



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

MONDAY, SEPTEMBER 16, 2024
7:00 PM

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

MISSION STATEMENT

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

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. Minutes
4. ORAL COMMUNICATIONS - ITEMS NOT IN THE AGENDA
5. PUBLIC HEARINGS:

- A. Annexation of 1763 Royal Oaks Drive North to the City of Duarte, including:

Pre-zone of the property;

General Plan Amendment 24-01. Amending the Land Use Element (Chapter 5) by adding the Institutional land use designation, updating tables LU-3 & LU-4, and updating the land use diagram

Municipal Code Amendment 24-01. Amending Article 2 by adding Chapter 19.24 Institutional (I) Zone to the Duarte Development Code;

Zone Change 24-01. Rezoning the property to Institutional (I), and modifying Chapter 19.06 of the Duarte Development Code, including Table 1-1; and

Adopt a negative declaration for the project.

RESOLUTION PC 24-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE
RECOMMENDING THAT THE DUARTE CITY COUNCIL PREZONE THE PROPERTY
AT 1763 ROYAL OAKS DRIVE NORTH TO THE INSTITUTIONAL ZONING
DESIGNATION

RESOLUTION PC 24-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 24-01, AMENDING THE LAND USE ELEMENT (CHAPTER 5) BY ADDING THE INSTITUTIONAL LAND USE DESIGNATION, UPDATING TABLES LU-3 AND LU-4 AND UPDATING THE LAND USE DIAGRAM TO ADD THE PROPERTY AT 1763 ROYAL OAKS NORTH TO THE CITY'S GENERAL PLAN MAP WITH THE INSTITUTIONAL DESIGNATION.

RESOLUTION PC 24-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL OF THE CITY OF DUARTE APPROVAL OF MUNICIPAL CODE AMENDMENT 24-01, AMENDING ARTICLE 2 BY ADDING CHAPTER 19.24 INSTITUTIONAL (I) ZONE TO THE DUARTE DEVELOPMENT CODE.

RESOLUTION PC 24-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE, CALIFORNIA, RECOMMENDING THE DUARTE CITY COUNCIL ADOPT ZONE CHANGE 24-01 REZONING THE PROPERTY AT 1763 ROYAL OAKS DRIVE NORTH TO THE INSTITUTIONAL ZONING DESIGNATION AND MODIFY CHAPTER 19.06 OF THE DUARTE DEVELOPMENT CODE INCLUDING TABLE 1-1 AND THE CITY OF DUARTE ZONING MAP TO INDICATE THE CHANGE

RESOLUTION PC 24-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE DUARTE CITY COUNCIL ADOPT A NEGATIVE DECLARATION FOR THE ROYAL OAKS ANNEXATION AND ASSOCIATED GENERAL PLAN AMENDMENT, MUNICIPAL CODE AMENDMENT AND ZONE CHANGE FOR THE PROPERTY AT 1763 ROYAL OAKS DRIVE NORTH

- B. **Municipal Code Amendment 24-02.** A City-initiated request to establish an Affordable Housing Overlay Zone by adding Chapter 19.26 to the Duarte Development Code.

RESOLUTION PC 24-08

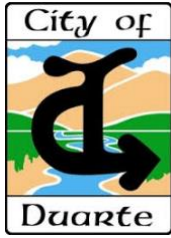
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE, RECOMMENDING THE DUARTE CITY COUNCIL ADOPT MUNICIPAL CODE AMENDMENT 24-02, ESTABLISHING AN AFFORDABLE HOUSING OVERLAY ZONE, CHAPTER 19.26, WITHIN THE DUARTE DEVELOPMENT CODE

6. ITEMS FROM DIRECTOR

- A. **Update on Revocation of Conditional Use Permit 11-04.** Following failure to adequately maintain the equipment at the 1720 Flower Avenue cell site, this CUP was called for a

revocation hearing before the Planning and Economic Development Commission on June 17, 2024. Remaining correction items identified at this meeting have now been completed and the item is no longer being considered for revocation at this time.

7. ITEMS FROM COMMISSIONERS
8. ADJOURNMENT: October 21, 2024



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

July 15, 2024

Commissioners
Tina Heany, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Yesenia Paez
Brian Quandt

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Heany called the meeting to order at 7:04 p.m. The following were in attendance:

PRESENT:	Heany, Wolff, Quandt, Paez,
ABSENT:	Becker
STAFF:	Golding, Abdul-Ahad, Nash, Bautista
CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

Commissioner Quandt led the Pledge of Allegiance.

3. APPROVAL OF MINUTES:

Commissioner Paez motioned to approve the June 17, 2024 minutes. Seconded by Commissioner Quandt. The motion carried 4-0-0-1. (Yes: Heany, Becker, Paez, Wolff No: None; Abstain: None; Absent: Beckner).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 24-01** THE APPLICANT, ADAM AVALOS, RESTAURANT MANAGER OF DUFFER'S BAR AND GRILL RESTAURANT LOCATED AT 1000 LAS LOMAS ROAD, IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT INDOORS AND OUTDOORS.

Associate Planner Abbul-Ahad presented the staff report and the applicant's requested schedule for the entertainment hours. Abdul-Ahad expressed staff's concerns over the property being used for rental events and outdoor entertainment. However, with the implementation of noise and operational conditions, and limiting live bands and music indoors and on the outdoor patio on Thursdays from 6 pm to 9 pm and karaoke nights 7 days a week from 6 pm to 11 pm indoors only staff is recommending approval of this item. No venue rentals are recommended at this time.

Commissioner Quandt inquired if staff had any issues with environmental issues with the windows being closed. Abdul-Ahad deferred the question to the applicant.

Commissioner Wolff questioned if there was another way to handle the venue rental issue instead of denying it. Director Hensley opted to answer, stating the concerns that staff had with the application not being prepared or designed to address concerns with venue rentals and parking issues related to golfing and other regular operations. The applicant may apply in the future for another CUP request for venue rental purposes.

Commissioner Paez inquired about venue rentals, capacity, and hours of operation. Director Hensley stated that the information that was given to staff was not adequate to answer questions about venue rental, such as: venue capacity, noise and operations monitoring, on-site vs. off-site vendors, DJ's and related noise generators, and parking management.

Chair Heany opened Public Hearing at 7:16 p.m.

Beatriz Chavez, representing Adam Avalos the manager at Rancho Duarte Golf Course, expressed her gratitude for allowing the provisional permit to hold events at the restaurant.

Chair Heany was concerned about noise complaints going into the surrounding community and asked how the noise volume levels will be handled with live bands. Chavez responded by stating that Duffer's is happy to abide by any rules set in place by the CUP.

Director Hensley spoke on the subject of event rentals and stated from a business standpoint that the property owners have not yet adequately analyzed the impacts related to that type of operation.

Members of the audience Norma McCray and Mark Bennett stepped up the podium to express their support for live entertainment.

Joyce Lin, a neighbor of the golf course, voiced her concern about the live entrainment and the noise levels that disturb the peace in her backyard.

Action

Motion made by Commissioner Paez to approve Conditional use Permit 24-01 and Resolution 24-02. Seconded by Commissioner Quandt. The motion carried 4-0-0-1. (Yes: Paez, Wolff, Heany, Quandt; No: None; Abstain: None; Absent: Becker).

6. BUSINESS ITEMS:

None

7. ITEMS FROM DIRECTOR:

Directory Hensley provided updates on several items and projects throughout the city.

8. ITEMS FROM COMMISSIONERS:

None

9. ADJOURNMENT:

Chair Heany motioned to adjourn at 7:34 p.m. The next meeting is scheduled for August 19, 2024.

Craig Hensley, Secretary



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: September 16, 2024

Subject: Annexation and prezone of the Royal Oaks property and abutting right-of-way into the City of Duarte;
General Plan Amendment 24-01, and amendment to the General Plan to include the Institutional Land Use Designation within the Land Use Element;
Municipal Code Amendment 24-01, an amendment to the Development Code for the addition of an Institutional Zone;
Zone Change 24-01, zoning the property to Institutional and amending the zoning map; and
Approval of an Negative Declaration for the project

Location: 1763 Royal Oaks North – Royal Oaks Senior Living Facility (APN: 8527-022-023).

Applicant: HumanGood SoCal

SUMMARY

The Applicant, HumanGood SoCal, is requesting the annexation of the Royal Oaks Senior Living Facility located at 1763 Royal Oaks North, within unincorporated Los Angeles County, as well as annexing the abutting right-of-way that is currently unincorporated into the City of Duarte. The process to accomplish this includes: amending the Land Use Element of the City's General Plan to include the Institutional Land Use Designation; amending the Development Code to add an new Institutional (I) Zone; a Zone Change zoning the property to Institutional and amending the zoning map; and also a prezone for the subject property; and approval of an Negative Declaration in conformance with the California Environmental Quality Act (CEQA).

BACKGROUND

On January 23, 2024, the City Council approved a Pre-Annexation Agreement with HumanGood SoCal (applicant) related to their annexation application to the Local Agency Formation Commission (LAFCO) for the County of Los Angeles for the annexation of its

property (APN: 8527-022-023) into the City of Duarte. The City Council directed Staff to prepare a letter in support of the Applicant's annexation application before LAFCO.

LAFCO is authorized and mandated by State law as the agency responsible for evaluating and approving Sphere of Influence (SOI) revisions and annexations to an incorporated city. Following the initial consideration of an annexation request, LAFCO will conduct a public hearing. During this hearing, the annexation proposal may be approved, denied, or modified. LAFCO for the County of Los Angeles will serve as the "Conducting Authority" for the annexation of the subject property and adjacent public right-of-ways into the City of Duarte. LAFCO would also be responsible for approval of the SOI Amendment to remove the subject property from the City of Bradbury's SOI.

On February 13, 2024, a joint resolution between the Board of Supervisors of the County of Los Angeles and City Council of the City of Duarte was approved, which would allow for the negotiated exchange of property tax revenue resulting from the annexation of territory, known as Annexation No. 2023-07, to the City of Duarte and withdrawal approximately 719 linear feet of Royal Oaks Drive North from County Road District No. 5 (Resolution No. 24-02).

PROPERTY SETTING

The Royal Oaks Annexation Project (hereafter referred to as "project" or "proposed annexation") is located at 1763 Royal Oaks Drive North in unincorporated Los Angeles County. The 17.71 acre project site is comprised of one parcel, Assessor Parcel Number (APN): 8527-022-023 (Figure 1). The proposed annexation also includes the Royal Oaks Drive North public right-of-way (ROW) along the project frontage, which is a total of 0.66 acres. The project site is surrounded by predominantly residential uses to the north, east, and west in the City of Bradbury, and the south by the City of Duarte (Figure 1).

The project site is currently developed with Royal Oaks, a senior living facility that includes independent-living apartments and cottages, and an assisted living and skilled nursing facility with associated roadways for circulation and recreational amenities. The independent-living apartments are located on the western portion of the site and contain a dining area, main lounge, barber and beauty shop, billiards room, woodshop, library, lobby/reception area, maintenance shop, and administration offices. The E building in the central portion of the site and F building on the eastern portion of the site offer the feel of condo living and each contains a subterranean parking garage. The Bradbury Oaks building is located on the northeast corner of the site, which contains an assisted living and skilled nursing facility. There are also 16 cottages on the southeastern portion of the site that each have two bedrooms with dens and private garages. There are a total of 226 units totaling approximately 277,264 square feet.



The north portion of the property, is a passive recreation area planted with oak trees. There is also a fitness center and pool in the center of the site. There is maintained landscaping throughout the facility and along Royal Oaks Drive North and the property is completely fenced with a guard house at the main entrance. Buildings range from one to four stories in height. The three- and four-story buildings are generally located in the center of the site. The tallest existing building on the site is 44 feet. There are no physical improvements associated with this annexation request.



Residential building at the Royal Oaks Manor



Oak trees in the rear property

Royal Oaks Drive North travels in an east/west direction and consists of one travel lane in each direction. Between the travel lanes, there is a meandering trail, a sidewalk with curb and gutter, and trees (oak trees to the north and various species to the south). Several roads will be annexed as part of this project. Royal Oaks Drive North, all internal roads to Royal Oaks, and part of Woodlyn Lane. Royal Oaks Drive North is a public road located to the south of the project site and will be maintained by the City of Duarte Public Works Department, whereas the internal roads within Royal Oaks will be maintained by Royal Oaks. The partial annexation of Woodlyn Lane would not alter the current owner's agreement to maintain that private street.

ANALYSIS

As part of the annexation process, the City is required to designate the Royal Oaks project site with a General Plan land use designation and Prezone the project site to be consistent with the City's proposed General Plan land use designation. The proposal amends the City's General Plan to designate the project site as Institutional and Prezone the project site as Institutional. The Institutional General Plan Designation and the Institutional Zone will both be new to the General Plan and Development Code, respectively.

Since the entire project site is developed with a senior living facility, the existing use on-site would be consistent with the land use designation and Prezone upon approval. These actions are described in more detail below:

Prezone

The Prezone process is a requirement of LAFCO that identifies the local zoning designation that the property will be placed in when annexed. In this case, the City is also creating a new zone because no existing zoning designation matches with the existing use. The Prezone process is to address LAFCO requirements, but there are also several City actions that are also needed.

The proposed annexation would allow the Royal Oaks residents to participate in local elections and access local amenities as residents of the City of Duarte. When annexed, the area will be part of City Council District 4.

There are a variety of services provided to local residents. Some will change as a result of the annexation. Table 2 identifies the existing and proposed service providers for the Royal Oaks senior living facility on the project site.

Table 2 – Existing and Proposed Municipal Services

Municipal Service	Existing Service Provider	Proposed Service Provider
Animal Control	County of Los Angeles Department	Duarte Public Safety
Fire & Emergency Medical	Los Angeles County Fire Department	Los Angeles County Fire Department
Flood Control	Los Angeles County Flood Control District	Los Angeles County Flood Control District
Library	Los Angeles County Library	Los Angeles County Library
Mosquito and Vector Control	San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District
Park and Recreation	Los Angeles County Department of Parks and Recreation	City of Duarte Parks and Recreation
Planning	County of Los Angeles Department of Regional Planning	City of Duarte Community Development Division
Police	Los Angeles County Sheriff	Los Angeles County Sheriff
Road Maintenance	Los Angeles County Public Works	City of Duarte Public Works
Solid Waste	Waste Disposal	Burrtec Waste Services
Street Lighting	Los Angeles County Public Works	City of Duarte Public Works
Water	California American Water	California American Water
Wastewater	Los Angeles County Sanitation District	Los Angeles County Sanitation District
Building Permits	L.A. County Department of Building & Safety	City of Duarte Community Development Division

General Plan Amendment

The project includes an amendment to the City's General Plan to designate the site for Royal Oaks as Institutional. The Institutional Land Use definition will be inserted between the Open Space Uses section and the Specific Plan Areas section (currently page 17) of the Land Use Chapter. The added language is:

Institutional Land Use: The Institutional designation is intended to provide the development and enhancement of residential retirement communities and facilities that could provide on-site medical support and care. This designation will also incorporate standards for cultural institutions, private schools, museums, churches, and other similar uses.

Tables LU-3 and LU-4 will also be amended to add the Institutional designation information. These table changes are provided in Section 3 of Resolution 24-04.

Municipal Code Amendment

While referred to as a municipal code amendment, the development code needs to be amended to add the Institutional zoning district. The proposed new Institutional zone is provided in Exhibit A to Resolution 24-05.

Currently, the development code does not have an Institutional zone. After considering other existing zones, Staff determined that the existing Royal Oaks Senior Living Facility use did not fit well into any zone. An Institutional zone is a common zone for uses similar to Royal Oaks Senior Living Facility. Hillcrest Homes in La Verne and Pilgrim Place in Claremont are examples. At this time, the subject property will be the only property in the city zoned Institutional, the zone may be used for other properties in the future. The intent of developing the zone is not to specifically tailor the zone for this property, but to develop a zone that best fits the overall city needs. The Institutional zone is intended to provide the development and enhancement of residential retirement communities and facilities that could provide on-site medical support and care. This designation will also incorporate standards for cultural institutions, private schools, museums, churches, and other similar uses.

The new Institutional zone would allow for senior residential, lifetime care communities, and associated uses with approval of a conditional use permit. The uses within this zone shall follow the requirements in **Error! Reference source not found.** The Royal Oaks property currently meets all of these requirements.

This amendment would add Chapter 19.24 to the Development Code. This new Code section is an exhibit to attached Resolution 24-05.

Table 1 - Institutional Zone Requirements

Category	Requirement
Maximum Floor Area Ratio	1.0
Maximum Building Height	75 feet
Setbacks for Structures Over 35 Feet	50-foot front, side, and/or rear setback
Minimum Lot Area	1 acre
Minimum Lot Width	125 feet
Minimum Lot Depth	200 feet
Minimum Front Setback	20 feet
Minimum Side Setback (abutting nonresidential)	5 feet
Minimum Side Setback (abutting residential)	15 feet
Minimum Side Setback (abutting street)	10 feet
Minimum Rear Setback	15 feet

Upon annexation, the subject property will not need a Conditional Use Permit (CUP) as the existing buildings were approved by the County of Los Angeles and no new construction is proposed at this time. Any future major additions or renovations would be subject to approval of a CUP as stated below:

19.24.070 Additions to Existing Facilities.

Minor additions to existing permitted buildings shall not be subject to a conditional use permit of master plan process, as listed in Section 19.24.020, unless specifically required in the approval of the building or development. For the purposes of this section, minor additions are defined as tenant improvements, changes of use, new buildings of 1,000 square feet or less, or additions of up to 1,000 square feet or 5% of the existing building area on the property, whichever is greater.

Zone Change

Proposed Resolution 24-06 will zone the Royal Oaks property as Institutional and will update the City of Duarte Zoning Map. If approved by City Council, the zone change will not take effect until the annexation receives LAFCO approval.

ENVIRONMENTAL

An evaluation of all potential environmental impacts in an Initial Study/Negative Declaration (IS/ND) was conducted at part of the annexation of the Royal Oaks property into the City of Duarte. The analysis concluded that the annexation of the Royal Oaks property and related General Plan and Development Code updates for the Institutional Zone will not result in any significant environmental impacts. Therefore, adoption of a Negative Declaration is proposed as a part of the project. Resolution 24-07 recommends the adoption of the Negative Declaration and the IS/ND is attached.

RECOMMENDATION

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

- Resolution 24-03 – Prezone of the Royal Oaks property and abutting right-of-way into the City of Duarte;
- Resolution 24-04 - General Plan Amendment 24-01, and amendment to the General Plan to include the Institutional Land Use Designation within the Land Use Element;
- Resolution 24-05 - Municipal Code Amendment 24-01, an amendment to the Development Code for the addition of an Institutional Zone;
- Resolution 24-06 - Zone Change 24-01, zoning the property to Institutional and amending the zoning map; and
- Resolution 24-07 - Approval of a Negative Declaration for the project

Respectfully Submitted,

Mena Abdul-Ahad
Associate Planner

Attachments

Exhibit A: Resolution PC 24-03
Exhibit B: Resolution PC 24-04
Exhibit C: Resolution PC 24-05 Attached – New Chapter 19.24
Exhibit D: Resolution PC 24-06
Exhibit E: Resolution PC 24-07 Attached – Initial Study/Negative Declaration
Exhibit F: Amended General Plan Map
Exhibit G: Amended Zoning Map

RESOLUTION NO. PC 24-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE DUARTE CITY COUNCIL PREZONE THE PROPERTY AT 1763 ROYAL OAKS DRIVE NORTH TO THE INSTITUTIONAL ZONING DESIGNATION

WHEREAS, on January 23, 2024, the Duarte City Council, at a regularly scheduled meeting, directed City Staff to proceed with the process to annex the property at 1763 Royal Oaks Drive, and the adjacent street area, to the City of Duarte;

WHEREAS, the 17.71 acre property is owned by HumanGood who operates the Royal Oaks Senior Living Community at the location, and HumanGood filed applications for a General Plan Amendment, Municipal Code Amendment, Zone Change and the related environmental analysis;

WHEREAS, the current Los Angeles County General Plan land use designation for the property is Residential 2 – H2 under the County of Los Angeles General Plan and is zoned Light Agricultural – A-1-2 under the County of Los Angeles zoning map and will be designated as the Institutional Land Use designation and the Institutional zoning designation when annexed to the City;

WHEREAS, the proposed Institutional zoning is consistent with the Institutional general plan designation;

WHEREAS, the applicant seeks to file an application with the Local Agency Formation Commission for the County of Los Angeles (LAFCO) to initiate proceedings for the change of organization that includes the annexation and pre-zoning of the subject property;

WHEREAS, a local agency is required to review, approval, and forward annexation and pre-zoning requests to LAFCO for approval;

WHEREAS, on September 16, 2024, the Planning Commission held a duly noticed public hearing to consider the annexation, and the related General Plan Amendment, Municipal Code Amendment, Zone Change and Initial Study Negative Declaration whereupon the Planning Commission received public testimony and recommended that the City Council approve of all items; and

WHEREAS, an Initial Study and Negative Declaration was prepared for the project in accordance with Initial Study and Negative Declaration and determined that there is no substantial evidence that the project will have a significant effect on the environment.

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

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

SECTION 2: The Planning Commission finds that the Initial Study and Negative Declaration fully complies with the requirements of CEQA and the CEQA Guidelines relating thereto.

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

SECTION 4. The Planning Commission recommends to the City Council of the City of Duarte that the rezoning of the property and associated annexation to the City be approved and adopted, in accordance with Exhibit “A” attached hereto and made a part of this Resolution.

APPROVED AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 16th day of September 2024.

Tina Heany, Chairperson,
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Duarte held on September 16, 2024, and carried by the following vote:

AYES:

NOES:

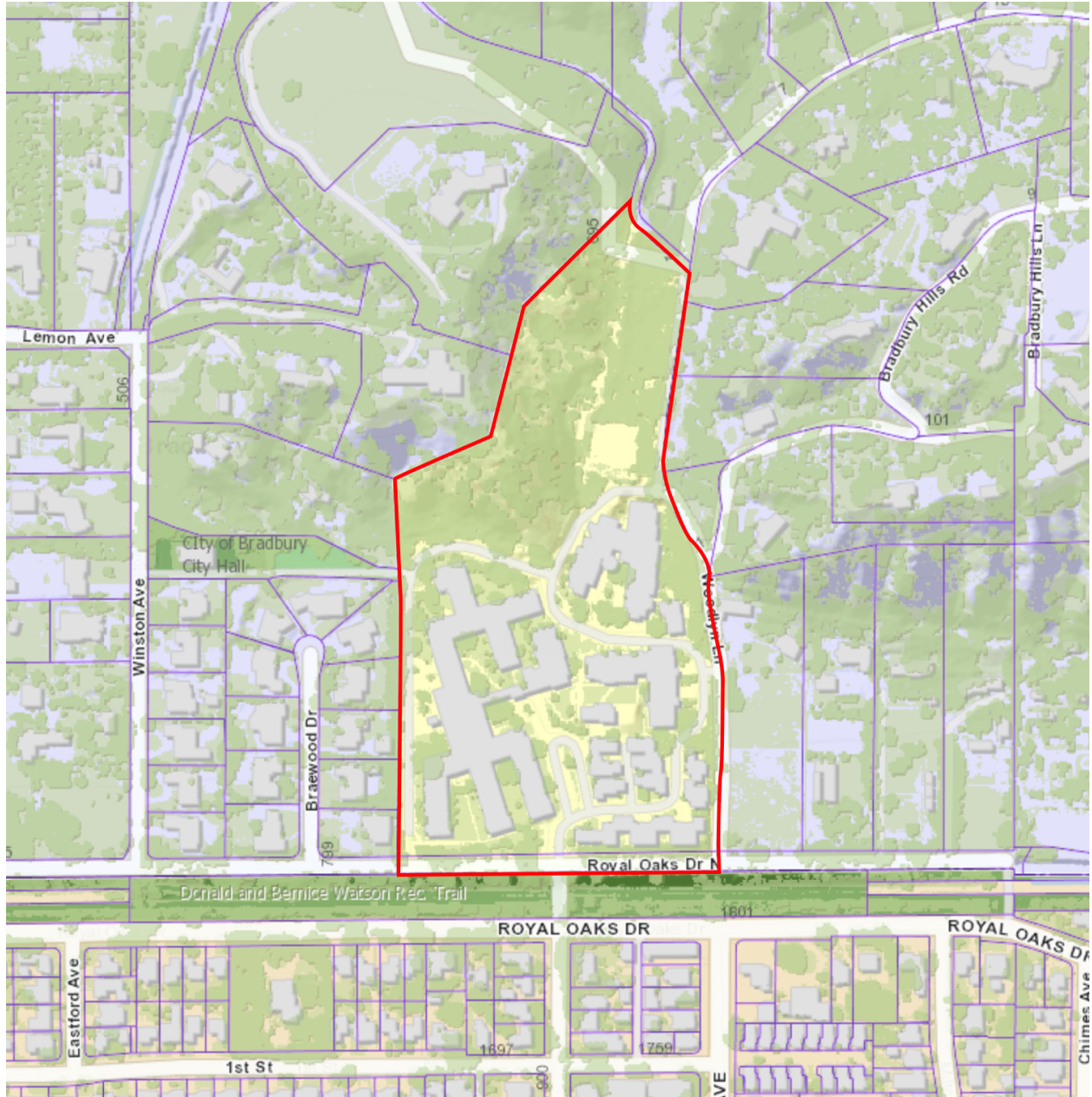
ABSTAIN:

ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A

Royal Oaks Prezone to Institutional



RESOLUTION NO. PC 24-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 24-01, AMENDING THE LAND USE ELEMENT (CHAPTER 5) BY ADDING THE INSTITUTIONAL LAND USE DESIGNATION, UPDATING TABLES LU-3 AND LU-4 AND UPDATING THE LAND USE DIAGRAM TO ADD THE PROPERTY AT 1763 ROYAL OAKS NORTH TO THE CITY'S GENERAL PLAN MAP WITH THE INSTITUTIONAL DESIGNATION.

WHEREAS, the Planning Commission has considered the proposed General Plan Amendment 24-01, an amendment to the Land Use Element of the City's General Plan by adding the Institutional land use designation, updating Tables LU-3 and LU-4 and updating the Land Use Diagram to add the Institutional designation and adding the property at 1763 Royal Oaks to the City's General Plan Map with the Institutional land use designation all associated with the annexation of the property into the City of Duarte;

WHEREAS, notice of a public hearing on the proposed General Plan Amendment was given in accordance with applicable law; and

WHEREAS, on September 16, 2024, the Planning Commission held a duly noticed public hearing on the proposed General Plan Amendment, whereupon the Planning Commission received public testimony; and

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

WHEREAS, an Initial Study and Negative Declaration was prepared for the project in accordance with Initial Study and Negative Declaration and determined that there is no substantial evidence that the project will have a significant effect on the environment;

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report, and all information, evidence, and public testimony received at the public meeting held on September 16, 2024, at 7:00 p.m. in the City Council Chambers and recommends the City Council approve the General Plan Amendment.

NOW, THEREFORE, the Planning Commission of the City of Duarte, based on the preceding findings, hereby forwards the General Plan Amendment to the City Council with recommendation of approval of General Plan Amendment 2024-01, and resolves as follows:

SECTION 1. RECITALS

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

SECTION 2. FINDINGS FOR GENERAL PLAN AMENDMENT

The Planning Commission finds and determines as follows: findings for General Plan Amendment, as set forth in DDC Section 19.142.060.A, as:

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

The project conforms to the goals and objectives of the General Plan by establishing a designation that will accommodate a range of uses and development. Furthermore, the project meets the goals and objectives of the General Plan, Land Use Goal 1 by maintaining a balanced community consisting of various residential housing types. The land use of Institutional will provide a variety of uses to complement the surrounding developments.

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

The project will create a new land use designation, which allows for a variety of Institutional uses and development such as adult residential care facilities, which is consistent with the existing use currently on site. The amendment will not be detrimental to the public interest, health, safety convenience, or 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 amendment will allow for the creation of the Institutional (I) Zone. The existing site is adequate to accommodate the uses allowed in the Institutional zone. The Institutional designation is intended to provide the development and enhancement of residential retirement communities and facilities that could provide on-site medical support and care. This designation will also incorporate standards for cultural institutions, multi-family residential, offices for non-profits, and secondary uses associated with Institutional uses. The site is adjacent to Royal Oaks Drive and regional vehicular access to the site is provided by I-210 and I-605. The existing site is designed to accommodate proper public and emergency personnel and will be adequately served by existing utilities. The amendment will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 3. AMENDMENT TO CHAPTER 5 - LAND USE ELEMENT

The Planning Commission finds and determines as follows:

1. Amending Chapter 5, (between Open Space Uses and Specific Plan areas, currently page 17) of the City's General Plan Land Use Element to include the Institutional designation:

Institutional Land Use: The Institutional designation is intended to provide the development and enhancement of residential retirement communities and facilities that could provide on-site medical support and care. This designation will also incorporate standards for cultural institutions, private schools, museums, churches, and other similar uses.

2. Amending Chapter 5 of the City's General Plan Land Use Element Table LU-3 (General Plan and Zoning Consistency) to include the Institutional designation:

**Table LU-3
General Plan and Zoning Consistency**

Land Use Designation	Corresponding Zoning Districts	Acres
Very Low Density Residential	R-1F, R-1D, R-1B	120
Low Density Residential	R-1A, R-1	645
Medium Density Residential	PUD, R-MH, R-2, R-3	89
High Density Residential	R-4	52
Administrative Professional	C-P	4
Neighborhood Commercial	C-1	3
General Commercial	C-2	92
Hospital	H	78
R&D	R&D	15
Industrial	M-1	53
Institutional	I	19
Public School	P-F	80
City Owned Facilities	P-F	12
County Owned Facilities	P-F	2
Edison, Flood Control, Railroad	O	95
Streets and Freeway	None	478
Parks	O	39
Wilderness Areas	O	422
National Forest	O	1,909
Planned Communities and Areas	Varies	131
Town Center Mixed Use Area	SP	75
Duarte Station TOD Area	SP	20
City of Hope Area	SP	116
Total Acres		4,369

Note: a factor of .0015625 is used to convert acres to square miles. 4,369 acres = 6.8 sq. miles

3. Amending Chapter 5, of the City's General Plan Land Use Element Table LU-4 (Density, Population Estimates and Intensity Potentials) to include the Institutional designation:
- 4.

Table LU-4
Density, Population Estimates and Intensity Potentials

LAND USE DESIGNATION	ANTICIPATED DEVELOPMENT		ACRES	ESTIMATE D DWELLIN G UNITS	ESTIMATED POPULATION	ESTIMATED SQ. FT. NON-RES*
	DU/ACRE	FAR/ACRE				
Residential Land Use Classification						
Very Low Density	2.5	N/A	120	300	990	N/A
Low Density	6	N/A	645	3,870	12,771	N/A
Medium Density	15	N/A	89	1,335	4,406	N/A
High Density	23	N/A	52	1,196	3,947	N/A
Commercial Land Use Classification						
Neighborhood	N/A	.25:1	3	N/A	N/A	32,670
General	N/A	.5:1	92	N/A	N/A	2,003,760
Administrative Professional	N/A	.5:1	4	N/A	N/A	87,120
Hospital Use Classification						
Hospital	N/A	1.5:1	78	N/A	N/A	5,096,520
R&D	N/A	1.5:1	15	N/A	N/A	980,100
Industrial Use Classification						
Industrial	N/A	.5:1	53	N/A	N/A	1,154,340
Public/Quasi Public Classification						
Public School	N/A	N/A	80	-	-	-
City owned facilities	N/A	N/A	12	-	-	-
County Owned facilities	N/A	N/A	2	-	-	-
Utility easements	N/A	N/A	95	-	-	-
Streets, Freeway	N/A	N/A	478	-	-	-
Open Space Classification						
Parks	N/A	N/A	39	-	-	-
Wilderness Area	N/A	N/A	422	-	-	-
National Forest	N/A	N/A	1,909	-	-	-
Institutional Classification						
Institutional	N/A	N/A	19	226	746	-
Specific Plan Areas Classification						
Planned community and areas **	N/A	N/A	131	716	2,363	333,561

Town Center Mixed Use Area	Varies	Varies	See Town Center Specific Plan			
Duarte Station TOD Ares	Varies	Varies	See Duarte Station Specific Plan			
City of Hope Area	Varies	Varies	See City of Hope Specific Plan			
Total			4,369	7,928	26,164	9,953,071

*Note: Estimated residential dwelling units use California Department of Finance population of 3.3 persons per household (June 2006). * Estimated sq. ft. non-residential is based on the FAR. ** The Planned Community and Areas designation refers to projects already approved. These are either residential or commercial projects and are not mixed-use developments. As a result, they are counted in the respective residential or commercial land use category.*

SECTION 4. AMENDMENT TO THE GENERAL PLAN MAP

The Planning Commission finds and determines as follows:

Amending the City's General Map to include property boundaries of 1763 Royal Oaks North and associated street area, totaling approximately 18.37 acres, as shown in Exhibit A.

SECTION 5. CEQA DETERMINATION

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

SECTION 5. RECOMMENDATION

The Planning Commission recommends approval of PC Resolution 24-04, based on the findings listed in Section 2, and recommends approval of General Plan Amendment 24-01 to the City Council, for the amendment of the Land Use Element (Chapter 5) by adding the Institutional land use designation, updating tables LU-3 and LU-4, and updating the land use diagram to add the property at 1763 Royal Oaks North to the City's General Plan map with the Institutional designation, shall remain in full force and effect and shall apply to the property affected by this Resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 16th day of September 2024.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

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

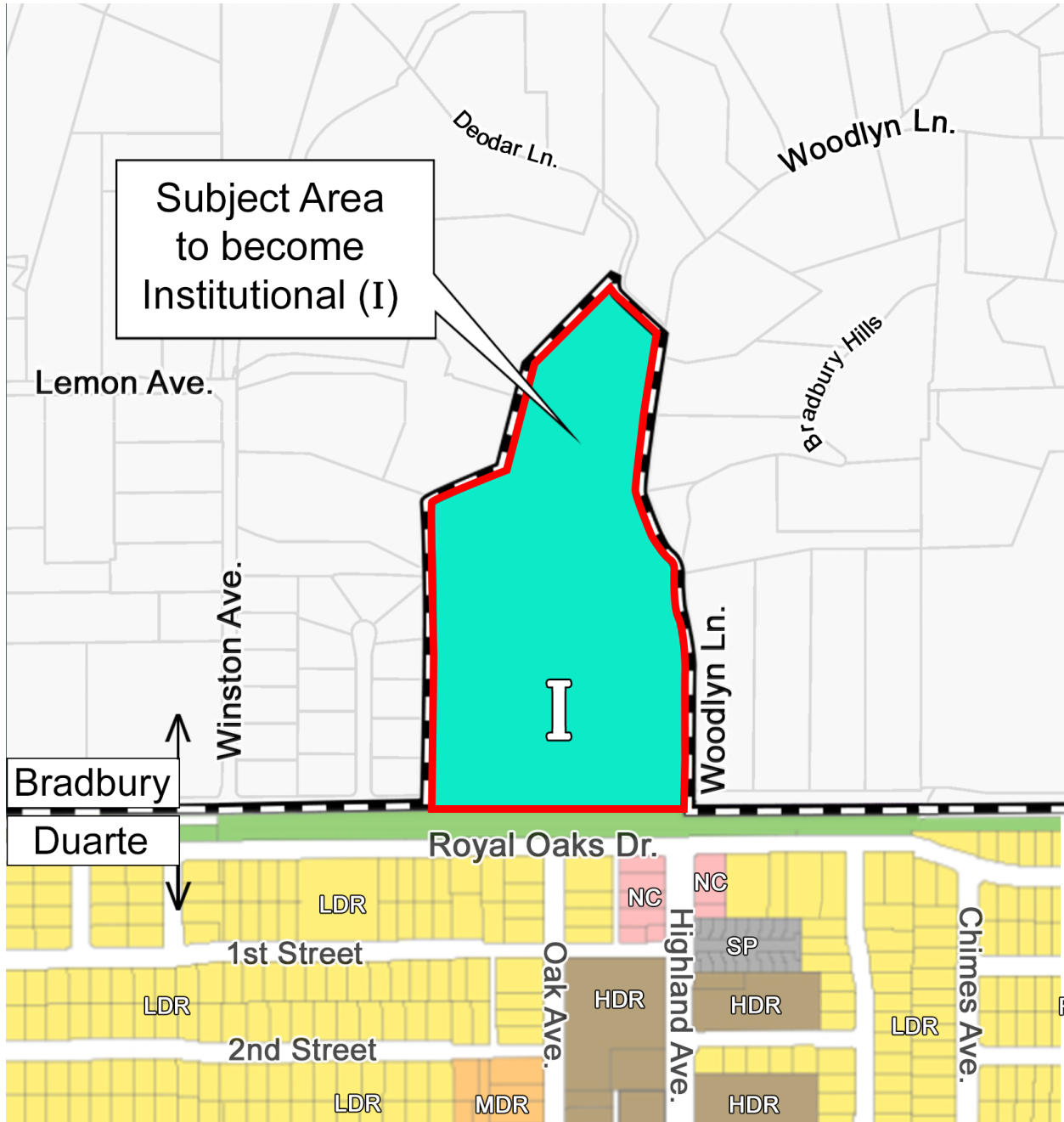
I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on September 16, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A

General Plan Amendment 24-01



RESOLUTION NO. PC 24-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL OF THE CITY OF DUARTE APPROVAL OF MUNICIPAL CODE AMENDMENT 24-01, AMENDING ARTICLE 2 BY ADDING CHAPTER 19.24 INSTITUTIONAL (I) ZONE TO THE DUARTE DEVELOPMENT CODE

WHEREAS, the Planning Commission has considered the proposed Municipal Code Amendment 24-01, an amendment to Article 2 by adding Chapter 19.24 Institutional (I) Zone to the Duarte Development Code;

WHEREAS, notice of a public hearing on the proposed amendment was given in accordance with applicable law; and

WHEREAS, on September 16, 2024, the Planning Commission held a duly noticed public hearing on the Municipal Code Amendment, whereupon the Planning Commission received additional public testimony; and

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

WHEREAS, after careful study and the public hearing held on September 16, 2024, the Planning Commission recommends the City Council approve Municipal Code Amendment 24-01, which amends Article 2 by adding Chapter 19.24 to the Duarte Development Code.

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

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

SECTION 2. The Planning Commission finds and determines that the proposed Code amendment is in the best interests and welfare of the City and its residents.

SECTION 3. The Planning Commission finds and determines that the proposed Code amendment to Article 2 is consistent with the City's General Plan and is hereby recommended for adoption by the City Council.

SECTION 4. The Planning Commission recommends that Chapter 19.24 be added to Article 2 of the Duarte Development Code as shown in Exhibit A.

SECTION 5. The Planning Commission finds that the Initial Study and Negative Declaration fully complies with the requirements of CEQA and the CEQA Guidelines relating thereto.

SECTION 6. The Planning Commission has considered the potential environmental effects and, on the basis of the whole record, finds that there is no substantial evidence that the project will have a significant effect on the environment. The foregoing determination, which reflects the independent analysis and independent judgment of the Planning Commission, is based on the information in the record.

SECTION 7. The Planning Commission recommends approval of PC Resolution 24-05, based on the findings listed in Section 2, and recommends approval of Municipal Code Amendment 24-01 to the City Council, amending Article 2 by adding Chapter 19.24 Institutional (I) Zone to the Duarte Development Code, in accordance with Exhibit A attached hereto and made part of this resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 16th day of September 2024.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on September 16, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Craig Hensley, Community Development Director

Chapter 19.24 Institutional Zone (I)

19.24.010 Purpose of Institutional Zone

The purpose of the Institutional (I) zone is to provide for private institutional uses including but not limited to private schools and colleges and associated uses and facilities; community care facilities; residential care facilities for children and the elderly and associated buildings and uses; private hospitals; cemeteries; and places of religious assembly and associated purposes. Except as specifically provided elsewhere in this title, any and every building and premises or land in an I zone shall be used for or occupied and every building moved into or within the I zones exclusively in accordance with a master plan for the ultimate development of the area and only in accordance with Chapter 19.02 of this code, the Duarte general plan, and with the regulations set forth in this chapter.

19.24.020 Land Uses and Permit Requirements

A. *Allowed land uses.*

1. Table 2-16 indicates the uses allowed within the Institutional zone and any permits required to establish the use, pursuant to [Article 7](#) (Permit Processing Procedures) and [Article 8](#) (Development Code Administration).
2. See [Article 9](#) for land use definitions.
3. Institutional uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the institutional character of this zone may be allowed as accessory, conditionally permitted, and/or temporary uses. Accessory uses deemed appropriate may only be permitted when provided as a secondary use on property for which a legally permitted/allowed institutional structure exists or is proposed in conjunction with establishment of the accessory use, except as may be otherwise allowed in [Article 6](#) (Nonconformities).
4. Land uses that are not listed in Table 2-16 or are not shown in a particular zone are not allowed (see Uses Not Classified in [Section 19.04.040](#)), except as otherwise provided by [Section 19.04.020](#) (Rules of Interpretation).
5. Late-night and 24-hour uses, as defined in Article 9 (Definitions) do not require any particular use regulations in the I zone, except as may be imposed through any required discretionary permit.

Table 2-16 Allowed Uses and Permit Requirements	Institutional Zone Permit Requirements	
	P = Permitted By Right A = Permitted as Accessory Use MUP = Minor Use Permit CUP = Conditional Use Permit — = Not Allowed	
Land Use	I	Specific Use Regulations
General Uses		
Residential Care Facility (Seniors)	CUP	
Adult Residential Care Facilities	CUP	
Cultural Institutions	CUP	
Assembly/Meeting Facilities	A	
Studio — Art, Dance, Martial Arts, Music	A	
Arboretums or botanical gardens	CUP	
Cemeteries	CUP	
Places of Religious Assembly	CUP	
Emergency shelter, supportive housing, and transitional housing	CUP	
Educational facilities for primary, junior, high school and collegiate level students	CUP	
Student group quarters, student dormitories and apartments, and other student housing facilities when associated with a school	CUP	
Retail or Personal Service (General) under 1,000 sf.	A	
Retail or Personal Service (General) over 1,000 sf.	CUP	

Accessory Structures and Uses	A	See 19.60.020 (Accessory Uses)
On-site offices		
Storage		
Unattended Guard Stations		
Dog runs		
Supporting Utility Facilities (e.g. HVAC)		
Alcohol Sales (on-sale), Accessory Only	CUP	See 19.60.030 (Alcohol Beverage Sales Business)
Temporary Uses	See Chapter 19.124 (Temporary Use Permits)	
Utilities	CUP	

B. *Master Plan in Lieu of a Conditional Use Permit.* The Community Development Director may allow a Master Plan in lieu of a conditional use permit on development pieces where a Master Plan provides improved site development. This may be to allow a better approach to: phased buildout, a mix of uses and similar factors. A Master Plan in the Institutional zone shall be processed in the same manner as a conditional use permit.

19.24.030 Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the minimum requirements in Table 2-17, unless a Master Plan or Specific Plan has been approved, and the development standards in [Article 3](#) (Regulations Applicable to All Zones). Standards for accessory structures are set forth in [Chapter 19.34](#) (Accessory Structures).

TABLE 2-17 DEVELOPMENT STANDARDS FOR INSTITUTIONAL ZONE		
Development Feature (minimum unless otherwise indicated)	I	Additional Requirements
Lot Dimensions		
Lot Area - minimum	1 acre	
Lot Width - minimum	125 ft	
Lot Depth	200 ft	

Height – maximum	75 ft Any structure over 35 ft requires a 50 ft front, side, and rear setback.	See 19.32.040 for measurement and exceptions.
Setback (minimum)		
Front or adjacent to a street	20 ft	
Side (interior, each)		
Abutting nonresidential	5 ft	
Abutting residential	15 ft	
Side (street side)	10 ft	
Rear		
Abutting alley	15 ft	
Abutting nonresidential	15 ft	
Abutting residential	15 ft	

19.24.040 - Accessory structures.

Accessory structures are permitted subject to the development standards set forth in [Chapter 19.34](#) (Accessory Structures) of this Code.

19.24.050 Fence and Walls

- A. *Maximum height.* The maximum allowed wall/fence height in the Institutional zone shall be 8 feet.
- B. *Buffer wall required.* Where a lot line of an Institutional zone abuts a property zoned for residential use, a minimum six-foot-high wall shall be required, except for any portion in a required yard abutting a street. Architectural and other treatment of the wall is required pursuant to Chapter 19.44 (Architectural and Design Standards).
- C. *Fence/wall plan approval required.* Any proposal for fences or walls must be approved by the Community Development Director or designee.
- D. *Compliance with Chapter 19.36.* Unless in conflict with this subchapter, all other portions of Chapter 19.36 (Fences, Walls, and Hedges) apply.

19.24.060 Signage

Signage development standards for the Institutional zone shall reference subchapter 19.42.150. All other applicable sections of Chapter 19.42 (Signs) shall also apply.

19.24.070 Additions to Existing Facilities.

Minor additions to existing permitted buildings shall not be subject to a conditional use permit of master plan process, as listed in Section 19.24.020, unless specifically required in the approval of the building or development. For the purposes of this section,

minor additions are defined as tenant improvements, changes of use, new buildings of 1,000 square feet or less, or additions of up to 1,000 square feet or 5% of the existing building area on the property, whichever is greater.

19.24.080 Other applicable regulations.

In addition to the requirements contained in this Chapter 19.24 (Institutional Zone), regulations contained in the following Chapters may apply to development in the I zone.

[Chapter 19.32](#), Site Planning and General Development Standards.

[Chapter 19.34](#), Accessory Structures.

[Chapter 19.36](#), Fences, Walls, and Hedges.

[Chapter 19.38](#), Off-Street Parking Regulations and Design.

[Chapter 19.40](#), Landscaping.

[Chapter 19.42](#), Signs.

[Chapter 19.44](#), Architectural and Design Standards.

[Chapter 19.48](#), Property Maintenance.

[Chapter 19.50](#), Performance Standards.

[Chapter 19.52](#), Sustainable Development Practices.

[Chapter 19.60](#), Standards for Specific Uses (Accessory Uses, Home Occupations, Horse Keeping, Large and Small Family Day Care Facilities, Places of Religious Assembly, Accessory Dwelling Units, Wireless Communication Facilities, and Low-Barrier Navigation Centers)

[Article 4](#), Standards for Specific Land Uses and Activities.

RESOLUTION NO. PC 24-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE, CALIFORNIA, RECOMMENDING THE DUARTE CITY COUNCIL ADOPT ZONE CHANGE 24-01 REZONING THE PROPERTY AT 1763 ROYAL OAKS DRIVE NORTH TO THE INSTITUTIONAL ZONING DESIGNATION AND MODIFY CHAPTER 19.06 OF THE DUARTE DEVELOPMENT CODE INCLUDING TABLE 1-1 AND THE CITY OF DUARTE ZONING MAP TO INDICATE THE CHANGE

WHEREAS, Chapter 19.142.020 of the Duarte Development Code addresses the Zone Change process and Zone Change (ZC 24-01) will amend the Chapter 19.06 and the Zoning Map as set forth in Exhibit A, to change the zoning designation of the property at 1763 Royal Oaks Map to an Institutional designation; and

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the proposed Annexation, General Plan Amendment, Municipal Code Amendment and Negative Declaration for the property at 1763 Royal Oaks Drive North; and

WHEREAS, the Planning Commission, in connection with the implementing actions necessary for the annexation of the property at 1763 Royal Oaks Drive North, has considered proposed Zone Change 24-01 to rezone the property to Institutional and to amend the City of Duarte Zoning Map; and

WHEREAS, an Initial Study and Negative Declaration was prepared for the project in accordance with Initial Study and Negative Declaration and determined that there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, on September 16, 2024, the Planning Commission held a duly noticed public hearing on the Zone Change, whereupon the Planning Commission received additional public testimony; and

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

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

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

SECTION 2. The Zoning Map is amended as provided in Attached Exhibit A.

SECTION 3. Table 1-1 of Chapter 19.06 of the Duarte Development Code is amended as follows to add Institutional Zone as a Special Purpose Zone:

Table 1-1 ZONING DISTRICTS IMPLEMENTING THE GENERAL PLAN		
Zoning Map Symbol	Zone Description	Corresponding General Plan Land Use Designation
Residential Zones:		
R-1B R-1D	Single Family Residential (10,000 sf) Single Family Residential (20,000 sf) Hillside	Very Low Density
R-1E	Single Family Residential (20,000 sf) Non-Hillside	
R-1F	Single Family Residential (80,000 sf)	
R-1 R-1 A	Single Family Residential (6,500 sf) Single Family Residential (7,500 sf)	Low Density
R-2 R-3 R-MH	Two-Family Residential Multiple-Family Medium Density Residential Mobile Home Residential	Medium Density
R-4	Multiple-Family High Density Residential	High Density
Commercial Zones:		
C-G	Commercial – General	Neighborhood Commercial; General Commercial
C-F	Commercial – Freeway	General Commercial
C-P	Commercial – Professional	Administrative Professional; R&D
H	Hospital	Hospital
Industrial Zones:		
M	Light Manufacturing	Industrial
Special Purpose Zones:		
I	Institutional	Institutional
P-F	Public Facilities Zone	School; Public/Quasi Public; Utility
O	Open Space	Open Space; Parks; Wilderness/Forests
SP	Specific Plan	All; City Center; Gold Line Station

SECTION 4. Based upon substantial evidence presented to the Planning Commission during the public hearing, including written staff reports and verbal testimony, the Planning Commission hereby finds and determines:

1. The proposed Zone Change to Institutional (I) is intended to encourage the highest and best use for the subject property and be in the best interests and welfare of the City and its residents.
2. The proposed Zone Change is internally consistent with all other provisions of the General Plan. The Land Use Element of the General Plan promotes several goals that support this zone change such as Land Use Element Goal 2 that seeks compatible and harmonious land use by providing a mix of uses consistent with projected future social, environmental and economic conditions. Land Use Element Goal 3 provides policy direction to provide unique areas to better serve the needs of Duarte residents and businesses.

3. The proposed Zone Change will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is relates to the Annexation of a property that contains the Royal Oaks senior living facility that provides life care living opportunities to senior citizens. The facility operates compatibly with the intent of the Institutional zone and will be a beneficial addition to the residential fabric of the City of Duarte.

4. The proposed Zone Change is internally consistent with other applicable provisions of this Development Code.

5. The affected properties are 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 City studied the physical suitability of the property and adjacent environs as part of the annexation process.

SECTION 5. Based upon the substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change 24-01.

SECTION 6. The Planning Commission has considered the potential environmental effects and, on the basis of the whole record, finds that there is no substantial evidence that the project will have a significant effect on the environment. The foregoing determination, which reflects the independent analysis and independent judgment of the Planning Commission, is based on the information in the record.

SECTION 7. The Planning Commission Recommends to the City Council of the City of Duarte approval of Zone Change 24-01 in accordance with attached Exhibit A.

SECTION 8. 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 regular meeting held on the 16th day of September 2024.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

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

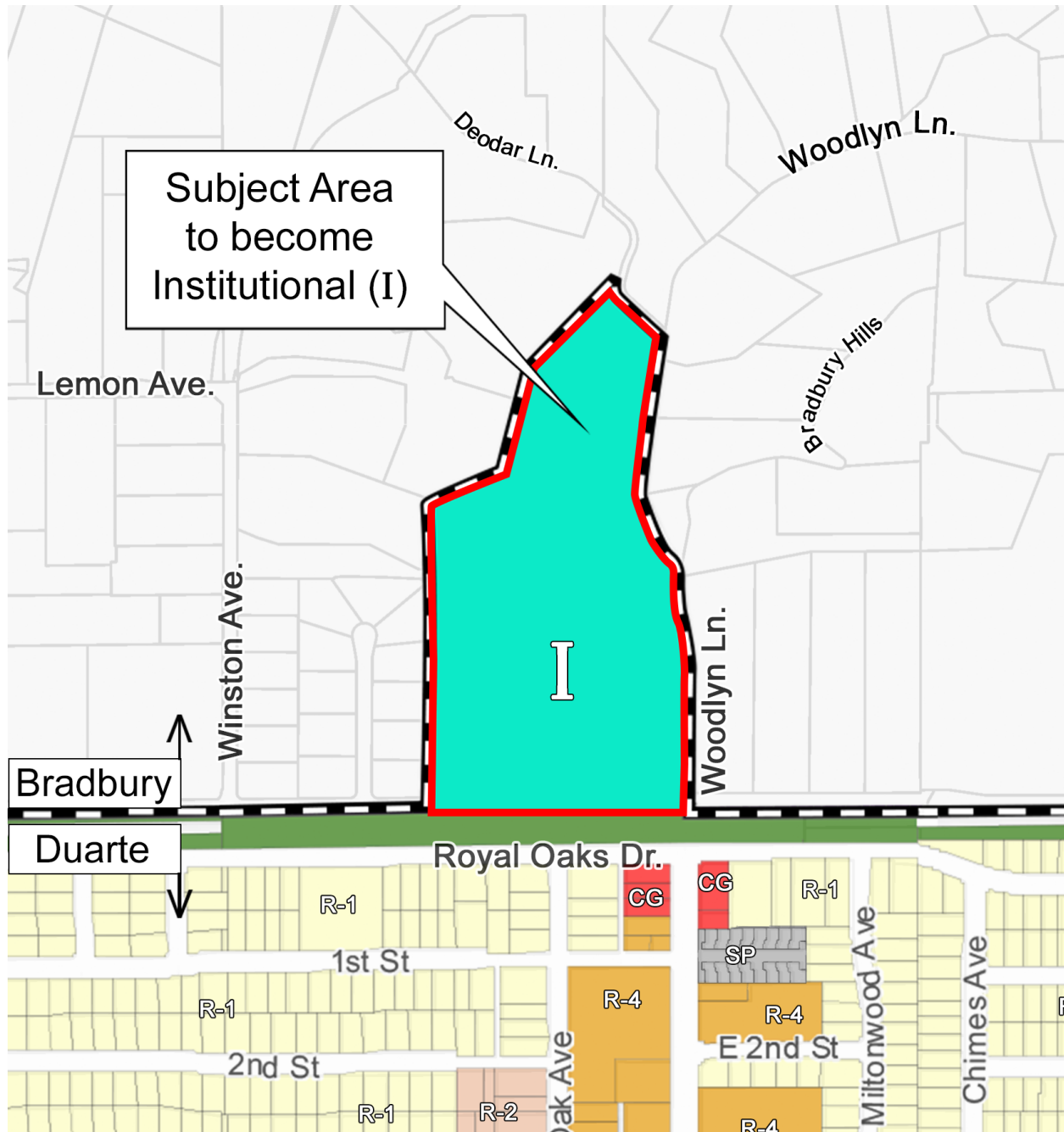
I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on September 16, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A

Zone Change 24-01



RESOLUTION NO. PC 24-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE DUARTE CITY COUNCIL ADOPT A NEGATIVE DECLARATION FOR THE ROYAL OAKS ANNEXATION AND ASSOCIATED GENERAL PLAN AMENDMENT, MUNICIPAL CODE AMENDMENT AND ZONE CHANGE FOR THE PROPERTY AT 1763 ROYAL OAKS DRIVE NORTH

WHEREAS, the Planning Commission of the City of Duarte (“Planning Commission”) has considered the Negative Declaration (“ND”) for the annexation development of the property at 1763 Royal Oaks Drive North and associated Rezoning, General Plan Amendment (24-01), Municipal Code Amendment (24-01) and Zone Change (24-01); and

WHEREAS, the Initial Study and Negative Declaration for the proposed project provides an assessment of the environmental impacts associated with the project, provided in “Exhibit A”, attached to this Resolution, and has been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

WHEREAS, on September 16, 2024, the Planning Commission held a duly noticed public hearing on the proposed annexation, Rezoning, General Plan Amendment, Municipal Code Amendment and Zone Change, whereupon the Planning Commission received public testimony; and

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

WHEREAS, written comments on the Initial Study and related Negative Declaration were received from the public and other public agencies during the public review period, which began on July 27, 2024, and ended on August 26, 2024; and

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

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

WHEREAS, the Initial Study and related Negative Declaration have been independently reviewed by the Planning Commission and reflects the independent judgment of the Planning Commission; and

WHEREAS, the Planning Commission has reviewed all documentation comprising the Initial Study and Negative Declaration and has found that the Initial Study and Negative Declaration addresses all environmental effects of the proposed project and fully complies with all requirements of CEQA and the CEQA Guidelines relating thereto.

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

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

SECTION 2: The Planning Commission finds that the Initial Study and Negative Declaration fully complies with the requirements of CEQA and the CEQA Guidelines relating thereto,

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

SECTION 4. The Planning Commission recommends to the City Council of the City of Duarte that the Negative Declaration be approved and adopted, in accordance with Exhibit "A" attached hereto and made a part of this Resolution.

APPROVED AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 16th day of September 2024.

Tina Heany, Chairperson,
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Duarte held on September 16, 2024, and carried by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Craig Hensley, Community Development Director



Royal Oaks Annexation

Initial Study – Negative Declaration

prepared by

City of Duarte

Planning Division, Department of Community Development
1600 Huntington Drive
Duarte, California 91010
Contact: Mena Abdul-Ahad, Associate Planner

prepared with the assistance of

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400
Los Angeles, California 90012

July 2024



RINCON CONSULTANTS, INC. SINCE 1994

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Initial Study

1. Project Title

Royal Oaks Annexation

2. Lead Agency Name and Address

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

3. Contact Person and Phone Number

Mena Abdul-Ahad, Associate Planner
(626) 357-7931 ext. 238

4. Project Sponsor's Name and Address

Andrew Smith, Executive Director
HumanGood SoCal dba Royal Oaks
1763 Royal Oaks Drive
Duarte, California 91010

5. Project Location

The Royal Oaks Annexation Project (hereafter referred to as “proposed project,” “project,” or “proposed annexation”) is located at 1763 Royal Oaks Drive North in unincorporated Los Angeles County, California. The project site is comprised of one parcel, Assessor Parcel Number (APN): 8527-022-023, with a total area of 19.02 acres. The proposed annexation also includes the Royal Oaks Drive North public right-of way (ROW) along the project frontage and a portion of the Woodlyn Lane private road easement along the eastern boundary of the project site. The project site is surrounded to the north, east, and west by the City of Bradbury, and to the south by the City of Duarte.

Regional vehicular access to the project site is provided via Interstate 210 (I-210) and Interstate 605 (I-605). The project site is locally accessible via Royal Oaks Drive North, Deodar Lanes, and Woodlyn Lane. Regional mass transit service is provided by Foothill Transit; the closest transit stop is bus route 861 on Royal Oaks Drive and Highland Avenue, approximately 478 feet southeast of the project site. There is also an existing bike trail located directly south of the project site between Royal Oaks Drive North and South. Figure 1 shows the location of the project site in the region and Figure 2 depicts the location of the site in its neighborhood context.

6. Description of Project Site

The project site is currently developed with Royal Oaks Manor, a senior living facility that includes independent-living apartments and cottages, and an assisted living and skilled nursing facility with associated roadways for circulation and recreational amenities. The independent-living apartments are located on the western portion of the site and contain a dining area, main lounge, barber and beauty shop, billiards room, woodshop, library, lobby/reception area, maintenance shop, and administration offices. The independent-living apartment building is four stories. The E building in the central portion of the site and F building on the eastern portion of the site offer the feel of condo living and each contains a subterranean parking garage. The Bradbury Oaks building is located on the northeast corner of the site, which contains an assisted living and skilled nursing facility. There are also 16 cottages on the southeastern portion of the site that each have two bedrooms with dens and private garages. Towards the back of the property, there is a mid-sized park, and a fitness center and pool in the center of the site. There is landscaping throughout the facility and outside entrance, and the property is completely fenced with a guard house at the main entrance. Currently, there are a total of 226 units totaling approximately 277,264 square feet, and 251 residents at Royal Oaks Manor. The tallest existing building on the site is 44 feet. The public ROW along Royal Oaks Drive consists of pavement, a sidewalk with curb and gutter, and landscaping.

7. General Plan Designation

The entire project site is designated as Residential 2 – H2 under the County of Los Angeles General Plan.

8. Zoning

The entire project site is zoned Light Agricultural – A-1-2 under the County of Los Angeles zoning map.

9. Surrounding Land Uses and Setting

As shown in Figure 2, the project site is in a suburban area that is surrounded by natural open space and low-density single-family residential homes in the City of Bradbury to the north, northwest and northeast. The southeast portion of the site is adjacent to low-density residences with farm/ranch land in Bradbury. The southwest portion of the site is adjacent to medium-density single-family homes in Bradbury, and the medium-density single-family homes south of the site are in the City of Duarte. The west portion of the site is adjacent to a fire lane easement and the City of Bradbury City Hall approximately 472 feet from the project site. The south portion of the project site (across the bike trail) consists of commercial uses (i.e., dog wash and jewelry store). The east portion of the project site is adjacent to the Wilbur C. Pearce House, which is a historic home designed by Frank Lloyd Wright.

10. Project Background

On January 23, 2024, the City Council of the City of Duarte approved a Pre-Annexation Agreement with HumanGood SoCal (applicant) relating to their annexation application to the Local Agency Formation Commission (LAFCO) for the County of Los Angeles. The application requests for the annexation of APN 8527-022-023 to the City of Duarte. The City Council directed staff to prepare a letter in support of the applicant's annexation application before LAFCO.

On February 13, 2024, a joint resolution between the Board of Supervisors of the County of Los Angeles and City Council of the City of Duarte was approved, which would allow for the negotiated exchange of property tax revenue resulting from the annexation of territory, known as Annexation No. 2023-07, to the City of Duarte and withdrawal from County Road District No. 5 (Resolution No. 24-02).

11. Description of Project

The project site is located in unincorporated County of Los Angeles lands and within the City of Bradbury's Sphere of Influence (SOI). HumanGood SoCal (applicant) is proposing the annexation of the 19.02-acre property to the City of Duarte. As part of the annexation process, the City is required to designate the project site with a land use designation and pre-zone the project site consistent with the proposed General Plan land use designation. The City of Duarte is proposing to amend the City's General Plan to designate the project site as Institutional and pre-zone the project site as Institutional. The new Institutional zone would allow for senior residential, lifetime care communities, and associated uses with a maximum floor area ratio of 1.0 and a maximum building height of 75 feet. Any structure over 35 feet requires a 50-foot front, side, and rear setback. The minimum lot area would be one acre with a minimum lot width of 125 feet and a minimum lot depth of 200 feet. The minimum front setback would be 20 feet; the side abutting nonresidential would be 5 feet; the side abutting residential would be 15 feet; the side abutting the street would be 10 feet; and the rear would be 15 feet.

As described in *Description of Project Site*, the entire project site is developed with a senior living facility, Royal Oaks Manor. The proposed annexation would result in no development changes or improvements to the project site and the project site would continue to be used as a senior living facility. No construction activities are being proposed. Table 1 provides the existing service provider and proposed service provider for the senior living facility on the project site.

Table 1 Existing and Proposed Municipal Services

Municipal Service	Existing Service Provider	Proposed Service Provider
Animal Control	County of Los Angeles Department	Duarte Public Safety
Fire & Emergency Medical	Los Angeles County Fire Department	Los Angeles County Fire Department
Flood Control	Los Angeles County Flood Control District	Los Angeles County Flood Control District
Library	Los Angeles County Library	Los Angeles County Library
Mosquito and Vector Control	San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District
Park and Recreation	Los Angeles County Department of Parks and Recreation	City of Duarte Parks and Recreation
Planning	County of Los Angeles Department of Regional Planning	City of Duarte Planning Division
Police	Los Angeles County Sheriff	Los Angeles County Sheriff
Road Maintenance	Los Angeles County Public Works	City of Duarte Public Works
Solid Waste	Ware Disposal	Burrtec Waste Services
Street Lighting	Los Angeles County Public Works	City of Duarte Public Works
Water	California American Water	California American Water
Wastewater	Los Angeles County Sanitation District	Los Angeles County Sanitation District
Building Permits	L.A. County Department of Building & Safety	City of Duarte Community Development

The proposed annexation would allow the Royal Oaks residents to participate in local elections and access local amenities as residents of the City of Duarte.

12. Required Approvals

The proposed project would require approval of the following entitlements and adoption of this Negative Declaration by the City of Duarte:

- Annexation of APN 8527-022-023 from the unincorporated County of Los Angeles to the City of Duarte;
- General Plan Amendment to designate the land use for APN 8527-022-023 as Institutional.
- Pre-zone APN 8527-022-023 as Institutional.

13. Other Public Agencies Whose Approval is Required

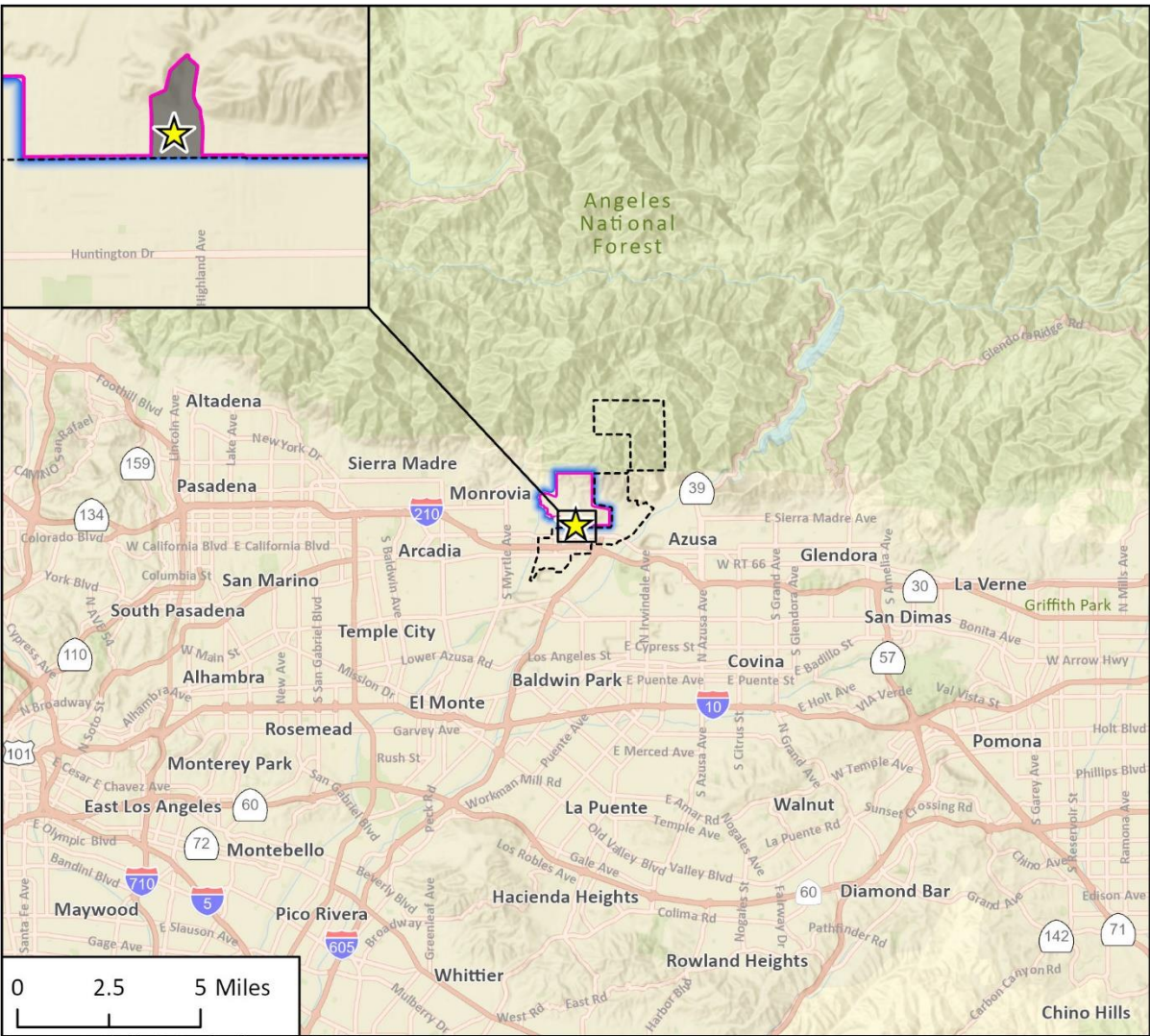
LAFCO is authorized and mandated by State law as the agency responsible for evaluating and approving SOI revisions and annexations to an incorporated city. Subsequent to the initial consideration of an annexation request, a public hearing is held before LAFCO where the annexation proposal is approved, denied, or modified. LAFCO for the County of Los Angeles will serve as the “Conducting Authority” for the annexation of APN 8527-022-023 and adjacent public ROWs into the

City of Duarte. LAFCO would also be responsible for approval of the SOI Amendment to remove APN 8527-022-023 from the City of Bradbury's SOI.

14. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

On February 21, 2024, the City of Duarte sent notification letters to seven tribes: Gabrieleño Band of Mission Indians - Kizh Nation; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrielino/Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Gabrielino-Tongva Tribe; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. On May 2, 2024, the Gabrieleño Band of Mission Indians - Kizh Nation requested consultation; however, because no ground disturbance or construction would occur, the request for consultation was rescinded and consultation was concluded on May 21, 2024.

Figure 1 Regional Location



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- ★ Project Location
- City of Bradbury
- City of Bradbury Sphere of Influence
- City of Duarte
- County of Los Angeles
- Unincorporated Land

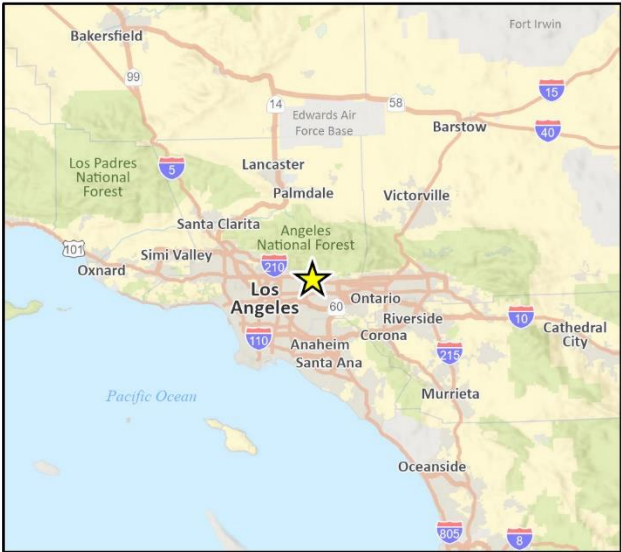


Figure 2 Project Location



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Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

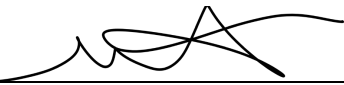
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|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Mena Abdul-Ahad

Printed Name

July 23, 2024

Date

Associate Planner

Title

Environmental Checklist

1 Aesthetics				
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☐	☒

a. Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park.

The proposed annexation is located less than half a mile from the San Gabriel Mountains in a suburban area. These mountains are the most prominent visual feature. However, the project site is not formally designated as a scenic vista by Los Angeles County or by the City of Duarte. Additionally, the proposed annexation would result in no development changes or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, no changes would be implemented that could impact a scenic vista. No impact would occur.

NO IMPACT

- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The project site is fully developed with a senior living facility. The proposed annexation would result in no development improvements or changes to the project site, including changes that may include damage to trees, rock outcroppings, or historic buildings. Furthermore, there are no State designated scenic highways near the project site. The California Department of Transportation (Caltrans) Scenic Highway Mapping System identifies State Route 39 (north of Interstate 210) as an Eligible State Scenic Highway (Caltrans 2019). This scenic highway is located approximately 3.5 miles east of the project; however, the project site is both physically and visually separated from State Route 39 by intervening land uses and the mountainous terrain. In addition, no scenic highways or roadways are listed within the project site in the Los Angeles County's General Plan. Therefore, no impact would occur.

NO IMPACT

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of 19.02 acres on a single parcel presently outside the bounds of the Duarte city limits. The proposed annexation would result in no development changes, construction, or improvements to the project site. Therefore, it would not impact the existing visual character or quality of the area or its surroundings. The project would not conflict with applicable zoning or other regulations governing scenic quality. No impact would occur.

NO IMPACT

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The project site is currently developed with a senior living facility. The proposed annexation would result in no development changes, construction, or improvements to the project site, and therefore, would not create new sources of light or glare, which would adversely affect day or nighttime views in the area. No impact would occur.

NO IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program Map, the project site is not located on Farmland (DOC 2018). Furthermore, the project would not result in physical changes to the site or its surroundings. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impact would occur.

NO IMPACT

- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

According to the County of Los Angeles zoning map, the entire project site is zoned Light Agricultural – A-1-2, which permits agricultural activities, low-density single-family residential development, outdoor recreational uses, and public and institutional facilities (County of Los Angeles 2024). The proposed annexation would require a new zoning designation (Institutional) for the project site under the City of Duarte. The project site is already developed with a senior living facility, and the proposed annexation would not involve development changes, construction, or improvements, and therefore, would not conflict with the proposed Institutional zone. In addition, according to the California Williamson Act Enrollment Finder, no Williamson Act land is located within the project site (DOC 2023). Therefore, the project would not conflict with a Williamson Act contract. No impact would occur.

NO IMPACT

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

According to the County of Los Angeles zoning map, the entire project site is zoned Light Agricultural – A-1-2, which permits agricultural activities, low-density single-family residential development, outdoor recreational uses, and public and institutional facilities. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impact would occur.

NO IMPACT

- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

The project site is designated by the County of Los Angeles General Plan as Residential 2 – H2 and zoned Light Agricultural – A-1-2 by the County of Los Angeles zoning map, both of which do not permit forest land, timberland, or timberland uses. In addition, the site is already developed as a senior living facility; therefore, the project site is not used for forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

NO IMPACT

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

As described in Response 2a, the project is not located on Farmland, and as described in Response 2d, the project site's existing land use and zone do not permit forest land. In addition, the proposed project involves an annexation of the property to the City of Duarte, an amendment of the City's General Plan of the project site to Institutional, and a pre-zone of the project site as Institutional. No development, construction, or improvements are being proposed. Therefore, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	■
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	■
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	■

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- 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?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The project site is in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the SCAB establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the State and federal air quality standards.

The project would not conflict with or obstruct implementation of applicable air quality plan because the project only involves an annexation of the property to the City of Duarte, an amendment of the City's General Plan to Institutional, and a pre-zone of the project site as Institutional. No development, construction, or improvements are being proposed. Therefore, the project would not result in changes to existing air quality conditions including pollutant concentrations to sensitive receptors or emissions such as those leading to odors. No impact would occur.

NO IMPACT

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4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

- a. *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?*
- 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?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of the 19.02-acre parcel presently outside the bounds of Duarte city limits. The proposed annexation would not involve development changes, construction, or improvements to the project site; therefore, the project would have no impact on candidate, sensitive, or special-status species. Furthermore, the surrounding area is urbanized with single-family homes to the north, east, and south, and single-family homes and a farm to the west (see Figure 2). There are no riparian or wetland habitats on-site (United States Fish and Wildlife Service n.d.). No habitat modifications would take place and there would be no interference with the movement of native residents or wildlife species. Accordingly, no impact would occur.

NO IMPACT

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is currently developed with a senior living facility. The proposed annexation would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no development, construction, or improvement is proposed that would require the removal of such resources.

Additionally, the project site does not occur within, and therefore would not conflict with, an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan (California Department of Fish and Wildlife 2019). No impact would occur.

NO IMPACT

5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of the 19.02-acre parcel presently outside the bounds of Duarte city limits. The proposed annexation would not result in development changes or improvements to the project site and the project site would continue to be used as a senior living facility. No construction activities would occur under the proposed project. Therefore, the project would not impact historical or archaeological resource or disturb human remains. No impact would occur.

NO IMPACT

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6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

- 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?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of the 19.02-acre parcel presently outside the bounds of the Duarte city limits. The proposed annexation would result in no development changes, construction, or improvements to the project site, and would therefore have no impact on existing energy resource consumption or operation. Furthermore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No impact would occur.

NO IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	☐	☐	☐	☒
2. Strong seismic ground shaking?	☐	☐	☐	☒
3. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
4. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

- a.1. 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?*
- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

According to the California Geological Survey Earthquake Zones of Required Investigation map, the Duarte Fault transects the project site (2024). The project site is also located partially within a liquefaction zone which encroaches into the property for about four acres in the northeastern portion of the parcel. Additionally, about half an acre of the western portion of the parcel is located within a landslide zone. However, the project site is already developed with a senior living facility, and the proposed annexation would not involve any development changes, construction, or improvements to the project site. Therefore, the project would have no impact on existing conditions related to faults, strong seismic ground shaking, liquefaction, or landslides. No impact would occur.

NO IMPACT

- b. Would the project result in substantial soil erosion or the loss of topsoil?*
- c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*
- d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*
- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

According to the United State Department of Agriculture (USDA) Natural Resources Conservation Service, soil underlying the project site is primarily Urban land-Palmview-Tujunga, gravelly complex, two to nine percent slopes and a sliver of the northwest portion of the site is underlain with Padova-Walong complex, 30 to 85 percent slopes (USDA 2024). The topography of the parcel is generally flat, ranging from approximately 620 feet above mean sea level (MSL) to approximately 600 feet MSL. A portion of the land in the northwestern section of the parcel rises sharply to approximately 750 feet MSL.

As noted in the discussion under Thresholds a.1-a.4, the project site is also located partially within a liquefaction zone that encroaches into the property for about four acres in the northeastern portion of the parcel. Additionally, about half an acre of the western portion of the parcel is located thin a landslide zone. However, the project site is already developed with a senior living facility, and the

annexation project would not involve any development changes, construction, or improvements to the project site. Therefore, the project would have no impact on existing conditions relating to substantial soil erosion or loss of topsoil; unstable soils; expansive soils; the addition of septic tanks or other wastewater disposal; or directly or indirectly destroying a paleontological resource or site or geological feature that may exist on the site. Accordingly, no impact would occur.

NO IMPACT

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8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

- a. *Would the project generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of 19.02 acres on a single parcel presently outside the bounds of Duarte city limits. The proposed annexation would not involve development changes, construction, or improvements to the project site. Because there is no construction or development associated with project implementation, the project would not generate greenhouse gas emissions or conflict with applicable greenhouse gas plan, policy, or regulation. No impact would occur.

NO IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The project site is currently developed with a senior living facility. The proposed project only involves annexation of the property to the City of Duarte, an amendment of the City's General Plan of the project site to Institutional, and a pre-zone of the project site as Institutional. No development, construction, or improvements are being proposed. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No impact would occur.

NO IMPACT

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The nearest school to the project site is Wee Care Montessori Duarte, located at 1014 Highland Avenue in Duarte, approximately 1,000 feet southeast of the project site. However, the proposed annexation would result in no development changes, construction, or improvements to the project site that would emit hazardous emissions or handling of hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school. Therefore, no impact would occur.

NO IMPACT

- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

According to California Department of Toxic Substances Control's EnviroStor database, the project site is not listed as a hazardous material site, and no such sites exist within the vicinity of the project site (2024). The nearest active cleanup site is located approximately half a mile southeast of the project site at 2107 Huntington Drive, which is currently occupied by Former Lerner's Gas Station. Due to the distance and no development associated with the proposed project, there are no potential hazards associated with this cleanup site. No impact would occur.

NO IMPACT

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The project site is located approximately 0.9-mile north of RC Airplane Airport at Santa Fe Dam in the City of Irwindale, and approximately 5.5 miles northeast of the San Gabriel Valley Airport in the City of El Monte. Due to the distance and no development associated with the proposed project, the project would not result in a safety hazard or excessive noise for people residing or working in the project area due to proximity to an airport. Therefore, no impact would occur.

NO IMPACT

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project site is currently developed with a senior living facility. The proposed annexation would result in no development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not impair implementation of or physically interfere with adopted emergency response or evacuation plan or emergency evacuation plan. Accordingly, no impact would occur.

NO IMPACT

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

According to the County of Los Angeles GIS database and California Department of Forestry and Fire Protection (CalFire), the project site is not located within a very high fire hazard area (County of Los Angeles 2024; CalFire 2024). In addition, the proposed annexation would not affect existing conditions, as the proposed annexation would result in no development changes, construction, or improvements to the project site. Therefore, no impact would occur.

NO IMPACT

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10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
(iv) Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, implementation of the project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Accordingly, no impact would occur.

NO IMPACT

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, the project would not decrease groundwater supplies or interfere substantially with groundwater recharge. No impact would occur.

NO IMPACT

- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c.(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, the project would not alter the existing drainage pattern of the site which would result in substantial erosion or siltation, flooding, exceed the capacity of exiting of planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or impede or redirect flood flows. No impact would occur.

NO IMPACT

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

There are no inland water bodies with the potential for a seiche in the vicinity of the project site. This precludes the possibility of a seiche inundating the project site.

The project site is more than 30 miles from the Pacific Ocean, and therefore not susceptible to inundation by tsunami. Additionally, the project site is located within a Federal Emergency Management Agency Flood Zone X, meaning it is in an area with minimal flood hazard (2008). Therefore, the project site is not at risk for any of these hazards. No impact would occur.

NO IMPACT

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed annexation would not include any development, construction, improvements, or other physical changes to the project site or surrounding areas, and therefore would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no impact would occur.

NO IMPACT

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11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

a. Would the project physically divide an established community?

The project site is currently developed with a senior living facility. The proposed annexation would result in no development changes, construction, or improvements (such as the extension of infrastructure or utilities), and the project site would continue to be used as a senior living facility. Therefore, the project would not physically divide an established community. No impact would occur.

NO IMPACT

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?

The proposed project consists of the annexation of the 19.02-acre property to the City of Duarte. Currently, the project site is located within the unincorporated County of Los Angeles and is also within the City of Bradbury's SOI. The entire project site is designated as Residential 2 under the County of Los Angeles General Plan land use map, and zoned Light Agricultural under the County of Los Angeles zoning map. As part of the annexation process, the City is required to designate the project site with a land use designation and pre-zone the project site consistent with the City's proposed General Plan land use designation. The City of Duarte is proposing to amend the City's General Plan to designate the project site as Institutional and pre-zone the project site as Institutional. The Institutional General Plan Designation and the Institutional Zone will each be new to the General Plan and Development Code. The entire project site is developed with a senior living facility, which would be consistent with the land use designation and pre-zone upon approval of the proposed general plan amendment and pre-zone. In addition, the project would not involve any development changes, construction, or improvements to the project site. The senior living facility would be consistent with applicable General Plan policies, such as Policy 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); Policy LU 1.1.3 (Encourage high-quality design for infill development, and continue to support new high-quality uses); and Policy 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). Therefore, the project would conform with applicable land use plans, policies, and regulations. No impact would occur.

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The project site is not included in a State classified mineral resource zone and is not delineated on a local general plan, specific plan, or other land use plan 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 impact would occur.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

- a. *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?*
- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, the project would not generate new temporary or permanent increase in ambient noise levels in the vicinity of the project site nor would the project generate new groundborne vibration during construction or operation. No impact would occur.

NO IMPACT

- 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?*

The project site is located approximately 0.9-mile north of RC Airplane Airport at Santa Fe Dam in the City of Irwindale, and approximately 5.5 miles northeast of San Gabriel Valley Airport in the City of El Monte. Due to the distance and no development associated with the proposed project, the

project would not expose people residing or working in the project site to new noise levels. No impact would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed project involves annexation of the 19.02-acre parcel that is currently developed with a senior living facility, which is occupied by approximately 251 residents. According to 2023 estimates by the United States Census Bureau (USCB), Duarte has an existing population of 21,807 residents (USCB 2022). Therefore, the proposed annexation would increase the city's population by approximately 1.2 percent to 22,058. However, because these residents already live adjacent to Duarte, and because the proposed project would not involve any development changes, construction, or improvements to the site or surrounding area, the inclusion of these residents within Duarte would not have a physical impact on the community. Therefore, the project would not induce substantial unplanned population growth and impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, existing people and housing would not be displaced. No impact would occur.

NO IMPACT

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15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1 Fire protection?	☐	☐	☐	☒
2 Police protection?	☐	☐	☐	☒
3 Schools?	☐	☐	☐	☒
4 Parks?	☐	☐	☐	☒
5 Other public facilities?	☐	☐	☐	☒

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Currently, the project site is within the City of Bradbury's SOI and is served by the Los Angeles County Fire Department Station 44, at 1105 Highland Avenue, located approximately 0.2-mile south of the project site. The Los Angeles County Fire Department Station 44 would continue to serve the residents at the project site. The proposed annexation would not result in the need for additional service requirements to this fire station, as it would not involve development changes or improvements to the project site that would generate new residents. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities. Accordingly, no impact would occur.

NO IMPACT

- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The project site is served by the Los Angeles County Sheriff Department, at 150 Hudson Avenue, located approximately 6.2 miles southwest of the project site, and at 8838 East Las Tunas Drive, located approximately 6.7 miles southwest from the project site. The Los Angeles County Sheriff Department would continue to serve the residents at the project site. In addition, the proposed annexation would not result the need for additional service requirements to this station, as it would involve no development changes or improvements to the project site that would generate new residents. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities. Accordingly, no impact would occur.

NO IMPACT

- 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?*

The proposed project is located within the Duarte Unified School District. The nearest schools include:

- Wee Care Montessori Duarte, located at 1014 Highland Avenue in Duarte, approximately 1,000 feet southeast from the project site.
- Foothill Oaks Academy, located at 822 Bradbourne Avenue in Duarte, approximately 0.5-mile southeast from the project site.
- Duarte High School, located at 1565 Central Avenue in Duarte, approximately 0.5-mile southwest from the project site.
- School of Little Scholar, located at 932 Buena Vista Street in Duarte, approximately 0.5-mile southwest from the project site.

However, the proposed annexation would not include development, construction, improvements, such as the extension of infrastructure or utilities, or add school-aged to the city's population. Therefore, the project would not increase the number of students currently enrolled in public or private education. As a result, the project would not result in substantially adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools. No impact would occur.

NO IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project site is currently developed with a senior living facility, which includes recreational facilities such as a billiards room, a woodshop, and a library. The project site also includes a park, a fitness center, and a pool.

In addition to these on-site facilities, public parks nearest to the project site include:

- Duarte Recreational Trail, within the median of Royal Oaks Drive, immediately south of the project site.
- Orange Blossom Park at 1721 3rd Street in Duarte, approximately 1,300 feet south of the project site.
- Duarte Park Playground at 1344 Bloomdale Street in Duarte, approximately 0.4-mile southwest of the project site.

The proposed project would not result in physical changes to the project site or its surrounding areas and would not impact the existing conditions of the site and surrounding area. Additionally, the property's existing recreational facilities reduces demand for Duarte's recreational facilities. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks. Accordingly, no impact would occur.

NO IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project site is currently developed with a senior living facility. The proposed project would not result in physical changes to the project site or its surrounding areas and would not impact the existing conditions of the site and surrounding area or increase demand for public services. Additionally, the project includes its own facilities for its residents as a senior living facility. Therefore, no impact would occur.

NO IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Approval of the proposed project would not directly or indirectly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project site would continue to be used as a senior living facility, which includes the use of its existing recreational facilities, such as a billiards room, woodshop, library, park, fitness center, and pool. Additionally, the proposed project would not require the extension of services as no development is being proposed. The proposed annexation would also not include the construction or expansion of recreational facilities. Therefore, no impact would occur.

NO IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	■
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	☐	☐	■

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*
- c. *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)?*
- d. *Would the project result in inadequate emergency access?*

Regional vehicular access to the project site is provided by I-210 and I-605. The project site is locally accessible by Royal Oaks Drive North, Deodar Lanes, and Woodlyn Lane. Regional mass transit service is provided by Foothill Transit, with the closest transit stop being bus route 861 on Royal Oaks Drive and Highland Avenue, approximately 290 feet southeast of the project site. Figure 1 shows the location of the project site in the region and Figure 2 depicts the location of the site in its neighborhood context.

The proposed project is an annexation of the 19.02-acre site, which would not include any physical changes to the project site or surrounding area. Therefore, no roadway design features are associated with this proposed project that would result in an increase in hazards due to a design feature or be an incompatible use or create inadequate emergency access. Furthermore, neither level of service nor vehicle miles traveled standards would be exceeded, and the project would not conflict with applicable plan, ordinance, or policy addressing the circulation system. The project would comply with all applicable policies in the General Plan, which includes Policy Circ 1.1.6 (Pursue and provide adequate right-of-way to accommodate future circulation system improvements). Therefore, no impact would occur.

NO IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. 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)?	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

- a. *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)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 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?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. On February 21, 2024, the City of Duarte mailed a notice of tribal consultation to seven tribes: Gabrieleño Band of Mission Indians - Kizh Nation; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrielino /Tongva Nation;

Gabrielino Tongva Indians of California Tribal Council; Gabrielino-Tongva Tribe; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. On May 2, 2024, the Gabrieleño Band of Mission Indians - Kizh Nation requested consultation; however, because no ground disturbance or construction would occur, the request for consultation was rescinded and consultation was concluded on May 7, 2024. Because the project is an annexation of the site requiring no ground disturbance or construction, the project would not impact tribal cultural resources.

NO IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- 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?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project site is currently developed with a senior living facility. Water services on the project site would continue to be provided by California American Water, which has capacity to provide adequate water supply for the existing senior living facility. Wastewater services would continue to be provided by Los Angeles County Sanitation District, and solid waste services would switch from Ware Disposal to Burrtec Waste Services. The project would not require additional service for sewage disposal, water, or solid waste disposal, beyond the current services in use by the existing residences and facilities within the project site. The City of Duarte's utilities and service systems would not be affected by the project. Therefore, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

According to the California Department of Forestry and Fire Protection State Responsibility Area map, the project site is not within a State Responsibility Area or Local Responsibility Area (LRA) classified as very high fire hazard severity zone (CalFire 2024). However, land directly surrounding the project site are classified as very high fire hazard severity zone in an LRA. Furthermore, as discussed in Section 7, *Geology and Soils*, portions of the project site are within a landslide zone. However, because the project would not involve development changes, construction, or improvements to the project site or the surrounding area, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks and thereby expose residents of the senior living facility to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors; require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impact would occur.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not impact the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impact would occur.

NO IMPACT

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not contribute to a cumulatively considerable impact.

LESS-THAN-SIGNIFICANT IMPACT

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

No significant impacts have been identified in this Initial Study for the proposed project. The proposed annexation would result in no development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not cause adverse effects on human beings, either directly or indirectly. Accordingly, no impact would occur.

NO IMPACT

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List of Preparers

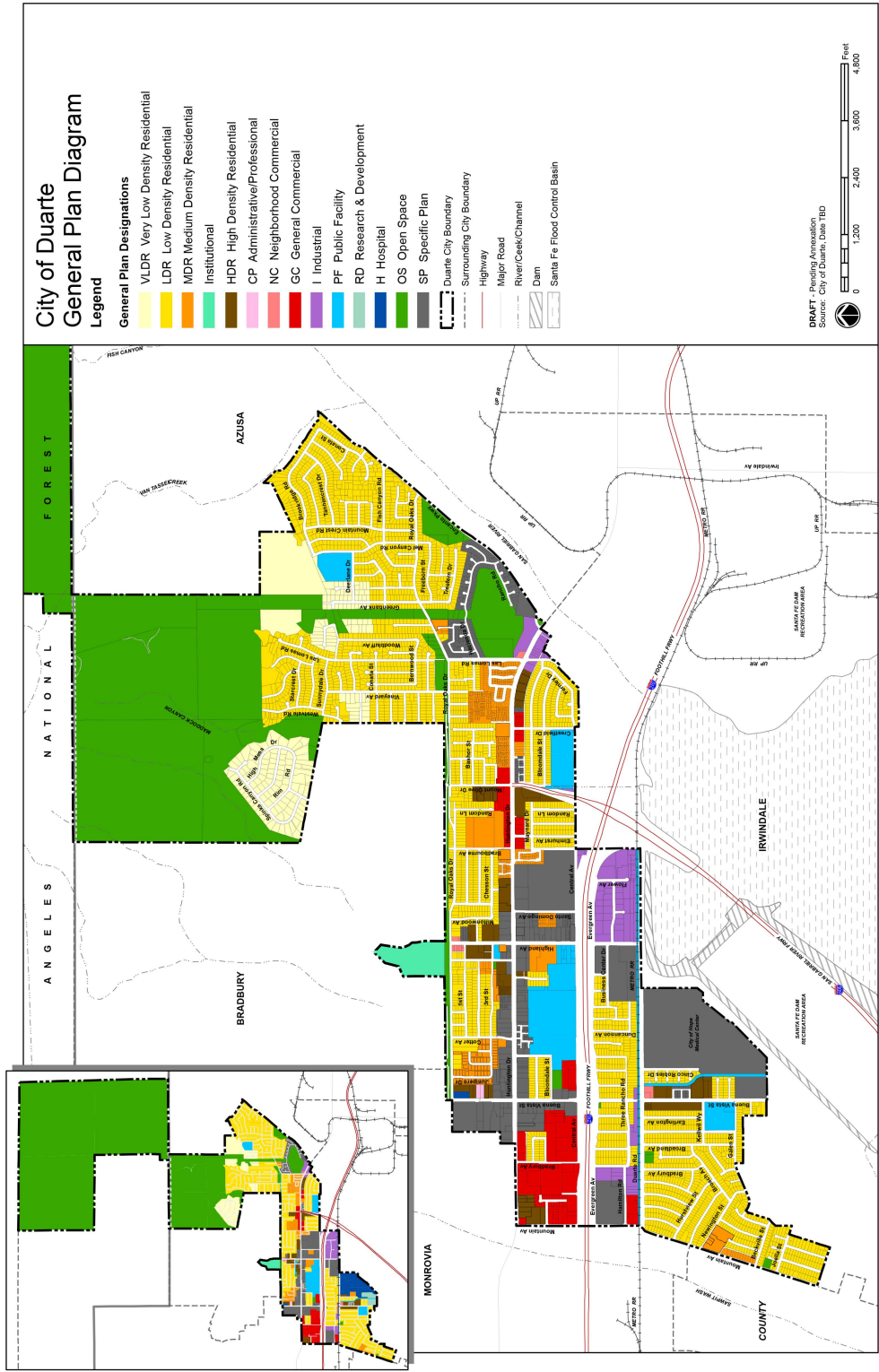
Rincon Consultants, Inc. prepared this IS-ND under contract to the City of Duarte. Persons involved in data gathering analysis, project management, and quality control are listed below.

Rincon Consultants, Inc.

Susanne Huerta, Director-in-Charge
Lauren Reese, Project Manager
Jordan Parrish, MPP, Environmental Planner

Exhibit F

Amended General Plan Map



Amended Zoning Map





PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: September 16, 2024

Subject: Municipal Code Amendment 24-02: A request to establish an Affordable Housing Overlay Zone by adding Chapter 19.26 to the Duarte Development Code.

Location: Citywide

Applicant: City-initiated

SUMMARY

The proposed code amendment would add a new chapter (19.26) to the Duarte Development Code that establishes an Affordable Housing Overlay (AHO) zoning designation. The overlay zone intends to incentivize development of affordable and mixed income housing on designated sites as identified within the City's 2021-2029 Housing Element. By adopting this Amendment, the City would continue to implement the policies and objectives of the adopted Housing Element and work towards meeting State-mandated housing requirements.

BACKGROUND

As required by State law, the Housing Element of the General Plan must be updated every eight years. The City of Duarte submitted the 2021-2029 Housing Element to the State and was one of the earliest cities to receive State certification. The City Council adopted the new Housing Element on January 11, 2022. The Housing Element includes a total of 22 programs for implementation during the eight-year planning period, including several programs involving amendments to the Duarte Development Code to help facilitate the construction of affordable housing. One of the programs required to be implemented is the adoption of an AHO. The Housing Element identifies the following four (4) Opportunity Sites for designation with the AHO, offering increased densities and other incentives to developers that provide affordable housing as part of a development project (refer to Exhibit B for more detailed descriptions and photographs of the Opportunity Sites):

- Opportunity Site 7: 1214 Elmhurst Avenue and 2150-2200 Huntington Drive
- Opportunity Site 8: 2400-2422 Huntington Drive
- Opportunity Site 9: 1806-1812 Mountain Avenue

- Opportunity Site 10: 1900 Buena Vista Street

PROGRAM DESCRIPTION

To qualify for incentives under the AHO, development projects must meet the following affordable housing requirements:

- Opportunity Site 7: At least 50% of units must be provided at an affordable housing cost to very low, low or moderate-income households
- Opportunity Site 8, 9 and 10: 100% of housing units (with the exception of a manager's unit), must be provided at an affordable housing cost to very low or low-income households

Property owners within the AHO choosing to meet the above affordability requirements are eligible for the following incentives:

- Increased densities of 30 units/acre¹
- Increased height limits of up to 50 feet, or four stories
- Reduced building setbacks and open space requirements similar to those in the Duarte Town Center Specific Plan
- Reduced parking standards consistent with State density bonus law
- Ministerial processing subject to the Development Standards specified in the AHO and General Development Standards provided in Chapter 19.32 of the Duarte Development Code

In addition, in order to encourage lot consolidation on Opportunity Sites 7 and 8 which consist of multiple, privately-owned parcels, projects which assemble a minimum 40,000 square foot parcel will be provided increased densities of up to 40 units per acre.

DISCUSSION/ANALYSIS

The proposed AHO will implement a key program in the City's adopted Housing Element designed to help the City address its regional housing needs for low and moderate income households. The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity in exchange for the provision of affordable units.

Opportunity Site 9 (1806-1812 Mountain Avenue) is comprised of two adjacent City-owned vacant parcels totaling approximately 1/3 acre in size. As indicated in the Housing Element, this City property could be developed by itself under the AHO, but assembly with the three adjacent single-family properties to the east would create a larger development site of approximately 3/4 acres and greatly increase the development yield. In order to create a more viable development site, staff is recommending the inclusion of 1803, 1809, and 1815 Citrus View Avenue within the AHO for Opportunity Site 9 (Exhibit C).

¹ Property owners providing 100% lower income affordable units under the AHO are automatically eligible for an 80% density increase under State Density Bonus Law, or up to 54 units per acre.

ENVIRONMENTAL

On January 11, 2022, the City Council adopted the 2021-2029 Housing Element and associated Negative Declaration determining that the Housing Element was consistent with the General Plan and the related General Plan changes could not have a significant effect on the environment. The proposed modification to the Duarte Development Code constitutes the implementation of the policies within the adopted Housing Element. Therefore, the amendment is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, as it is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration. Furthermore, this amendment is exempt per the State CEQA Guidelines Section 15061 (b)(3) common sense exemption that applies to projects which do not have the potential for causing a significant impact on the environment. This amendment includes programs and policies that are part of the required Housing Element update that would not cause a significant impact on the environment and are consistent with the Negative Declaration that has already been adopted by the City. For these reasons, no further environmental review is required.

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt PC Resolution 24-08 (Exhibit A), recommending that the City Council approve Municipal Code Amendment 24-02 establishing an Affordable Housing Overlay Zone by adding Chapter 19.26 (Exhibit A-1) to the Duarte Development Code.

Respectfully Submitted,

Jason Golding
Planning Manager

Attachments

Exhibit A: Resolution PC 24-08, Municipal Code Amendment 24-02
Exhibit A-1: Proposed Affordable Housing Overlay Zone, Chapter 19.26
Exhibit B: Housing Element AHO Opportunity Sites
Exhibit C: Recommended properties for inclusion in Opportunity Site 9

RESOLUTION PC 24-08

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE, RECOMMENDING THE DUARTE CITY COUNCIL ADOPT MUNICIPAL CODE AMENDMENT 24-02 ESTABLISHING AN AFFORDABLE HOUSING OVERLAY ZONE BY ADDING CHAPTER 19.26 TO THE DUARTE DEVELOPMENT CODE

WHEREAS, numerous laws regarding the regulation and use of housing were passed by the State in the past few years to facilitate the construction and placement of affordable and assisted housing; and

WHEREAS, the Duarte Housing Element identifies housing needs in the community and programs to achieve the housing goals, policies, and objectives of the City; and

WHEREAS, on January 11, 2022, the 2021-2029 Housing Element of the General Plan, and associated Negative Declaration, were adopted by the City Council and subsequently approved by the State of California; and

WHEREAS, the 2021-2029 State-approved Housing Element identified housing opportunity sites and included programs to incentivize the development of affordable housing units, one of which was the creation of an Affordable Housing Overlay (AHO) Zone, which would require an amendment to the Duarte Development Code ; and

WHEREAS, the addition of Chapter 19.26 to the Duarte Development Code, creating an Affordable Housing Overlay (AHO) Zone, has been prepared to incentivize the development of affordable housing, in the manner described in the 2021-2029 Housing Element, as set forth in Exhibit “A-1,” attached hereto and made part of this Resolution; and

WHEREAS, Chapter 19.142 of the Duarte Development Code requires Planning Commission and City Council consideration of Development Code Amendments subject to certain findings; and

WHEREAS, notice of a public hearing on the proposed amendment was published in the local newspaper and posted at three (3) public locations in accordance with applicable law; and

WHEREAS, on September 16, 2024, the Planning Commission held a duly noticed public hearing to consider adopting PC Resolution 24-08 recommending that the City Council adopt Municipal Code Amendment 24-02 adding Chapter 19.26 (Affordable Housing Overlay Zone) to Article 2 (Zones, Allowable Uses and Development

Standards) of the Duarte Development Code and thereby establishing definitions, requirements, and regulations to implement the Duarte Housing Element, as set forth in Exhibit A-1; and

WHEREAS, the Planning Commission has considered the staff report and all the information, evidence, and testimony received at the public hearing.

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

SECTION 1. All of the facts set forth in the Recitals of this Resolution are true and correct and fully incorporated herein by this reference.

SECTION 2. Based upon substantial evidence presented to the Planning Commission during the public hearing, including written staff reports and verbal testimony, the Planning Commission hereby finds and determines that the findings for Development Code Amendments, as set forth in Duarte Development Code Section 19.142.060:

- a. The proposed amendment is consistent with the General Plan and any applicable specific plan.

The proposed amendment implements the goals, objectives, and programs included within the State-approved Housing Element.

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

The proposed amendment revises the Duarte Development Code to be consistent with the Housing Element and to comply with recently approved housing laws at the State level. Taken as a whole, the amendments will incentivize the construction of affordable housing; redevelop underutilized, underdeveloped, and economically obsolescent properties; and promote the acquiring and assembling of smaller parcels into larger development sites. This amendment is in the public interest and is consistent with the goals of the City's Housing Element.

- c. The proposed amendment is internally consistent with applicable provisions of this Development Code.

The proposed amendment to the Duarte Development Code involve the addition of a Chapter 19.26 (Affordable Housing Overlay Zone) which will provide definitions, requirements, and regulations to implement the Duarte Housing Element. Chapter 19.26 was written to incorporate both State-mandated requirements and to coordinate with affected zoning districts and development regulations to ensure internal consistency within the Duarte Development Code.

SECTION 3. The Planning Commission finds and determines that the proposed amendment to Duarte Development Code, adding Chapter 19.26 (Affordable Housing Overlay Zone), as set forth in Exhibit A-1, are in the best interest and welfare of the City and its residents.

SECTION 4. Based upon the substantial evidence and testimony received at a public hearing and the findings and conclusions set forth herein, the Planning Commission hereby approves PC Resolution 24-08 recommending approval of Municipal Code Amendment 24-02 based on the finding listed in Section 2 of this Resolution.

SECTION 5. The Planning Commission's recommendation of approval for Municipal Code Amendment 24-08, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, determines that the project is exempt, as it is consistent with General Plan policies encompassed in the Environmental Impact Report prepared for the General Plan, and applicable to the City Council's adoption of the 2021-2029 Housing Element on January 11, 2022 and associated Negative Declaration. The proposed project is consistent with the General Plan and the Housing Element and does not present any new unanalyzed potentially significant environmental impacts. Furthermore, the amendment is exempt pursuant to CEQA Guidelines Section 15061 (b)(3), which refers to the common sense exemption that applies to projects where it can be seen with certainty that there is no possibility that the activity may have a significant impact on the environment. It can be seen with certainty that the Municipal Code amendments propose no activity that may have a significant effect on the environment, or a reasonably foreseeable indirect physical change in the environment.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a public meeting held on the 16th day of September, 2024.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on September 16, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1

Chapter 19.26

Affordable Housing Overlay Zone

Sections:

Section 19.26.010 Purpose

Section 19.26.020 Definitions

Section 19.26.030 Applicability

Section 19.26.040 Affordable housing requirement

Section 19.26.050 Development Standards

Section 19.26.060 Lot Consolidation Incentives

Section 19.26.070 Process

19.26.010 Purpose

The Affordable Housing Overlay (AHO) Zone is established to implement the housing goals set forth in the Housing Element of the General Plan. As a part of the strategy to encourage and promote affordable housing, specific locations in the city have been designated with the AHO, offering increased densities and other incentives to developers that provide affordable housing as a part of development projects. To qualify, projects must restrict housing units to certain income levels as further described in the Chapter. The AHO may be applied by itself or in combination with a State Density Bonus to provide density bonuses beyond those allowable under State Density Bonus Law. Sites developed under the AHO will be higher density, will be well integrated into the existing neighborhood, will be designed with similar development standards to ensure compatibility and a consistent quality of life, and will incorporate creative techniques to ensure a positive sense of place.

This Chapter is applicable to mixed income and affordable housing developed in the AHO. All other development shall be subject to the underlying zoning designation.

19.26.020 Definitions

- A. "Affordable housing cost" means the total housing costs paid by a qualifying household, which shall not exceed the specified fraction of their gross income as specified in California Health and Safety Code Section 50053 and 50052.5.1.
- B. "Affordable housing unit" means a dwelling unit within a residential development which will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate-income households.
- C. "Household income levels: very low, low and moderate" means households whose gross incomes do not exceed the qualifying very low, low and moderate income

limits established in Section 6932 of the California Code of Regulations, and amended periodically based on the U.S. Department of Housing and Urban Development (HUD) estimate of median income in the County of Los Angeles Primary Metropolitan Statistical Area, and as adjusted by the State Department of Housing and Community Development (HCD). Pursuant to Code Sections 6926, 6928 and 6930, these income limits are approximately as follows, subject to variations for household size and other factors:

1. Very low income household: 0-50% of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD
 2. Low income household: 50-80% of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD
 3. Moderate income household: 80-120% of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD
- D. "Ministerial processing" or "ministerial approval" means a process for development approval involving little or no discretion or personal judgment by the public official as to the wisdom or manner of carrying out the project, whereby the public official merely ensures that the development project meets all the standards set forth in this part.
- E. "State Density Bonus" means an increased residential density of between 20 to 80 percent over the maximum General Plan density which is granted to an owner/developer of a housing project agreeing to construct a prescribed percentage of very low, low and/or moderate income dwelling units, as defined by California Government Code Section 65915 through 65918 (refer to Chapter 19.64 of the Duarte Development Code).

19.26.030 Applicability

The 2021-2029 Housing Element of the City of Duarte General Plan identifies the following Opportunity Sites for designation with the Affordable Housing Overlay (AHO), as depicted in Figure 1 of the Housing Element:

- A. 1214 Elmhurst Avenue & 2150-2200 Huntington Drive (Opportunity Site 7). This site on the southeast corner of Elmhurst Avenue and Huntington Drive includes five underutilized properties, which if assembled would provide a 1.8-acre development site. A part or all of these properties may be developed under the AHO, with greater incentives for assembly of a minimum 40,000 square foot parcel, as specified under Section 19.26.060.
- B. 2400-2422 Huntington Drive (Opportunity Site 8). This site includes two vacant Housing Authority owned properties (2400-2402 Huntington Drive) envisioned to be assembled with the four underutilized properties to the east to create a larger, 1.4-acre parcel. A part or all of these properties may be developed under the AHO,

with greater incentives for assembly of a minimum 40,000 square foot parcel, as specified under Section 19.26.060.

- C. 1806-1812 Mountain Avenue (Opportunity Site 9); and 1803, 1809, and 1815 Citrusview Avenue. This site is comprised of two adjacent City-owned vacant parcels with a total area of 15,300 square feet. This City property could be developed by itself under the AHO, but assembly with the three adjacent single-family properties to the east would greatly increase the development yield. For this site, this Chapter is being expanded to include the three easterly adjacent parcels described above, which include 1803, 1809, and 1815 Citrusview Avenue.
- D. 1900 Buena Vista Street (Opportunity Site 10). This 4.3-acre site is developed with the Duarte Park Apartments that includes 100 units deed restricted as affordable to very low income seniors. The site has a lot coverage of just 35%, providing significant additional infill opportunity on the site's open space and parking areas. Designation of this site with the AHO will allow it to develop at the base Overlay density of 30 units/acre, plus an automatic 80% density bonus to 54 units/acre under State Density Bonus Law. Alternatively, the addition of affordable senior housing would make the site eligible for Duarte's senior housing density bonus, allowing the City Council discretion to double the R-4 base density of 28 units/acre to 56 units/acre.
- E. Properties within the AHO may, but are not required to, utilize the rules and regulations of this chapter.

19.26.040 Affordable housing requirement

To qualify for the increased density and other incentives under the AHO, a development project must include the following deed restricted affordable housing units:

- A. Opportunity Site 7 (1214 Elmhurst Ave & 2150-2200 Huntington Drive). At least 50% of housing units shall be developed, offered to, and rented or sold to very low, low or moderate-income households at an affordable housing cost as defined in Section 19.26.020. The percentage of affordable units shall be calculated as a percentage of the total number of units in a project, exclusive of any units granted under State Density Bonus Law.
- B. Opportunity Site 8 (2400-2422 Huntington Drive), Opportunity Site 9 (1806-1812 Mountain Avenue & 1803, 1809, and 1815 Citrus View Avenue), and Opportunity Site 10 (1900 Buena Vista Street). 100% of housing units (with the exception of a manager's unit), shall be developed, offered to, and rented or sold to very low or low-income households at an affordable housing cost as defined in Section 19.26.020.
- C. Prior to issuance of any building permit, the applicant shall execute an agreement with the City in a form acceptable to the City Attorney ensuring the continued affordability of the affordable units for a period of not less than 55 years.

19.26.050 Development Standards

The development standards that apply to a project seeking approval under the AHO are as follows:

- A. Density. A project seeking approval under the AHO shall be allowed a density of up to 30 units per acre, with a minimum required density of 20 units per acre. Property owners providing 100% lower income affordable units under the AHO are automatically eligible for an 80% density increase under State Density Bonus Law, or up to 54 units per acre.
- B. Building Height. The maximum building height for any building or structure included in a project seeking approval under the AHO shall be no taller than 50 feet, or four stories. Buildings taller than three stories fronting on public streets shall include building height modulation to reduce building scale at the street edge. Any and all stories above the third story shall maintain an average setback of at least 12 feet from the front property line.
- C. Building Setbacks.
 - 1. Front Setback – 10 feet minimum
 - 2. Side Setback – 5 feet minimum
 - 3. Rear Setback – 10 feet minimum
- D. Open Space. The required minimum amount of open space shall be 125 square feet per residential unit. The minimum open space may be met through a combination of common, private, and/or quasi-public open space provided on site. All required open space shall be usable.
- E. Off-Street Parking. Unless modified herein, the parking requirements in the underlying zoning designation of the property shall apply. All fractional units shall be rounded up to the nearest whole number. The parking requirements for each affordable unit provided shall be as follows:
 - 1. Studio and One-bedroom units – 1 parking space
 - 2. Two and Three-bedroom units – 1.5 parking spaces
 - 3. Four-bedroom units – 2.5 parking spaces
 - 4. A senior citizen housing project as defined in Sections 51.3 and 51.12 of the Civil Code shall be required to provide no more than 0.5 parking spaces per dwelling unit.
- F. Conflict between AHO and City of Duarte Development Code. The AHO development standards specified in 19.26.050 are in addition to the objective development standards, pursuant to Chapter 19.122.040.D for the applicable zoning district in which a proposed project is located. Where a conflict between the AHO standards and other provisions of the City of Duarte Development Code exists, the provisions of this section shall govern.

19.26.060 Lot Consolidation Incentives

The following AHO sites are comprised of multiple, privately-owned parcels:

- 1214 Elmhurst Avenue & 2150-2200 Huntington Drive (Opportunity Site 7)
- 2400-2422 Huntington Drive (Opportunity Site 8)

For these two opportunity sites, projects which assemble a minimum 40,000 square foot parcel will be provided increased densities of up to 40 units per acre.

19.26.070 Process

Housing developments meeting the affordable housing requirements specified in 19.26.040 are a permitted use in the Affordable Housing Overlay zone and are processed ministerially subject to the Development Standards specified in 19.26.050 and General Development Standards provided in Chapter 19.32. Development in the Affordable Housing Overlay zone may also utilize the Planned Development Permit process in Chapter 19.118, but is not subject to the minimum site area specified in Chapter 19.118.020.B.

Opportunity Site 7 2150-2200 Huntington Drive



Site Acreage: 1.8 acres
Current Zoning: CG
Proposed Zoning:
Affordable Hsg Overlay
Net Unit Potential: 54
Affordable Units: 54

Site Description and Factors Supporting Development:
This site contains a mix of marginal commercial uses, 12 multi-family units, and a church, with buildings comprising just 30% of the lot area. Structures were built in the 1950s and 1960s, with improvement-to-land value ratios well under 1.0. Several of the property owners have expressed interest in selling their property for development. The City prefers to develop as a cohesive site including the deteriorating apartments on the corner, and possible inclusion of the church & parking lot, depending on the church's interest.

Opportunity Site 8 2400-2422 Huntington Drive



Site Acreage: 1.4
acres

Current Zoning: R-4

Proposed Zoning:
Affordable Hsg
Overlay

Net Unit Potential:
40

Affordable Units: 40

Site Description and Factors Supporting Development:

This site includes 2 City owned sites and just two other owners. The 2408/2414 property is an older (1956), poorly maintained commercial building and the 2416/2422 property is an auto repair in an older building (1958). As these properties have not been reassessed since 1984, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. The combination of available City property, just two other owners and the age and condition of the built properties make this a prime site for assembly and development. The AHO to be applied to this site will incorporate tiered incentives for larger lot sizes, thereby encouraging consolidation. The City's intent would be to provide financial assistance for development, but to also allow a phased developer⁺ if this method advances development opportunity.

Opportunity Site 9 1806-1812 Mountain Avenue



Site Acreage: 0.35 acres

Current Zoning: R-1

Proposed Zoning:
Affordable Hsg Overlay

Net Unit Potential: 11

Affordable Units: 11

Site Description and Factors Supporting Development:

As part of the road widening for the Gold Line Station, Metro acquired these 2 parcels and subsequently transferred ownership to the City. With the Affordable Housing Overlay, these parcels could accommodate 11 units. There is also potential opportunity to combine this site with the 3 parcels to the east to create a larger development site. This City property could be developed by itself, but assembly with the three easterly properties would greatly increase the development yield and is a very viable development option, especially considering City participation with its property as assistance. 125

Opportunity Site 10 1900 Buena Vista Street



Site Acreage: 4.34 acres

Current Zoning: R-4

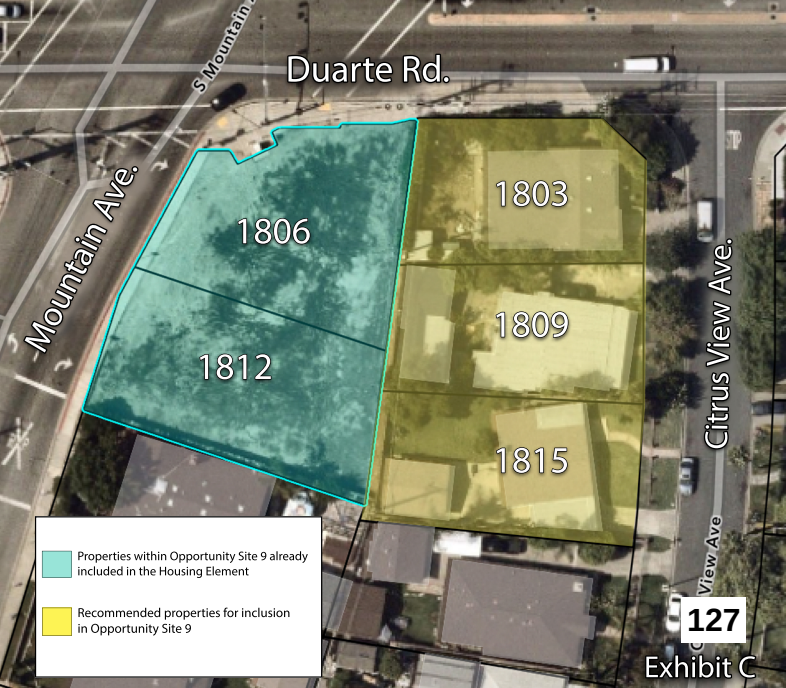
Proposed Zoning:
Affordable Hsg Overlay

Net Unit Potential: 30

Affordable Units: 30

Site Description and Factors Supporting Development:

This site is developed with the Duarte Park Apartments that includes 100 units deed restricted as affordable to very low income seniors. The for-profit owner recently extended the project-based Section 8 HAP contract on the project. The project is nearing 50 years in age and is in need of upgrading. The two open space areas identified on the aerial total $\frac{1}{2}$ acre, and could accommodate 30 units under Duarte's senior housing density bonus. The site has a lot coverage of just 35%, providing significant additional infill opportunity on the large open parking areas. Expansion would be easier because resident services are already available on site.



Duarte Rd.

S Mountain

Mountain Ave.

Citrus View Ave.

View Ave

1806

1803

1812

1809

1815

Properties within Opportunity Site 9 already included in the Housing Element

Recommended properties for inclusion in Opportunity Site 9

127

Exhibit C

MEMORANDUM

TO: File, Crown Castle (owner)

FROM: Scott Nash, Associate Planner

DATE: September 16, 2024

SUBJECT: **1720 Flower Avenue – Close-out of Remaining Revocation Correction Items**

Background

On June 17th, 2024, at a regular scheduled meeting, the Planning and Economic Development Commission discussed potential revocation of CUP 11-04 which allows the operation of an unmanned wireless telecommunications monopine facility located at 1720 Flower Avenue within the Lewis Business Center.

The Planning Commission decided against revocation, and instead made a consensus to receive and file this item, with the understanding that the tower owner will make all of the following corrections on or before August 31, 2024:

- A permit needs to be pulled for all work which was completed without permits, or with expired permits, including all work completed under SPDR 2021-64. Once the permit is issued, the applicant must call for all applicable inspections until final sign-off.
- Electrical wiring leading to the equipment shelter is exposed and can be easily tampered with. This wiring must be enclosed in conduit and secured to the shelter.
- Similarly, a large handhole for accessing large cables is open and accessible. It appears the "Crown Castle" sign was installed with only one screw in an attempt to partially block this but was unsuccessful. The access "handhole" within the monopine must be properly covered and the sign securely fastened.
- The owner must verify the bracing that was added to the tower is properly permitted and structurally sound.

Completion of Corrections

Following this revocation hearing, all items have been completed and verified by Community Development Department Staff. Therefore, the identified items are deemed completed to the satisfaction of city staff, and CUP 11-04 is no longer being considered for revocation at this time.

For any questions regarding this matter, please contact Scott Nash, Associate Planner in the Community Development Department, Monday through Thursday at (626) 357-7931, ext. 239, between the hours of 7:30 a.m. and 6:00 p.m.

A handwritten signature in black ink, appearing to read "Scott Nash", with a large, sweeping checkmark-like flourish at the end.

Scott Nash
Associate Planner