Street and our home abuts the planned, so called, "Crestfield Townhomes at Andres Duarte." **We are opposed to the proposed development.** More specifically, we are opposed to the General Plan Amendment 24-02, Zone Change 24-02; etc. in its entirety. **We support keeping the property/lots as they are and for their original, intended purposes. We support Alternative 2** as listed and defined in the Executive Summary of the Environmental Impact Report (E.I.R.). 6.1

There are several reasons we are opposed to the development. First of all, it is incomprehensible to us that several housing developments in Duarte are already constructed while other developments are currently in the works, all of which, obviously, will result in population increases of school age children, Yet, the plan is to demolish a school. I understand that the E.I.R. dismisses new residents attending Duarte schools. This also is incomprehensible. Are the 149 units to be inhabited by adults only? Will all new housing developments exclude children? 6.2

The next reasons are quality of life issues. The E.I.R. Executive Summary concludes in the "Transportation" section which I understand as simply as traffic, considers a "net increase of 646 daily trips" as not requiring mitigation with a Residual Impact that is "less than significant." Sounds tidy on paper, but the impact on existing residents would not be negligible. We already suffer overflow traffic from Huntington Drive and the 210 Freeway. They are always in a rush. 6.3

Parking is the next issue. People residing in apartments or condominiums on Huntington Drive ultimately park their extra cars either with a permit on Huntington or down past Maynard street. With little more than two parking spots for each planned Crestfield Townhomes unit, there will certainly be residents or their guests parking in already crowded streets outside of the development. And guess how it would be on street sweeping days? 6.4

Other issues are three story residences that don't comport with single story homes. No one wants neighbors peering from above into their backyards and windows. Three story residences would also block afternoon breezes that cool in the summer and warm in the winter. 6.5 Would this new development raise property values? I wouldn't count on it. Using the word "Townhomes" suggests condominiums and home ownership. A misnomer at best; a lie at worst. 6.6 This development would be high density apartments, not homes that can be purchased. What about crime? This would likely rise as crowding of people tends to do. 6.7

I implore you to consider our urging and plan for Alternative 2. 6.8

Thank you,

Alberto Robles Jr.

Letter 6

COMMENTER: Alberto Robles

DATE: July 30, 2025

Response 6.1

The commenter states their opposition to the proposed project and states their support for Alternative 2, as detailed in the Draft EIR.

The commenter's opposition of the project and support of Alternative 2 will be shared with City decision-makers for their consideration. The comment is noted and does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR.

Response 6.2

The commenter expresses concern related to development of the proposed project in concurrence with cumulative projects and their introduction of new school-age children to the area while the project involves closure of schools.

As detailed in Section 2, *Project Description*, at the regular meeting of the City's Board of Education (BOE) on October 19, 2023, the BOE determined that the project site was surplus land no longer needed for educational purposes by DUSD. Mount Olive Innovation and Technology High School and the Duarte Preschool would be relocated to other DUSD campuses as part of the proposed project. As concluded in Section 4.10, *Public Services*, of the Draft EIR, assuming full relocation of the Duarte Preschool and MIT school, the proposed project would not impact the current serving capacity as existing and future students would be accommodated at the relocated Duarte Preschool and MIT school, or other DUSD facilities. Additionally, the project applicant would be required to pay applicable developer fees at the time of issuance of building permits per Assembly Bill (AB) 2926 and Senate Bill (SB) 50, which would contribute to local school funding, reducing the proposed project's impact on DUSD facilities, as detailed in Section 4.10, *Public Services*, of the Draft EIR. This information has been shared with City decision-makers for their consideration of the overall effects of the project.

Response 6.3

The commenter expresses concern related to the less than significant conclusion in Section 4.11, *Transportation*, of the Draft EIR. The commenter expresses concern about traffic congestion specifically related to Huntington Drive and I-210.

Pursuant to Public Resources Code (PRC) Section 21082.2(a), lead agencies under CEQA must determine whether projects may have a significant impact on the environment. Prior to 2020, transportation analyses conducted under CEQA focused on a project's impact to automobile delay (i.e., congestion) at intersections and along nearby highway segments in terms of level of service. However, in 2013, SB 743 was enacted and required changes to the criteria for determining the significance of transportation impacts to promote the reduction of greenhouse gas (GHG) emissions, the development of multimodal transportation network, and a diversity of land uses (PRC Section 21099[b][1]). SB 743 is discussed in further detail in Section 4.11, *Transportation*, of the Draft EIR. In response, the California Natural Resources Agency adopted changes to the CEQA Guidelines –

specifically adding CEQA *Guidelines* Section 15064.3 – to identify vehicle miles traveled (VMT) as the most appropriate metric for evaluating a project's transportation impacts (California Office of Planning and Research 2018). These changes went into effect July 1, 2020. As a result, PRC Section 21099(b)(2) and CEQA *Guidelines* Section 15064.3(b) specifically indicate "a project's effect on automobile delay shall not constitute a significant environmental effect." Accordingly, traffic congestion analyses are not required by CEQA and were not included in the Draft EIR.

However, a Transportation Impact Study (Appendix I of the Draft EIR) was completed for the project based on the City's guidelines, including an analysis of project trip distribution and congestion on the surrounding streets, including the I-210 and I-605 ramps at Huntington Drive, and were included in the Draft EIR for informational purposes. As disclosed in the Transportation Impact Study, vehicle delays generated by the proposed project would contribute an operational deficiency at the intersection of Elmhurst Avenue and Huntington Drive and it is recommended that the northbound and southbound approaches on Elmhurst Avenue be restricted to right turns only during the AM and PM peak hours with appropriate signage. Vehicle delays generated by the proposed project would not substantially contribute to an operational deficiency at the intersection of Mount Olive Drive/I-210 & I-605 ramps at Huntington Drive and no off-site improvements are recommended. Additionally, the project impacts on queue lengths at the I-210/I-605 exit ramp at Huntington Drive are forecasted to be negligible. In addition, as concluded in Section 4.11, *Transportation*, of the Draft EIR, transportation impacts associated with VMT would be less than significant. This information has been shared with City decision-makers for their consideration of the overall effects of the project.

Response 6.4

The commenter expresses concern related to the amount of parking proposed.

Although the concern regarding parking is noted, CEQA does not consider the adequacy of a project's parking or its "impacts on parking" unless it will result in significant secondary effects on the physical environment. Due to the project's provision of on-site parking, bicycle parking, and proximity to public transit options, the project would provide various transportation options for residents and patrons and no secondary effects on the physical environment would occur. As such, this comment does not raise any significant environmental issues or raise other issues on the adequacy of the environmental analysis included in the EIR.

Response 6.5

The commenter expresses concern related to the proposed buildings' height compared to surrounding single-story homes.

As detailed in Section 4.8, *Land Use and Planning*, of the Draft EIR, the proposed buildings' height of 38 feet is within the maximum building height of 50 feet which is allowed under the proposed R-4 zone. Therefore, the proposed project's building heights would be within the zone's allowed height.

Response 6.6

The commenter expresses concern related to property values and the potentially misleading use of the term "townhome" to describe the residential units proposed.

Pursuant to CEQA Guidelines Section 15131, economic or social effects of a project shall not be treated as a significant effect on the environment. The comment is noted and does not raise any

specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR.

Response 6.7

The commenter expresses concern about potential crime.

As detailed in Section 15, *Public Services*, of the Initial Study (Appendix A of the Draft EIR), the Duarte Public Safety station is equipped to handle population increase resulting from the proposed project and would be able to safely maintain acceptable service ratios, response times, and efficient performance. As a result, Section 15, *Public Services*, of the Initial Study concluded the project would have a less than significant impact on police protection facilities. The comment is noted and does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR.

Response 6.8

The commenter urges the City to consider approval of Alternative 2.

The commenter's support of Alternative 2 will be shared with City decision-makers for their consideration.

Late Draft EIR Comments – Andres Duarte School Project (SCH #2024110837)

1 message

Danielle Steiner <[redacted]> Thu, Jul 31, 2025 at 5:05 PM
To: chensley@accessduarte.com

Dear Mr. Hensley,
Please accept the attached/embedded **late** Draft EIR comments for the **Andres Duarte School Project (SCH #2024110837)**. Although submitted after the **July 31, 2025** deadline, I respectfully request these be added to the administrative record and considered as the City prepares the Final EIR and conducts future hearings. Thank you.

Craig Hensley, Community Development Director
City of Duarte – Community Development Department
1600 Huntington Drive
Duarte, CA 91010
Email: chensley@accessduarte.com

Re: Draft EIR Comments – Andres Duarte School Project (SCH #2024110837)
Project Location: 1433 Crestfield Drive (APN 8604-017-903)

Dear Mr. Hensley and Members of the Community Development Department:

I submit these comments on the **Draft Environmental Impact Report (EIR)** for the **Andres Duarte School Project**. I **oppose** the project as proposed. It would **permanently convert a community school/park asset** for minimal public benefit, reduce recreation capacity, and foreclose feasible public-serving alternatives. 7.1

1) Loss of community recreation and future educational use

- The project **eliminates the ability to run two ballfields simultaneously**, reducing league capacity and community scheduling flexibility.
- The site remains uniquely suited for **a middle school**, **an adult education/career center**, or a **multi-use community facility**. Once upzoned and redeveloped for private townhomes, this public asset is **lost to the community**.

Requests/Questions for the FEIR: 7.2

1. Quantify the **loss of simultaneous field use** (games/week; users/week) and identify **replacement facilities**, funding, and a **timeline** to ensure **no gap in service**.
2. Analyze an alternative that **retains/expands dual-field capability** and preserves the site for **future school or adult education** use.
3. Commit to **no-demolition** of recreation resources until **functionally equivalent replacement capacity** is operational.

2) Poor public return; alternatives for better fiscal stewardship 7.3

- Based on information available to the community, the District's **net profit is approximately $450,000**, **less**

than the property tax the site could generate if sold or publicly redeveloped in a better structure.

- Other districts (e.g., **Pasadena**) are **self-developing** or using structures that **retain control and revenue** for public benefit rather than shifting long-term value to private parties.

Requests/Questions for the FEIR:

1. Disclose a **lease vs. sale vs. public self-development** analysis (20- to 40-year cash flows, risk, control, and sensitivity).
2. Evaluate a **District-Built/Community-Benefit Alternative** that retains ownership/control and funds education and recreation long-term.
3. Explain why a project with such **low net public return** is preferable to public-serving reuse.

7.3 cont

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3) Project not necessary to meet housing goals; better sites exist

- Duarte's housing pipeline already includes **multiple projects** addressing the City's RHNA obligations.
- Converting an education/recreation campus to high-density housing **undercuts long-term public needs** without demonstrating necessity.

7.4

Requests/Questions for the FEIR:

1. Provide a **RHNA progress and pipeline** analysis and explain why this **specific** public site must be converted now.
2. Add a **No-Rezoning/Public Use Alternative** that keeps PF/Open Space and modernizes the site for school/adult education + improved parkland.

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4) Transportation safety & VMT—support Caltrans and expand analysis

- Please incorporate **Caltrans' December 20, 2024** comments in full (GTS #07-LA-2024-04694).
- Analyze **ramp storage/queuing and speed-differential risks** at:
  (a) WB I-210 off-ramp at **Irwindale Ave**, **(b)** EB I-210 off-ramp at **Buena Vista**, **(c) Huntington Dr/Mt. Olive Dr/connection to I-605**.
- Confirm **VMT significance** and provide **enforceable mitigation**.

7.5

Requests/Questions for the FEIR:

1. Include ramp safety metrics (95th-percentile queues vs. storage, mainline spillback risk) and **performance standards** with **post-occupancy monitoring** and corrective actions.
2. Provide a **Multi-Modal Access & Conflict Analysis** (sidewalks, ADA ramps, **APS**, **LPI**, **continental crosswalks**, **Class II/IV bikeways**).
3. Commit to **traffic calming on Central Ave** to keep operating speeds **< 35 mph** and add the **perpendicular continental crosswalk** at Central/Crestfield.

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5) Parking oversupply & weak TDM—induced auto trips

- **377 residential** + **59 park** spaces will **induce vehicle trips** and undermine mode shift, despite the **A Line** being ~1 mile away.

7.6

Requests/Questions for the FEIR:

1. Analyze a **Reduced Parking/TDM-Enhanced Alternative** with **unbundled parking**, transit incentives (TAP

subsidies), **secure long-term bike rooms**, micromobility parking, and **car-share/EV-share**.

2. Convert TDM to **conditions of approval** with targets (e.g., transit pass uptake, bike parking minimums) and **adaptive management** if targets are missed.
3. Increase and **distribute bike racks** across park entries/amenities (more than two).

7.6 cont.

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6) Cultural & tribal cultural resources—positive SLF; low–moderate subsurface potential

- The NAHC **Sacred Lands File was positive**, and Holocene alluvium plus trenching **up to ~13 feet** creates potential for buried resources.

Requests/Questions for the FEIR:

1. Commit to **Workers Environmental Awareness Program (WEAP)** and **archaeological + tribal monitoring** during initial mass grading and deep utility trenching.
2. Include **stop-work, notification, and treatment** procedures (HSC §7050.5; PRC §5097.98), with **avoidance** as the preferred mitigation and **data recovery** only where necessary.

7.7

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7) Air quality, health risk, construction management (near homes & preschool)

Requests/Questions for the FEIR:

1. Provide a **Health Risk Assessment** for construction diesel emissions on nearby sensitive receptors; require **Tier 4** or better equipment, idling limits, and on-site power.
2. Add a **Construction Traffic Management Plan** (off-peak hauling, covered loads, Caltrans permits, haul routes avoiding school hours).
3. Include **noise/vibration** controls (barriers, setbacks), and a **complaint-response/monitoring** program.

7.8

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8) Land use consistency, Open Space commitments, and public benefits

Requests/Questions for the FEIR:

1. Demonstrate consistency with **General Plan** policies (education, parks/recreation, circulation, environmental justice).
2. Specify **binding improvements** to the park (quantities, quality, phasing) and a **maintenance funding plan** so the community is not left with reduced service.

7.9

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9) Alternatives, cumulative effects, and growth inducement

Requests/Questions for the FEIR:

1. Rigorously evaluate: **No Project**, **No-Rezoning/Public Use**, **Reduced Parking/TDM-Enhanced**, and a **Lower-Trip/Lower-Density** alternative.
2. Cumulative analysis should include **I-210 corridor** projects and nearby developments; growth-inducement must address how **parking supply and site design** shape auto dependency.

7.10

7.11

Conclusion

For the reasons above, I **oppose** the project as proposed and request the City to:

- **Reject** the project or substantially **revise** it;

7.12

- Fully evaluate **public-serving alternatives** that preserve education and recreation functions; and
- Convert key measures into **enforceable mitigation/conditions** with **performance standards** and **monitoring**.

7.12 cont.

Please include these comments in the administrative record and notify me of all future hearings and circulation related to this project. 7.13

Sincerely,

Danielle Van de Wetering
[redacted]

Letter 7

COMMENTER: Danielle Steiner

DATE: July 31, 2025

Response 7.1

The commenter states their opposition to the proposed project.

The comment does not raise any specific significant environmental issues or raise issues on the adequacy of the environmental analysis included in the EIR. The commenter's opposition of the project will be shared with City decision-makers for their consideration.

Response 7.2

The commenter expresses concern related to the loss of community recreation and future educational use as a result of the proposed project. The commenter points out that the project eliminates the ability to run two ballfields simultaneously at the Otis Gordon Sports Park. The commenter requests quantification of the loss of simultaneous field use and identification of replacement facilities. The commenter requests analysis of an alternative which retains or expands the dual-field capacity and preserves the site for educational purposes. The commenter also requests no demolition of recreational resources until functionally equivalent replacement capacity is operation.

As detailed in Section 16, *Recreation*, of the Initial Study (Appendix A of the Draft EIR), the city's existing parkland to resident ratio exceeds the required ratio of 2.5 acres per 1,000 residents and introduction of the proposed project would have a negligible effect. Thus, although the Otis Gordon Sports Park would be redeveloped to lose the ability to run two ballfields simultaneously, the proposed project would not substantially decrease the City's recreational facilities, and the proposed project would have a less than significant impact related to parks and recreational facilities. The No Project Alternative and Alternative 2, analyzed in Section 6, *Alternatives*, of the Draft EIR, both propose keeping the project site for education and parkland with dual field capacity, which would fulfill the commenter's request for analysis of an alternative that retains or expands the dual-field capacity and preserves the site for educational purposes. As concluded in this analysis, The commenter's request no demolition of recreational resources until functionally equivalent replacement capacity is operation will be shared with City decision-makers for their consideration.

Response 7.3

The commenter claims the DUSD's net profit would be approximately $450,000. The commenter requests disclosure of a lease versus sale versus public self-development analysis. The commenter requests evaluation of a District-Built/Community Benefit alternative that retains DUSD ownership of the project site. The commenter requests explanation of why a low-net public return project is preferable to public-serving reuse.

Pursuant to CEQA Guidelines Section 15131, economic or social effects of a project shall not be treated as a significant effect on the environment. Therefore, potential impacts to DUSD profit and ownership are not required to be evaluated within the Draft EIR. The comment is noted and will be shared with City decision-makers for their consideration.

Response 7.4

The commenter states that there are multiple housing projects in progress that would address the City's Regional Housing Needs Allocation (RHNA) obligations and claims that the proposed project would undercut long-term public needs. The commenter requests preparation of a RHNA progress and pipeline analysis and addition of an alternative in which the project site remains public facilities and open space and modernizes the site for education and improved parkland.

Although other housing development projects are underway, the proposed project is within planned growth under the City's Housing Element, as detailed in Section 14, *Population and Housing*, of the Initial Study (Appendix A of the Draft EIR). The No Project Alternative and Alternative 2 (Previous Full Capacity of Schools) were analyzed in Section 6, *Alternatives*, of the Draft EIR; both alternatives propose keeping the project site for education and parkland, but neither propose improvements to the school or park portion of the project site. As discussed in the Alternatives analysis, while Alternative 2 is identified as the Environmentally Superior Alternative, it is noted that Alternative 2 would not meet the purpose of increasing the City's stock of multi-family housing units, and Alternative 2 would not satisfy the project objectives to the same extent as the proposed project. The commenter's request for the addition of an alternative in which the project site remains as public facilities and open space and modernizes the site for education and improved parkland will be shared with City decision-makers for their consideration. The commenter's request of an RHNA progress and pipeline analysis will be shared with City decision-makers for their consideration.

Response 7.5

The commenter requests incorporation of the December 20, 2024 Caltrans letter in full. The commenter requests ramp storage/queue and speed-differential risks at the west-bound I-210 off-ramp at Irwindale Avenue, east-bound I-210 off-ramp at Buena Vista, and Huntington Drive/Mount Olive Drive/connection to I-605. The commenter also requests confirmation of VMT significance and to provide enforceable mitigation.

It should be noted that the December 20, 2024 Caltrans letter is included in full in Appendix B of the Draft EIR, and comments were taken into consideration in the preparation of the analysis included in Section 4.11, *Transportation*, of the Draft EIR.

The west-bound I-210 off-ramp at Irwindale Avenue and east-bound I-210 off-ramp at Buena Vista were not analyzed in the Transportation Impact Study prepared for the proposed project as they would not be impacted by the proposed project due to distance from the project site. Huntington Drive/Mount Olive Drive/connection to the I-605 is analyzed in the Transportation Impact Study (Appendix I of the Draft EIR) and Section 4.11, *Transportation*, of the Draft EIR.

As detailed in Section 4.11, *Transportation*, of the Draft EIR, the proposed project satisfies the established screening criteria for projects located in a TPA, a low VMT area and project type screening (local park); therefore, the proposed project would result in a less than significant VMT impact without mitigation.

Response 7.6

The commenter claims the proposed project would induce vehicle trips, despite being located approximately one mile away from the Metro A Line. The commenter requests analysis of a Reduced-Parking/Transportation Demand Management (TDM)-Enhanced alternative with unbundled parking, transit incentives, long-term bike rooms, micromobility parking, and carshare. The commenter requests that the TDMs are converted to conditions of approval with targets. The

commenter also requests that the project involves increased and distributed bike racks across park amenities.

As detailed in Section 4.11, *Transportation*, of the Draft EIR, the project is expected to result in a net reduction of 46 AM peak hour trips, a net increase of 5 PM peak hour trips, and a net increase of 646 daily trips compared to the current uses. In addition, the proposed project satisfies the established screening criteria for projects located in a TPA, a low VMT area and project type screening (local park). The project would also include on-site parking and bicycle parking, and the project site has multiple public transit options. As such, the project would provide various transportation options for residents and patrons and no secondary effects on the physical environment would occur. Therefore, the proposed project would result in a less than significant VMT impact without mitigation and does not require further analysis for TDM alternatives or mitigation.

The commenter's request for transit incentives, long-term bike rooms, micromobility parking, carshare, and additional bike racks will be shared with City decision-makers for their consideration.

Response 7.7

The commenter states the Native American Heritage Commission (NAHC) Sacred Lands File was positive and there is a potential for buried resources. The commenter requests that the project involve a Workers Environmental Awareness Program (WEAP), archaeological and tribal monitoring, and stop-work, notification, and treatment procedures.

Details of the NAHC Sacred Lands File search results and potential of discovery of buried resources are evaluated in Section 4.3, *Cultural Resources*, and Section 4.12, *Tribal Cultural Resources*, of the Draft EIR. A WEAP training is required for all construction personnel and monitors who are not trained archaeologists in Mitigation Measure CUL-1. Archaeological monitoring is required in Mitigation Measure CUL-2. Tribal monitoring is required in Mitigation Measure TCR-1. A stop-work, notification, and treatment procedures are detailed in Mitigation Measure CUL-3. Implementation of Mitigation Measures CUL-1, CUL-2, CUL-3, and TCR-1 would reduce impacts related to cultural resources and tribal cultural resources to a less-than-significant level.

Response 7.8

The commenter requests preparation of a Health Risk Assessment (HRA) for construction, requirement of Tier 4 or better equipment, idling limits, and on-site power. The commenter also requests preparation of a construction traffic management plan. The commenter also requests inclusion of noise and vibration controls and a complaint-response and monitoring program.

Section 4.1, *Air Quality*, of the Draft EIR determined that impacts to air quality would be less than significant with mitigation incorporated. Although not required by CEQA, an HRA was included in this EIR to ensure a comprehensive evaluation of potential health impacts from freeway emissions and construction DPM emissions on nearby sensitive uses. The results of the HRA are evaluated in Section 4.1, *Air Quality*, of the Draft EIR and the HRA calculations are included in Appendix F of the Draft EIR. Mitigation Measure AQ-1 requires that all mobile off-road equipment (wheeled or tracked) used during construction activities shall meet the USEPA Tier 4 Interim standards at a minimum for all equipment over 25 horsepower and/or install Level 3 DPF filters. In accordance with Section 2485 of Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location. Thus, the commenter's requests are fulfilled within the Draft EIR.

As detailed in Section 4.11, *Transportation*, of the Draft EIR, as part of the standard review process, the project would be required to submit a construction work site traffic control plan which would address traffic conditions during the construction phase of the project and potential impacts related to transportation would be less than significant. Thus, the commenter's request is fulfilled within the Draft EIR.

Section 4.9, *Noise*, of the Draft EIR determined that impacts to noise would be less than significant with mitigation incorporated. As detailed in Section 4.9, *Noise*, of the Draft EIR implementation of Mitigation Measure NOI-1 would require the use of alternative construction equipment that generates lower vibration levels to reduce vibration impacts upon nearby offsite residential structures. Further, temporary noise impacts from construction equipment would not exceed the Federal Transit Administration (FTA) threshold of 80 dBA L_{eq} (8-hour) at the nearest residential receptors to the north (Section 4.9, Noise, of the Draft EIR). Thus, the commenter's request is fulfilled within the Draft EIR..

Further, the City has a system in place to handle noise complaints which can be submitted through the City's website (https://www.accessduarte.com/community/residents/report-an-issue) or through calling City Hall at (626) 357-7931.

Response 7.9

The commenter requests demonstration of consistency with General Plan policies. The commenter also requests specific of binding improvements to the Otis Gordon Sports Park and preparation of a maintenance funding plan.

The proposed project's consistency with General Plan policies is evaluated in Section 4.8, *Land Use and Planning*, of the Draft EIR. Thus, the commenter's request is fulfilled within the Draft EIR. Details of the proposed improvements to the Otis Gordon Sports Park are provided in Section 2, *Project Description*, of the Draft EIR. Thus, the commenter's request is fulfilled within the Draft EIR. The commenters request of a maintenance funding plan will be shared with City decision-makers for their consideration.

Response 7.10

The commenter requests rigorous evaluation of a No Project, No-Rezoning/Public Use, Reduced Parking/TDM-Enhanced, and a Lower-Trip/Lower-Density Alternative.

The No Project Alternative and Alternative 2 analyzed in Section 6, *Alternatives*, of the Draft EIR both propose keeping the project site for education and parkland use with no rezoning proposed, fulfilling the commenter's requested No-Rezoning/Public Use alternative. Thus, the commenter's request is fulfilled within the Draft EIR.

As further detailed in Response 7.6, a Reduced Parking alternative, as requested by the commenter, is not required to be analyzed in the EIR.

The Alternatives analysis for the proposed project considered a reasonable range of four potential alternatives. As detailed in Section 15126.6 of the CEQA Guidelines, an EIR need not consider every conceivable alternative to a project. Nevertheless, the commenter's request for a lower-trip/lower density alternative will be shared with City decision-makers for their consideration.

Response 7.11

The commenter requests the addition of I-210 corridor projects and nearby developments to the cumulative analyses. The commenter also requests that the growth-inducement analysis address how parking supply and site design shape auto dependency.

The City, Rincon Consultants, and the Ganddini Group collaborated to determine the appropriate planned and pending project list for the cumulative impact analysis. Currently planned and pending projects in the City of Duarte, including those within the I-210 corridor, are listed in Table 3-1 and shown in Figure 3-1 in Section 3, *Environmental Setting*, of the Draft EIR and were used to evaluate the cumulative impacts for each of the issue area-specific cumulative analyses within Sections 4.1 through 4.13 of the Draft EIR.

Section 15126.2(e) of the CEQA Guidelines states that an EIR must discuss the ways in which the proposed project could foster economic or population growth, or construction of additional housing, either indirectly or directly. Section 5, *Other CEQA*, of the Draft EIR determined the proposed project would not have significant growth inducement impacts. Nevertheless, the commenters' request for the addition of parking supply and site design's effect on auto dependency and growth-inducement will be shared with City decision-makers for their consideration.

Response 7.12

The commenter states their opposition to the proposed project and requests that the City either reject or substantially revise the project, evaluates alternatives which preserve education and recreation functions, and converts key measures to enforceable mitigation measures.

The commenter's opposition to the project and requests are noted. Two alternatives (No Project Alternative and Alternative 2) evaluated in Section 6, *Alternatives*, of the Draft EIR involve preservation of education and recreation functions. All mitigation measures included within the Draft EIR are fully enforceable and are required to be adhered to, if approved with the proposed project.

Response 7.13

The commenter requests to be put on the list of interested parties to receive updates about the progress of this potential project approval.

The commenter's request is noted. City staff has also received this request from the commentor and has added them to the list of interested parties to be notified of any future public hearing on this item.

3 Errata to the Draft EIR

This chapter presents specific text changes made to the Draft EIR since its publication and public review. The changes are presented in the order in which they appear in the Draft EIR and are identified by page number. Text deletions are shown in ~~strikethrough~~, and text additions are shown in underline. The information contained within this chapter clarifies and expands on information in the Draft EIR and does not constitute "significant new information" requiring recirculation (Public Resources Code Section 21092.1; CEQA *Guidelines* Section 15088.5.)

3.1 Revisions to the Draft EIR

Project Description

Page 2-4 (Section 2.4.1, *Existing Conditions*):

> The eastern portion of the project site consists of the vacant school buildings that were previously occupied by the Andres Duarte Arts Academy, a kindergarten through 8th grade school. A portion of the former school is currently in use by the Duarte Preschool. The school buildings consist of 47,399 total square feet of 21 permanent classrooms and 14 portable classrooms. The school site also includes a playground, sand areas, open turf areas, and two paved surface parking lots. The Andres Duarte Arts Academy closed after the 2021-2022 school year due to low enrollment. The Duarte Preschool is currently in operation at the project site and would relocate to the ~~northwestern~~ northeastern portion of the Beardslee Dual Language Academy campus prior to the demolition phase of the proposed project. The Beardslee School is located approximately 1.4 miles southwest of the project site at 1212 Kellwil Way.

Public Services

Page 4.10-1 (Section 4.10.1, *Setting*)

> The Andres Duarte Arts Academy closed after the 2021-2022 school year due to low enrollment. A portion of the former school is currently in use by the Duarte Preschool. The school buildings consist of 47,399 total square feet of 21 permanent classrooms and 14 portable classrooms. The Duarte Preschool is currently in operation at the project site and would relocate to the ~~northwestern~~ northeastern portion of the Beardslee Dual Language campus prior to the demolition phase of the proposed project.

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4 Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code Section 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final EIR, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality							
AQ-1. Construction Emissions Reduction							
Prior to construction activity and issuance of grading permits, the City Building Official shall confirm that the grading plan, building plans, and specifications stipulate the following measures shall be implemented: ▪ All mobile off-road equipment (wheeled or tracked) used during construction activities shall meet the United States Environmental Protection Agency Tier 4 Interim standards at a minimum for all equipment over 25 horsepower and/or install Level 3 diesel particulate filters. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 Interim standards.	Review project plans to confirm that all mobile off-road equipment used during construction activities meets the United States Environmental Protection Agency Tier 4 Interim standards for all equipment over 25 horsepower.	Prior to issuance of construction permits.	Once.	City Building Official			
Biological Resources							
BIO-1. Nesting Bird Avoidance/Pre-construction Surveys							
Prior to ground disturbing activities, the following measures shall be implemented: ▪ To avoid disturbance of nesting and special-status bird species protected by the Migratory Bird Treaty Act and California Fish and Game Code, activities related to the project, including but not limited to, vegetation removal, ground disturbance, and construction shall not occur during the bird breeding season (January 15 through August 31) unless a pre-construction nesting bird survey is conducted within seven days prior to ground disturbance. ▪ A qualified biologist, who is familiar with the identification of avian species, shall conduct the preconstruction nesting bird survey within seven days prior to ground disturbance to evaluate the presence/absence, location, and status of any active nests on or adjacent to the study area. The extent of the survey area	If construction occurs during the bird nesting season, verify that a pre-construction nesting bird surveys are completed and conducted by a qualified biologist. If nests are found, field verify that the avoidance buffer is maintained until the birds have fledged the nest. Review the survey report for compliance with all applicable measures.	If construction activities take place during the bird nesting season, nesting bird surveys shall be performed within seven days prior to project activities. If nests are found, monitoring for the avoidance buffer. The survey report shall be submitted.	Once for pre-construction survey. If required, monitoring to occur for the duration of nesting. If required, the survey report shall be submitted within one week of completion.	City of Duarte Planning Division			

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
surrounding the study area shall be determined by the qualified biologist to confirm that direct and indirect effects to nesting birds are avoided. ▪ If an active nest(s) is discovered, a suitable buffer shall be established around the active nests, as determined by the biologist, and construction activity will not occur within the buffer until the biologist has determined that the nest is no longer active. Buffer size shall consider the species involved and relevant level of tolerance to adjacent activity, the location of the nest relative to proposed activities, and site conditions that naturally buffer the location, such as vegetation screening, topography, etc. No parking, storage of materials, or construction activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into this buffer shall occur only at the discretion of the qualified biologist, if it is determined that encroachment will not adversely impact the nesting birds. ▪ If construction activities are delayed or paused for more than 14 days during the nesting season, the nest survey will be re-initiated for areas that still contain potential nesting habitat. A report detailing the findings of the survey, including any identified active nests and recommended protective measures, shall be submitted to the City of Duarte's Community Development Director, and regulatory agencies if applicable, within seven days of completing the survey.							

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Cultural Resources							
CUL-1. Worker's Environmental Awareness Program							
All construction personnel and monitors who are not trained archaeologists shall be briefed regarding unanticipated discoveries prior to the start of construction activities. A basic presentation shall be prepared and presented by a Qualified Archaeologist, or other designated archaeologist working under the direction of the Qualified Archaeologist, to inform all personnel working on the proposed project about the archaeological sensitivity of the area. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the proposed project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that archaeological resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection and the immediate notification of the Qualified Archaeologist and if appropriate, Native American representative. The necessity of training attendance shall be stated on all construction plans, and the Project Developer shall maintain records demonstrating construction worker WEAP participation that are submitted to the City for review prior to the start of ground-disturbing activities. A Qualified Archaeologist must meet the Secretary of the Interior's Professional Qualifications Standards for archeology.	Verify implementation of the Worker's Environmental Awareness Program (WEAP) training is conducted by a qualified archaeologist. Review and approve the WEAP training materials prior to implementation of the WEAP, and review sign-in sheets after implementation of the WEAP.	Verification of the qualified archaeologist and review of training materials shall occur prior to implementation of the WEAP. Training shall be conducted prior to commencement of ground disturbing activities. Review of sign-in sheets after implementation of the WEAP.	Once.	City of Duarte Planning Division			

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
CUL-2. Retention of a Qualified Archaeologist and Archaeological Monitoring							
Prior to the start of ground-disturbing activities, the Project Developer shall retain a Qualified Archaeologist to respond to and address any inadvertent discoveries identified for the duration of construction activities. The Qualified Archaeologist shall oversee an archaeological monitor possessing experience and familiarity with historic-period and prehistoric resources in the region. The archaeological monitor shall conduct full-time monitoring within undisturbed native soils to the project's proposed maximum depths of disturbance. In general, archaeological monitoring shall be limited to initial ground disturbance, which is defined as construction-related earthmoving of sediments from their native place of deposition and does not include any secondary movement of sediment that might be required for the proposed project (e.g., backfilling). The Qualified Archaeologist may adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter archaeological deposits. The archaeological monitor shall be responsible for maintaining daily monitoring logs. Throughout the course of proposed project construction activities, if a discovery is made by construction personnel and a monitor is not present, the protocols and procedures outlined in the WEAP training shall be followed. Following the completion of proposed project construction activities, the Qualified Archaeologist shall prepare an archaeological monitoring report with the results of the archaeological monitoring program that meets state and local requirements. The report shall be submitted to the City and the South Central Coast Information Center at the California State University at Fullerton. Reports submitted to the South Central Coast Information Center shall be formatted and completed in accordance with the	Verify that a Qualified Archaeologist has been retained to respond to inadvertent discoveries throughout construction.	Prior to ground disturbing activities.	Once.	City of Duarte Planning Division			

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
California Historical Resources Information System document submittal standards.							
CUL-3. Inadvertent Discovery of Archaeological Resources							
In the event that archaeological resources are inadvertently encountered during ground-disturbing activities, work in a 50-foot radius of the find shall be halted and redirected, and the Qualified Archaeologist shall be contacted immediately. The Qualified Archaeologist or other designated archaeologist working under the direction of the Qualified Archaeologist shall provide recommendations regarding the resource's potential significance and potential treatment in coordination with the City. If the resource is determined by the Qualified Archaeologist to be indigenous in origin, then a Native American representative shall also be contacted to participate in the evaluation of the resource. Avoidance and preservation in place shall be the preferred manner of mitigating impacts to archaeological resources. If the Qualified Archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for California Register of Historical Resources (CRHR) eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, the Qualified Archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, pursuant to the requirements of the CEQA Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods measurable objectives, and data thresholds to reduce any significant impacts related to the resource. Pursuant to the data recovery plan, the Qualified Archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's	In the event an unidentified archaeological resource is encountered during ground disturbing activities, field verify that work within 50 feet of the find has been halted and the qualified archaeologist has been contacted. If the resource is determined to be indigenous in origin, verify that a Native American representative has been contacted to participate in the evaluation of the resource. Avoidance and preservation in place If determined to be appropriate, verify archaeological testing for CRHR eligibility and review the data recovery plan.	If required, during ground-disturbing activities and upon completion of the recovery plan.	Once, as needed.	City of Duarte Planning Division.			

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C).							
Noise							
NOI-1. Alternative Construction Equipment							
Prior to the issuance of a grading and building permit, the following measure shall be included as notes on all construction plans: ▪ Construction activities that utilize a roller within 26 feet of offsite residential structures shall be conducted with a static or pneumatic roller in lieu of a vibratory roller.	Review and approve project plans to confirm that rollers within 26 feet of offsite residential structures will be conducted with a static or pneumatic roller.	Prior to issuance of grading permits.	Once.	City of Duarte Planning Division			
Tribal Cultural Resources							
TCR-1. Retain a Native American Monitor Prior to Commencement of Ground Disturbing Activities							
A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant	Verify that a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation has been retained. Review executed monitoring agreement and daily monitoring logs.	The tribal monitor shall be retained prior to the issuance of initial site clearing permits or ground-disturbing activity permits. Daily logs shall be submitted once ground-disturbing activities are complete or when the no future, planned activities possess the potential to impact Kizh tribal cultural resources.	Once each for monitor retention and contract review. Once for written confirmation that monitoring is no longer required. Once for ceased construction activities.	City of Duarte Planning Division			

Mitigation Measure	Action Required	Timing	Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
ground-disturbing activities, the type of construction activities performed, locations of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered tribal cultural resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.							
D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh tribal cultural resources.							

RESOLUTION PC 25-08

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF DUARTE CERTIFY THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ANDRES DUARTE SCHOOL SITE PROJECT LOCATED AT 1433 CRESTFIELD DRIVE AND ASSOCIATED OTIS GORDON PARK RENOVATION AT 2351 CENTRAL AVENUE

WHEREAS, the Planning Commission of the City of Duarte (Planning Commission) has considered the Draft Environmental Impact Report (EIR) for the Andres Duarte School Site Project that includes 169 townhome units and the renovation of Otis Gordon Park (Project) which includes a General Plan Amendment, zone change, parcel map, planned development permit and site plan and design review application and related items; and

WHEREAS, the EIR provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the proposed Project, and has been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq*. (CEQA), and its implementing regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq*. (CEQA Guidelines); and

WHEREAS, written comments on the EIR were received from the public and other public agencies during the 45-day public review period, which began on June 16, 2025 and ended on July 31, 2025; and

WHEREAS, such comments and testimony will be responded to through the Comments and Responses portion of the Final Environmental Impact Report (Final EIR) for the Project, and be presented to the City Council for future consideration; and

WHEREAS, the Final EIR will fully and adequately respond to the timely-submitted comments in the manner set forth in Section 15088 of the CEQA Guidelines; and

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

WHEREAS, on August 18, 2025 the Planning Commission held a duly noticed public hearing on the proposed Project, whereupon the Planning Commission received additional public testimony; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report; the application, technical analyses, EIR and additional environmental review documents, and related material for the proposed Project; and the evidence and public testimony received at the public hearing held on August 18, 2025 at 7:00 p.m. in the City Council Chambers.

WHEREAS, the Planning Commission has independently reviewed all documentation comprising the draft EIR, and, utilizing its independent judgment, has found that the draft EIR addresses all environmental effects of the proposed Project and that the draft EIR fully complies with all requirements of CEQA and the CEQA Guidelines relating thereto.

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

SECTION 1. RECITALS

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

SECTION 2. COMPLIANCE FINDING

The Planning Commission finds that the draft EIR fully complies with the requirements of CEQA and the CEQA Guidelines relating thereto.

SECTION 3. COMPLETENESS AND COMPONENTS

The Planning Commission finds that the Final EIR will be complete and adequate and include the elements described below, in that it will address all environmental effects of the proposed Project. The Final EIR will be composed of the following elements:

a. Draft EIR
b. Introduction to Final EIR
c. Responses to Comments on the Draft EIR, which also includes a list of all commenters and public comment letters
d. Errata to the Draft EIR
e. Mitigation Monitoring and Report Program
f. Appendices

SECTION 4. FINDING OF FACT RECOMMENDATION

The Planning Commission recommends to the City Council the Findings of Fact for the Project, as set forth in Exhibit A.

SECTION 5. CERTIFICATION RECOMMENDATION

The Planning Commission recommends to the City Council of the City of Duarte that the EIR be approved and that the Final EIR, including all elements listed above, be certified by the City, as lead agency for the proposed Project.

All of the above documents and information, except for the responses to comments and any errata for final EIR (which will be on file for review prior to any action by the City

Council) have been and are on file with the Community Development Department of the City of Duarte.

SECTION 6. **SIGNATURE**

The chair shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning and Economic Commission of the City of Duarte at a regular meeting held on the August 18, 2025.

_____
Yesenia Paez, 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 August 18, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A

Starts on Following Page

CEQA FINDINGS OF FACT
REGARDING THE
ENVIRONMENTAL IMPACT REPORT
FOR THE ANDRES DUARTE SCHOOL PROJECT
STATE CLEARINGHOUSE NO. 2024110837

Exhibit A

I. BACKGROUND

The California Environmental Quality Act (CEQA) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code (PRC). This document provides the findings required by CEQA.

A. PROJECT SUMMARY

The proposed project consists of the City Duarte (City)'s Andres Duarte School Project (project).

Project Location

The project site is located at 14433 Crestfield Drive in the City of Duarte. The project site is relatively flat and rectangular with an area of 14.16 gross acres and is denoted by Assessor Parcel Number (APN) 8604-017-903. The western portion of the project site consists of the 5.9-acre Otis Gordon Sports Park and the Mount Olive Innovation and Technology (MIT) High School. The MIT School is tentatively proposed to vacate by the end of June 2025 and would be relocated to the western portion of the Duarte High School campus. The Duarte High School is located approximately 0.8 mile west of the project site at 1565 Central Avenue. A building also exists on the western portion of the project site which stores wireless communications equipment associated with the wireless communications facility located near the western boundary of the site.
The eastern portion of the project site consists of vacant school buildings that were previously occupied by the Andres Duarte Arts Academy. A portion of the former school is currently in use by the Duarte Preschool. The Duarte Preschool is currently in operation at the project site and would relocate to the northwestern portion of the Beardslee Dual Language Academy campus prior to the demolition phase of the proposed project. The Beardslee School is located approximately 1.4 miles southwest of the project site at 1212 Kellwil Way.

Project Description

The proposed project is a mixed-use redevelopment that includes residential housing and public park improvements. The project site has a General Plan land use designation of Public Facility and is zoned PF (Public Facility), as defined by the City's Zoning Ordinance and the Land Use Element of the General Plan, respectively. Uses permitted in the PF Public Facility Zone include a wide range of facilities intended to provide government function, including community centers, cultural institutions, government facilities, libraries, public utilities, and public schools.
The proposed project involves a General Plan Amendment to change the land use designation from Public Facility to HDR - High Density Residential and Open Space land uses, and a zone change from PF to R-4 Multiple-Family Residential Zone (High Density) and Open Space. The proposed project also involves a Planned Development Permit, which allows customized development standards to provide flexibility and encourage unique and creative development. The proposed project would have modified development standards in areas, such as setbacks. To balance modified standards, the proposed project would provide additional project amenities, such as varied architectural styles, a percentage of the housing units provided at the moderate-income level, public art, and a fully renovated public park.

Project Characteristics

The proposed project would involve demolition or relocation of the existing school buildings and park structures, the redevelopment of the Otis Gordon Sports Park on the western portion of the site, and construction of 169 townhome residential units within 25 multi-family residential buildings and one leasing office/recreation building on the eastern portion of the site. Table 1 summarizes the project characteristics.

Table 1 Project Characteristics

Characteristics	Details
Address	1433 Crestfield Drive
APN	8604-017-903
Lot Area	14.16 gross acres
Park	
Park Area	6.32 acres
Parking (includes 2 American Disabilities Act [ADA] spaces)	59 spaces
Residential	
Residential Portion Area	7.83 acres
Residential Lot Coverage	39.7% (121,040 sf)
Site Density	24.14 du/ac
Number of Residential Buildings	25
Height/Stories	3 stories, 38 feet maximum
Number of Residential Units	169
Public Open Space	33,849 sf (200 sf/unit)
Private Open Space (Qualified)	30,852 sf (183 sf/unit)
Total Qualified Open Space	64,701 sf (383 sf/unit)
Residential Parking	
Garage	338 spaces
Open (includes 4 ADA spaces)	39 spaces
Total Parking	**377 spaces**
Leasing Office/Club Building and Recreation Area	
Club Usable Area	2,147 sf
Covered Patios	715 sf
Utility/Uncovered Pool Equipment	293 sf
Total	3,155 sf

sf = square feet

Public Park Portion

The proposed project would involve demolition or relocation of the existing MIT School buildings and Otis Gordon Sports Park structures. The lease for the wireless communications facility on the project site is expiring and the wireless communications facility building and associated equipment would be removed. Five MIT school buildings would be relocated to the Duarte High School campus, three new classroom buildings and four new shade structures would be constructed at the Duarte High School campus, and one classroom building and one lunch shelter on the existing MIT school campus would be demolished. Following relocation and demolition of the existing MIT school campus, the campus area would be redeveloped as part of Otis Gordon Sports Park, increasing the park's total acreage from 5.9 acres to 6.32 acres. The redeveloped Otis Gordon would include recreational fields, an open turf area, overhead structures with barbeque and picnic tables, restrooms, a snack shack, an outdoor gym park, a resurfaced tot lot, and internal meandering walkways that connect to the residential portion of the project site. Landscaping, including a variety of trees, shrubs, and open turf areas, would be provided throughout the public park. Vehicular ingress and egress would be provided through two entry points on Central Avenue. The park portion of the proposed project would include 59 parking spaces, including two ADA spaces and two bike racks.

Multi-Family Residential Portion

Following demolition and relocation of the vacant Andres Duarte Arts Academy building, the proposed project would develop on the 7.83-acre eastern portion of the project site. The residential portion of the proposed project would involve the construction of 169 townhome residential units within 25 multi-family residential buildings and one leasing office/recreation building. The proposed townhome units are multi-floor units that share one or two side walls with adjacent units. All residential buildings would be three stories, with a maximum height of 38 feet. The residential townhome unit types include five types of townhomes varying from 3 bedrooms and 2.5 bathrooms to 4 bedrooms and 3.5 bathrooms. The 3,155 square-foot leasing office and recreation building would include an exercise room, lounge areas, leasing offices, a dining room, restrooms, and an outdoor pool and deck area.

The residential portion of the proposed project would include 377 total parking spaces. The 377 total parking spaces include 338 garages, 35 open-surface parking spaces, and 4 ADA open-surface parking spaces. Internal to the project site, pedestrian walkways would be provided throughout the site with connections to the leasing office and central recreation area, residential buildings, the pedestrian corner plaza on the southeastern corner of Central Avenue and Crestfield Drive, common open space areas, and the public park portion of the project site. Landscaping, including a variety of trees, shrubs, and groundcover, would be provided throughout the residential portion of the site. Development of the project would include adding lighting to the site with outdoor on-site lighting, internal walking paths, landscaping/street frontage lights, and safety-related lighting.

Construction and Grading

Construction of the proposed project is expected to occur over approximately 29 months with commencement in April 2026 and completion by September 2028, as detailed in Table 2. Construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating activities. The seven identified phases of construction are: (1) demolition; (2) site preparation; (3) grading; (4) utility installation; (5) asphalt paving; (6) building construction; and (7) architectural coating. Construction of the project would not require soil import or export. Construction equipment for the project would include earthwork equipment such as dozers, excavators, industrial saws, tractors, graders, forklifts, cranes, pavers, and rollers.

Green Building Features

The proposed project would include the following sustainability features:

- All-solar project, as required
- Private garages to be electric vehicle (EV)-ready and available
- Two EV parking spaces for the pool area or public areas

Table 2 Construction Schedule

Construction Phase	Start & End Date	Number of Days
Demolition	4/1/2026 – 5/15/2026	45
Site Preparation	5/16/2026 – 6/8/2026	24
Grading	6/9/2026 – 8/14/2026	67
Utility Installation	7/1/2026 – 10/1/2026	93
Asphalt Paving	10/2/2026 – 12/29/2026	89
Building Construction	10/15/2026 – 6/30/2028	593
Architectural Coating	12/15/2025 – 8/30/2028	654

B. PROJECT OBJECTIVES

The following objectives have been established for the proposed project and will aid decision makers in their review of the project and associated environmental impacts.

1. Increase the City's multi-family housing opportunities to help achieve the City's assigned Regional Housing Needs Allocation (RHNA) goal.
2. Provide a portion of the units as moderate income options to address a housing need identified in the City's 2021-2029 Housing Element.
3. Maximize medium-high density housing opportunities thereby promoting sustainability and reducing automobile dependency and vehicle miles traveled (VMT).
4. Encourage a neighborhood that caters to family housing and blends well with the existing neighborhood be providing similar house sizes.
5. Preserve and improve the Otis Gordon Sports Park for the surrounding community.
6. Revitalize the underutilized project site with a well-designed and landscaped residential and recreational project that is compatible with the surrounding area.
7. Incorporate State and regional sustainable building design practices to improve building performance, minimize energy consumption, and promote greater health and wellness.

C. ENVIRONMENTAL REVIEW PROCESS

In conformance with CEQA and the State CEQA Guidelines, the City of Duarte conducted an extensive environmental review of the proposed project. The environmental review process has included:

- Completion of an Initial Study (IS)/Notice of Preparation (NOP) on November 22, 2024. The public review period began on November 22, 2024, and ended January 21, 2025. The NOP was posted at the Los Angeles County Clerk's office on November 22, 2024, and published in the Pasadena Star News on November 22, 2024. Copies of the IS/NOP were made available for public review online at:https://www.accessduarte.com/government/departments/community-development/development-projects-plans.
  The documents are also available to review in-person at the following location: Duarte City Hall – Community Development Department, 1600 Huntington Drive, Duarte, California 91010.
- Completion of the scoping process where the public was invited by the City to participate in a scoping meeting held January 7, 2025, at the Duarte Senior Center Building 1610 Huntington Drive, Duarte, CA, 91010. The notice of a public scoping meeting was included in the NOP.
- Preparation of a Draft EIR (DEIR), which was made available for a 45-day public review period beginning June 16, 2025, and ending July 31, 2025. The scope of the DEIR was determined based on the City's Initial Study, comments received in response to the NOP. No comments were received at the scoping meeting conducted by the City. Section 2.3, *Scope of this DEIR*, of the DEIR describes the issues identified for analysis in the DEIR. The Notice of Availability (NOA) for the DEIR was sent to interested persons and organizations, sent to the State Clearinghouse in Sacramento for distribution to public agencies, posted at the City of Duarte, and published in the Pasadena Star News on June 16, 2025. The Notice of Availability (NOA) was posted at the Los Angeles County Clerk's office on June 16, 2025. Copies of the DEIR were made available for public review at Duarte City Hall, the Duarte Library, and the City's website at : https://www.accessduarte.com/government/departments/community-development/development-projects-plans.
- Preparation of a Final EIR (FEIR), including comments, the responses to comments on the DEIR, and revisions to the DEIR. The FEIR was released at least 10 days prior to certification of the FEIR and was provided to agencies, organizations, and persons that submitted comment letters.
- Public hearings on the proposed project were held, including a Planning Commission hearing on August 18, 2025; and a City Council Hearing on September 23, 2025.

D. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project includes, but is not limited to, the following documents and other evidence:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed project.
- The DEIR and FEIR for the proposed project.
- All written comments submitted by agencies or members of the public during the public review comment period on the DEIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the DEIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed project.
- The Mitigation Monitoring and Reporting Program.
- The reports and technical memoranda included or referenced in the DEIR and FEIR.
- All documents, studies, or other materials incorporated by reference in the DEIR and FEIR.
- The Resolutions adopted by the Planning Commission and City Council in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, State, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by PRC Section 21167.6(c)

E. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City's actions related to the project are at the City of Duarte, 1600 Huntington Drive, Duarte, CA 91010. The Planning Division of the City's Community Development Department is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Planning Division. This information is provided in compliance with PRC Section 21081.6(a)(2) and Guidelines Section 15091(e).

II. FINDINGS OF FACT

The City of Duarte, as lead agency, is required under CEQA to make written findings concerning each alternative and each significant environmental impact identified in the DEIR and FEIR.
Specifically, regarding findings, Guidelines Section 15091 provides:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal, with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(l), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 docs not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments.

A. FORMAT

This section summarizes the significant environmental impacts of the proposed project, describes how these impacts are to be mitigated, and discusses various alternatives to the proposed project, which were developed in an effort to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.
The remainder of this section is divided into the following subsections:

- **Section B, Summary of Environmental Impacts**, presents the summary of impacts of the proposed Project.
- **Section C, Findings on Impacts Determined to Be Less Than Significant or Where No Impacts Would Occur**, presents the impacts of the proposed project that were determined in the DEIR and FEIR to have no impact, be less than significant without the addition of mitigation measures, and presents the rationales for the findings.

- **Section D, Findings on Impacts Mitigated to Less Than Significant**, presents significant impacts of the proposed project that were identified in the DEIR and FEIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.
- **Section E, Findings on Cumulative Impacts,** presents cumulative impacts of the proposed project that were identified in the DEIR and FEIR, and the rationales for the findings.
- **Section F Findings on Project Alternatives**, presents alternatives to the proposed project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

B. SUMMARY OF ENVIRONMENTAL IMPACTS

Based on the Initial Study, NOP, and DEIR, the following is a summary of the environmental topics considered to have no impact, a less than significant impact, or a less than significant with incorporation of mitigation measures.

Less Than Significant Impact or No Impact; No Mitigation Required

- Aesthetics (all thresholds)
- Agriculture and Forestry Resources (all thresholds)
- Air Quality (Threshold a: conflict with air quality plan; Threshold b: cumulative considerable net increase in criteria pollutant; Threshold d: objectionable odors)
- Biological Resources (Threshold b: riparian habitat; Threshold c: federally protected wetlands; Threshold d: wildlife movement, corridors, or nursery sites; Threshold e: conflict with local policies or ordinances protecting biological resources; Threshold f: conflict with habitat conservation plans or natural community conservation plans)
- Cultural Resources (Threshold a: historic resource; Threshold c: human remains)
- Energy (all thresholds)
- Geology and Soils (all thresholds)
- Greenhouse Gas Emissions (all thresholds)
- Hazards and Hazardous Materials (all thresholds)
- Hydrology and Water Quality (all thresholds)
- Land Use and Planning (all thresholds)
- Mineral Resources (all thresholds)
- Noise (Threshold a: increase in ambient noise levels; Threshold c: airport-related noise impacts)
- Population and Housing (all thresholds)
- Public Services (all thresholds)
- Recreation (all thresholds)
- Transportation and Traffic (all thresholds)
- Utilities and Service Systems (all thresholds)
- Wildfire (all thresholds)

Less Than Significant Impact with Mitigation Incorporated

- Air Quality (Threshold c: expose sensitive receptors to pollutants)

- Biological Resources (Threshold a: substantial adverse effect on candidates, sensitive, or special status species)
- Cultural Resources (Threshold b: adverse change in archaeological resource)
- Noise (Threshold b: excessive groundborne vibration or noise)
- Tribal Cultural Resources (all thresholds)

C. FINDINGS ON IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT OR WHERE NO IMPACTS WOULD OCCUR

Initial Study

An Initial Study was prepared by the City of Duarte to identify the potential significant effects of the project. The Initial Study was completed and distributed with the Notice of Preparation for the proposed project, dated November 22, 2024.

The Initial Study, included as Appendix A to the DEIR, substantiates that there would be no impacts or less than significant impacts associated with the following environmental topics and associated thresholds.

1. Aesthetics

- **Threshold a: Adverse Effect on Scenic Vistas.** The project site includes public views of the San Gabriel Mountains, primarily within the park portion. However, the proposed three-story (maximum 38 feet) residential buildings would not exceed City's height limits and would not block or substantially affect these scenic vistas. Construction impacts would be temporary and cease after completion, resulting in a less-than-significant impact.
- **Threshold b: Damage Scenic Resources.** Although the project would potentially include tree and historic building removal, the project site is located approximately 2.5 miles from the nearest designated State Scenic Highway (State Route [SR] 39) and would not affect any scenic trees, rock outcroppings, or historic buildings within a state scenic highway corridor. No impact would occur.
- **Threshold c: Conflict with Applicable Regulations that Govern Scenic Quality:** The project area is urbanized with residential and industrial surroundings. The General Plan Amendment and zone change enable multi-family residential and park uses compatible with adjacent development. Compliance with Municipal Code development standards and the Site Plan & Design Review process would ensure that the project would not degrade the visual character or conflict with scenic quality regulations. Impacts would be less than significant.
- **Threshold d: Create New Sources of Light or Glare.** The project would introduce new outdoor lighting (e.g., pathway, parking, and building lighting) increasing nighttime illumination compared to the existing school land uses. However, the lighting would comply with City regulations requiring fixture shielding and downward orientation, minimizing spill light and glare impacts. No highly reflective materials causing significant glare would be used. These features, combined with design review controls, would result in a less-than-significant impact.

2. Agricultural Resources

- **Threshold a: Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.** The project site is not located on any mapped Prime Farmland, Unique Farmland, or Farmland of Statewide Importance based on California Department of Conservation data. As a result, the project would not convert such farmland to non-agricultural use, and no impact would occur.
- **Threshold b: Conflict with Existing Zoning for Agricultural Use or Williamson Act Contract**. The project site is designated Public Facility and zoned PF, which are not intended for agricultural activities; moreover, it is classified as Urban and Built-Up land and is not enrolled under any

Williamson Act contract. Therefore, the project would not conflict with agricultural zoning or Williamson Act provisions. No impact would occur.

- **Threshold c: Conflict with Existing Zoning for Forest Land or Timberland.** The project site is not zoned or used as forest land or timberland. The project site is not zoned for forest land or timberland uses. Therefore, there is no conflict or rezoning associated with forest land, and no impact would occur.
- **Threshold d: Loss or Conversion of Forest Land.** See Threshold a, above.
- **Threshold e: Changes in Existing Environment Resulting in Conversion of Farmland or Forest Land.** The project is not located in agricultural or forested land and involves no changes that would result in conversion of farmland or forest land. No impact would occur.

3. Air Quality

- **Threshold d: Result in Emissions that Result in Objectionable Odors.** Construction activities may produce minor, temporary odors, but they would be short-lived and localized; typical operational activities associated with residential and park uses would not generate objectionable odors. As a result, this impact would be less than significant.

4. Biological Resources

- **Threshold c: Adverse Effect on Federally Protected Wetlands.** The project site and immediate vicinity do not contain federally protected wetlands, as defined by Section 404 of the Clean Water Act, and construction and operation would not result in the filling, removal, or hydrological interruption of any wetland features. Therefore, no impact to wetlands would result from the project.
- **Threshold d: Interfere with Wildlife Movement, Corridors, or Nursery Sites.** The site is not part of a designated wildlife corridor or nursery area. Construction activities are restricted to an urban infill site, and operational activities would not impede the movement of native resident or migratory species or limit access to wildlife nursery sites. No impact would occur.
- **Threshold e: Conflict with Local Policies or Ordinances Protecting Biological Resources.** Project construction and operation would comply with all applicable local policies and ordinances, including Duarte Municipal Code for the removal of existing trees on the project site. The project would not conflict with tree preservation, habitat protection, or other local biological regulations; therefore, potential impacts would be less than significant.
- **Threshold f: Conflict with Habitat Conservation Plans or Natural Community Conservation Plans.** The project site is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

5. Geology and Soils

- **Threshold a.3: Exposure to Risk of Seismic-related Ground Failure or Liquefaction.** According to the California Geological Survey and Preliminary Geotechnical Evaluation, the project site is not located in a liquefaction hazard zone. Impacts would be less than significant.
- **Threshold a.4: Exposure to Risk of Landslides.** The project site's topography is relatively level. According to the California Geological Survey, the project site is not located in a liquefaction hazard zone. Therefore, this impact would be less than significant.
- **Threshold b: Soil Erosion or Loss of Topsoil.** Temporary erosion may occur during construction and operational, but would be required to implement City measures, including Low Impact

Development (LID) practices and best management practices (BMPs), which would effectively reduce these risks. Therefore, erosion impacts would be less than significant.

- **Threshold c: Unstable Geologic Units or Soils (Landslide, Lateral Spreading, Subsidence, Liquefaction, Collapse).** Comprehensive site investigations found that neither construction nor long-term operation would expose the project to unstable soils, landslides, or liquefaction, due to the absence of groundwater at relevant depths and a very low potential for soil failure mechanisms such as lateral spreading or subsidence. The lack of "free face" conditions, stable on-site soils, and no observed groundwater ensure that risks of soil instability (including off-site or on-site landslides, subsidence, or collapse) are minimal, which would result in a less than significant impact.
- **Threshold d: Located on Expansive Soils Creating Risks to Life or Property.** Both construction and operation would take place on soils classified as having "very low" expansion potential, as verified by geotechnical testing. The low potential for clay expansion means the project would not create direct or indirect risks to life or property related to expansive soils; impacts are less than significant.
- **Threshold e: Located on Soils Incapable of Adequately Supporting Septic or Alternative Wastewater Disposal Systems.** Since the project would be fully connected to municipal sewer systems and would not require use of septic tanks or alternative disposal, there is no potential for impacts associated with soils incapable of supporting such systems, and no impact would occur.

6. Hazards and Hazardous Materials

- **Threshold a, b: Routine Transport, Use, Disposal, or Accidental Release of Hazardous Materials.** Construction and operational phases would involve routine, regulated use of common hazardous materials (e.g., fuels, lubricants, cleaning agents) handled according to applicable safety regulations to minimize risk of release or exposure. The project site is not known to contain hazardous material contamination, and with standard safety procedures and regulatory compliance during construction and operation, the risk of accidental release is minimal. Impacts would be less than significant.
- **Threshold c: Emit Hazards Near Schools.** Upon closure of the two on-site schools, there would be no schools within 0.25 mile of the project site. The nearest public school to the project site is Duarte High School located at 1565 Central Avenue, approximately 1.06-miles away from the project site. Impacts would be less than significant.
- **Threshold d: Be Located on a Hazardous Material Sites.** The project site is not located on any known hazardous or contaminated sites. Impacts would be less than significant.
- **Threshold e: Result in Airstrip-Related Hazards or Excessive Noise.** The project site is located 0.8-mile northeast of the Remote Controlled (RC) Airplane Airport at Santa Fe Dam in the City of Irwindale and seven miles northeast of the San Gabriel Valley Airport. Despite this, the site is not within the airport's noise contours or area of influence and would not be affected by substantial noise or other hazards from aircraft operations. No impact would occur.
- **Threshold f: Interfere with an Emergency Response or Evacuation Plan.** Project development and population growth could alter transportation patterns. However, the project would be required to comply with applicable California Fire Code requirements. Therefore, the proposed project would not interfere with existing emergency evacuation plans or emergency response plans in the area. Impacts would be less than significant.

7. Hydrology and Water Quality

- **Threshold a: Violate any Water Quality Standard, Waste Discharge Requirements, Surface or Ground Water Quality.** The project's demolition and construction activities could temporarily increase stormwater runoff carrying sediments and pollutants such as chemicals, fuels, and

coatings. However, implementation of the project's Preliminary LID plan, including BMPs for erosion and sediment control, waste management, monitoring, and compliance with the National Pollutant Discharge Elimination System permit, would effectively minimize these impacts. As a result, potential degradation of surface or groundwater quality during construction and operation would be less than significant.

- **Threshold b, e: Decrease Groundwater Supplies and Recharge, or Conflict with Water Quality Control Plan or Sustainable Groundwater Management Plan.** The project would involve ground disturbing activities during the demolition and construction phases of the project. However, according to the Cal-Am Water Company Urban Water Management Plan (UWMP), the local groundwater would be able to supply the service area's water demand. In addition, based on the underlying groundwater table and required excavation for construction, groundwater was not encountered during the subsurface evaluation, so the potential for subsidence at the site is low. Therefore, impacts would be less than significant.
- **Threshold c.i, c.ii, c.iii, c.iv: Alter Drainage Patterns in a Way that Would Increase Erosion or Dilation, Lead to Surface Runoff Beyond Capacity, Or Impede Or Alter Flood Flows.** The proposed development would not alter adjacent channels or existing drainage courses and is not expected to increase runoff flows or redirect floodwaters. Temporary construction activities could cause minor, short-term changes to onsite drainage and sediment runoff, but these would be controlled through implementation of project's LID plan and BMPs to prevent erosion, siltation, and impaired stormwater management on- or off-site. Upon project completion, the site would be fully developed with paved and landscaped areas, eliminating exposure of bare soil to erosion. Overall, the project would not substantially alter drainage patterns or cause flooding, erosion, siltation, or exceed stormwater system capacity, which would result in less than significant impacts.
- **Threshold d: Risk of Release of Pollutants if in a Flood Hazard, Tsunami, or Seiche Zone.** The project site is not located in a flood hazard area. Due to elevation difference, the likelihood for a seiche wave to affect the project site is minimal. In addition, the project site is located approximately 30 miles east of the Pacific Ocean and is not inside the boundaries of any regional tsunami impact areas. No impact would occur.

8. Land Use and Planning

- **Threshold a: Physically Divide an Established Community.** The proposed project would be compatible with the surrounding residential development to the north and east, and would not impact adjacent uses with respect to building height, massing, or intensity of development. The proposed project is located entirely within the property and does not propose a structure, roadway, or flood control channel that would physically divide an established community. The project would not divide existing public spaces or extend beyond the project site boundaries. In addition, the project would not necessitate any permanent closures of streets or sidewalks. Thus, no impacts would occur.

9. Mineral Resources

- **Threshold a, b: Loss of Known Mineral Resource of Value or Mineral Resource Recovery Site.** The project site is an urbanized area that is not suitable or used for mineral resource extraction. There are no mineral resource zones within the city delineated on a local general plan, specific plan, or other land use plans as having importance regarding mineral resources. Furthermore, mineral resource extraction is not a permitted use under the site's current zoning or proposed zoning designation. Therefore, no impacts would occur.

10. Noise

- **Threshold c: Expose People to Airport-Related Noise Impacts.** The project site is not within the land use plan or noise contours for the nearest airport, which is the RC Airplane Airport at Santa Fe Dam in the City of Irwindale, approximately 0.8 mile to the southwest. No impact would occur.

11. Population and Housing

- **Threshold b: Displacement of Existing People or Housing.** The project site is currently developed with two schools and a recreational park, with no residences present on the project site. Construction of the proposed project would therefore not displace any housing or people. No impact would occur.

12. Public Services

- **Threshold a.1, a.2: Need for New or Physically Altered Fire or Police Protection.** Implementation of the project would include building 169 residential units which would increase the population of Duarte and could alter acceptable service ratios. However, the proposed project's estimated population growth is within the Housing Element Update's population growth estimation, and adherence with California Building and Fire Code would minimize impacts to less than significant.
- **Threshold a.4: Need for New or Physically Altered Parks.** The addition of new residents would decrease the city's ratio of park acreage to residents; however, this ratio would remain above what is required by the City's General Plan Open Space and Conservation Element. Additionally, the project would improve and expand the Otis Gordon Sports Park. Impacts would be less than significant.
- **Threshold a.5: Need for New or Physically Altered Public Facilities.** The proposed project would incrementally increase the use of the City's public services and facilities, such as water demand, storm drainage, wastewater treatment, solid waste disposal. However, the increased demand would be within population forecasts, and the City would continue to accommodate the needs of the residents. Therefore, impacts would be less than significant.

13. Recreation

- **Threshold a, b: Physically Deteriorate Recreational Facilities or Include Recreational Facilities that Might Adversely Affect the Environment.** The addition of new residents would potentially increase use of local parks; however, the city's ratio of park acreage to residents would remain above what is required by the City's General Plan Open Space and Conservation Element. Additionally, the project would improve and expand the Otis Gordon Sports Park, which would not result in any significant adverse effects on the environment. Impacts would be less than significant.

14. Utilities and Service Systems

- **Threshold a, c: Relocation or Expanded Water, Wastewater, Stormwater Drainage, Electric Power, Natural Gas, or Telecommunication.** Connections to the existing water conveyance system as part of the proposed project would be adequate to provide water service to the project site. The project's connections to existing wastewater utility infrastructure in the project area and sewer plans would be designed, and laterals constructed, to meet the requirements of the Los Angeles County Sanitation District, which manages the site's sewer system. The Preliminary Hydrology and Hydraulic Report determined that the proposed project would result in slightly higher peak runoff flowrates for the 25- and 50-year storm events and slightly lower peak runoff flowrates for the 100-year storm event; however, the slight increases in runoff flowrates would not require mitigation and the proposed project would not result in a significant impact. Electricity,

natural gas, and telecommunications would be installed and connected to existing providers, with no facility upgrades required. Impacts would be less than significant.

- **Threshold d, e: Compliance with Solid Waste and Regulations.** The projected 0.73 tons of solid waste generated daily by the project would represent less than 0.01 percent of the maximum daily throughput of the Sunshine Canyon City/County Landfill, Chiquita Canyon Landfill, or the El Sobrante Landfill. Therefore, the project would not result in the generation of solid waste in excess of the capacity of local solid waste infrastructure. The project would comply with applicable solid waste regulations including California Green Building Standards Code, Senate Bill (SB) 1383, and Assembly Bill (AB) 939. Impacts would be less than significant.

15. Wildfire

- **Threshold a: Conflict with Emergency Response or Evacuation Plan.** The project site is outside State Responsibility Areas and Very High Fire Hazard Severity Zones (VHFHSZ) but borders a VHFHSZ within a Local Responsibility Area (LRA). Construction and operation would maintain emergency access without interfering with response or evacuation plans. Local fire protection services have adequate capacity to serve the project. Compliance with applicable fire-related codes and regulations would ensure wildfire risks remain less than significant.
- **Threshold b: Exacerbate Wildfire due to Slope or Winds.** The site is relatively flat and not prone to conditions that would increase wildfire risk. There are no streams or rivers that would complicate flooding or fire spread. The project includes no features that would exacerbate wildfire risk, and adherence to California Fire Code, Building Code, and Health and Safety Code would mitigate potential exposures, resulting in less than significant impacts.
- **Threshold c: Exacerbate Wildfire Risks due to Installation or Maintenance of Infrastructure.** Existing urban infrastructure serves the site, including access roads and utilities. The project would not require new fire-related infrastructure within high fire hazard zones, and thus would not exacerbate wildfire risks or cause related environmental impacts. Impacts under this threshold are less than significant.
- **Threshold d: Expose People to Downslope or Downstream Flooding or Landslide Risks.** The project would not be exposed to soils that would become unstable from landslides and the project site is considered relatively flat. Thus, the proposed project would have a less than significant impact and further analysis of this issue is not warranted

DEIR

The following summary briefly describes those environmental topics that were found not to be significant with implementation of existing regulations, as detailed in each respective topical section in Chapter 4 of the DEIR.

1. Air Quality

Threshold a:	**Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Support for this environmental impact conclusion is fully discussed in Section 4.1, *Air Quality*, starting on page 4.1-25 of the DEIR.

The project's increase in population and residential development aligns with regional growth forecasts incorporated into the 2022 Air Quality Management Plan (AQMP). Both construction and operational emissions are consistent with anticipated regional activities and do not exceed thresholds that would impede attainment of State or federal air quality standards. Therefore, the project would not conflict with or hinder the implementation of the AQMP's control strategies. This consistency ensures that emissions growth remains within planned levels, and no significant impacts related to AQMP consistency are anticipated.

Finding

The proposed project would generate population growth. However, such growth would not exceed the growth forecasts on which the 2022 AQMP is based or delay the timely attainment of air quality standards. Therefore, impacts related to AQMP consistency would be less than significant.

Threshold b: Would the project 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?

Support for this environmental impact conclusion is fully discussed in Section 4.1, Air Quality, starting on page 4.1-26 of the DEIR.

Modeled emissions for the project during construction and operation remain below South Coast Air Quality Management District (SCAQMD) regional thresholds for key pollutants including nitrogen oxides (NOx), volatile organic compounds, particulate matter (PM10 and PM2.5), sulfur oxides, and carbon monoxide. Even when accounting for cumulative effects with other local development projects, the project's emissions would not contribute substantially to regional air pollution burdens or nonattainment conditions. Consequently, the project's incremental emissions are not cumulatively considerable. Both short-term construction activities and long-term operations generate emissions within acceptable bounds.

Finding

Construction and operation of the proposed project would not exceed SCAQMD's regional thresholds of significance; therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under applicable federal or State ambient air quality standards, and impacts related to construction and operation would be less than significant.

Threshold d: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Support for this environmental impact conclusion is fully discussed in Section 4.1, *Air Quality*, starting on page 4.1-31 of the DEIR.

Temporary odors generated during construction are expected to be short-term, localized, and primarily associated with diesel exhaust and material handling. These odors would not persist beyond construction or disperse to affect a significant number of adjacent residents. During operation, the project uses residential and recreational land uses, which generally do not emit objectionable odors of concern. Compliance with air district regulations, including limits on vehicle idling and vapor emissions, further reduces potential odor nuisance. Overall, neither construction nor operation would cause odor impacts affecting a substantial number of people.

Finding

The project would not generate odors adversely affecting a substantial number of people during construction or operation. Impacts would be less than significant.

2. Biological Resources

Threshold b: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Support for this environmental impact conclusion is fully discussed in Section 4.2, *Biological Resources*, starting on page 4.2-12 of the DEIR.

No riparian habitats or other sensitive natural communities are present on or near the project site. The site consists of previously disturbed land with no intact natural watercourses or native vegetation communities. Consequently, construction and operation would not adversely affect sensitive riparian or natural communities.

Finding

Implementation of the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the e California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, no impact would occur.

3. Cultural Resources

Threshold a: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Support for this environmental impact conclusion is fully discussed in Section 4.3, *Cultural Resources*, starting on page 4.3-11 of the DEIR.
The cultural resources assessment prepared in support of the proposed project (Appendix C) identified no historical resources within the proposed project site.

Finding

Both school campuses on the project site were assessed and not considered historical resources. Therefore, the proposed project would result in no impact to historical resources.

Threshold c: Would the project disturb any human remains, including those interred outside of formal cemeteries?

Support for this environmental impact conclusion is fully discussed in Section 4.3, *Cultural Resources*, starting on page 4.3-13 of the DEIR.
No prehistoric or historic-period burials, within or outside of formal cemeteries, were identified within the proposed project site as a result of the California Historical Resources Information System records search or pedestrian survey. Although the California Native American Heritage Commission (NAHC)'s Sacred Lands File search result was positive, the results of the Sacred Lands File provided by the NAHC relate to the general regional area within and surrounding the proposed project site and don't necessarily equate to the existence of resources or human remains within the specific proposed project site. In the event human remains are inadvertently encountered during ground-disturbing activities, they would be treated consistently with state and local regulations including California Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the County Coroner determines the remains are, or believed to be Native American origin, he or she is required to notify the NAHC, which shall then notify those persons believed to be the Most Likely Descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. Adherence to existing regulations would reduce potential project impacts to human remains to less than significant under CEQA.

Finding

Construction of the proposed project would involve ground-disturbing activities that may have the potential to adversely impact previously unidentified human remains. Impacts would be less than significant with adherence to existing regulations (California Health and Safety Code Section 7050.5, PRC Section 5097.98).

4. Energy

Threshold a: Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Support for this environmental impact conclusion is fully discussed in Section 4.4, *Energy*, starting on page 4.4-14 of the DEIR.
The project would consume gasoline, diesel, and electricity for construction and operational activities. Construction energy use includes fuel for heavy equipment, haul truck trips, vendor support vehicles, and workers' personal vehicles. Total estimated consumption during construction is approximately 63,807 gallons of diesel and 45,579 gallons of gasoline. Operating energy would include electricity for residential units, common areas, water conveyance,

and vehicle fuel, with annual demands of about 0.65 gigawatt hours of electricity, 1,877 million BTUs of natural gas, 116,051 gallons of gasoline, and 19,887 gallons of diesel. The project would comply with the 2022 California Building Energy Efficiency Standards (Title 24) and CALGreen requirements, which promote energy-efficient building design, water conservation, and sustainable materials. The residential units would feature solar power and electric vehicle readiness, further reducing energy waste. Therefore, the project's design and regulatory compliance ensure energy consumption would not be wasteful or inefficient.

Finding

Construction and operation of the proposed project would result in the consumption of gasoline, diesel, and electricity; however, the project would incorporate design features required by the 2022 Title 24 standards. Therefore, the project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. This impact would be less than significant.

Threshold b: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Support for this environmental impact conclusion is fully discussed in Section 4.4, *Energy*, starting on page 4.4-17 of the DEIR.

The project aligns with the City of Duarte Energy Action Plan, emphasizing energy efficiency, renewable energy integration, and sustainable growth consistent with regional goals. It supports the Southern California Association of Governments (SCAG) 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) by encouraging reduced VMT and vehicle emissions through higher-density residential development with transit access. The proposed solar-powered residential units and implementation of CALGreen standards, including energy-efficient appliances and EV charging infrastructure, support renewable energy goals. Landscaping improvements with tree shading additionally enhance energy efficiency by reducing cooling demands. There are no conflicts with local or state renewable energy policies or efficiency plans. Overall, the project complements and supports existing energy planning frameworks.

Finding

The proposed project would consume energy but would not conflict with the City of Duarte Energy Action Plan and SCAG 2024-2050 RTP/SCS. Therefore, impacts would be less than significant.

5. Geology and Soils

Threshold a1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

Support for this environmental impact conclusion is fully discussed in Section 4.5, *Geology and Soils*, starting on page 4.5-7 of the DEIR.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. A geotechnical evaluation concluded that the risk of surface fault rupture at the site is low. Known active faults capable of causing surface rupture are not present on the property. Therefore, the potential for damage or hazard from fault rupture is minimal. Any seismic events are unlikely to cause ground surface rupture within the project area. Standard engineering practices and building codes would further reduce risks associated with seismic events.

Finding

The project is not within an Alquist-Priolo Fault Zone. Further, the Geotechnical Evaluation determined that the potential for fault rupture at the project site is low. The potential of substantial adverse effects involving rupture of a known earthquake fault is low. Thus, the proposed project would not be subject to substantial risk of ground rupture and impacts would be less than significant.

Threshold a2: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Support for this environmental impact conclusion is fully discussed in Section 4.5, *Geology and Soils*, starting on page 4.5-9 of the DEIR.

The project site is subject to the general seismic risk inherent to the Southern California region. The Geotechnical Evaluation indicates the site could experience ground shaking during an earthquake; however, the potential for significant adverse effects is low with adherence to applicable building codes and geotechnical recommendations. Compliance with the California Building Code and related standards would ensure that structures are designed to withstand expected seismic forces, and reduce risks of injury or structural failure. The project does not propose unusual design features that would increase seismic risk.

Finding

The project could result in exposure of people or structures to a risk of loss, injury, or death involving strong seismic ground shaking. However, the Geotechnical Evaluation determined that the potential of substantial adverse effects involving ground shaking is low upon compliance with the applicable codes and standards and implementation of the geotechnical evaluation's recommendations. Therefore, impacts would be less than significant.

Threshold f: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Support for this environmental impact conclusion is fully discussed in Section 4.5, *Geology and Soils*, starting on page 4.5-10 of the DEIR.

Ground-disturbing activities for this project are anticipated to include overall site grading, which would reach a maximum of five feet below the surface, and excavations for utilities, which would reach a maximum of 13 feet below the surface. These activities would only impact sediments with low paleontological sensitivity, and therefore, are not expected to significantly impact paleontological resources.

Finding

Ground-disturbing activities for this project are not expected to impact sediments with high paleontological sensitivity. Impacts to paleontological resources would be less than significant.

6. Greenhouse Gas Emissions

Threshold a, b: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Support for this environmental impact conclusion is fully discussed in Section 4.6, *Greenhouse Gas Emissions*, starting on page 4.6-16 of the DEIR.

The proposed project would generate GHG emissions during both construction and operation phases primarily from construction equipment fuel use, vehicle trips, natural gas consumption, and electricity demand. The project incorporates sustainability features such as an all-solar power system and electric vehicle readiness that would help reduce operational energy use and associated emissions. Construction emissions were estimated and included typical heavy equipment use and vehicle trips, while operational emissions considered vehicle trips, energy use, and area sources. Modeling results indicate that despite generating measurable GHG emissions, the project's emissions would be consistent with State targets for GHG reductions and are not expected to exceed thresholds where impacts would be considered significant. Regulatory compliance with California's energy and air quality codes further limits emissions. Overall, the project's GHG emissions would not significantly contribute to climate change impacts.

The project supports and aligns with applicable State and regional plans designed to reduce GHG emissions, including California's Climate Change Scoping Plan and the SCAG' RTP/SCS. By locating housing in an infill urban area close to existing transit and promoting reduced VMT, the project aids regional sustainability goals. Mandatory adherence to the 2022 California Building Energy Efficiency Standards and CALGreen requirements ensures energy efficiency and renewable energy use. The project's renewable energy installations and electric vehicle readiness contribute to broader state efforts to reduce fossil fuel reliance. Therefore, the project would not conflict with efforts to achieve Statewide or local GHG reduction targets and plans.

Finding

Although construction and operation of the proposed project would generate GHG emissions, the project would incorporate features that would reduce GHG emissions and align with the goals of the applicable plans, policies, and regulations related to GHG emissions. Therefore, the proposed project would not generate emissions that may have a significant impact on the environment, nor would the proposed project conflict with the applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

7. Hazards and Hazardous Materials

Threshold g: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Support for this environmental impact conclusion is fully discussed in Section 4.7, *Hazards and Hazardous Materials*, starting on page 4.7-6 of the DEIR.

The project site is located in an urbanized area outside California's State Responsibility Area and VHFHSZ, though its southern boundary abuts a VHFHSZ within an LRA. Adjacent industrial development in the VHFHSZ reduces potential wildfire spread toward the project site. The project involves constructing 169 multi-family residential units and redeveloping a public park, which increases density and potential exposure to wildland fire risks. Importantly, the project does not include new features, such as overhead power lines, that would increase wildfire hazards. Fire protection services by the Los Angeles County Fire Department are sufficient to serve the project without impacting response times or requiring additional resources; and the project must comply with the California Building Code and Fire Code, which mandate ignition-resistant construction materials, sealing of building openings, defensible space, emergency access, water supply, and fuel modification. Adherence to these applicable codes and standards would reduce wildfire risk exposure to people and structures.

Finding

The southern boundary of the project site is adjacent to a designated VHFHSZ in an LRA. Due to the proximity to the fire zone, the proposed project would increase the potential risk of loss, injury, or death involving wildland fires due to the introduction of residential development to the project site. However, compliance with building and design regulations would reduce the wildland fire risk impacts to a less-than-significant level.

8. Land Use and Planning

Threshold b: Would the project 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?

Support for this environmental impact conclusion is fully discussed in Section 4.8, *Land Use and Planning*, starting on page 4.8-5 of the DEIR.

The proposed project involves changing the site's land use designation from Public Facility to High-Density Residential and Open Space, accompanied by a zone change from PF (Public Facility) to R-4 (Multiple-Family Residential) and Open Space. The project includes 169 residential units and public park improvements, increasing residential density while preserving and enhancing the existing Otis Gordon Sports Park. The project is consistent with the City of Duarte's General Plan, Zoning Code, and applicable regional plans, including the SCAG 2024–2050 RTP/SCS. The development would maintain compatible land uses and provide amenities consistent with community goals and standards. With required approvals—including the General Plan Amendment, Zone Change, Planned Development Permit, and Site Plan Review—the project would conform to land use policies and avoid conflicts. Therefore, the project would not conflict with applicable land use plans or policies that are designed to avoid or mitigate environmental effects.

Finding

The proposed project is consistent with the City of Duarte General Plan, Duarte development code, and SCAG 2024-2050 RTP/SCS upon approval of the project's General Plan amendment, zone change, planned development permit, parcel map, and site plan & design review. Therefore, the proposed project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

9. Noise

Threshold a:	**Would the project result in 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?**

Support for this environmental impact conclusion is fully discussed in Section 4.9, *Noise*, starting on page 4.9-16 of the DEIR.

Construction activities, including demolition, grading, and building, would generate intermittent noise audible at nearby sensitive receptors. These construction noise levels are expected not to exceed the City of Duarte's allowable noise thresholds when employing standard BMPs such as limiting equipment use to permitted hours, maintaining equipment, and using quieter machinery where feasible. With these controls, construction noise impacts would be less than significant.

Finding

Construction and demolition activities associated with implementation of the project would intermittently generate noise within and adjacent to the project site. However, construction noise levels would not exceed the applicable noise level thresholds. Noise associated with operation of the project would not exceed the city's noise limits at the nearest residential properties to the north and east. This impact would be less than significant.

Threshold 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?**

Support for this environmental impact conclusion is fully discussed in Section 4.9, *Noise*, starting on page 4.9-20 of the DEIR.

The airport nearest to the project site is the San Gabriel Valley Airport, located approximately 5.5 miles southwest of the project site. According to the Master Plan prepared for the airport, the project site would not be located within the noise contours of the airport (Hodges & Shutt 1995). Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise exposure, and no impacts would occur.

Finding

The project site is not located within the noise contours of the nearest airport. Therefore, people residing and working in the project area would not be exposed to excessive airport-related noise levels and no impacts would occur.

10. Public Services

Threshold a.3:	**Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?**

Support for this environmental impact conclusion is fully discussed in Section 4.10, *Public Services*, starting on page 4.10-3 of the DEIR.

The project site is within the Duarte Unified School District (DUSD), which currently serves 7,465 students across one elementary, four middle, and two high schools. The proposed project would add approximately 470 residents, which would raise enrollment within DUSD by about six percent, though this represents less than two percent of Duarte's projected population growth through 2050. The Andres Duarte Arts Academy ceased operations in 2022 due to low enrollment. The project would result in the relocation of the Duarte Preschool and MIT High School to other existing DUSD campuses, which would allow for continued accommodation of all students without increasing district enrollment capacity needs. In addition, developer fees required under State law (AB 2926 and SB 50) would contribute to local school funding, mitigating impacts to educational facilities.

The project involves demolition of the school buildings but does not involve construction activities associated with the relocation of the school facilities. The school relocations were approved separately by the DUSD Board of

Education and are not part of the project's environmental review. Demolition and construction related to the project are not expected to impact DUSD's capacity or generate significant environmental effects related to school enrollment. The residential development is estimated to generate moderate enrollment growth accommodated by existing DUSD facilities post-relocation, with developer fees supporting school funding, resulting in no significant impact on school capacity or performance standards.

Finding

The proposed project would not result in a significant increase in enrollment within the DUSD that would require new or physically altered schools. The relocations of the Duarte Preschool and the MIT School were separately considered and approved by the DUSD Board of Education in October 2023. Therefore, the relocations are not considered part of the proposed project and the proposed project would not result in physical impacts associated with the provision of new or physically altered schools. The project applicant would also pay applicable developer fees per AB 2926 and SB 50 which would contribute to local school funding. Impacts would be less than significant.

11. Transportation

Threshold a: Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Support for this environmental impact conclusion is fully discussed in Section 4.11, *Transportation*, starting on page 4.11-6 of the DEIR.

The project complies with applicable transportation plans and policies relevant to roadways, transit, bicycle, and pedestrian facilities. Improvements and access points align with City of Duarte and regional standards. The project does not interfere with ongoing or planned transportation system improvements or operations. Therefore, no conflict with relevant transportation programs or plans is anticipated.

Finding

The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.

Threshold b: Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Support for this environmental impact conclusion is fully discussed in Section 4.11, *Transportation*, starting on page 4.11-11 of the DEIR.

The project would generate an estimated net reduction of 46 AM peak hour trips, a slight net increase of 5 PM peak hour trips, and a net increase of 646 daily vehicle trips. Despite these new trips, the site is located within a low VMT Transportation Priority Area, contributing to overall reduced vehicle travel compared to regional averages.

Finding

The project would generate an estimated net reduction of 46 AM peak hour trips, a net increase of 5 PM peak hour trips and a net increase of 646 daily trips. The project would satisfy the established screening criteria for projects located in a Transportation Priority Area, a low VMT area. Impacts would be less than significant.

Threshold c: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

Support for this environmental impact conclusion is fully discussed in Section 4.11, *Transportation*, starting on page 4.11-13 of the DEIR.

The project's design incorporates safe geometric features, proper access, and circulation consistent with City standards. There are no incompatible or unsafe roadway or driveway designs proposed. Consequently, the project would not introduce new hazards related to roadway geometry or land use incompatibility.

Finding

The project would not substantially increase hazards due to a geometric design feature or incompatible use. Impacts would be less than significant.

Threshold d: Would the project result in inadequate emergency access?

Support for this environmental impact conclusion is fully discussed in Section 4.11, *Transportation*, starting on page 4.11-13 of the DEIR.

Vehicular ingress and egress for the project meet City emergency access requirements, including adequate roadway widths, turning radii, and multiple access points. The project would not impede emergency vehicle operations and fire department response times would not be adversely affected.

Finding

The project would not result in inadequate emergency access. Impacts would be less than significant.

12. Utilities and Service Systems

Threshold b: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Support for this environmental impact conclusion is fully discussed in Section 4.13, *Utilities and Service Systems*, starting on page 4.13-4 of the DEIR.

Construction of the proposed project is planned from April 2026 to September 2028. During this period, approximately 480,180 gallons (about 1.5 acre-feet) of water would be used primarily for temporary construction activities such as dust suppression, soil compaction, equipment washing, and concrete mixing. Dust suppression is the largest use of water during construction, with watering occurring multiple times daily per SCAQMD requirements to control fugitive dust. Use of water during construction is temporary and minor relative to overall water supply, and California American Water Company can impose conservation measures if needed. Therefore, construction water demand is not expected to significantly strain local water resources.

For ongoing project operation, the 169 residential units and park redevelopment are estimated to demand approximately 40 acre-feet per year (AFY) of water, including 30.6 AFY for residential uses and 9.3 AFY for the park areas. California American Water Company's current and projected supplies, including groundwater and replacement water, are sufficient to meet this demand under normal and drought conditions. The project would connect to existing water infrastructure and incorporates water efficiency measures. Consequently, operational water demand is not expected to significantly impact the water supply or require capacity expansion.

Finding

The water demand for the project would be approximately 40 AFY per year. Based on Cal-Am Water Company's water supply and demand projections, projected water supplies are sufficient to meet the anticipated water demand of the proposed project during normal, dry, and multiple dry years. Impacts would be less than significant.

D. FINDINGS ON IMPACTS MITIGATED TO LESS THAN SIGNIFICANT

The following summary describes impacts of the proposed project that, without mitigation, would not result in significant adverse impacts. Upon implementation of the mitigation measures provided in the DEIR, these impacts would be considered less than significant.

1. Air Quality

Threshold c: Would the project expose sensitive receptors to substantial pollutant concentrations?

Support for this environmental impact conclusion is fully discussed in Section 4.1, *Air Quality*, starting on page 4.1-28 of the DEIR.

Construction activities produce diesel particulate matter (DPM) emissions exceeding cancer risk thresholds without mitigation. However, requiring Tier 4 off-road equipment and diesel particulate filters reduces risks below significance levels. Operational toxic air contaminant emissions, including on-site DPM exposure, remain below thresholds, partly

due to Minimum Efficiency Reporting Value 13 filtration within new residences and prohibitions on wood-burning devices. The project does not generate carbon monoxide hotspots. Sensitive receptors, including residences and nearby schools, would not face substantial pollutant exposure during either phase with mitigation implemented.

Mitigation Measures

The following mitigation measure would address construction toxic air contaminant emissions associated with the proposed project.

AQ-1 Construction Emissions Reductions

Prior to construction activity and issuance of grading permits, the City Building Official shall confirm that the grading plan, building plans, and specifications stipulate the following measures shall be implemented:

- All mobile off-road equipment (wheeled or tracked) used during construction activities shall meet the United States Environmental Protection Agency Tier 4 Interim standards at a minimum for all equipment over 25 horsepower and/or install Level 3 diesel particulate filters. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 Interim standards.

Finding

The project would not increase carbon monoxide concentrations such that it would create carbon monoxide hotspots, and the project is not considered a land use that would generate substantial toxic air contaminants emissions. Project construction emissions would exceed SCAQMD excess cancer risk threshold; however, with the incorporation of Mitigation Measure AQ-1, the project's construction impact would be less than significant to sensitive receptors.

2. Biological Resources

Threshold a:	**Would the project 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 Wildlife or U.S. Fish and Wildlife Service?**

Support for this environmental impact conclusion is fully discussed in Section 4.2, *Biological Resources*, starting on page 4.2-10 of the DEIR.

The project site and study area consist primarily of ornamental vegetation, disturbed lands, and urban/developed areas with no native habitats. Special-status species and sensitive natural communities are unlikely to occur due to lack of suitable habitat. No other candidate or sensitive species were observed or expected. The main potential biological concern is the presence of nesting migratory birds, including raptors such as Cooper's hawk, protected under the Migratory Bird Treaty Act and California Fish and Game Code. Construction could directly or indirectly impact nesting birds if active nests are disturbed, but adherence to pre-construction nesting surveys and avoidance buffers would reduce impacts.

Mitigation Measures

BIO-1 Nesting Bird Avoidance/Pre-construction Surveys

Prior to ground disturbing activities, the following measures shall be implemented:

To avoid disturbance of nesting and special-status bird species protected by the Migratory Bird Treaty Act and California Fish and Game Code, activities related to the project, including but not limited to, vegetation removal, ground disturbance, and construction shall not occur during the bird breeding season (January 15 through August 31) unless a pre-construction nesting bird survey is conducted within seven days prior to ground disturbance.

A qualified biologist, who is familiar with the identification of avian species, shall conduct the preconstruction nesting bird survey within seven days prior to ground disturbance to evaluate the presence/absence, location, and status of any active nests on or adjacent to the study area. The extent of the survey area surrounding the study area shall be determined by the qualified biologist to confirm that direct and indirect effects to nesting birds are avoided.

If an active nest(s) is discovered, a suitable buffer shall be established around the active nests, as determined by the biologist, and construction activity will not occur within the buffer until the biologist has determined that the nest is no longer active. Buffer size shall consider the species involved and relevant level of tolerance to adjacent activity, the location of the nest relative to proposed activities, and site conditions that naturally buffer the location, such as vegetation screening, topography, etc. No parking, storage of materials, or construction activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into this buffer shall occur only at the discretion of the qualified biologist, if it is determined that encroachment will not adversely impact the nesting birds.

If construction activities are delayed or paused for more than 14 days during the nesting season, the nest survey will be re-initiated for areas that still contain potential nesting habitat. A report detailing the findings of the survey, including any identified active nests and recommended protective measures, shall be submitted to the City of Duarte's Community Development Director, and regulatory agencies if applicable, within seven days of completing the survey

Finding

Implementation of the proposed project would potentially have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Potential impacts would be less than significant with Mitigation Measure BIO-1 incorporated.

3. Cultural Resources

Threshold b: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Support for this environmental impact conclusion is fully discussed in Section 4.3, *Cultural Resources*, starting on page 4.3-11 of the DEIR.

No prehistoric or historic-period archaeological resources were identified within the proposed project site as a result of the California Historical Resources Information System records search or pedestrian survey. However, the Sacred Lands File results were positive, which indicates sacred lands have been previously identified in the vicinity of the proposed project site. The archaeological sensitivity analysis concluded that there is a low to moderate potential for encountering unknown or as yet unidentified intact subsurface archaeological resources within undisturbed native alluvial soils to maximum depths of proposed disturbance during project-related ground disturbance.

In the event that unanticipated or previously unknown archaeological resources are encountered during project implementation, such resources could qualify as either historical resources or unique archaeological resources under CEQA, and therefore, impacts to these resources would be potentially significant.

Mitigation Measures

CUL-1 Workers Environmental Awareness Program Training

All construction personnel and monitors who are not trained archaeologists shall be briefed regarding unanticipated discoveries prior to the start of construction activities. A basic presentation shall be prepared and presented by a Qualified Archaeologist, or other designated archaeologist working under the direction of the Qualified Archaeologist, to inform all personnel working on the proposed project about the archaeological sensitivity of the area. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the proposed project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that archaeological resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection and the immediate notification of the Qualified Archaeologist and if appropriate, Native American representative. The necessity of training attendance shall be stated on all construction plans, and the Project Developer shall maintain records demonstrating construction worker WEAP participation that are submitted to the City for review prior to the start of ground-disturbing activities. A Qualified Archaeologist must meet the Secretary of the Interior's Professional Qualifications Standards for archeology.

CUL-2 Retention of a Qualified Archaeologist and Archaeological Monitoring

Prior to the start of ground-disturbing activities, the Project Developer shall retain a Qualified Archaeologist to respond to and address any inadvertent discoveries identified for the duration of construction activities.
The Qualified Archaeologist shall oversee an archaeological monitor possessing experience and familiarity with historic-period and prehistoric resources in the region. The archaeological monitor shall conduct full-time monitoring within undisturbed native soils to the project's proposed maximum depths of disturbance. In general, archaeological monitoring shall be limited to initial ground disturbance, which is defined as construction-related earthmoving of sediments from their native place of deposition and does not include any secondary movement of sediment that might be required for the proposed project (e.g., backfilling). The Qualified Archaeologist may adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter archaeological deposits. The archaeological monitor shall be responsible for maintaining daily monitoring logs.
Throughout the course of proposed project construction activities, if a discovery is made by construction personnel and a monitor is not present, the protocols and procedures outlined in the WEAP training shall be followed. Following the completion of proposed project construction activities, the Qualified Archaeologist shall prepare an archaeological monitoring report with the results of the archaeological monitoring program that meets state and local requirements. The report shall be submitted to the City and the South Central Coast Information Center at the California State University at Fullerton. Reports submitted to the South Central Coast Information Center shall be formatted and completed in accordance with the California Historical Resources Information System document submittal standards

CUL-3 Inadvertent Discovery of Archaeological Resources

In the event that archaeological resources are inadvertently encountered during ground-disturbing activities, work in a 50-foot radius of the find shall be halted and redirected, and the Qualified Archaeologist shall be contacted immediately. The Qualified Archaeologist or other designated archaeologist working under the direction of the Qualified Archaeologist shall provide recommendations regarding the resource's potential significance and potential treatment in coordination with the City. If the resource is determined by the Qualified Archaeologist to be indigenous in origin, then a Native American representative shall also be contacted to participate in the evaluation of the resource. Avoidance and preservation in place shall be the preferred manner of mitigating impacts to archaeological resources. If the Qualified Archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for California Register of Historical Resources (CRHR) eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, the Qualified Archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, pursuant to the requirements of the CEQA Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods measurable objectives, and data thresholds to reduce any significant impacts related to the resource. Pursuant to the data recovery plan, the Qualified Archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C).

Finding

Although the proposed project would not cause a substantial adverse change in the significance of a known archaeological resource pursuant to Section 15064.5, construction of the proposed project would involve ground disturbing activities that may have the potential to adversely impact previously unidentified archaeological resources. Impacts would be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-3.

4. Noise

Threshold b:	**Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

Support for this environmental impact conclusion is fully discussed in Section 4.9, *Noise*, starting on page 4.9-19 of the DEIR.

Construction of the project would include sources of vibration, including a vibratory roller for paving activities and a large bulldozer for grading/earthwork activities. A vibratory roller generates a vibration level of 0.210 in/sec peak particle velocity (PPV) at a reference distance of 25 feet, while a large bulldozer generates a vibration level of 0.089 in/sec PPV at a reference distance of 25 feet. A vibratory roller may be used approximately 20 feet from the nearest offsite residential structure, resulting in vibration levels up to 0.293 in/sec at this structure. A large bulldozer may be used within 15 feet of the nearest offsite residential structure to the north, resulting in vibration levels up to 0.191 in/sec PPV at this structure. Vibration levels generated by grading/earthwork activities (i.e., use of a large bulldozer) during construction would not exceed the Federal Transit Administration's threshold of 0.2 in/sec PPV at offsite residential structures; however, vibration levels generated by paving activities (i.e., use of a vibratory roller) during construction would exceed the Federal Transit Administration's threshold of 0.2 in/sec PPV at offsite residential structures. Therefore, vibration impacts generated during construction of the project would be potentially significant. Operation of the proposed project would not include any substantial vibration sources; therefore, operational vibration impacts would be less than significant.

Mitigation Measures

The following mitigation measure would address construction toxic air contaminant emissions associated with the proposed project.

NOI-1 Alternative Construction Equipment

Prior to the issuance of a grading and building permit, the following measure shall be included as notes on all construction plans:

- Construction activities that utilize a roller within 26 feet of offsite residential structures shall be conducted with a static or pneumatic roller in lieu of a vibratory roller.

Finding

Construction activities associated with implementation of the proposed project would intermittently generate groundborne vibration levels exceeding applicable thresholds at residential structures adjacent to the project site. However, implementation of Mitigation Measure NOI-1 would require the use of alternative equipment that produces lower levels of vibration; therefore, project-generated vibration impacts would be less than significant with mitigation incorporated.

5. Tribal Cultural Resources

Threshold a, b:	**Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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)? Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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?**

Support for this environmental impact conclusion is fully discussed in Section 4.12, *Tribal Cultural Resources*, starting on page 4.12-9 of the DEIR.

No tribal cultural resources as defined in PRC Section 21074 that are eligible for listing in the CRHR, or a local register, or that were determined by the lead agency to be significant were identified in the project site. However, to ensure that any potential tribal cultural resources discovered during project-related ground disturbance are treated properly, the City has included the following mitigation measures, which were requested by the consulting Tribe.

Mitigation Measures

TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-2 Unanticipated Discovery of Tribal Cultural Resource Objects (NonFunderary/Non-Ceremonial)

A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3 Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

A. Native American human remains are defined in PRC Section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per PRC Sections 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Finding

Although the proposed project would not cause a substantial adverse change in the significance of a known tribal cultural resource, construction of the proposed project would involve ground disturbing activities that may have the potential to adversely impact previously unidentified tribal cultural resources. Impacts would be less than significant with incorporation of Mitigation Measures TCR-1 through TCR-3.

E. FINDINGS ON CUMULATIVE IMPACTS

CEQA requires a discussion of Cumulative Impacts for each environmental topic. Below, the cumulative impacts are discussed for all environmental topics further explored in the DEIR. For more information on each cumulative impact, refer to respective topical section in the DEIR.

Potential impacts associated with Aesthetics, Agricultural and Forestry Resources, Hydrology and Water Quality, Mineral Resources, Population and Housing, Recreation, and Wildfire were found to be less than significant or result in no impact under the proposed project. Therefore, the project would not contribute to cumulative impacts associated with these environmental issue areas.

Air Quality

Cumulative air quality impacts are evaluated at the regional level within the South Coast Air Basin, where air pollution is inherently a cumulative issue. The DEIR concludes that the proposed project would not exceed SCAQMD thresholds for criteria pollutants during construction or operation. The project is consistent with the 2022 AQMP, and its emissions would not conflict with regional air quality goals. Therefore, the project's contribution to cumulative air quality impacts is not considered cumulatively considerable.

Biological Resources

The cumulative analysis for biological resources considers the ongoing urbanization of the region and the associated loss of habitat. While the project would result in the removal of ornamental vegetation and potential nesting habitat, mitigation measures such as pre-construction nesting bird surveys would reduce impacts to less than significant. Given the limited biological value of the site and the implementation of mitigation, the project would not contribute to cumulatively significant impacts on biological resources.

Cultural Resources

Cumulative impacts to cultural resources are considered in the context of regional development that could disturb archaeological or historical resources. The project includes mitigation measures such as archaeological monitoring and worker training to address potential impacts. Because these measures would reduce the project's impact to less than significant, and because the site does not contain known significant cultural resources, the project would not contribute to a cumulatively considerable impact in this category.

Energy

Cumulative energy impacts are considered in relation to regional energy demand. The project would comply with California's Title 24 energy efficiency standards and include sustainability features such as solar panels and EV-ready infrastructure. These features ensure that the project's energy use would be efficient and not wasteful. As a result, the project would not contribute to a cumulatively significant impact on energy resources.

Geology and Soils

Geological and soil-related impacts are site-specific and not typically cumulative in nature. The project would comply with applicable building codes and incorporate recommendations from a geotechnical evaluation. Therefore, it would not contribute to cumulative impacts related to seismic hazards, soil erosion, or unstable soils.

Greenhouse Gas Emissions

Climate change is a global, cumulative issue. The EIR evaluates whether the project's GHG emissions would be cumulatively considerable. The project would incorporate energy-efficient design and comply with applicable State and regional GHG reduction plans, including the City's Energy Action Plan and SCAG's RTP/SCS. As such, the project's contribution to cumulative GHG emissions would be less than significant.

Hazards and Hazardous Materials

Cumulative impacts related to hazards are considered in terms of exposure to hazardous materials and wildfire risk. The project is located adjacent to, but not within, a VHFHSZ. Compliance with fire safety regulations and building codes would ensure that the project does not contribute to cumulative wildfire risk or hazardous materials exposure.

Land Use and Planning

Cumulative land use impacts are considered in the context of consistency with applicable plans, policies, and regulations. The proposed project, with its required General Plan Amendment and zone change, would be consistent with the City's long-term planning goals upon approval. Other cumulative projects in the area are also subject to local planning review and must comply with the City's General Plan and zoning regulations. Therefore, the project would not contribute to cumulatively significant land use conflicts or inconsistencies.

Noise

Cumulative noise impacts are primarily associated with construction activities, which are typically localized and temporary. The DEIR states that construction noise generally affects areas within 500 feet of a project site. Given the distance between the proposed project and other cumulative projects, overlapping construction noise is unlikely. Operational noise from the project would not exceed City thresholds and would not combine with noise from other developments in a way that would result in a cumulatively significant impact. Therefore, cumulative noise impacts are considered less than significant.

Public Services

Cumulative impacts to public services, including fire protection, police services, and schools, are evaluated based on the combined demand generated by the proposed project and other developments. The project would incrementally increase demand for these services, but it would not require the construction of new facilities or expansion of existing facilities. Developer fees and compliance with service provider requirements would ensure that the project's contribution to cumulative impacts remains less than significant.

Transportation

Cumulative transportation impacts are assessed in the context of regional traffic conditions and planned development. The project is located within a Transit Priority Area and a low VMT zone, and it would generate a relatively modest number of daily trips. The DEIR concludes that the project would not result in significant transportation impacts and would not contribute to cumulative traffic congestion or safety hazards. Therefore, the project's contribution to cumulative transportation impacts would be less than significant.

Tribal Cultural Resources

Cumulative impacts to tribal cultural resources are considered in light of regional development that could disturb previously unidentified resources. The project includes mitigation measures such as tribal monitoring and consultation to address potential impacts. These measures would ensure that the project does not contribute to a cumulatively considerable impact on tribal cultural resources.

Utilities and Service Systems

Cumulative impacts to utilities—including water supply, wastewater treatment, stormwater infrastructure, and solid waste—are evaluated based on the capacity of existing systems to accommodate increased demand. The project would be served by providers with adequate capacity and would implement water-efficient and energy-efficient design features. It would also comply with applicable waste diversion and recycling regulations. As such, the project's contribution to cumulative utility impacts would be less than significant.

F. FINDINGS ON PROJECT ALTERNATIVES

CEQA requires that the discussion of alternatives focus on alternatives to the proposed project or its location that are capable of avoiding or substantially lessening any significant effects of the proposed project. As discussed above, the following impacts could be mitigated below a level of significance: air quality, biological resources, cultural resources,

noise, and tribal cultural resources. The DEIR analyzed four alternatives to the proposed project that could reduce some, if not all, of the significant impacts.

Alternative 1: No Project Alternative

Section 15126.6(e) of the CEQA Guidelines requires analysis of a "No Project" alternative to evaluate the impacts of continuing existing land use and development patterns without the proposed project. Under Alternative 1, the proposed 169-unit multi-family residential development, including 377 parking spaces and the redevelopment of the Otis Gordon Sports Park, would not be constructed. Instead, the site would retain its existing uses, including the vacant Andres Duarte Arts Academy school buildings (totaling 47,399 square feet across 21 permanent and 14 portable classrooms), the operational Duarte Preschool, the Otis Gordon Sports Park (approximately six acres with amenities such as a barbeque area, playground, restrooms, and a lighted softball park), and MIT High School located on the northwestern portion of the site.

This alternative assumes no new housing units or associated infrastructure improvements would be developed on the site. The existing school buildings and associated uses would remain in the current condition, and the Otis Gordon Sports Park and MIT School would continue their current operational status. The site would maintain its Public Facility (PF) zoning and General Plan land use designation, preserving institutional and recreational uses. No demolition, grading, or construction would occur, and no discretionary approvals would be required.

Finding

Because no construction or operational changes would take place, Alternative 1 would avoid all construction-related impacts, including those associated with air quality, noise, biological resources, cultural resources, and tribal cultural resources. Specifically, there would be no emissions of criteria pollutants, no exposure of sensitive receptors to substantial pollutant concentrations, and no generation of objectionable odors. Fugitive dust emissions (PM_{10} and $PM_{2.5}$) would not occur, and all short- and long-term air quality impacts associated with the proposed project would be avoided. Similarly, because no ground-disturbing activities would occur, there would be no potential impacts to special-status species or sensitive vegetation communities, and no risk of disturbing previously unknown cultural or tribal cultural resources. The alternative would also avoid impacts related to energy consumption, GHG emissions, and utility demand, as no new infrastructure or buildings would be introduced.

In terms of hazards and hazardous materials, the No Project Alternative would result in similar impacts to the proposed project. While the proposed project includes mitigation to address potential risks during demolition and construction, the No Project Alternative would maintain the status quo, including any existing risks associated with aging infrastructure or materials on-site. However, it would not introduce new risks or require mitigation.

From a planning and policy perspective, the No Project Alternative would maintain the site's current Public Facility (PF) zoning and General Plan land use designation. This would preserve the institutional and recreational uses of the site but would not advance the City’s goals for housing development or land use diversification. The alternative would not require any discretionary approvals, such as a General Plan Amendment, zone change, or Planned Development Permit.

In terms of project objectives, Alternative 1 would fail to meet nearly all of the stated goals. It would not contribute to the City’s RHNA by increasing multi-family housing opportunities, nor would it provide moderate-income housing options identified in the City’s 2021–2029 Housing Element. It would not promote sustainability through medium- to high-density housing or reduce VMT. The alternative would not revitalize the underutilized site with a well-designed residential and recreational development, nor would it incorporate sustainable building practices to improve energy efficiency and wellness. The only project objective it would partially meet is the preservation of the Otis Gordon Sports Park, which would remain.

Given these factors and the failure of Alternative 1 to achieve the majority of the project’s objectives, this alternative is considered environmentally inferior to the proposed project in terms of policy alignment and community benefit. Although it would reduce environmental impacts, it is not the preferred alternative and is expected to be rejected by the City as inconsistent with applicable housing goals, land use policy, and long-term community development objectives.

Alternative 2: Previous Full Capacity of Schools

Alternative 2, referred to as the “Previous Full Capacity of Schools” alternative, assumes that the Andres Duarte Arts Academy and MIT High School would continue to operate on the project site at their previous full enrollment levels. Specifically, the Andres Duarte Arts Academy would operate at a capacity of 684 students, and the MIT School would operate at a capacity of 162 students, totaling 846 students on-site. This alternative would not involve any new construction, demolition, or redevelopment of the site. The existing Otis Gordon Sports Park and the wireless

communications building located near the western boundary of the site would remain unchanged. The site would continue to function under its current Public Facility zoning and General Plan land use designation.

Finding

Alternative 2 would avoid all construction-related impacts associated with the proposed project. These include impacts related to air quality emissions from construction equipment, fugitive dust (PM_{10} and $PM_{2.5}$), noise from demolition and grading, and potential disturbance of biological, cultural and tribal cultural resources. Because no ground-disturbing activities would occur, mitigation measures related to nesting bird surveys, archaeological monitoring, and tribal consultation would not be required. Similarly, there would be no new energy demand or GHG emissions associated with construction, and no need for new utility infrastructure.

However, operational impacts under Alternative 2 would differ from the proposed project. Although the site would not be redeveloped, the return to full school capacity would result in an estimated 376 additional people on-site each weekday and approximately 728 additional daily vehicle trips. These increases would lead to greater operational air quality impacts, including emissions of criteria pollutants and exposure of sensitive receptors to pollutant concentrations. Noise impacts would also increase due to the higher volume of student activity and traffic. In contrast, impacts related to biological resources, cultural resources, geology and soils, land use and planning, public services, and tribal cultural resources would be reduced compared to the proposed project. Impacts related to energy, GHG emissions, hazards and hazardous materials, transportation, and utilities and service systems would be similar to those of the proposed project.

Alternative 2 would not meet the majority of the project's objectives. It would not contribute to the City's RHNA by increasing multi-family housing opportunities, nor would it provide moderate-income housing options identified in the City's 2021–2029 Housing Element. It would not promote sustainability through medium- to high-density housing or reduce VMT. It would also fail to revitalize the underutilized project site with a well-designed and landscaped residential and recreational development. While the Otis Gordon Sports Park would be preserved, it would not be improved or expanded, and thus the alternative would only partially meet the objective of enhancing recreational amenities for the surrounding community.

Furthermore, the feasibility of this alternative is questionable. The Andres Duarte Arts Academy previously ceased operations due to low enrollment, and the City's Board of Education has determined that the project site is surplus land no longer needed for educational purposes. As such, it is not anticipated that the DUSD has sufficient student enrollment to justify operating both schools at their previous full capacities. While leasing the facilities to a charter or private school is a theoretical possibility, it is not considered a viable or likely outcome.

Although Alternative 2 is identified in the EIR as the environmentally superior alternative (primarily due to the absence of construction and associated impacts) it does not fulfill the fundamental purpose of the project or achieve most of its objectives. Given these factors and the increased operational impacts in air quality and noise, combined with this alternative's failure to achieve key housing and community development goals, Alternative 2 is not the preferred alternative and is expected to be rejected by the City as inconsistent with applicable policy, housing needs, and environmental improvement objectives.

Alternative 3A: AB 2295 Partial Site Build Out

Alternative 3A proposes full buildout of the eastern portion of the project site under the provisions of California AB 2295 (2022), which streamlines the development of affordable and mixed-income housing for teachers and support staff of California's K–12 public schools on land owned by local educational agencies. Under this alternative, all residential units would prioritize teachers and other school employees as tenants. The alternative would involve the same demolition and relocation activities as the proposed project, including removal of the existing school buildings and redevelopment of the Otis Gordon Sports Park. The eastern portion of the site would be developed with 353 residential units, 71 of which (30 percent) would be affordable to low-income households. This represents a significant increase in density compared to the proposed project's 169 units.

Pursuant to AB 2295 and relevant sections of the California Government Code (Sections 65583.2(c), 65914.7, and 65915), the allowable base density for the 7.83-acre residential portion of the site is 30 dwelling units per acre, or 235 units. Because the project would provide 30 percent of units as affordable to low-income households, it qualifies for a 50 percent density bonus, allowing up to 45 dwelling units per acre, or 353 units total. Unlike the proposed project, Alternative 3A would not require a General Plan Amendment, zone change, or Planned Development Permit, though it would still require a parcel map, site plan review, and design review.

Finding

Alternative 3A would result in similar construction-related impacts as the proposed project, since demolition, grading, and redevelopment activities would be comparable. However, operational impacts would be greater in several categories due to the increased number of residential units. Specifically, the alternative would generate approximately 981 residents (353 units × 2.78 persons per household), which is 511 more residents than the proposed project. This would result in increased demand for public services, greater energy and water consumption, and higher levels of operational noise from sources such as Heating, Ventilation, and Air Conditioning systems and vehicle traffic. The DEIR notes that operational noise levels would be greater than the proposed project due to the increased number of units and associated equipment. Similarly, air quality and GHG emissions would be higher due to increased vehicle trips and energy use.

In terms of land use and planning, Alternative 3A would result in similar impacts to the proposed project. Although it would not require zoning changes, the higher density may be less compatible with the surrounding single-family residential development. Nonetheless, the alternative would comply with state housing law and support regional housing goals.

Importantly, Alternative 3A would meet or exceed all of the project's objectives. It would significantly increase the City's multi-family housing supply, helping to achieve its RHNA goals. It would provide a substantial number of affordable units for low-income households, directly addressing a key need identified in the City's 2021–2029 Housing Element. The alternative would also promote sustainability through higher-density development and reduced VMT, and it would revitalize the underutilized site with a well-designed residential and recreational project. The redevelopment of the Otis Gordon Sports Park would be retained, preserving and enhancing recreational amenities for the surrounding community.

Although Alternative 3A would result in greater environmental impacts in several categories (particularly operational noise, air quality, and public services) these impacts would remain within acceptable thresholds and would be mitigated through standard measures. The alternative would fully meet the project's objectives, including housing production, affordability, sustainability, and community revitalization. As such, Alternative 3A is not rejected and is considered a feasible alternative. However, due to its increased environmental impacts compared to the proposed project, it is not identified as the environmentally superior alternative. Alternative 3A remains a viable option that balances policy compliance with housing and community development goals.

Alternative 3B: AB 2295 Full Site Build Out

Alternative 3B proposes full buildout of the entire 14.16-acre project site under the provisions of California AB 2295 (2022), which facilitates the development of affordable and mixed-income housing for teachers and support staff of California's K–12 public schools on land owned by local educational agencies. Unlike Alternative 3A, which limits residential development to the eastern portion of the site, Alternative 3B would utilize the entire site for residential purposes. All existing school buildings and structures associated with the Otis Gordon Sports Park would be demolished or relocated, and the entire site would be redeveloped with multi-family residential units. Under this alternative, 638 residential units would be constructed, 128 of which (30 percent) would be affordable to low-income households. All units would prioritize teachers and other school employees as tenants.

The allowable density under AB 2295 is based on the applicable density deemed appropriate to accommodate affordable housing for lower-income households, which is 30 dwelling units per acre in Los Angeles County. With a 50 percent density bonus granted under Government Code Section 65915 for projects that provide at least 24 percent of units as affordable to lower-income households, the total allowable density increases to 45 dwelling units per acre. Applied to the 14.16-acre site, this results in a maximum of 638 units. This alternative would not require a General Plan Amendment or zone change, as AB 2295 deems such housing an allowable use on public educational land, provided it meets the statutory requirements.

Finding

Alternative 3B would result in greater impacts than the proposed project across several categories. Construction activities would be more extensive, as the entire site would be subject to demolition, grading, and building. This would increase impacts related to air quality, energy consumption, GHG emissions, noise, and transportation. The DEIR notes that construction emissions, equipment use, and haul quantities would be greater than those of the proposed project. Additionally, because the Otis Gordon Sports Park would be eliminated under this alternative, the community would lose a valuable recreational amenity, which would affect land use compatibility and reduce access to open space.

Operational impacts would also be more substantial due to the higher number of residential units and associated population. With 638 units, the site would accommodate an estimated 1,774 residents (638 units × 2.78 persons per

household), significantly more than the 470 residents anticipated under the proposed project. This would increase demand for public services, utilities, and infrastructure, and would generate more vehicle trips, contributing to higher emissions and traffic volumes. Noise levels from residential activity and mechanical equipment would also be higher. While the alternative would still comply with applicable mitigation measures for biological resources, cultural resources, geology and soils, and tribal cultural resources, the scale of development would intensify impacts in nearly all other environmental categories.

In terms of project objectives, Alternative 3B would meet several key goals, particularly those related to housing production and affordability. It would significantly increase the city's supply of multi-family housing and provide a large number of affordable units for low-income households, supporting the City's 2021–2029 Housing Element and RHNA targets. It would also promote sustainability through high-density development and reduced VMT. However, the alternative would not fulfill the objective of preserving and improving the Otis Gordon Sports Park, nor would it provide a balanced mix of residential and recreational uses. The loss of the park would diminish the community-serving aspect of the project and reduce neighborhood compatibility.

While Alternative 3B would achieve the City's housing and affordability objectives to a greater extent than the proposed project (by providing 638 residential units, including 128 affordable units) it would do so at the expense of other key project goals. Most notably, it would eliminate the Otis Gordon Sports Park, thereby failing to preserve and enhance recreational amenities for the surrounding community. The loss of the park would also reduce neighborhood compatibility and diminish the community-serving character of the project. Additionally, the scale of development would result in greater environmental impacts across multiple categories, including air quality, GHG emissions, noise, transportation, and public services. Given these factors and the increased environmental impacts, combined with the alternative's failure to achieve all of the project's objectives, Alternative 3B is not the preferred alternative and is expected to be rejected by the City as inconsistent with the broader goals of community enhancement, environmental sustainability, and land use compatibility.

RESOLUTION PC 25-09

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 24-02, CHANGING THE LAND USE DESIGNATION OF THE PROPERTY AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK) FROM PUBLIC FACILITIES TO HIGH DENSITY RESIDENTIAL AND OPEN SPACE, AND TO AMEND THE GENERAL PLAN LAND USE DIAGRAM

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a General Plan Amendment to change the land use designation from Public Facilities to High Density Residential for approximately seven acres of the site and from Public Facilities to Open Space for approximately six acres of the site, shown in Exhibit A, and located at 1433 Crestfield Drive for the High Density Residential parcel, and at 2351 Central Avenue for the Open Space parcel (*i.e,* Otis Gordon Park); and

WHEREAS, the General Plan Amendment will also change the official General Plan Land Use Diagram (LU-1) to show the General Plan Amendment as shown in Exhibit A; and

WHEREAS, In accordance with Chapter 19.142 of the Duarte Development Code, the Planning Commission is authorized to consider such requests subject to certain findings and to make recommendations to the City Council; and

WHEREAS, notice of a public hearing on August 18, 2025 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report; the application, technical analyses, environmental review documents, and related material for the proposed General Plan Amendment and for the underlying project; and the evidence and public testimony received at the public hearing held on August 18, 2025 at 7:00 p.m. in the City Council Chambers.

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

SECTION 1. RECITALS

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

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows:

1. The amendment is internally consistent with all other provisions of the General Plan.

   The proposed General Plan Amendment promotes to orderly growth in the City. The General Plan's Land Use policies include: "**LU 1.1.2** Encourage the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes, and "**LU 2.1.1** New infill residential development should be compatible in design, bulk, and height with existing nearby residential development as referenced in Duarte's Architectural Design Guidelines and applicable Specific Plans." The proposed General Plan Amendment allows for a development that will blend well with surrounding neighborhoods. The development associated with the General Plan Amendment has been designed with a similar setback design, with buildings along the street having front entries that face the main street. The buildings also have a variety of architectural styles that provides for compatibility with nearby residential development. The mix of housing provides housing opportunities that provides variety to single family and very high density options. The park portion of the development provides both a neighborhood amenity, with open access to the adjacent the neighborhood, and a citywide benefit by preserving quality open space. The development also conforms with General Plan Open Space policy **OS 2.1.2**, which provides: "Require new development to mitigate the burden it creates on existing parks through parkland dedication, recreational space development, and/or mitigation." This development advances that policy by preserving Otis Gordon Park and providing for a comprehensive park upgrade including adding a parking lot that will improve local access to the park.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

   The proposed General Plan Amendment will promote the community in a variety of ways including the preservation and upgrade of Otis Gordon Park and will allow for the development of 169 townhome units that expand local housing options. In addition, the proposed development will exhibit above average design quality that will assist in overall improvement to the design and function of the project site and the surrounding area. The proposed amendment and development with promote and enhance the public interest, health, safety, convenience, and welfare of the City.

3. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not

endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The proposed General Plan Amendment allows for the buildout of a proposed residential development and upgrade of Otis Gordon Park that will enhance the neighborhood and community. The site is adequate to accommodate the proposed residential development and park. The associated environmental impact report (EIR) and related studies and mitigation measures address any and all possible impacts and the project design and conditions of approval provide for a development that will enhance and improve the community.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this Resolution, the Planning Commission finds and determines the project complies with the California Environmental Quality Act (Public Resources Code, Section 21000 *et seq*.) and its implementing regulations (14 Cal. Code Regs., Section 15000 *et seq.*) because an EIR has been prepared and circulated for public review and comment, and will be considered for certification by the City Council prior to the City Council's action on the project.

SECTION 4. RECOMMENDATION OF APPROVAL

Based on the foregoing findings and determinations, the Planning Commission recommends approval of General Plan Amendment 24-02, changing the land use designation of the property at 1433 Crestfield Drive (former Andres Duarte school and Otis Gordon park) from Public Facilities to High Density Residential and Open Space, and to amend the General Plan Land Use Diagram.

SECTION 5. SIGNATURE

The chair shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning and Economic Development Commission of the City of Duarte at a regular meeting held on the August 18, 2025.

_____
Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

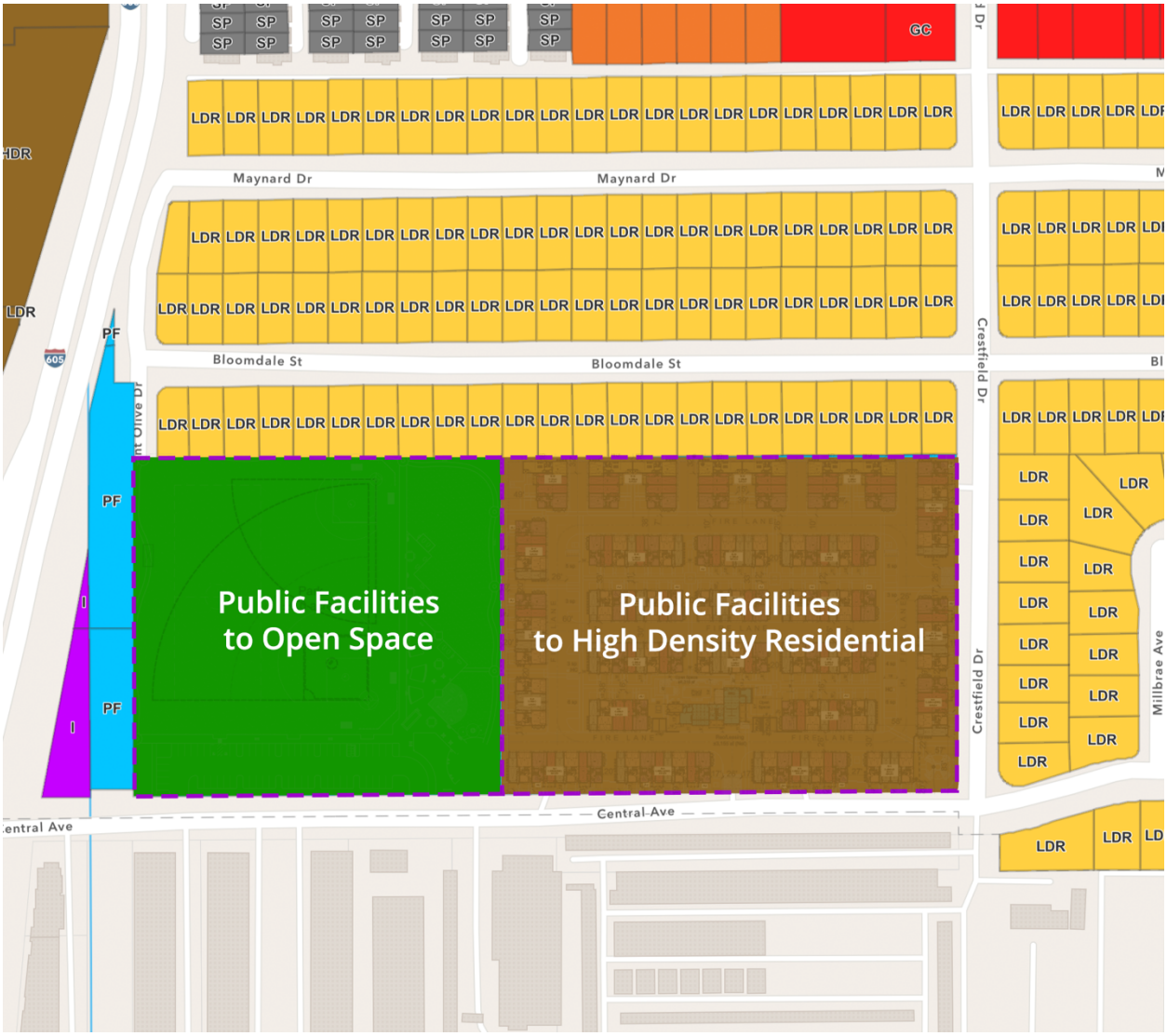
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

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 August 18, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A


Public Facilities
to Open Space
Public Facilities
to High Density Residential
Maynard Dr
Bloomdale St
Crestfield Dr
Millbrae Ave
Central Ave
PF
LDR
SP
GC

RESOLUTION PC 25-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF ZONE CHANGE 24-02, CHANGING THE ZONING OF THE PROPERTY AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK) FROM PUBLIC FACILITIES (PF) TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY (R4) AND OPEN SPACE (OS), AND TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Zone Change to change the zoning from Public Facilities (PF) to Multiple Family Residential High Density (R-4) for approximately seven acres of the site and from Public Facilities (PF) to Open Space (OS) for approximately six acres of the site, shown in Exhibit A, and located at 1433 Crestfield Drive for the High Density Residential parcel, and at 2351 Central Avenue for the Open Space parcel (*i.e.*, Otis Gordon Park); and

WHEREAS, the zone change will also change the official Zoning Map to show the Zone Change as shown in Exhibit A; and

WHEREAS, In accordance with Chapter 19.142 of the Duarte Development Code, the Planning Commission is authorized to consider such requests subject to certain findings and make recommendation to the City Council; and

WHEREAS, notice of a public hearing on August 18, 2025 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report; the application, technical analyses, environmental review documents, and related material for the proposed Zone Change and for the underlying project; and the evidence and public testimony received at the public hearing held on August 18, 2025 at 7:00 p.m. in the City Council Chambers.

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

SECTION 1. RECITALS

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

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows:

1. The amendment is internally consistent with all other provisions of the General Plan.

   The proposed Zone Change promotes to orderly growth in the City. The General Plan's Land Use policies include: "**LU 1.1.2** Encourage the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes, and "**LU 2.1.1** New infill residential development should be compatible in design, bulk, and height with existing nearby residential development as referenced in Duarte's Architectural Design Guidelines and applicable Specific Plans." The proposed Zone Change allows for a development that will blend well with surrounding neighborhoods. The development associated with the Zone Change has been designed with a similar setback design, with buildings along the street having front entries that face the main street. The buildings also have a variety of architectural styles that provides for compatibility with nearby residential development. The mix of housing provides housing opportunities that provides variety to single family and very high density options. The park portion of the development provides both a neighborhood amenity, with open access to the adjacent the neighborhood, and a citywide benefit by preserving quality open space. The development also conforms with General Plan Open Space policy **OS 2.1.2**, which provides: "Require new development to mitigate the burden it creates on existing parks through parkland dedication, recreational space development, and/or mitigation." The Zone Change, and the underlying development advance that policy by preserving Otis Gordon Park and providing for a comprehensive park upgrade including adding a parking lot that will improve local access to the park.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

   The proposed Zone Change will promote the community in a variety of ways including the preservation and upgrade of Otis Gordon Park and will allow for the development of 169 townhome units that expand local housing options. In addition, the proposed Zone Change and the underlying development will exhibit above average design quality that will assist in overall improvement to the design and function of the project site and the surrounding area. The proposed Zone Change and development with promote and enhance the public interest, health, safety, convenience, and welfare of the City.

3. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The proposed Zone Change allows for the buildout of a proposed residential development and upgrade of Otis Gordon Park that will enhance the neighborhood and community. The site is adequate to accommodate the proposed residential development and park. The associated environmental impact report (EIR) and related studies and mitigation measures address any and all possible impacts and the project design and conditions of approval provide for a development that will enhance and improve the community.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this Resolution, the Planning Commission finds and determines the project complies with the California Environmental Quality Act (Public Resources Code, Section 21000 *et seq*.) and its implementing regulations (14 Cal. Code Regs., Section 15000 *et seq.*) because an EIR has been prepared and circulated for public review and comment, and will be considered for certification by the City Council prior to the City Council's action on the project.

SECTION 4. RECOMMENDATION OF APPROVAL

Based on the foregoing findings and determinations, the Planning Commission recommends approval of Zone Change 24-02, changing the zoning of the property at 1433 Crestfield Drive (former Andres Duarte School) and 2351 Central Avenue (Otis Gordon Park) from public facilities (PF) to multiple family residential (high density) (R4) and Open Space (OS) and to amend the official Zoning Map.

SECTION 5. SIGNATURE

The chair shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning and Economic Development Commission of the City of Duarte at a regular meeting held on the August 18, 2025.

_____
Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

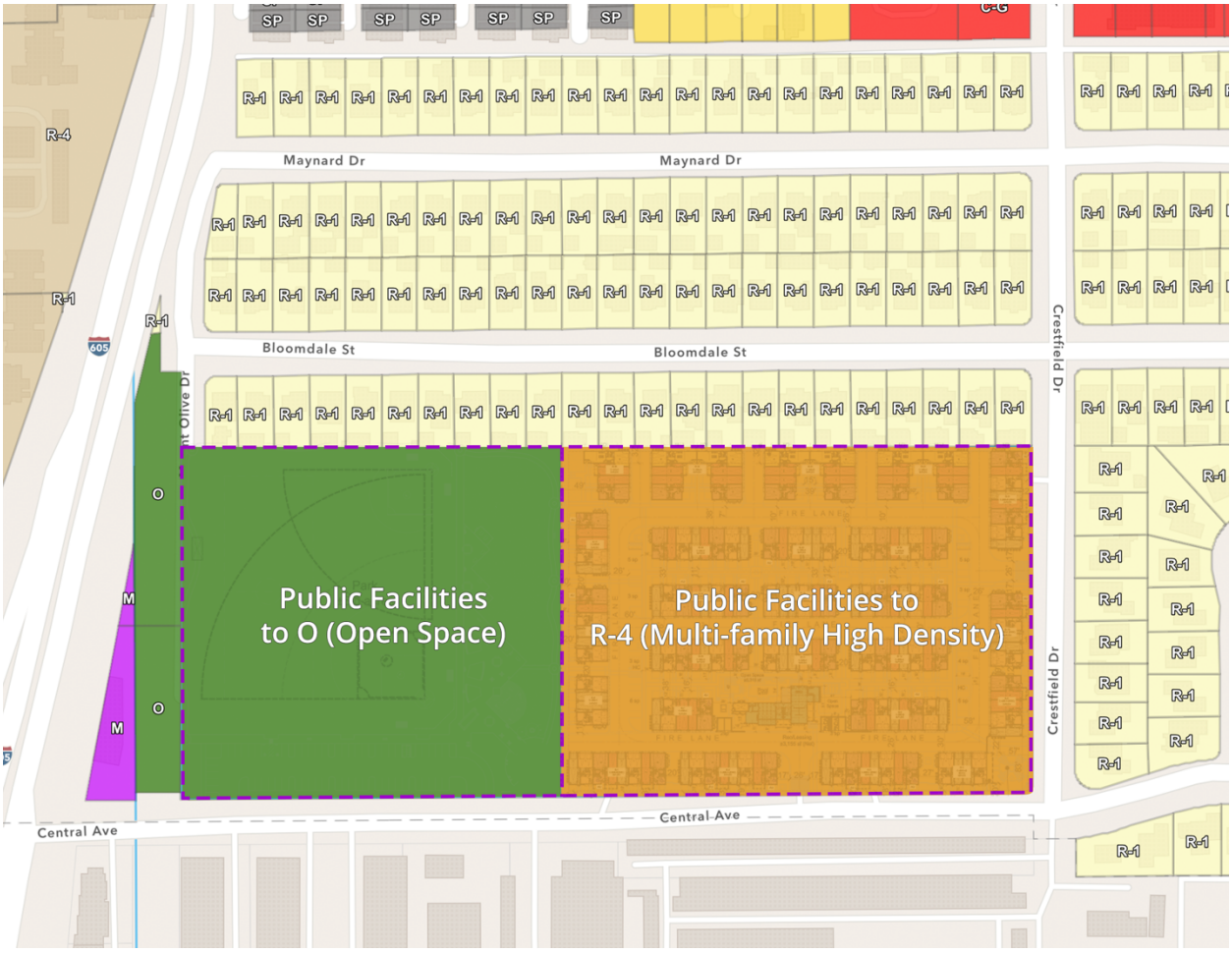
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

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 August 18, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A


Public Facilities
to O (Open Space)
Public Facilities to
R-4 (Multi-family High Density)
Maynard Dr
Bloomdale St
Central Ave
Crestfield Dr
R-1
R-4
O
M
SP
605

RESOLUTION PC 25-11

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 24-01 (84544) DIVIDING ONE PARCEL INTO TWO PARCELS ON THE PROPERTY LOCATED AT 1433 CRESTFIELD DRIVE AND 2351 CENTRAL AVENUE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Tentative Parcel Map to subdivide a 13 acre parcel into two parcels located at 1433 Crestfield Drive and 2351 Central Avenue; and

WHEREAS, the City Engineer has found and determined that Tentative Parcel Map No. 84544, and the conditions of approval attached thereto, conform to the State Subdivision Map Act and the applicable requirements of Article Five of the Duarte Development Code; and

WHEREAS, notice of a public hearing on August 18, 2025 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report; the application, technical analyses, EIR and additional environmental review documents, and related material for the proposed project; and the evidence and public testimony received at the public hearing held on August 18, 2025 at 7:00 p.m. in the City Council Chambers.

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

SECTION 1. RECITALS

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

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows:

1. The proposed map is consistent with the general plan and zoning designation.

   The proposed Tentative Parcel Map meets the requirements of the Duarte General Plan and the Development Code. The map allows for the division of property to separate the housing use from the park use.

2. The design or improvement of the proposed subdivision is consistent with the general plan and zoning designation.

   The proposed development is designed to meet all requirements of the Duarte General Plan and the Development Code. The proposed residential development and park are designed to blend well with the neighborhood and providing additional housing and recreation opportunities for the community.

3. The site is physically suitable for the type of development.

   The proposed residential portion of the development occupies a similar space to the area of the property that was formerly a neighborhood school and the proposed park is similar to the park that has been at this location for years. There is adequate space to provide for each use and the proposed development will benefit the neighborhood and community.

4. The site is physically suitable for the proposed density of development.

   The proposed map divides the property into two lots, one for residential use and the other for park, open space, use. The proposed density for the residential lot is approximately 24 dwelling units per acre. This is a typical density for multi-unit townhomes and the site is adequate to accommodate the use. While this density is higher than the surrounding neighborhood the clustering of the development, which results in higher density, allows the park to remain.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   An environmental impact report (EIR) has been prepared for the overall development project, that includes a General Plan Amendment and zone change, and it determines that there will not be significant impact.

6. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

   An EIR has been prepared for the overall development project, that includes a General Plan Amendment and zone change, and it determines that there will not be significant impact.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

   The Tentative Parcel Map does not include any easements for access through or use of the property within the subdivision that will conflict with the proposed improvements.

Easements identified on the Tentative Parcel Map that are indicated to remain will be incorporated as part of the development project.

8. The proposed map will not adversely affect the adjoining properties as to value, precedent, or be detrimental to the area.

   The Tentative Parcel Map will allow the development of a multi-family residential project and park that have been designed to correspond with the allowed land uses and the improvements are consistent with the General Plan and applicable Zone.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this Resolution, the Planning Commission finds and determines the project complies with the California Environmental Quality Act (Public Resources Code, Section 21000 *et seq*.) and its implementing regulations (14 Cal. Code Regs., Section 15000 *et seq.*) because an EIR has been prepared and circulated for public review and comment, and will be considered for certification by the City Council prior to the City Council's action on the project.

SECTION 4. RECOMMENDATION OF APPROVAL

Based on the foregoing findings and determinations, the Planning Commission recommends approval of Tentative Parcel Map 24-01 (84544) dividing one parcel into two parcels on the property located at 1433 Crestfield Drive and 2351 Central Avenue.

SECTION 5. SIGNATURE

The chair shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning and Economic Commission of the City of Duarte at a regular meeting held on the August 18, 2025.

_____
Yesenia Paez, 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 August 18, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A

Conditions of Approval

1. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.

2. A Final Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.

3. All easements existing at the time of the Final Map approval must be accounted for on the approved Tentative Map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.

4. Easements for Private Driveways and Fire Lanes, and all utilities, including water, sewer, storm drains shall be provided on the Final Map to the satisfaction of the City Engineer and City Attorney.

5. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

6. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.

7. The Tentative Map shall expire 24 months from the date of approval. The subdivider, not less than 60 days prior to the expiration date, may request in writing, to the City, an extension of the approval.

8. The following shall be prepared by a professional registered engineer and submitted to the Engineering/Public Works Division for review and approval:

    - LID Plan. A Low Impact Development (LID) Plan shall be submitted to the Engineering/Public Works Division for review. The LID plan shall provide a comprehensive and technical discussion of how the

proposed project will comply with the City's stormwater program requirements. LID Guidance and implementation can be obtained from Los Angeles County Public Works LID Standards Manual. Contact the Duarte Public Works Division for more information. The LID plan shall be approved prior issuance of grading permits. A hydrology study should be included with the submission of the LID documents.

- Civil Plans. Two sets of complete Civil plans shall be submitted to the Engineering/Public Works Division for review, accurately showing all existing public improvements near the subject development (i.e., street lights, signs, utility vaults and boxes, bus stops, street trees, catch basins, etc.) and shall clearly indicating any proposed modifications to the existing public improvements. Such proposed modifications to the public improvements shall require approval from the City Engineer and Community Development Director prior to issuance of any building permit and/or grading permit. The Civil plans shall be submitted concurrently with the LID plan.

- Soils/Geology report and Hydrology Study.

- A detailed grading and drainage plan, including all supporting information and design criteria. The grading and drainage plan shall be approved by the City Engineer and a grading bond shall be submitted prior to the issuance of a grading permit.

- Performance bonds may be required for other phases of the project.

- A detailed utility plan.

9. A right-of-way (ROW) permit shall be obtained from the Public Works Division prior to starting any work within the public right of way or placement of traffic control and BMPs within public right of way.

10. All utility facilities along Crestfield Drive within the public right of way including but not limited to conduit, cable, cabinets, control boxes, etc. shall be placed underground with any access panels flush with the ground surface. If there are physical constraints restricting the placement of utility facilities underground, the developer shall provide clear engineering reasons why above ground facilities cannot be installed with underground vaults/handholes. Additionally, all utility services stubbed to the site that will not be used to serve the development shall be properly abandoned.

11. New street lighting shall be installed on Central Avenue and Crestfield Drive. Street lighting plans shall be submitted to the City of Duarte for review and approval of placement, features and standard footing and power

source. All necessary coordination with outside agencies for power source shall be done by the developer or contractor; including but not limited to easement agreements.

12. New parking lot lighting shall be installed in the park parking lot with a separate power source and meter. Parking lot lighting plans shall be submitted to the City of Duarte for review and approval of placement, features, standard footing and power source.

13. Remove and reconstruct all concrete curb & gutter along the property frontage on Central Avenue and Crestfield Drive, in accordance with City of Duarte Standard Specifications. Slot patch for curb & gutter reconstruction shall be a minimum of 18” from the edge of gutter pan.

14. Remove and reconstruct ADA ramp at the northwest corner of Central Avenue and Crestfield Drive, in accordance with City of Duarte Standard Specifications.

15. Remove existing improvements and construct sidewalk on Central Ave. Sidewalk shall be constructed per City of Duarte Standard Plans. Parkway landscaping details shall be approved by Community Development Department at time of plan check prior to issuance of off-site improvements permit issuance. New tree and landscaping maintenance, including water and power for the irrigation system, shall be the responsibility of the new property owner or responsible party. A separate irrigation meter from the project, backflow device and irrigation system shall be installed for new tree wells that are to be located in the parkway frontage for the project. Irrigation control equipment shall meet all standards of the City of Duarte and applicable County and State laws for water conservation.

16. Remove existing improvements and construct sidewalk and tree wells. Sidewalk shall be constructed per City of Duarte Standard Plans. Parkway length, placement, and landscaping details shall be approved by Community Development at time of plan check prior to issuance of off-site improvements permit issuance. New tree and landscaping maintenance, including water and power for irrigation system, shall be the responsibility of the new property owner or responsible party. A separate irrigation meter from the project, backflow device and irrigation system shall be installed for new tree wells and or parkway areas that are to be located in the parkway frontage for the project. Irrigation control equipment shall meet all standards of the City of Duarte and applicable County and State laws for water conservation.

17. Remove all existing driveway approaches off Central Avenue and Crestfield Drive and reconstruct sidewalk to match all new sidewalk, curb and gutter

and tree well as approved by Community Development Department.

18. The Developer shall construct any new driveway approaches to City standards for parking area and emergency vehicle access. All new driveway aprons shall be constructed in accordance with City of Duarte approved standards and shall provide a minimum 4-foot wide path of travel at not more than 2% cross-slope at the top of the apron. Top of driveway apron X shall be a 3-foot minimum from any trees, poles, and any other above-ground structures. Decorative or enhanced paving shall be installed behind the driveway approach to a width of 20' or as otherwise approved by the Community Development Department. Driveway approach locations and ramps shall be approved by the City Engineer prior to construction and shall require the issuance of a public right-of-way permit.

19. Construction of proposed private streets and or parking area shall be constructed in asphalt concrete at a depth of 4 inches over base or at a section approved by the Community Development Department. Asphalt Concrete -- Paving asphalt shall be C2 or D1 - PG 64-10 (1/2" or 3/8") for finished paving, depending on overlay thickness, and B- PG 6410 (3/4") for base paving. Asphalt concrete for Type D1 or Type D2 curb shall be D2 - PG 70-10.

20. Complete full width 2" Mill & Overlay with rubberized asphalt of Crestfield Drive from north property line to Central Avenue.

21. Complete full width 2" Mill & Overlay with rubberized asphalt of Central Avenue from west property line to Crestfield Drive.

22. All private street improvements including but not limited to driveway approach, sidewalk, ramps, curb and gutter, shall be constructed in accordance with City of Duarte Standards. Any deviation shall be previously approved by the Community Development Department.

23. All trenching/potholing/street cuts shall be fixed permanently within five (5) working days following the completion and acceptance of the backfill. Temporary asphalt concrete is required immediately following completion of the backfill. If plates are necessary, they shall be placed flush to the road surface and tack welded together if two or more plates are used. If plates are necessary, then under no circumstance shall a trench remain plated longer than 48 hours, unless a longer term is approved by the Public Works Manager.

24. Traffic control work (delineation and signage) shall comply with the California Manual on Uniform Traffic Control Devices. A traffic control plan shall be submitted to the Public Works Division for review and approved

prior to beginning construction and/or grading. This shall include any temporary pedestrian path and access during the construction of sidewalk.

25. Vehicular access to public streets and driveways shall remain unobstructed during the construction period.

26. The developer, contractor and all representatives shall comply with the National Pollution Discharge Elimination System (NPDES) Permit No. CAS004004, Order No. R4-2021-105, and amendments, issued by the California Regional Water Quality Control Board, Los Angeles Region. Construction activities that disturb one acre or more are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and to obtain coverage under the Construction General Permit Order No. 2022-0057-DWQ from the State Water Resources Control Board. A copy of the SWPPP and related documents including the NOI and State issued WDID No. shall be provided to the Public Works Division to keep on file and ensure compliance.

27. The developer and/or contractor is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure shall be installed and maintained at all times for all projects and work resulting in disturbance of soil. Implementation shall conform to applicable Caltrans or CASQA BMP standard and to the satisfaction of the City Engineer:

    - Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding. Straw waddles will not be acceptable for catch basin covering.

    - Ensure that concrete supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

    - Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.

    - Dust control shall be implemented during any construction or demolition activity. The developer and/or contractor will be responsible to ensure any workers (not limited to their direct subcontractors) are properly conducting dust control and precautions to prevent PMs in the

air.

28. The developer and/or contractor shall incorporate and comply with all regulations, policies and standards regarding water, sewer, and storm water. A sewer capacity study, hydrology study and respective improvement plans if required shall be prepared and submitted to the City for final review prior to the issuance of grading permits. All sewer or storm drain improvements the City of Duarte determines necessary as a result of the project shall be addressed prior to issuance of building permits.

29. When it applies, sewer connection fees shall be paid directly to the Los Angeles County Sanitation District. Proof of payment shall be provided prior to issuance of the grading permit.

30. Show the City of Irwindale and Duarte Boundary on site plan.

31. All off-site improvements within the City of Irwindale Public Right-of-Way shall be performed in accordance with City of Irwindale Standards and to the satisfaction of the Irwindale City Engineer at no cost to the City of Irwindale or City of Duarte. Construction plans shall be reviewed and approved by the Irwindale City Engineer. No work shall proceed without an encroachment permit from the City of Irwindale when crossing City limits. All work required in the City of Irwindale shall be phased to occur concurrently with like public improvement related work in the City of Duarte. Prior to issuance of building permits a detailed work plan and schedule for all public improvements resulting from the project shall be approved by both agencies.

32. Existing City of Irwindale Public right of way parking shall not be impacted by the development.

33. Any existing improvements in the public right of way (within the City of Duarte or City of Irwindale) damaged or made off-grade during construction, including but not limited to sidewalk, curb & gutter, ramps, driveways, etc. shall be removed and replaced in accordance with the respective City standards.

RESOLUTION PC 25-12

A RESOLUTION OF THE PLANNING AND ECONOMIC COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF SITE PLAN AND DESIGN REVIEW 25-19 FOR THE CONSTRUCTION OF A 169 UNIT TOWNHOME DEVELOPMENT AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL)

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, pursuant to Duarte Development Code Chapter 19.122, the applicant is requesting approval of a Site Plan and Design Review (SPDR) application for the construction of a 169 unit townhome development and associated site improvements at 1433 Crestfield Drive (former Andres Duarte School); and

WHEREAS, new multi-family structures in residential zones require Planning Commission approval, pursuant to Duarte Development Code Section 19.122.030; however, in this instance the Planning Commission shall act as a recommending body to the City Council, consistent with Duarte Development Code Sections 19.122.030(A)(5) and 19.122.050(C); and

WHEREAS, on August 4, 2025, the Architectural Review Board held a public meeting that was noticed pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law to consider the SPDR application and provided a recommendation of approval to the Planning Commission; and

WHEREAS, this Site Plan and Design Review case is associated with other entitlements including Planned Development Permit 24-01, which comprehensively comprise the proposed project being considered by the Planning Commission; and

WHEREAS, notice of a public hearing on the Site Plan and Design Review was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report; the application, technical analyses, environmental review documents, and related material for the Site Plan and Design Review 25-19 and for the underlying project; and the evidence and public testimony received at the public hearing held on August 18, 2025 at 7:00 p.m. in the City Council Chambers.

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

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correctand fully incorporated herein by this reference.

SECTION 2. **FINDINGS**

Based upon substantial evidence presented to the Planning Commission during the public hearing, including application materials, technical studies, environmental review documents, written staff reports, the recommendation of the Architectural Review Board, written correspondence, and verbal testimony, the Planning Commission hereby finds and determines as follows, consistent with Duarte Development Code Section 19.122.050.E:

1. The project is consistent with the General Plan and is in compliance with all applicable provisions of this Development Code and all other City ordinances and regulations.

   The proposed development of 169 townhomes is an approved use in the R-4 zoning district. The proposed development meets the requirements of the General Plan and promotes quality local growth. The proposed development, generally, meets all requirements of the zoning with the proposed deviations that do not detract from overall quality of development, and that are authorized through the Planned Development Permit process. The Planned Development process ensures that the project: provides for efficient use of land and excellence of design; provides enhanced amenities and innovation in energy efficiency; and results in a project that is significantly higher quality than would be achieved through conventional design practices and standards. Meeting those objectives, the overall design of the development of the project far exceeds the design of a development that simply met the minimum Development Code requirements. As a result of high quality design, the development is not only compatible with the surrounding neighborhood, the design quality exceeds that of the surrounding neighborhood.

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

   The development consists of 169 townhome units and a recreation building. The development parcel is adequate to accommodate the proposed townhome development with the proposed density of approximately 24 dwelling units per acre, well within the allowable density of the R-4 zoning district. The 169 units are provided in a total of 25 buildings. To provide design variety, three different, but compatible architectural design themes are used, Spanish Colonial, Spanish Santa Barbara and Spanish Andalusian. This design variety makes a much better project and is clearly beyond minimum requirements for architectural design.

3. The project is in compliance with the applicable criteria specified in Subsection 19.122.040 D. (Application Filing, Processing, and Review), above, and the site is suitable for the proposed development, in that,

a. Compatibility. The property is located on the corner of Crestfield Drive and Central

Avenue and historically has been a neighborhood school in a residential area. The proposed residential development is compatible with the surrounding neighborhood.

b. Architectural Design and Detail. The development exhibits overall design excellence and provides a variety of architectural styles. The 169 units are provided in a total of 25 buildings. To provide design variety, three different, but compatible architectural design themes are used, Spanish Colonial, Spanish Santa Barbara and Spanish Andalusian. This design variety makes a much better project and is clearly beyond minimum requirements for architectural design.

c. Landscape. Lighting. Parking. Signs, and Other Design Details.

• Equipment and Utilities. The project has been designed to locate all mechanical equipment on the ground. Proper site placement, fences and landscaping have been incorporated to further screen electrical equipment where possible. Overhead utility lines on Crestfield Drive will be undergrounded as a part of the project.

• Fences/Walls. An eight-foot (8') tall block wall will be constructed on the northerly property line to address noise and lighting impacts. There will also be courtyard walls along the main street frontages that will provide security and compatibility.

• Landscaping. Landscaping has been placed generously throughout the project site. A main focal landscape area is located on the Crestfield-Central intersection and units have landscaped courtyards. A conceptual landscaping plan is included in the project plans, which depicts a variety of climate-adapted planting materials, trees, and appropriate landscaping placement for screening purposes. A standard condition of approval is added for a deferred detailed landscape plan review.

• Lighting. The property will have adequate lighting for a residential project. The lighting plan will require review and approval from the Planning Division to ensure each fixture will be of high quality and decorative. Lighting design will be reviewed to also ensure offsite glare is avoided.

• Parking. There will be two covered garage spaces provided for each unit. A condition will require the property owner to manage the property to ensure that the garage spaces be free of storage and that there is adequate parking for two vehicles. Some of the units have tandem parking and those spaces have been designed to City standards. There will also be guest parking provided, one space for every four units which meets the Development Code requirement. The related Planned Development Permit requires that the owner develop a parking management plan that will strictly limit the amount of vehicles on site to ensure there will be no overflow parking. Both Staff and the City's Traffic Engineer support the amount of parking provided for the project and do not anticipate impacts related to on-site.

4. The project is 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 design of the residential development has been thoughtfully designed to complement the surrounding environment, provide architectural interest for on-site structures, recognize and be sensitive to adjacent residential neighborhoods, and to avoid creating new impacts related to the public health and welfare. Conditions of approval have also been imposed to help avoid adverse and detrimental impacts on the City and surrounding community.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this Resolution, the Planning Commission finds and determines the project complies with the California Environmental Quality Act (Public Resources Code, Section 21000 *et seq*.) and its implementing regulations (14 Cal. Code Regs., Section 15000 *et seq.*) because an EIR has been prepared and circulated for public review and comment, and will be considered for certification by the City Council prior to the City Council's action on the project.

SECTION 4. RECOMMENDATION OF APPROVAL

Based on the foregoing findings and determinations, the Planning Commission recommends approval of Site Plan and Design Review 25-19 for the construction of a 169 unit townhome development at 1433 Crestfield Drive (former Andres Duarte School).

SECTION 5. SIGNATURE

The chair shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a public meeting held on the 18th day of August, 2022.

_____
Yesenia Paez, 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 August 18, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A

Site Plan and Design Review Case 25-19

1. This approval recommendation is for the construction of a 169 unit townhome development and the renovation of Otis Gordon Park located at 1433 Crestfield Drive, as depicted on the approved plans on file with the Planning Division.

2. This approval is associated with Planned Development Permit 24-1 that allows flexibility to certain development standards.

3. A proposed plans shall be submitted to the City for review and approval prior to building permits. If phasing is proposed, a phasing plan shall address the townhome improvement and park improvements. Any changes or revisions to the approved phasing plan are subject to the approval of the City.

4. The final elevations of each building shall be reviewed and approved by the Planning Division prior to permit issuance. Final review shall include approval of the color palette, placement of colors, and all finished building materials/elements, including but not limited to the type, color, and/or placement of trims, awnings, among others. All finished materials/elements incorporated into the building design shall be of high quality and high durability, and shall take into consideration locations that may be more vulnerable to damage or potential maintenance concerns. Final stucco finish shall be subject to the approval of the CDD prior to construction.

5. The Spanish Andalusian plan shall require additional rock treatment, this includes specifically to the park facing unit (plan 5.0.2) and other units as determined by the Community Development Department, to enhance the vertical elements of the building. The final building design to be approved by the Community Development Department.

6. The applicant shall make an additional good faith effort to gain approval from the property owners to the north for the replacement of the existing walls with new, decorative, eight foot wall. Planning Staff shall approve the methods and required communications, with proof of distribution and/or mailing, prior to the applicants attempt to contact neighboring property owners.

7. All windows and doors shall require final approval from the Planning Division prior to permit issuance. A separate window and door plan with an accurate window and door schedule shall be provided to the Planning Division for review prior to submitting to Building and Safety plan check. The schedule shall list the window and door types and their locations. The plan shall include all necessary details on the type, color, and material of all proposed windows and doors; sections/detail drawings depicting the use of trims, moldings, mullions, etc.

8. All garage doors shall be of high quality design that is complementary to the architectural style of the building. Final approval from the Planning Division is required prior to issuance of building permits.

9. The Developer/applicant shall submit a list of lease conditions and requirements that will be included in all leases to the City for review and approval prior to the issuance of building permits. These lease conditions and requirements shall require, at minimum requirements for: storage in garage space; number of vehicles permitted per unit; guidelines for guest parking; compliance with the parking management plan; guidelines for trash can storage and use of community compost enclosure areas; outdoor storage in courtyard areas and similar items.

10. Resident garages shall be used for vehicle parking only. Excessive storage or any reduction of vehicle parking space within the garage shall be prohibited. Garages shall maintain a minimum clearance of 20 feet wide and 20 feet deep for vehicle parking. Garages shall also maintain adequate space outside of the vehicle parking area for resident trash receptacle storage, as depicted on the approved plans.

11. Uncovered off-street parking within the property shall be designated for guest and leasing office overflow only and not for the exclusive use of residents.

12. The Developer/applicant shall submit a Parking Management Plan to the City for review and approval prior to the issuance of building permits.

13. Final design/location of all fences, walls, and gates shall require approval from the Planning Division. A detailed fence, wall, and gate plan shall be submitted to the Planning and Public Works Divisions for review and approval prior to permit issuance, and shall include all finish color and material details, block wall cap details, among others.

14. Final design/location of all paving materials and decorative hardscapes shall require approval from the Planning Division prior to the incorporation into the civil plans. A detailed paving plan shall be submitted to the Planning and Public Works Divisions for review and approval prior to permit issuance, and shall include all finish color and material details.

15. A complete landscape, hardscape, and irrigation plan, prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval prior to permit issuance. The landscape plans should complement and coordinate with the civil and paving plans. All landscape areas shall be permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, ground cover, large and/or small canopy trees. A variety of hardscape areas shall also be included with the landscape plans. All pedestrian walkways and garage approaches shall be constructed out of concrete. All landscaping and irrigation shall comply with Chapter 19.40 (Landscaping) of the Duarte Development Code. Separate review fees shall apply.

16. An operation plan for trash pick-up service shall be approved by Burrtec Waste, and then provided to the Planning Division for review and approval prior to permit issuance.

The operation plan shall include pick-up schedules, receptacle placement, receptacle size and type, trash circulation, among others.

17. All exterior lighting shall require final approval from the Planning Division prior to installation and/or issuance of permits. Lighting fixtures shall be of high quality and decorative form and shall be designed to prevent offsite glare. A lighting plan shall be provided to the Planning Division for review and shall include cut-section drawings, manufacture brochure, illumination levels/lighting distribution, operational features, and any additional information as needed for all proposed wall-mounted lights, street lights, pedestrian lights, and common area lighting. Separate review fees for the lighting plan review may apply.

18. A maintenance plan that provides continued and regular maintenance throughout the property shall be submitted to the Community Development Department for review and approval prior to permit issuance. This shall include the maintenance of landscape areas and tree wells in the public right of way on Crestfield Drive and Central Avenue.

19. The Developer shall provide mailboxes per designs and placement approved by the local postmaster and Community Development Department. Any multi-unit or “cluster box”, that serves multiple residents, shall be designed to match or compliment the architectural style of the project. Multi-unit mailboxes shall require review and approval from the Planning Division prior to permit issuance.

20. The Developer shall comply with all requirements of the Los Angeles County Fire Department, including inspections, unit address identification, among others, prior to the issuance of a certificate of occupancy.

21. The Developer shall install both building and curb address numbers per City and Los Angeles County Fire Department standards, prior to the issuance of a certificate of occupancy.

22. The project shall comply with all regulations of the Duarte Municipal Code and the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections. This approval is associated with Planned Development Permit 24-01 and provisions of that approval shall also apply.

23. 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; substantial changes may require review and approval from the Architectural Review Board and/or Planning Commission.

24. 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 enclosed in integrated utility closet, subject to approval from the Planning Division.

25. All utilities for direct service to the project shall be installed underground and concealed from view, as approved by the Planning Division, except for transformers, which shall be allowed above ground with adequate screening.

26. This project is subject to the requirements of Chapter 6.10 of the Duarte Municipal Code, Diversion and Demolition Waste. Prior to the issuance of any permits, the applicant shall submit a Construction and Demolition Diversion Plan and required security deposit. Contact the Planning Division for more information.

27. 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.

28. 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 Planning Commission and City Council.

29. 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.

30. Building permits for this project must be issued within one-year from the date of approval from the City Council or the application and approval shall expire.

31. Prior to issuing permits, any required school fees shall be paid directly to Duarte Unified School District and proof of payment provided to the City. Contact Duarte Unified School District for more information.

32. The Developer 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. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

33. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation shall be installed and functional. All landscaping shall be automatically irrigated. Landscaping shall be continuously maintained and permanently irrigated. All existing plant material shall be alive and healthy and in a disease and pest free condition at all times.

34. 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.

PUBLIC WORKS

35. The following shall be prepared by a professional registered engineer and submitted to the Engineering/Public Works Division for review and approval:

    - LID Plan. A Low Impact Development (LID) Plan shall be submitted to the Engineering/Public Works Division for review. The LID plan shall provide a comprehensive and technical discussion of how the proposed project will comply with the City's stormwater program requirements. LID Guidance and implementation can be obtained from Los Angeles County Public Works LID Standards Manual. Contact the Duarte Public Works Division for more information. The LID plan shall be approved prior issuance of grading permits. A hydrology study should be included with the submission of the LID documents.

    - Civil Plans. Two sets of complete Civil plans shall be submitted to the Engineering/Public Works Division for review, accurately showing all existing public improvements near the subject development (i.e., street lights, signs, utility vaults and boxes, bus stops, street trees, catch basins, etc.) and shall clearly indicating any proposed modifications to the existing public improvements. Such proposed modifications to the public improvements shall require approval from the City Engineer and Community Development Director prior to issuance of any building permit and/or grading permit. The Civil plans shall be submitted concurrently with the LID plan.

    - Soils/Geology report and Hydrology Study.

    - A detailed grading and drainage plan, including all supporting information and design criteria. The grading and drainage plan shall be approved by the City Engineer and a grading bond shall be submitted prior to the issuance of a grading permit.

    - Performance bonds may be required for other phases of the project.

    - A detailed utility plan.

36. A right-of-way (ROW) permit shall be obtained from the Public Works Division prior to starting any work within the public right of way or placement of traffic control and BMPs within public right of way.

37. All utility facilities along Crestfield Drive within the public right of way including but not limited to conduit, cable, cabinets, control boxes, etc. shall be placed underground with any access panels flush with the ground surface. If there are physical constraints restricting the placement of utility facilities underground, the developer shall provide

clear engineering reasons why above ground facilities cannot be installed with underground vaults/handholes. Additionally, all utility services stubbed to the site that will not be used to serve the development shall be properly abandoned.

38. New street lighting shall be installed on Central Avenue and Crestfield Drive. Street lighting plans shall be submitted to the City of Duarte for review and approval of placement, features and standard footing and power source. All necessary coordination with outside agencies for power source shall be done by the developer or contractor; including but not limited to easement agreements.

39. New parking lot lighting shall be installed in the park parking lot with a separate power source and meter. Parking lot lighting plans shall be submitted to the City of Duarte for review and approval of placement, features, standard footing and power source.

40. Remove and reconstruct all concrete curb & gutter along the property frontage on Central Avenue and Crestfield Drive, in accordance with City of Duarte Standard Specifications. Slot patch for curb & gutter reconstruction shall be a minimum of 18" from the edge of gutter pan.

41. Remove and reconstruct ADA ramp at the northwest corner of Central Avenue and Crestfield Drive, in accordance with City of Duarte Standard Specifications.

42. Remove existing improvements and construct sidewalk on Central Ave. Sidewalk shall be constructed per City of Duarte Standard Plans. Parkway landscaping details shall be approved by Community Development Department at time of plan check prior to issuance of off-site improvements permit issuance. New tree and landscaping maintenance, including water and power for the irrigation system, shall be the responsibility of the new property owner or responsible party. A separate irrigation meter from the project, backflow device and irrigation system shall be installed for new tree wells that are to be located in the parkway frontage for the project. Irrigation control equipment shall meet all standards of the City of Duarte and applicable County and State laws for water conservation.

43. Remove existing improvements and construct sidewalk and tree wells. Sidewalk shall be constructed per City of Duarte Standard Plans. Parkway length, placement, and landscaping details shall be approved by Community Development at time of plan check prior to issuance of off-site improvements permit issuance. New tree and landscaping maintenance, including water and power for irrigation system, shall be the responsibility of the new property owner or responsible party. A separate irrigation meter from the project, backflow device and irrigation system shall be installed for new tree wells and or parkway areas that are to be located in the parkway frontage for the project. Irrigation control equipment shall meet all standards of the City of Duarte and applicable County and State laws for water conservation.

44. Remove all existing driveway approaches off Central Avenue and Crestfield Drive and reconstruct sidewalk to match all new sidewalk, curb and gutter and tree well as

approved by Community Development Department.

45. The Developer shall construct any new driveway approaches to City standards for parking area and emergency vehicle access. All new driveway aprons shall be constructed in accordance with City of Duarte approved standards and shall provide a minimum 4-foot wide path of travel at not more than 2% cross-slope at the top of the apron. Top of driveway apron X shall be a 3-foot minimum from any trees, poles, and any other above-ground structures. Decorative or enhanced paving shall be installed behind the driveway approach to a width of 20' or as otherwise approved by the Community Development Department. Driveway approach locations and ramps shall be approved by the City Engineer prior to construction and shall require the issuance of a public right-of-way permit.

46. Construction of proposed private streets and or parking area shall be constructed in asphalt concrete at a depth of 4 inches over base or at a section approved by the Community Development Department. Asphalt Concrete -- Paving asphalt shall be C2 or D1 - PG 64-10 (1/2" or 3/8") for finished paving, depending on overlay thickness, and B- PG 6410 (3/4") for base paving. Asphalt concrete for Type D1 or Type D2 curb shall be D2 - PG 70-10.

47. Complete full width 2" Mill & Overlay with rubberized asphalt of Crestfield Drive from north property line to Central Avenue.

48. Complete full width 2" Mill & Overlay with rubberized asphalt of Central Avenue from west property line to Crestfield Drive.

49. All private street improvements including but not limited to driveway approach, sidewalk, ramps, curb and gutter, shall be constructed in accordance with City of Duarte Standards. Any deviation shall be previously approved by the Community Development Department.

50. All trenching/potholing/street cuts shall be fixed permanently within five (5) working days following the completion and acceptance of the backfill. Temporary asphalt concrete is required immediately following completion of the backfill. If plates are necessary, they shall be placed flush to the road surface and tack welded together if two or more plates are used. If plates are necessary, then under no circumstance shall a trench remain plated longer than 48 hours, unless a longer term is approved by the Public Works Manager.

51. Traffic control work (delineation and signage) shall comply with the California Manual on Uniform Traffic Control Devices. A traffic control plan shall be submitted to the Public Works Division for review and approved prior to beginning construction and/or grading. This shall include any temporary pedestrian path and access during the construction of sidewalk.

52. Vehicular access to public streets and driveways shall remain unobstructed during the construction period.

53. The developer, contractor and all representatives shall comply with the National Pollution Discharge Elimination System (NPDES) Permit No. CAS004004, Order No. R4-2021-105, and amendments, issued by the California Regional Water Quality Control Board, Los Angeles Region. Construction activities that disturb one acre or more are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and to obtain coverage under the Construction General Permit Order No. 2022-0057-DWQ from the State Water Resources Control Board. A copy of the SWPPP and related documents including the NOI and State issued WDID No. shall be provided to the Public Works Division to keep on file and ensure compliance.

54. The developer and/or contractor is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure shall be installed and maintained at all times for all projects and work resulting in disturbance of soil. Implementation shall conform to applicable Caltrans or CASQA BMP standard and to the satisfaction of the City Engineer:

    - Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding. Straw waddles will not be acceptable for catch basin covering.

    - Ensure that concrete supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

    - Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.

    - Dust control shall be implemented during any construction or demolition activity. The developer and/or contractor will be responsible to ensure any workers (not limited to their direct subcontractors) are properly conducting dust control and precautions to prevent PMs in the air.

55. The developer and/or contractor shall incorporate and comply with all regulations, policies and standards regarding water, sewer, and storm water. A sewer capacity study, hydrology study and respective improvement plans if required shall be prepared and submitted to the City for final review prior to the issuance of grading permits. All sewer or storm drain improvements the City of Duarte determines necessary as a result of the project shall be addressed prior to issuance of building permits.

56. When it applies, sewer connection fees shall be paid directly to the Los Angeles County Sanitation District. Proof of payment shall be provided prior to issuance of the grading permit.

57. Show the City of Irwindale and Duarte Boundary on site plan.

58. All off-site improvements within the City of Irwindale Public Right-of-Way shall be performed in accordance with City of Irwindale Standards and to the satisfaction of the Irwindale City Engineer at no cost to the City of Irwindale or City of Duarte. Construction plans shall be reviewed and approved by the Irwindale City Engineer. No work shall proceed without an encroachment permit from the City of Irwindale when crossing City limits. All work required in the City of Irwindale shall be phased to occur concurrently with like public improvement related work in the City of Duarte. Prior to issuance of building permits a detailed work plan and schedule for all public improvements resulting from the project shall be approved by both agencies.

59. Existing City of Irwindale Public right of way parking shall not be impacted by the development.

60. Any existing improvements in the public right of way (within the City of Duarte or City of Irwindale) damaged or made off-grade during construction, including but not limited to sidewalk, curb & gutter, ramps, driveways, etc. shall be removed and replaced in accordance with the respective City standards.

61. The developer shall pay the fair share cost of a future traffic signal on Huntington Drive at Elmhurst Avenue (or at another nearby intersection to be determined by the City). A non-refundable payment of $6,000 (determined to be .8% of estimated cost) shall be submitted to the City prior to issuance of building permits.

62. The developer shall submit a payment to the City for the installation of a traffic control sign(s) at Elmhurst Avenue and Huntington Drive that will restrict northbound Elmhurst Avenue to right turns only during AM and PM peak hours. A non-refundable payment of $1,000 shall be submitted to the City prior to issuance of building permits.

Planned Development Related Conditions

63. The developer shall lease the park area to the City for use as a public park for the length of its lease with the Duarte Unified School District. Final parking plans are subject to the review and approval of the City. A detailed lease/sublease agreement shall be required prior to any project occupancy. Final park upgrade work is subject to the approval of the City.

64. The developer shall develop a detailed plan for park upgrades, subject to the approval of the City of Duarte. The timing for park improvements will be subject to the phasing plan

required as a part of this approval.

65. The developer and all future owners shall provide and maintain direct gate access from the residential development to the park and there shall be a minimum of two access points, subject to the approval of the Community Development Department. The gate plan shall include a plan for securing the gate access for residents of the complex only.

66. The developer shall install and all future owners shall maintain public art as a part of the project. A final public art plan shall provide the plans for the public at and that art shall be at a minimum of two locations in the development, one being at the recreation building, subject to the approval of the Community Development Department.

67. The developer shall be responsible for developing and enforcing a parking management plan for the development. The parking management plan is subject to the approval of the Community Development Department. The plan shall require that all leases clearly state that two garage spaces must be kept clear and available for parking; and that overflow parking, beyond the two spaces per unit, is not available on the site and that only guest spaces are provided for community use. The property management group shall be responsible for monitoring parking on site to ensure that resident parking be limited to the townhouse area and that there is no overflow onto streets or the park parking area.

68. Prior to certificate of occupancy, the developer or owner shall develop an affordable housing program subject to the approval by the City of Duarte. The affordable housing program shall provide a for 16% of the development (28 units) be made available for moderate income households.

69. The project shall incorporate all applicable portions of the mitigation monitoring program, subject to the approval of the Community Development Department.

RESOLUTION PC 25-13

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF PLANNED DEVELOPMENT PERMIT 24-01, FOR THE DEVELOPMENT OF A 169 UNIT TOWNHOME DEVELOPMENT AND RENOVATION OF OTIS GORDON PARK, LOCATED AT 1433 CRESTFIELD DRIVE (ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK)

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a 169 unit townhome development and renovation of Otis Gordon Park, located at 1433 Crestfield Drive for the townhome development, and at 2351 Central Avenue for the park renovation; and; and

WHEREAS, the Planned Development Permit will provide flexibility to certain Development Code standards that include, front setbacks, rear setbacks, private open space, tandem parking and overflow parking and in turn will provide an overall design quality that is far beyond what typically might be developed under Development Code requirements. The Planned Development process ensures that the project: provides for efficient use of land and excellence of design; provides enhanced amenities and innovation in energy efficiency; and results in a project that is significantly higher quality than would be achieved through conventional design practices and standards; and

WHEREAS, this Planned Development Permit is associated with Site Plan and Design Review Case Number 25-19 and related cases;

WHEREAS, in accordance with Chapter 19.118 of the Duarte Development Code, the Planning and Economic Development Commission is authorized to consider such requests subject to certain findings and make recommendations to the City Council; and

WHEREAS, notice of a public hearing on August 18, 2025 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report; the application, technical analyses, environmental review documents, and related material for the Planned Development Permit 24-01 and for the underlying project; and the evidence and public testimony received at the public hearing held on August 18, 2025 at 7:00 p.m. in the City Council Chambers.

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

SECTION 1. RECITALS

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

SECTION 2. FINDINGS

Based upon substantial evidence presented to the Planning Commission during the public hearing, including application materials, technical studies, environmental review documents, written staff reports, written correspondence, and verbal testimony, the Planning Commission hereby finds and determines as follows, consistent with Duarte Development Code Section 19.118.050:

1. The Planned Development Permit will:

   a. Accommodate a use that is allowed within the subject base zone;
   b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan;
   c. Be generally in compliance with all of the applicable provisions of this Development Code relating to both on and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Chapter and the subject base zone(s), including prescribed development standards and applicable design guidelines, except for those provisions adjusted/modified in compliance with this Chapter; and
   d. Ensure compatibility of property uses in the surrounding neighborhood.

   The proposed development of 169 townhomes and the preservation and upgrade of Otis Gordon Park are approved uses in the R-4 and OS zoning districts. The proposed development meets the requirements of the General Plan and promotes quality local growth. The proposed development, generally, meets all requirements of the zoning with the proposed deviations that do not detract from overall quality of development. The overall design of the development far exceeds the design of a development that simply met the minimum Development Code requirements. As a result of high quality design, the development is not only compatible with the surrounding neighborhood, the design quality exceeds that of the surrounding neighborhood.

2. The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high-quality architectural design and materials, significantly increased amounts and varieties of hardscape and landscape and improved open space, improved solutions to the

design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities, energy-efficient related standards and guidelines [i.e., sustainable design practices] in compliance with Chapter 19.52 [Sustainable Design Practices], etc.) than might otherwise occur from more typical development applications.

The proposed project is given Development Code flexibility in the following areas: front setbacks, rear setbacks, private open space, tandem parking and overflow parking. The flexibility in the front and rear setbacks and the private open space is justified based on the overall excellence of the project design. The rear setback is mitigated by the adjacent park. The proximity of Otis Gordon Park and the project recreation area that includes a pool and recreation area is also a mitigating factor to the private open space relief that is requested. The project design is exceptional in many ways, including:

a) Excellence and variety of architectural design. The 169 units are provided in a total of 25 buildings. To provide design variety, three different, but compatible architectural design themes are used, Spanish Colonial, Spanish Santa Barbara and Spanish Andalusian. This design variety makes a much better project and is clearly beyond minimum requirements for architectural design.

b) Public art. There is no specific code requirement for public art, but the project will have one major public art feature near the corner of Crestfield Drive and Central Avenue that will be visible to the public. There will also be other design amenities provided by the project. A condition of approval will require that the project provide a small art feature at the recreation building and that screen walls and utility boxes at the ends of buildings will have decorative screening.

c) Direct access to Otis Gordon Park. The project will have two gates that will provide direct access for residents to the park. This is a positive amenity for the project and not required by the Development Code.

d) Park improvements. While not directly a part of the design of the residential project, the full improvements to Otis Gordon Park are a significant part of overall excellence in design. When describing excellence of design, the Planned Development Permit (PDP) portion of the Development Code states: "*The purpose is to allow consideration of innovate site planning and project design; more effective design responses to site features, uses on adjoining properties, and environmental impacts; produce a more efficient use of land; and achieve higher quality site planning and excellence of design than may otherwise be possible through the strict application of the development standards*." (Duarte Development Code Section 19.118.010(A).) For a land use perspective the project provides a good balance between residential development and open space. The residential development is clustered to allow more park area. So, the setback, open space and parking relief proposed in the PDP is justified because it allows more area for Otis Gordon Park.

Because this development is only a two lot subdivision, it is not subject the

standard park development fees or land dedication (typically referred to as Quimby Fees or a Quimby dedication). Therefore, all of the improvements and keeping the land as park is not required. So, the preservation of the land area as park and the significant park upgrades are prime examples of a higher quality of site planning and excellence of design. Maintaining and improving Otis Gordon Park is a positive for the neighborhood and the overall community.

e) Affordable housing. The developer has agreed to incorporate moderate income units as a part of the project. Moderate income is defined as "those affordable to households earning between 80% and 120% of the area median income (AMI), adjusted for household size." For this development, a minimum of 16% of the units will be offered as moderate units. Providing affordable units is not a requirement of the Development Code. It is "encouraged" but not required in the Housing Element. So providing moderate income units are another way that the project design exceeds Code requirements and is further justification for the PDP.

f) Enhanced parking management. A condition of approval will require the property owner to develop a Parking Management Plan that will prohibit more than two cars per unit and will prohibit tenants from garage storage that limits the ability to park two cars. It will be mandatory to put these requirements in every lease. The property owner will be required to monitor and manage the parking in perpetuity.

3. Appropriate standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare.

   The imposed conditions of approval require that the project exhibits all the qualities of that are included in the project plans and the proposed amendment and development with promote and enhance the public interest, health, safety, convenience, and welfare of the City.

4. Appropriate on-site circulation (e.g., pedestrian and vehicular) and traffic control is designed into the development to ensure facilities equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards specified in Article 2 (Zones, Allowable Uses, and Development Standards).

   The proposed development provides adequate on and off site circulation. The streets and driveways are adequate to accommodate all circulation created by the project. In addition, a complete traffic analysis has been conducted as a part of the EIR with not negative impacts created.

5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

   The 13 acre property is adequate to accommodate the proposed development. The park is a similar size to the existing park but off street parking is provided and the residential development parcel is adequate to accommodate the proposed

townhome development with the proposed density of approximately 24 dwelling units per acre, well within the allowable density of the R-4 zoning district.

6. Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare.

   The development has adequate public services and there will be no reduction in public service that results as a result of the proposed development. Additional park amenities will be added, in addition to this public art will be added as part of the development.

7. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use.

   The proposed development will create a positive impact on the surrounding properties. The preservation and improvement of Otis Gordon Park, including adding parking will be positive. In addition, the design quality of the proposed development will create a significant upgrade to the neighborhood. The design elements and other aspects of the project will help to create a compatible development that will bring an upgrade.

8. If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional common and private open space, pirate or separated entrances, etc.

   The proposed development does not include a mix of residential and commercial uses, but it does propose a horizontal mix of residential and park uses. The residential use has been designed to blend well with the park use with 15 units facing directly on to the park and the entire development having two, gated, access points to the park. The exceptional design of the residential portion created a positive impact on the park.

9. The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, and scale.

The proposed development exhibits a quality of design that the City desires to promote at all locations. In addition to the exceptional building design, the development also includes a requirement for moderate affordable housing that will be integrated into the development. There are also other project amenities that will help to create a quality

development. So there will be internal compatibility and also compatibility with the neighborhood and the community.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this Resolution, the Planning Commission finds and determines the project complies with the California Environmental Quality Act (Public Resources Code, Section 21000 *et seq*.) and its implementing regulations (14 Cal. Code Regs., Section 15000 *et seq.*) because an EIR has been prepared and circulated for public review and comment, and will be considered for certification by the City Council prior to the City Council's action on the project.

SECTION 4. RECOMMENDATION OF APPROVAL

Based on the foregoing findings and determinations, the Planning Commission recommends approval of Planned Development Permit 24-01, for the development of a 169 unit townhome development and renovation of Otis Gordon Park, Located at 1433 Crestfield Drive (former Andres Duarte School) and 2351 Central Avenue (Otis Gordon Park)

SECTION 5. SIGNATURE

The chair shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning and Economic Commission of the City of Duarte at a regular meeting held on the 18th of August, 2025.

_____
Yesenia Paez, 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 August 18, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A

Conditions of Approval

Related to SPDR 25-19

1. The approval of this Planned Development permit requires that the development meet all conditions of SPDR 25-19, as approved by the Community Development Department.



DUARTE SCHOOL SITE

DUARTE, CALIFORNIA

BUILDER/DEVELOPER:

CRESTFIELD TOWNHOMES LLC.
27702 CROWN VALLEY PKWY
SUITE D-4-197
LADERA RANCH, CA 92694

ARCHITECT:
KTGY GROUP, INC
17911 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

CIVIL:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618

LANDSCAPE:
STUDIO PAD, INC
23282 MILL CREEK DRIVE
SUITE 200
LAGUNA HILLS, CA 92653

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

1433 CRESTFIELD
DUARTE, CA # 2022-0555

Pre-App Submittal: 2024.04.12
1st Planning Submittal Set: 2024.06.13
2nd Planning Submittal Set: 2024.09.09
3rd Planning ReSubmittal Set: 2024.10.10
4th Planning ReSubmittal Set: 2025.06.30

NTS

A0.0

SHEET INDEX

LANDSCAPE (CONT'D)

LR-4	SCHEMATIC LANDSCAPE PLAN - CORNER ENHANCEMENT AREA ENLARGEMENT
LR-5	SCHEMATIC WALL & FENCE PLAN
LR-6	SCHEMATIC PLANTING PLAN
LR-7	SCHEMATIC LIGHTING PLAN
LR-8	SCHEMATIC TRASH CART LOCATIONS & HAULER CIRCULATION PLAN
LR-9	SCHEMATIC OPEN SPACE PLAN

CIVIL

1 OF 4	PRELIMINARY SITE & GRADING PLAN
2 OF 4	SECTIONS
3 OF 4	PRELIMINARY UTILITY PLAN
4 OF 4	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
1 OF 1	TENTATIVE PARCEL MAP - NO. 84544

ARCHITECTURE (CONT'D)

A7.0	C-600 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS A
A7.0.1	C-600 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS A
A7.0.2	C-600 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A7.0.3	C-600 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A7.0.4	C-600 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A7.0.5	C-600 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A7.1	C-600 (8 PLEX) COMPOSITE - BUILDING PLANS
A7.2	C-600 (8 PLEX) COMPOSITE - BUILDING PLANS
A7.3	C-600 (8 PLEX) COMPOSITE - ROOF PLANS
A7.4	C-600 (8 PLEX) COMPOSITE - ROOF PLANS
A8.0	PLAN 1&5 - UNIT PLAN
A8.1	PLAN 5 - ACCESSIBLE UNIT PLAN
A8.2	PLAN 1Y&2 - UNIT PLAN
A8.3	PLAN 3&4 - UNIT PLAN
A9.0	LEASING OFFICE/RECREATION CENTER EXTERIOR ELEVATIONS
A9.1	LEASING OFFICE/RECREATION CENTER FLOOR PLAN
A10.0	COLOR AND MATERIALS BOARD
A10.1	COLOR AND MATERIALS BOARD
A10.2	COLOR AND MATERIALS BOARD

LANDSCAPE

LR-1	SCHEMATIC OVERALL PLAN - PARK & RESIDENTIAL
LP-1	SCHEMATIC LANDSCAPE PLAN - SPORTS FIELDS & TOT LOT AREA
LP-2	SCHEMATIC PARK PLAN - TOT LOT ARE ENLARGEMENT
LP-3	SCHEMATIC PARK PLAN - OUTDOOR EXERCISE & NEW PLAY PIECES (ADA) ENLARGEMENT
LP-4	SCHEMATIC PARK PLAN - PARK AREA
LP-5	SCHEMATIC CIRCULATION PLAN - PARK AREA
LR-2	SCHEMATIC LANDSCAPE PLAN - RESIDENTIAL AREA
LR-3	SCHEMATIC LANDSCAPE PLAN - REC AREA ENLARGEMENT

ARCHITECTURE

A0.0	COVER SHEET
A0.1	SHEET INDEX
A1.0	ARCHITECTURAL SITE PLAN
A1.1	TECHNICAL SITE PLAN
A1.2	CONCEPTUAL FRONT STREET ELEVATION
A1.3	CONCEPTUAL RENDERINGS
A1.4	CONCEPTUAL RENDERINGS
A1.5	STYLE A - ARCHITECTURAL INSPIRATION BOARD
A1.5I	STYLE A - ENLARGED DETAILS BOARD
A1.6	STYLE B - ARCHITECTURAL INSPIRATION BOARD
A1.6I	STYLE B - ENLARGED DETAILS BOARD
A1.7	STYLE C - ARCHITECTURAL INSPIRATION BOARD
A1.7I	STYLE C - ENLARGED DETAILS BOARD
A2.0	C-100 (4 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A2.1	C-100 (4 PLEX) COMPOSITE - BUILDING & ROOF PLANS
A3.0	C-200 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS A
A3.0.1	C-200 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS A
A3.0.2	C-200 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A3.0.3	C-200 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A3.0.4	C-200 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A3.0.5	C-200 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A3.1	C-200 (8 PLEX) COMPOSITE - BUILDING PLANS
A3.2	C-200 (8 PLEX) COMPOSITE - BUILDING PLANS
A3.3	C-200 (8 PLEX) COMPOSITE - ROOF PLANS
A3.4	C-200 (8 PLEX) COMPOSITE - ROOF PLANS
A4.0	C-300 (4 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A4.0.1	C-300 (4 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A4.1	C-300 (4 PLEX) COMPOSITE - BUILDING PLANS
A4.2	C-300 (4 PLEX) COMPOSITE - ROOF PLANS
A5.0	C-400 (5 PLEX) COMPOSITE - EXTERIOR ELEVATIONS A
A5.0.1	C-400 (5 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A5.0.2	C-400 (5 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A5.1	C-400 (5 PLEX) COMPOSITE - BUILDING PLANS
A5.2	C-400 (5 PLEX) COMPOSITE - ROOF PLANS
A6.0	C-500 (6 PLEX) COMPOSITE - EXTERIOR ELEVATIONS A
A6.0.1	C-500 (6 PLEX) COMPOSITE - EXTERIOR ELEVATIONS B
A6.0.2	C-500 (6 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A6.0.3	C-500 (6 PLEX) COMPOSITE - EXTERIOR ELEVATIONS C
A6.1	C-500 (6 PLEX) COMPOSITE - BUILDING PLANS
A6.2	C-500 (6 PLEX) COMPOSITE - BUILDING PLANS
A6.3	C-500 (6 PLEX) COMPOSITE - ROOF PLANS

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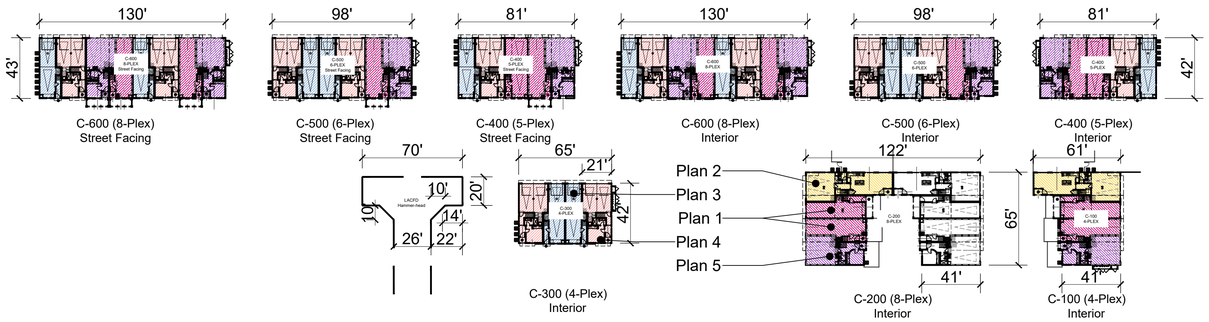
1433 CRESTFIELD
DUARTE, CA # 2022-0555

Pre-App Submittal: 2024.04.12
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2nd Planning Submittal Set: 2024.09.09
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SHEET INDEX

A0.1





SITE INFORMATION

Development Site Area:	±7.04 acres (306,662 sf) NET
Address:	1433 Crestfield
APN:	8604-017-903
City:	Duarte, CA
County:	Los Angeles County
Existing Zoning:	PF (Public Facility)
Construction Type:	Type V-B
Occupancy Type:	R3
Sprinkler Type:	NFPA 13 (Full)
Largest Building:	
Proposed Building Heights:	38' Max.

DUARTE R-4 DEVELOPMENT STANDARDS (2025.04.24)			
SCALE	**REQUIRED**	**DMC**	**PROVIDED**
Min. Lot Size	10,000 sf/ Interior Lot Width - 90', Corner Lot Width - 95'	Table 2-4, Section 19.10.030	±7.04 (306,662 sf) NET
Lot Depth	120'		668'
Maximum Density	1 Unit/1,556 sf site of area / 35 du/ac	Table 2-4, Section 19.10.030	24.0 DUA (Based On NET)
Maximum Stories above Grade, Building Height	4-Stories, 50'		3-Story Townhomes, 40'
SETBACKS			
Front Street Setback	30' Min.		16'4" (Avg.)
Rear Setback (All Other Zones other than R-1)	20', Plus 10' additional stepback for 3rd story, 25' when abutting R-1 Zone	Section 19.10.040.B	22'0" (Avg.)
Interior Side Setback	5'		15'-4" (Avg.), 32' additional stepback for 3rd story
Corner Setback (Street Side)	10'		16'10" (Avg.)
Reverse Corner Setback (Street Side)	15'		57' - 83'
Distance between Structures or buildings	See Building Code		20'
Building Height	50' or 4-Stories		38', 2 and 3-Stories
LOT COVERAGE			
	60% (183,997 sf)		39.7% (121,040 sf)
OPEN SPACE (Common + Private)			
Private Open Space (Ground Floor)	200 sf/unit* (33,800 sf)		30,852 sf (183 sf/unit)
Private Open Space (Upper Floor)	100 sf/unit*	(4'x6' Min. Dimension)	39 Plan 4 Units (Not Qualified) - 1950 sf
Common Open Space	200 sf/unit* (33,800 sf)		33,849 sf (200 sf/unit)
	(*) COS - 15' Min. Dimension, POS - 10' Min. Dimension)		Note: Refer to L-9 for more.
Total Qualified Open Space			64,701 sf (383 sf/unit)
PARKING			
DMC 19.38 and 19.44			**Spaces provided**
Parking Garage Size 10'x20' per space *Table 3-9 - Tandem Parking not to exceed 20% of spaces in the development Min. Size 11' - 19' -6" Per Space.	**DMC, Section 19.38.050.Table 3-4**	**PDP - Chapter 19.118, SDBL 65915 and Ch. 19.64.40**	338 spaces (2 Garage spaces/unit)
3 to 4 Bd			
Guest			39 spaces
Totals			**377 spaces provided (See below for breakdown)**
UNIT STORAGE			
DMC , Section 19.10.06.F	250 cf for private storage/unit		**See Plans**

SITE SUMMARY

Required Min Unit Sizes:
- 2 Bd - 800 sf
- 3 Bd - 1,000 sf

Site Plan Yield: 169 Units
Site Density: ±24.14 DUA

Parking Provided:
- 338 spaces - Garages
- 45 spaces - Open (Includes 4 ADA/HC spaces)
- 383 spaces - Total Provided
- (172 Tandem Spaces total - 50.8%)

LEASING OFFICE/CLUB/RECREATION (Net)

Club Usable Area -	2,570 sf
Covered Patios/Mail Room Vestibule -	715 sf
Utility/Uncovered Pool Equip -	299 sf
TOTAL AREA	3,584 sf

	Unit Type	Area(Net)	Bdrms	Parkg Req'd* /SDBL	/DMC
40 -	Plan 1 (24%)	1359 sf	3bd/2.5ba	60	90
7 -	Plan 1Y (4%)	1378 sf	3bd/2.5ba	10.5	15.75
7 -	Plan 2 (4%)	1463 sf	3bd/2.5ba	10.5	15.75
39 -	Plan 3 (23%)	1378 sf	3bd/3ba	58.5	87.75
39 -	Plan 4 (23%)	1501 sf	3bd/3.5ba	58.5	87.75
37 -	Plan 5 (22%)*	1465 sf	4bd/3ba	92.5	83.25
169	Total Net: 240,733sf (Avg. 1,424sf)			291	380

* AU - Accessible Units (Plan 5 - 17 Units)

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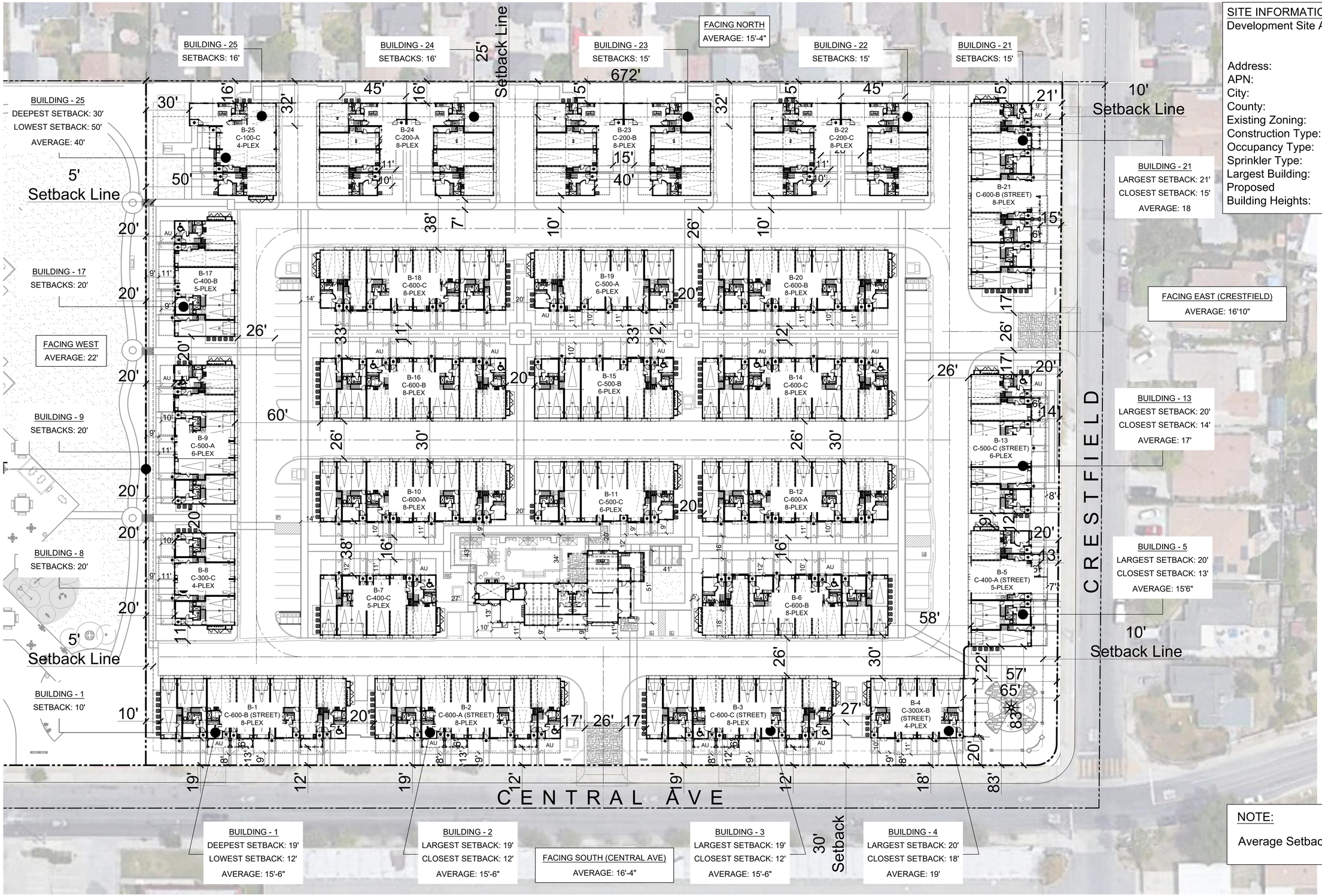
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0 25 50 100

ARCHITECTURAL
Site Plan

A1.0



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City:	Duarte, CA
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Existing Zoning:	PF (Public Facility)
Construction Type:	Type V-B
Occupancy Type:	R3
Sprinkler Type:	NFPA 13 (Full)
Largest Building: Proposed Building Heights:	38' Max.

NOTE:

Average Setbacks from Right Of Way

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0 15 30 60

ARCHITECTURAL
Techinical Site Plan

A1.1



Street Scene Elevation Along Central Avenue

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0 8 16 24

CONCEPTUAL STREET SCENE

A1.2



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RENDERING VIEW 1
CORNER OF CENTRAL AVE

A1.3



VIEW 2 - MAIN ENTRANCE



VIEW 3 - LEASING OFFICE / RECREATION CENTER

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NTS

RENDERINGS

A1.4



1. DECORATIVE SHUTTERS



2. METAL WINDOW PLANTER BOX



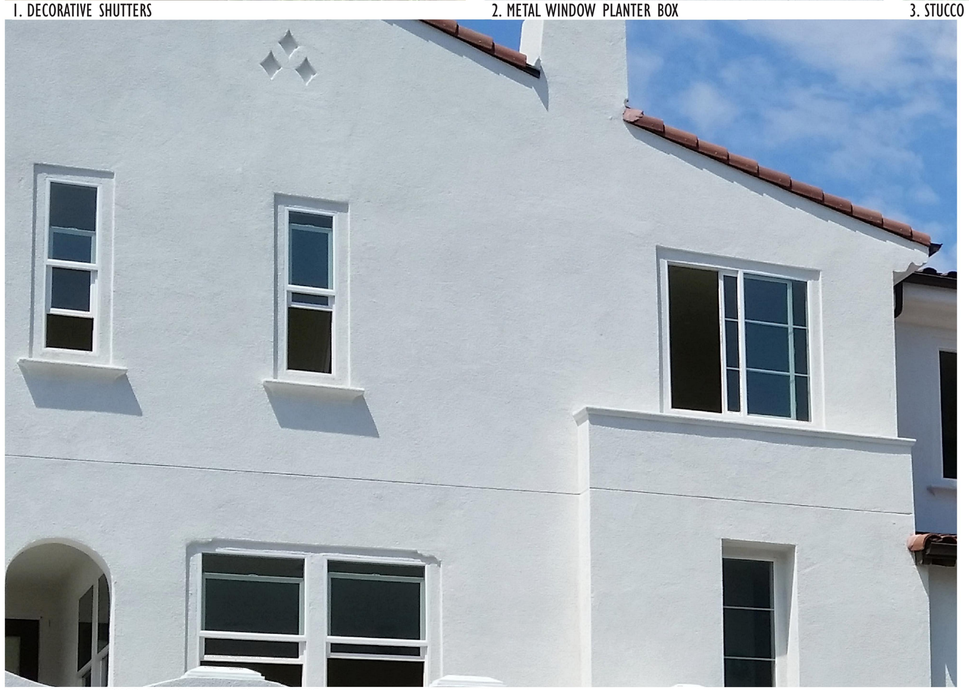
3. STUCCO DECORATIVE FOAM CORBELS



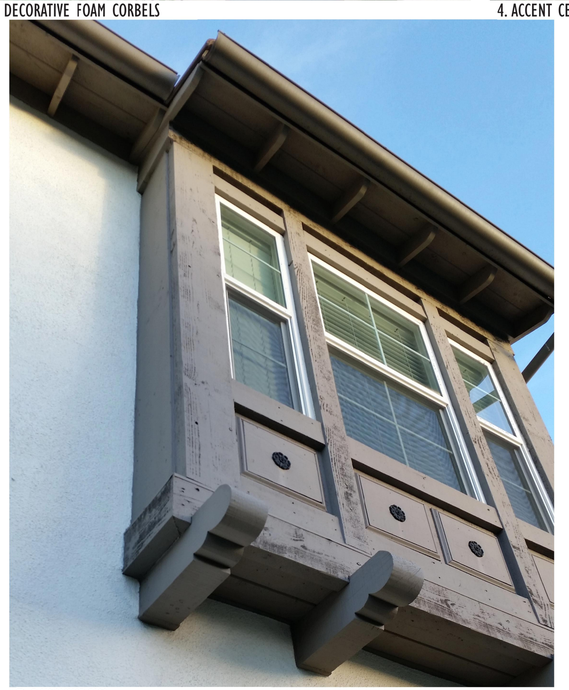
4. ACCENT CERAMIC TILE SURROUND



5. STUCCO DECORATIVE FOAM EAVE



6. DECORATIVE STUCCO SCALLOPED SILL TRIM & SHELF



7. BAY WINDOW



8. STUCCO ARCH AT ENTRY



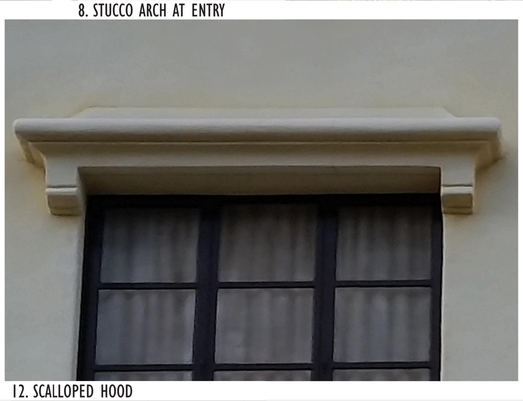
9. STUCCO FINIAL & GABLE END FAUX VENT RECESS



10. METAL JULIET RAILING



11. CANVAS AWNING W/ METAL BRACKETS



12. SCALLOPED HOOD



13. STUCCO DECORATIVE FOAM CORBEL AT RECESSED

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NTS

INSPIRATION BOARD
STYLE A - SPANISH SANTA BARBARA

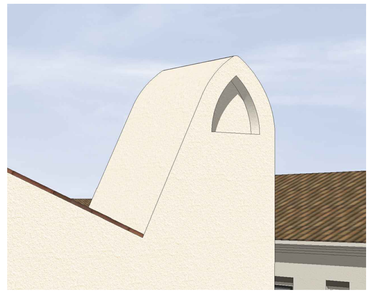
A1.5



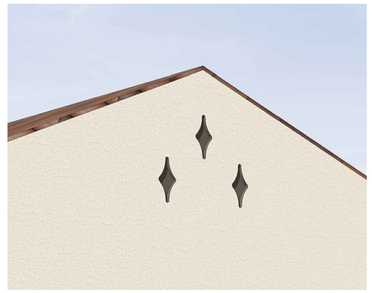
1 ACCENT CERAMIC TILE SURROUND w/ STUCCO SCALLOPED HOOD



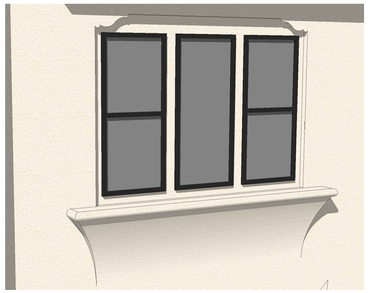
2 STUCCO ARCH ENTRY



3 STUCCO FINIAL/ FAUX CHIMNEY



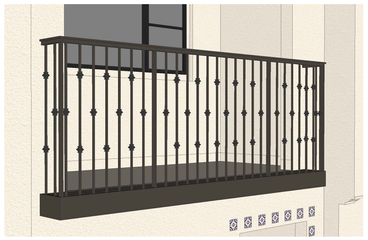
4 DIAMOND SHAPE FAUX VENT RECESS



5 DECORATIVE STUCCO SCALLOPED SHELF



6 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS, CONCRETE PAVER CAP AT SHELF



7 METAL JULIET RAILING



9 STREET FACING PORCHES



MAIN CHARACTERISTICS - SPANISH SANTA BARBARA STYLE

- PREDOMINANT GABLE ROOF MASSING WITH SOME SHED ROOFING
- GABLE END DIAMOND SHAPE FAUX VENT RECESS
- DECORATIVE STUCCO FINIAL/ FAUX CHIMNEY
- STUCCO DECORATIVE FOAM EAVES AT GABLE ENDS
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- ACCENT CERAMIC TILE SURROUND OR STUCCO ARCH AT ENTRY DOORWAYS
- STUCCO SCALLOPED HOOD W/ CORBEL BRACKETS IN SELECT LOCATIONS
- RECESS WINDOWS 2" TYPICAL, UNLESS NOTED DEEPER
- DECORATIVE STUCCO SCALLOPED WINDOW SILL TRIMS
- SLOPED STUCCO SILLS OR STUCCO SCALLOPED SHELF IN SELECT LOCATIONS
- DECORATIVE STUCCO CORBELS AT WINDOWS AT SOME RECESSED STUCCO CONDITIONS
- CANVAS AWNING W/ METAL BRACKETS OR METAL AWNING W/ METAL SCROLLS AT SOME WINDOWS
- DECORATIVE STUCCO CORBELS AT CANTILEVERS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- DECORATIVE WOOD SHUTTERS & METAL PLANTER BOX AT WINDOWS
- DECORATIVE METAL JULIET BALCONY
- DECORATIVE STUCCO WING WALLS
- DECORATIVE SPANISH CONCRETE CAPPED SHELVES
- WOOD POSTS/ BEAMS AT STREET FACING PORCHES



8 AWNING (CANVAS OR METAL) w/ METAL BRACKETS





8 METAL AWNING W/ METAL SCROLLS - GARCIA ROOFING - BILOXI STYLE 104



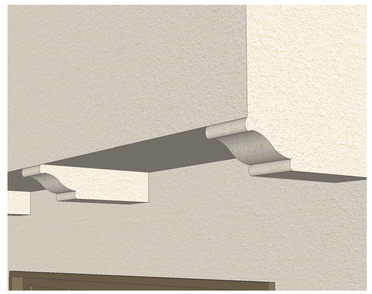
10 DECORATIVE SHUTTERS



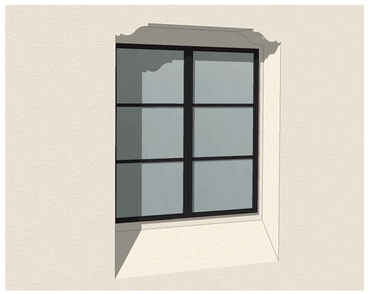
11 METAL WINDOW PLANTER BOX



12 EXPOSED DECORATIVE TRUSS TAILS & STUCCO FOAM EAVE



13 STUCCO DECORATIVE FOAM CORBELS



14 SLOPED STUCCO SHELF & STUCCO FOAM CORBEL



15 WING WALL

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NTS

ENLARGED DETAILS BOARD
STYLE A - SPANISH SANTA BARBARA

A1.51



1. WOOD POT SHELF W/ METAL SCROLL BRACKETS



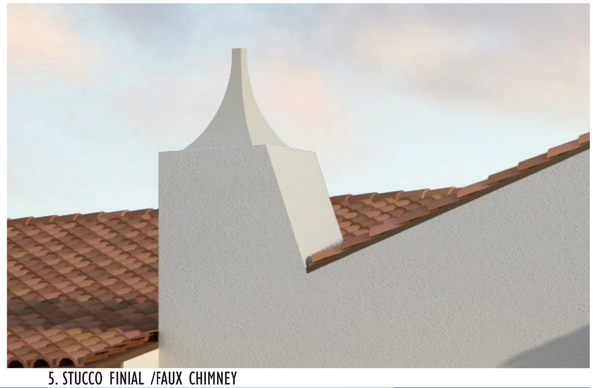
2. CERAMIC SURROUND TILE



3. DECORATIVE EXTERIOR LIGHT



4. DECORATIVE SHUTTERS



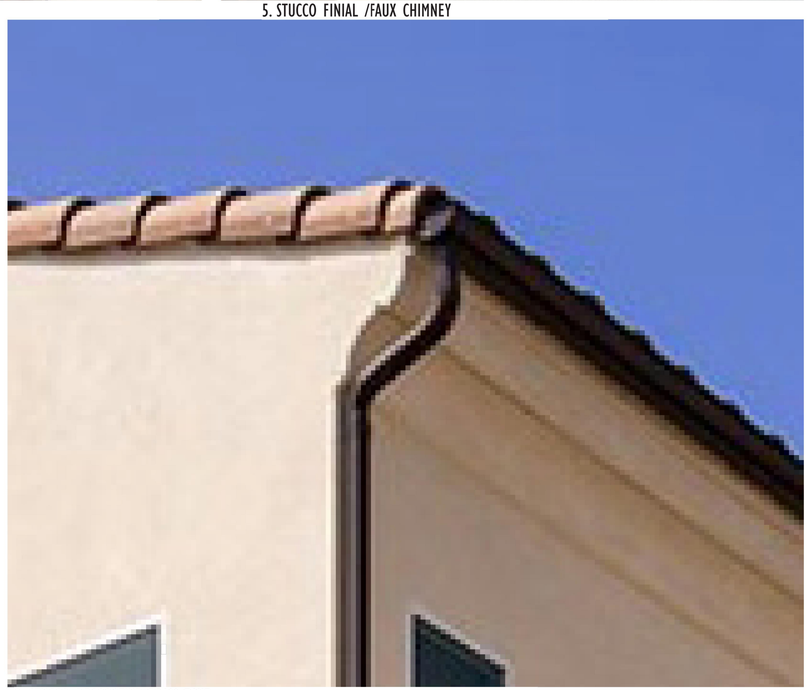
5. STUCCO FINIAL /FAUX CHIMNEY



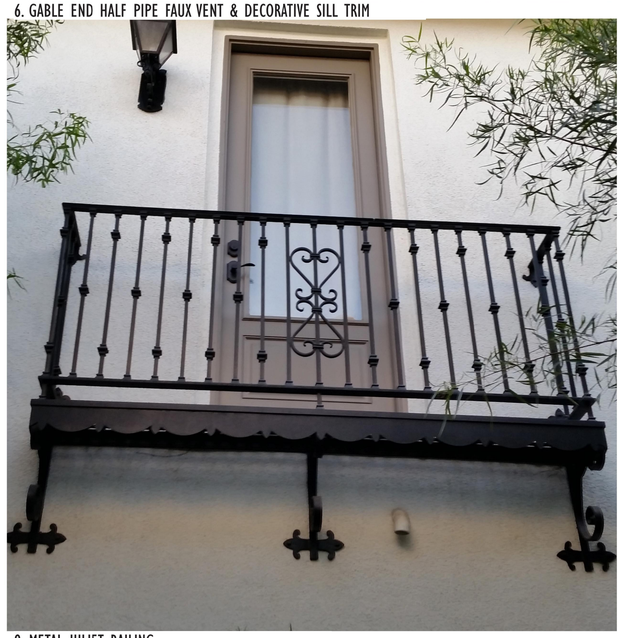
6. GABLE END HALF PIPE FAUX VENT & DECORATIVE SILL TRIM



7. BAY WINDOWS



8. STUCCO DECORATIVE FOAM EAVE



9. METAL JULIET RAILING



10. DECORATIVE STUCCO SILL TRIM & RECESS REVEAL



11. STUCCO DECORATIVE FOAM CORBEL



12. STUCCO SURROUND



13. EXPOSED DECORATIVE TRUSS TAILS W/ EAVE BOARD & GUTTER

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NTS

INSPIRATION BOARD
SYLE B - SPANISH COLONIAL

A1.6



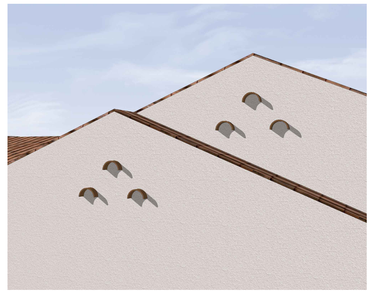
1 ACCENT CERAMIC TILE SURROUND AT ENTRY



2 DECORATIVE STUCCO SURROUND & SILL



3 STUCCO SURROUND AT ENTRY



4 GABLE END HALF PIPE FAUX VENT



5 WOOD POT SHELF w/ METAL BRACKETS



6 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS



7 METAL JULIET RAILING



MAIN CHARACTERISTICS - SPANISH COLONIAL STYLE

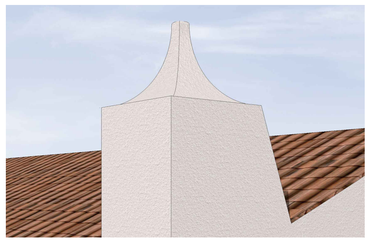
- PREDOMINANT GABLE ROOF MASSING WITH SOME SHED ROOFING
- GABLE END HALF PIPE FAUX VENT
- DECORATIVE STUCCO FINIAL
- STUCCO DECORATIVE FOAM EAVES
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- 2" RECESSED CERAMIC TILE SURROUND AT ENTRY DOORWAYS
- DECORATIVE SHAPED TRIM SURROUND AT ENTRY DOORWAYS
- RECESS WINDOWS 2" TYPICAL, UNLESS NOTED DEEPER
- DECORATIVE STUCCO WINDOW SILL TRIMS
- WOOD (OR SIMULATED) HEADER AT WINDOWS AT RECESSED STUCCO CONDITIONS
- DECORATIVE STUCCO FOAM CORBELS AT CANTILEVERS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- DECORATIVE WOOD PANEL SHUTTERS W/ WOOD MEDALLIONS
- WOOD POT SHELVES WITH METAL SCROLL BRACKETS
- DECORATIVE METAL JULIET BALCONY W/ SCROLL DETAIL
- DECORATIVE STUCCO WING WALLS
- DECORATIVE SPANISH CONCRETE CAPPED SHELVES
- WOOD POSTS/ BEAMS & ZAPATOS AT STREET FACING PORCHES



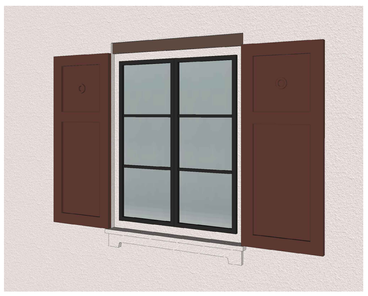
8 SIMULATED WOOD TRIM



9 STREET FACING PORCHES



10 STUCCO FINIAL/ FAUX CHIMNEY



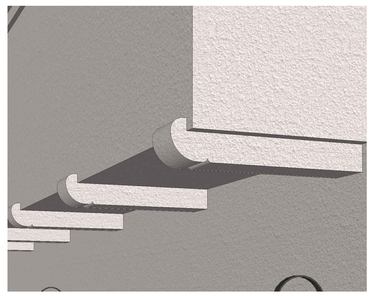
11 DECORATIVE SHUTTERS



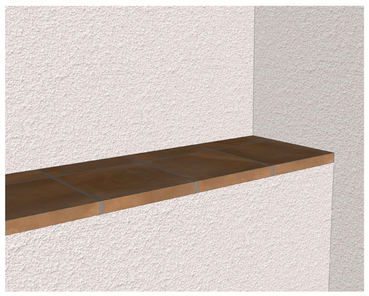
12 FOAM EAVE



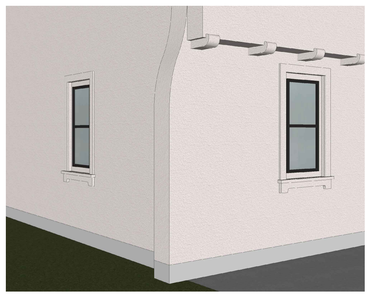
13 EXPOSED DECORATIVE TRUSS TAILS



14 STUCCO DECORATIVE FOAM CORBELS



15 CONCRETE PAVER CAP AT SHELF



16 WING WALL

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NTS

ENLARGED DETAILS BOARD
SYLE B - SPANISH COLONIAL

A1.61



1. AWNING WITH WOOD BEAM



2. CORBEL OUTLOOK AT AWNING



3. BAY WINDOW



4. FAUX WOOD DECORATIVE CORBELS & TRIM



5. DECORATIVE GABLE END OUTLOOKER CORBEL



6. GABLE END FAUX VENT



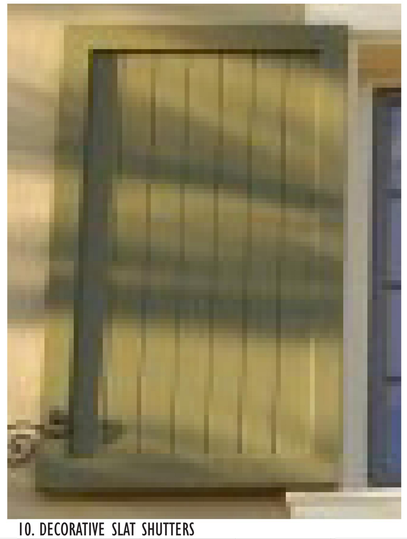
7. METAL JULIET RAILING & RECESSED BEAM/TRIM WITH FAUX WOOD CORBELS



8. HIP ROOF & DECORATIVE STUCCO SILL TRIMS



9. BRICK VENEER HEADER & SILL TRIM



10. DECORATIVE SLAT SHUTTERS



11. BRICK & STONE VENEER



12. BRICK COLUMN & WOOD BEAM



13. DECORATIVE SLAT ENTRY DOOR

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NTS

INSPIRATION BOARD
STYLE C - SPANISH ANDALUSIAN

A1.7



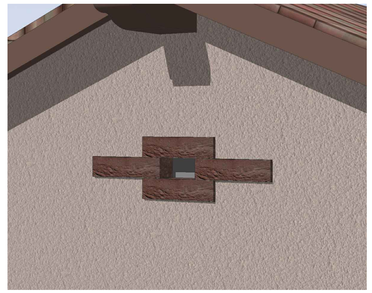
1 BRICK VENEER SURROUND AT ENTRY (STUCCO), LIGHT FIXTURE & ADDRESS



2 BRICK VENEER SILL TRIM



3 BRICK VENEER SURROUND AT ENTRY (STONE)



4 GABLE END FAUX BRICK VENT



5 WOOD POT SHELF w/ FAUX WOOD CORBELS



6 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS



7 STREET FACING STONE CONDITIONS



7 STREET FACING PORCHES



MAIN CHARACTERISTICS - SPANISH ANDALUSIAN STYLE

- PREDOMINANT GABLE & HIP ROOF MASSING WITH SOME SHED ROOFING
- OVERHANG AT GABLE END ROOFS WITH BARGE BOARDS & CORBEL DETAIL (OUTLOOKER)
- GABLE END DECORATIVE BRICK FAUX VENTS
- USE OF STUCCO & STONE IN SELECT LOCATIONS
- BRICK SURROUNDS AT ENTRY DOORWAYS AT STUCCO & STONE CONDITIONS
- WOOD BEAM & "ZAPATO" CORBELS AT OPENINGS
- RECESS WINDOWS 2" TYPICAL, UNLESS NOTED DEEPER
- BRICK SOLDIER COURSE WINDOW SILLS
- WOOD (OR SIMULATED) HEADER AT WINDOWS AT RECESSED STUCCO CONDITIONS
- WOOD (OR SIMULATED) TRIM AT CANTILEVERS WITH WOOD (OR SIMULATED) CORBELS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- WOOD VERTICAL SLATTED SHUTTERS
- WOOD SLATTED SHELVES WITH CORBELS
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- DECORATIVE METAL JULIET BALCONY W/ SCROLL DETAIL
- DECORATIVE STUCCO WING WALLS
- DECORATIVE BRICK CAPPED SHELVES
- WOOD POSTS/ BEAMS & ZAPATOS AT STREET FACING PORCHES
- BRICK SOLDIER COURSE SURROUND TRIM AT WINDOWS AT STREET FACING STONE CONDITIONS



8 METAL JULIET RAILING



9 FAUX WOOD DECORATIVE CORBEL



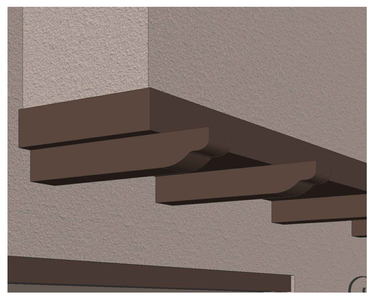
10 DECORATIVE SHUTTERS



11 AWNING w/ WOOD BEAM



12 EXPOSED DECORATIVE TRUSS TAILS



13 STUCCO DECORATIVE FOAM CORBELS



14 BRICK VENEER PAVER CAP AT SHELF



15 WING WALL

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NTS

ENLARGED DETAILS BOARD
STYLE C - SPANISH ANDALUSIAN

A1.71

MATERIALS LEGEND - C

1 Stucco
2 Spanish 'S' Roof Tile
3 Simulated Wood Header
4 Stucco Recess /Reveal at Windows/Doors
5 Gable End Faux Brick Vent
6 Decorative Slat Entry Door
7 Vinyl Windows
8 Brick Veneer Surround
9 Brick Veneer Sill Trim (Soldier Course)
10 Fiber Cement Board Trim at Bay Window (W.O.)
11 Simulated Wood Trim
12 Faux Wood Decorative Corbel
13 2x4 Wood Barge Board
14 Decorative Gable End Corbel (Outlooker)
15 Brick Veneer Caps At Shelf To Slope (W.O.)
16 Exposed Decorative Truss Tails w/ 2x3 Eave Board
17 Metal Juliet Railing
18 Wood Pot Shelf with Faux Wood Decorative Corbels
19 Wood Corbels at Awning
20 Awning with Wood Beam
21 Decorative Slat Shutters
22 Stone Veneer
23 Brick Veneer
24 Brick Veneer Header & Sill Trim (Soldier Course)
25 Decorative Exterior Lights & Raised Number Address
26 Sectional Metal Garage Door
27 Stucco Sill Trim
28 Metal Utility Door w/ Panels

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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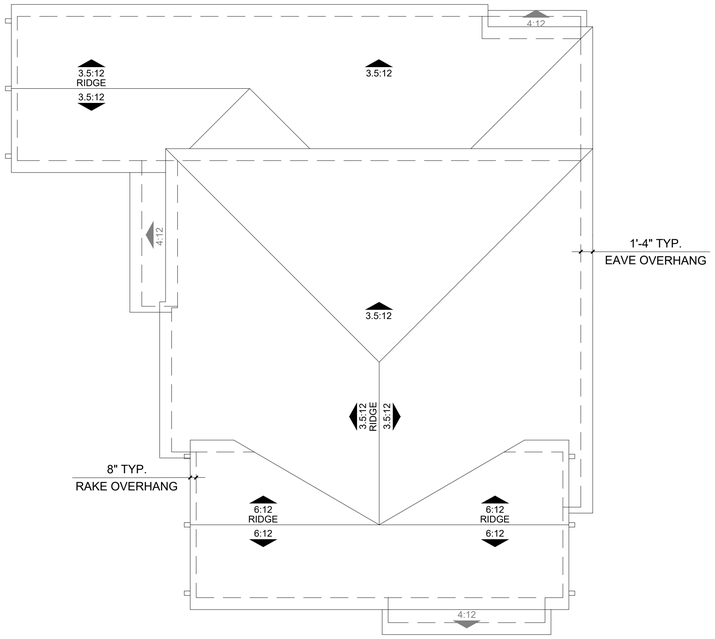
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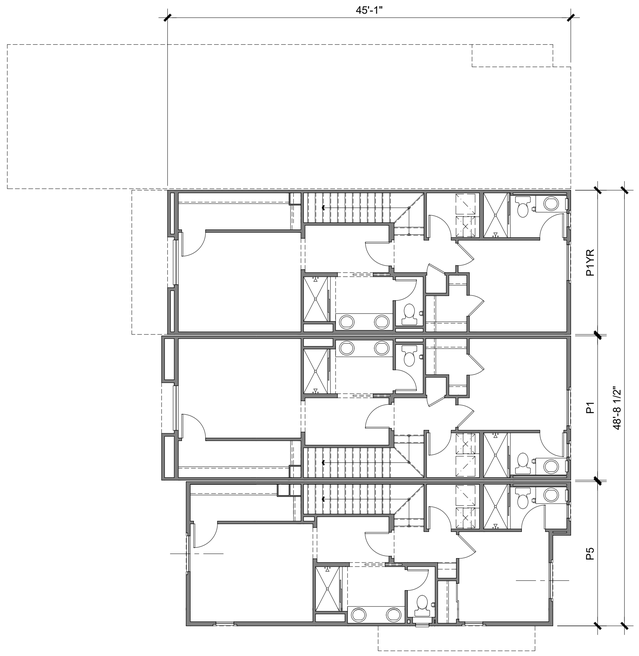
0 4 8 16

C-100 ELEVATIONS 4-PLEX
STYLE C - SPANISH ANDALUSIAN

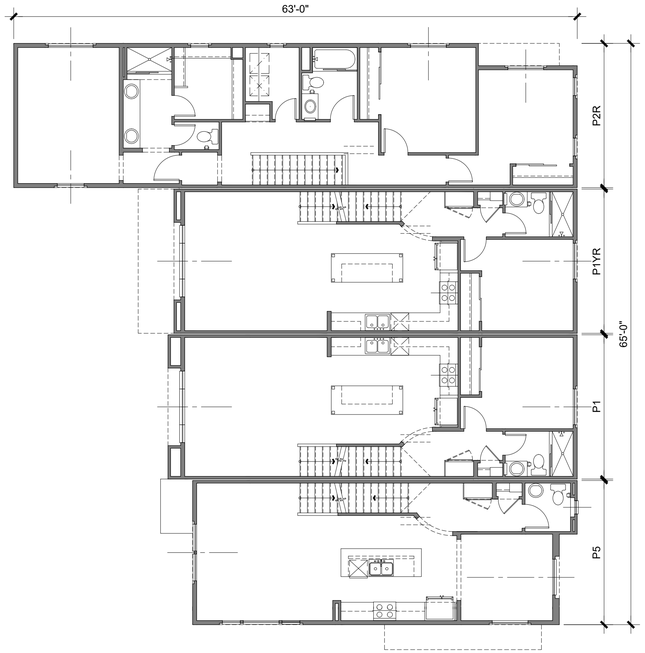
A2.0



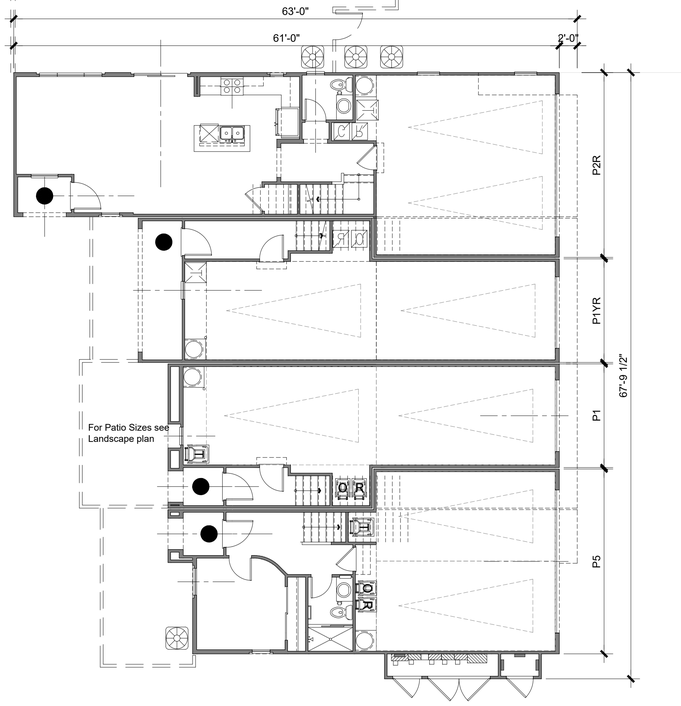
ROOF PLAN - STYLE C



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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0 4 8 16

C-100 BUILDING & ROOF PLANS
4-PLEX

A2.1

MATERIALS LEGEND - A

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Diamond Shape Faux Vent Recess
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Sloped Stucco Sill
11. Decorative Stucco Scalloped Sill Trim
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Decorative Stucco Scalloped Shelf (W.O.)
16. Stucco Decorative Foam Eave
17. Concrete Paver Caps At Shelf To Slope (W.O.)
18. Accent Ceramic Tile Surround
19. Exposed Decorative Truss Tails
20. Metal Juliet Railing (W.O.)
21. Metal Window Planter Box
22. Decorative Shutters
23. Canvas or Metal Awning w/ Metal Brackets
24. Decorative Exterior Lights & Raised Number Address
25. Sectional Metal Garage Door
26. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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0 4 8 16

C-200 ELEVATIONS 8-PLEX
STYLE A - SPANISH SANTA BARBARA

A3.0

MATERIALS LEGEND - A

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Diamond Shape Faux Vent Recess
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Sloped Stucco Sill
11. Decorative Stucco Scalloped Sill Trim
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Decorative Stucco Scalloped Shelf (W.O.)
16. Stucco Decorative Foam Eave
17. Concrete Paver Caps At Shelf To Slope (W.O.)
18. Accent Ceramic Tile Surround
19. Exposed Decorative Truss Tails
20. Metal Juliet Railing (W.O.)
21. Metal Window Planter Box
22. Decorative Shutters
23. Canvas or Metal Awning w/ Metal Brackets
24. Decorative Exterior Lights & Raised Number Address
25. Sectional Metal Garage Door
26. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Courtyard View (Right Elevation)



Courtyard View (Left Elevation)

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0 4 8 16

C-200 ELEVATIONS 8-PLEX
STYLE A - SPANISH SANTA BARBARA

A3.0.1

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
14. Concrete Paver Caps At Shelf To Slope (W.O.)
15. 2" Recessed Ceramic Tile Surround
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Metal Scroll Brackets
19. Stucco Decorative Foam Corbel
20. Decorative Shutters
21. Decorative Fiber Cement Entry Door
22. Decorative Exterior Lights & Raised Number Address
23. Sectional Metal Garage Door
24. Metal Utility Door w/ Panels

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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C-200 ELEVATIONS 8-PLEX
STYLE B - SPANISH COLONIAL

A3.0.2

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
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Courtyard View (Right Elevation)



Courtyard View (Left Elevation)

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C-200 ELEVATIONS 8-PLEX
STYLE B - SPANISH COLONIAL

A3.0.3

MATERIALS LEGEND - C

1 Stucco
2 Spanish 'S' Roof Tile
3 Simulated Wood Header
4 Stucco Recess /Reveal at Windows/Doors
5 Gable End Faux Brick Vent
6 Decorative Slat Entry Door
7 Vinyl Windows
8 Brick Veneer Surround
9 Brick Veneer Sill Trim (Soldier Course)
10 Fiber Cement Board Trim at Bay Window (W.O.)
11 Simulated Wood Trim
12 Faux Wood Decorative Corbel
13 2x4 Wood Barge Board
14 Decorative Gable End Corbel (Outlooker)
15 Brick Veneer Caps At Shelf To Slope (W.O.)
16 Exposed Decorative Truss Tails w/ 2x3 Eave Board
17 Metal Juliet Railing
18 Wood Pot Shelf with Faux Wood Decorative Corbels
19 Wood Corbels at Awning
20 Awning with Wood Beam
21 Decorative Slat Shutters
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23 Brick Veneer
24 Brick Veneer Header & Sill Trim (Soldier Course)
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27 Stucco Sill Trim
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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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C-200 ELEVATIONS 8-PLEX
STYLE C - SPANISH ANDALUSIAN

A3.0.4

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
19. Wood Corbels at Awning
20. Awning with Wood Beam
21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
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Courtyard View (Right Elevation)



Courtyard View (Left Elevation)

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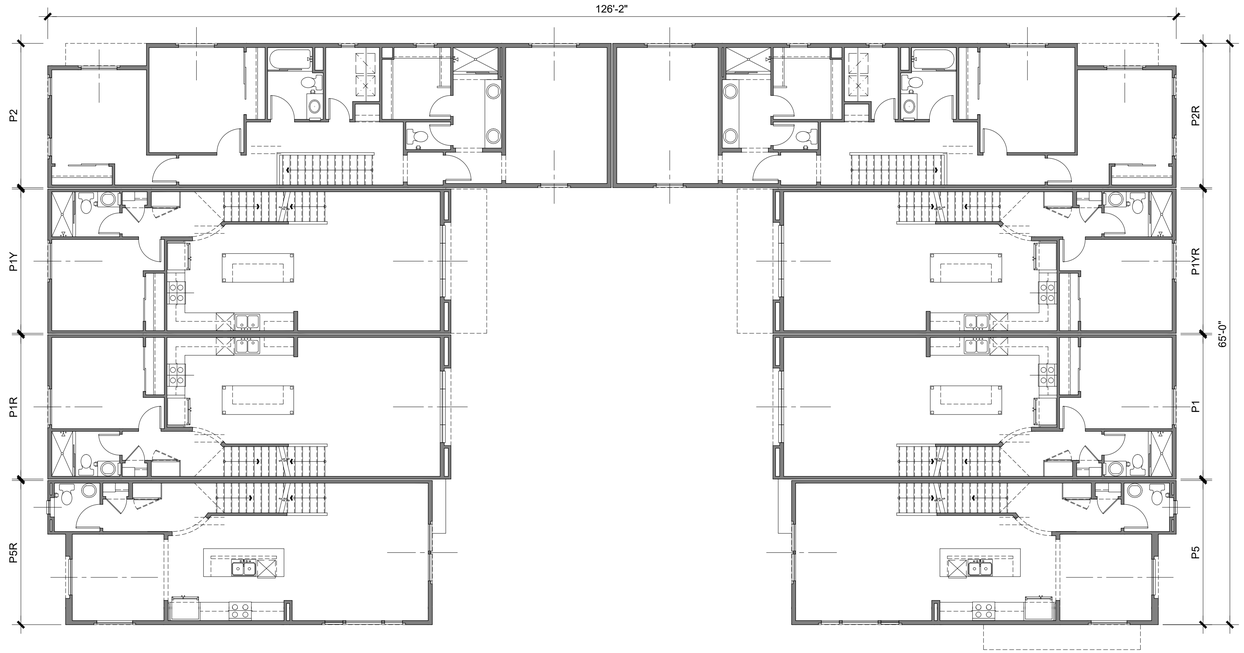
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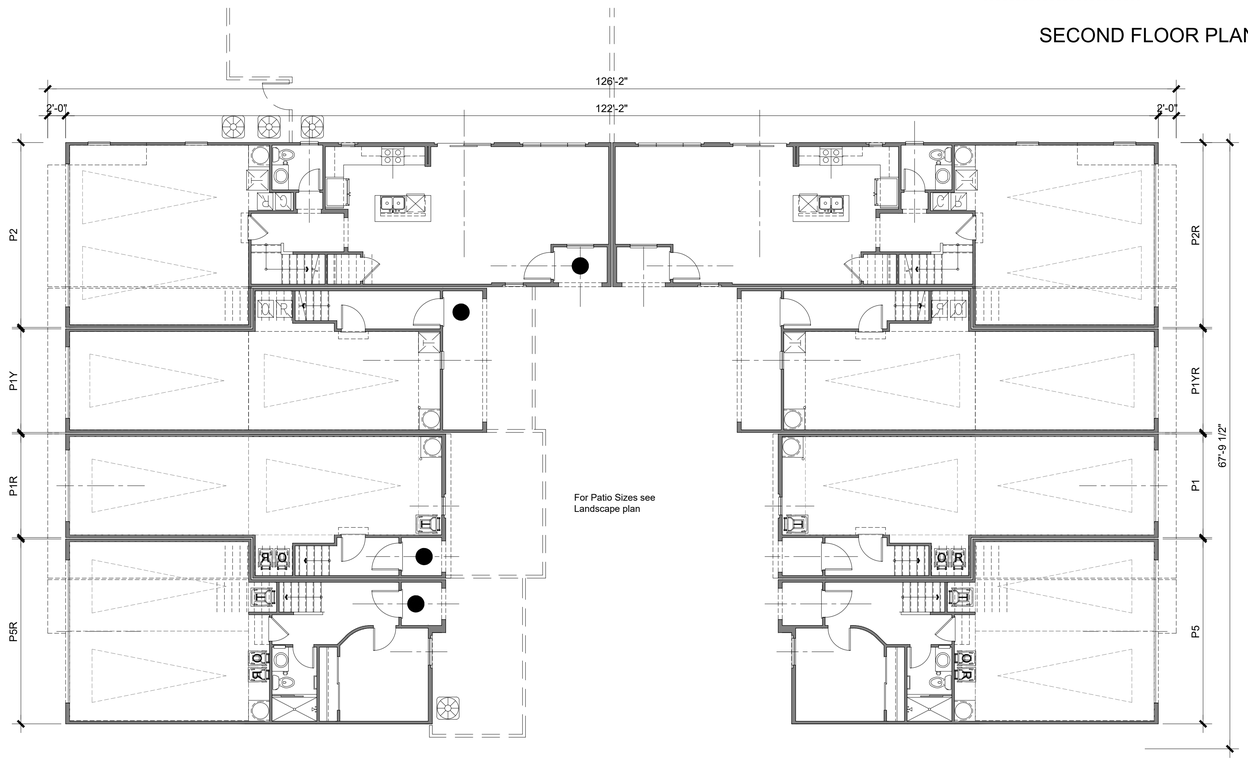
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C-200 ELEVATIONS 8-PLEX
STYLE C - SPANISH ANDALUSIAN

A3.0.5



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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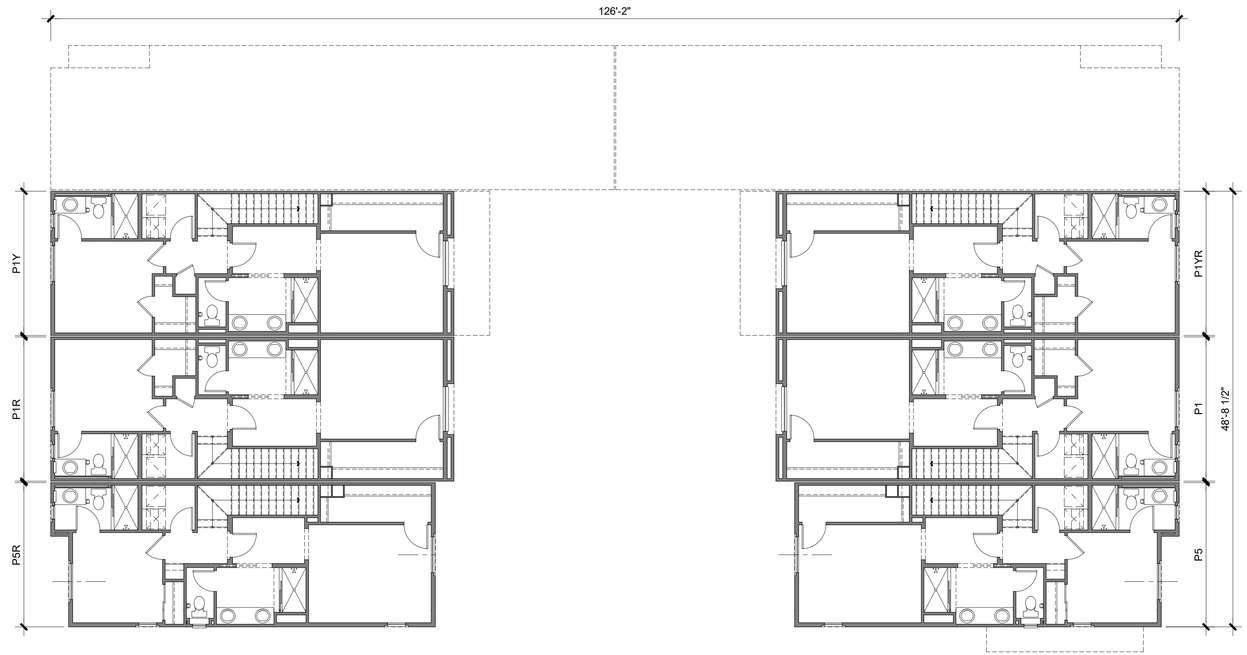
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C-200 BUILDING PLANS
8-PLEX

A3.1



THIRD FLOOR PLAN

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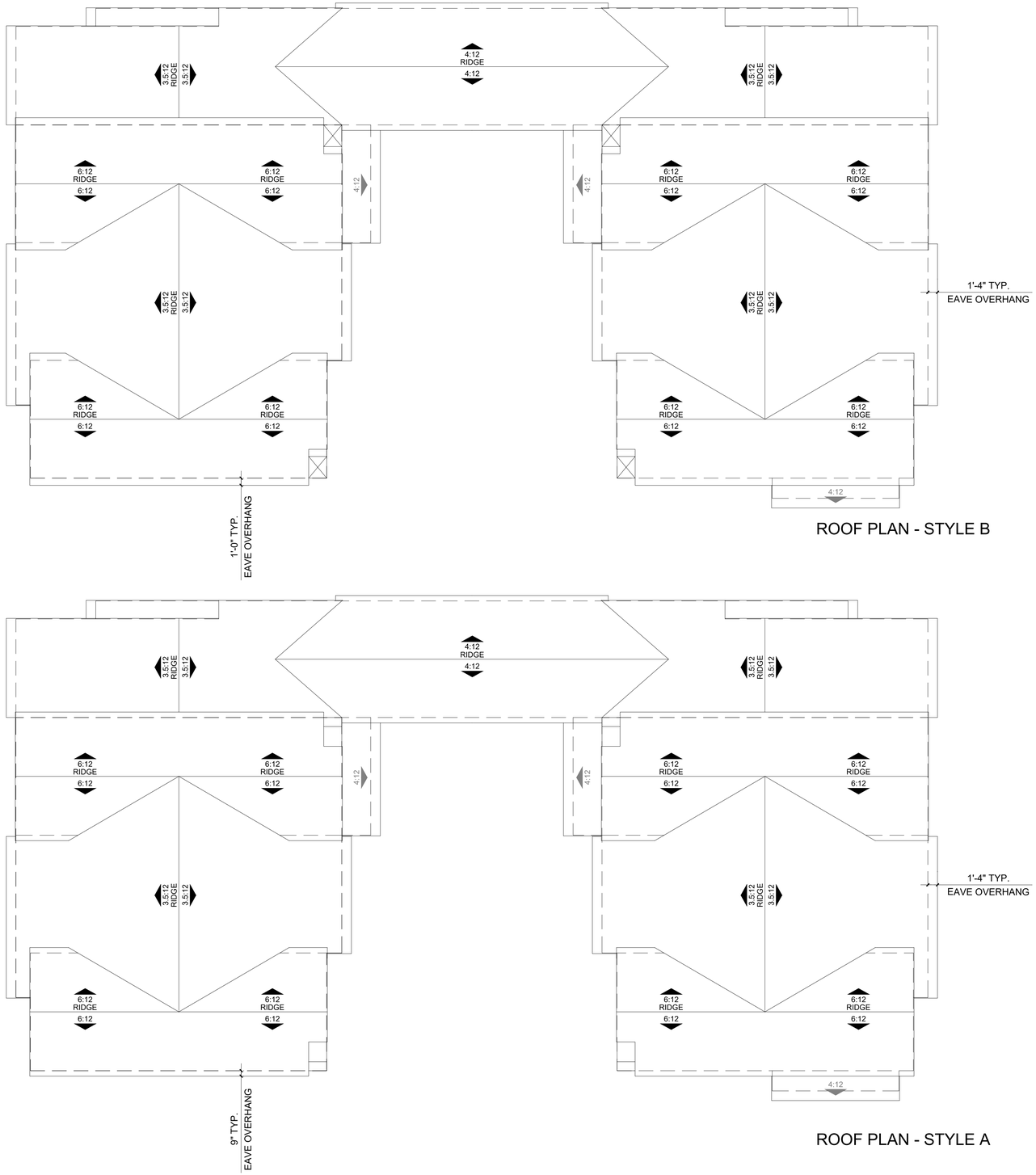
1433 CRESTFIELD
DUARTE, CA # 2022-0555

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0 4 8 16

C-200 BUILDING PLANS
8-PLEX

A3.2



ROOF PLAN - STYLE B

ROOF PLAN - STYLE A

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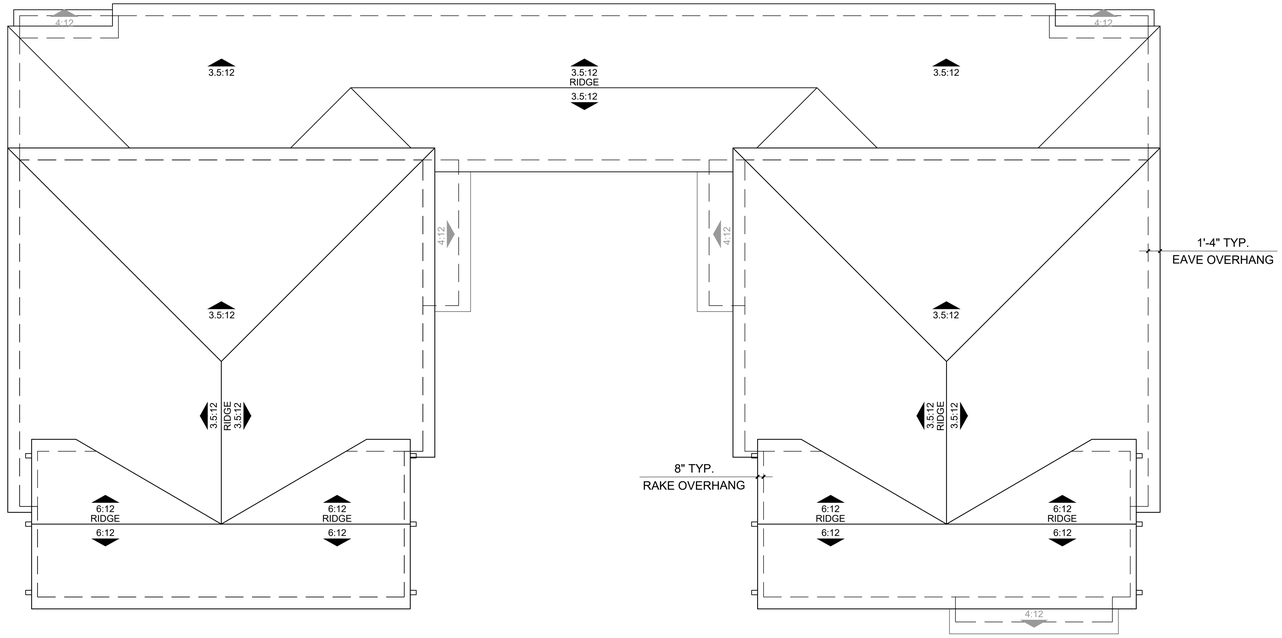
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C-200 ROOF PLANS
8-PLEX

A3.3



ROOF PLAN - STYLE C

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0 4 8 16

C-200 ROOF PLANS
8-PLEX

A3.4

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
14. Concrete Paver Caps At Shelf To Slope (W.O.)
15. 2" Recessed Ceramic Tile Surround
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Metal Scroll Brackets
19. Stucco Decorative Foam Corbel
20. Decorative Shutters
21. Decorative Fiber Cement Entry Door
22. Decorative Exterior Lights & Raised Number Address
23. Sectional Metal Garage Door
24. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Street)

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0 4 8 16

C-300 ELEVATIONS 4 PLEX
STYLE B - SPANISH COLONIAL

A4.0

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
19. Wood Corbels at Awning
20. Awning with Wood Beam
21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
27. Stucco Sill Trim
28. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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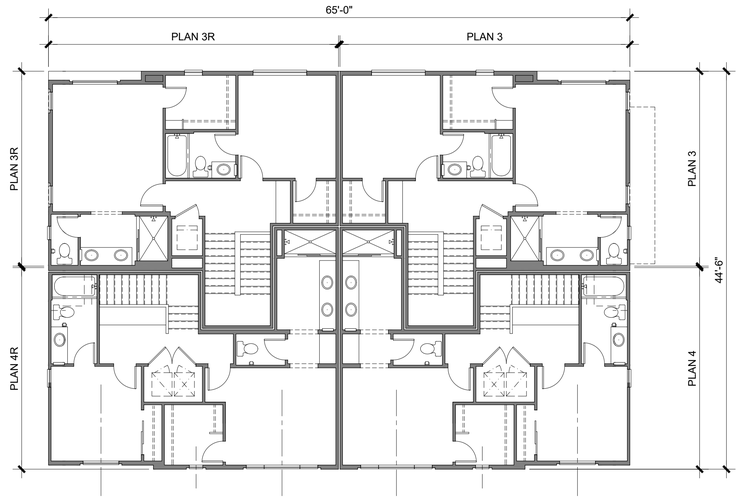
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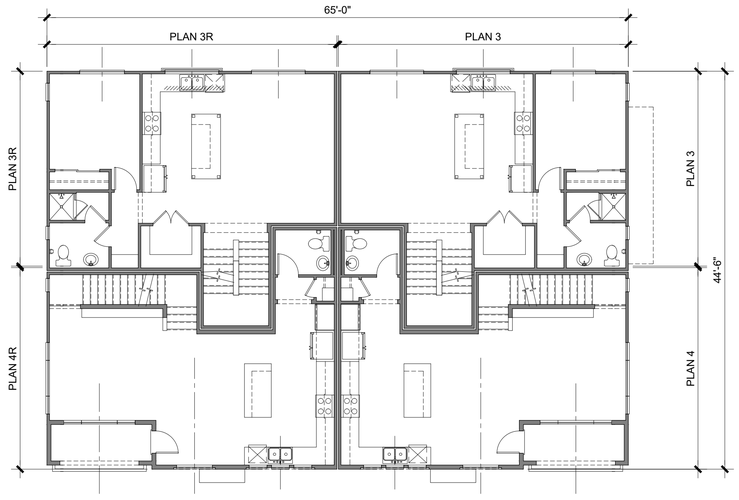
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C-300 ELEVATIONS 4-PLEX
STYLE C - SPANISH ANDALUSIAN

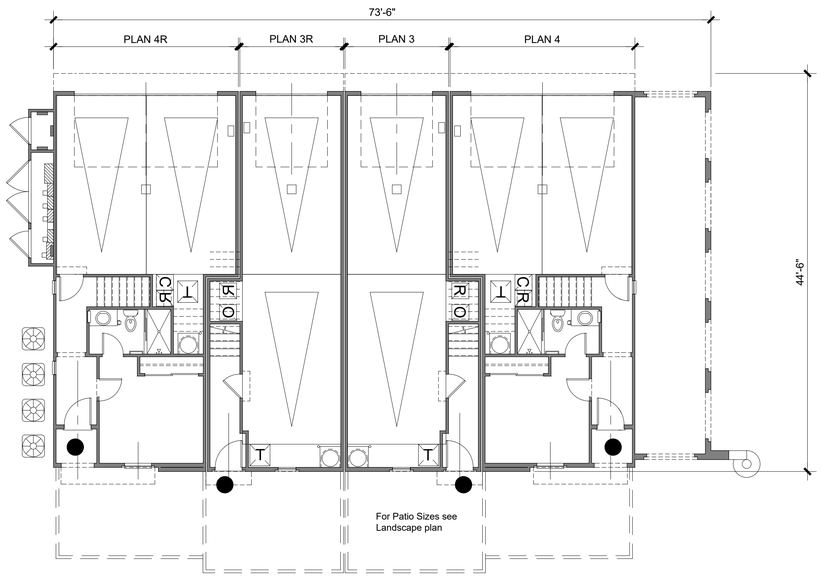
A4.0.1



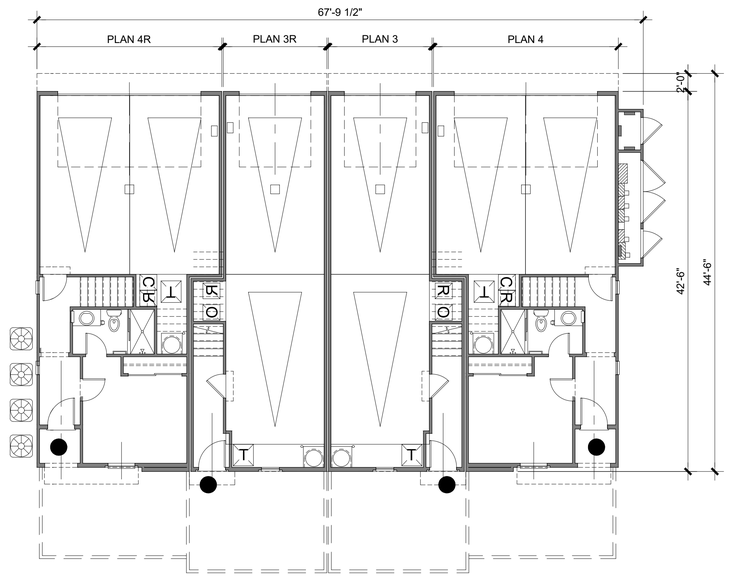
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN (STREET)



FIRST FLOOR PLAN (INTERIOR)

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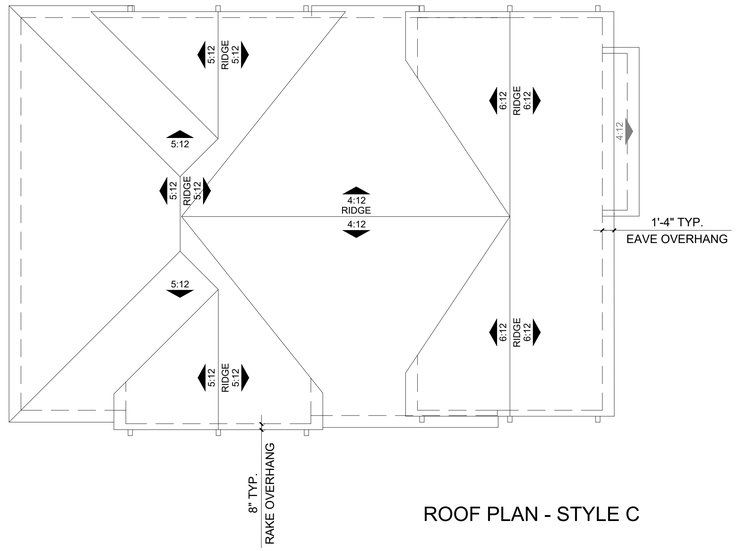
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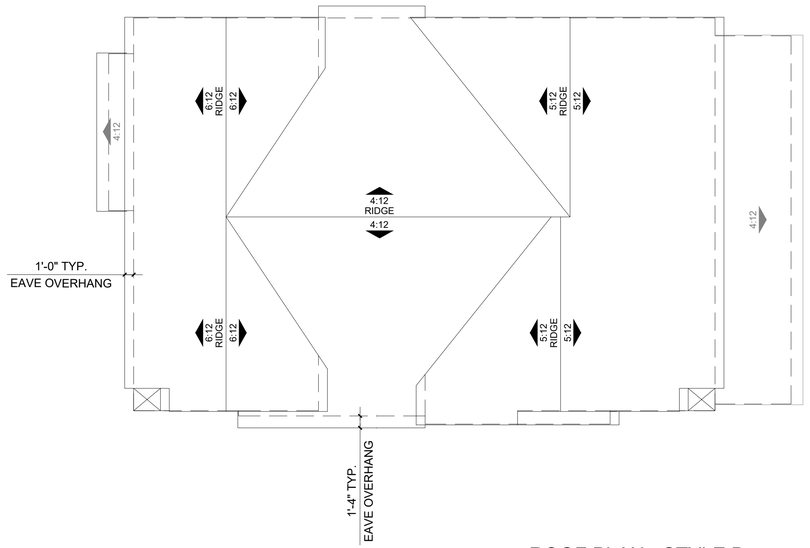
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C-300 BUILDING PLANS
4-PLEX

A4.1



ROOF PLAN - STYLE C



ROOF PLAN - STYLE B

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0 4 8 16

C-300 ROOF PLANS
4-PLEX

A4.2

MATERIALS LEGEND - A

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Diamond Shape Faux Vent Recess
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Sloped Stucco Sill
11. Decorative Stucco Scalloped Sill Trim
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Decorative Stucco Scalloped Shelf (W.O.)
16. Stucco Decorative Foam Eave
17. Concrete Paver Caps At Shelf To Slope (W.O.)
18. Accent Ceramic Tile Surround
19. Exposed Decorative Truss Tails
20. Metal Juliet Railing (W.O.)
21. Metal Window Planter Box
22. Decorative Shutters
23. Canvas or Metal Awning w/ Metal Brackets
24. Decorative Exterior Lights & Raised Number Address
25. Sectional Metal Garage Door
26. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Street)

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0 4 8 16

C-400 ELEVATIONS 5-PLEX
STYLE A - SPANISH SANTA BARBARA

A5.0

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
14. Concrete Paver Caps At Shelf To Slope (W.O.)
15. 2" Recessed Ceramic Tile Surround
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Metal Scroll Brackets
19. Stucco Decorative Foam Corbel
20. Decorative Shutters
21. Decorative Fiber Cement Entry Door
22. Decorative Exterior Lights & Raised Number Address
23. Sectional Metal Garage Door
24. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-400 ELEVATIONS 5-PLEX
STYLE B - SPANISH COLONIAL

A5.0.1

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
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21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
27. Stucco Sill Trim
28. Metal Utility Door w/ Panels

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Right Elevation



26

Rear Elevation



28

Left Elevation



Front Elevation (Interior)

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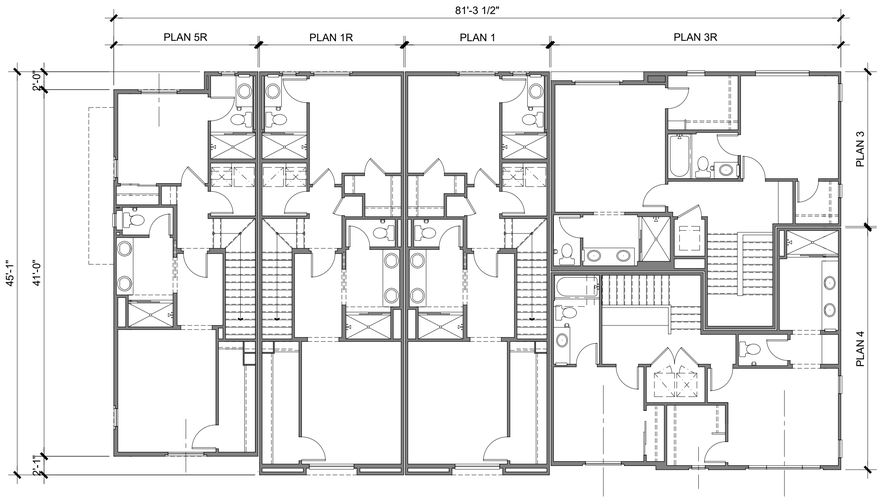
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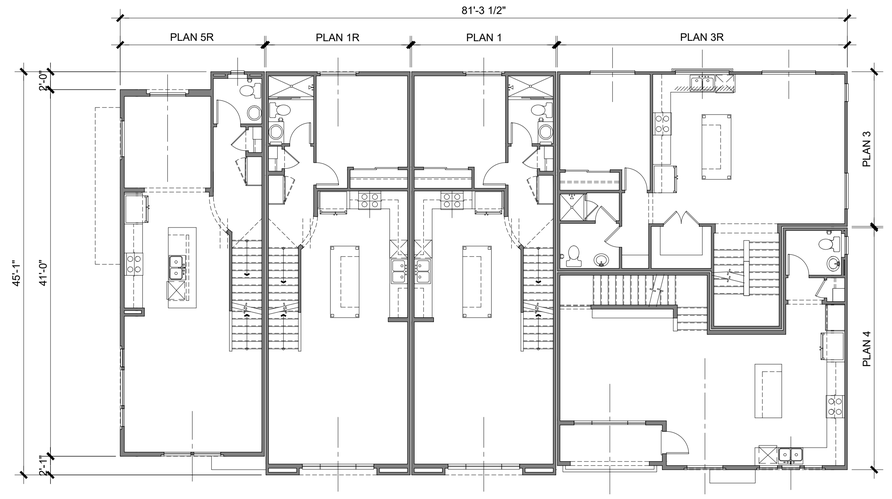
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C-400 ELEVATIONS 5-PLEX
STYLE C - SPANISH ANDALUSIAN

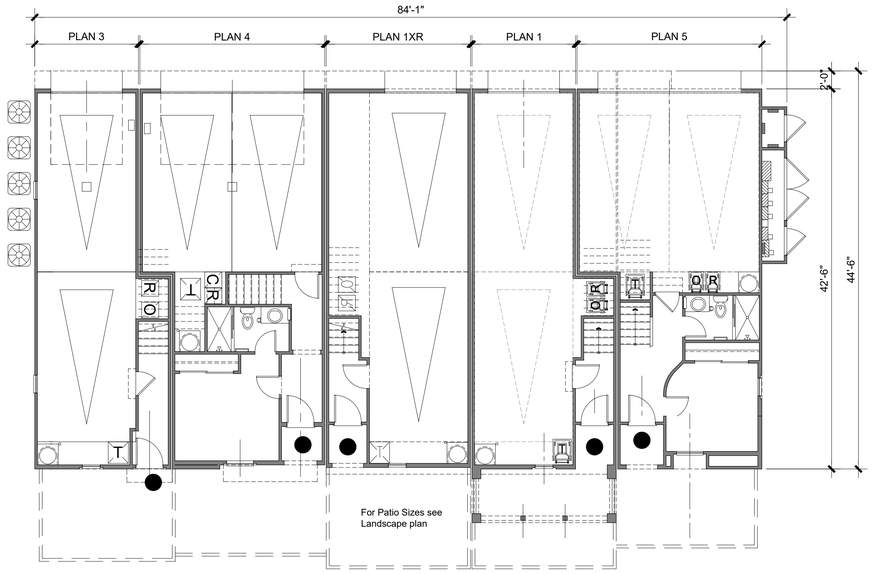
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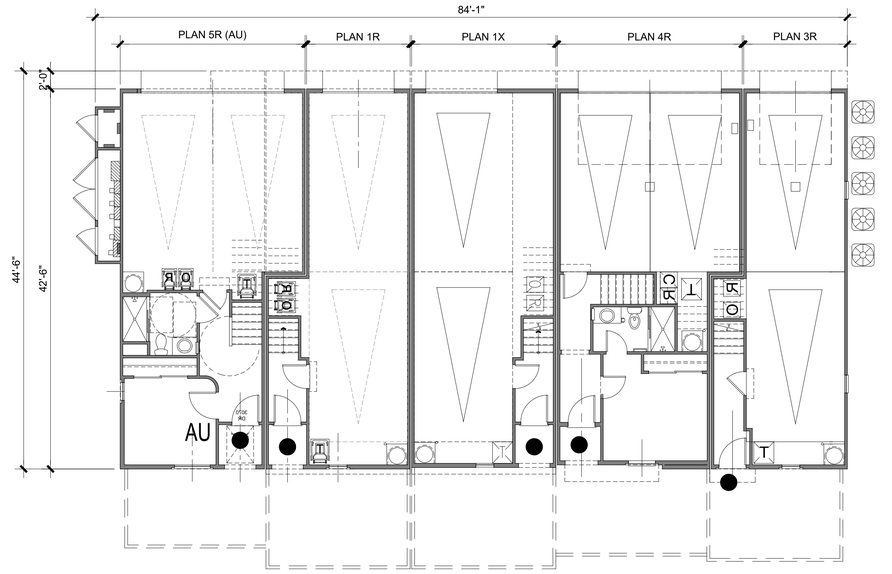
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN (STREET)



FIRST FLOOR PLAN (INTERIOR)

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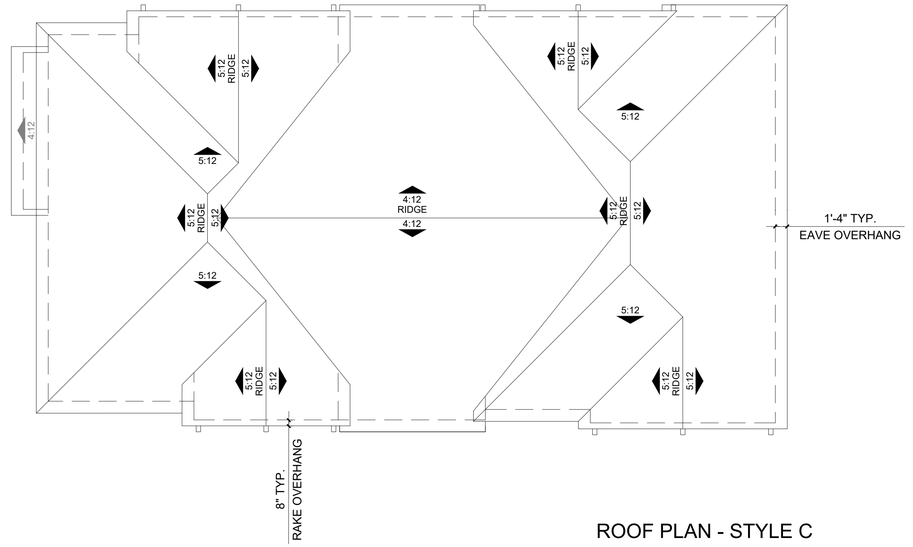
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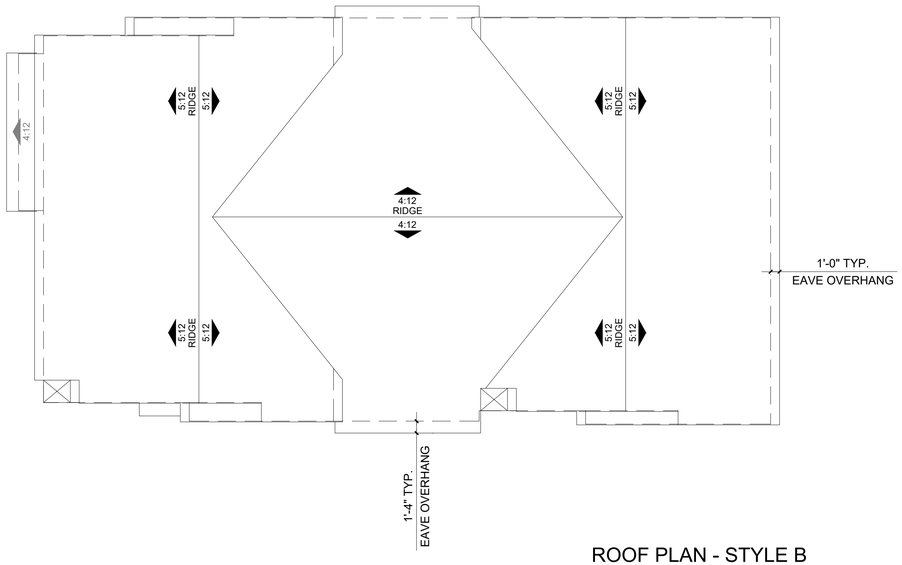
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C-400 BUILDING PLANS
5-PLEX

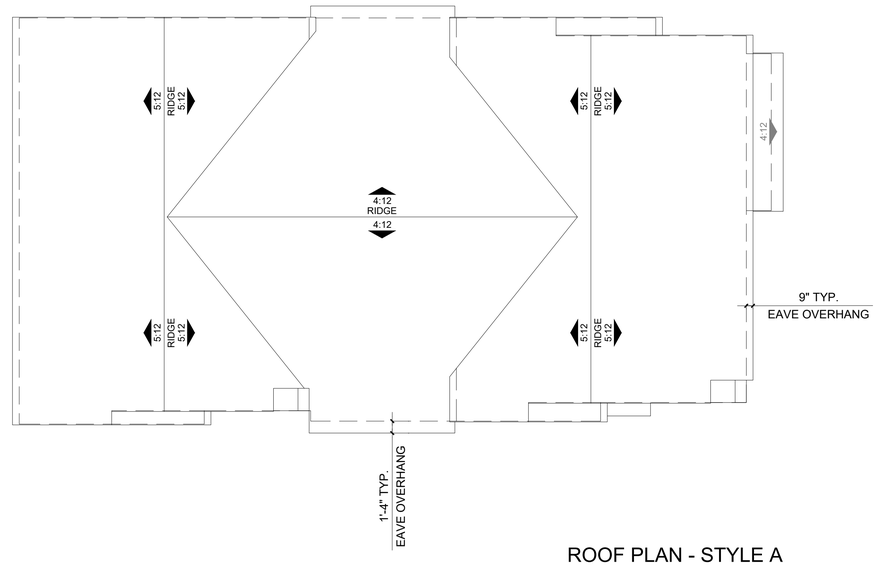
A5.1



ROOF PLAN - STYLE C



ROOF PLAN - STYLE B



ROOF PLAN - STYLE A

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C-400 ROOF PLANS
5-PLEX

A5.2

MATERIALS LEGEND - A

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Diamond Shape Faux Vent Recess
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Sloped Stucco Sill
11. Decorative Stucco Scalloped Sill Trim
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Decorative Stucco Scalloped Shelf (W.O.)
16. Stucco Decorative Foam Eave
17. Concrete Paver Caps At Shelf To Slope (W.O.)
18. Accent Ceramic Tile Surround
19. Exposed Decorative Truss Tails
20. Metal Juliet Railing (W.O.)
21. Metal Window Planter Box
22. Decorative Shutters
23. Canvas or Metal Awning w/ Metal Brackets
24. Decorative Exterior Lights & Raised Number Address
25. Sectional Metal Garage Door
26. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-500 ELEVATIONS 6-PLEX
STYLE A - SPANISH SANTA BARBARA

A6.0

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
14. Concrete Paver Caps At Shelf To Slope (W.O.)
15. 2" Recessed Ceramic Tile Surround
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Metal Scroll Brackets
19. Stucco Decorative Foam Corbel
20. Decorative Shutters
21. Decorative Fiber Cement Entry Door
22. Decorative Exterior Lights & Raised Number Address
23. Sectional Metal Garage Door
24. Metal Utility Door w/ Panels

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-500 ELEVATIONS 6-PLEX
STYLE B - SPANISH COLONIAL

A6.0.1

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
19. Wood Corbels at Awning
20. Awning with Wood Beam
21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
27. Stucco Sill Trim
28. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-500 ELEVATIONS 6-PLEX
STYLE C - SPANISH ANDALUSIAN

A6.0.2

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
19. Wood Corbels at Awning
20. Awning with Wood Beam
21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
27. Stucco Sill Trim
28. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Front Elevation (Street)

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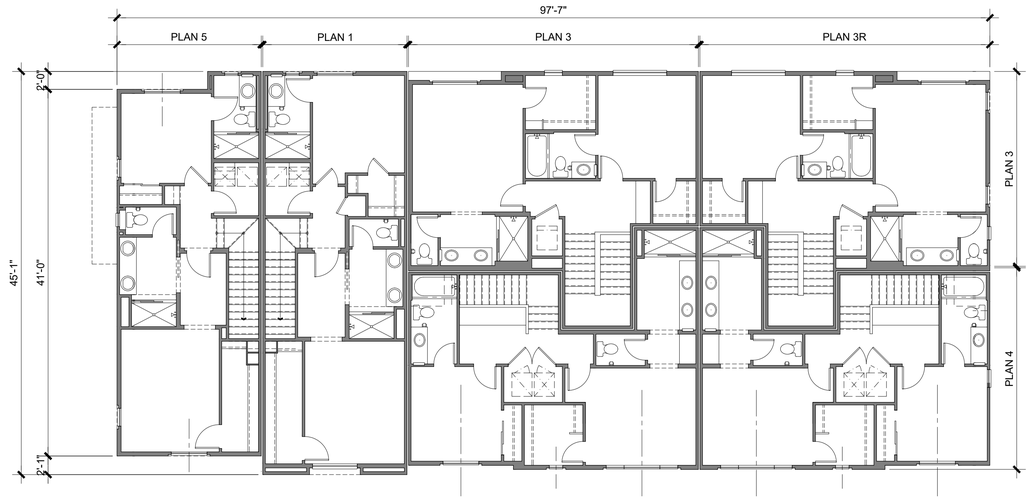
1433 CRESTFIELD
DUARTE, CA # 2022-0555

Pre-App Submittal: 2024.04.12
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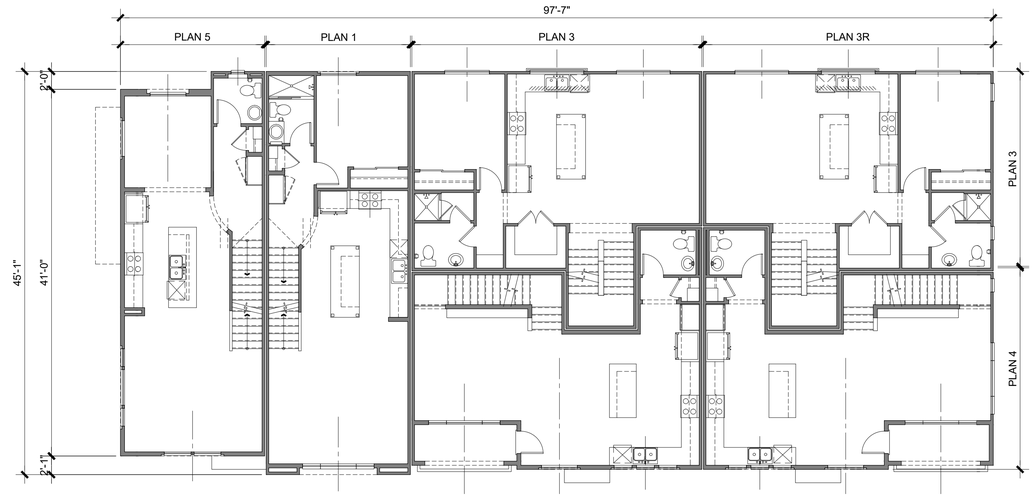
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C-500 ELEVATIONS 6-PLEX
STYLE C - SPANISH ANDALUSIAN

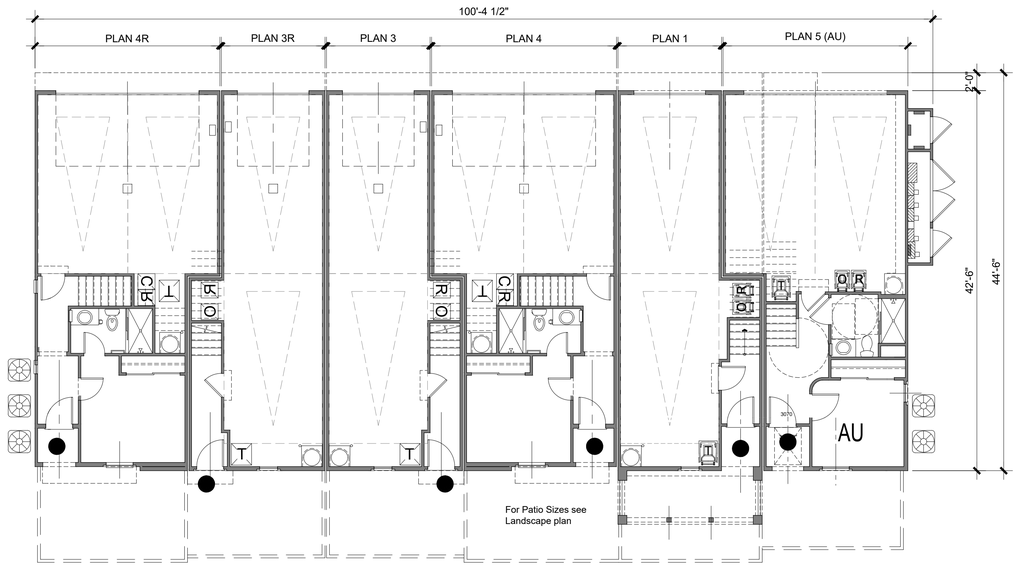
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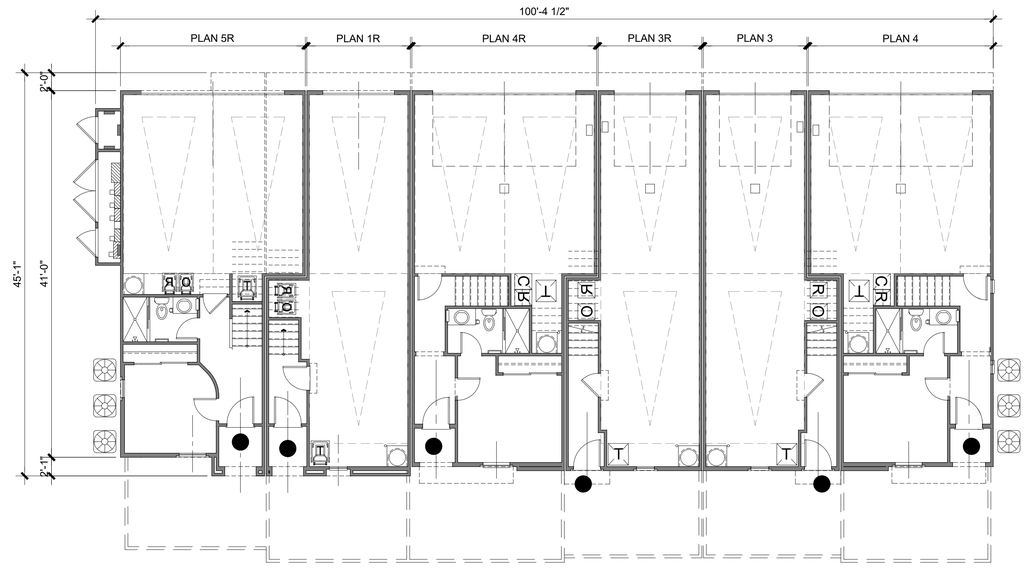
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN (STREET)



FIRST FLOOR PLAN (INTERIOR)

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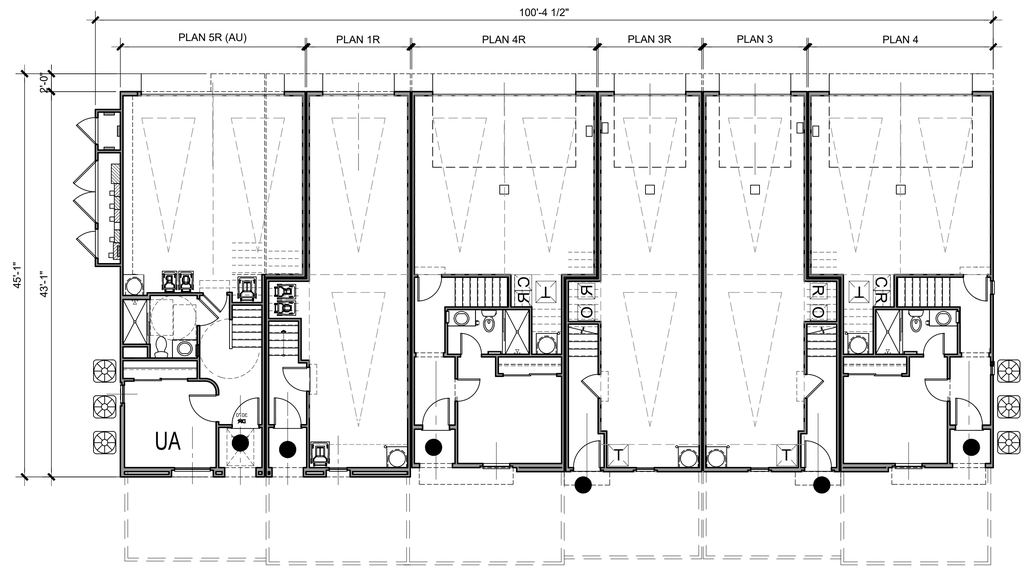
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C-500 BUILDING PLANS
6-PLEX

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FIRST FLOOR PLAN (INTERIOR)

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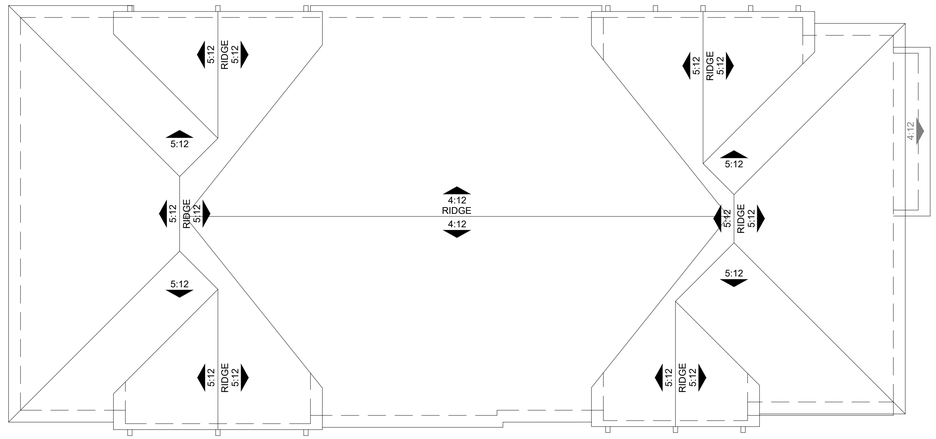
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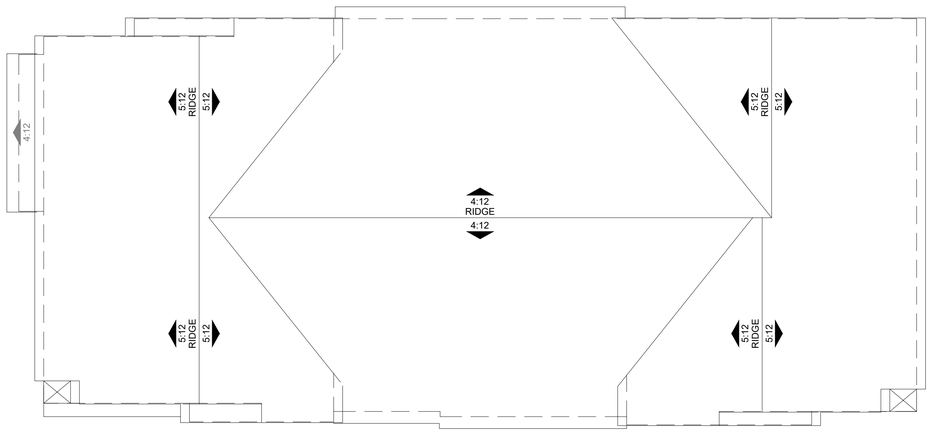
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C-500 BUILDING PLANS (AU OPT)
6-PLEX

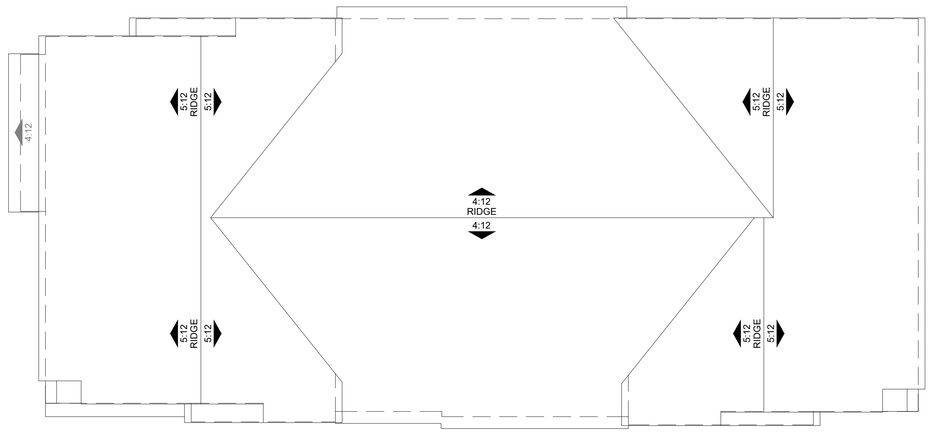
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ROOF PLAN - STYLE C



ROOF PLAN - STYLE B



ROOF PLAN - STYLE A

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C-500 ROOF PLANS
6-PLEX

A6.3

MATERIALS LEGEND - A

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Diamond Shape Faux Vent Recess
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Sloped Stucco Sill
11. Decorative Stucco Scalloped Sill Trim
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Decorative Stucco Scalloped Shelf (W.O.)
16. Stucco Decorative Foam Eave
17. Concrete Paver Caps At Shelf To Slope (W.O.)
18. Accent Ceramic Tile Surround
19. Exposed Decorative Truss Tails
20. Metal Juliet Railing (W.O.)
21. Metal Window Planter Box
22. Decorative Shutters
23. Canvas or Metal Awning w/ Metal Brackets
24. Decorative Exterior Lights & Raised Number Address
25. Sectional Metal Garage Door
26. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



26

Right Elevation



25 21

Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-600 ELEVATIONS 8-PLEX
STYLE A - SPANISH SANTA BARBARA

A7.0

MATERIALS LEGEND - A

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Diamond Shape Faux Vent Recess
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Sloped Stucco Sill
11. Decorative Stucco Scalloped Sill Trim
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Decorative Stucco Scalloped Shelf (W.O.)
16. Stucco Decorative Foam Eave
17. Concrete Paver Caps At Shelf To Slope (W.O.)
18. Accent Ceramic Tile Surround
19. Exposed Decorative Truss Tails
20. Metal Juliet Railing (W.O.)
21. Metal Window Planter Box
22. Decorative Shutters
23. Canvas or Metal Awning w/ Metal Brackets
24. Decorative Exterior Lights & Raised Number Address
25. Sectional Metal Garage Door
26. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Front Elevation (Street)

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C-600 ELEVATIONS 8-PLEX
STYLE A - SPANISH SANTA BARBARA

A7.0.1

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
14. Concrete Paver Caps At Shelf To Slope (W.O.)
15. 2" Recessed Ceramic Tile Surround
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Metal Scroll Brackets
19. Stucco Decorative Foam Corbel
20. Decorative Shutters
21. Decorative Fiber Cement Entry Door
22. Decorative Exterior Lights & Raised Number Address
23. Sectional Metal Garage Door
24. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-600 ELEVATIONS 8-PLEX
STYLE B - SPANISH COLONIAL

A7.0.2

MATERIALS LEGEND - B

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Half Pipe Faux Vent
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Stucco Trim (To Match Stucco Color)
9. Decorative Stucco Sill Trim (To Match Stucco Color)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Header Trim
12. Simulated Wood Corbel
13. Stucco Decorative Foam Eave
14. Concrete Paver Caps At Shelf To Slope (W.O.)
15. 2" Recessed Ceramic Tile Surround
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Metal Scroll Brackets
19. Stucco Decorative Foam Corbel
20. Decorative Shutters
21. Decorative Fiber Cement Entry Door
22. Decorative Exterior Lights & Raised Number Address
23. Sectional Metal Garage Door
24. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



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C-600 ELEVATIONS 8-PLEX
STYLE B - SPANISH COLONIAL

A7.0.3

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
19. Wood Corbels at Awning
20. Awning with Wood Beam
21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
27. Stucco Sill Trim
28. Metal Utility Door w/ Panels

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation (Interior)

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C-600 ELEVATIONS 8-PLEX
STYLE C - SPANISH ANDALUSIAN

A7.0.4

MATERIALS LEGEND - C

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Faux Brick Vent
6. Decorative Slat Entry Door
7. Vinyl Windows
8. Brick Veneer Surround
9. Brick Veneer Sill Trim (Soldier Course)
10. Fiber Cement Board Trim at Bay Window (W.O.)
11. Simulated Wood Trim
12. Faux Wood Decorative Corbel
13. 2x4 Wood Barge Board
14. Decorative Gable End Corbel (Outlooker)
15. Brick Veneer Caps At Shelf To Slope (W.O.)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Juliet Railing
18. Wood Pot Shelf with Faux Wood Decorative Corbels
19. Wood Corbels at Awning
20. Awning with Wood Beam
21. Decorative Slat Shutters
22. Stone Veneer
23. Brick Veneer
24. Brick Veneer Header & Sill Trim (Soldier Course)
25. Decorative Exterior Lights & Raised Number Address
26. Sectional Metal Garage Door
27. Stucco Sill Trim
28. Metal Utility Door w/ Panels

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Front Elevation (Street)

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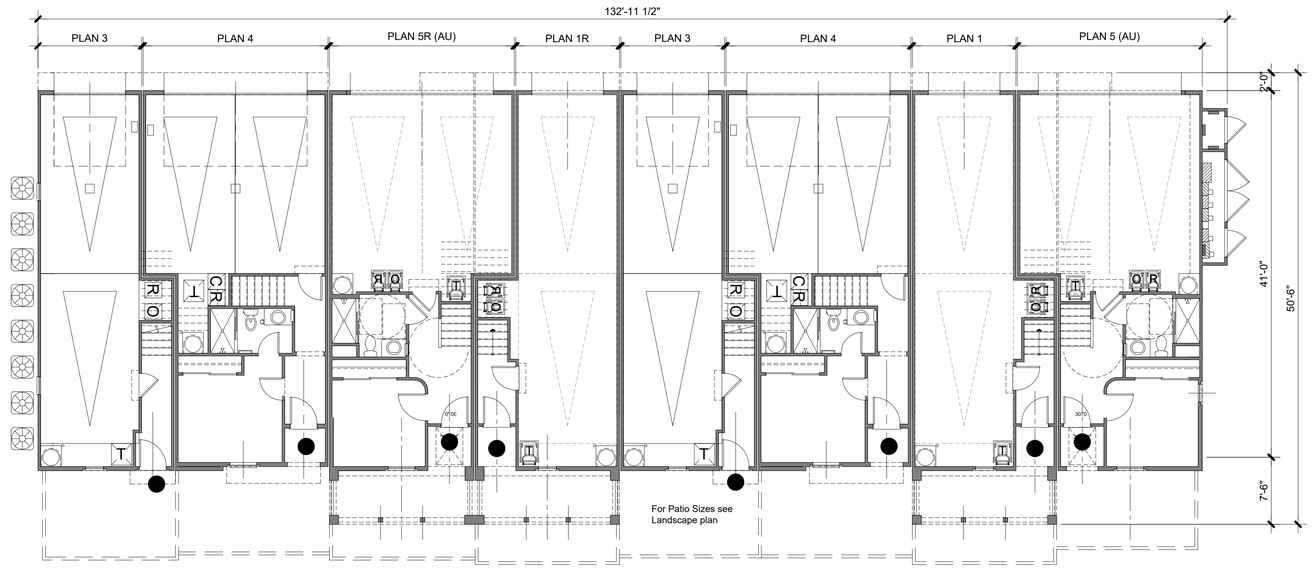
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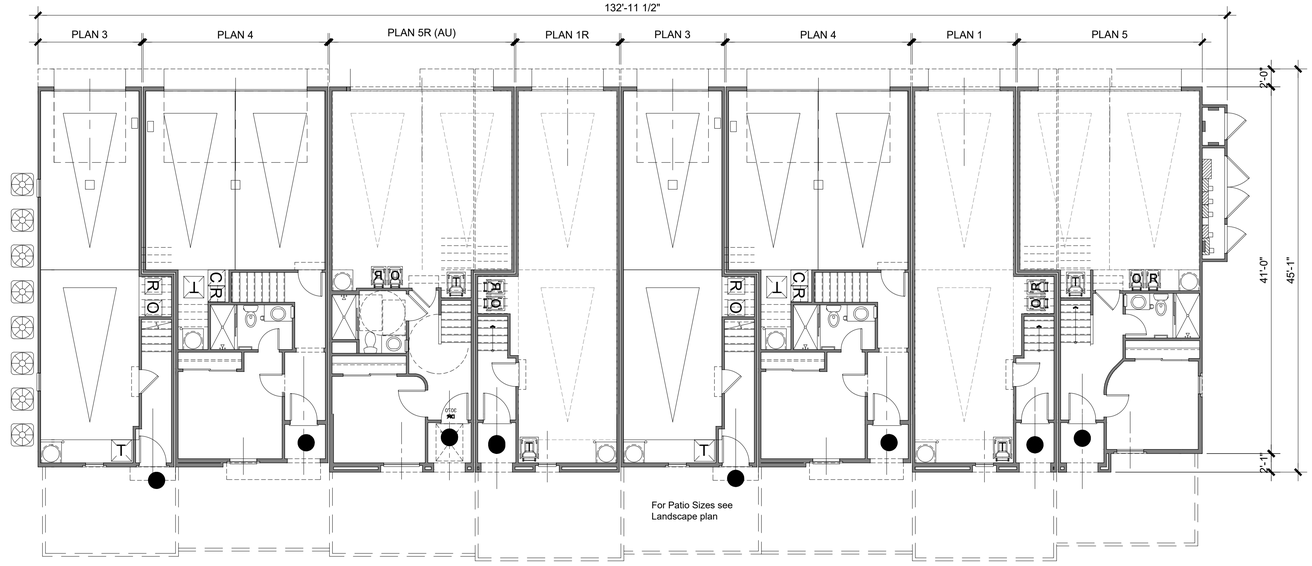
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C-600 ELEVATIONS (8-PLEX)
STYLE C - SPANISH ANDALUSIAN

A7.0.5



FIRST FLOOR PLAN (STREET)



FIRST FLOOR PLAN (INTERIOR)

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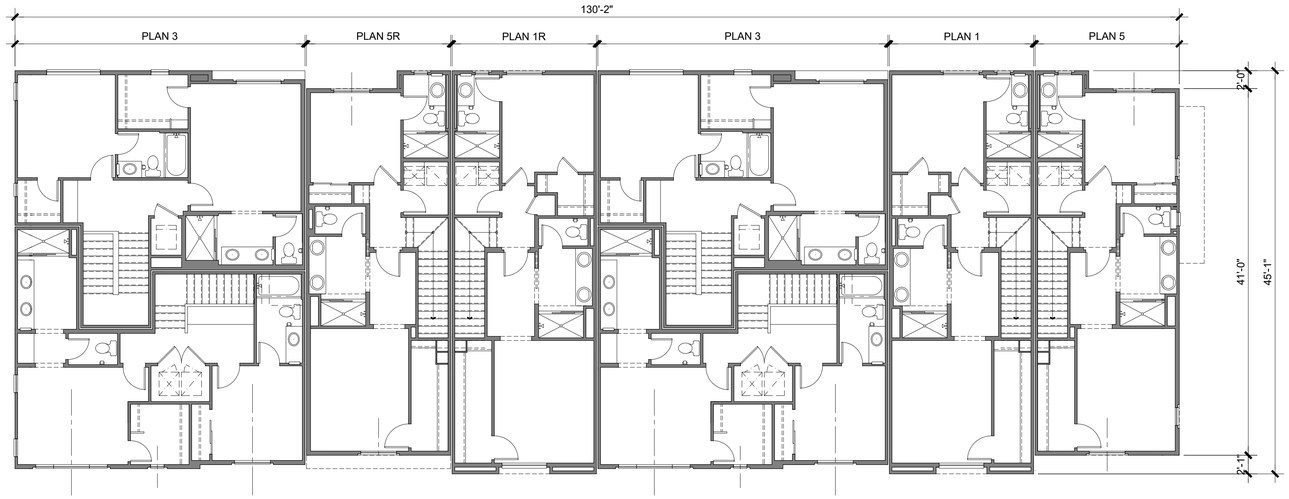
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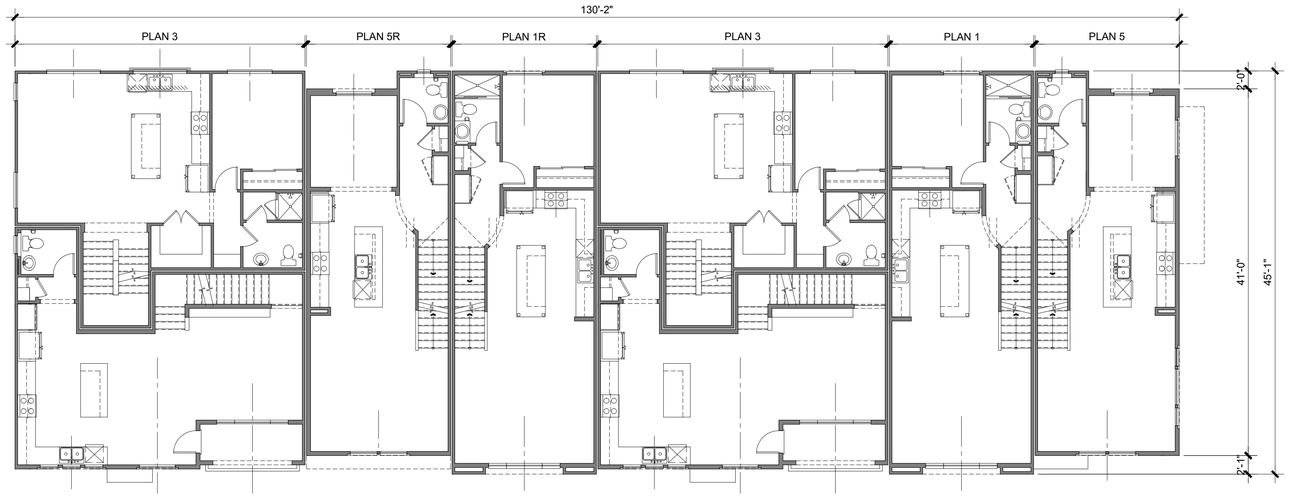
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C-600 BUILDING PLANS
8-PLEX

A7.1



THIRD FLOOR PLAN



SECOND FLOOR PLAN

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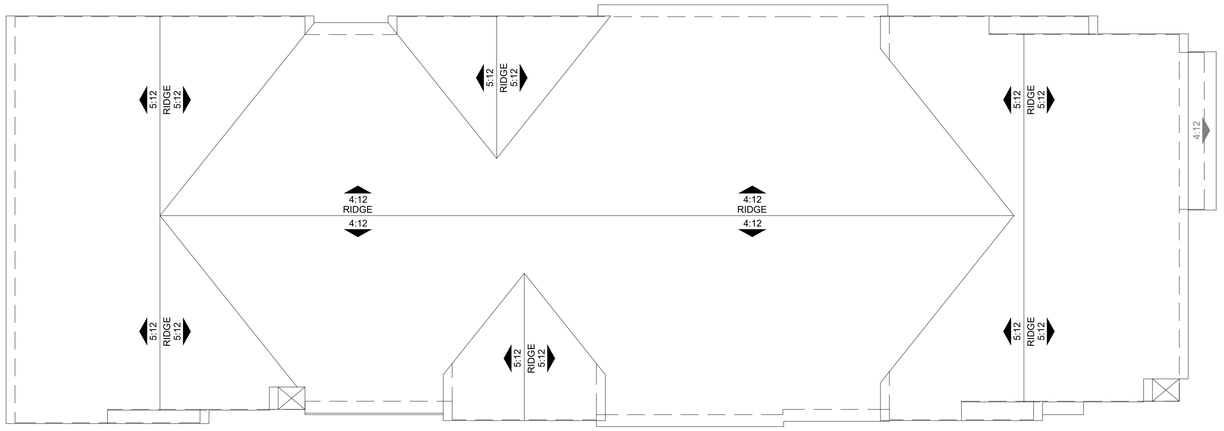
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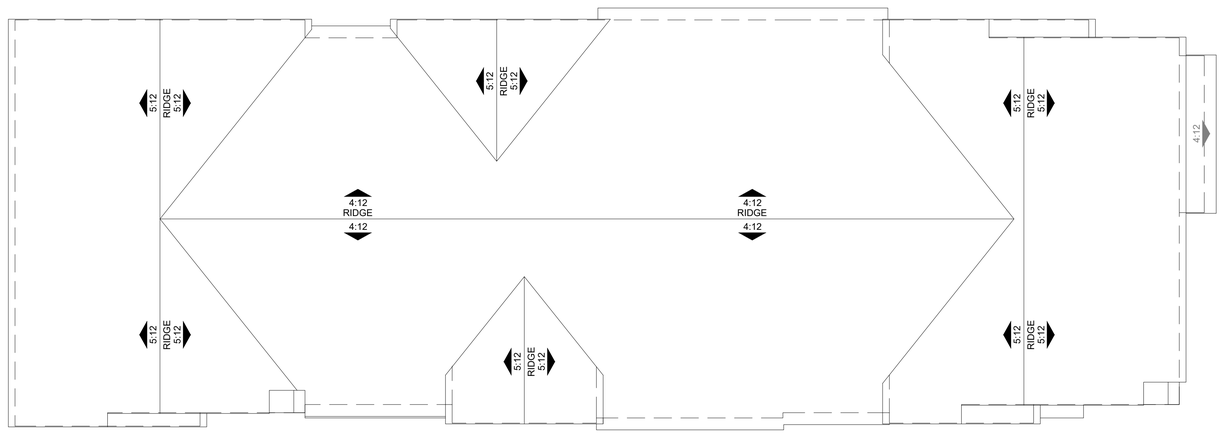
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C-600 BUILDING PLANS
8-PLEX

A7.2



ROOF PLAN - STYLE B



ROOF PLAN - STYLE A

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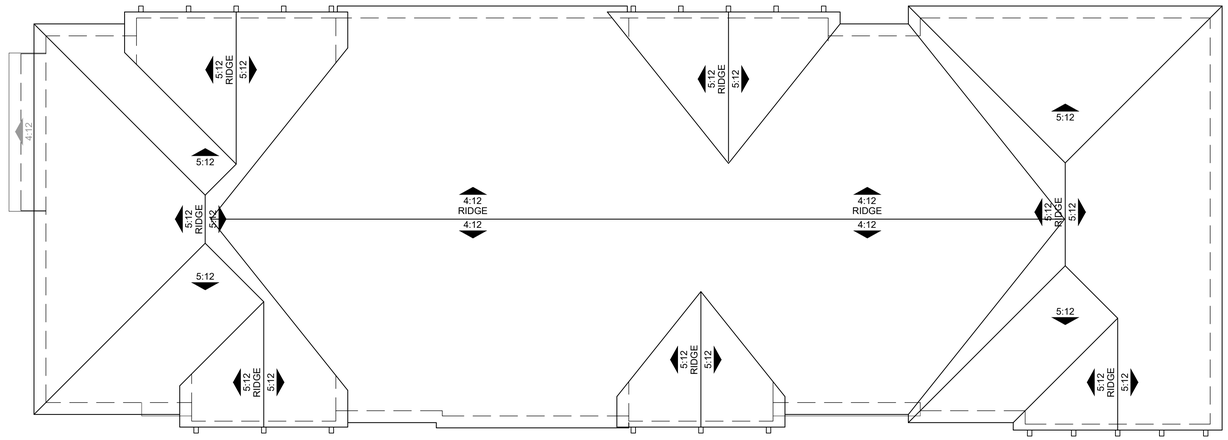
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C-600 ROOF PLANS
8-PLEX

A7.3



ROOF PLAN - STYLE C

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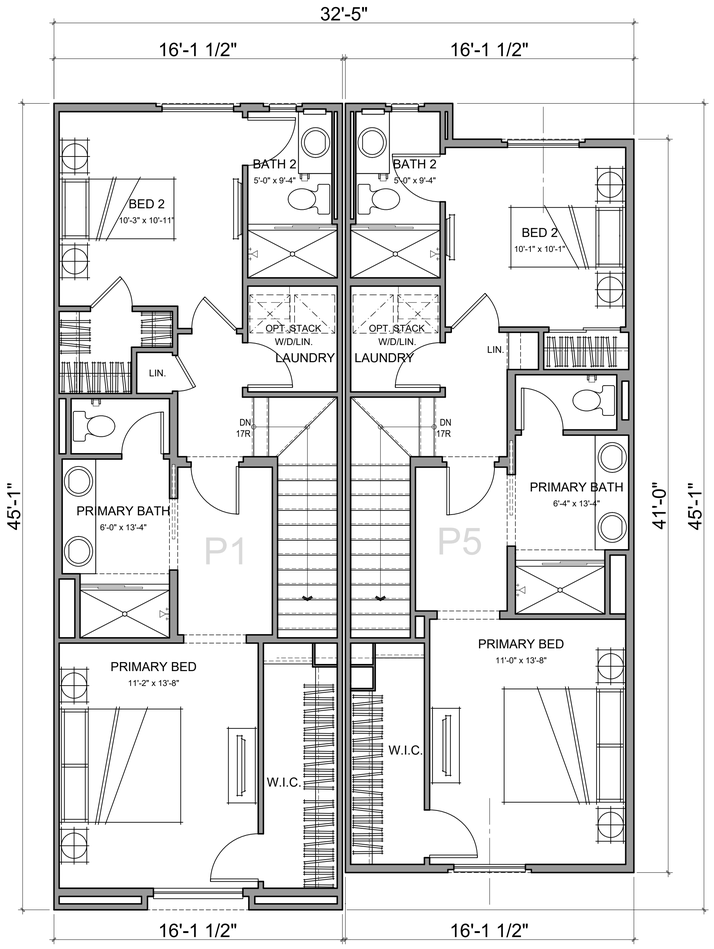
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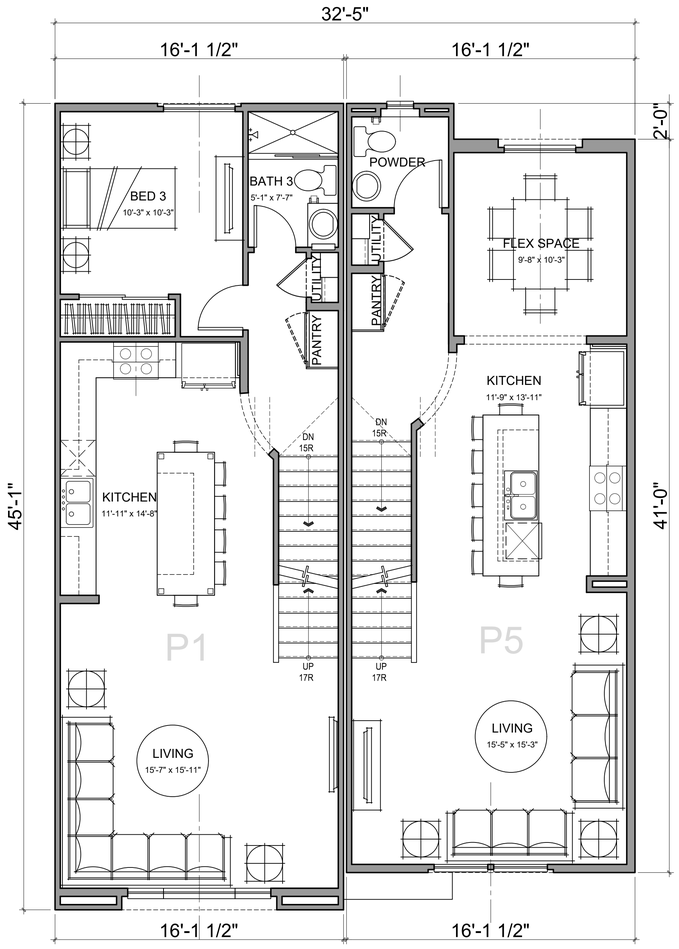
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C-600 ROOF PLANS
8-PLEX

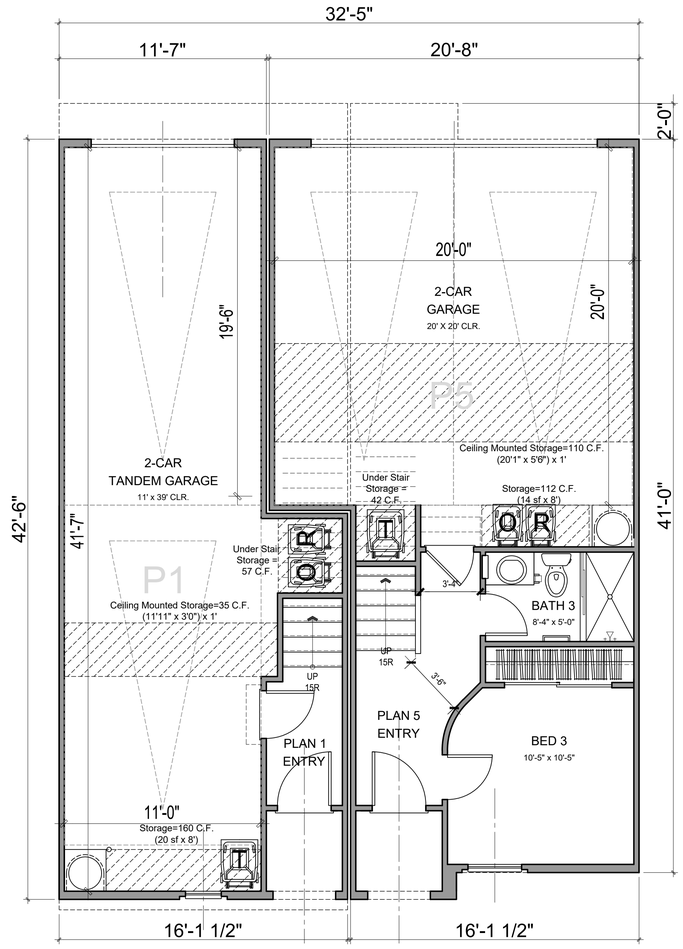
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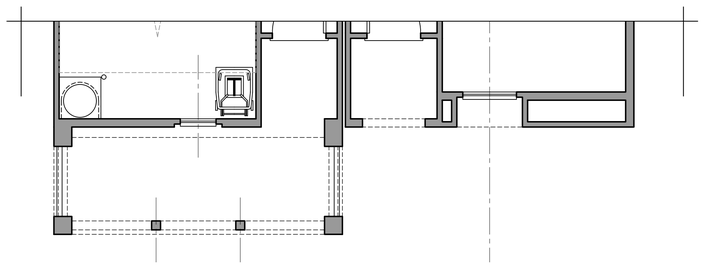
THIRD FLOOR



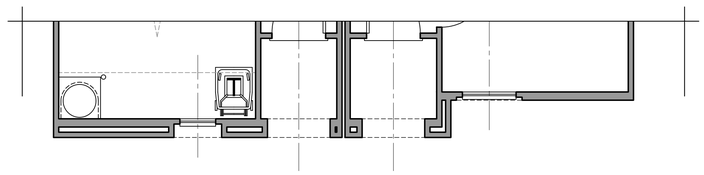
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - STREET FACING



FIRST FLOOR - INTERIOR CONDITIONS

P1 - NET AREA		P5 - NET AREA	
1ST FLOOR	71 SQ. FT.	1ST FLOOR	275 SQ. FT.
2ND FLOOR	675 SQ. FT.	2ND FLOOR	623 SQ. FT.
3RD FLOOR	613 SQ. FT.	3RD FLOOR	567 SQ. FT.
TOTAL LIVING	1359 SQ. FT.	TOTAL LIVING	1465 SQ. FT.
PORCH	19 SQ. FT.	PORCH	22 SQ. FT.
GARAGE	481 SQ. FT.	GARAGE	441 SQ. FT.

STORAGE AREA REQUIRED: 250 C.F.
STORAGE AREA PROVIDED:
PLAN 1 - 252 C.F.
PLAN 5 - 264 C.F.

Note: For Breakdown areas see plans.

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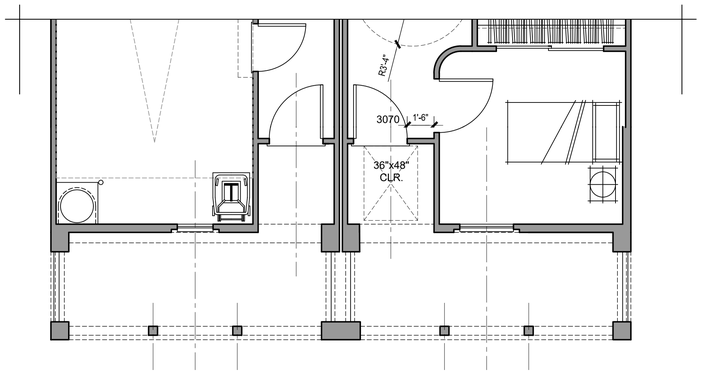
1433 CRESTFIELD
DUARTE, CA # 2022-0555

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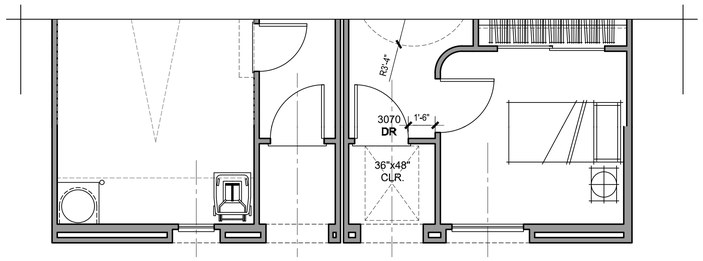
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PLAN 1 & 5

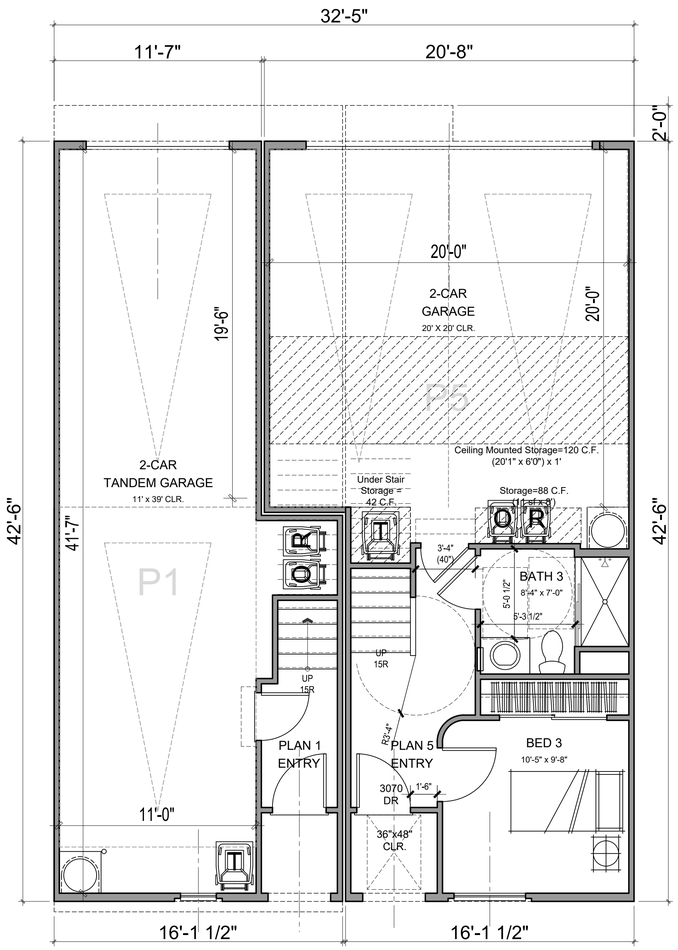
A8.0



FIRST FLOOR - STREET FACING



FIRST FLOOR - INTERIOR CONDITIONS



FIRST FLOOR

P5 ACESSIBLE - NET AREA	
1ST FLOOR	288 SQ. FT.
2ND FLOOR	623 SQ. FT.
3RD FLOOR	567 SQ. FT.
TOTAL LIVING	1477 SQ. FT.
PORCH	22 SQ. FT.
GARAGE	438 SQ. FT.

STORAGE AREA REQUIRED: 250 C.F.
STORAGE AREA PROVIDED:
PLAN 5 ACCESSIBLE - 250 C.F.

Note: For Breakdown areas see plans.

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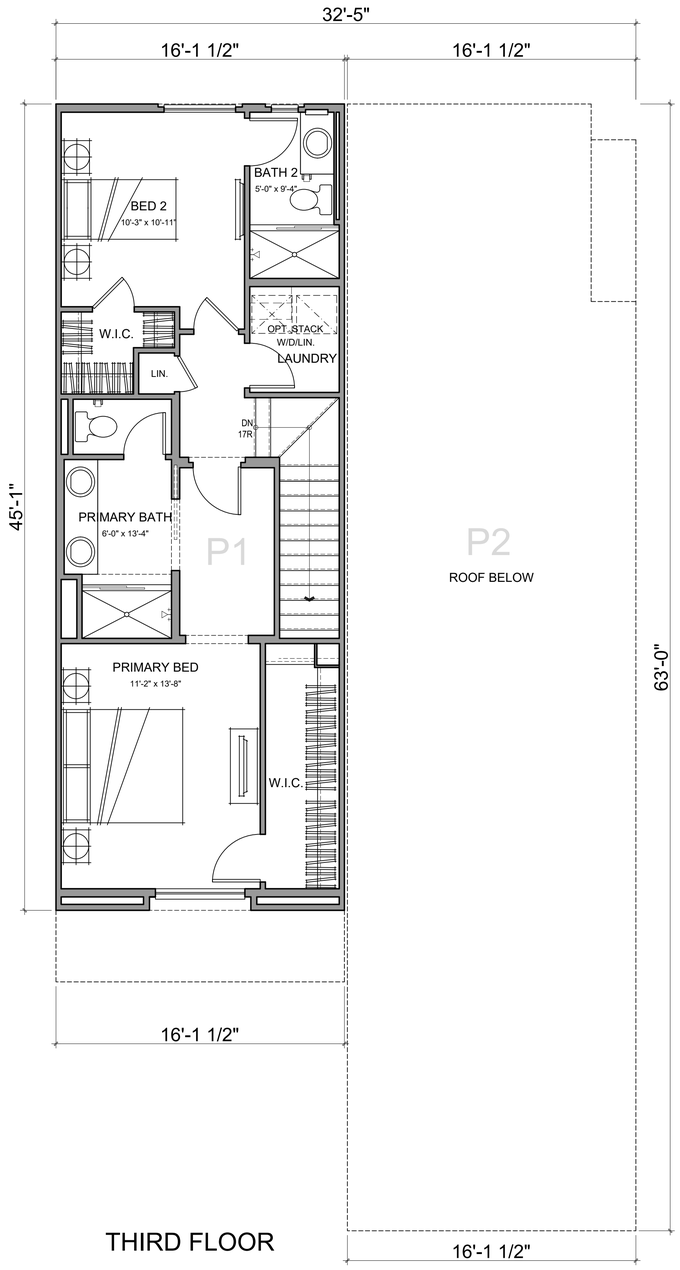
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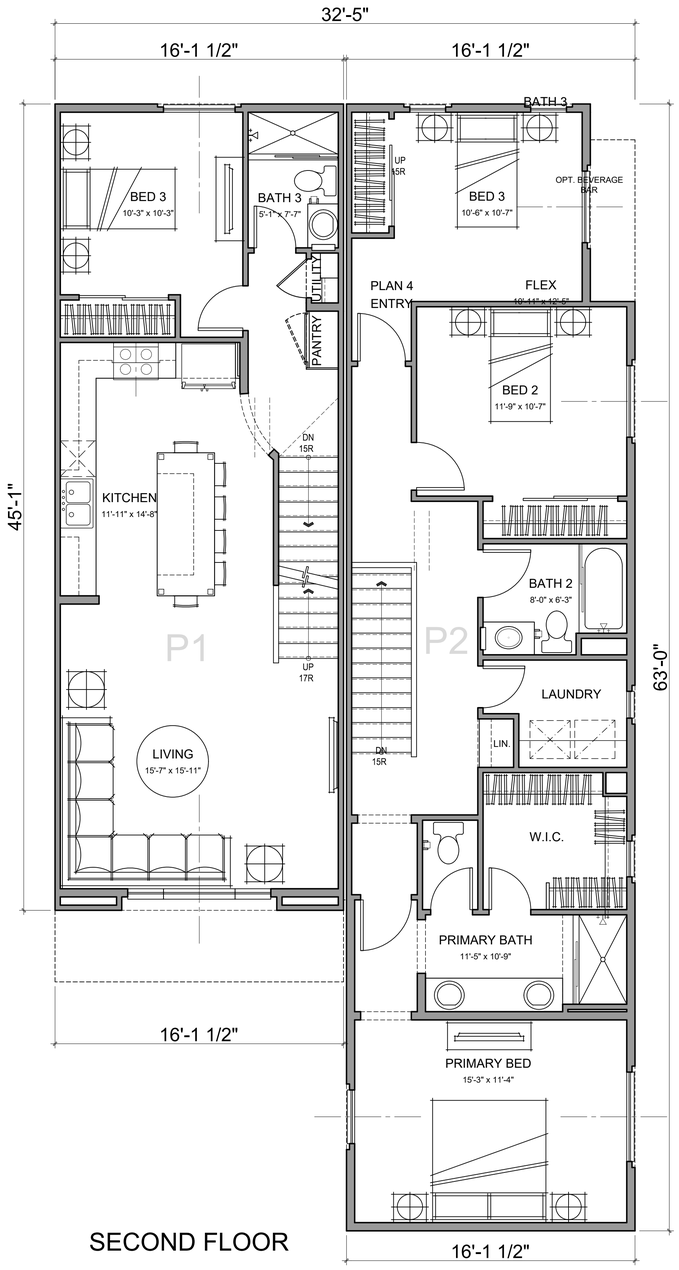
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PLAN 5
ACCESSIBLE UNIT PLAN

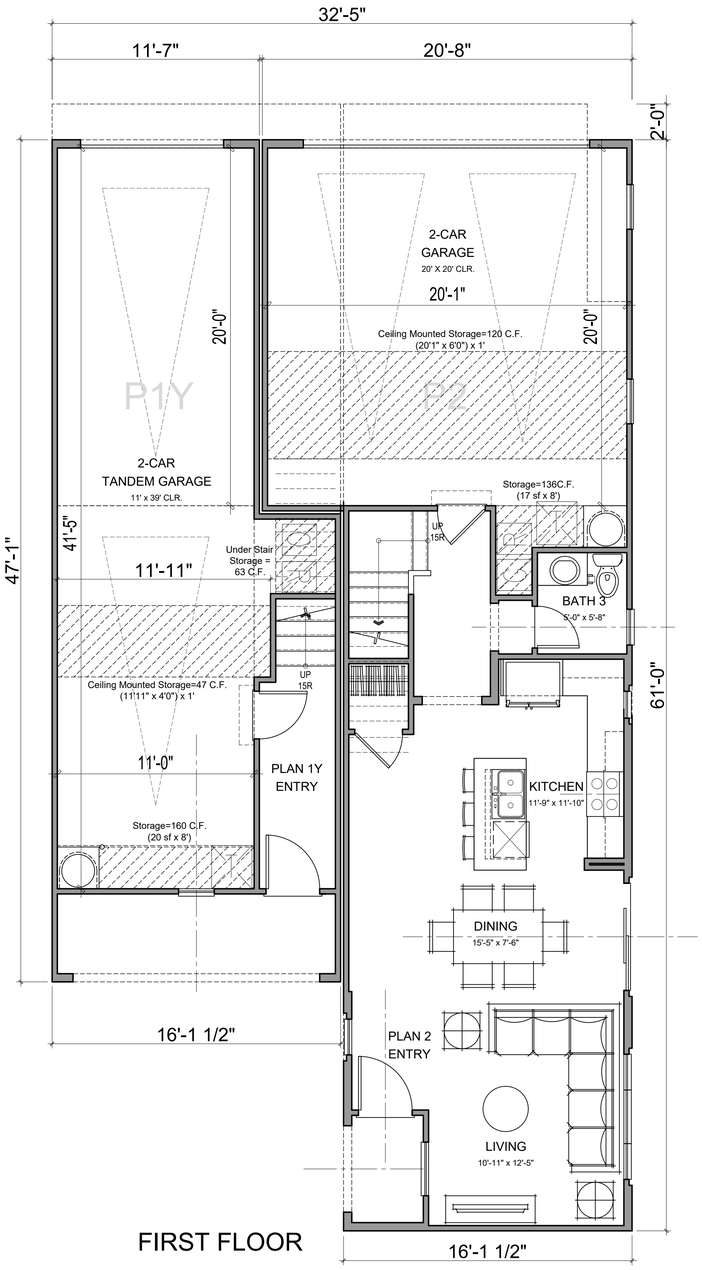
A8.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1Y - NET AREA		P2 - NET AREA	
1ST FLOOR	91 SQ. FT.	1ST FLOOR	573 SQ. FT.
2ND FLOOR	675 SQ. FT.	2ND FLOOR	890 SQ. FT.
3RD FLOOR	613 SQ. FT.		
TOTAL LIVING	1378 SQ. FT.	TOTAL LIVING	1463 SQ. FT.
PORCH	69 SQ. FT.	PORCH	24 SQ. FT.
GARAGE	479 SQ. FT.	GARAGE	424 SQ. FT.

STORAGE AREA REQUIRED: 250 C.F.
STORAGE AREA PROVIDED:
PLAN 1 - 252 C.F.
PLAN 5 - 256 C.F.

Note: For Breakdown areas see plans.

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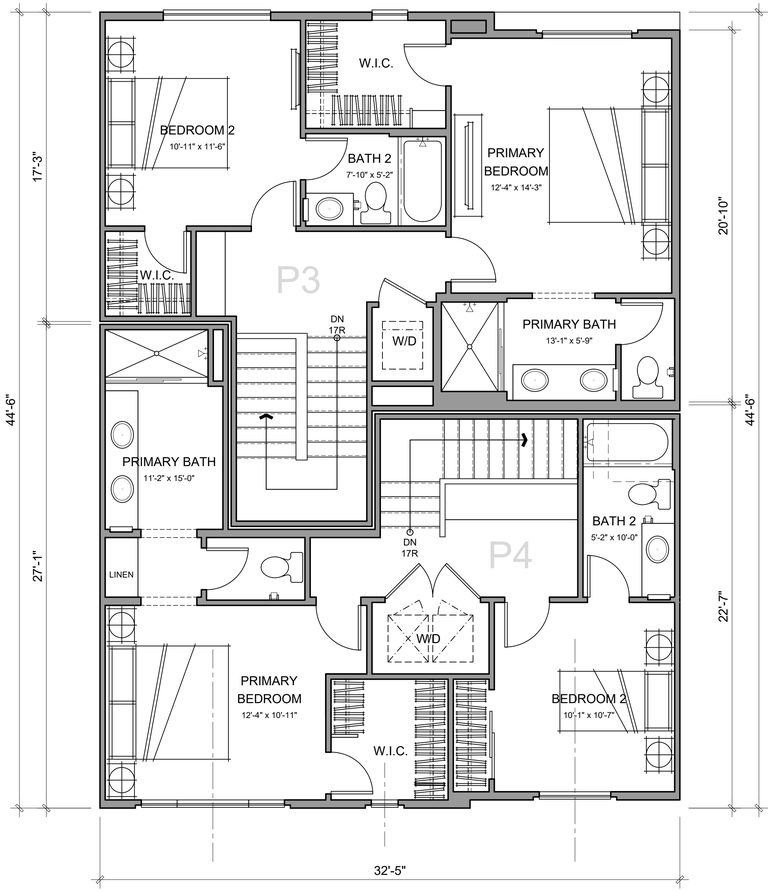
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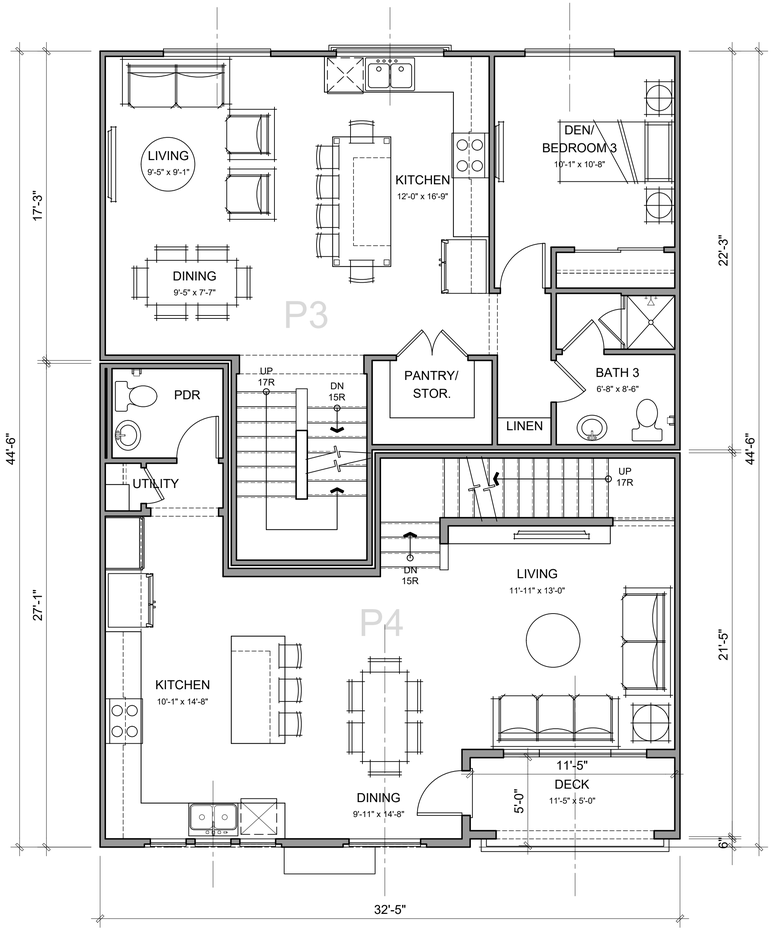
0 2 4 8

PLAN 1Y & 2

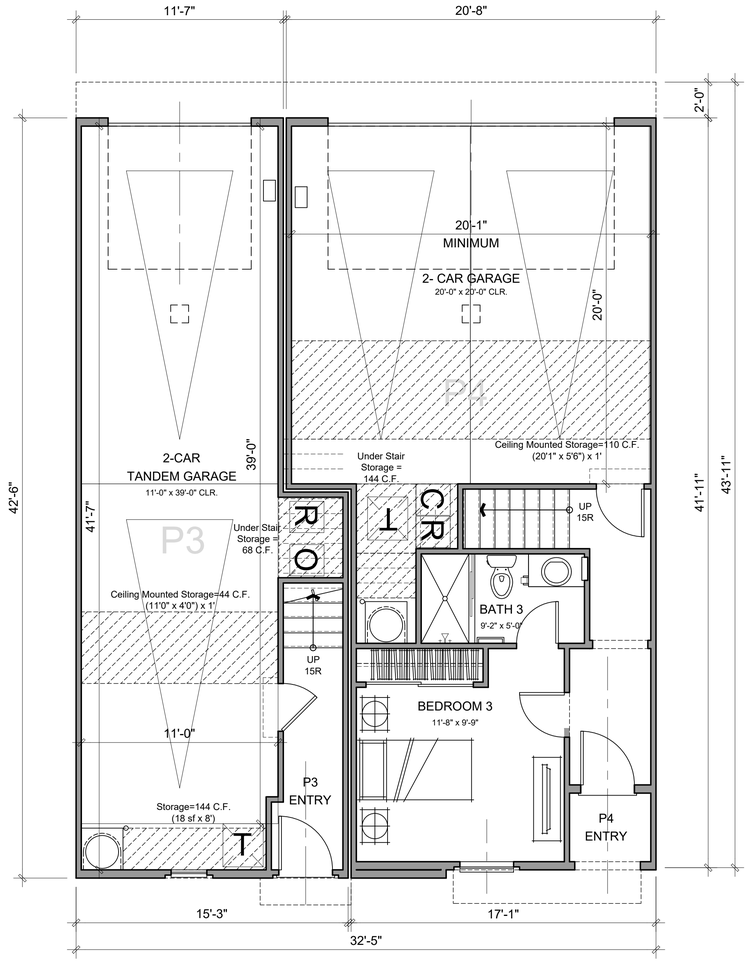
A8.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P3 - NET AREA		P4 - NET AREA	
1ST FLOOR	83 SQ. FT.	1ST FLOOR	313 SQ. FT.
2ND FLOOR	701 SQ. FT.	2ND FLOOR	591 SQ. FT.
3RD FLOOR	594 SQ. FT.	3RD FLOOR	597 SQ. FT.
TOTAL LIVING	1378 SQ. FT.	TOTAL LIVING	1501 SQ. FT.
GARAGE	471 SQ. FT.	GARAGE	440 SQ. FT.
		DECK	47 SQ. FT.
		PORCH	17 SQ. FT.

STORAGE AREA REQUIRED: 250 C.F.

STORAGE AREA PROVIDED:

PLAN 1 - 256 C.F.

PLAN 5 - 254 C.F.

Note: For Breakdown areas see plans.

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0 2 4 8

PLAN 3 & 4

A8.3

MATERIALS LEGEND - LEASING OFFICE/REC CENTER

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors (Transom/Tile W.O.)
4. Stucco Finial /Faux Chimney
5. Decorative Fiberglass Entry Door (Transom W.O.)
6. Vinyl Windows
7. Stucco Shelf w/ Decorative Stucco Scalloped Sill Trim
8. Stucco Decorative Foam Eave
9. Accent Ceramic Tile Surround
10. Exposed Decorative Truss Tails
11. Wood Post & Wood Beam at Porch
12. Recessed Faux Wood Beam w/ Simulated Wood Corbels
13. Stucco Battered/ Sloped Wing Wall
14. Low Stucco/ Tile "Barranca" w/ Saltillo Tile Cap
15. Profiled Stucco Wall w/ Saltillo Tile Cap
16. Accent Ceramic Tile at Shower
17. Stucco B-vent Fireplace
18. Mantel w/ Accent Ceramic Tile & Saltillo Tile Cap
19. Metal Awning
20. Decorative Exterior Lights
21. Sectional Metal Garage Door
22. Metal Utility Door w/ Panels

NOTE: All Windows and doors (not covered by a porch or covered patio) to be 2" Minimum recess Unless Otherwise Noted.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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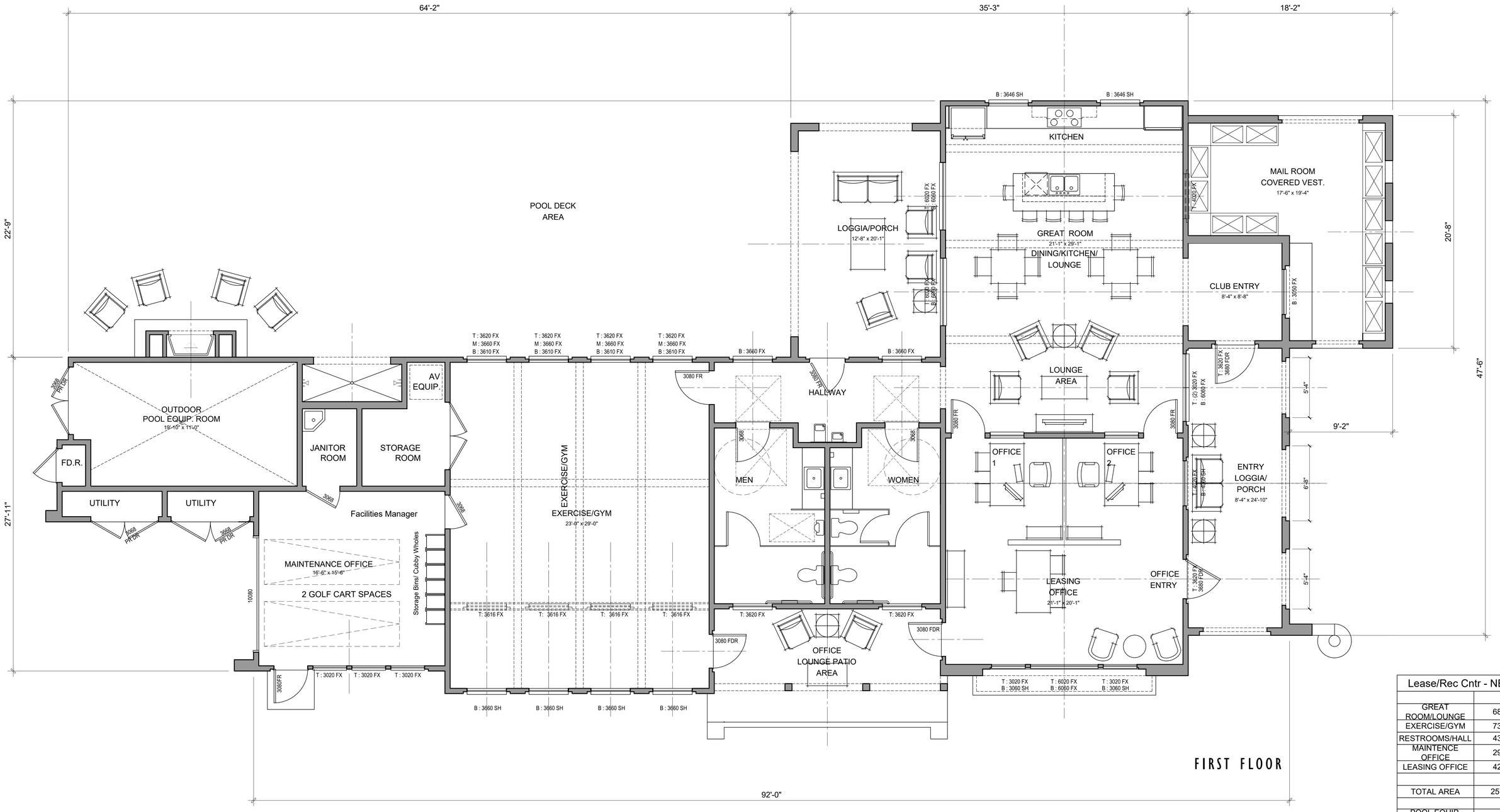
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0 4 8 16

LEASING OFFICE ELEVATIONS
RECREATION CLUB CENTER

A9.0


64'-2"
35'-3"
18'-2"
47'-6"
22'-9"
27'-11"
20'-8"
92'-0"
POOL DECK AREA
OUTDOOR POOL EQUIP. ROOM
19'-10" x 11'-0"
AV EQUIP.
FD.R.
JANITOR ROOM
STORAGE ROOM
UTILITY
UTILITY
Facilities Manager
MAINTENANCE OFFICE
16'-6" x 15'-6"
2 GOLF CART SPACES
Storage Bins/ Cubby Wholes
EXERCISE/GYM
EXERCISE/GYM
23'-0" x 29'-0"
HALLWAY
MEN
WOMEN
LOGGIA/PORCH
12'-8" x 20'-1"
KITCHEN
GREAT ROOM
21'-1" x 29'-1"
DINING/KITCHEN/ LOUNGE
LOUNGE AREA
OFFICE 1
OFFICE 2
LEASING OFFICE
21'-1" x 20'-1"
OFFICE ENTRY
OFFICE LOUNGE PATIO AREA
MAIL ROOM COVERED VEST.
17'-6" x 19'-4"
CLUB ENTRY
8'-4" x 8'-8"
ENTRY LOGGIA/ PORCH
8'-4" x 24'-10"
9'-2"
5'-4"
6'-8"
5'-4"
T : 3620 FX
M : 3660 FX
B : 3610 FX
B : 3660 FX
3080 FR
3080 FDR
3068
PR DR
3068 FR DR
T : 3616 FX
T : 3020 FX
B : 3660 SH
T : 6020 FX
B : 6060 FX
T : 4020 FX
B : 3646 SH
T : 3620 FX
M : 3660 FX
B : 3050 FX
T : 3620 FX
3080 FDR
T : (2) 3020 FX
B : 6060 FX
T : 3620 FX
3080 FDR
T : 3020 FX
B : 3060 SH
T : 6020 FX
B : 6060 FX
T : 3020 FX
B : 3060 SH
T : 3620 FX
3080 FDR
T : 3620 FX
M : 3660 FX
B : 3050 FX

STYLE A - SPANISH SANTA BARBARA

COLOR SCHEME 1

STUCCO BODY
SW6147 - PANDA WHITE

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW7026 - GRIFFIN

ENTRY DOOR 1 I SHUTTERS
SW6335 - FRIED BRICK

ENTRY DOOR 2 I SHUTTERS
SW7604 - SMOKY BLUE

GARAGE DOORS
SW6159 - HIGH TEA

METALS RAILINGS I METAL BRACKETS
SW7020 - BLACK FOX

SPANISH TILE
MADRID TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - COPPER MOUNTAIN BLEND

CANVAS
SUNBRELLA - TRUE BROWN

COLOR SCHEME 2

STUCCO BODY
SW7005 - PURE WHITE

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW7018 - DOVETAIL

ENTRY DOOR 1 I SHUTTERS
SW7068 - GRIZZLE GRAY

ENTRY DOOR 2 I SHUTTERS
SW7614 - ST.BART'S

GARAGE DOORS
SW7645 - THUNDER GRAY

METALS RAILINGS I METAL BRACKETS
SW7069 - IRON ORE

SPANISH TILE
TURQUOISE & BLUE LACE TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - COPPER MOUNTAIN BLEND

CANVAS
SUNBRELLA - NURTURE INDIGO

COLOR SCHEME 3

STUCCO BODY
SW6078 - REALIST BEIGE

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6083 - SABLE

ENTRY DOOR 1 I SHUTTERS
SW2862 - BURMA JADE

ENTRY DOOR 2 I SHUTTERS
SW9177 - SALTY DOG

GARAGE DOORS
SW6082 - COBBLE BROWN

METALS RAILINGS I METAL BRACKETS
SW6991 - BLACK MAGIC

SPANISH TILE
DOLORES TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - SMOKEY TOPAZ BLEND

CANVAS
SUNBRELLA - BLEND COAL

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NTS

COLOR AND MATERIALS
STYLE A - SPANISH SANTA BARBARA

A10.0

COLOR SCHEME 4

STUCCO BODY
SW6007 - SMART WHITE

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6013 - BITTER CHOCOLATE

ENTRY DOOR 1 I SHUTTERS
SW6992 - INKWELL

ENTRY DOOR 2 I SHUTTERS
SW6055 - FIERY BROWN

GARAGE DOORS
SW6012 - BROWSE BROWN

METALS RAILINGS I METAL BRACKETS
SW6990 - CAVIAR

SPANISH TILE
BLUE CHAPALA TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK



SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CALIFORNIA MISSION BLEND

COLOR SCHEME 5

STUCCO BODY
SW6148 - WOOL SKEIN

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6153 - PROTÉGÉ BRONZE

ENTRY DOOR 1 I SHUTTERS
SW6523 - DENIM

ENTRY DOOR 2 I SHUTTERS
SW6067 - MOCHA

GARAGE DOORS
SW6145 - THATCH BROWN

METALS RAILINGS I METAL BRACKETS
SW7048 - URBANE BRONZE

SPANISH TILE
TURQUOISE & BLUE LACE TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK



SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CASA GRANDE BLEND

COLOR SCHEME 6

STUCCO BODY
SW6072 - VERSATILE GRAY

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6076 - TURKISH COFFEE

ENTRY DOOR 1 I SHUTTERS
SW7041 - VAN DYKE BROWN

ENTRY DOOR 2 I SHUTTERS
SW6047 - HOT COCOA

GARAGE DOORS
SW6075 - GARRET GRAY

METALS RAILINGS I METAL BRACKETS
SW7047 - PORPOISE

SPANISH TILE
DOLORES TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN



SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CALIFORNIA MISSION BLEND

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COLOR AND MATERIALS
STYLE B - SPANISH COLONIAL

A10.1

COLOR SCHEME 7

STUCCO BODY
SW6038 - TRULY TAUPE

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6041 - OTTER

ENTRY DOOR 1 I SHUTTERS
SW6237 - DARK NIGHT

ENTRY DOOR 2 I SHUTTERS
SW6271 - EXPRESSIVE PLUM

GARAGE DOORS
SW6040 - NUTSHELL

METALS RAILINGS I METAL BRACKETS
SW6990 - CAVIAR

BRICK VENEER
CORONADO STONE - ROMAN BRICK - SORANO

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - VERONA BLEND

STONE VENEER
CORONADO STONE - COUNTRY RUBBLE - DAKOTA BROWN

COLOR SCHEME 8

STUCCO BODY
SW6003 - PROPER GRAY

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6006 - BLACK BEAN

ENTRY DOOR 1 I SHUTTERS
SW6244 - NAVAL

ENTRY DOOR 2 I SHUTTERS
SW6263 - EXCLUSIVE PLUM

GARAGE DOORS
SW6005 - FOLKSTONE

METALS RAILINGS I METAL BRACKETS
SW7020 - BLACK FOX

BRICK VENEER
CORONADO STONE - ROMAN BRICK - SORANO

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - VERONA BLEND

STONE VENEER
CORONADO STONE - TEXAS RUBBLE - SUMMER COTTAGE

COLOR SCHEME 9

STUCCO BODY
SW6142 - MACADAMIA

BAY WINDOWS I SIMULATED WOOD BEAM I TRUSS TAILS
SW6146 - UMBER

ENTRY DOOR 1 I SHUTTERS
SW6117 - SMOKEY TOPAZ

ENTRY DOOR 2 I SHUTTERS
SW0005 - DEEPEST MAUVE

GARAGE DOORS
SW6144 - DAPPER TAN

METALS RAILINGS I METAL BRACKETS
SW7048 - URBANE BRONZE

BRICK VENEER
CORONADO STONE - ROMAN BRICK - SORANO

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CHARCOAL BROWN BLEND

STONE VENEER
CORONADO STONE - COUNTRY RUBBLE - DAKOTA BROWN

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COLOR AND MATERIALS
STYLE C - SPANISH ANDALUSIAN

A10.2



PUBLIC PARK RENOVATION (SEE LP-SHEETS)

RESIDENTIAL TOWNHOMES (SEE LR-SHEETS)

Schematic Overall Plan - Park & Residential

0 20' 40' 80'

Scale: 1" = 40'

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: June 30, 2025

LR-1

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
23276 S. Pointe Drive Ste 100
Laguna Hills CA 92653 (www.studio-PAD.com)











*Conceptual images (provided herein are conceptual, in nature, and subject to change)









Schematic Landscape Plan - Sports Fields & Tot Lot Area

0 15' 30' 60'
Scale: 1" = 30'

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: Jun. 30, 2025

LP-1

PARK AT 1433 CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
23278 S. Pointe Drive (Ste 100)
Laguna Hills, CA 92653 (www.studio-PAD.com)

PROPOSED RESIDENTIAL DEVELOPMENT

Open Turf Area with real grass for passive and active play and informal activities. (3)

20' high ball netting along north property (black metal posts & netting) (8)

Bench

6' Wide Meandering Concrete Paseo

Bleachers with shading


8


1

Dog Bag Station (4)

Community Connection

Overhead Shade Structure with Picnic Tables and BBQ (2)

Dog Bag Station (4)

Outdoor Gym Park & New ADA complaint Play Elements (see LP-3) (7)

Resurface existing Tot Lot with rubberized surfacing and adirondack seating (1)

Primary Park Vehicular Entry

Trash/Recycle

Canopy Tree Pocket

Game Table (6)

Specimen Tree / Heritage Oak (5)

Curved Seat Wall and Planting Areas for Heritage Oak/ Specimen Olive Trees and plantings. (5)

Improvements to Existing Restrooms

Bike Racks

Dog Bag Station (4)

Trash Enclosure

Youth Baseball Field

Adult Baseball Field

CENTRAL AVE.


6


1


2


2


2


3


4


5

*Conceptual images (provided herein are conceptual, in nature, and subject to change)

Schematic Park Plan - Tot Lot Area Enlargement

0 10' 20' 40'
Scale: 1" = 20'

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: Jun. 30, 2025

LP-2

PARK AT 1433 CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
25215 S. Peralta Drive (Ste 102)
Laguna Hills CA 92653 (www.studio-PAD.com)

1 Kinetic Recreation Sit-up Bench

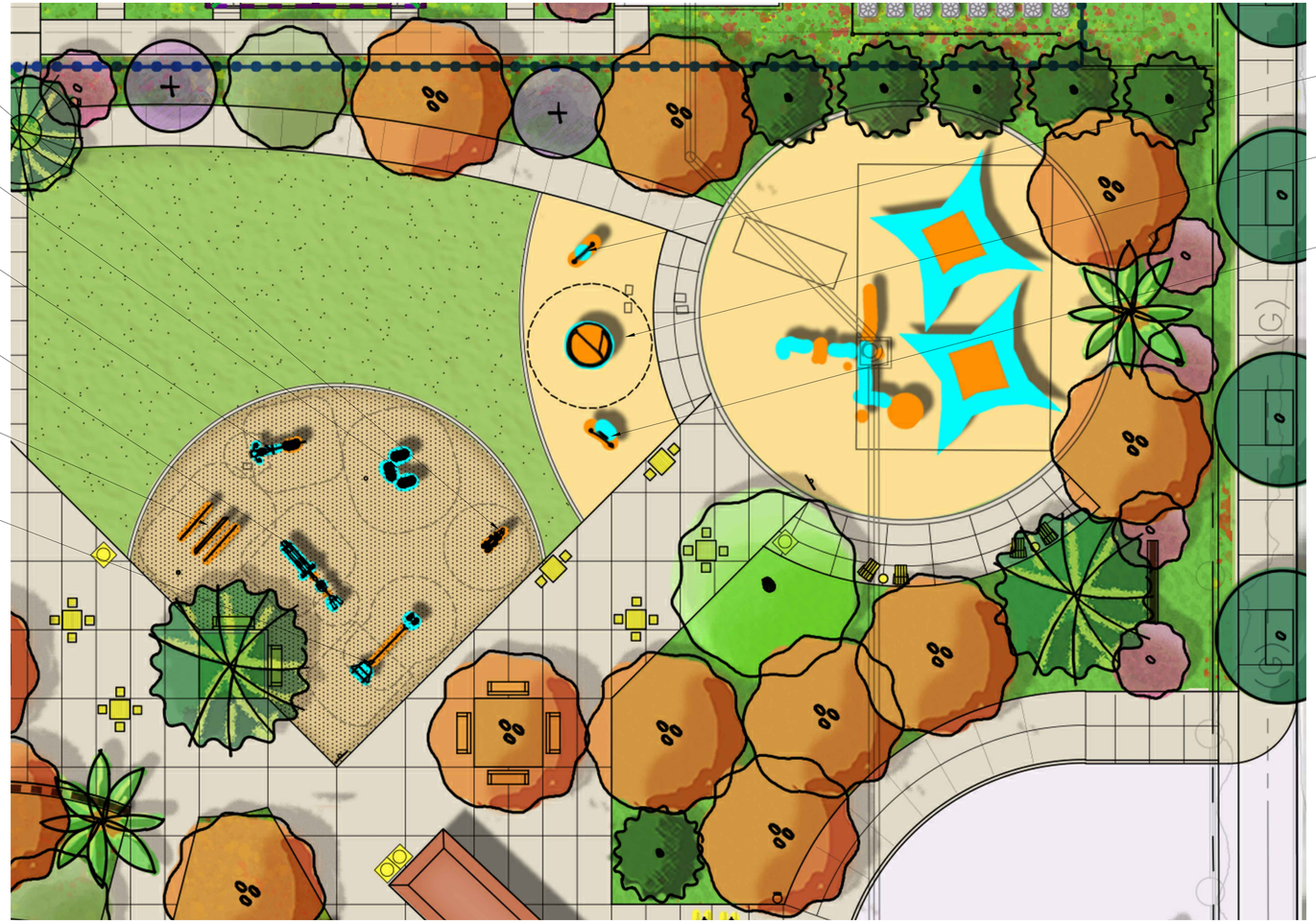
2 Kinetic Recreation Chest Press Machine

3 Kinetic Recreation Sky Runner

4 Kinetic Recreation Horizontal Bars

5 Kinetic Recreation Box Jumps

6 Kinetic Recreation Leg Press Machine



A KOMPAN Panel Maze (ADA Compliant)

B KOMPAN Universal Carousel (ADA Compliant)

C KOMPAN Panel Chimes (ADA Compliant)



A



B



1



2



3



4





5



6



C



B

*Conceptual images (provided herein are conceptual, in nature, and subject to change)

Schematic Park Plan - Outdoor Exercise & New Play Pieces (ADA) Enlargement

0 5' 10' 20'

Scale: 1" = 10'

Crestfield Townhomes, LLC

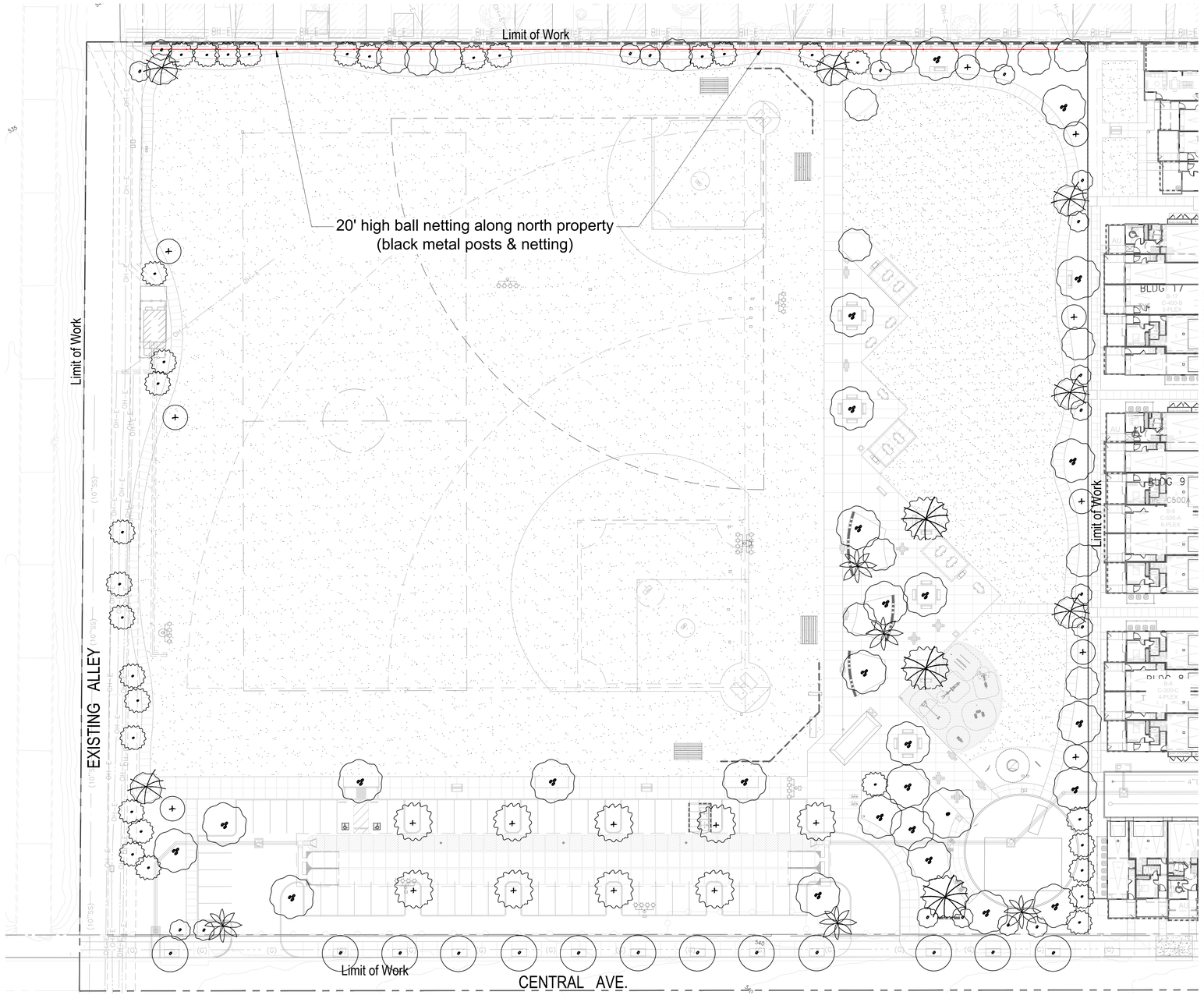
Schematic - 4th City Submittal | Project No.: MJW07-D Date: Jun. 30, 2025

LP-3

PARK AT 1433 CRESTFIELD, DUARTE, CA

studio PAD Landscape Architecture

23276 S. Pointe Drive (Ste 109) Laguna Hills, CA 92653 (www.studio-PAD.com)



PLANTING LEGEND - PARK

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	PALMS					
	Vertical	Phoenix dactylifera (Date Palm)	Single	10' BT	Low	5
		Syagrus romanzoffiana (Queen Palm)			Mod.	
	TREES					
	Specimen	Quercus agrifolia (Coast Live Oak)	Single	36" Box	Low	3
		Olive sp. (Fruitless Olive)	Natural	48" Box	Low	
	Canopy Evergreen	Acacia stenophylla (Shoestring Acacia)	Single	24" / 36" Box	Low	1
		Magnolia grandiflora (Southern Magnolia)			Mod.	
		Tipuana tipu (Tipu Tree)			Mod.	
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	24" Box	Mod.	6
		Jacaranda mimosifolia (Jacaranda)			Low	
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod.	26
		Koelreuteria paniculata (Golden Rain Tree)			Low	
	Deciduous Flowering	Lagerstroemia i x f 'Muskogee' (Crape Myrtle)	Single	24" Box	Mod.	9
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24" Box	Low	18
		Eriobotrya deflexa (Bronze Loquat)			Low	
	Street	Platanus a. 'Columbia' (Columbia Plane Tree)	Single	24" / 36" Box	Mod.	9
		Tristania conferta (Brisbane Box)			Mod.	
	Medium	Geijera parviflora (Australian Willow)	Single	24" Box	Low	15
		Rhus lancea (African Sumac)			Low	
	Vertical Buffer / Screen	Agonis flexuosa 'After Dark' (After Dark Peppermint)	Single	15 Gal / 24" Box	Low	31
		Podocarpus henkelii (Long Leaf Yellow Wood)			Mod.	
	Crestfield Parkway Tree	Lagerstroemia i x f 'Natchez' (Crape Myrtle)	Single	24" Box	Mod.	13
					Total =	126

SHRUBS and GROUND COVER		WUCOLS (R4)	
Anigozanthos	Kangaroo Paw	Low	
Agave americana	Century Plant (Agave)	Low	
Aloe 'Big Red'.	Big Red Aloe	Low	
Bougainvillea La Jolla	La Jolla Bougainvillea	Low	
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low	
Carex divulsa	Berkeley Sedges	Low	
Chamaerops humilis	Mediterranean Fan Palm	Low	
Dasylirion longissimum	Mexican Grass Tree	Low	
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low	
Grevillea lanigera 'Prostrate'	Prostrate Woolly Grevillea	Low	
Hesperaloe parviflora	Red / Yellow Yucca	Low	
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low	
Laurus nobilis	Bay Laurel Columnar	Low	
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low	
Stipa (Nassella) pulchra	Purple Needlegrass	Very Low	Native
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low	
Heteromeles arbutifolia	Toyon	Low	Native
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low	
Westringia spp.	Westringia	Low	

VINES & ESPALIERS		
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, etc.) & sports field lighting to be coordinated with Electrical Engineer in future phase. Lighting upgrades should still be compatible with Musco Lighting.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

0 15' 30' 60'
Scale: 1" = 30'

Schematic Planting Plan - Park Area

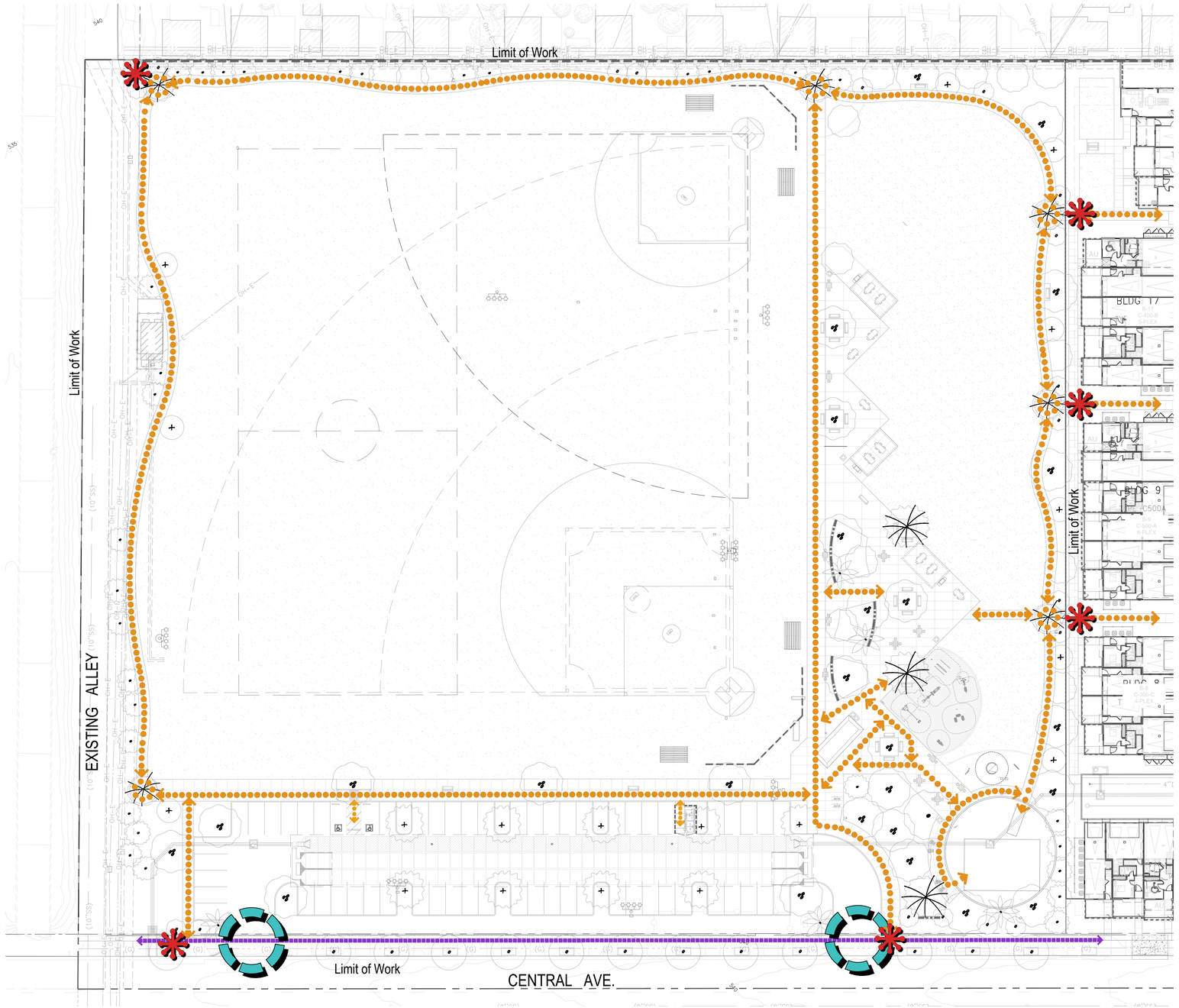
Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: Jun. 30, 2025

LP-4

PARK AT 1433 CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
23276 S. Pointe Drive (Ste 109)
Laguna Hills, CA 92653 (www.studio-PAD.com)



CIRCULATION SCHEDULE

- PUBLIC STREET SIDWALK
- PEDESTRIAN [ADA] PATH OF TRAVEL
  6' minimum width
- VEHICULAR ENTRY/EXIT POINTS
- PEDESTRIAN ENTRY POINTS

Schematic Circulation Plan - Park Area

0 15' 30' 60'
Scale: 1" = 30'

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: Jun. 30, 2025

LP-5

PARK AT 1433 CRESTFIELD, DUARTE, CA

studio PAD Landscape Architecture
23276 S. Pointe Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)









*Conceptual images (provided herein are conceptual, in nature, and subject to change)







3 Enhanced corner treatment with pedestrian connectivity, central art installation, seating, and project monument signage (materials and finishes to compliment new residential development). See Enlargement Plan.

Schematic Landscape Plan - Residential Area

0 15' 30' 60'
Scale: 1" = 30'

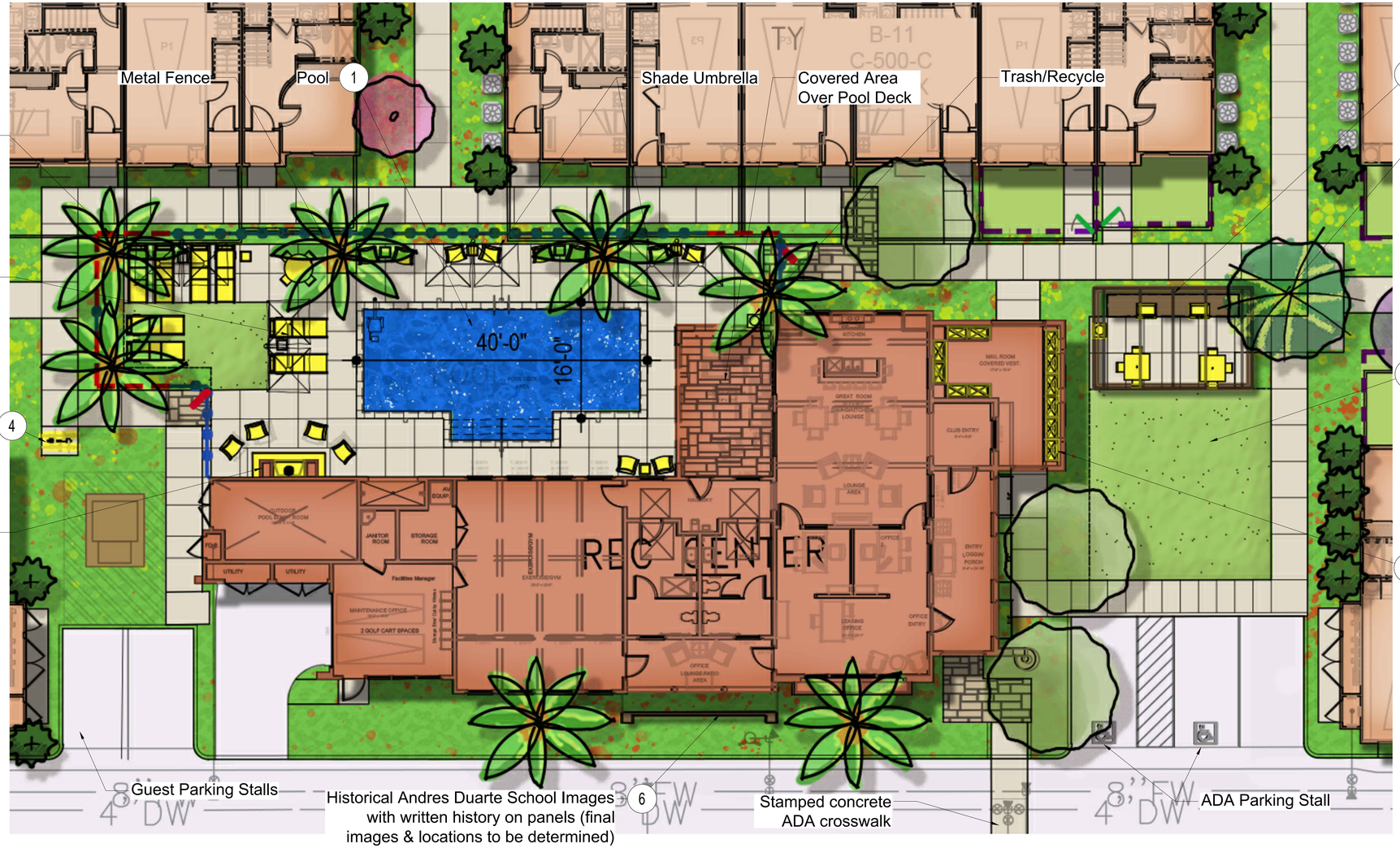
Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: June 30, 2025

LR-2

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD Landscape Architecture
25276 S. Pointe Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)

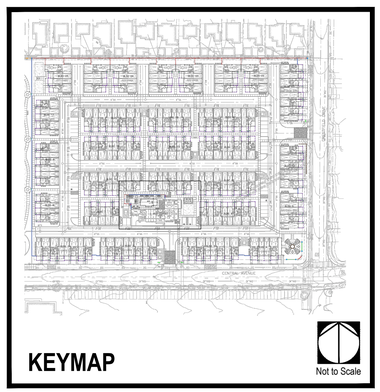


History (Conceptual Public Art Panels)

The city of Duarte began as a 7000-acre land grant to Don Andres Duarte in the mid-19th Century. The District's roots date to 1906, when Duarte was part of the Monrovia-Arcadia-Duarte School District. Each area separated forming separate school districts in 1954.



6

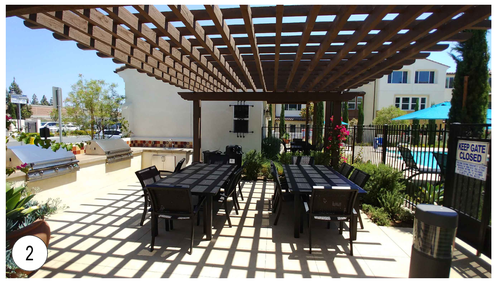


KEYMAP

Not to Scale



1



2



3



4



5

*Conceptual images (provided herein are conceptual, in nature, and subject to change)

Schematic Landscape Plan - Rec Area Enlargement

0 4' 8' 16'

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

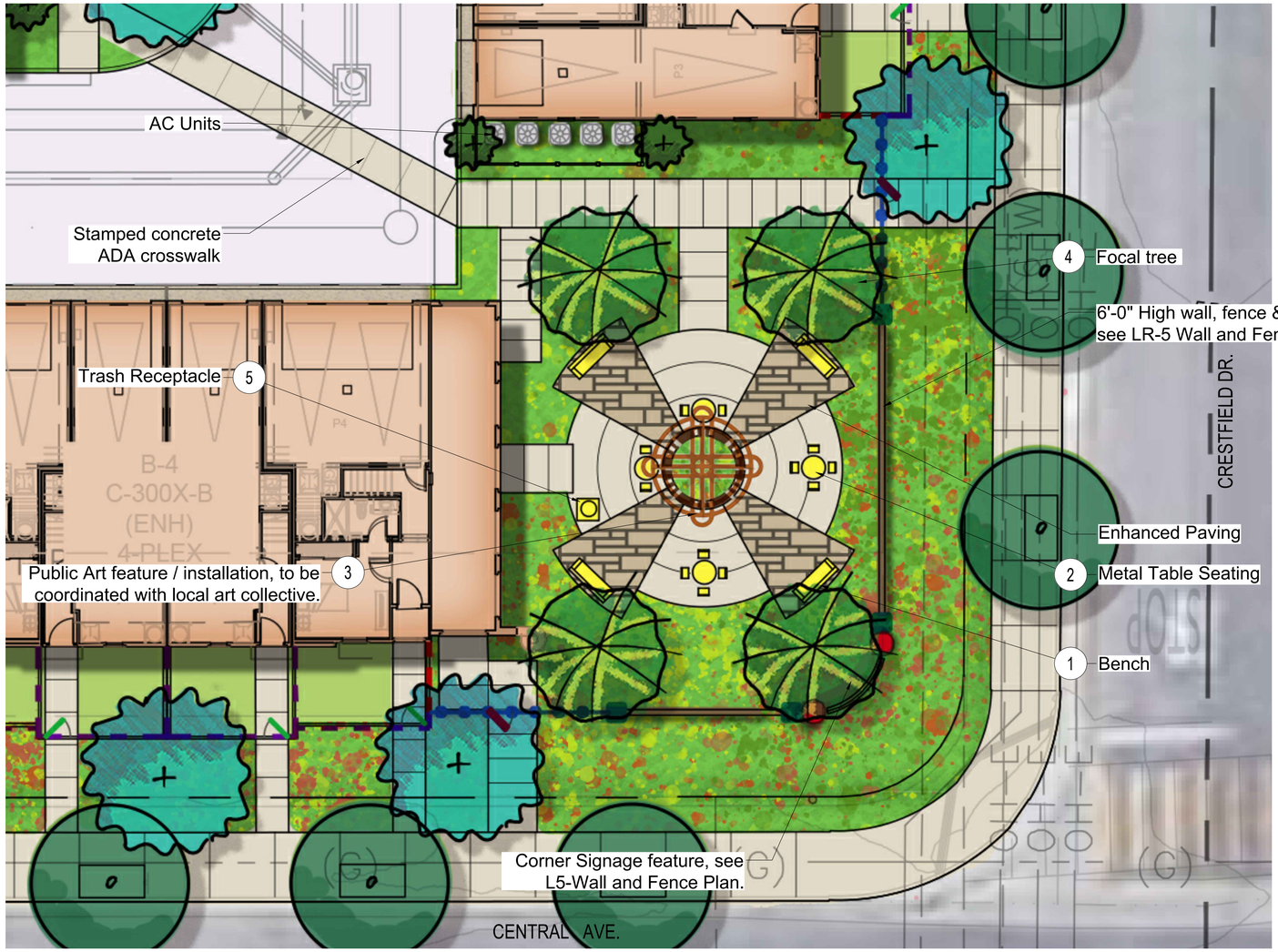
Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: June 30, 2025

LR-3

TOWNHOMES AT CRESTFIELD, DUARTE, CA

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Landscape Architecture
23278 S. Pointe Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)



PUBLIC ART COMPONENTS / ARTISTS:

Future construction document plans to include public art designs, specifications, and details with coordination of local public artist. Below are two references to artists that have done previous art projects in the city of Duarte.

https://www.dysonwomack.com

https://www.barker-publicart.com

Conceptual samples of public art features, final design per future separate submittal.











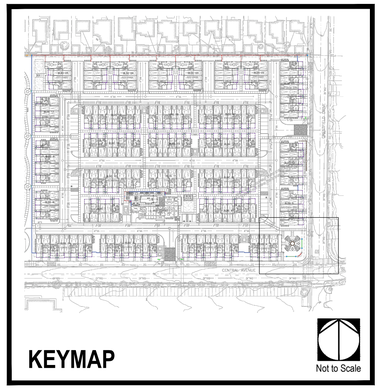












*Conceptual images (provided herein are conceptual, in nature, and subject to change)

*Corner elevation prepared by KTGY

Schematic Landscape Plan - Corner Enhancement Area Enlargement

0 4' 8' 16'
Scale: 1/8" = 1'-0"

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: June 30, 2025

LR-4

TOWNHOMES AT CRESTFIELD, DUARTE, CA

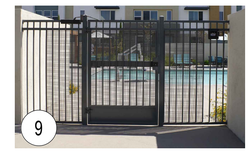
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23276 S. Pointe Drive (Ste 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)



WALL LEGEND

- 8'-0" High stucco over CMU wall, with flat stucco cap.
- 1 — 6'-0" High stucco over CMU wall, with flat stucco cap.
- 2 — 3'-6" High stucco over CMU patio wall, with flat stucco cap.
- 3 — ±3' High max. stucco over CMU retaining wall, with flat stucco cap.
- 4 — 5'-6" High tube steel fence (black paint color).
- 5 — 6'-0" High combo wall [4'-0" tube steel over 2'-0" stucco].
- 6 — Corner signage feature.
- 7 — Primary Signage feature.
- 8 — 6'-6" High stucco over CMU pilaster, with 4" high concrete cap.
- 9 — 5'-6" High metal ADA pedestrian gate (black paint color).
- 10 — 3'-6" High metal pedestrian patio gate (black paint color).
- 11 — 5'-6" High vinyl pedestrian yard gate (tan or white color).
- 12 — 4'-0" High metal decorative AC screen (black color).
- ADA Path of Travel

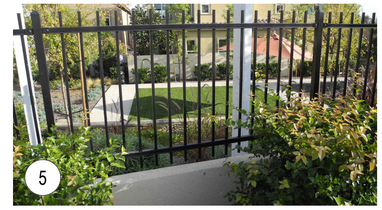






















*Conceptual images (provided herein are conceptual and subject to change)

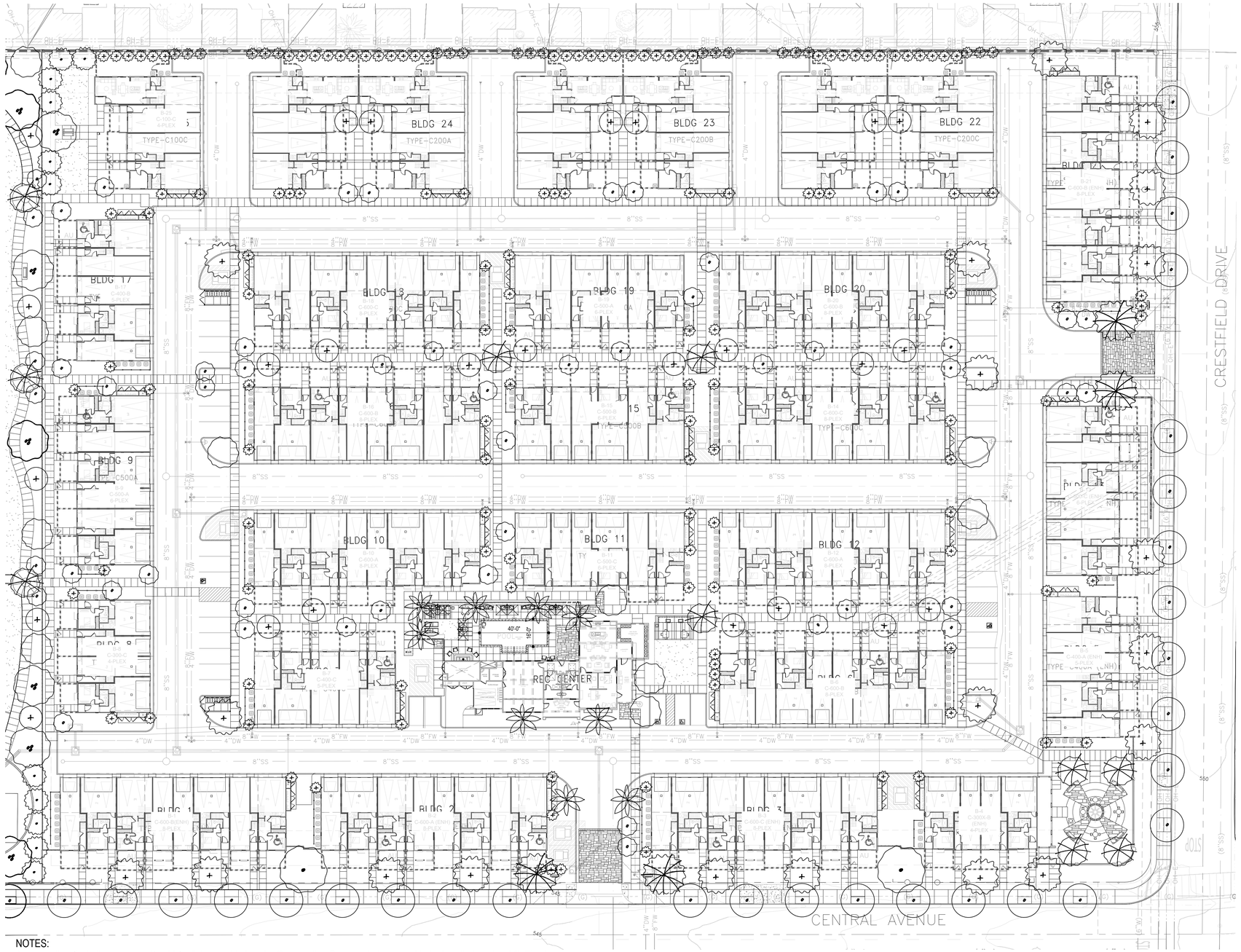
Schematic Wall & Fence Plan

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D | Date: June 30, 2025 | LR-5

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD Landscape Architecture
2929 E. Pacific Coast Hwy. Suite 103
Laguna Hills CA 92653 (www.studio-PAD.com)



PLANTING LEGEND - TOWNHOMES

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	PALMS					
	Vertical	Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Low Mod.	9
	TREES					
	Specimen	Olive sp. (Fruitless Olive)	Natural	36" Box	Low	4
	Canopy Evergreen	Magnolia grandiflora (Southern Magnolia)	Single	24" / 36" Box	Mod.	2
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	24" Box	Mod.	7
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Mod.	1
	Deciduous Flowering	Lagerstroemia i x f 'Natchez' (Crape Myrtle)	Single	24" Box	Mod.	20
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree) Eriobotrya deflexa (Bronze Loquat)	Single	24" Box	Mod. Mod.	46
	Street	Platanus a. 'Columbia' (Columbia Plane Tree) Tristania conferta (Brisbane Box)	Single	24" Box	Mod. Mod.	20
	Medium	Geijera parvilflora (Australian Willow)	Single	24" Box	Mod.	6
	Vertical Buffer / Screen	Agonis flexuosa 'After Dark' (After Dark Peppermint) Podocarpus henkelii (Long Leaf Yellow Wood) Prunus 'Bright & Tight'	Single	15 Gal / 24" Box	Low Mod. Mod.	6
	Columnar	Cupressus sempervirens (Italian Cypress) Prunus 'Bright & Tight'	Columnar	15 Gal / 24" Box	Low Mod.	155
	Central & Crestfield Parkway Tree	Lagerstroemia i x f 'Natchez' (Crape Myrtle)	Single	24" Box	Mod.	29
					Total =	305

SHRUBS and GROUND COVER		WUCOLS (R4)	
Anigozanthos	Kangaroo Paw	Low	
Agave americana	Century Plant (Agave)	Low	
Aloe 'Big Red'.	Big Red Aloe	Low	
Bougainvillea La Jolla	La Jolla Bougainvillea	Low	
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low	
Carex divulsa	Berkeley Sedges	Low	
Chamaerops humilis	Mediterranean Fan Palm	Low	
Dasylirion longissimum	Mexican Grass Tree	Low	
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low	
Grevillea lanigera 'Prostrate'	Prostrate Woolly Grevillea	Low	
Hesperaloe parviflora	Red / Yellow Yucca	Low	
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low	
Laurus nobilis	Bay Laurel Columnar	Low	
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low	
Stipa (Nassella) pulchra	Purple Needlegrass	Very Low	Native
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low	
Heteromeles arbutifolia	Toyon	Low	Native
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low	
Westringia spp.	Westringia	Low	
Yucca gloriosa	Spanish Dagger	Very Low	

VINES & ESPALIERS			
Antigonon leptopus	Coral Vine	Low	
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low	
Macfadyena unguis-cati	Cat's Claw Vine	Low	

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Vehicular Swinging Gates to be installed per local Fire Codes & Regulations.
3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
4. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
5. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
6. All trees within 5' of hardscape to be installed with deep root barriers.

0 15' 30' 60'
Scale: 1" = 30'

Schematic Planting Plan

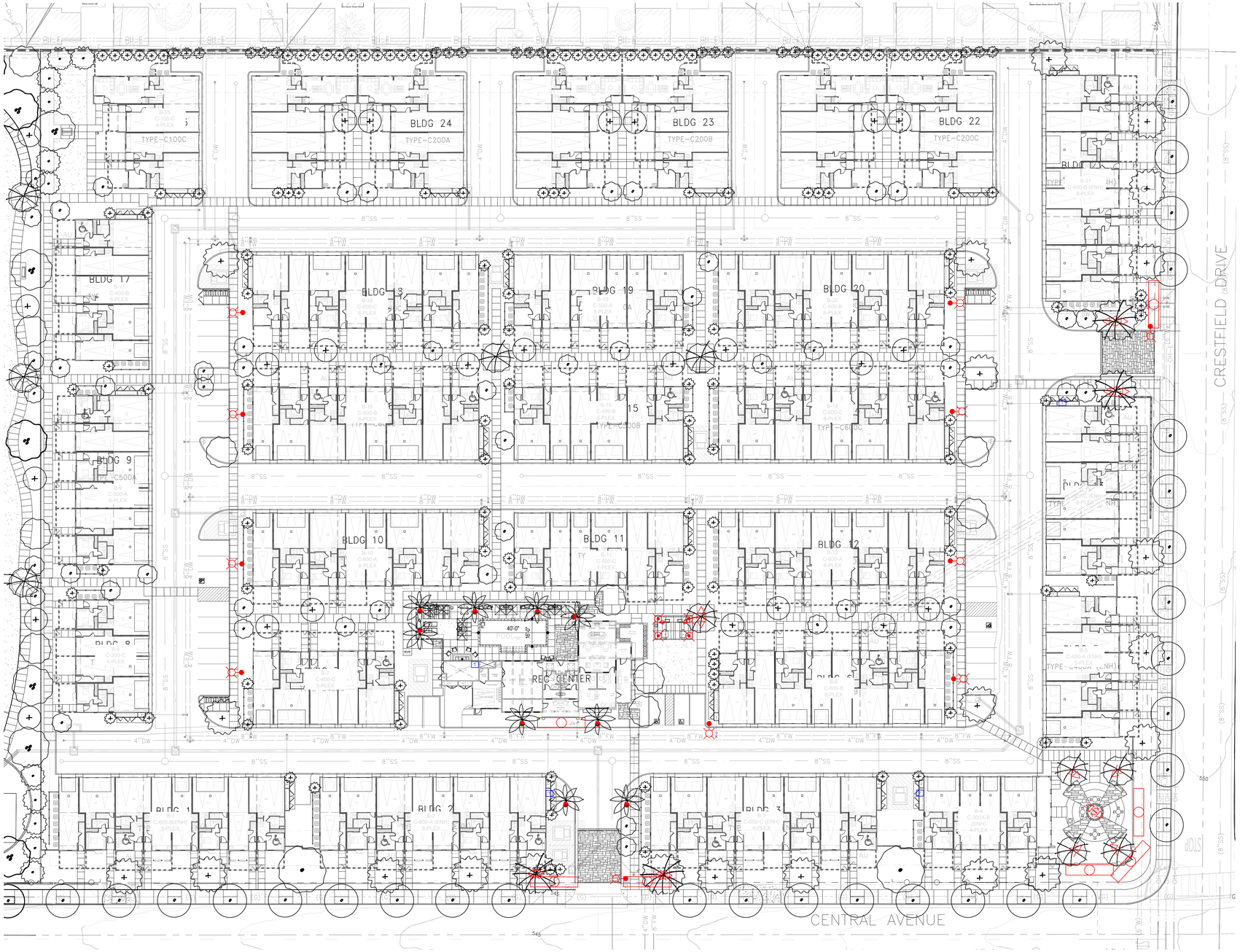
Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D
Date: June 30, 2025

LR-6

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
23276 S. Pointe Drive (Ste 105)
Laguna Hills, CA 92653 (www.studio-PAD.com)



LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3. Fixture specifications per Elect. Eng. Cast Aluminum, Textured Bronze, RA21 Radius, On DBC-1 Base & 10` round pole. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng., Beamspread: Accessories: On DBC-1 Base & 10` round pole.	11
		Lumascape - Downlight - sDrum-8. Lumascape - Model: Order #SDRM8-A-3LED-K27-SP-DB, Flood. Cast Aluminum, Dark Bronze, Wall Plate Mounted Lamp: LED, 4.5W, 2700K Warm White, Beamspread: Spot	4
		Luminare - dAxis-4. Lumascape - Tree uplight, Staked - Luminare. Model: Order #DAXS-1LED-K27-SP-DB. Cast aluminum, Dark Bronze, Staked Lamp: 1 LED, 2 W, 2700K Warm White, Beamspread: Spot	16
		Lumascape Low-voltage transformer. Lumascape - Model: Prolink model #300-PC-SS-w/PXTIMER. Cast Aluminum, Stainless Steel, Wall, Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K). Lamp: , 300W, , Beamspread: Accessories: Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K).	4
		Lumascape - dFresco-9. Lumascape - Flood Light. Order #DFRS9-A-3LED-K27-DB. Order code: PB, Aluminum Alloy, Dark Bronze, Staked Lamp: 3LED, 4.2W, 2700K, Beamspread: Very Wide Flood	7
		Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, 120V	2
		Lumascape - nColumn-10. Lumascape - NCOL10--3LED-K27-GW180-DB. Fixture specifications per Elect. Eng. Aluminum, Dark Bronze Lamp: 3 LED, 4.2W, 3000K, Beamspread: GW180	9

0 15' 30' 60'

Scale: 1" = 30'

Schematic Lighting Plan

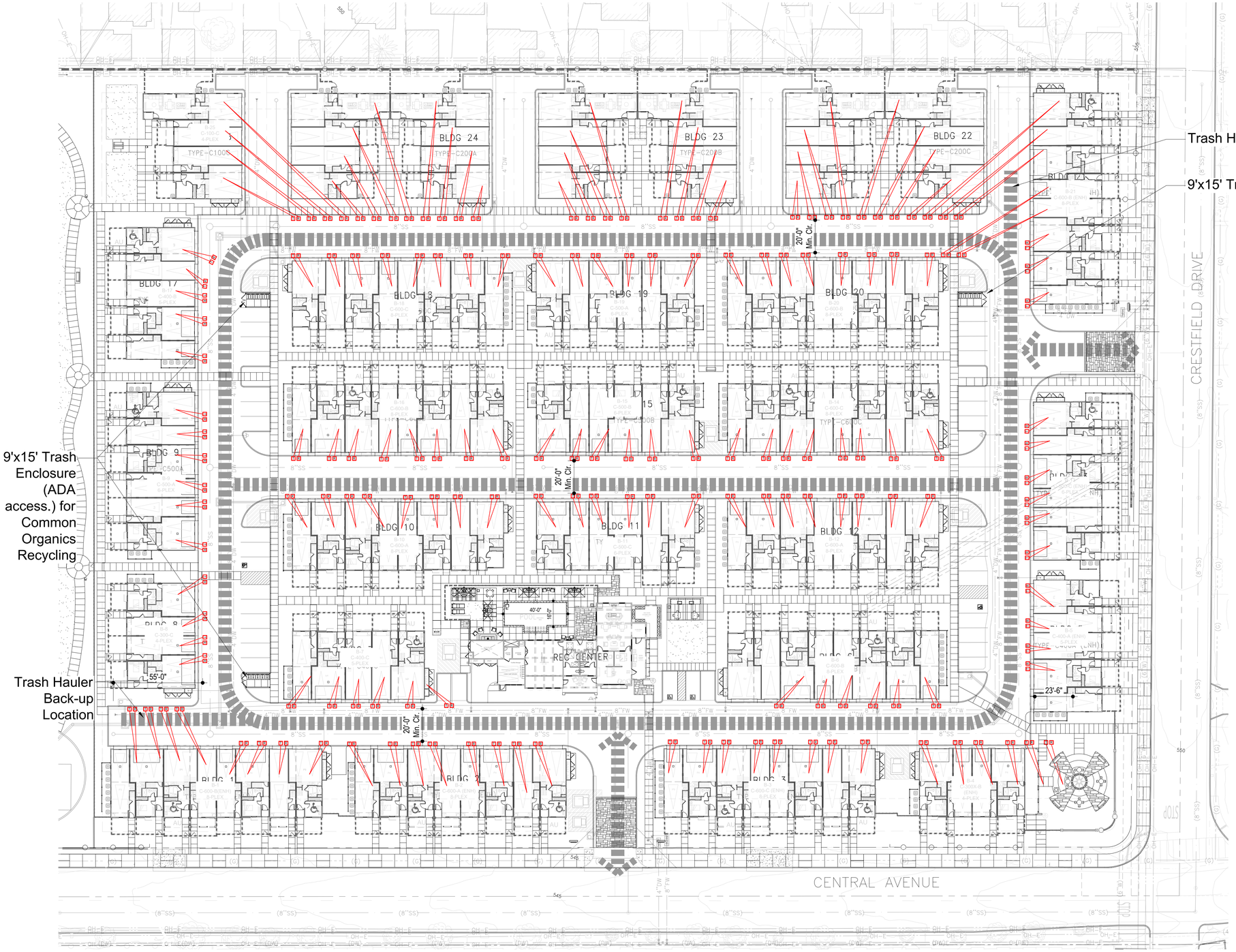
Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D | Date: June 30, 2025

LR-7

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
23276 S. Pointe Drive (Ste 105)
Laguna Hills CA 92653 (www.studio-PAD.com)

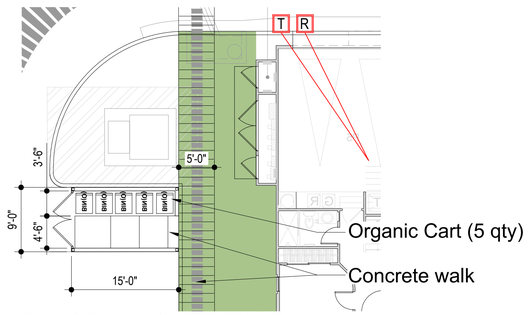


LEGEND

- *Regular trash cart.
- *Recycle cart.
- Organic waste to be taken to common Trash Enclosure area.
- Trash hauler path of travel.

- Green waste to be maintained and hauled away by Management Company's landscape contractor.
- Final organics cart size and quantities to be determined in future phase & coordinated with Burrtec Waste Service.
- *Per Burrtec Waste Service cart size standard, see typ. cart size standards below.

Container Dimensions				
Residential Container	Height	Width	Depth	Capacity
35 Gallon Residential Cart	36"	17"	17"	150 lbs.
65 Gallon Residential Cart	38"	24"	24"	200 lbs.
95 Gallon Residential Cart	41"	26"	26"	250 lbs.



TRASH ENCLOSURE ENLARGEMENT - TYPICAL (10 Scale)

0 15' 30' 60'

Scale: 1" = 30'

Schematic Trash Cart Locations & Hauler Circulation Plan

Crestfield Townhomes, LLC

Schematic - 4th City Submittal | Project No.: MJW07-D | Date: June 30, 2025

LR-8

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD Landscape Architecture
23276 S. Pointe Drive Ste 100
Laguna Hills CA 92653 (www.studio-PAD.com)



SCHEMATIC OPEN SPACE SCHEDULE

PRIVATE OPEN SPACE - GROUND FLOOR
Min. Dimension - Depth or Width - 10'

Takeoff: 30,063 sf

COMMON OPEN SPACE - ACTIVATED USE
Min. Dimension - Depth or Width - 15'

Takeoff: 12,298 sf

COMMON OPEN SPACE - PASSIVE USE (15` MIN. DIM)
Min. Dimension - Depth or Width - 15'

Takeoff: 21,913 sf

COMMON OPEN SPACE - PASSIVE USE (10`-15` MIN. DIM)
Min. Dimension - Depth or Width - 10'-15'

Takeoff: 16,205 sf

COMMON OPEN SPACE REC. BUILDING - ACTIVED USE

Takeoff: 5,608 sf

Open Space Areas

Open Space Required-

*Common Open Space:	33,800 sf (200 sf/unit)
**Private Open Space (Ground Floor):	33,800 sf (200 sf/unit)
**Private Open Space (Upper Floors):	100 sf/unit

Open Space Provided-

Total Common Open Space:	56,024 sf (combined all activated use and all passive use)
Total Private Open Space (Ground Floor):	30,063 sf

***Open Space—Common.**

1. Common open space shall be distributed throughout the development at convenient, safe, and easily accessible locations to all residents of the development.
2. Any one common open space area shall have **minimum dimensions — depth or width — of 15 feet**.
3. Common open space areas may be developed with landscaping, play equipment, swimming pools, walkways and paths, paved terraces, and similar features that benefit all residents of the development.
4. All common open spaces areas not covered by hard surface improvements as described in subparagraph 3, above, shall be landscaped.

****Open Space—Private.**

1. Private open space must be contiguous to the unit it serves.
2. Any single private open space area shall have **minimum dimensions — depth or width — of 10 feet**.
3. Private open space square feet minimum requirements may be transferred to common open space if it meets the following standards:
   a.) An Open Space Plan is prepared and approved by the Director; or
   b.) A Planned Development Permit is approved;
   c.) Such open space provides creative communal spaces, including but not limited to gardening areas, sunning areas, outdoor seating, patios, barbeque facilities, and other similar features and spaces that contribute to a functional outdoor space for use by all residents.
   d.) See Section 19.52.060 (Urban Water Runoff and Drainage) that encourages vegetable gardens as alternative to landscaping for multi-family residential developments.

0 15' 30' 60'
Scale: 1" = 30'

Schematic Open Space Plan

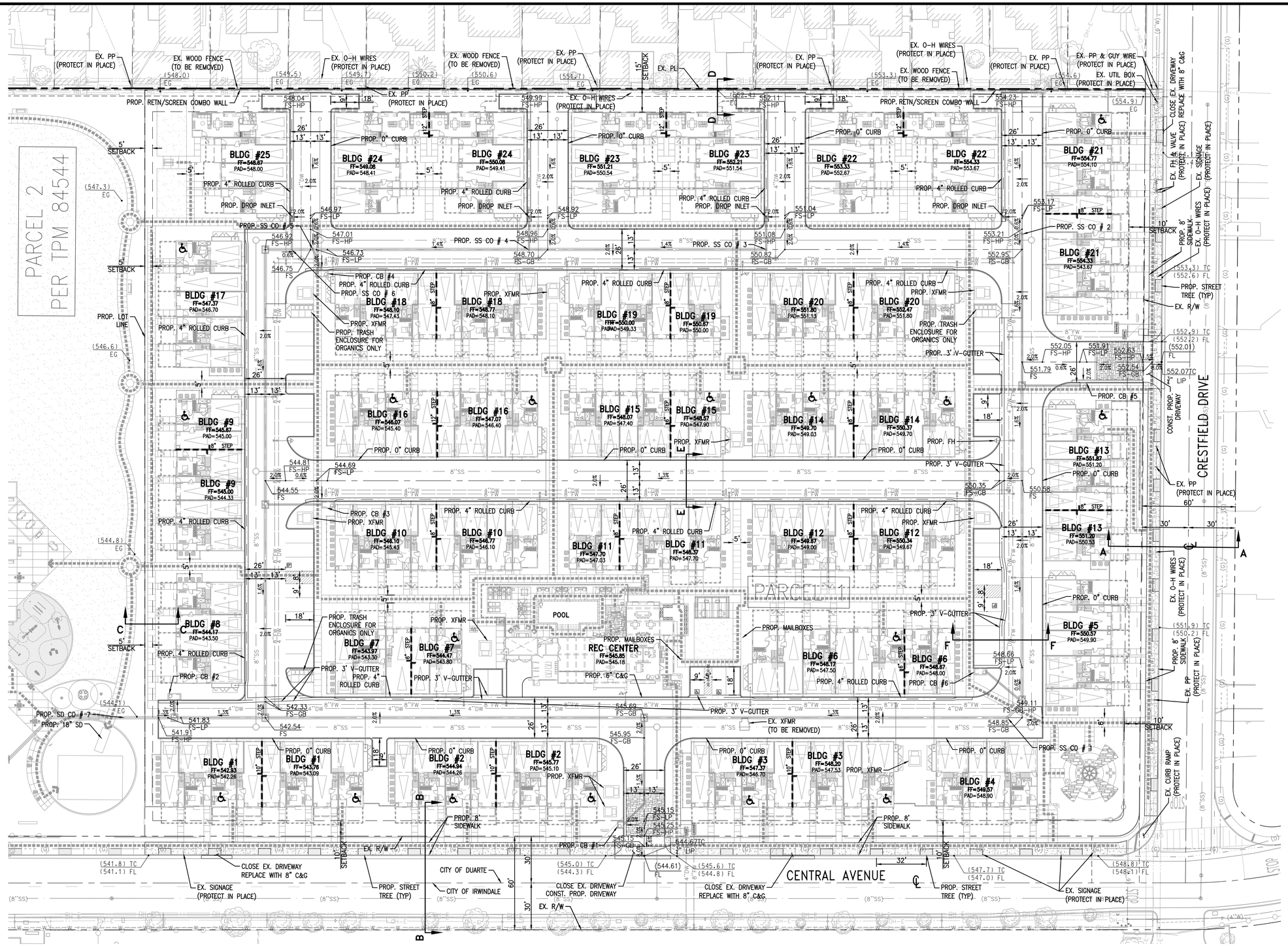
Crestfield Townhomes, LLC

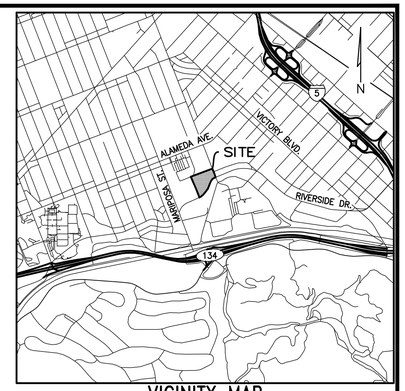
Schematic - 4th City Submittal | Project No.: MJW07-D
Date: June 30, 2025

LR-9

TOWNHOMES AT CRESTFIELD, DUARTE, CA

studio PAD
Landscape Architecture
23276 S. Pointe Drive, Ste 100
Laguna Hills CA 92653 (www.studio-PAD.com)





VICINITY MAP
N.T.S

LEGEND:

- CENTERLINE
- EX. R/W
- EX. PL
- EXISTING LOT LINE
- PROPOSED STORM DRAIN
- 4"DW — PROP. 4" DW
- (6"W) — EX. 6" DW
- 8"FW — PROPOSED FIRE WATER
- 8"SS — PROP. 8" SS
- (8"SS) — EX. 8" SS
- (G) — (G) — EXISTING GAS
- OH-E — EX. OVERHEAD ELECTRICAL LINE
- PROP. WALL
- PROP. PAD SPLIT
- ADA PATH OF TRAVEL

ABBREVIATIONS:

BLDG	BUILDING	NAP	NOT A PART
CB	CATCH BASIN	NTS	NOT TO SCALE
℄	CENTER LINE	PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
DW	DOMESTIC WATER	PROP.	PROPOSED
ESMT	EASEMENT	R	RADIUS
EX.	EXISTING	RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
FF	FINISHED FLOOR ELEVATION	R/W	RIGHT OF WAY
FG	FINISHED GRADE	RT	RIGHT
FL	FLOW LINE	SF	SQUARE FEET
FS	FINISHED SURFACE	SL	STREET LIGHT
FW	FIRE WATER	SS	SANITARY SEWER
HP	HIGH POINT	S'LY	SOUTHERLY
LP	LOW POINT	S/W	SIDEWALK
LT	LEFT	TC	TOP OF CURB
MH	MANHOLE	TG	TOP OF GRATE
MIN	MINIMUM	TYP	TYPICAL
N'LY	NORTHERLY	W'LY	WESTERLY
NAP	NOT A PART		

1" = 30'

0 15 30 60

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CITY OF DUARTE
DEPARTMENT OF PLANNING AND DEVELOPMENT

PRELIMINARY ENGINEERING

PRELIMINARY SITE & GRADING PLAN

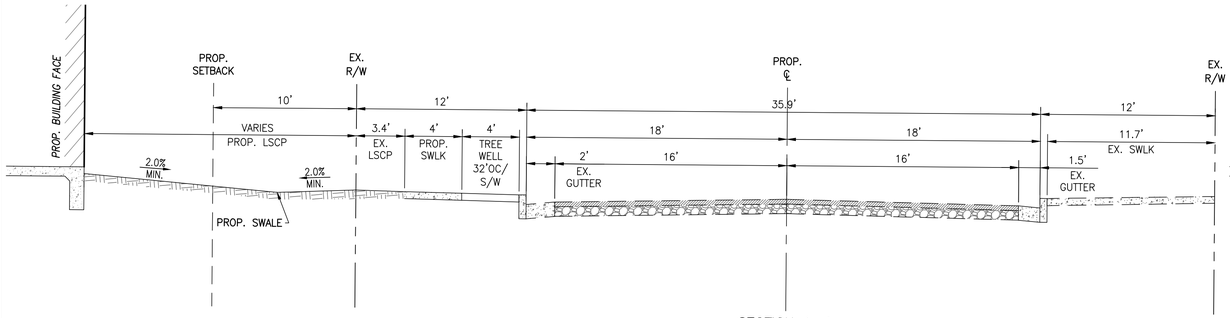
1433 CRESTFIELD DRIVE
DUARTE, CALIFORNIA 91010

PROJECT NO. MWIG-007

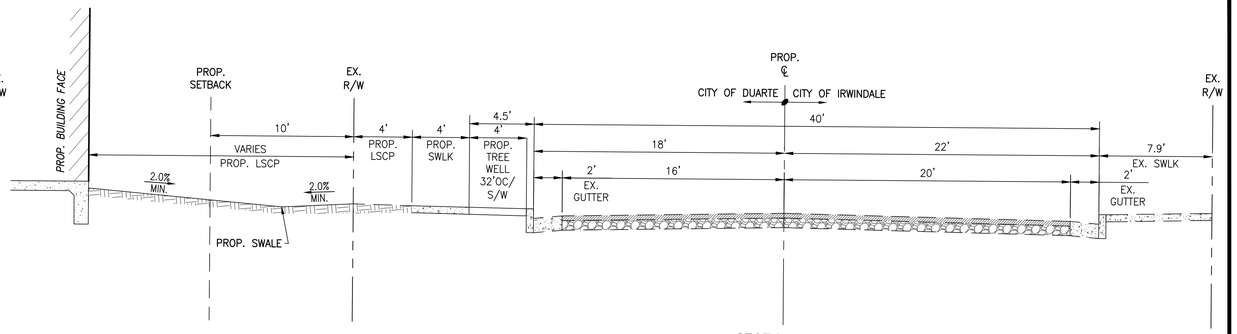
SHEET 1 OF 4

PLAN SET: PDR3
DATE: 12/23/2025

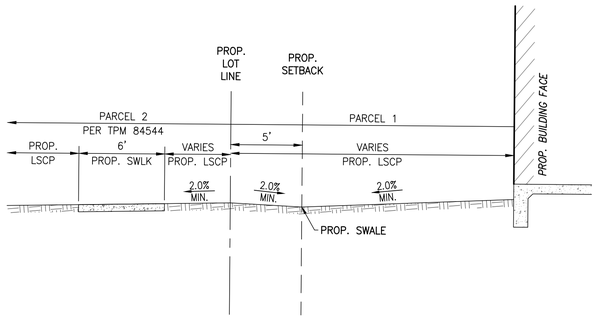
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BY: JOY HENDRICKS



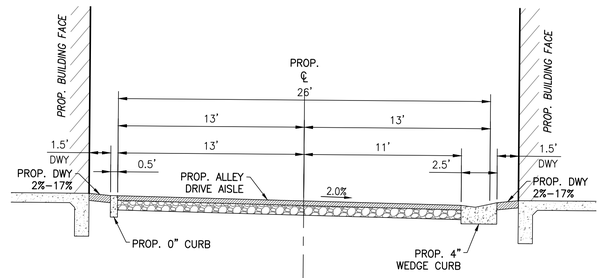
SECTION A–A
CRESTFIELD DRIVE
N.T.S.



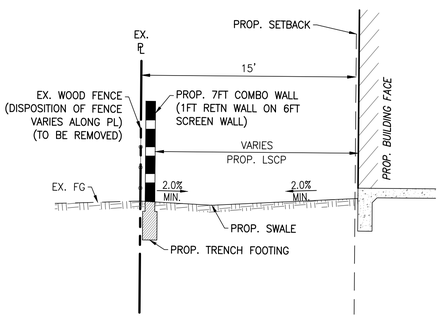
SECTION B–B
CENTERAL AVENUE
N.T.S.



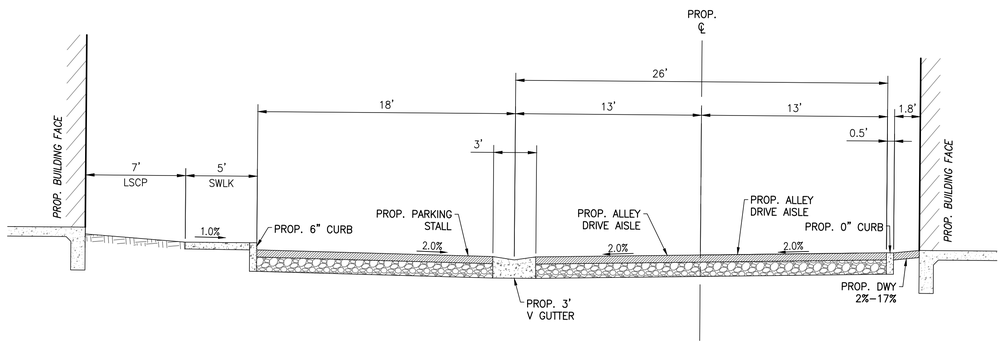
SECTION C–C
TYP. INTERNAL LOT LINE
N.T.S.



SECTION E–E
TYP 26' DRIVE AISLE
N.T.S.



SECTION D–D
NORTHERLY PL
N.T.S.



SECTION F–F
PRIVATE DRIVE/FIRE LANE
N.T.S.

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CITY OF DUARTE
DEPARTMENT OF PLANNING AND DEVELOPMENT

PRELIMINARY ENGINEERING

SECTIONS

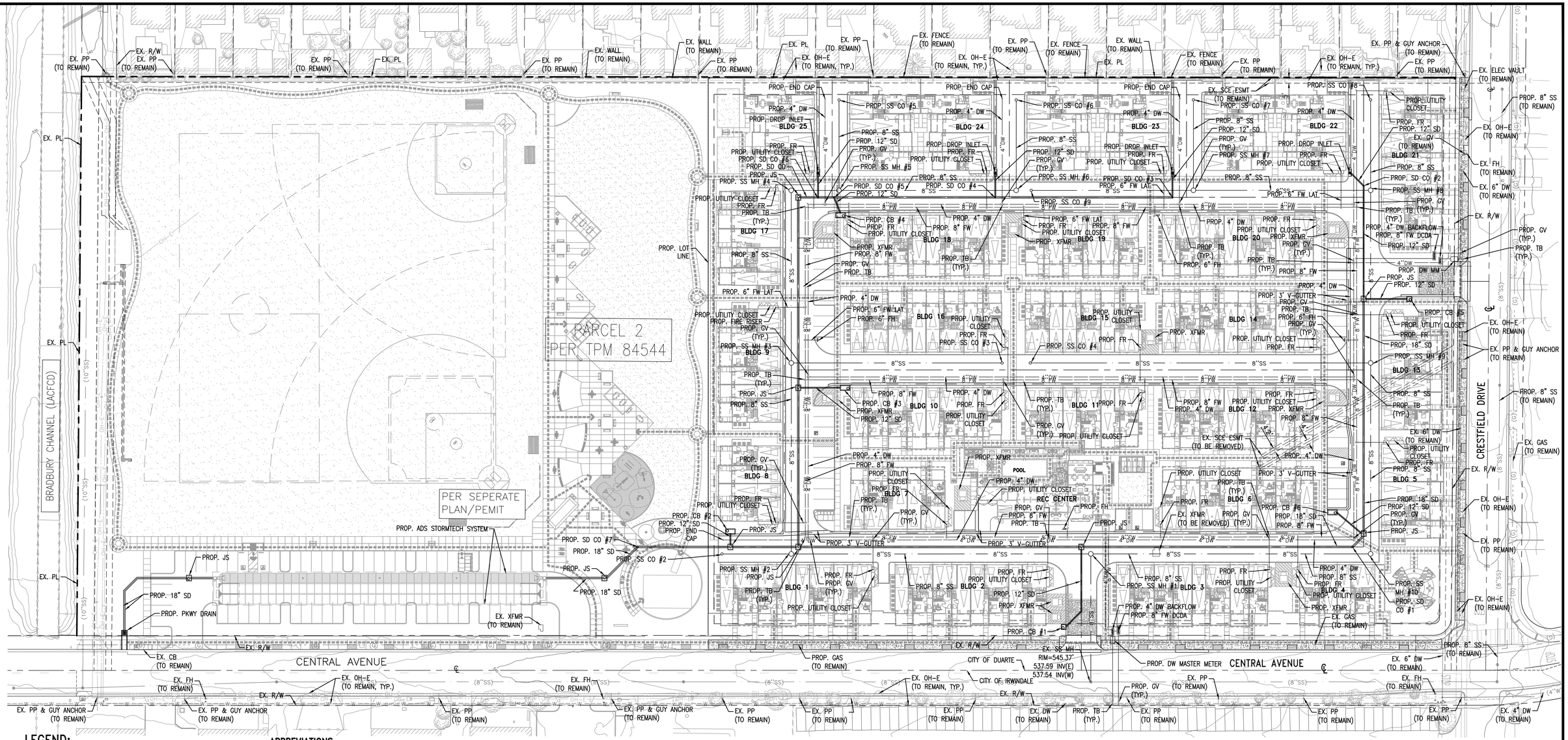
1433 CRESTFIELD DRIVE
DUARTE, CALIFORNIA 91010

PROJECT NO.
MWIG-007

SHEET
2
OF
4

PLAN SET: P253
DATE: 5/27/2025

P:\MWIG-007\DWG\SHEETS\PLN\PLN-253-GP.DWG
BY: JOY HENDRICKS



LEGEND:

- CENTERLINE
- EX. R/W
- EX. PL
- EX. LOT LINE
- PROP. LOT LINE
- EX. EASEMENT
- PROPOSED STORM DRAIN
- 4"DW — PROP. 4" DW
- (6"W) — EX. 6" DW
- 8"FW — PROPOSED FIRE WATER
- 8"SS — PROP. 8" SS
- (8"SS) — EX. 8" SS
- (10"SS) — EX. 10" SS
- (G) — (G) — EXISTING GAS
- OH-E — EX. OVERHEAD ELECTRICAL LINE
- PROPOSED WALL

ABBREVIATIONS:

BNDY	BOUNDARY
CB	CATCH BASIN
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DU	DRY UTILITY
DW	DOMESTIC WATER
DWY	DRIVEWAY
ELEC	ELECTRIC
ESMT	EASEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FR	FIRE RISER
FW	FIRE WATER
FDC	FIRE DEPARTMENT CONNECTION
G	GAS
GV	GATE VALVE
JS	JUNCTION STRUCTURE
MH	MANHOLE
OH-E	OVERHEAD ELECTRICAL LINES
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TB	TRUST BLOCK
TYP	TYPICAL
XFMR	TRANSFORMER

1" = 40'

0 20 40 80

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — DANE P. MCDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

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CITY OF DUARTE
DEPARTMENT OF PLANNING AND DEVELOPMENT

PRELIMINARY ENGINEERING
PRELIMINARY UTILITY PLAN

1433 CRESTFIELD DRIVE
DUARTE, CALIFORNIA 91010

PROJECT NO. MWIG-007

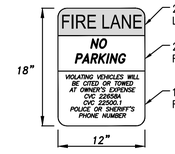
SHEET 3 OF 4

PLAN SET: PDSD
DATE: 5/27/2025

P:\PW\MWIG-007\DWG\SHEETS\PUP-PRELIM.DWG
BY: JOY HENDRICKS

PROJECT GENERAL NOTES

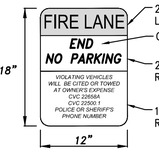
1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = 18,135 SQ. FT.
6. LARGEST UNIT SQ. FOOTAGE = 3,228 SQ. FT.
7. BUILDINGS ARE DESIGNATED TYPE-VB.
8. BUILDING OCCUPANCIES ARE R-3 FOR ATTACHED MULTI-FAMILY UNITS.
9. MAXIMUM BUILDING HEIGHT 38'.
10. ALL R-3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA-13 (FULL).
11. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
12. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
13. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
14. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
15. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4
16. PROPOSED DEVELOPMENT WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, WHICH SHALL BE IN COMPLIANCE WITH CURRENT LA COUNTY FIRE AND BUILDING CODES, TO RECEIVE APPLICABLE FIRE FLOW REDUCTIONS. THIS INFORMATION IS REQUIRED IN ORDE TO APPLY ALLOWABLE REDUCTIONS IN THE REQUIRED FIRE FLOW PER COUNTY OF LOS ANGELES FIRE CODE, APPENDIX B. FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL RESULT IN NO REDUCTIONS BEING APPLIED PER THE COUNTY OF LOS ANGELES FIRE CODE APPENDIX B. FIRE CODE 507.3 & APPENDIX B105.1



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

2 **NO PARKING SIGN**
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

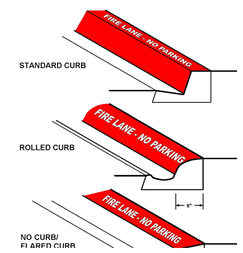
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 **BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)**
NOT TO SCALE

LEGEND

- FIRE TURNING RADIUS (R45', R32', R10')
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- EX. PROPERTY LINE
- EX. RIGHT OF WAY

Fire Lane Identification – Red Curbs



1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

1 **RED CURB PAVEMENT MARKING**
NOT TO SCALE

CONSTRUCTION NOTES:

1. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL HERON.
2. INSTALL "FIRE LANE" SIGN PER DETAIL HEREPN.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL HEREON.
4. PROPOSED PRIVATE FIRE HYDRANT LOCATION
5. INSTALL BLUE DOT REFLECTIVE PAVEMENT MARKER PER VENTURA COUNTY FIRE DEPARTMENT STANDARD 14.5.3 EXHIBIT C.

PROPOSED EASEMENTS:

A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF HAWTHORNE

ABRIEVATIONS

FH	FIRE HYDRANT	PL	PROPERTY LINE
PROP.	PROPOSED	R/W	RIGHT OF WAY
EX.	EXISTING	TYP.	TYPICAL

1" = 30'

0 15 30 60

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — DANE P. McDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

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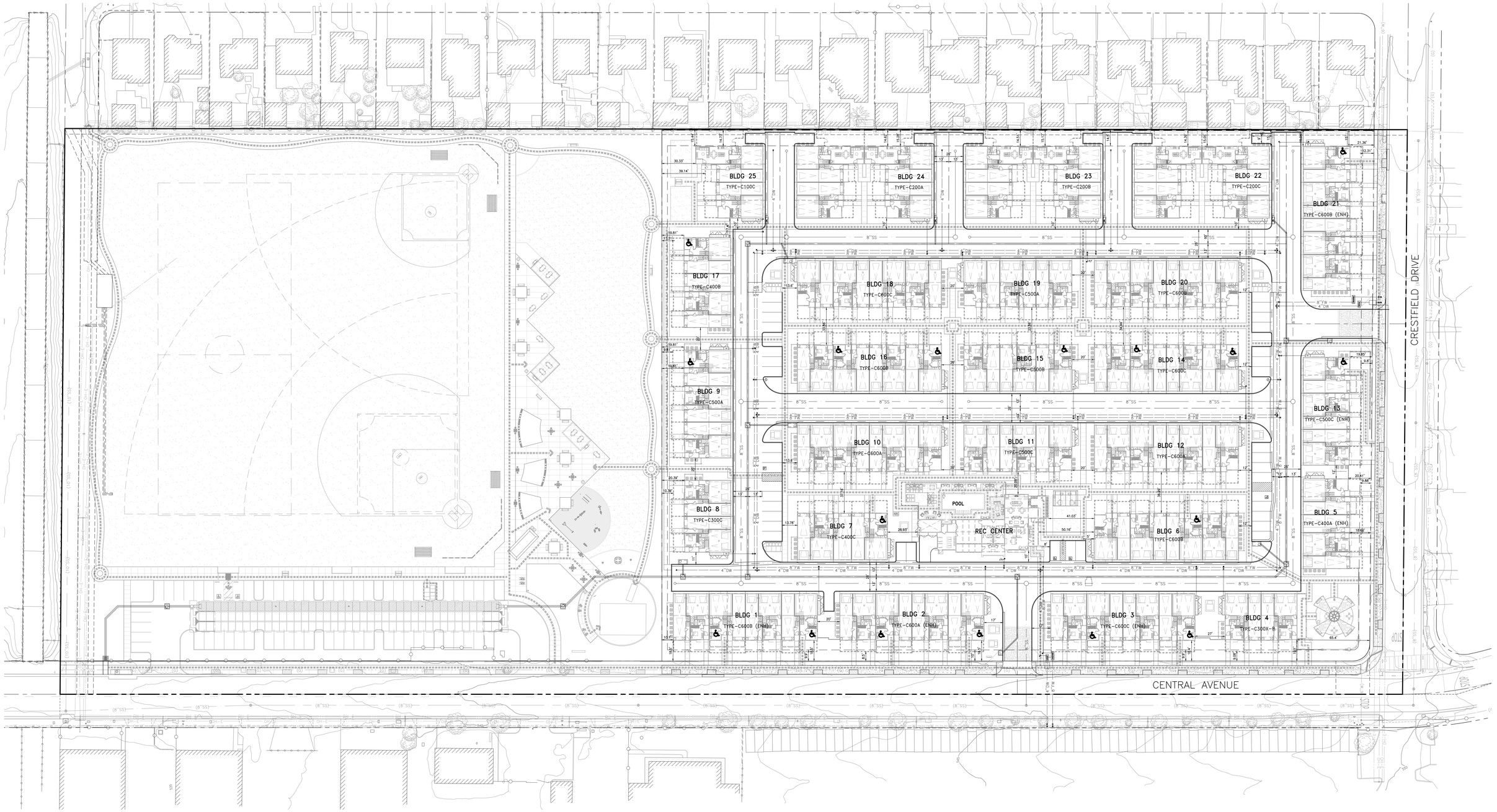
CITY OF DUARTE
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. MWIG-007

PRELIMINARY ENGINEERING
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
1433 CRESTFIELD DRIVE
DUARTE, CALIFORNIA 91010

SHEET 4
OF 4

PLAN SET: PSD3
DATE: 3/28/2025
P:\MWIG-007\DWG\SHEETS\FP1-FP1-04.DWG
BY: JOY ANDRADE



1" = 30'

0 15 30 60

CONCEPTUAL SITE PLAN

1433 CRESTFIELD DRIVE
DUARTE, CALIFORNIA 91010

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