CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
June 17, 2019

Planning Commission
Commissioners
Paula Watson-Gardner, Chair
Tina Heany, Vice-Chair
George K. Farra
Sara Vasquez
Wally Wolff

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES

Chair Watson-Gardner called the meeting to order at 7:03 p.m. The following were in attendance:

PRESENT:	Watson-Gardner, Heany, Farra, and Vasquez
ABSENT:	Wolff
STAFF:	Hensley, Golding, Baldwin, Hernandez
DEPUTY CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

Vasquez led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: April 15, 2019

Farra moved to approve the minutes of April 15, 2019. Seconded by Heany. Motion approved 4-0-0-1. (Absent: Wolff)

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

Chairperson Watson-Gardner opened Oral Communications for items not on the Agenda. Seeing none Chairperson Watson-Gardner closed the item.

5. PUBLIC HEARINGS:

None.

6. DISCUSSION ITEMS:

A. Presentation on Regional Housing Needs Assessment process and 2018 Housing Strategy. Staff will give an overview the 2018 Housing Strategy and provide an overview of how the regional housing needs assessment works.

(Attachment: 2018 Housing Strategy Policy)

Hensley provided a power point presentation discussing the various elements of the City of Duarte Housing Strategy.

Hensley discussed the State regulations and requirements along with the functions, development, financial process and implementation of the Housing Strategy Policy in recent construction projects.

7. ITEMS FROM DIRECTOR:

Hensley provided an update on the following development improvement projects:

- The new townhouse project at Third Street and Oak Avenue is near completion.
- Proposed hotel on Huntington and West of Buena Vista.
- The mix-use project anticipates beginning construction in July.
- Red Lobster Restaurant coming in town at the corner of Huntington and Buena Vista previously at the location of Sparr Liquor store.

8. ITEMS FROM COMMISSIONERS:

Chairperson Watson-Gardner announced the First City of Duarte 4th of July celebration that will be held on July 3rd at the Duarte Sports Park.

9. ADJOURNMENT: Monday, July 15, 2019

Chairperson Watson-Garner adjourned the meeting at 7:47 p.m.

_____

Craig Hensley, Secretary

PLANNING COMMISSION STAFF REPORT

Date: October 7, 2019

Project: Site Plan Design Review SPDR 17-10
New 16-unit Multiple-Family Residential Development

Location: 928 Huntington Drive

Applicant: Gantcho Batchkarov, Architect (For Duarte Summit Homes, LLC)

SUMMARY

The applicant, Gantcho Batchkarov, is requesting approval to construct a three-story apartment building with subterranean parking. The project consists of two levels of residential living, and a top level for common space amenities at 928 Huntington Drive.

Per Section 19.122.030 of the Duarte Development Code, this project is required to be brought before the Architectural Review Board for recommendation to the Planning Commission for a decision. The Architectural Review Board (ARB) reviewed this project at their regularly scheduled meeting on August 26, 2019 and recommended approval of the project with modification of some architectural details.

PROJECT DESCRIPTION

The subject property has an area of 25,970 square-feet and is sloped to an extent that it is flush with the street at the front property and is nine feet lower at the rear property line. It is currently developed with an unoccupied one-story commercial building located along the street, 11 single-story apartment units constructed between 1926 and 1955, and a billboard which is located at the northwest corner of the property (see Existing Site Plan on page A-0.2). The three adjacent properties to the site are developed with two-story multiple-family residential properties. The subject property and adjacent properties are zoned R-4, high-density multiple-family residential that are intended for multi-story housing developments near commercial uses and can accommodate a density of 28 units per acre.

The applicant is proposing to demolish the legal non-conforming commercial center and the existing residential units, to facilitate the construction of a new 16-unit, market-rate apartment development consisting of two buildings that are connected by two bridges and a shared garage. The ground level and the level above it are proposed to be developed with apartment units and includes two units that are two-level. There will be a third floor constructed above the portion of the building closest to the street to accommodate a community/recreation room, gym, and outdoor rooftop deck. The subterranean level will be used as a parking garage to accommodate the required parking spaces and required private storage areas.

The make-up of the development includes ten two-bedroom units that are approximately 1,100 square feet in size, three one-bedroom units that are approximately 800 square feet in size, one three-bedroom unit at approximately 1,500 square feet in size, one three-bedroom unit at approximately 1,950 square feet in size, and one three-bedroom unit that is approximately 2,250 square feet in size. The zoning allows for the development of up to one unit per 1,555 square feet in lot size and this project complies with this regulation.

ANALYSIS

This project was designed to comply with the City's design guidelines, development standards, and parking requirements of the Duarte Development Code. Site planning, architectural design and massing, open space, and parking topics are examined below to demonstrate the design proposed is practical for residents and compatible with other buildings in the neighborhood.

Site Planning & Improvements

The 25,970 square foot lot is proposed to be developed with a 10-unit building and a four-unit building located generally in the center of the lot. The front building is set back 30 feet from the front property line, five feet from the westerly side property line, and 26 feet from the easterly property line due to the presence of the driveway on that side. This building will have two floors of residences and a third floor that will be used for amenities such as Community Room, Gym, and roof deck. The rear building is separated from the front building by 12 feet, but the two buildings will be connected by pedestrian bridges on the first and second floors. The rear building will be five feet from the side property lines and 20 feet from rear property line on the garage level and 30 feet from the rear property line at the first floor level. The rear building will have four residential units on the first floor, but it should be noted that two of those units are two-story. The second level of the rear building consists of the upper levels for two units and a common roof deck. The roof deck on the front building will connect to the roof deck on the rear building through the use of a spiral staircase. Below the residential floors will be a parking garage which will be subterranean at the front property line but open air at the rear of the property due to the topography of the lot. The parking garage will accommodate 40 parking spaces, bicycle parking, and private storage cabinets for each unit that cantilever over the front of parking stalls. Pedestrian exiting from the parking garage will be provided via stair wells located at the front and rear of the garage, as well as one elevator located at the front. The driveway located along the easterly property line will be paved in interlocking pavers and has a width and slope that has been reviewed and approved by the City Engineer and Los Angeles County Fire Department.

The proposed development has been designed to fit into the community and provide adequate regard for privacy for the neighboring properties. By meeting the minimum setbacks of the property, the building provides the amount of space prescribed by the City to be provided between building and property line for light and ventilation. The development is set back 26 feet from the easterly property due to the presence of the driveway, which is more than the minimum required setback of five feet and as a result the adjacent condominium development to the east has additional privacy from this development. In addition to the setbacks of the buildings, the property will be bound by 6-foot-tall walls at the sides and rear and the trees and foliage will be planted at the rear of the lot will provide additional privacy.

Since the property has a significant slope, it was incumbent upon the applicant to show that stormwater on the site will property managed and will not create a drainage nuisance for the adjacent neighbor to the south which is downslope. The applicant's civil engineer has proposed a system to capture and percolate stormwater onsite beneath that driveway and garage area as shown on the plans on pages C1-C4 (See Exhibit B). The City Engineer has reviewed the proposal and determined that the proposed system meets standards pertaining to stormwater and will not create a drainage problem for adjacent neighbors.

The off-site improvements for this property include new sidewalk, curb, gutter, and street trees in front of the development Utility powerlines in front of the property will be required to be undergrounded or pay an in-lieu fee.

Architectural Design and Massing

The project is designed in Mid-Century Modern and Contemporary architectural styles with a two-story square-shaped entryway that serves as the focal point for the development. The Mid-Century Modern elements of the design such as the flat roof, use of horizontal forms, and use of the glass wall at the entry, are blended well with the Contemporary elements of the design such as the lack of architectural ornamentation and use of modern materials. The proposed design uses a combination of smooth and sand finish stucco for the walls, stone veneer for the building base and entry, and faux wood veneer for wall cladding, all of which provide a more natural appearance. The color palette features earth toned hues that complement the tan and cream colors used for the stucco walls, and are compatible with other buildings in the vicinity. The applicant made a strong effort to work with City Staff to make the Contemporary design compatible with adjacent buildings, which required several design concept submittals before deciding on the design proposed with this application. Per the recommendation of the Architectural Review Board, conditions of approval have been added to revise the stucco texture to 20/30 and to recess all windows a minimum of 2 inches to enhance the quality of the design.

Open Space

Private open space is required to be provided at a rate 200 square feet per ground floor unit and 100 square feet per upper floor unit. Common open space is required to be provided at the rate of 200 square feet per unit. This property is sloped to the extent that only one unit on the ground level has adjacent outdoor space at floor level and can be considered ground floor as it pertains to the open space requirement (See Elevations on page A-3.0, A-3.1). The remaining units are subject to upper floor rate. The applicant is proposing to meet the private open space requirement primarily through the use of balconies and is proposing a total 1,610 square feet of private open space where 1,700 square feet is required. The applicant is proposing 10,500 square feet of common open space, which is significantly more than the 3,200 square feet required.

The Duarte Development Code requires a minimum amount of private and common open space be provided per unit, but allows for an Open Space Plan to be approved through the Site Plan and Design Review process in lieu of these requirements provided the intent of the open space requirements is being met. The applicant is requesting the approval of an Open Space Plan with this request and has provided the justification that the amount of common open space incorporated into the project far exceeds minimum requirements, and that the amenities provided in the common space—such as a gym, community/recreation room, and roof deck—are of high quality (See Open Space Plan on page A-0.3).

Parking

The proposed development is required to provide two parking spaces per unit, one guest parking space per every four units, and one overflow parking space for every four units, which for this development comes to a total parking requirement of 40 parking spaces. The plans have been designed to accommodate 40 parking spaces within a subterranean garage that will not be visible from the street but visible from the side and rear due to the slope on the property (See Elevations on page A-3.1, A-3.2). The driveway to the garage and the circulation within the garage has been reviewed and approved by the Los Angeles County Fire Department. One design element that makes this garage different from a typical subterranean multiple-family residential garage is that the garage extends nearly to the front property line, due to topographical differences. The Architectural Review Board recommended the lowering of the ceiling for the portion of the subterranean garage that extends into the front setback to accommodate a deeper planting bed, and included a condition of approval for the project's Civil Engineer to examine this possibility and, if feasible, revise the project to implement this request to the extent possible.

Overall the project has been designed to meet the intent and regulations of the Duarte Development Code, and provide additional housing to meet the City's Regional Housing Needs Assessment requirements. The development will result in the removal of a shuttered, non-conforming commercial building on the Huntington Drive street front, construction of a new residential building that uses the subject property efficiently, and features an architecturally significant project that will compliment both newer and older residential projects in this area of the City.

ENVIRONMENTAL

The one existing building on the property with architectural integrity is a Spanish Colonial-style residence and constructed in 1928 and the City required the preparation of a historical analysis by an architectural historian to determine if the building could be considered a historic resource as defined by the State of California. An analysis was performed by a historical consultant, HRG, on July 31, 2017 and the conclusion was that the structure did not meet any of the established criteria to be considered for protection as a historic resource. The other buildings on the lot were constructed in the mid 1950s with vernacular architecture and were not analyzed by the historical assessment.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to exemption in Section 15332, Class 32 of Title 14 of the California Code of Regulations. Therefore, no further environmental review is necessary in accordance with CEQA Guidelines and a Notice of Exemption has been prepared for this project.

RECOMMENDATION

Based on the information provided in the report, Staff recommends that Planning Commission review the information and adopt PC Resolution 19-02, approving Site Plan Design Review application SPDR 17-10 for a 16-unit multiple-family residential development, subject to conditions of approval.

Respectfully Submitted

Nick Baldwin, AICP
Associate Planner

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Project Plans
Exhibit C: Resolution 19-02

Vicinity Map

928 Huntington Drive

DUARTE APARTMENTS

928 E. Huntington Dr., Duarte, CA 91010

PROJECT TEAM

OWNER:
Duarte Summit Home LLC
2105 Cedar Street #B
Alhambra, CA 91801

CIVIL ENGINEER
G+M ENGINEERING
1623 Thompson Ave.
Glendale, CA 91201
T: 818-486-2581
F: 818-551-0353

ARCHITECTURAL DESIGN :
ARCHI2 Group
12515 Wagner St.
Los Angeles, CA 90066

SURVEY
SURVEY & DRAFTING SERVICES
901 Seward Street
Los Angeles, CA 90033
(323) 366-2882

STRUCTURAL ENGINEER:
Lee and Lee Structural Engineering Inc.
3550 Wilshire Blvd, Suite 480
Los Angeles, CA 90010
E) juno@leenlee.net
T) 213-351-0034

LANDSCAPE
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222 Fax 323.258.5333

GEOLOGY & SOILS ENGINEERS:
Hamilton & Associates, Inc.
1641 Border Avenue
Torrance, California 90501
P 310-618-2190
F 310-618-2191

MEP ENGINEERS:

SCOPE OF WORK:

TWO STORY APARTMENT BUILDING (23,645 G.S.F.) OVER SEMI- SUBTERRANEAN PARKING GARAGE (15,220 G.S.F.). INCLUDING 16 TOWNHOUSE UNITS ROOF DECK AND COMMUNITY CENTER.

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RECEIVED
AUG 14 2019
CITY OF DUARTE
COMMUNITY DEVELOPMENT

archi2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

△	XX/04	ISSUE FOR PLAN CHECK

MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
COVER

SCALE
DATE 04.01.2019

SHEET NUMBER
A-0.0

AGENCY SUBMITTAL

PROJECT INFORMATION / INQUIRY

DISCRIPTION	ALLOWED/ REQUIRED	PROVIDED	NOTES
ZONING	**R4** MULTIFAMILY RESIDENTIAL (as per table 2-4 of section 19.10.030)		
MINIMUM PARCEL DIMENSIONS:			
LOT AREA	10,000 s.f.	25,970 s.f.	
WIDTH	90'	96'	
LENGTH	120'	270'	
MAXIMUM UNIT DENSITY (DWELLING UNIT/AREA)	1unit/1,556 s.f = **16 UNITS** (as per table 2-4 of section 19.10.030)	**16 UNITS** 1br units - 3 2br units -10 3br units - 1 3br T.H. units - 2 total - 16	
MAXIMUM PARCEL COVERAGE (MPC)	60% **= 15,582sf**	**13,675sf (52.6%)**	
TOTAL NEW BUILDING AREA (decks not included)		**23,645sf (two story building) + 15,220sf subterranean parking garage**	
MINIMUM SETBACKS	(as per table 2-4 of section 19.10.030)		
FRONT YARD	30'		
SIDE YARD	5'		
REAR YARD	20' (as per table 10.10.040 - Multi story setbacks for R4 Zone the rear setback should increase by 5' for each story	20' (+5+5 for each floor) = 30'	
OPEN SPACE	(as per table 2-4 of section 19.10.030)	total **10,100 s.f.**	
COMMON	200 s.f./ Unit 16 units x 200sf **= 3200sf**	back yard patio - 1,820sf roof deck - 6,080sf + Community Rm and Gym - 2,600sf **total open space - 10,500sf**	
PRIVATE ground level upper levels	200 s.f./ Unit 1x200 = 200sf 100 s.f./ Unit 15x100sf = **1500sf** Total = **1700sf**	total - 1,610sf (see A 0.3)	
MINIMUM BUILDING HEIGHT	4 stories - or 50' (whichever is less as per table 2-4 of section 19.10.030)	3 stories - 30' height 1 level half subterranean paring garag with roof deck possible as common open space	
PARKING REQUIREMENTS (for multi family housing with affordable units)	(as per table 3-4 of section 19.38.050- for Multifamily Dwelling)		
	1 bedroom - 2 space/unit 2 bedrooms - 2 spaces /unit Guest parking - 1 space / 4 units Overflow - 1 space / 4units Average - 2.5space / units	(as per table 3-4 of section 19.38.050 **16 units x 2.5 = 40 cars**	
	(as per section 19.38.050.D - for Multifamily Dwelling the Director, could recommend a parking study to determine the number of parking spaces)		

NOTE:

ADDITIONAL CONDITIONS, THAT COULD EFFECT THE INITIAL STUDIES AND ESTIMATES:

DESIGN REVIEW AND PUBLIC HEARING	The DESIGN REVIEW recommendations and the PUBLIC HEARING comments, could influence, the density, the lot coverage, height restrictions, the volumetric configuration, which could effect the plan layouts, the unit mix, the build-able area.
EXISTING BLDG. WITH HISTORIC VALUE	- as per City evaluation of the Historical significance of the exist. building built in 1926, the city Historical comity could give its conditions for the future status of the building (preserved, moved or removed)
EXISTING TREE REMOVAL	- there are no trees, that need to be preserved on the site.

VICINITY MAP

LEGAL DISCRIPTION

OWNER	
ADDRESS	928 E. Huntington Dr., Duarte, CA 91010
A P N	8530013013
TRACT	48027
MAP REF:	M-B 1167.9.10
BLOCK	
LOT	15
PARCEL	—
ZONE	R4 - (Multifamily housing)
TYPE OF CONST.	V
LOT AREA	25,970 s.f.
EXIST.	11 units
PERMITTED USAGE	Multi family Dwellings (apartments, condos)
DENSITY	1unit / 1,556 s.f

PROJECT SUMMERY

DISCRIPTION	INFO	NOTES
LOT AREA	25,970 s.f.	
EXIST.	5 duplexes 1 single family total 11 units 10 one bedroom/1 bath 1 two bedroom/ 2 bath + commercial space	
DISCRIPTION	PROPOSED	NOTES
NEW MULTI FAMILY DWELLING	16 UNITS	1unit/1,556 s.f = **16 UNITS** (as per table 2-4 of section 19.10.030)
BUILDING HEIGHT	3 STORY - 30'	50' MAX.
UNIT TYPES	type A - 1,130 SF - 8 type D - 1,098 SF - 2	2 bedroom / 2 bath.(flat)
	type C - 837 SF - 2 type E - 787 SF - 1	1 bedroom / 1 bath.(flat)
	type B - 1540 SF - 1	3 bedroom / 2 bath.(flat)
	type F - 2,250 SF - 1 type G - 1,950 SF - 1 TOTAL - 16	3 bedroom / 3.5 bath.(townhouse) 3 bedroom / 3.5 bath.(townhouse)
LOT COVERAGE L1	**13,675sf**	52 % lot coverage
TOTAL NEW BUILDING AREA (decks not included)	L3 - 4,000 SF L2 - 9,970 SF L1 - 13,675 SF P1 - 15,220 SF TOTAL - 42,865 SF	roof decks and balcony not included balconies @ L1 - 770 sf roof deck @ L2 - 2,700 sf roof deck @ L3 - 3,600 sf
ON GRADE GARAGE	L1 - 15,220sf	- 40 parking spaces - 38 standard - 2 handicap - storage (4,032sf)

archi 2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

△	XX/04	ISSUE FOR PLAN CHECK

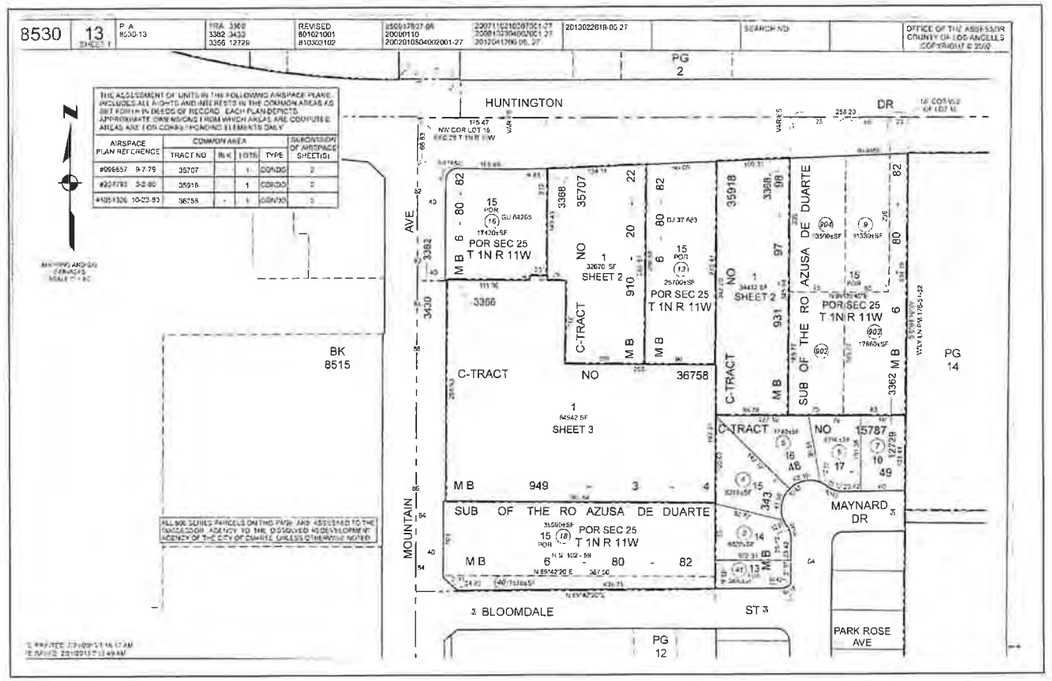
MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
PROJECT INFO

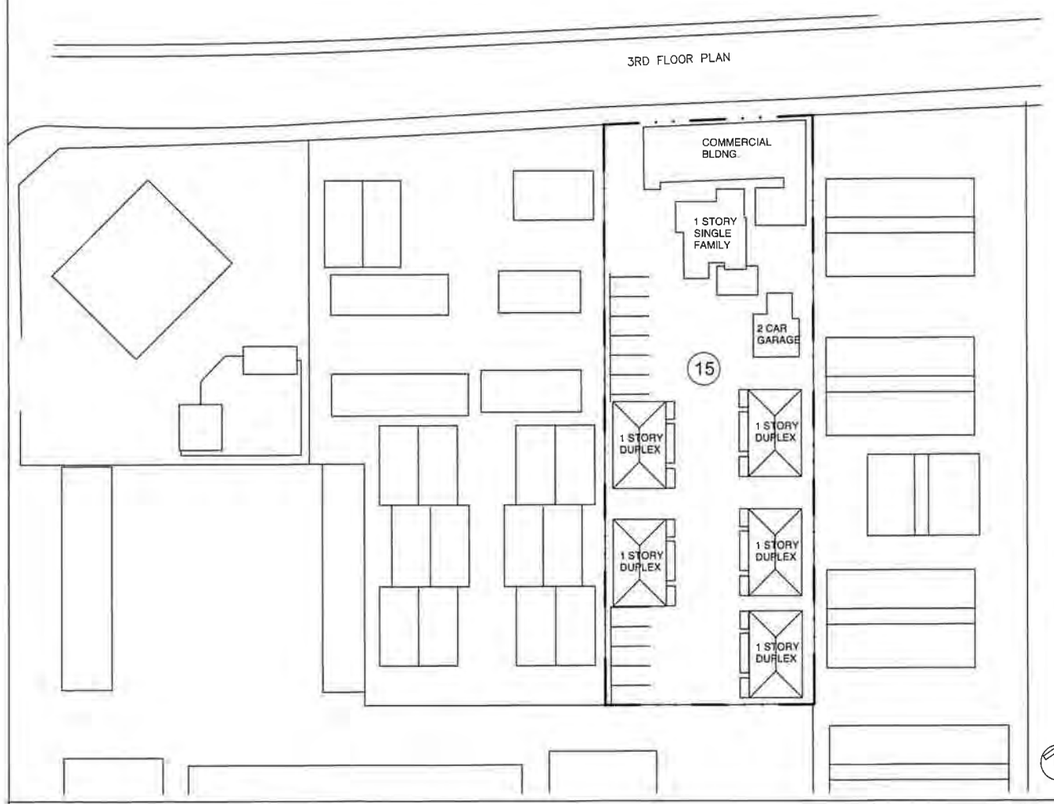
SCALE
DATE 04.01.2019

SHEET NUMBER
A-0.1

AGENCY SUBMITTAL



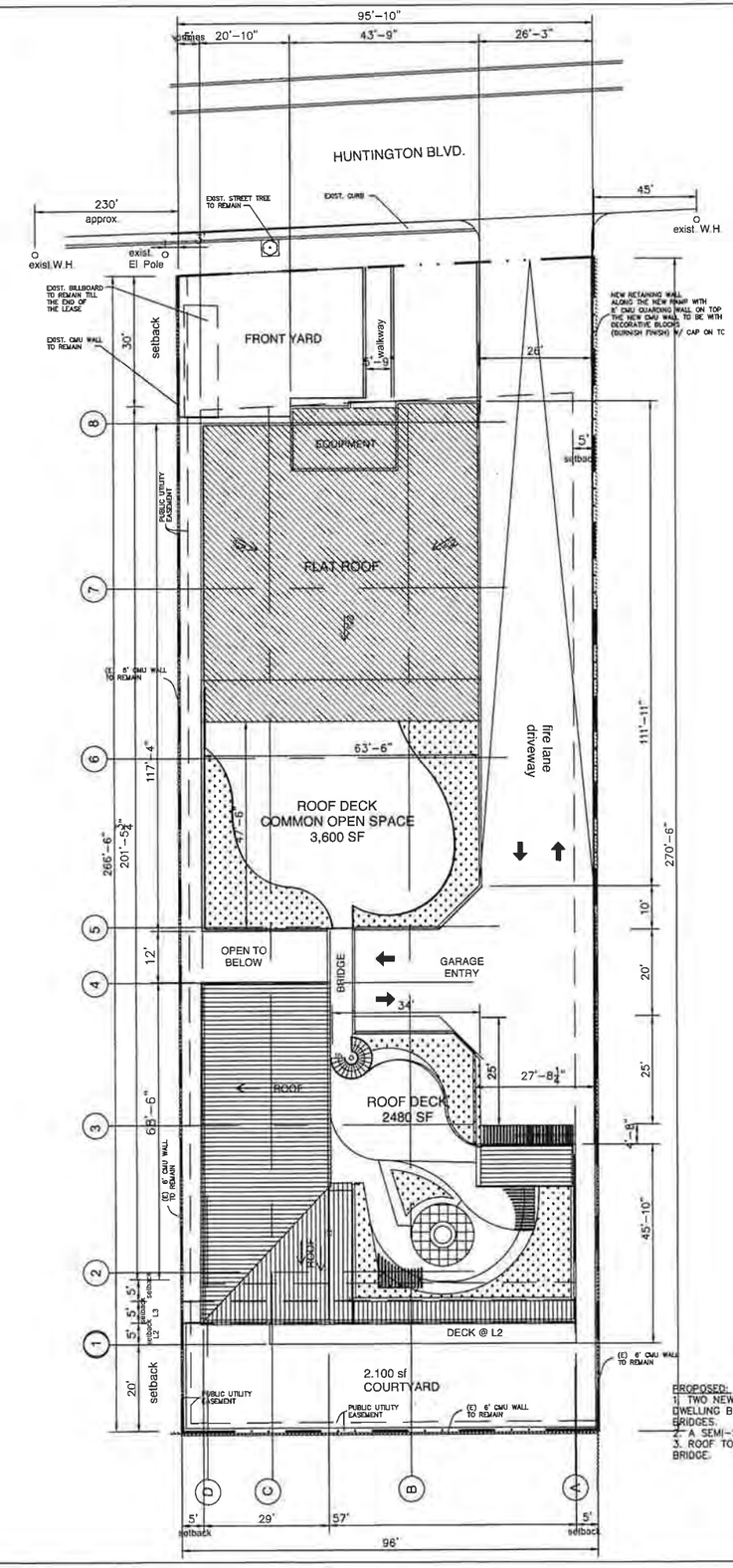
PARCEL MAP



NOTES:

1. ALL EXISTING BUILDINGS ON THE SITE TO BE DEMOLISHED
2. ALL EXISTING CMU AT THE PROPERTY LINES ON THE SITE TO BE PRESERVED, UNLESS NEED REPLACEMENT
3. EXISTING BILLBOARD TO BE REMOVED AFTER THE EXPATRIATION OF THE CONTRACT

EXIST. SITE / DEMO PLAN



PROPOSED:
1. TWO NEW TWO STORY MULTIFAMILY DWELLING BUILDINGS CONNECTED WITH BRIDGES.
2. A SEMI-SUBTERRANEAN GARAGE.
3. ROOF TOP DECK CONNECTED WITH BRIDGE.

SITE PLAN

archi2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

△	XX/04	ISSUE FOR PLAN CHECK

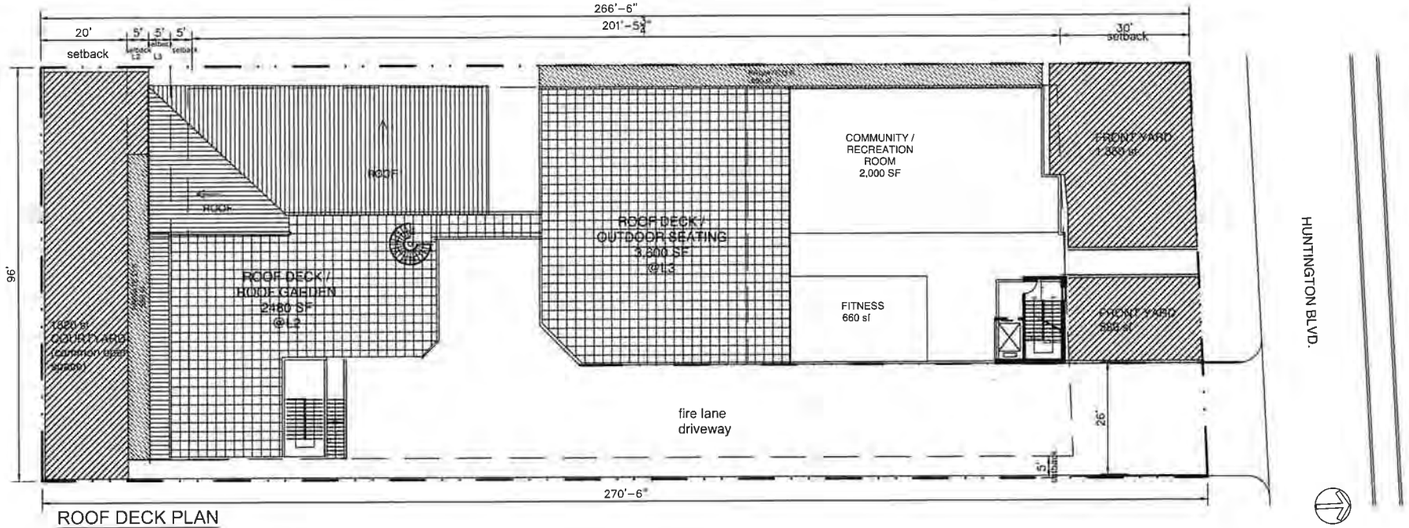
MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
PROJECT INFO
SITE PLAN

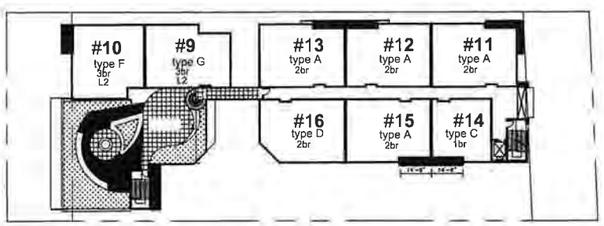
SCALE
DATE 04.01.2019

SHEET NUMBER
A-0.2

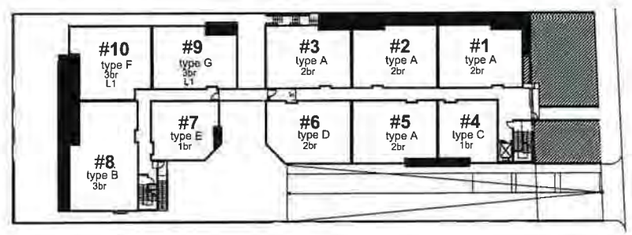
AGENCY SUBMITTAL



ROOF DECK PLAN



SECOND FLOOR



FIRST FLOOR

PRIVATE OPEN SPACE

UNIT #	FLOOR LOCATION	O.S. REQUIRED SF/UNIT	O.S. PROVIDED SF/UNIT	SURPLUS SHORTAGE SF/UNIT
1	L1*/ground	200	270	+70
2	L 1**	100	200	+100
3	L 1**	100	100	–
4	L 1**	100	50	–50
5	L 1**	100	50	–50
6	L 1**	100	–	–100
7	L 1**	100	50	–50
8	L 1**	100	320	+220
9	L1**/L2	100	210	+110
10	L1**/L2	100	70	–20
11	L 2	100	90	–10
12	L 2	100	50	–50
13	L 2	100	50	–50
14	L 2	100	50	–50
15	L 2	100	50	–50
16	L 2	100	–	–100
	TOTAL	1700	1610	–90

COMMON OPEN SPACE:

required: 200/unit = 200x16units = 3,200 sf

provided:
back yard 1,820 sf
roof deck 6,080 sf
total provided: 7,900 sf

community room and gym: 2,600 sf

total common open space provided 10,500 sf

PRIVATE OPEN SPACE:

required: units at ground level * (200sf/unit) - 1 unit
units at upper levels** (100sf/unit) - 15 units
total required OS: 15units x 100sf + 1unit x 200sf **= 1700sf**

provided: **L1**
ground units -1 units (270/unit) = 270sf
upper floor units - 9 units = 1000sf
total 10 units = 1270sf

L2
upper floor units - 6 units = 340sf

total private space provided: 1610sf

NOTES:

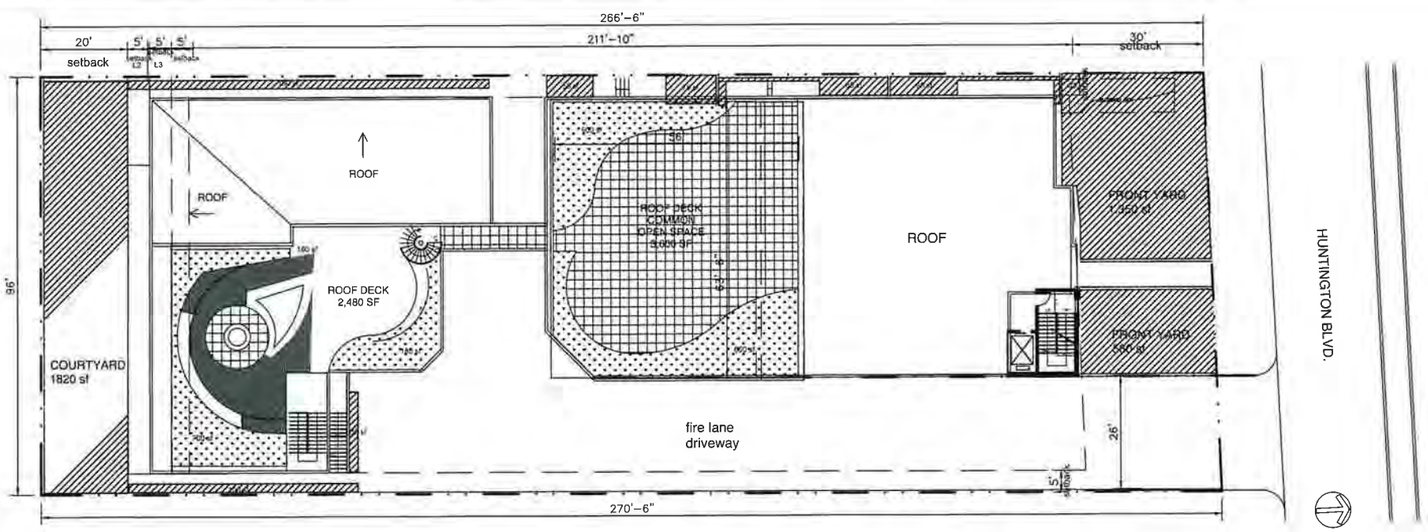
Private Open Space:

1. Because of the sloping site the L1 (first floor) have unites with different relation to the ground surface
   * units with ground access
   ** units with no ground access (located at level higher than 3' above ground) - to be considered upper floor units
3. Private open space must be contiguous to the unit it serves
4. Any single private open space area shall have minimum dimensions — depth or width — of 10 feet
5. Private open space square feet may be transferred to common open space if an open space plan is prepared and reviewed per DMC (19.10 060 C)
   - Such open space provides creative communal spaces, including but not limited to gardening areas, sunning areas, outdoor seating, patios, barbeque facilities, and other similar features and spaces that contribute to a functional outdoor space for use by all residents
6. Balconies, where provided, shall have minimum dimensions of four feet by six feet.

Common Open Space :

1. Common open space shall be distributed throughout the development at convenient, safe, and easily accessible locations to all residents of the development.
2. Any one common open space area shall have minimum dimensions — depth or width — of 15 feet
3. Common open space areas may be developed with landscaping, play equipment, swimming pools, walkways and paths, paved terraces, and similar features that benefit all residents of the development
4. Common open space may include indoor or outdoor common areas, or combinations of such areas, that provide amenities such as a pool/spa, a recreation room, fitness facilities, or community gardens

OPEN SPACE DIAGRAM



GREEN COVERAGE:

provided:

back yard	- 1800 sf
front yard	- 1900 sf
side yard	- 600 sf
total @ground:	- 4300 sf
roof deck	- 2040 sf
total landscape	- 6,340 sf

GREEN AREA DIAGRAM

archi 2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

	XX/04	ISSUE FOR PLAN CHECK

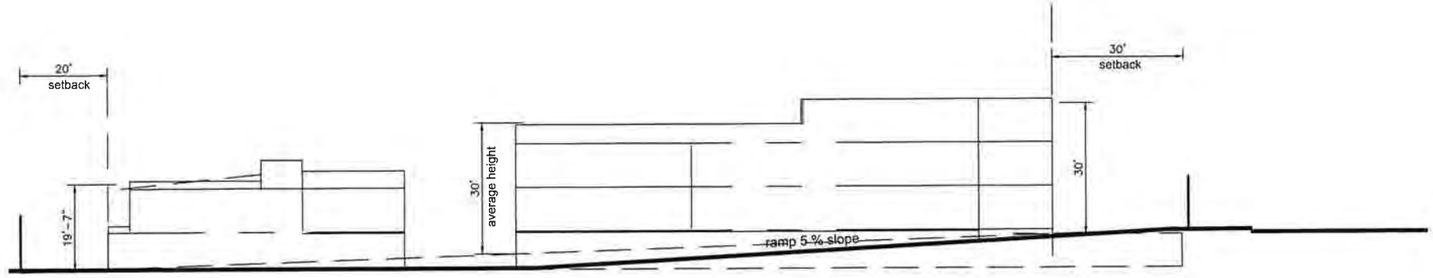
MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
OPEN SPACE & GREEN DIAGRAMS

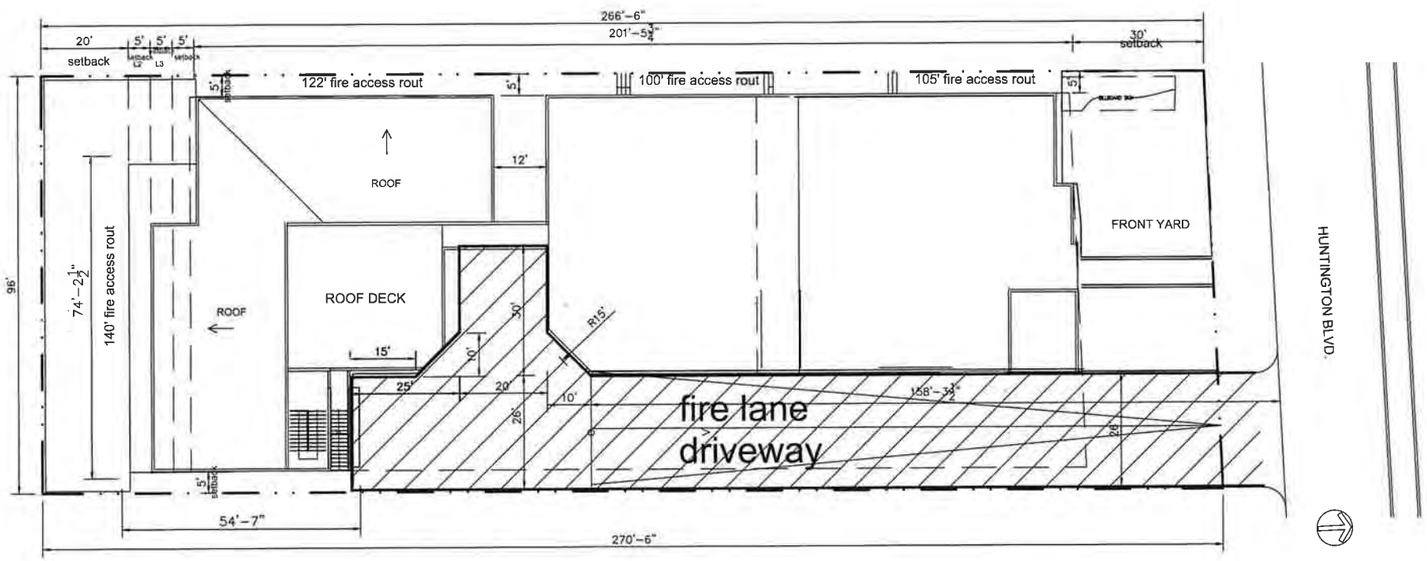
SCALE
DATE 04.01.2019

SHEET NUMBER
A-0.3

AGENCY SUBMITTAL



site section



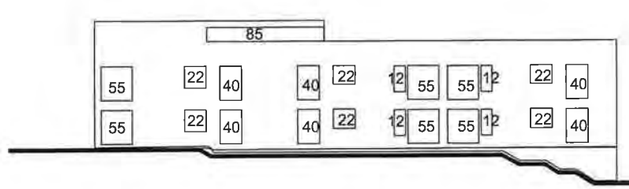
site plan

NOTES:

1. FIRE ACCESS LANE OF 26' WIDTH IS BASED ON COUNTY OF L.A FIRE DEPARTMENT PROVISION FOR FIRE APPARATUS INTERMEDIATE TURNAROUND FOR BUILDINGS UP TO 30' HEIGHT

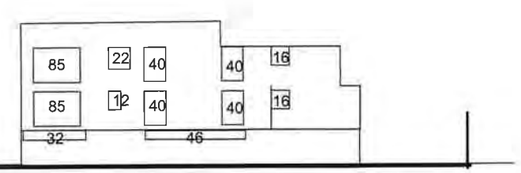
2. THE 26' MINIMUM UNOBSTRUCTED WIDTH WITH EXCLUSION OF SHOULDERS, EXCEPT OF SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 IS OF UNOBSTRUCTED VERTICAL CLEARANCE "OPEN TO THE SKY" FIRE DEPURTMENT VEHICULAR ACCESS TO WITHIN 150' OF ALL POERTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY APPROVEDROUTE AROUNDTHE EXTERIOR OF THE BUILDING
(Per Fire Code 503.1.1 and 503.2.2)

FIRE ACCESS DIAGRAM



facade area - 3360 SF (@5')
allowed 25% openings = 840 SF
provided openings area - 835 SF = 24.8%

facade area - 1700 SF
allowed 25% openings unprotected = 425 SF
provided openings area - 396 SF = 23.2%



facade area - 625 SF
allowed 25% openings unprotected = 156 SF
provided openings area - 78 SF = 12.5%

NOTES:

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING

1 FOR FIRE SEPARATION DISTANCE OF 5 TO LESS THAN 10 FEET, THE ALLOWABLE AREA OF UN PROTECTED OPENINGS WITHIN A SPRINKLER BUILDING (UP S) IS 25% (Per Table 705 8 IBC)

- UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903 3 1 1

-The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies

-The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with aflire separation distance of 5 feet or greater.

- For special requirements for Group U occupancies, see Section 406 32

EXTERIOR WALL OPENING PROTECTION DIAGRAM

archi2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

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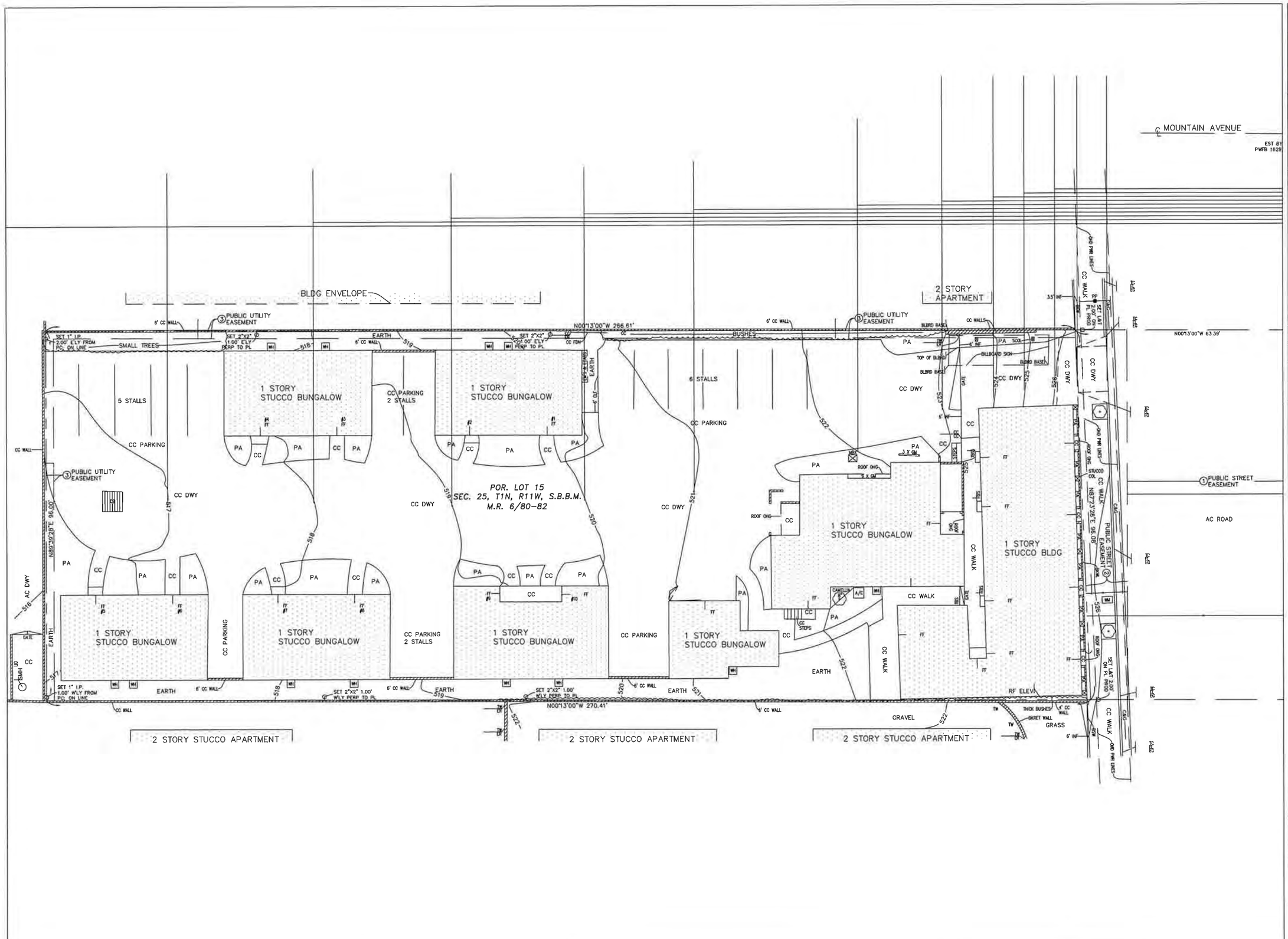
MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
FIRE ACCESS& WALL OPENINGS

SCALE
DATE 04.01.2019

SHEET NUMBER
A-0.4

AGENCY SUBMITTAL



archi 2 group

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MULTI FAMILY RESIDENTIAL PROJECT

928 E. Huntington Dr., Duarte, CA 91010

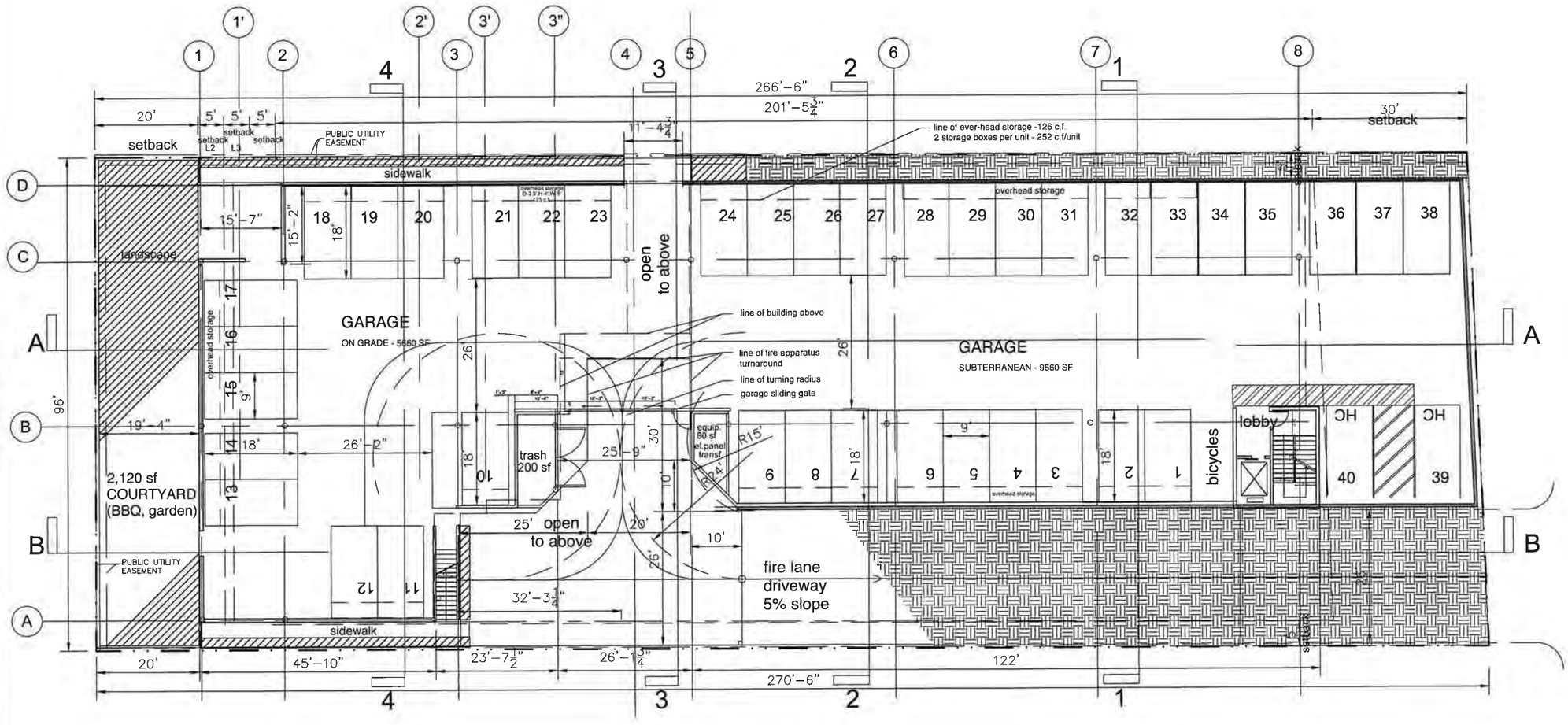
TITLE
SURVEY

SCALE

DATE
04.01.2019

SHEET NUMBER
A-0.5

AGENCY SUBMITTAL



GARAGE FLOOR PLAN

3/32"=1'-0"

STANDARD - 38 stalls
HANDICAP - 2 stalls
TOTAL 40 stalls

archi2 group

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

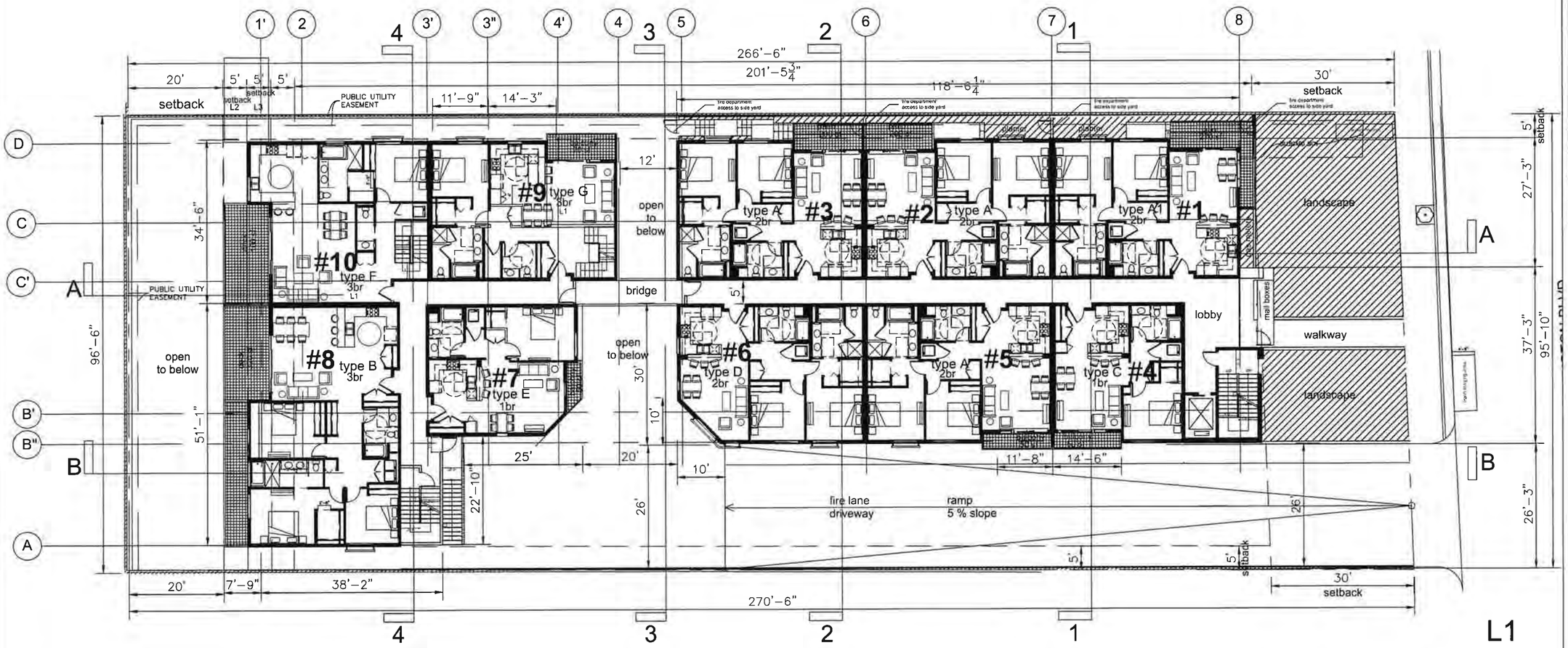
TITLE
GARAGE PLAN

SCALE

DATE
04.01.2019

SHEET NUMBER
A-1.1

AGENCY SUBMITTAL



FIRST FLOOR PLAN

3/32'=1'-0"

type A - 2 b.r. /2 bath	- 1130 GSF (flat)	- 4 units
type B - 3 b.r. /2 bath	- 1540 GSF (flat)	- 1 units
type C - 1 b.r. /1 bath	- 837 GSF (flat)	- 1 units
type D - 2 b.r. /2 bath	- 1098 GSF(corner flat)	- 1 unit
type E - 1 b.r. /1 bath	- 787 GSF (corner flat)	- 1 unit
type F - 3 b.r. /3.5 bath	- 1180 GSF(tounhome - L1)	- 1 unit
type G - 3 b.r. /3.5 bath	- 1100 GSF(tounhome - L1)	- 1 unit
	Total	- 10 units

archi 2 group

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

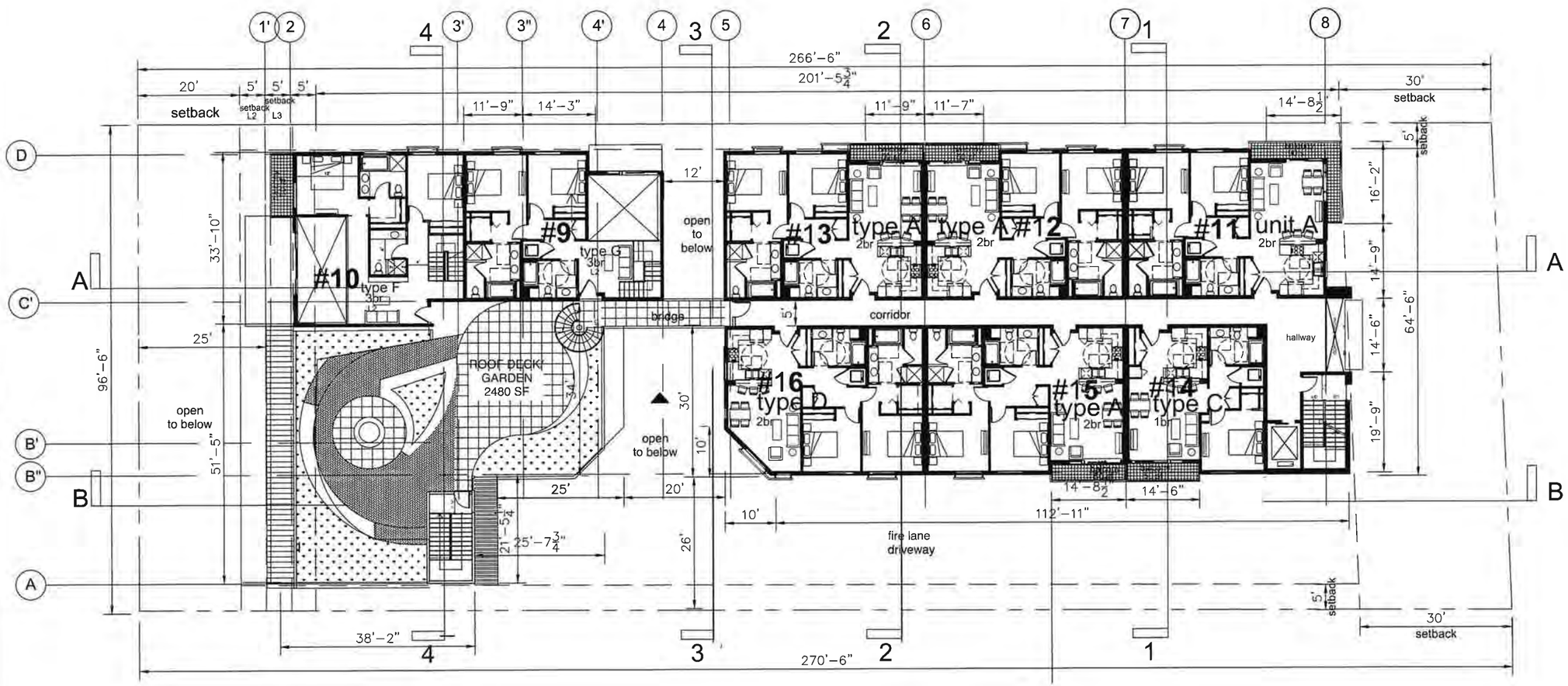
TITLE
FIRST FLOOR PLAN

SCALE

DATE
04.01.2019

SHEET NUMBER
A-1.2

AGENCY SUBMITTAL



SECOND FLOOR PLAN

3/32'=1'-0"

type A - 2 b.r. /2 bath	- 1130 GSF (flat)	- 4 units
type C - 1 b.r. /1 bath	- 837 GSF (flat)	- 1 units
type D - 2 b.r. /2 bath	- 1098 GSF(corner flat)	- 1 unit
type F - 3 b.r. /3.5 bath	- 1070 GSF(townhome - L2)	- 0 unit
type G - 3 b.r. /3.5 bath	- 850 GSF(townhome - L2)	- 0 unit
	Total	- 6 units

Roof Deck / Garden - 1,100 GSF

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
SECOND FLOOR PLAN

SCALE

DATE
04.01.2019

SHEET NUMBER
A-1.3

AGENCY SUBMITTAL

AMENITIES

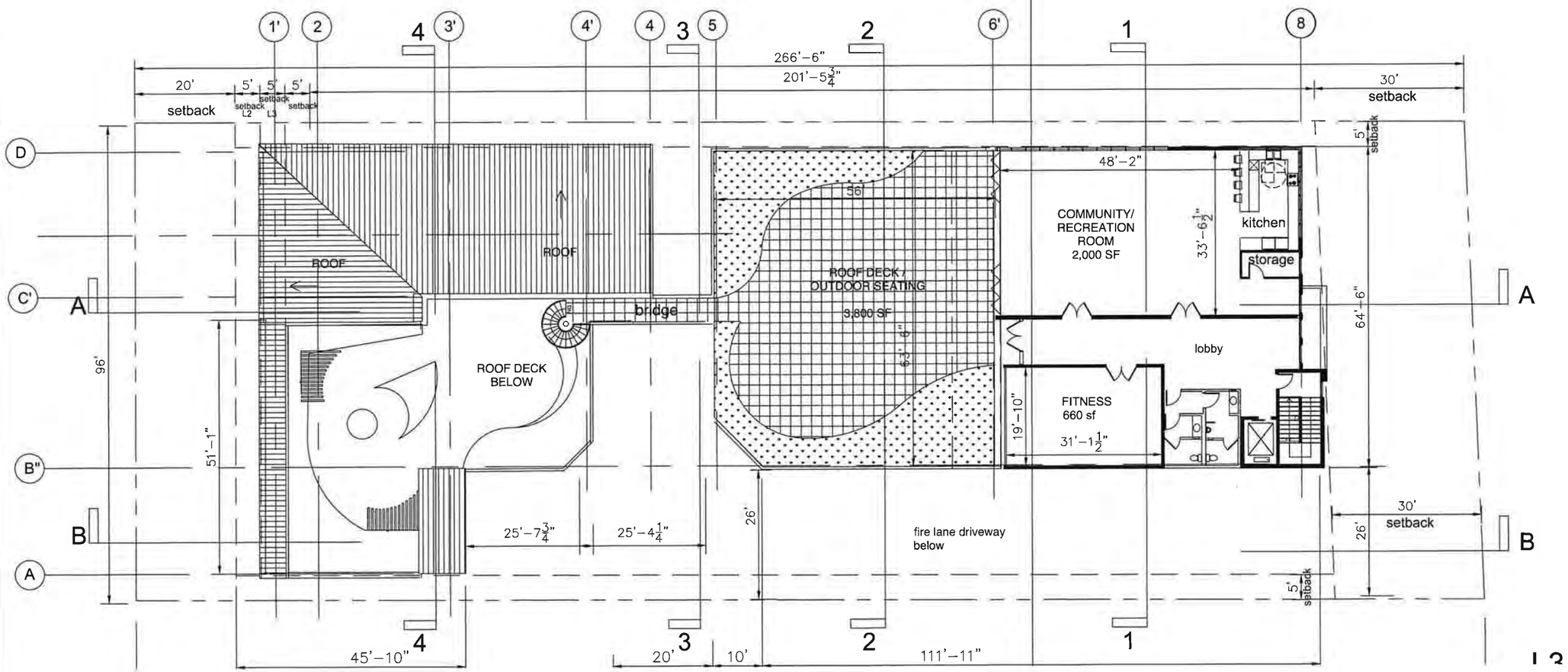
1. According the 19.10.060.C
"Such open space may include indoor or outdoor common areas, or combinations of such areas, that provide amenities such as a pool/spa, a recreation room, fitness facilities, or community gardens."

2. Community /recreation room for the tenants / community to get together, to celebrate events, to play games, congregate and interact,.... It includes kitchen with bar counter and seating / recreation area (2,000sf). The sliding doors open to the roof deck as an outdoor extension to the community room.

3. Fitness/gym room - for fitness and exercise. The sliding doors open to the roof garden as a outdoor yoga space. No provide bathrooms provided as this is for the tenants only, and there are common restrooms provide on the floor for the fitness and the community room and the roof recreation deck.

4. The Roof Deck - it is for out door seating, gathering place, for celebrating events, It is an outdoor extension of the community room.

5. The Roof Garden at the lower level is more for quiet activities - out door reading, meditation ....zen activities.



THIRD FLOOR PLAN

3/32'=1'-0"

AMENITIES

Community / Recreation room	- 2000 GSF
Fitness room	- 660 GSF
Total	- 2660 GSF
Roof Deck / Garden	- 3800 GSF

Note:

1. Adequate acoustic insulation to be provided between the community floor and the residential units bellow

2. The owner to provide equipment and activities for the fitness room, that require low noise level.

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

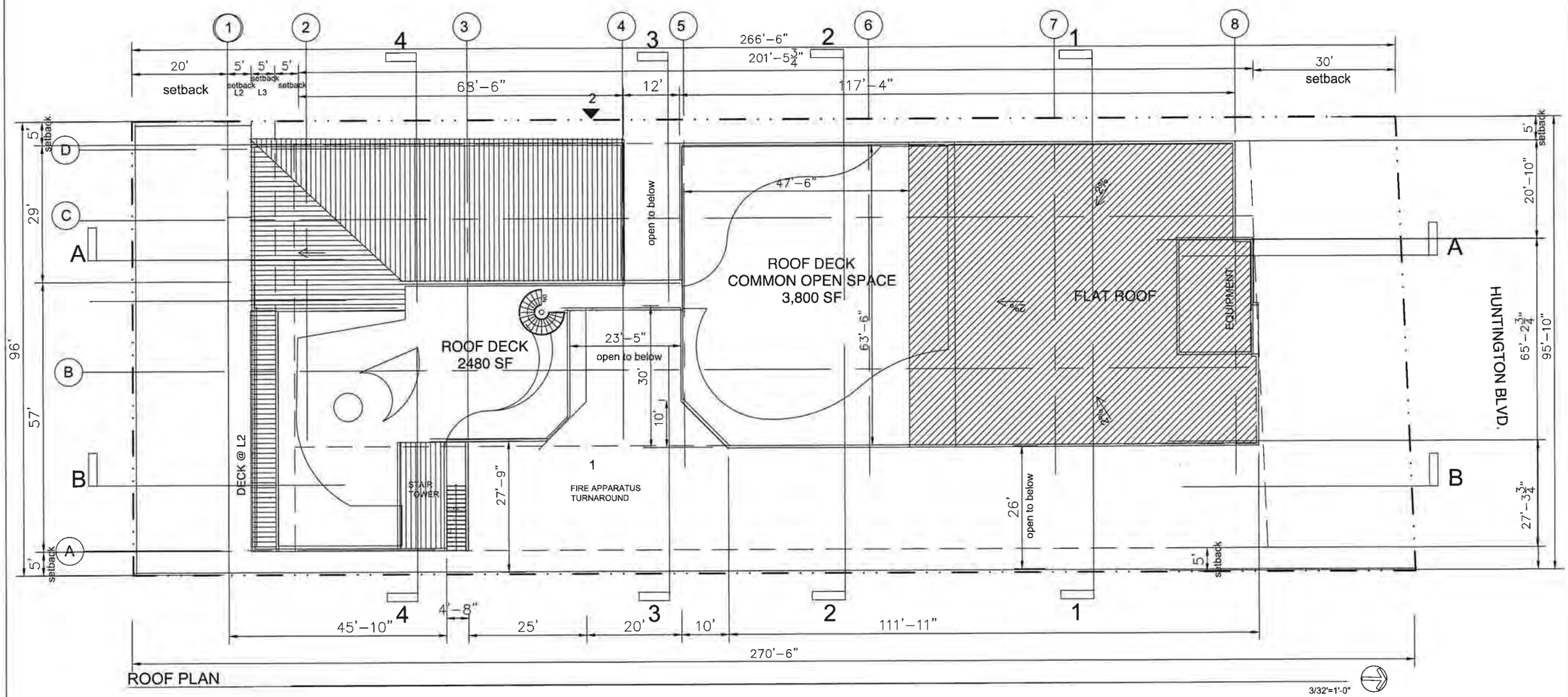
TITLE
THIRD FLOOR PLAN

SCALE

DATE
04.01.2019

SHEET NUMBER
A-1.4

AGENCY SUBMITTAL



ROOF PLAN

archi 2 group

DESIGN:

ARCHI 2Group
12515 Wagner St.
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OWNER:

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928 E. Huntington Dr., Duarte, CA 91010

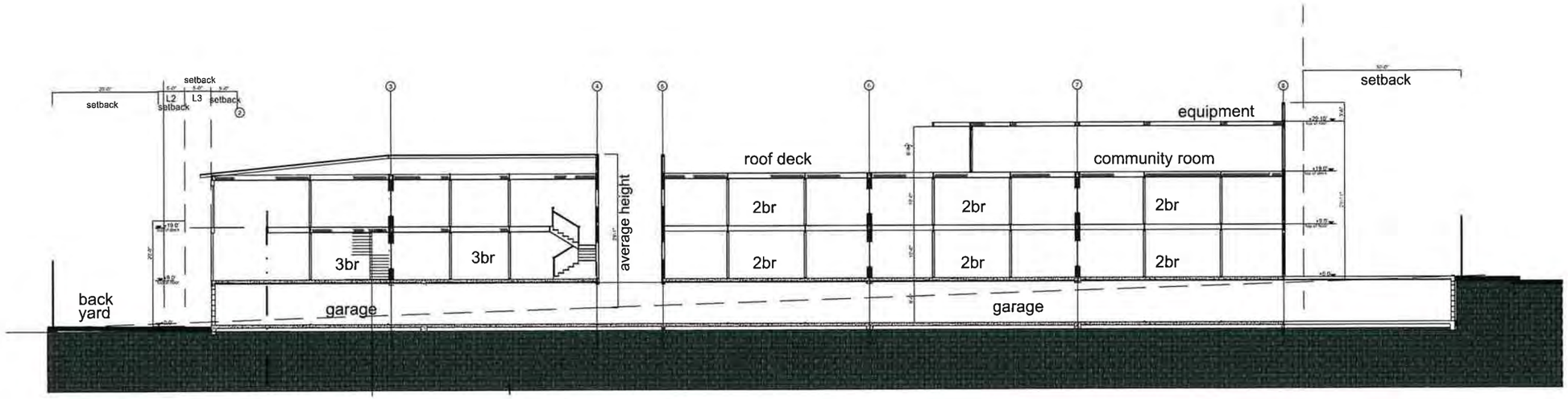
TITLE
ROOF PLAN

SCALE

DATE
04.01.2019

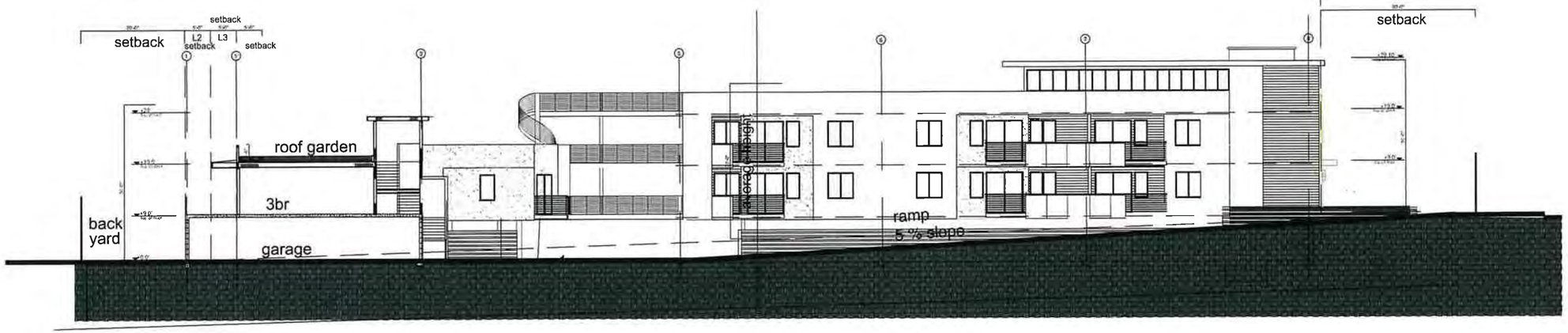
SHEET NUMBER
A-1.5

AGENCY SUBMITTAL



SECTION A-A

3/32'=1'-0"



SECTION B-B

3/32'=1'-0"

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
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200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

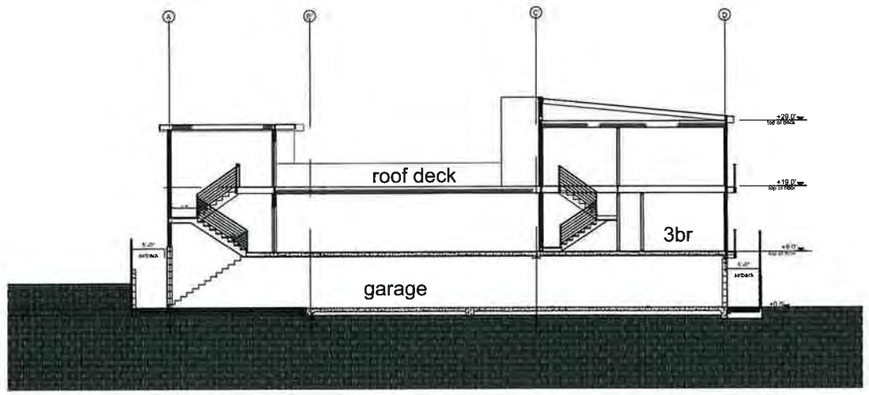
TITLE
SECTIONS

SCALE

DATE
04.01.2019

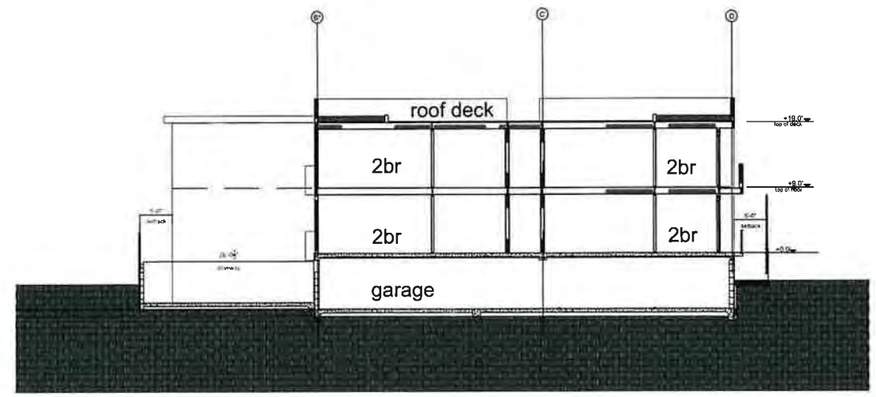
SHEET NUMBER
A-2.1

AGENCY SUBMITTAL



SECTION 4-4

3/32'=1'-0"



SECTION 2-2

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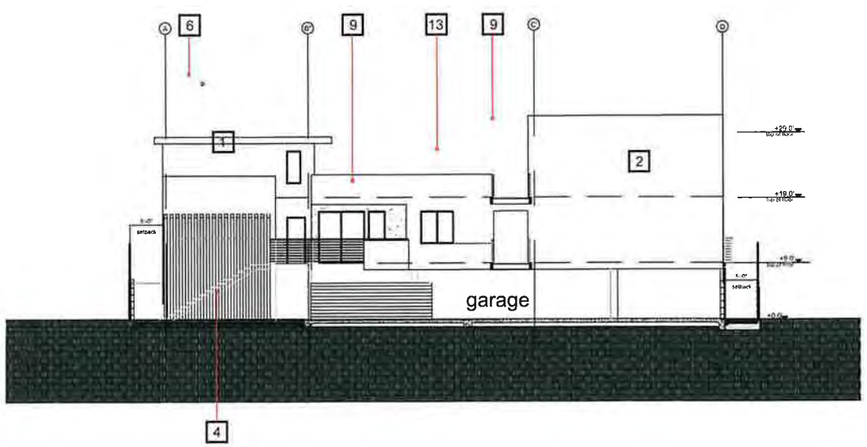

SECTION 3-3

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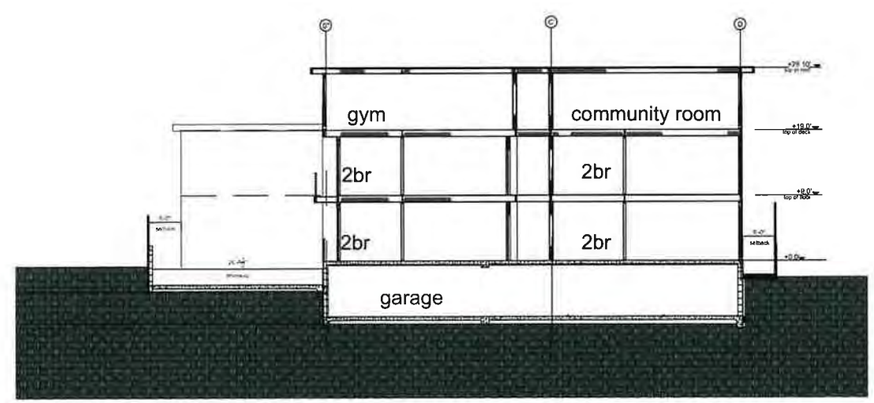

SECTION 1-1

3/32'=1'-0"

archi 2 group

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12515 Wagner St.
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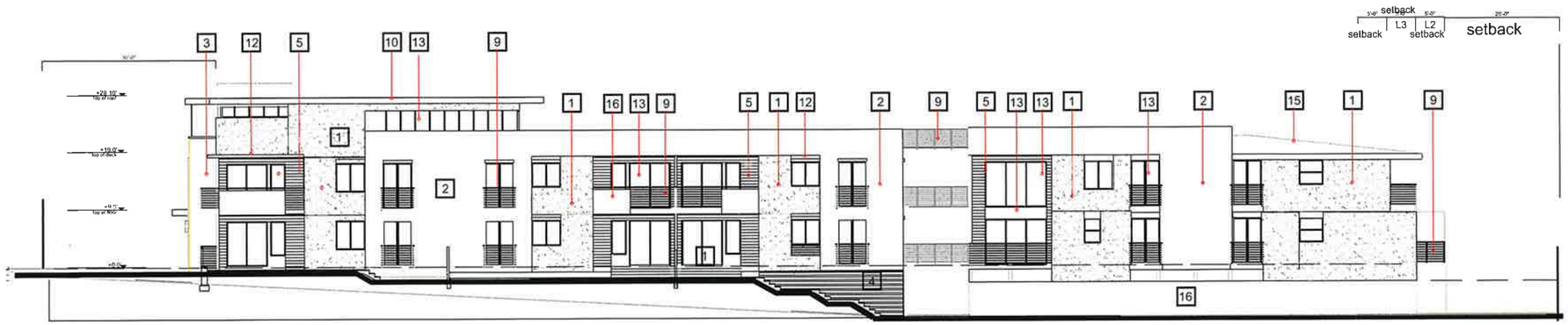
TITLE
SECTIONS

SCALE

DATE
04.01.2019

SHEET NUMBER
A-2.2

AGENCY SUBMITTAL



3/32'=1'-0"

"SANDSTONE" #86, Base 200

"FALLBROOK" #434, Base 20/30

"SILVERADO"" #820, Base 200

"CORAL GABLES" #81582, Base 100

MATERIAL LEGEND

1. SMOOTH STUCCO - "SANDSTONE" - #86, Base 200 by La Habra
2. SAND STUCCO - "FALLBROOK" - #434, Base 20/30 by La Habra
3. STONE VENEER - "OAKBROOK"- Pro Ledge Stone venner by Corinado Stones
4. STONE VENEER - "GENOA SANDS" 3in Split Limestone Large by Corinado Stones
5. ARTIFICIAL, WOOD CLAD - "Peruvian Teak" - UltraShield "Naturale" , NewTeckWood
6. METAL FASCIA - painted P1 (Benjamin Moor 2035-10 "Blacktop")
7. SOLID WOOD DOOR - Stained
8. METAL PANEL - painted P1 (Benjamin Moor 2035-10 "Blacktop")
9. METAL RAILINGS - P1 (Benjamin Moor 2035-10 "Blacktop")
10. METAL TRELLIS - P1 (Benjamin Moor 2035-10 "Blacktop")
11. SMOOTH STUCCO FRAME - "CORAL GABLES" - #81582, Base 200 by La Habra
12. METAL CANOPY- P1 (Benjamin Moor 2035-10 "Blacktop")
13. WINDOW SYSTEM W/ ALUMINUM MULLIONS - (Milgard or similar)
14. FLAT ROOF- TPO system BY d or similar)
15. ASPHALT SHINGLES
16. SAND STUCCO - "SILVERADO" - #820, Base 200 by La Habra

1

ELEVATION WEST

3/32'=1'-0"

archi2 group

DESIGN:
ARCHI 2Group
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LA, CA 90066
tel: 310 435 0752

OWNER:
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Alhambra, CA 91801

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

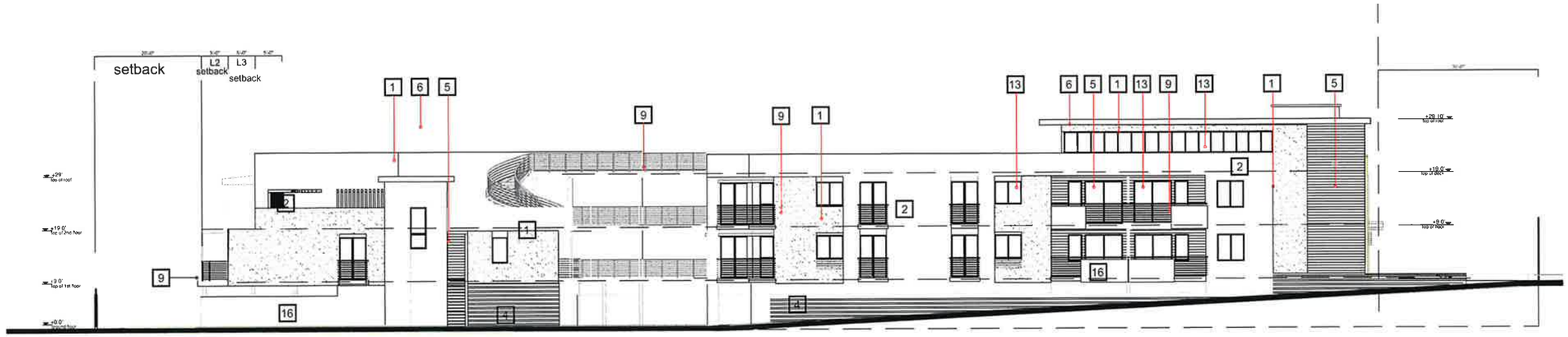
TITLE
ELEVATIONS

SCALE

DATE
04.01.2018

SHEET NUMBER
A-3.1

AGENCY SUBMITTAL



3/32'=1'-0"

"SANDSTONE" #86, Base 200

"FALLBROOK" #434, Base 20/30

"SILVERADO"" #820, Base 200

"CORAL GABLES" #81582, Base 100

MATERIAL LEGEND

1. SMOOTH STUCCO - "SANDSTONE" - #86, Base 200 by La Habra
2. SAND STUCCO - "FALLBROOK" - #434, Base 20/30 by La Habra
3. STONE VENEER - "OAKBROOK"- Pro Ledge Stone venner by Corinado Stones
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8. METAL PANEL - painted P1 (Benjamin Moor 2035-10 "Blacktop")
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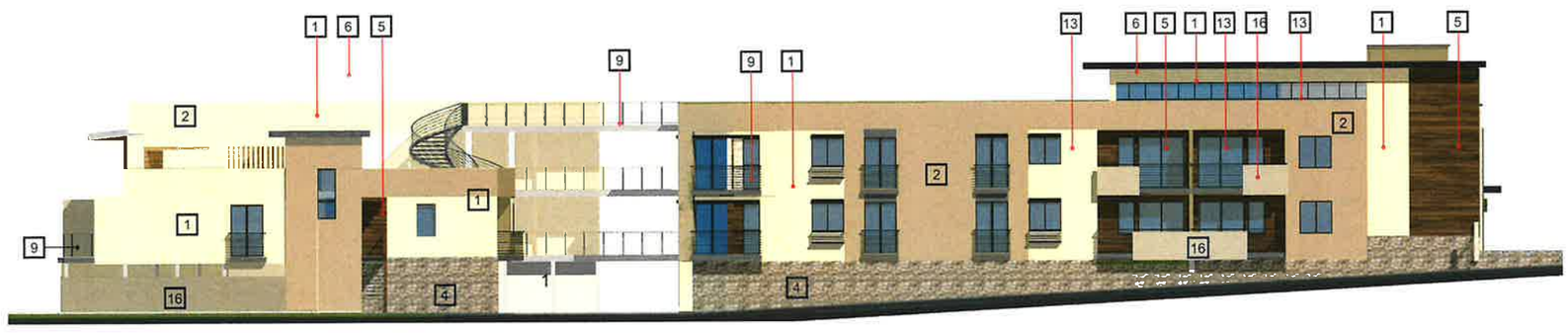
14. FLAT ROOF- TPO system BY d or similar)
15. ASPHALT SHINGLES
16. SAND STUCCO - "SILVERADO" - #820, Base 200 by La Habra



ELEVATION EAST

3/32'=1'-0"

archi2 group

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MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

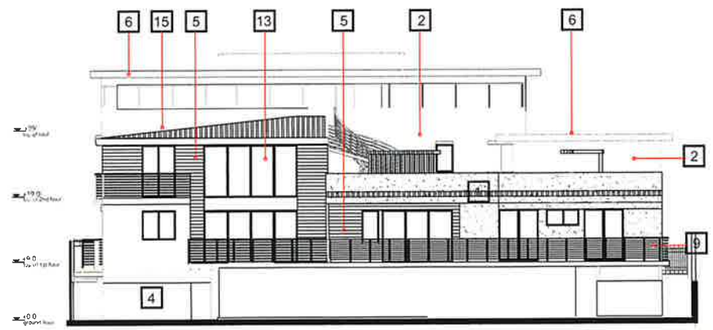
TITLE
ELEVATIONS

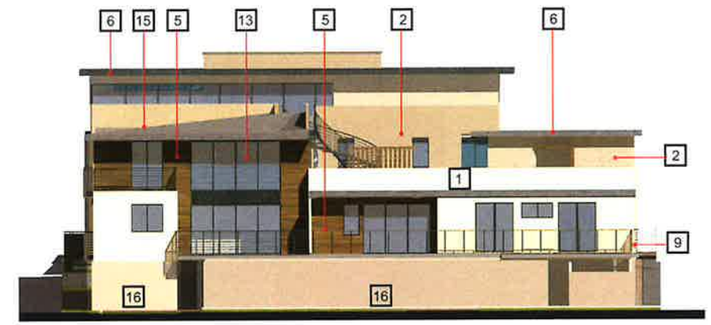
SCALE

DATE
04.01.2019

SHEET NUMBER
A-3.2

AGENCY SUBMITTAL





1

ELEVATION SOUTH

3/32'=1'-0"

"SANDSTONE" #86, Base 200

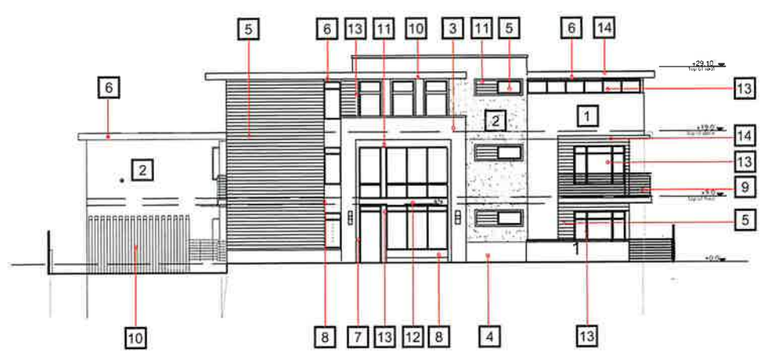
"FALLBROOK" #434, Base 20/30

"SILVERADO"" #820, Base 200

"CORAL GABLES" #81582, Base 100

MATERIAL LEGEND

1. SMOOTH STUCCO - "SANDSTONE" - #86, Base 200 by La Habra
2. SAND STUCCO - "FALLBROOK" - #434, Base 20/30 by La Habra
3. STONE VENEER - "OAKBROOK"- Pro Ledge Stone venner by Corinado Stones
4. STONE VENEER - "GENOA SANDS" 3in Split Limestone Large by Corinado Stones
5. ARTIFICIAL. WOOD CLAD - "Peruvian Teak" - UltraShield "Naturale" , NewTeckWood
6. METAL FASCIA - painted P1 (Benjamin Moor 2035-10 "Blacktop")
7. SOLID WOOD DOOR - Stained
8. METAL PANEL - painted P1 (Benjamin Moor 2035-10 "Blacktop")
9. METAL RAILINGS - P1 (Benjamin Moor 2035-10 "Blacktop")
10. METAL TRELLIS - P1 (Benjamin Moor 2035-10 "Blacktop")
11. SMOOTH STUCCO FRAME - "CORAL GABLES" - #81582, Base 200 by La Habra
12. METAL CANOPY- P1 (Benjamin Moor 2035-10 "Blacktop")
13. WINDOW SYSTEM W/ ALUMINUM MULLIONS - (Milgard or similar)
14. FLAT ROOF- TPO system BY d or similar)
15. ASPHALT SHINGLES
16. SAND STUCCO - "SILVERADO" - #820, Base 200 by La Habra



ELEVATION NORTH

3/32'=1'-0"

DESIGN:
ARCHI 2Group
12515 Wagner St.
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tel: 310 435 0752

OWNER:
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MULTI FAMILY RESIDENTIAL PROJECT
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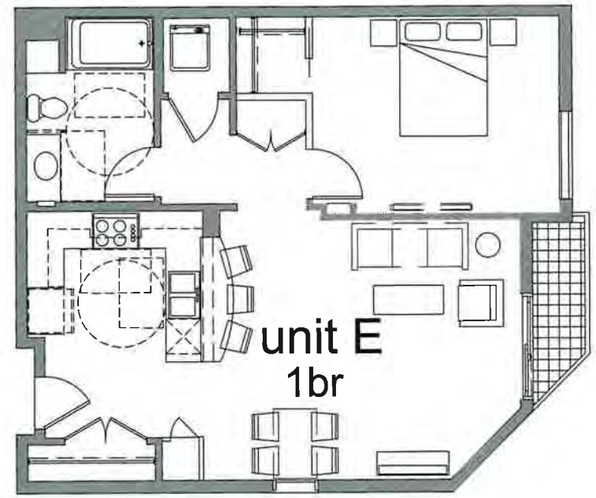
TITLE
ELEVATIONS

SCALE

DATE
04.01.2019

SHEET NUMBER
A-3.3

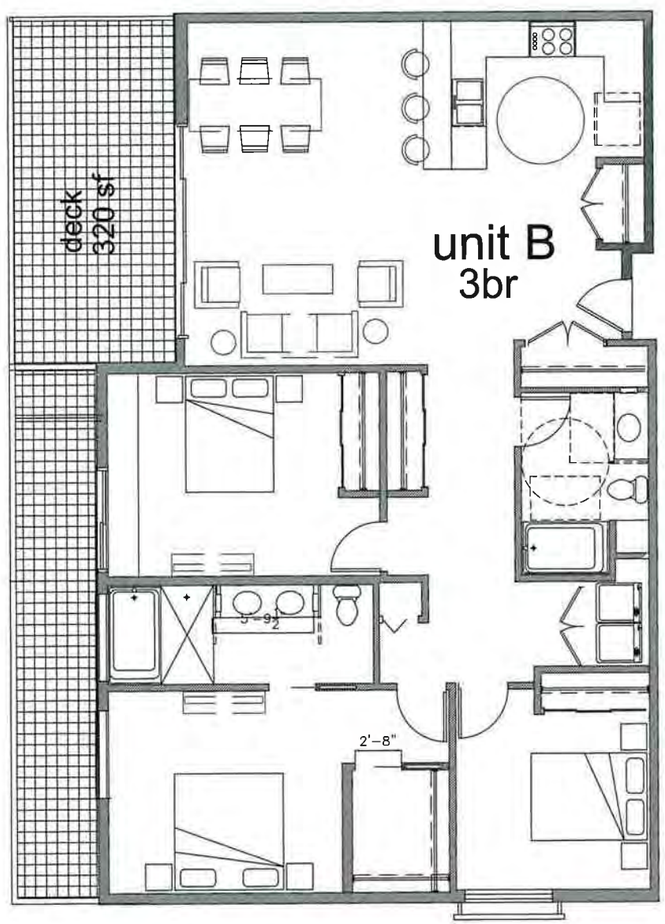
AGENCY SUBMITTAL



Unit B - TWO BEDROOM UNIT - FLOOR PLAN

1/4 "=1'-0"

837 GSF



Unit B - THREE BEDROOM UNIT - FLOOR PLAN

1/4 "=1'-0"

1540 GSF

Unit C - ONE BEDROOM UNIT - FLOOR PLAN

1/4 "=1'-0"

787 GSF

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MULTI FAMILY RESIDENTIAL PROJECT
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TITLE
TYPICAL UNITS FLOOR PLANS

SCALE

DATE
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SHEET NUMBER
A-4.1

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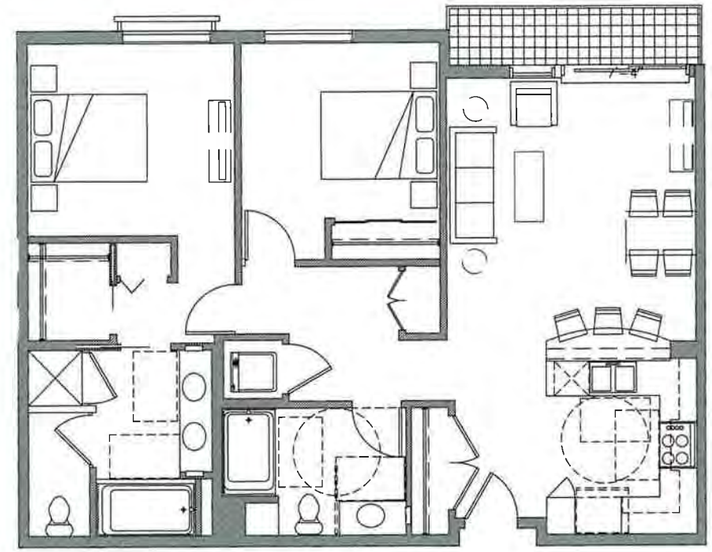
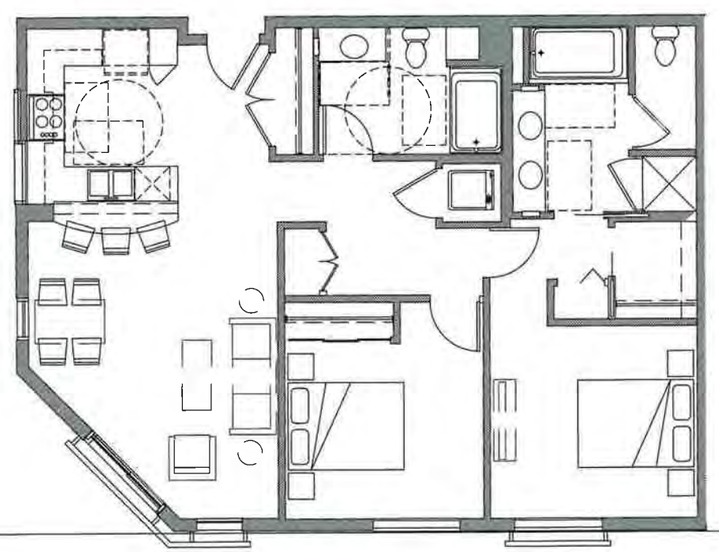


Unit A - TWO BEDROOM UNIT - FLOOR PLAN

1/4 "=1'-0"

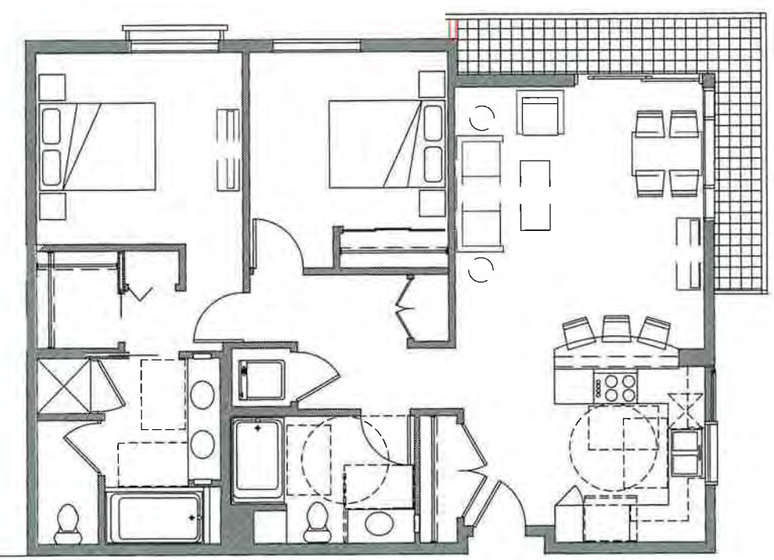
1130 GSF



Unit D - TWO BEDROOM UNIT - FLOOR PLAN

1/4 "=1'-0"

1198 GSF



Unit A1 - TWO BEDROOM UNIT - FLOOR PLAN

1/4 "=1'-0"

1130 GSF

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TITLE

TYPICAL UNITS FLOOR PLANS

SCALE	DATE
	04.01.2019

SHEET NUMBER

A-4.2

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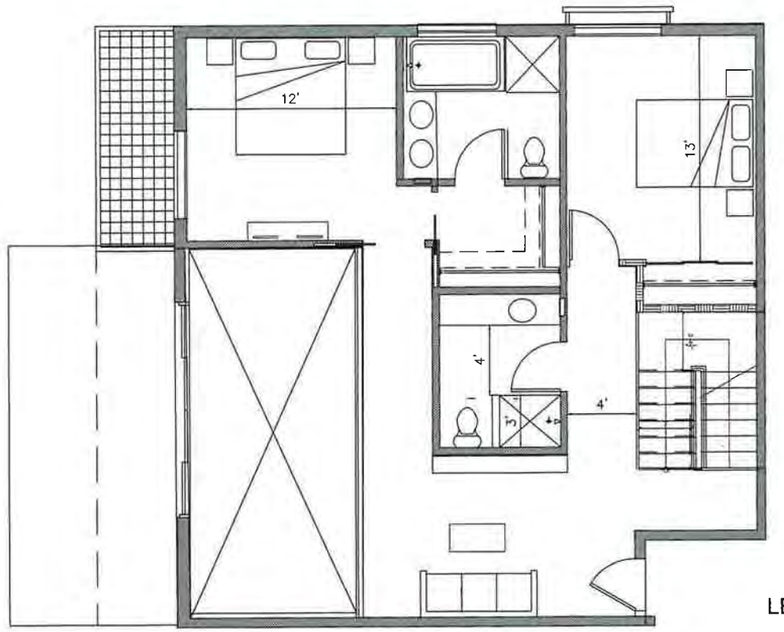
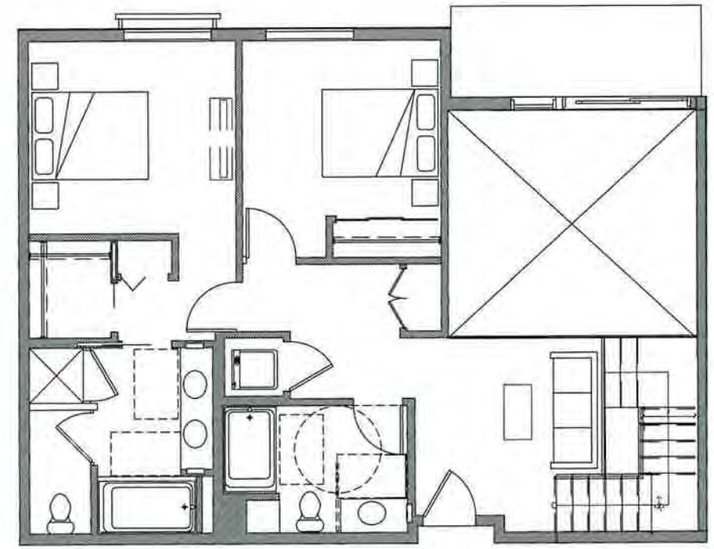
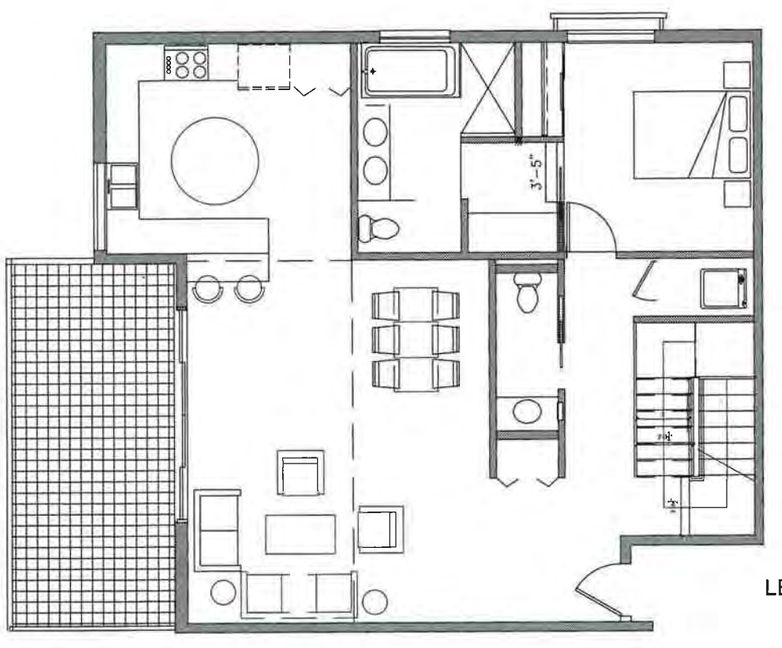


LEVEL 2 - 1070 SF



LEVEL 2 - 850 SF

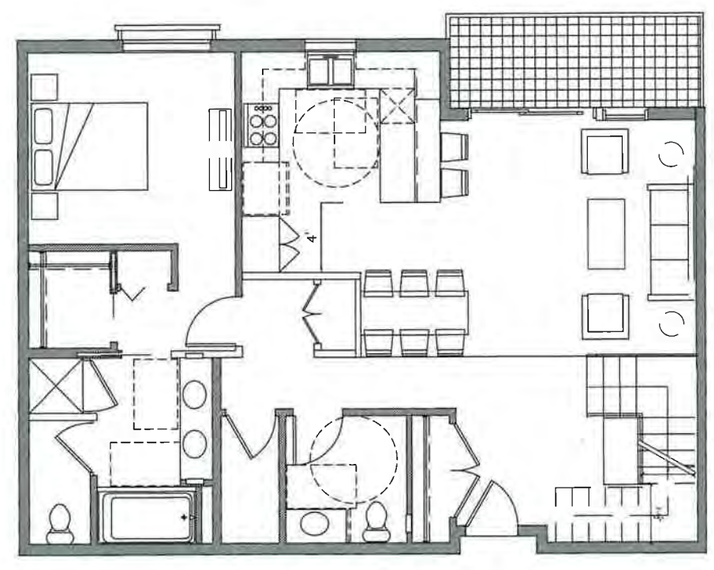


LEVEL 1 - 1180 SF

Unit G - THREE BEDROOM UNIT - LEVEL 1 FLOOR PLAN

1/4 "=1'-0"

2250 GSF



LEVEL 1 - 1100 SF

Unit G - THREE BEDROOM UNIT - LEVEL 1 FLOOR PLAN

1/4 "=1'-0"

1950 GSF

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TYPICAL UNITS FLOOR PLANS

SCALE

DATE
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STREET VIEW FROM NORTH WEST

STREET VIEW FROM NORTH EAST

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PERSPECTIVE VIEWS

SCALE

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TOP VIEW FROM NORTH EAST

TOP VIEW FROM NORTH WEST

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TITLE
PERSPECTIVE VIEWS

SCALE

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TOP VIEW FROM SOUTH WEST

TOP VIEW FROM SOUTH EAST

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TITLE

PERSPECTIVE VIEWS

SCALE

DATE 04.01.2019

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A-5.3

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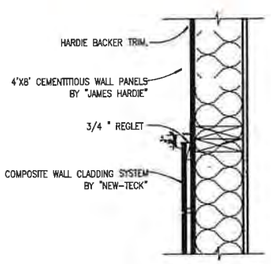
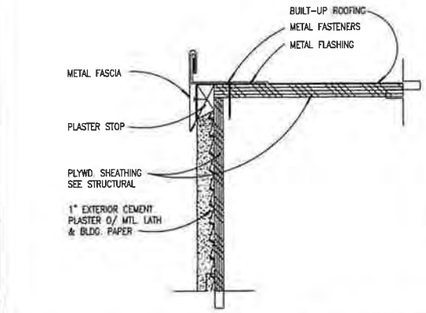
◆ *Shadowline US31*

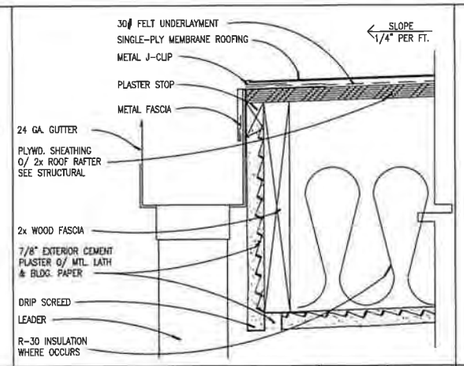
5.5x0.5 in
(142x13mm)



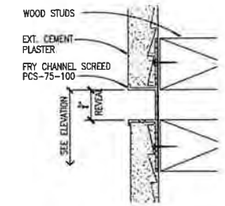
WALL CLADDING DETAIL — SCALE 1 1/2" = 1'-0" — 17



SHEET METAL FASCIA — SCALE NTS — 16



SHEET METAL ROOFING EAVE — SCALE 3" = 1'-0" — 12

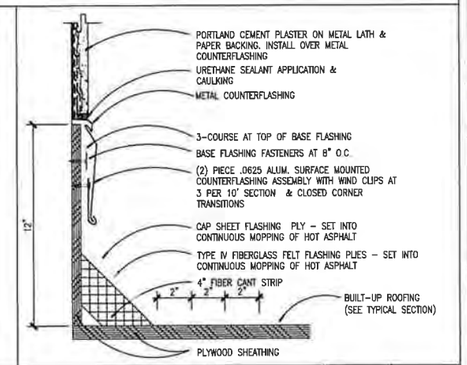


NOTE:

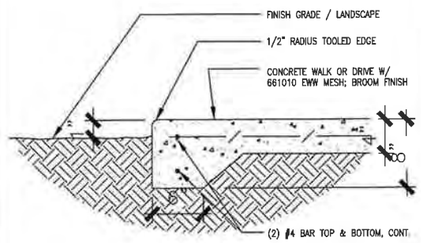
1 WEEP HOLES TO BE PROVIDED ON THE TOP SIDE OF THE REVEAL, WHEN INSTALLED HORIZONTALLY ON STUD FRAMING.

2 REVEALS: PAINT TO MATCH ADJACENT SURFACES

REVEAL DETAIL — SCALE NTS — 8

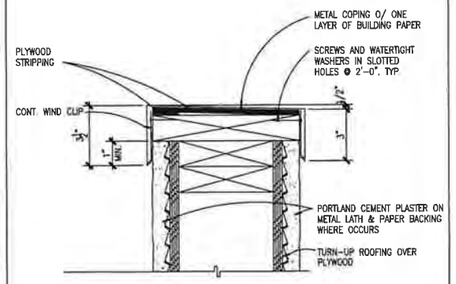


METAL COUNTERFLASHING — SCALE 3" = 1'-0" — 4

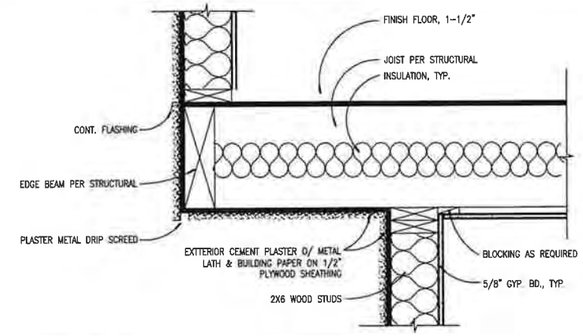


PAVING – @ LANDSCAPE

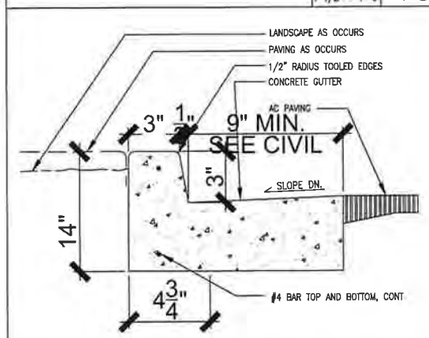
CONCRETE EDGE — SCALE 1 1/2" = 1'-0" — 15



PARAPET COPING — SCALE 3" = 1'-0" — 11

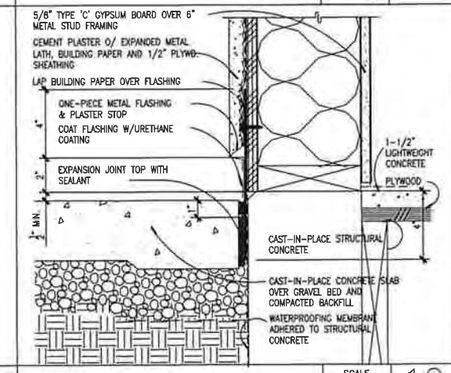


CEMENT PLASTER SOFFIT DETAIL @ WALL — SCALE 1 1/2" = 1'-0" — 3

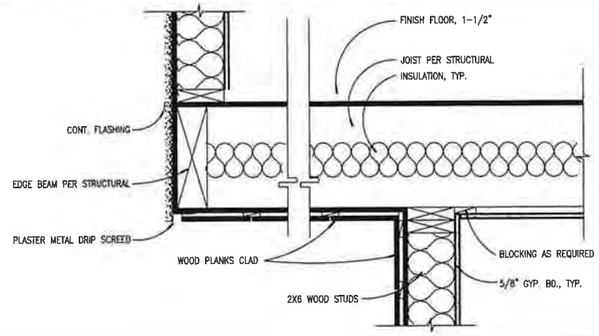


CURB & GUTTER (TYPE A2-6 A.P.W.A. STD. PLAN 120-1)

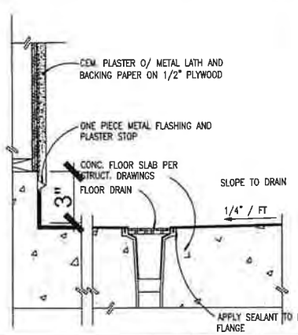
CONCRETE CURB — SCALE 1 1/2" = 1'-0" — 14



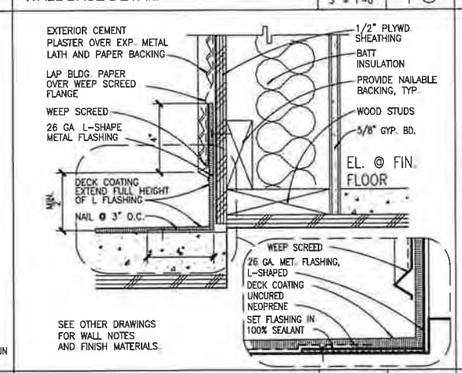
WALL BASE DETAIL — SCALE 3" = 1'-0" — 10



LOGIA SOFFIT AND WOOD CLAD DETAIL — SCALE 1 1/2" = 1'-0" — 2

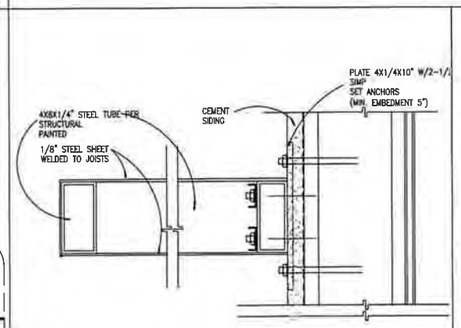


DECK DRAIN — SCALE 1 1/2" = 1'-0" — 13

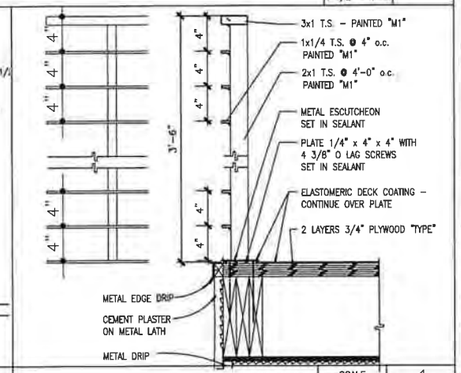


SEE OTHER DRAWINGS FOR WALL NOTES AND FINISH MATERIALS.

WALL TO DECK DETAIL — SCALE 3" = 1'-0" — 9



EYEBROW DETAIL — SCALE 3" = 1'-0" — 5



RAILING DETAIL — SCALE 3" = 1'-0" — 1

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TITLE
DETAILS

SCALE
DATE 04.01.2019

SHEET NUMBER
A-6.1

AGENCY SUBMITTAL

SMOOTH STUCCO- #11
"CORAL GABLES" - #81582, Base 100 by La Habra

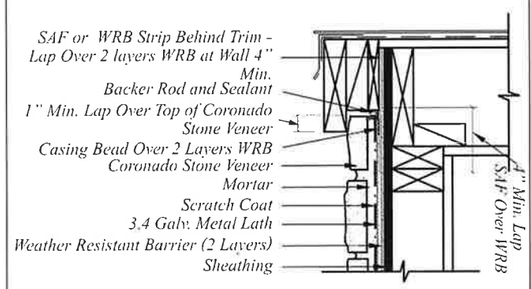
SMOOTH STUCCO- #2
"FALLBROOK" - #434, Base 200 by La Habra

SMOOTH STUCCO - #1
"SANDSTONE" - #86, Base 200 by La Habra

STUCCO WALL COLOR SAMPLE | SCALE N.T.S. | 7

CORONADO

Flat Roof



"NOT TO SCALE"

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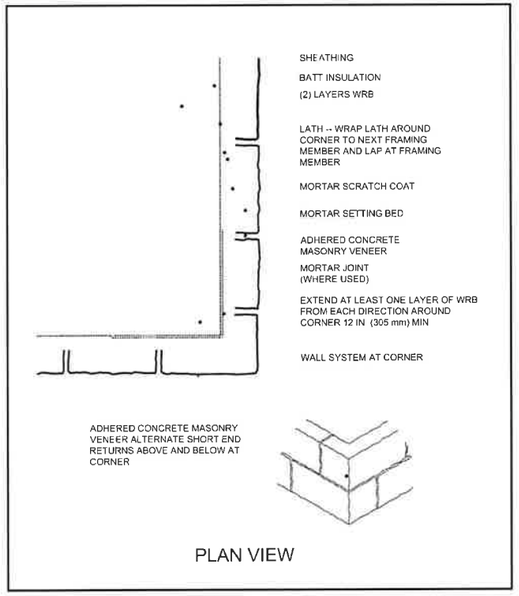
FLAT ROOF DETAIL | SCALE N.T.S. | 6

Masonry Veneer Manufacturers Association
www.masonryveneer.org

Figure 9. Outside Corner



Randomly alternate short end returns above and below at the corner. Lap lath around the corner to the next framing member.

Installation Guide for Adhered Manufactured Stone Veneer, 4th Edition 3rd Printing April 27, 2015 21

OUTSIDE CORNER DETAIL | SCALE N.T.S. | 4

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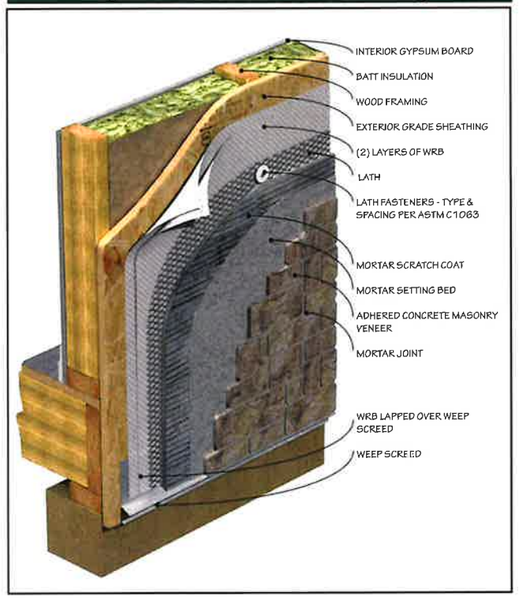
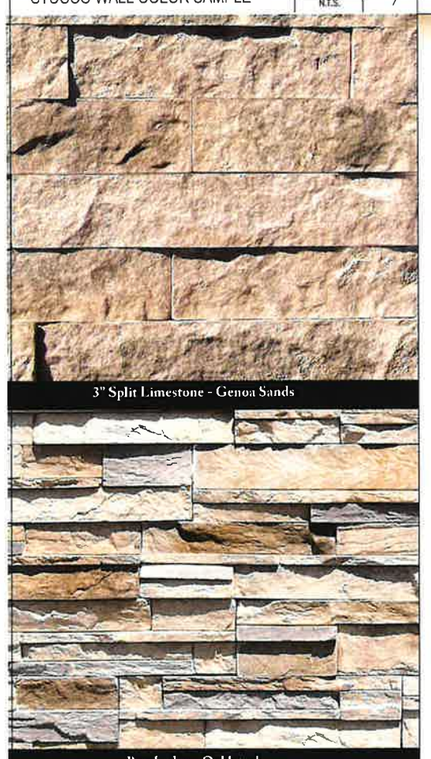
Figure 1. Installation Over Wood Framing



Installation Guide for Adhered Manufactured Stone Veneer, 4th Edition 3rd Printing April 27, 2015 13

INSTALLATION OVER WOOD DETAIL | SCALE N.T.S. | 2



MATERIAL SAMPLE | SCALE N.T.S. | 7

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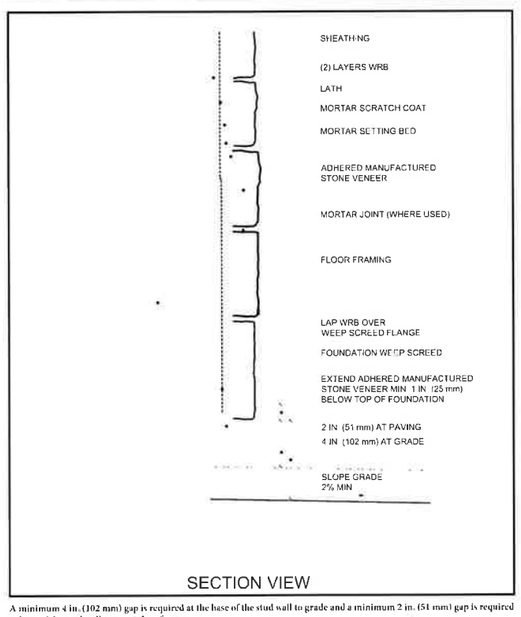
Figure 5. Foundation Wall Base



A minimum 4 in. (102 mm) gap is required at the base of the stud wall to grade and a minimum 2 in. (51 mm) gap is required at base of the stud wall to a paved surface.

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FOUNDATION BASE DATAIL | SCALE N.T.S. | 5

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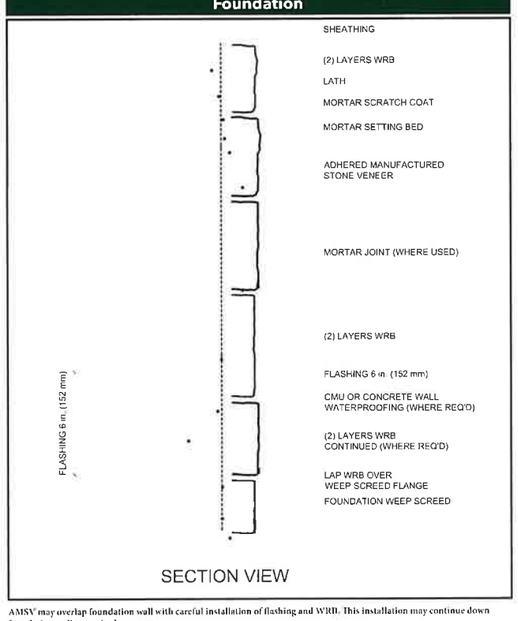
Figure 6. Foundation Wall Base - AMSV Overlapping Foundation



AMSV may overlap foundation wall with careful installation of flashing and WRB. This installation may continue down foundation wall to grade clearance.

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BASE DETAIL | SCALE N.T.S. | 3

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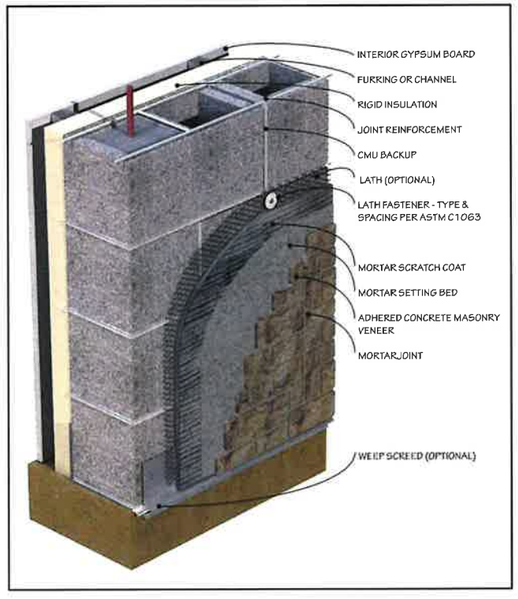
Figure 2. Installation Over Concrete Masonry Units



14 April 27, 2015 Installation Guide for Adhered Manufactured Stone Veneer, 4th Edition 3rd Printing

INSTALLATION OVER CMU DETAIL | SCALE N.T.S. | 1

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MULTI FAMILY RESIDENTIAL PROJECT
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TITLE
STONE VENEER, STUCCO COLOR

SCALE | DATE 04.01.2019

SHEET NUMBER
A-6.2

AGENCY SUBMITTAL

This gleaming silver outdoor downlight is a stylish choice from Possini Euro Design.

Add this silver finish outdoor wall light to your porch or other outside wall. The cylinder shape aluminum body in silver will stand out against your wall. This dual up and downlight style fixture sends beautiful illumination up from the top and out from the bottom of the design. From Possini Euro Design.

- Cylinder style outdoor up and downlight.
- Silver finish.
- Aluminum construction body.
- Tempered glass lens.
- From Possini Euro Design®.
- Two max 60 watt medium base bulbs (not included).
- 11 3/4" high.
- 3 3/4" wide.
- Extends 6" from the wall.
- Backplate rectangle is 4 1/4" high, 3" wide.
- Backplate circle is 4 3/4" wide.

POSSINI

WALL SCONCE

SCALE N.T.S. | 4

DRIVEWAY PAVING - INTERLOCKING CONC. PAVERS

ROOF DECK PAVING - CERAMIC TILE

Pavers

Urbana® Stone

The natural look of clean cut stone

Urbana Stone's chiseled textures and contours combine with its random shapes and patterns to recall the look and feel of vintage cut stone. Urbana is offered in a versatile three-piece modular system with an optional large square that adds a broader range of shapes and an even grander scale.

Colors and Shapes

Actual color and size may vary. To assure your total satisfaction, request samples of the style and color you're interested in. Available in Northern Ca. (No. CA), Southern Ca. (So. CA).

Autumn (No. CA) | Baja (No. CA) | Bella (No. CA) | Toscana (No. CA) | Victorian (No. CA)

WALKWAY PAVERS

Pavers

Aqua Roc™

Attractive, versatile, and durable

This permeable paver boasts an attractive residential look that stands up to even the heaviest vehicular traffic. Environmentally and economically sound, Aqua Roc pavers are comfortable underfoot, meeting the Americans with Disabilities Act architectural guidelines.

Colors and Shapes

Actual color and size may vary. To assure your total satisfaction, request samples of the style and color you're interested in. Available in Northern Ca. (No. CA), Southern Ca. (So. CA).

Available by special order.

Autumn | Avignon | Baja | Bella | Cascade

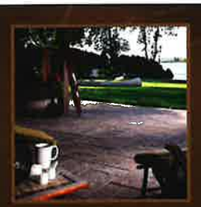
DRIVEWAY PAVERS

Pavers

Lafitt™ Patio Slab

Classic style paired with modern durability™

Lafitt Patio Slab features the look and texture of cut slate combined with the lasting strength and staying power that are hallmarks of Belgard pavers. Three shapes allow for a wide variety of design options, giving homeowners the ability to create eye-catching patios, walkways, and more, with a natural slate appearance.



Colors and Shapes

Actual color and size may vary. To assure your total satisfaction, request samples of the style and color you're interested in. Available in Northern Ca. (No. CA), Southern Ca. (So. CA).

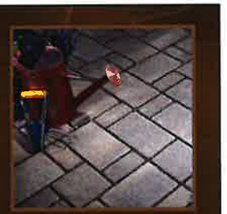
Bella (No. CA, So. CA) | Montecito (So. CA) | Toscana (No. CA, So. CA) | Victorian (No. CA, So. CA)

Pavers

Eco Dublin®

Smart style meets smart science™

Belgard brings the classic look of cut stone together with contemporary materials technology in Eco Dublin, the latest addition to our Environmental Collection of permeable paver systems.



Colors and Shapes

Actual color and size may vary. To assure your total satisfaction, request samples of the style and color you're interested in. Available in Northern Ca. (No. CA), Southern Ca. (So. CA).

Available by special order.

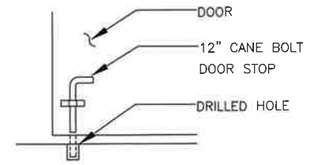
Autumn | Avignon | Baja | Bella | Cascade

Elk Mountain | Montecito | Rio | Sahara | Sedona

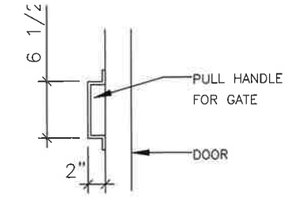
PATIO PAVING - PERMEABLE CONCRETE PAVERS

PAVING MATERIALS

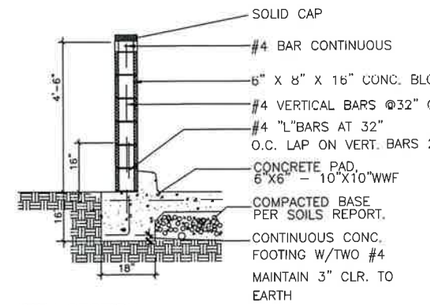
SCALE N.T.S. | 2



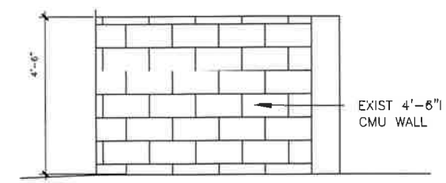
A DOOR STOP



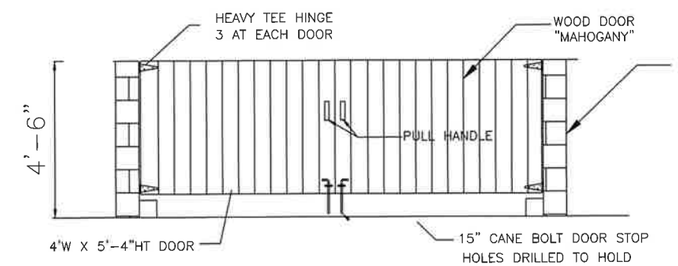
B PULL HANDLE



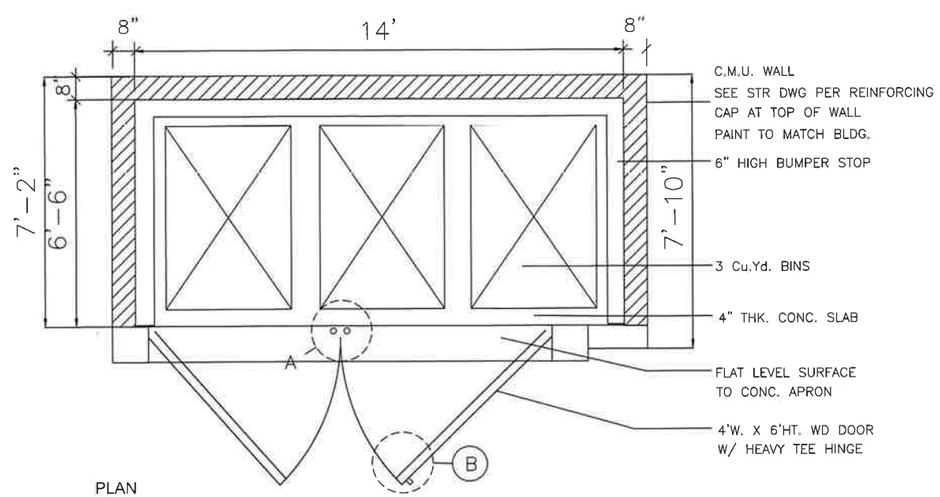
WALL SECTION



SIDE ELEVATION



FRONT ELEVATION



PLAN

TRASH ENCLOSURE TYPICAL

SCALE N.T.S. | 1

archi2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

△	XX/04	ISSUE FOR PLAN CHECK

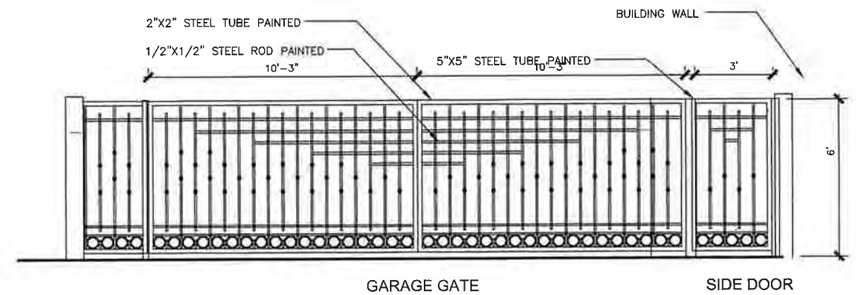
MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
PAVING DETAILS

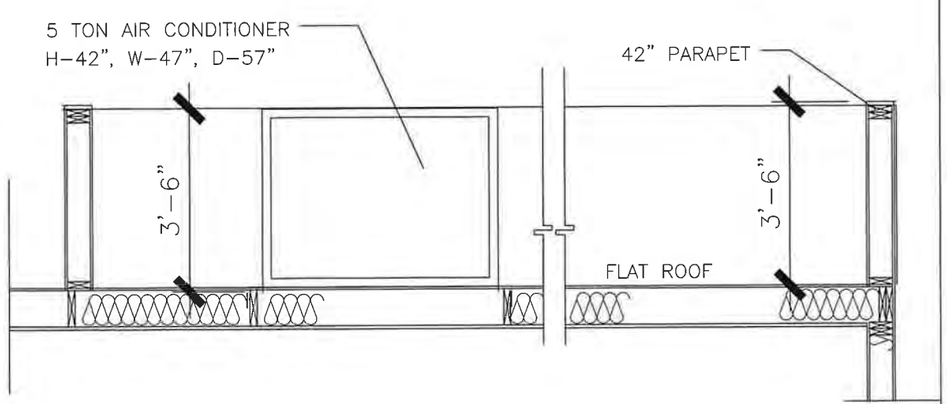
SCALE | DATE 04.01.2019

SHEET NUMBER
A-6.3

AGENCY SUBMITTAL

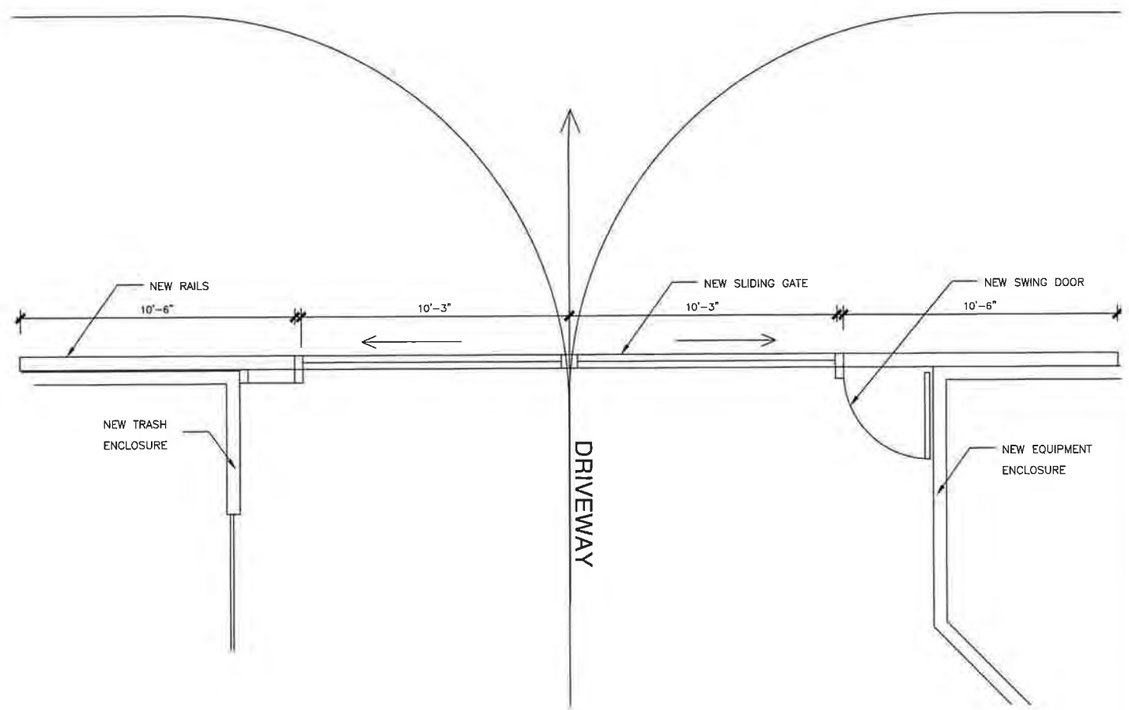


ELEVATION



EQUIPMENT AREA - ROOF PARAPET

SCALE 3/4"=1' 2



PLAN

GARAGE GATE

SCALE 1/2"=1' 1

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

△	XX/04	ISSUE FOR PLAN CHECK

MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
DETAILS

SCALE
DATE 04.01.2019

SHEET NUMBER
A-6.4

AGENCY SUBMITTAL

Peace of *Mind*

A Vinyl Window Built to Last

Full Lifetime Warranty

FULL LIFETIME WARRANTY

4/12

HIGHEST ONLINE RATED WINDOW & PATIO DOOR BRAND 2017

Best of Houzz Design 4 Years in a Row

Beautiful, worry-free vinyl windows.

Why you should choose Milgard windows and doors

Quality

Experience

Service

2/12

Milgard WINDOWS & DOORS

STYLE LINE® SERIES

Clean Lines
Durable Vinyl
For New Construction or Replacement

1/12

Milgard WINDOWS & DOORS

milgard.com

AWNING

PICTURE AND RADIUS

SLIDING DOOR

Define your home with *Windows*

HORIZONTAL SLIDER

SINGLE HUNG

CASEMENT

AWNING

PICTURE AND RADIUS

Make it your *Own*

Premium Exterior Vinyl Finishes

Standard

Premium

Grids

Positive Action Lock

6/12

WINDOW SPECIFICATIONS

SCALE NTS

1

archi2 group

DESIGN:
ARCHI 2Group
12515 Wagner St.
LA, CA 90066
tel: 310 435 0752

OWNER:
Duarte Summit Homes LLC
200 S Cardief Ave.
Suite 204
Alhambra, CA 91801

△	XX/04	ISSUE FOR PLAN CHECK

MULTI FAMILY RESIDENTIAL PROJECT
928 E. Huntington Dr., Duarte, CA 91010

TITLE
DOOR/WINDOW SPECS

SCALE

DATE 04.01.2019

SHEET NUMBER
A-6.5

AGENCY SUBMITTAL

GRADING NOTES AND GENERAL SPECIFICATIONS FOR GRADING

1. ALL WORK SHALL COMPLY WITH THE CITY OF DUARTE GRADING REGULATIONS. UNLESS OTHERWISE PERMITTED WASTE WATER FROM PERIODIC DRAINING OF THE POOL FOR MAINTENANCE PURPOSE MUST BE DISCHARGED INTO THE SANITARY SEWER ONLY.
2. ALL WORK SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA RESIDENTIAL CODE, 2010 CALIFORNIA PLUMING CODE, 2010 CALIFORNIA MECHANICAL CODE, AND THE 2010 CALIFORNIA ELECTRICAL CODE. THE CORRECT REQUIREMENTS OF THE ENERGY AND COUNTY OF LOS ANGELES FIRE CODE
3. THIS GRADING PLAN, WHEN APPROVED, SHALL BE ON THE JOB SITE AT ALL TIMES.
4. THIS PLAN IS GRADING ONLY AND APPROVAL OF SAME DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS.
5. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 2 DAYS IN ADVANCE OF THE START OF CONSTRUCTION. ALL GRADING OPERATIONS SHALL BE CONDUCTED UNDER THE DIRECTION OF THE SOIL ENGINEER.
6. PRIOR TO THE BEGINNING OF ANY EXCAVATION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH THE DIRECTIONS OF THE SOIL ENGINEER.
7. ALL DEBRIS AND FOREIGN MATERIALS SHALL BE REMOVED FROM THE SITE PER APPROVAL FROM THE CITY INSPECTOR PRIOR TO PLACING ANY FILL MATERIAL
8. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. DUST SHALL BE CONTROLLED BY WATERING
9. NO TRENCHES OR EXCAVATIONS 5 FT. OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED.
10. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR A CANOPY ON OR EVEN OVER ANY STREET OR PUBLIC SPACE.
11. EARTH QUANTITIES:
    cut = 1,425 cu. yd. export = 1,425 cu yd.
    fill = 0.00 cu. yd. import = 0.00 cu. yd.
12. THE QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN BID QUANTITIES.
13. INDEMNIFICATION CLAUSE:
    CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF HIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
14. ALL CUT OR FILL SLOPES SHALL BE NO STEEPER THAN 2:1.
15. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT 2% MINIMUM, EXCEPT AS SHOWN.
16. ALL FILL OR BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D-1557, REQUIRED BY CODE.
17. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH LICENSED SURVEY MAP.
18. IF SLABS ARE LOCATED IN AREAS WHERE EXISTING ARTIFICIAL FILL AND/OR SOILS PRESENT, REMOVE MATERIAL DOWN TO COMPETENT BEDROCK AND REPLACE AS CERTIFIED COMPACTED FILL
19. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOV. 1 AND APR 15 OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
20. PRIOR TO PLACING PAVEMENT, THE SUB GRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTENED OR DRIED OUT TO OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. METHOD D1557-91
21. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER
22. ALL DOWNSPOUTS SHOULD BE CONNECTED TO THE STORM DRAIN SYSTEM
23. COMPLETED HAUL ROUTE MEMO FOR IMPORT/EXPORT OVER 1000 CU. YD.
24. A SEPARATE PERMIT MUST BE OBTAINED FOR SHORING, AND FOR RETAINING WALLS.
25. A 30 DAY NOTIFICATION IS REQUIRED FOR REMOVAL OF LATERAL SUPPORT OF ADJOINING PROPERTIES.
26. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM OF THE EXCAVATION.
27. PRE-GRADE MEETING REQUIRED WITH CITY BUILDING INSPECTOR, GENERAL CONTRACTOR, OWNER OR OWNER'S AGENT, CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST (IF APPLICABLE,) GRADING CONTRACTOR, AND PLANNING DEPARTMENT REPRESENTATIVE PRIOR TO ANY WORK COMMENCING ON THE SITE.
28. CONTRACTOR SHALL OBTAIN CLASS 'A' PERMIT PRIOR TO CONSTRUCTING DRIVEWAY, CURB & GUTTER, AND DRAINAGE PIPE ON PUBLIC RIGHT OF WAY IN ACCORDANCE WITH CITY STANDARDS.
29. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED
30. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
31. NO FILL TO BE PLACED, UNTIL THE CITY INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
32. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER
33. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15 OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
34. NO GRADING PERMIT CAN BE ISSUED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WHEN SITE IS LOCATED WITHIN AREA DESIGNATED AS GRADING ORDINANCE HILLSIDE.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST ONE-HALF OF LOT 15 IN SECTION 25, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN OF THE SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 80 TO 82 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

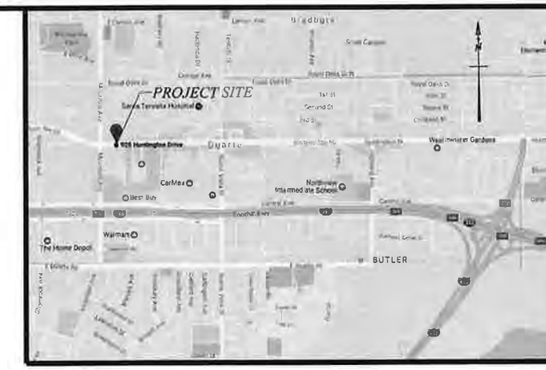
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 89° 39' 40" EAST 405 47 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. AA-11454 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, AND TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY PROLONGATION AND EASTERLY LINE OF SAID LAND SOUTH 0° 12' 00" EAST 330.00 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 15 SOUTH 89° 39' 40" WEST 96 00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF SAID LAND NORTH 0° 12' 00" WEST 330.00 FEET TO A POINT IN SAID NORTH LINE OF LOT 15; THENCE ALONG SAID NORTH LINE NORTH 89° 39' 40" EAST 96.00 FEET TO THE TRUE POINT OF BEGINNING

EASEMENT NOTES

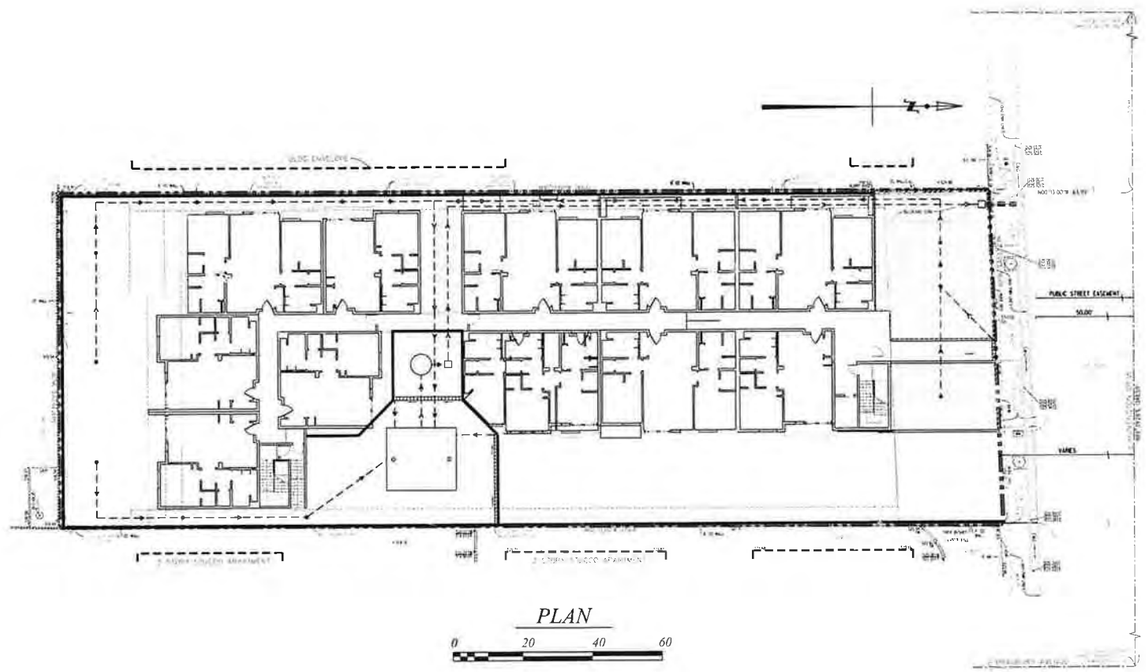
1 EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE STATE OF CALIFORNIA, RECORDED ON NOVEMBER 23, 1927 AS REGISTRATION NO. 133998 UNDER CERTIFICATE DJ-37683 OF TORRENS. PLOTTED.

2 EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE STATE OF CALIFORNIA, RECORDED ON DECEMBER 5, 1927 AS REGISTRATION NO 134658 UNDER CERTIFICATE DJ-37683 OF TORRENS. PLOTTED.

3 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED ON APRIL 13, 1971 AS RECORDING NO 2638 OF OFFICIAL RECORDS. PLOTTED.



VICINITY MAP
NTS



PLAN

0 20 40 60

SCALE: 1" = 20'

ABBREVIATIONS

AC	ASPHALT CONCRETE
BKRET	BRICK RETAINING
BKWL	BRICK WALL
BLBRD	BILLBOARD
BLDG	BUILDING
BSW	BACK OF SIDEWALK
BWL	BLOCK WALL
C&G	CURB & GUTTER
CB	CATCH BASIN
CC	CONCRETE
CLF	CHAIN LINK FENCE
DWY	DRIVEWAY
E'LY	EASTERLY
ECAB	ELECTRICAL CABINET
EG	EDGE OF GUTTER
ELEV	ELEVATION
EM	ELECTRICAL METER
ER	EARTH
FDN	FOUNDATION
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
INF	IRON FENCE
I.P.	IRON PIPE
L&T	LEAD AND TACK
M.B.	MAP BOOK
MBX	MAILBOX
OHD	OVERHEAD
OHG	OVERHANG
PC	PROPERTY CORNER
PERP	PERPENDICULAR
PL	PROPERTY LINE
POR	PORTION
PP	POWER POLE
PROD	PRODUCED
PWR	POWER
RF	ROOF
SCOL	STEEL COLUMN
SMH	SEWER MANHOLE
TBS	TOP OF BOTTOM STEP
TC	TOP OF CURB
TW	TOP OF WALL
W'LY	WESTERLY
WH	WATER HEATER
WM	WATER METER

LEGEND

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- CURB UNLESS OTHERWISE NOTED
- WALL
- FENCE
- COLUMN
- PP POWER POLE
- SURFACE DRAIN
- SIGN
- TREE WITH TRUNK DIAMETER
- PRELIMINARY TITLE REPORT SCHEDULE B, ITEM NUMBER SEE EASEMENT NOTE

BENCHMARK:

COUNTY OF LOS ANGELES BENCH MARK NO. 4G2643.

ELEV=528.908 FEET
QUAD YEAR: 2005
DESCRIPTION: U.S. ARMY CORP OF ENGR. BR DISC IN N CB @ CTR OF BRIDGE 41FT N/O C/L HUNTINGTON DR. & 0.1MI W/O C/L MOUNTAIN AVE. MKD (CORP OF ENGR.).

BASIS OF BEARING

THE CENTERLINE OF HUNTINGTON DRIVE, BEING N 89°39'28" E PER TRACT NO. 35707, M.B. 910/21-22.

TOTAL LOT AREA:

A = 15499.44 SQ. FT.
= 0.356 ACRES

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER GEORGE P. MARKOS No. C35855 CIVIL STATE OF CALIFORNIA

REVISIONS	BY

G&M ENGINEERING
1623 THOMPSON AVENUE
GLENDALE, CA 91201
818 551-0353

OWNER:
DUARTE SUMMIT HOMES LLC.
200 S. CARDIFF AVE. #204
ALTAMBRA, CA 91801

SOIL ENGINEER:

SOIL ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THAT THEY ARE IN CONFORMANCE WITH THE RECOMENDATIONS OF THE SOILS REPORT.
BY: DATE:

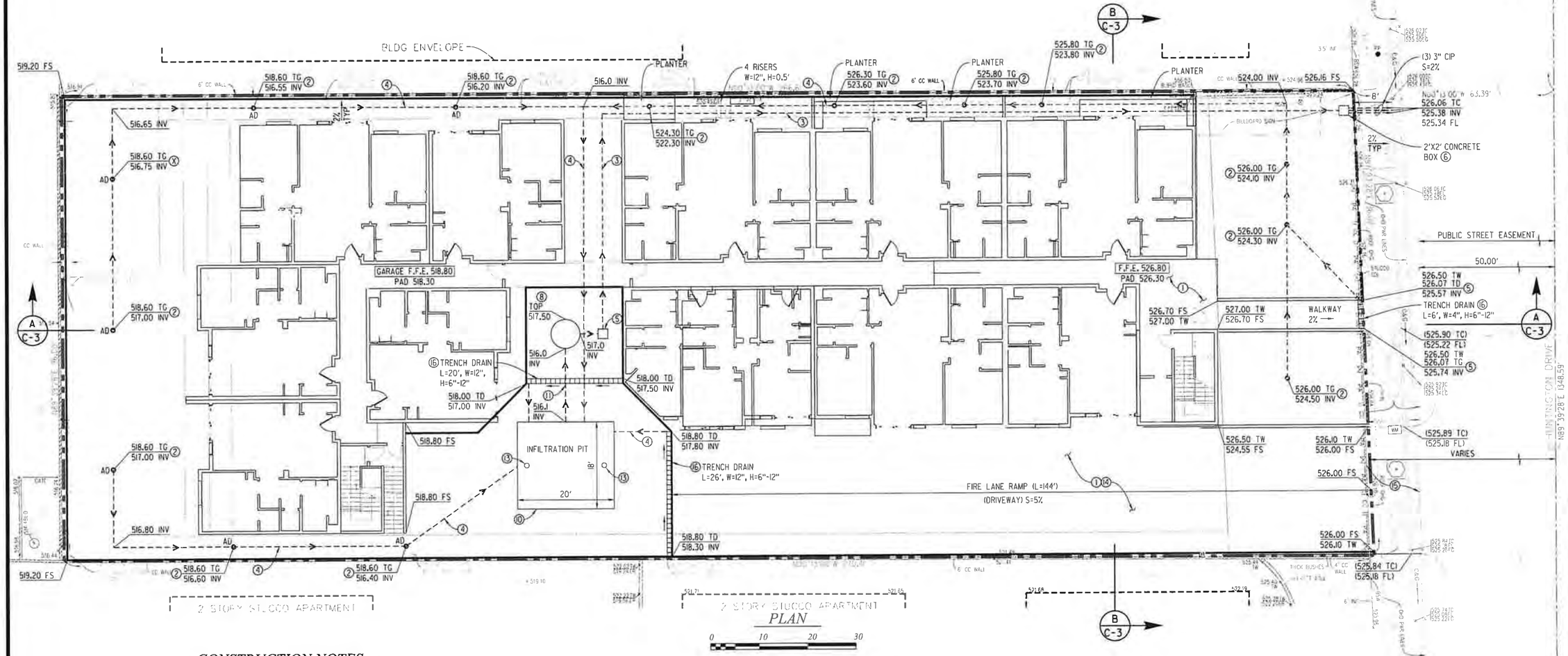
SITE PLAN

928 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

DRAWN	MA
CHECKED	GM
DATE	2017-03
SCALE	AS NOTED
JOB NO.	17-03-134

SHEET
C-1

1 OF 4 SHEETS



PLAN

0 10 20 30

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. CONSTRUCT HARDSCAPE PER ARCHITECTURAL DRAWINGS.
2. CONSTRUCT 6" AREA DRAIN PER NDS OR EQUAL
3. INSTALL 4" STEEL PIPE FORCE MAIN.
4. INSTALL 6" HDPE PIPES STORM DRAIN SYSTEM PER PLAN.
5. **INSTALL CONCRETE VALVE BOX 22 5/8"X15 3/4" X12" WITH TRAFFIC COVER HT-1017-LOS LID PER** JENSEN PRECAST OR EQUAL.
6. INSTALL 12"X12"X24" CONCRETE BOX PER SPPWC STD PLANS 150-3
7. INSTALL DURA DRAIN CONCRETE CATCH BASIN 24"X24"X30" DEEP, WITH TRAFFIC CHECKER PLATE- DD-P24TC4, PER KRISTAR ENTERPRISE, PER DETAILS "2" AND "3" ON SHEET LID-2 OR EQUAL APPROVED
8. INSTALL 6' DIAMETER FIBERGLASS SUMP H=6' PER WEIL AQUATRONICS.
9. INSTALL CATCH BASIN FILTER INSERT FG-M2424 PER KRISTAR ENTERPRISE, PER DETAILS "8", "9" AND "10" ON SHEET LID-3 OR EQUAL APPROVED
10. INSTALL INFILTRATION PIT 20'X18'X4' HIGH USING CUDO WATER STORAGE SYSTEM BY KRISTAR ENTERPRISES OR EQUAL SYSTEM, APPROVED BY THE CIVIL ENGINEER SEE DETAIL 6 ON SHEET LID-2.
11. INSTALL 4" HDPE OVERFLOW PIPE PER PLAN AND SECTION "A-A" ON SHEET LID-2
12. NOT USED
13. INSTALL TWO MAINTENANCE/SERVICE ACCESSES PER PLAN AND DETAIL "11" ON SHEET C-LID-3.
14. CONSTRUCT DRIVEWAY PER PLAN.
15. CONSTRUCT DRIVEWAY APPRON PER PLAN.
16. INSTALL TRENCH DRAIN PER PLAN WITH NDS TRAFFIC COVER GRATE 836 OR EQUAL
17. **STENCIL "NO DUMPING - THIS DRAIN TO OCEAN" IN TRAFFIC RATED PAINT AT ALL EXISTING AND PROPOSED STORM DRAIN CATCH BASINS** PER DETAIL ON SHEET LID-2.

NOTES TO THE CONTRACTOR

1. THE CONTRACTOR SHALL FIELD VERIFY AND DETERMINE THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AROUND AND IN THE AREA OF NEW CONSTRUCTION AND SUB DRAIN INSTALLATION, BY POT-HOLING AND FIELD SURVEY. IN ADDITION, PRIOR TO BEGIN CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT POTHOLE AND SURVEY DATA, SHOWING THE DEPTH AND LOCATION OF THE EXISTING UTILITIES AND ALL UTILITY CROSSINGS AND CONNECTIONS FOR APPROVAL BY THE ENGINEER

2. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING UTILITIES,STRUCTURES, AND FEATURES TO REMAIN IN PLACE UNLESS NOTED ON PLANS OTHERWISE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFY ALL SURFACE AND UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT HEREIN, BEFORE COMMENCEMENT OF ANY FIELD WORK.

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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER GEORGE P. MARKOFF No. C35855 CIVIL STATE OF CALIFORNIA

REVISIONS	BY

G&M ENGINEERING
1420 THOMPSON AVENUE
GLENDALE, CA 91201
818 551-0353

OWNER:
DUARTE SUMMIT HOMES LLC.
209 S. CARDIFF AVE. #204
ALHAMBRA, CA 91801

SOIL ENGINEER:

SOIL ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THAT THEY ARE IN CONFORMANCE WITH THE RECOMENDATIONS OF THE SOILS REPORT.

BY: DATE:

GRADING AND DRAINAGE PLAN

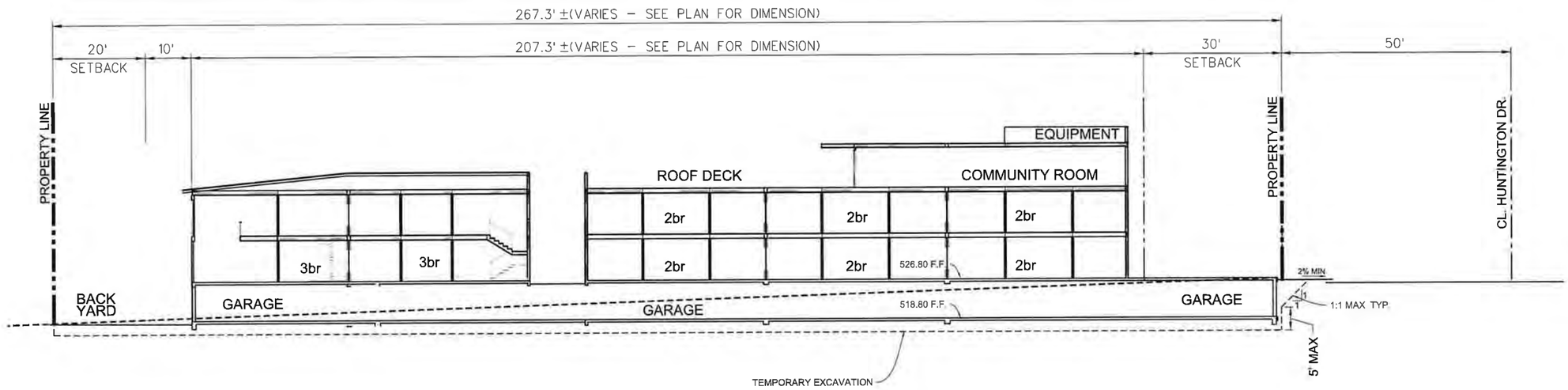
928 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

DRAWN	MA
CHECKED	GM
DATE	2017-03
SCALE	AS NOTED
JOB NO.	17-03-134

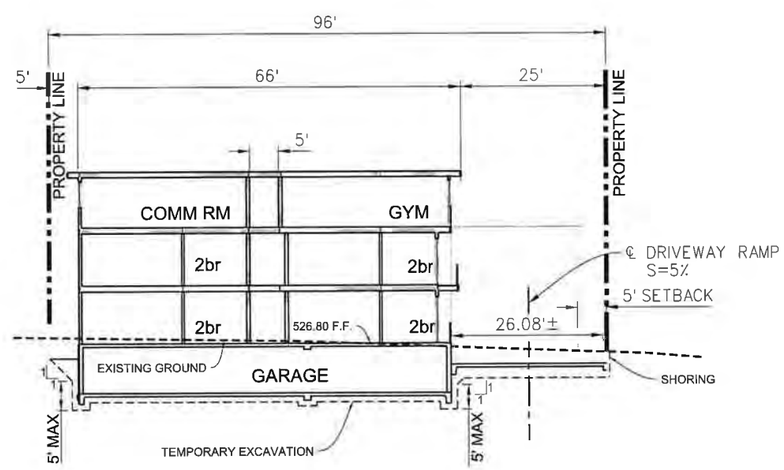
SHEET

C-2

2 OF 4 SHEETS



SECTION A–A
NTS



SECTION B–B
NTS

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818 551-0353

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SECTIONS

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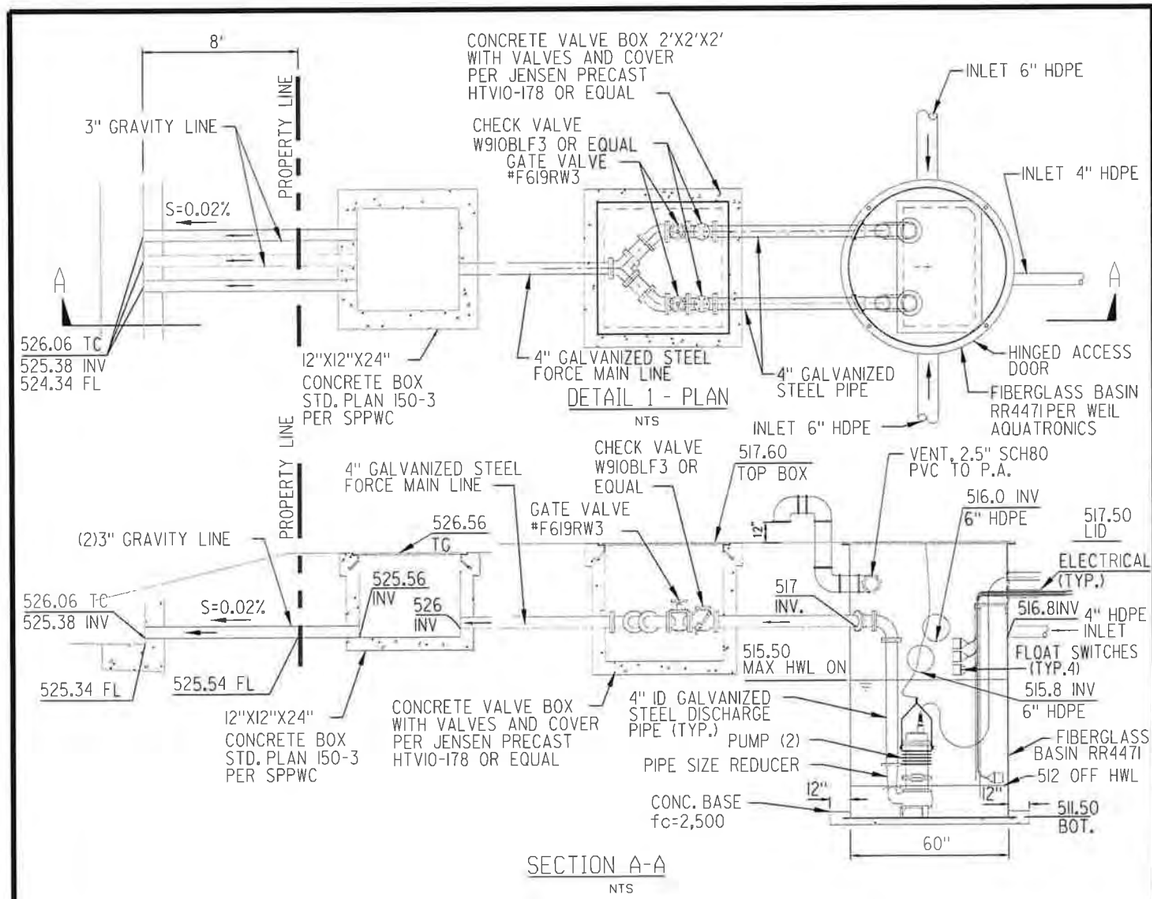
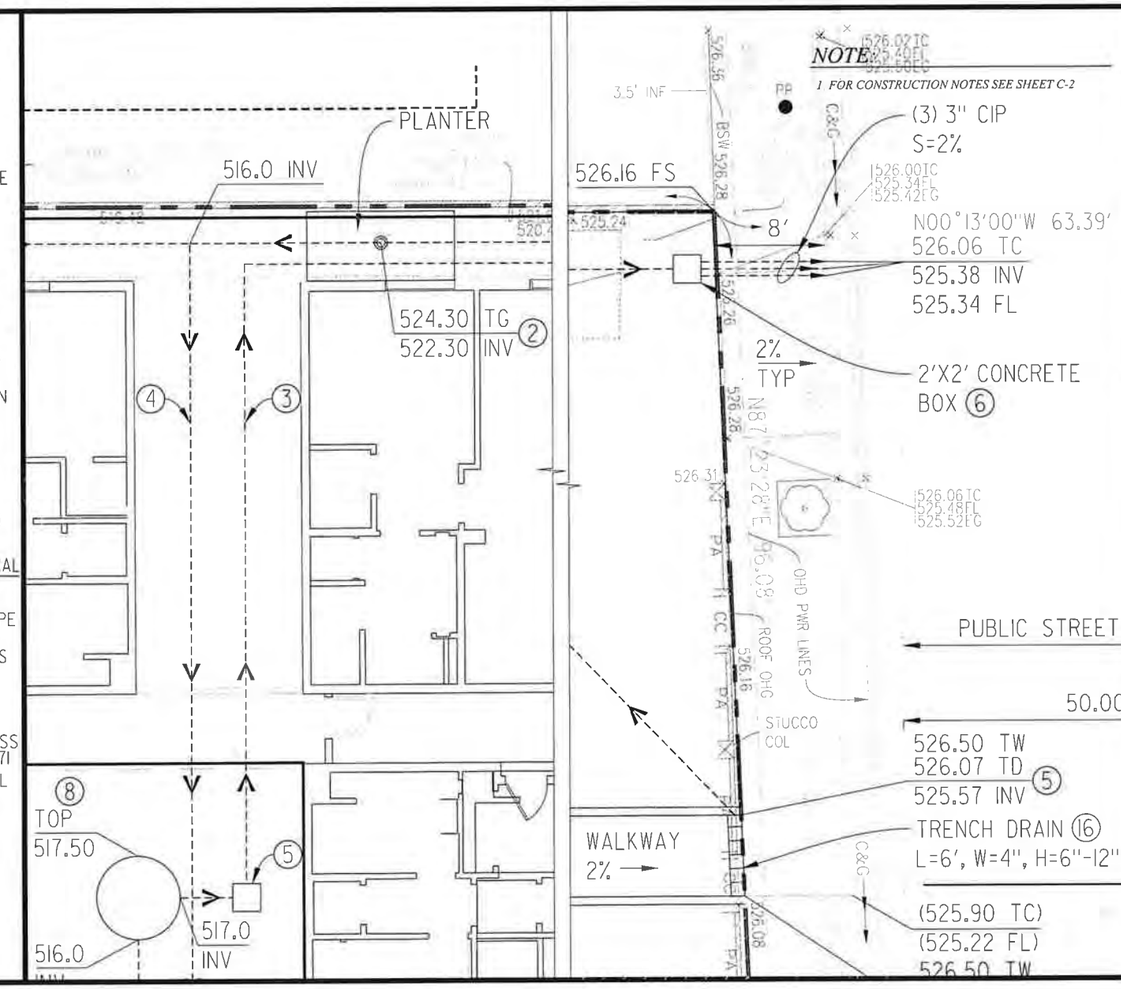
GEORGE P. MARRO
No. C55855
CIVIL
STATE OF CALIFORNIA

SHEET
C-3
3 OF 4 SHEETS





G+M ENGINEERING
1623 Thompson Ave., Glendale, CA91201
Phone/Fax (818) 551-0351
Cellular (818) 806-2581
E-mail: georgemarkov@gmail.com

SUMP PUMP CALCULATONS

Project: 928 East Huntington Blvd., Duarte CA 91010

Date: March 8, 2017

Lot Area: 25,970 sq ft

Area: 23,994 sq ft

1. $Q_P = 0.021 \times 23{,}994 = 504$ Gal = 1.12 cfs

   V_{sump} req = 1.12 x 60 x 2 = 134.4 c.f.

   $V_{sump} = 3.14 \times 3 \times 3 \times 6 = 169.6$ c.f.

   Sump Basin: Diameter = 6 feet; H = 6 feet (Fiberglass by Weill Aqtr. or equal)

2. Calculating Equivalent Length

   2 x 90 = 20 feet
   2 x 45 = 36 feet
   HV = 16 feet
   GV = 2 feet
   TOTAL = 74 feet

   $L_{equiv} = 218 + 74 = 292 feet$

3. Calculating H_n

   $$H_n = \frac{(10.5 \times L \times Q^{1.85})}{C^{1.85} \times d^{4.87}} = \frac{10.5 \times 292 \times 504^{1.85}}{150^{1.85} \times 4^{4.87}} = 33.75 feet$$

   $H_{total} = H_n + H = 33.75 + 15.2 = 38.95 feet$

TDH = 39 feet
GPM = 504 Gal

George P. Markov, MS, PE, QSD/QSP
G+M Engineering - Principal

03-08-2017

REGISTERED PROFESSIONAL ENGINEER GEORGE P. MARKOV No. 50005 CIVIL STATE OF CALIFORNIA

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SUMP PUMP

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SHEET
C-4

4 OF 4 SHEETS

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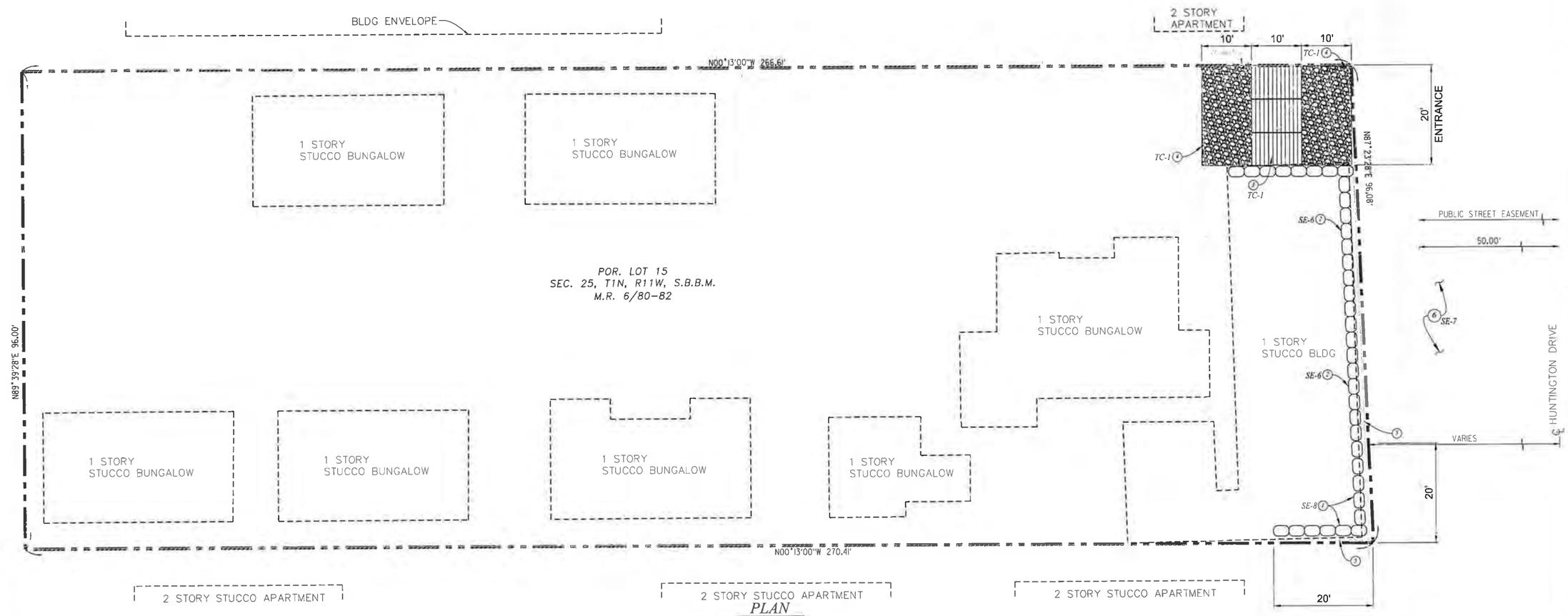
REGISTERED PROFESSIONAL ENGINEER GEORGE P. MARKOV No. C55855 CIVIL STATE OF CALIFORNIA

CONSTRUCTION NOTES

1. INSTALL 2 ROWS OF SAND BAGS WITH 4" HOLES FOR DRAINAGE WITH 4" HOLES FOR DRAINAGE DEPENDING ON FIELD CONDITION (TYP.), SE-8
2. INSTALL 2 ROWS OF SAND BAGS, SE-6
3. STABILIZE CONSTRUCTION ENTRANCE, TC-1
4. STABILIZE THE CONSTRUCTION ENTRANCE BY USING GRAVEL TO LIMIT TRACKING OF MUD ONTO STREET, TC-1
5. INSTALL SCREENING FENCE
6. STREET SWEEPING AND VACUUMOMG, SC-7.



PLAN

0 10 20 30

SCALE: 1" = 10'

GENERAL NOTES PER L.A. COUNT STANDARD NOTES AND ATTACHED "A+B"

1. BEST MANAGEMENT PRACTICES (BMP's) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP's REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED WITH REQUIREMENTS OF THE CITY OF MANHATTAN BEACH STORMWATER QUALITY MANAGEMENT PROGRAM.
3. THE SWPCP SHALL:
   a. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP's TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   b. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   c. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER CONTROL BOARD (RWQCB)
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) TROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAIN SEASON (NOV.1 TO APR 15) NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP's INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

EROSION CONTROL NOTES

1. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW EROSION CONTROL WORK AND VERIFY THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

DATE: 12-17-2016

2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON, CONTACT: SANTOSH ROHIRA, ADDRESS: 3730 PACIFIC COAST HWY,TORRANCE CA 90505 PHONE: (424) 272-6525 FOR 24 HOUR EMERGENCY NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT.
3. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
4. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEED 40 PERCENT.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM
6. FILL SLOPES AT THE CONSTRUCTION AREA PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES EXCEEDS TWO FEET.
8. DURING GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
9. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION.
10. SPACING OF ROWS OF SANDBAGS SHALL BE AS FOLLOWS:

SLOPE OF STREET	PAVED STREET	
3 9R LESS	100'	1' HIGH MIN.
10R MORE	25'	
9.9% TO 8%	50'	
7.9% TO 6%	75'	
5.9% TO 4%	100'	

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REGISTERED PROFESSIONAL ENGINEER GEORGE F. MARRIOTT No. C35855 CIVIL STATE OF CALIFORNIA

REVISIONS	BY

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1623 THOMPSON AVENUE
GLENDALE, CA 91201
818 551-0353

OWNER:
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EROSION CONTROL PLAN

928 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

DRAWN	MA
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DATE	2017-03
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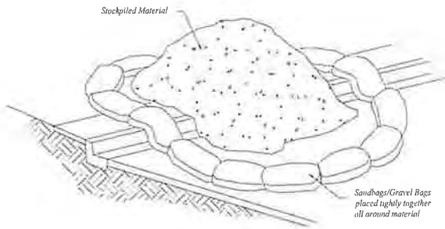
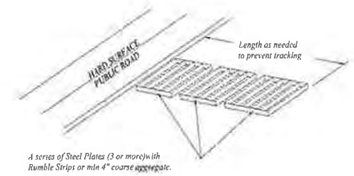
SHEET
ECP-1

MATERIAL STORAGE - WM-3



NOTES:
1 DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2 ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

STABILIZED CONSTRUCTION ENTRANCE - TC-1

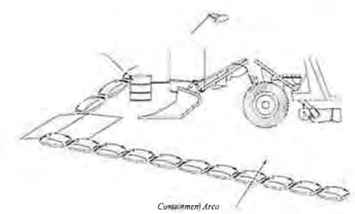


NOTES:
1 SEDIMENTS AND OTHER MATERIALS SHALL BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE :
a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARING AREA
b A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3 ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4 ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

CONCRETE WASTE MANAGEMENT

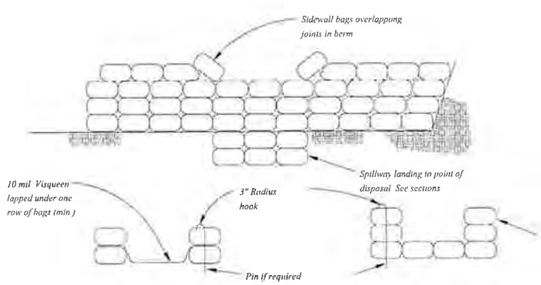
NOTES:
1 EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2 FOR WASHOUT OF CONCRETE AND MOTOR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND WASTE SHALL BE PROVIDED ON SITE
3 SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERTY.

EQUIPMENT REPAIR/MAINTENANCE - NS-10



NOTES:
1 LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS: DO NOT FLUSH WITH WATER
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3 DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4 ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS
5 LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
MAINTAIN ON ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA

TYPICAL SPILLWAY SECTIONS - SE-8
N.T.S.



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EROSION CONTROL PLAN DETAILS

928 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

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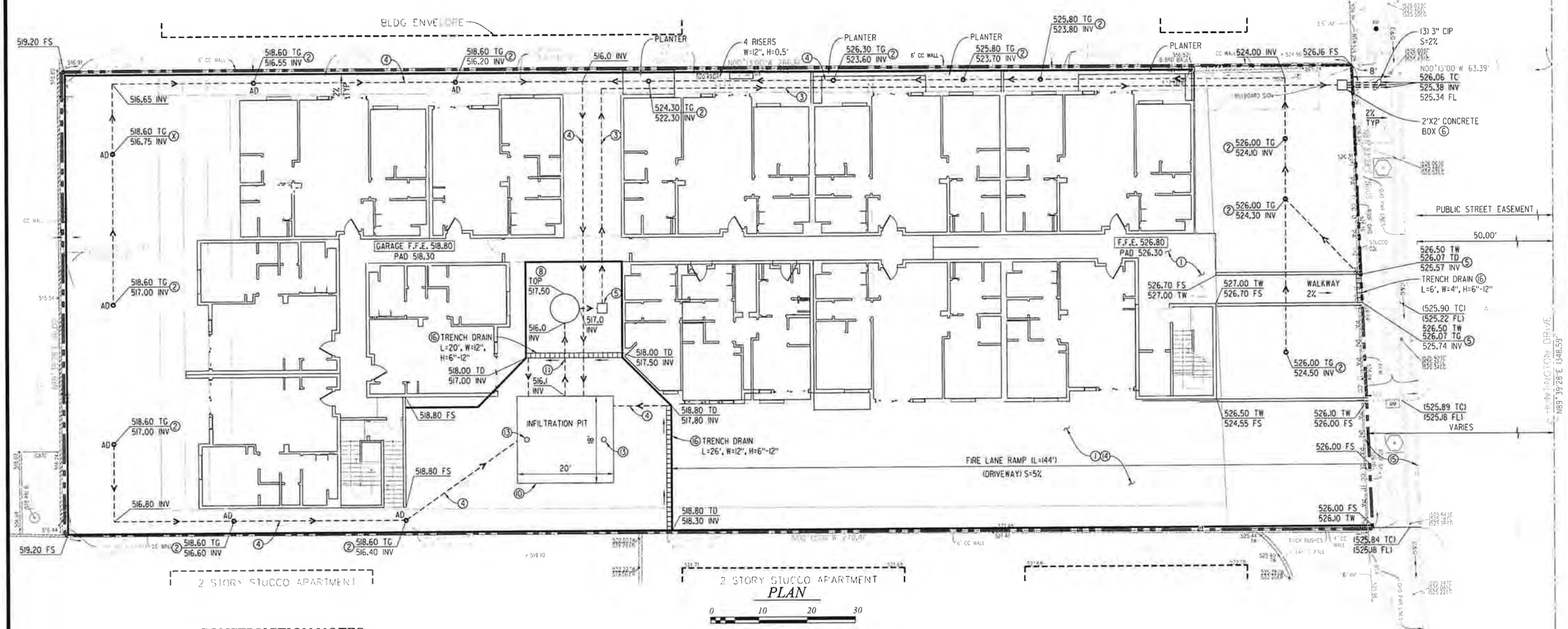
SHEET
ECP-2
2 OF 2 SHEETS



PLAN

0 10 20 30

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. CONSTRUCT HARDSCAPE PER ARCHITECTURAL DRAWINGS.
2. CONSTRUCT 6" AREA DRAIN PER NDS OR EQUAL
3. INSTALL 4" STEEL PIPE FORCE MAIN.
4. INSTALL 6" HDPE PIPES STORM DRAIN SYSTEM PER PLAN.
5. **INSTALL CONCRETE VALVE BOX** 22 5/8"X15 3/4" X12" **WITH TRAFFIC COVER HT-1017-LOS LID PER** JENSEN PRECAST OR EQUAL
6. INSTALL 12"X12"X24" CONCRETE BOX PER SPPWC STD PLANS 150-3
7. INSTALL DURA DRAIN CONCRETE CATCH BASIN 24"X24"X30" DEEP. WITH TRAFFIC CHECKER PLATE- DD-P24TC4, PER KRISTAR ENTERPRISE, PER DETAILS "2" AND "3" ON SHEET LID-2 OR EQUAL APPROVED
8. INSTALL 6' DIAMETER FIBERGLASS SUMP H=6' PER WEIL AQUATRONICS.
9. INSTALL CATCH BASIN FILTER INSERT FG-M2424 PER KRISTAR ENTERPRISE, PER DETAILS "8", "9" AND "10" ON SHEET LID-3 OR EQUAL APPROVED
10. INSTALL INFILTRATION PIT 20'X18'X4' HIGH USING CUDO WATER STORAGE SYSTEM BY KRISTAR ENTERPRISES OR EQUAL SYSTEM, APPROVED BY THE CIVIL ENGINEER SEE DETAIL 6 ON SHEET LID-2
11. **INSTALL 4" HDPE** OVERFLOW PIPE PER PLAN AND SECTION "A-A" **ON SHEET LID-2**
12. NOT USED
13. **INSTALL TWO MAINTENANCE/SER**VICE ACCESSES PER PLAN AND **DETAIL "11" ON SHEET C-LID-3.**
14. CONSTRUCT DRIVEWAY PER PLAN.
15. CONSTRUCT DRIVEWAY APPRON PER PLAN.
16. INSTALL TRENCH DRAIN PER PLAN WITH NDS TRAFFIC COVER GRATE 836 OR EQUAL
17. STENCIL "NO DUMPING - THIS DRAIN TO OCEAN" IN TRAFFIC RATED PAINT AT ALL EXISTING AND PROPOSED STORM DRAIN CATCH BASINS PER DETAIL ON SHEET LID-2

NOTES TO THE CONTRACTOR

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LOW IMPACT DEVELOPMENT PLAN

928 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

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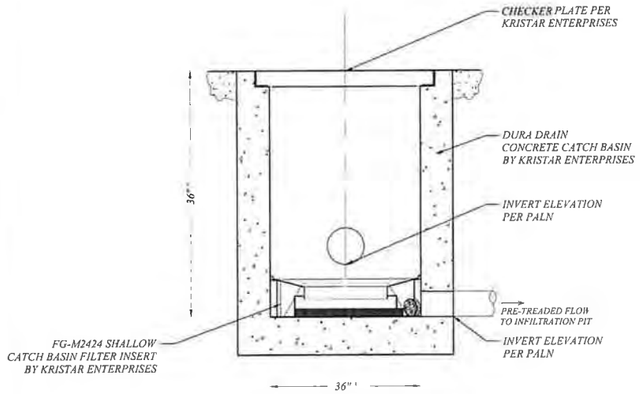
SHEET

LID-1

1 OF 2 SHEETS



DETAIL 1
CATCH BASIN WITH INSTALLED SHALLOW
CATCH BASIN FILTER INSERT BY KRISTAR ENTERPRISES
NTS

NOTES:

1 INLET FLUME & BYPASS WEIR FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL TYPE 304

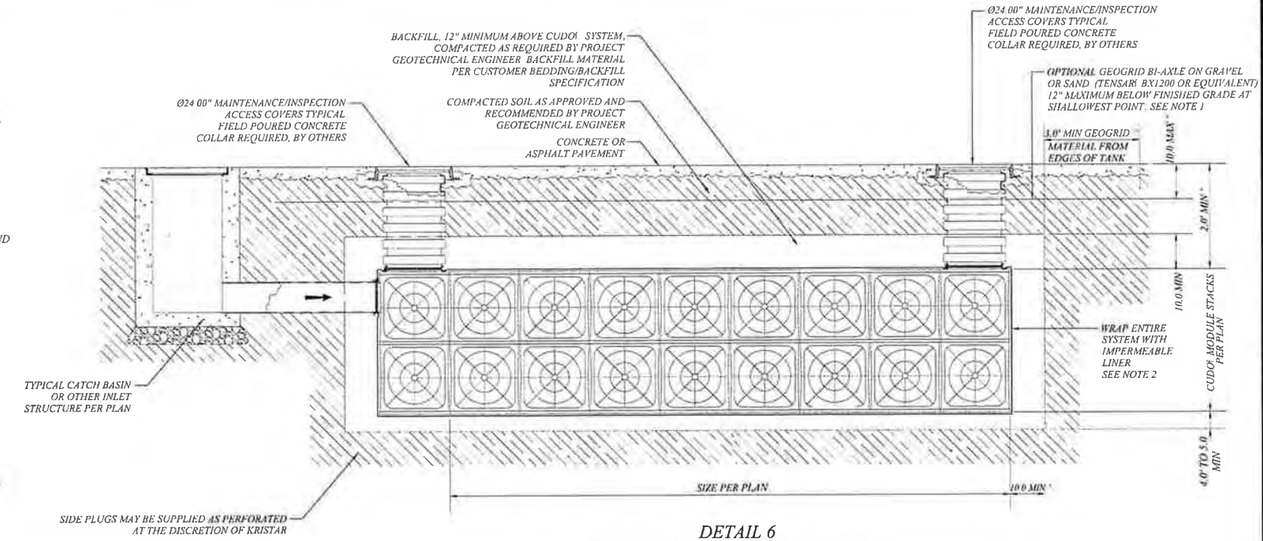
2 MATRIX FILTER ELEMENT IS CONSTRUCTED FROM DURABLE POLYPROPYLENE WOVEN MONOFILAMENT GEOTEXTILE SURROUNDING A POLYPROPYLENE MATRIX SKELETON. FILTER ELEMENT SHALL NOT ALLOW THE RETENTION OF WATER BETWEEN STORM EVENTS.

3 FILTER INSERTS ARE SUPPLIED WITH "CLIP-IN" FILTER POUCHES UTILIZING FOSSIL ROCK® FILTER MEDIUM FOR THE COLLECTION AND RETENTION OF PETROLEUM HYDROCARBONS (OILS & GREASES)

4 FLOGARDD LOPROF FILTER INSERTS AND FOSSIL ROCK® FILTER MEDIUM POUCHES MUST BE MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

5 DEVICE REQUIRES A MINIMUM CATCH BASIN DEPTH OF 6.50" BENEATH GRATE SEE SHEET 2 OF 2

DETAIL 2
SHALLOW CATCH BASIN FILTER
INSERT BY KRISTAR ENTERPRISES
NOTES



DETAIL 6
INFILTRATION PIT WITH INSTALLED
QUDO WATER STORAGE SYSTEM - TYP.
BY KRISTAR ENTERPRISES
NTS

NOTES:

1 INSTALL GEOGRID LAYER. (TENSAR® BX1200 OR EQUIVALENT) IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

2 SYSTEM ENCASED ENTIRELY WITH 36 MIL REINFORCED POLYETHYLENE IMPERMEABLE LINER OR EQUIVALENT AS REQUIRED

3 FIELD POURED CONCRETE COLLAR REQUIRED AROUND ALL ACCESS COVERS & HATCHES, BY OTHERS.

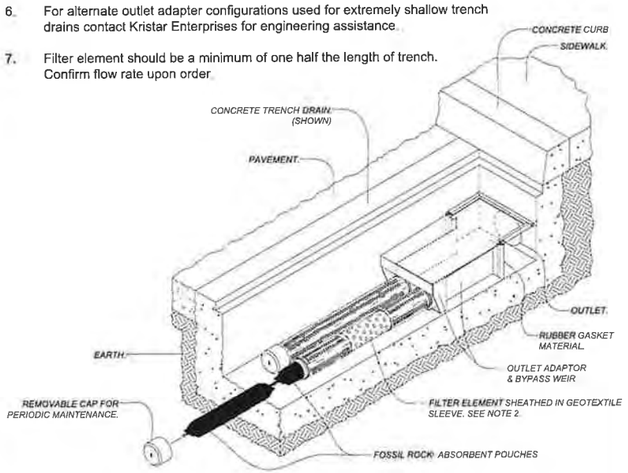
4 ALL EXTERNAL PIPING & ANGLES BY OTHERS. REFER TO PLANS.

DETAIL 6
QUDO WATER STORAGE SYSTEM - TYP.
BY KRISTAR ENTERPRISES
NOTES

FG-LP-0002

NOTES:

1. Filter outlet adapter shall be constructed from stainless steel Type 304.
2. Filter element is constructed from polypropylene woven monofilament geotextile surrounding a perforated filter housing. Filter element shall not allow the retention of water between storm events.
3. Filter inserts are supplied with "clip-in" filter pouches utilizing Fossil Rock® filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
4. FloGard® LoPro® filter inserts and Fossil Rock® filter medium pouches must be maintained in accordance with manufacturer recommendations.
5. Outlet adapter can accommodate outlet openings at right angles and/or bottom outlet openings.
6. For alternate outlet adapter configurations used for extremely shallow trench drains contact Kristar Enterprises for engineering assistance.
7. Filter element should be a minimum of one half the length of trench. Confirm flow rate upon order.



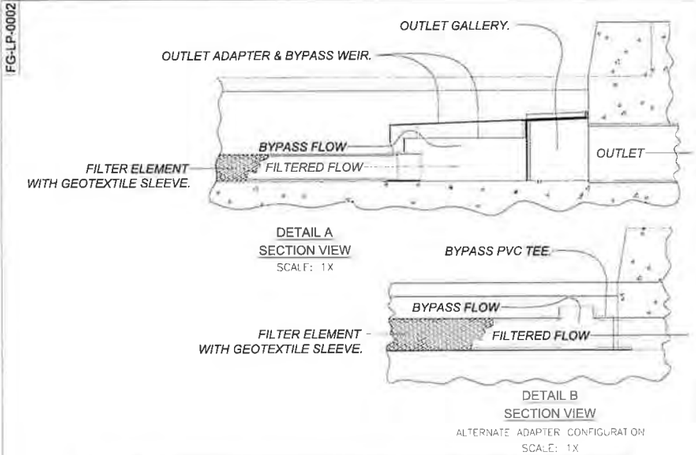
TITLE
FloGard® LoPro®
TRENCH DRAIN FILTER INSERT

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO	REV	ECO	DATE	
FG-LP-0002	F	0075 JPR 8/7/09	JPR 2/21/07	SHEET 1 OF 2

DETAIL 4
TRENCH DRAIN FILTER INSERT
BY KRISTAR ENTERPRISES
NTS

FG-LP-0002



SPECIFIER CHART

MODEL	FILTER TYPE	TRENCH WIDTH "ID" (CLEAR OPENING)	MINIMUM TRENCH DEPTH (FROM BOTTOM OF GRATE)	SOLIDS STORAGE CAPACITY CUBIC FEET **	FILTERED FLOW CUBIC FEET / SECOND **	TOTAL BYPASS CAPACITY CUBIC FEET /SECOND
FG-TDOF3	PIPE *	3.0	6.5	0.1	0.5	0.1
FG-TDOF4	PIPE *	4.0	6.5	0.2	0.5	0.1
FG-TDOF6	PIPE	6.0	6.5	0.4	0.5	0.2
FG-TDOF8	PIPE	8.0	6.5	0.7	0.5	0.3
FG-TDOF10	PIPE	10.0	6.5	0.9	0.5	0.5
FG-TDOF12	PIPE	12.0	6.5	0.9	1.0	0.6
FG-TDOF18	PIPE	18.0	6.5	1.3	1.5	1.1
FG-TDOF24	PIPE	24.0	6.5	1.8	2.0	1.5
FG-TDOA6	PANEL	6.0	4.5	0.4	0.2	0.2
FG-TDOA8	PANEL	8.0	4.5	0.7	0.2	0.3
FG-TDOA10	PANEL	10.0	4.5	0.8	0.3	0.5
FG-TDOA12	PANEL	12.0	4.5	1.0	0.4	0.6
FG-TDOA18	PANEL	18.0	4.5	1.4	0.8	1.1
FG-TDOA24	PANEL	24.0	4.5	1.8	1.1	1.5

* ALTERNATE ADAPTER CONFIGURATION. SEE DETAIL B.
**CAPACITY PER 4-FT. SEGMENT USED.

TITLE
FloGard® LoPro®
TRENCH DRAIN FILTER INSERT

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

DRAWING NO	REV	ECO	DATE	
FG-LP-0002	F	0075 JPR 8/7/09	JPR 2/21/07	SHEET 2 OF 2

DETAIL 5
TRENCH DRAIN FILTER INSERT
BY KRISTAR ENTERPRISES
SPECIFIER CHARTER

STENCIL
AT ALL DRAINAGE INLETS

SPECIFIER CHART

MODEL	CATCH BASIN ID	SOLIDS STORAGE CAPACITY CUBIC FEET	FILTERED FLOW CUBIC FEET / SECOND	TOTAL BYPASS CAPACITY CUBIC FEET/ SECOND
FG-M1818	18" X 18"	0.1	0.1	1.0
FG-M2424	24" X 24"	0.3	0.3	1.7
FG-M2436	24" X 36"	0.4	0.5	2.3
FG-M3636	36" X 36"	0.8	0.9	4.1
FG-M3648	36" X 48"	1.1	1.3	4.6
FG-M4848	48" X 48"	1.6	1.8	6.6

DETAIL 3
SHALLOW CATCH BASIN FILTER
INSERT BY KRISTAR ENTERPRISES
SPECIFIER CHARTER

Underground Service Alert
CALL BEFORE YOU DIG
Call:
TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
GEORGE P. MARTOSE
No. C55855
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

G&M ENGINEERING
1623 THOMPSON AVENUE
GLENDALE, CA 91201
818 551-0353

OWNER:
DUARTE SUMMIT HOMES LLC.
209 S. CARDIFF AVE, #204
ALHAMBRA, CA 91801

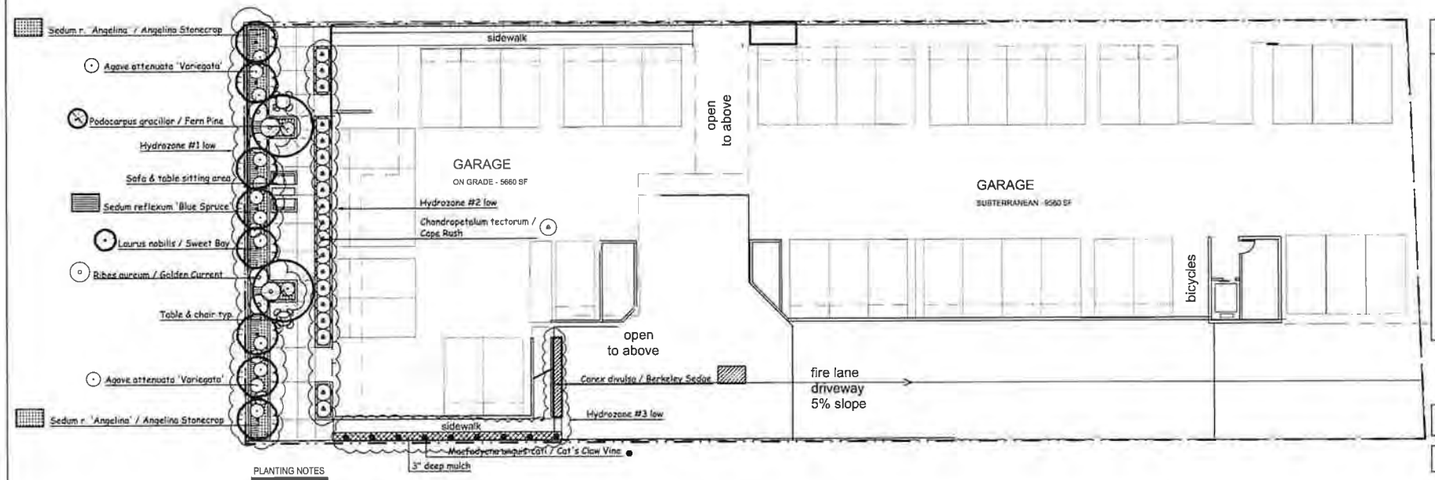
SOIL ENGINEER:
SOIL ENGINEER CERTIFICATION:-
I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THAT THEY ARE IN CONFORMANCE WITH THE RECOMENDATIONS OF THE SOILS REPORT.
BY: DATE:

LOW IMPACT DEVELOPMENT PLAN DETAILS

928 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

DRAWN	MA
CHECKED	GM
DATE	2017-03
SCALE	AS NOTED
JOB NO.	17-03-134

SHEET
LID-2
2 OF 2 SHEETS



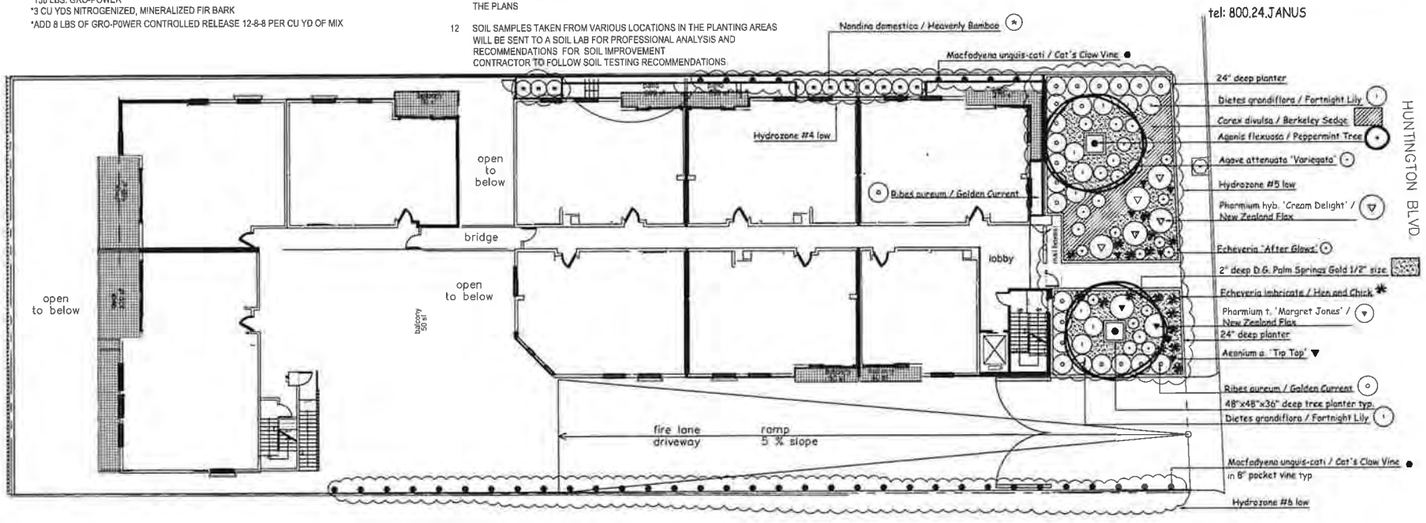
PLANTING NOTES

1. DRAWING IS DIAGRAMMATIC: CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE COUNT ALL PLANT MATERIAL BEFORE BIDDING
2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS
3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION
4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST
5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN
6. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR
7. FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING
8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ FT OF SURFACE AREA ROTO-TILL AMENDMENTS TO A DEPTH OF 6"

   *150 LBS. GRO-POWER
   *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
   *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX
9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL BACKFILL AND COMPACT TO 80 % SOIL OF SITE AND 20 % FIR BARK, AS DEFINED IN #8 PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

   PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS PALM TREES ARE NOT TO RECEIVE TABLETS
10. ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD
11. CONTRACTOR TO INSTALL AND MAINTAIN LANSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS
12. SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	* Agonis flexuosa	Peppermint Tree	36"box	2		low 0.3
	* Laurus nobilis	Sweet Bay	15-gal	8	low branching	low 0.3
	* Podocarpus gracilior	Fern Pine	24"box	2		low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	* Aeonium a. 'Tip Top'		5-gal	7		low 0.3
	* Agave attenuata 'Variegata'		5-gal	30		low 0.3
	Carex divulsa	Berkeley Sedge	5-gal	24"oc		low 0.3
	* Chondropetalum tectorum	Cape Rush	5-gal	19		low 0.3
	* Dietes grandiflora	Fortnight Lily	5-gal	10		low 0.3
	* Echeveria 'After Glows'		5-gal	10		low 0.3
	* Echeveria imbricate	Hen and Chick	5-gal	17		low 0.3
	* Macfadyena unguis-cati	Cat's Claw Vine	5-gal	50		low 0.3
	* Nandina domestica	Heavenly Bamboo	5-gal	11		low 0.3
	* Phormium hyb. 'Cream Delight'	New Zealand Flax	5-gal	5		low 0.3
	* Phormium t. 'Margret Jones'	New Zealand Flax	5-gal	2		low 0.3
	* Ribes aureum	Golden Current	5-gal	29		low 0.3
	Sedum r. 'Angelina'	Angelina Stonecrop	1-gal	18"oc		low 0.3
	Sedum reflexum 'Blue Spruce'		1-gal	18"oc		low 0.3

* Points claimed

2" deep D.G. Palm Springs Gold 1/2" size

LANDSCAPE AREA:	4,722 SF
IRRIGATION WATER SUPPLY TYPE:	POTABLE WATER SUPPLY

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,00 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL

All trees to be planted with commercial root barriers.
2" deep shredded Cedar bark to spread between plants.

NOTE:
All groundcover areas where plants are 4'oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

NOTE:
Waterproofing and drains in planters by others.

Janus et Cie items			
Item	Model	Product Number	Color
Sofa - 2 seat	Boxwood Soft 3 Seat	736-30-401-40-00	Mica
Arm Chair	Boxwood Lounge Chair	736-30-111-52-00	Mica
Coffee Table	Boxwood Table Glass Top	736-30-681-40-00	Mica

tel: 800.24.JANUS

REVISIONS DATE
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YAEL
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

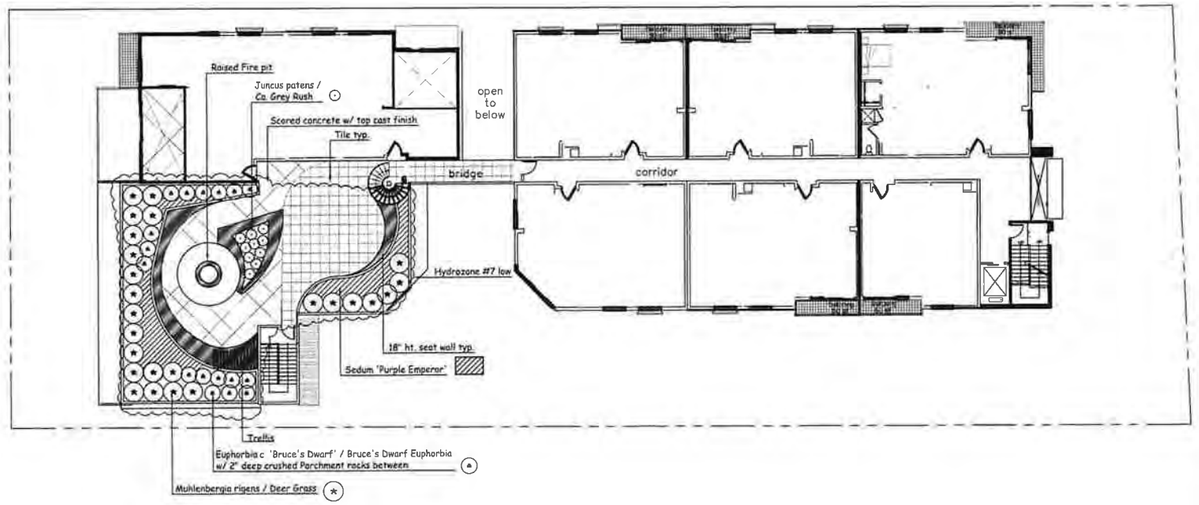
DUARTE CONDOS
928 E. HUNTINGTON DR.
DUARTE, CA 91010

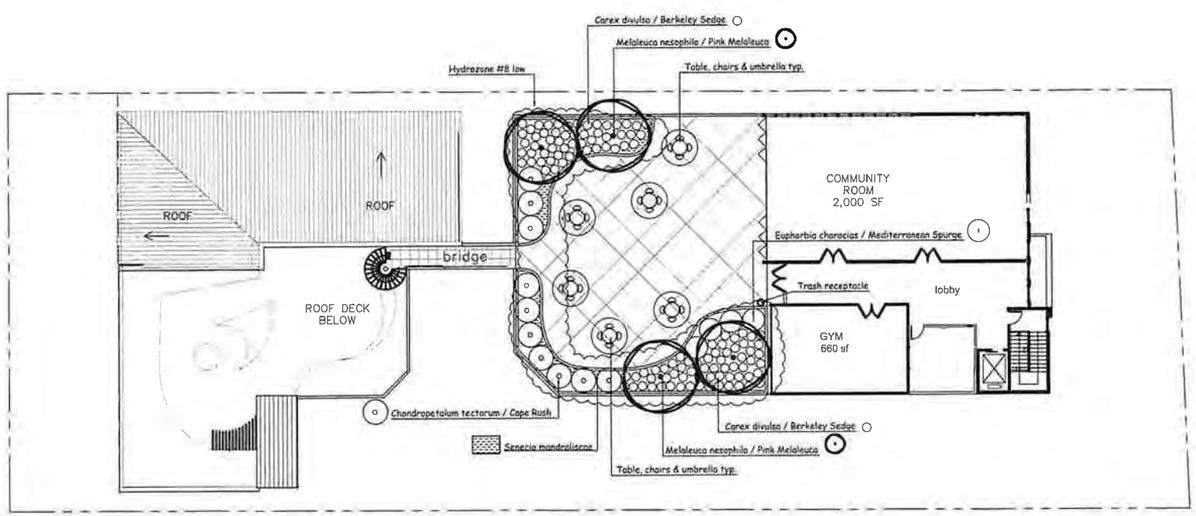
P1 & L2
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR STEP
Signature
12-21-17
Renewal Date
Date
STATE OF CALIFORNIA

DATE: FEB. 21, 2017
SCALE: 1/16"=1'-0"
JOB NUMBER: 191217
DRAWN BY:

L-1





TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	* Melaleuca nesophila	Pink Melaleuca	24"box	4		low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	* Carex divulsa	Berkeley Sedge	5-gal	36		low 0.3
	* Chondropetalum tectorum	Cape Rush	5-gal	17		low 0.3
	* Euphorbia c. 'Bruce's Dwarf'	Bruce's Dwarf Euphorbia	5-gal	17	w/ crushed parchment pebble between	low 0.3
	* Euphorbia characias	Mediterranean Spurge	5-gal	4		low 0.3
	* Juncus patens	Ca. Grey Rush	5-gal	10		low 0.3
	* Muhlenbergia rigens	Deer Grass	5-gal	25		low 0.3
	Sedum 'Purple Emperor'		1-gal	18"oc		low 0.3
	Senecio mandraliscae		1-gal	12"oc		low 0.3

* Points claimed

Landscape Form items		
Item	Model	Color
Table	Cheap Chic square top	Flambe Orange
Chairs	Catena	Flambe Orange
Trash	Parc Vue	Stainless Steel

tel: 800.521.2546

PLANTING NOTES

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12 SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS

Landscape Points		
Total square footage		5,766.00 sf
Total number of points required for site		10
Detail of points	Points Claimed	Reference
Vines on walls	2	L-1
Flowering vines on walls	5	L-1
Trees shading South side of building	6	L-1
TOTAL POINTS	13	

Water Management Points		
Total square footage of site		5,766.00 sf
Total number of points required for site		100
Detail Of Points	Points Claimed	
Points 2 per plant 315 plants	630	L-1
TOTAL POINTS	630	

REVISIONS DATE
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ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

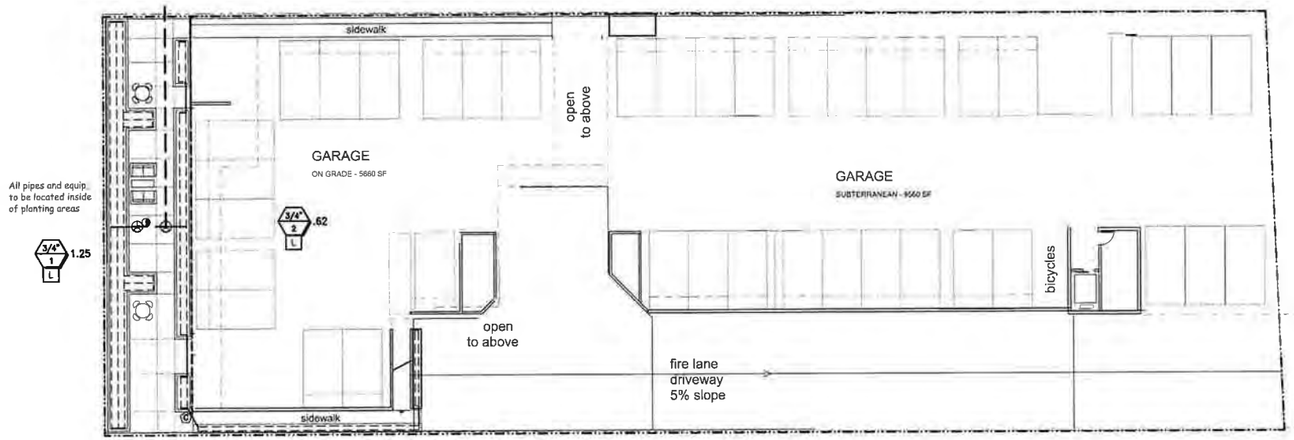
DUARTE CONDOS
928 E. HUNTINGTON DR.
DUARTE, CA 91010

SECOND & THIRD FLOOR PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3171
12-31-17
Renewal Date
Date
STATE OF CALIFORNIA

DATE: FEB. 21, 2017
SCALE: 1/16"=1'-0"
JOB NUMBER: 191217
DRAWN BY:

L-2



ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND		
DESCRIPTION	SYM.	
'NIBCO' GATE VALVE T-113		
'CHRISTY' CONCRETE VALVE BOX		
'RAINBIRD' QUICK COUPLER 44 LRC 1"		
'WILKINS' BACKFLOW PREVENTER 375		W/WYE STRAINER (BFP TO BE PAINTED DARK GREEN)
'TORO' CUSTOM COMMAND		LOCATION BY OWNER
'HUNTER' SOLAR SYNC		LOCATED ON EAVE OF ROOF
SLEEVING SCH. 40 P.V.C.		TWICE LINE SIZE (MIN.)
PRESSURE LINE CLASS 315 PVC		1.5"
NON-PRESSURE LINE SCH. 40 P.V.C.		SEE PLAN FOR SIZE
IRRIGATION SUB METER	M	SEE PLAN FOR SIZE
POINT OF CONNECTION	P.O.C.	VERIFY LOCATION ON SITE
NETAFIM LEGEND		
'NETAFIM' LVC210075-HF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE		
'NETAFIM' TECHLINE CV TLCV4-18025		BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER		

SIZE NO. GPM
M HYDROZONE

LANDSCAPE AREA:	4,722 SF
IRRIGATION WATER SUPPLY TYPE:	POTABLE WATER SUPPLY

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
4/6/2016

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

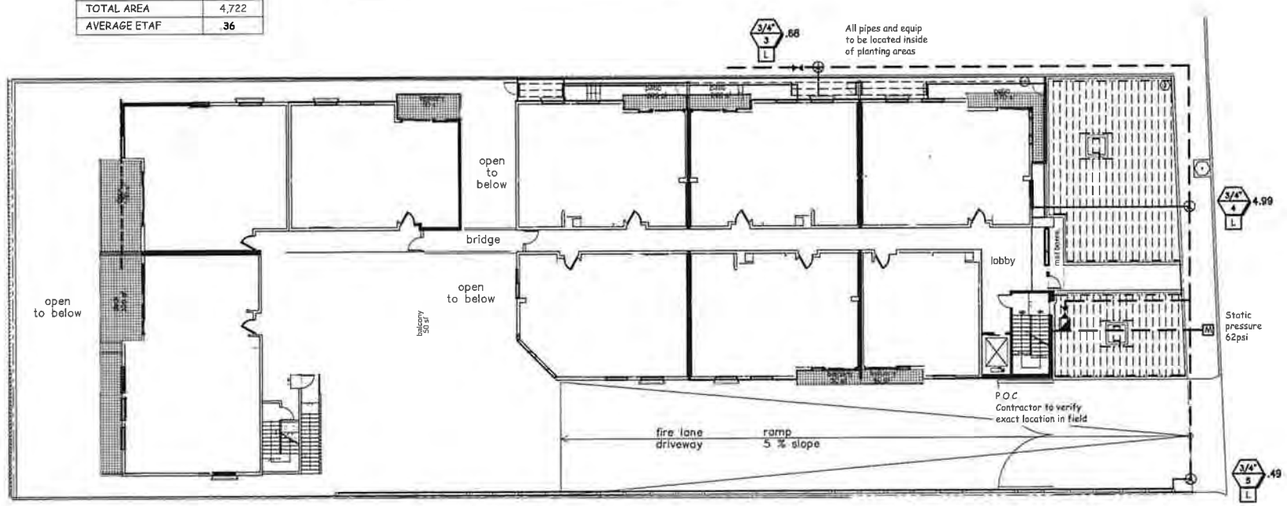
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo): 50.1

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER USE
1 / water use plants	.3	DRIP	.81	37	425	157	4876
2 / water use plants	.3	DRIP	.81	37	210	77	2391
3 / water use plants	.3	DRIP	.81	37	230	85	2640
4 / water use plants	.3	DRIP	.81	37	1685	623	19351
5 / water use plants	.3	DRIP	.81	37	165	61	1895
6 / water use plants	.3	DRIP	.81	37	987	365	11338
7 / water use plants	.3	DRIP	.81	37	1020	377	11710
			SUM		4,722	1,745	
		ESTIMATED TOTAL WATER USE (ETWU)					54,201
		MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					80,671

ETAF CALCULATION

ETAF x AREA	1,745
TOTAL AREA	4,722
AVERAGE ETAF	.36



IRRIGATION NOTES

1 THIS DESIGN IS DIAGRAMMATIC ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE

2 SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES

3 ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS)

4 PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION

5 FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER

6 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS

7 BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D.NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED

8 ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

9 THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC

10 IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC

11 THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P S I AND A MAXIMUM FLOW DEMAND OF 25 G P M THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT

12 DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS

13 ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS

14 THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER

15 INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING

16 PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED USE SIZE DIAMETER MIN SCH 80 P V C MIN DEPTH TO TOP OF LINE

17 LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT)

18 GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER

19 REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK

REVISIONS	DATE
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YAEL Lir
ASLA
Yael Lir Landscape Architects
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South Pasadena, CA 91030
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Fax 323.258.5333
yael@yaellir.com

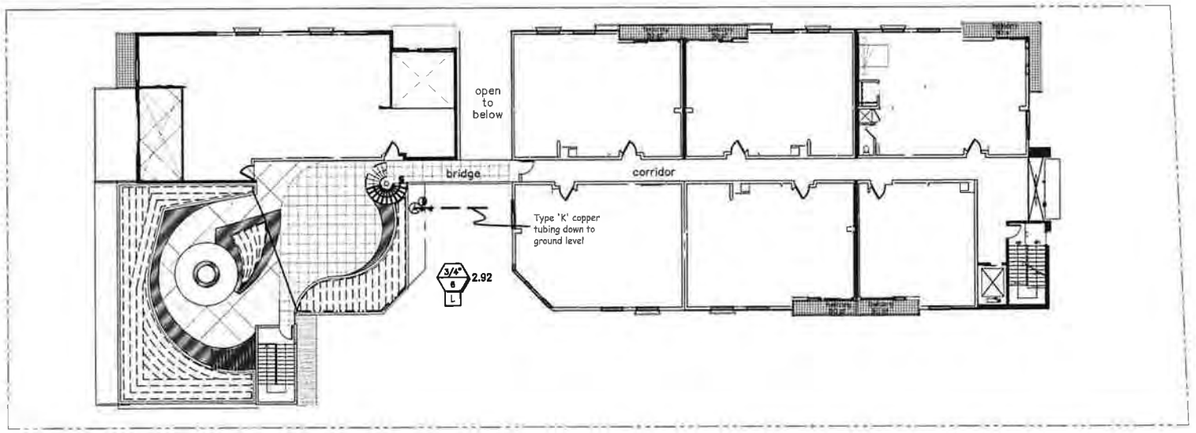
DUARTE CONDOS
928 E. HUNTINGTON DR.
DUARTE, CA 91010

P1 & L2
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3717
12-31-17
Renewal Date
Date
STATE OF CALIFORNIA

DATE:	FEB. 21, 2017
SCALE:	1/16"=1'-0"
JOB NUMBER:	191217
DRAWN BY:	

L-3



ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND		
DESCRIPTION	SYM.	
'NIBCO' GATE VALVE T-113		
'CHRISTY' CONCRETE VALVE BOX		
'RAINBIRD' QUICK COUPLER 44 LRC 1"		W/WYE STRAINER (BFP TO BE PAINTED DARK GREEN)
'WILKINS' BACKFLOW PREVENTER 375		LOCATION BY OWNER
'TORO' CUSTOM COMMAND		LOCATED ON EAVE OF ROOF
'HUNTER' SOLAR SYNC		TWICE LINE SIZE (MIN.)
SLEEVING SCH. 40 P.V.C.		1.5"
PRESSURE LINE CLASS 315 PVC		SEE PLAN FOR SIZE
NON-PRESSURE LINE SCH. 40 P.V.C.		SEE PLAN FOR SIZE
IRRIGATION SUB METER	M	VERIFY LOCATION ON SITE
POINT OF CONNECTION	P.O.C.	
NETAFIM LEGEND		
'NETAFIM' LVCZ10075-HF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE		
'NETAFIM' TECHLINE CV TLCV4-18025		BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER		

SIZE / NO. / H — GPM / HYDROZONE

LANDSCAPE AREA:	4,722 SF
IRRIGATION WATER SUPPLY TYPE:	POTABLE WATER SUPPLY

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

4/6/2016

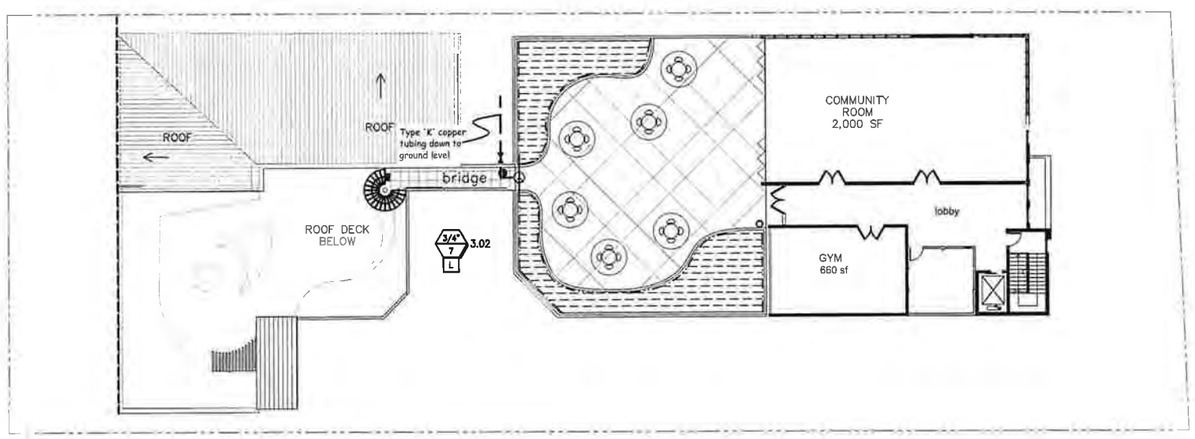
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



REVISIONS	DATE
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YAEL lir

ASLA
Yael Lir Landscape Architects

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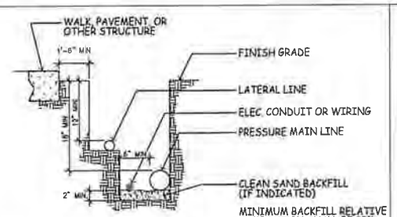
P1 & L2
IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
YAEL LIR 3159
12-31-17
Renewal Date
Date
STATE OF CALIFORNIA

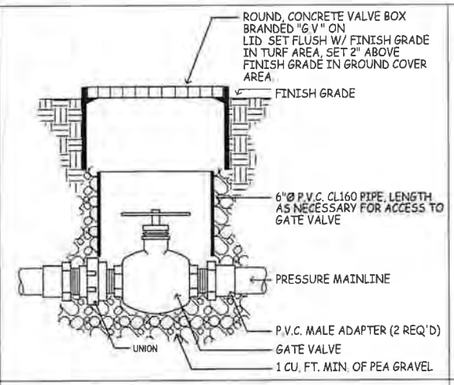
DATE:	FEB. 21, 2017
SCALE:	1/16"=1'-0"
JOB NUMBER:	191217
DRAWN BY:	

L-4

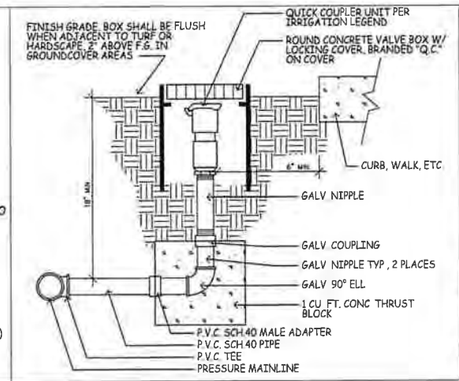


NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE & TAPE CONTROL WIRES AT 10' INTERVALS
3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. UNDER PAVED AREAS, ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.)
5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE
6. PIPE DEPTH FOR 2-1/2" AND LARGER SHALL BE 24" MINIMUM.
7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

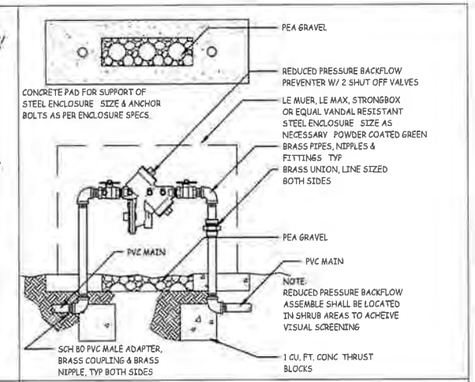
TRENCHING DETAIL
SCALE: N.T.S.
FILE: D_IRR002



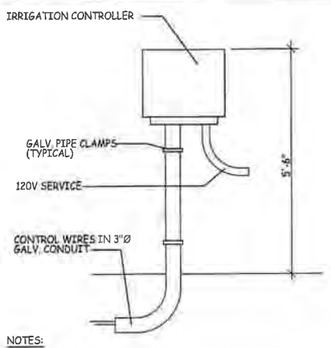
GATE VALVE
SCALE: N.T.S.
FILE: D_IRR003



QUICK COUPLER
SCALE: N.T.S.
FILE: D_IRR005

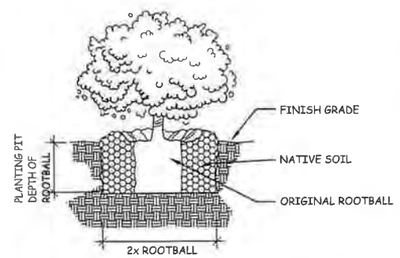


BACKFLOW PREVENTER
SCALE: N.T.S.
FILE: D_IRR006

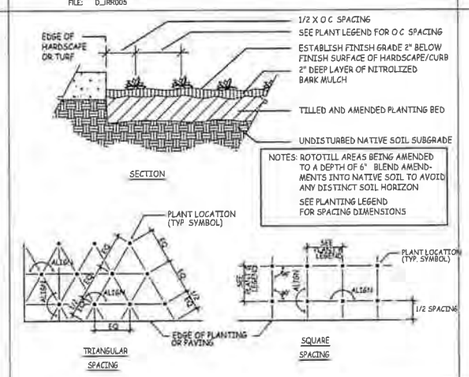


NOTES:
1. ALL ELECTRIC WORK SHALL CONFORM TO LOCAL CODES

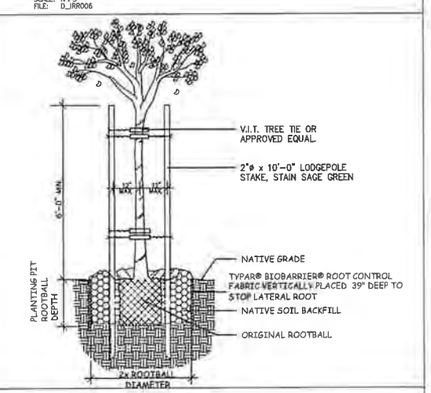
WALL MOUNT CONTROLLER
SCALE: N.T.S.
FILE: D_IRR008



SHRUB PLANTING
SCALE: N.T.S.
FILE: D_PLA001

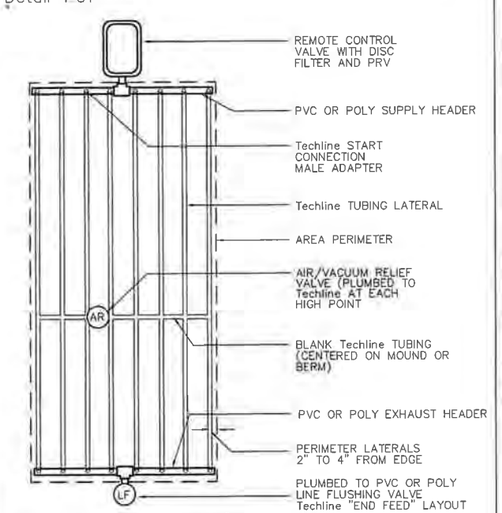


GROUNDCOVER PLANTING
SCALE: N.T.S.
FILE: D_PLA002



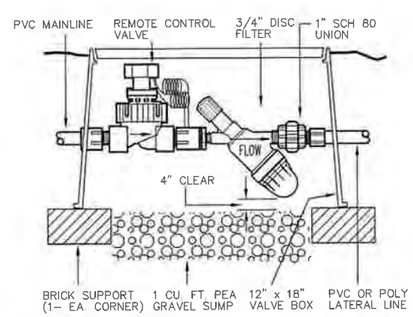
TREE PLANTING & STAKING
SCALE: NTS
FILE: PLA_003

Detail 1.01



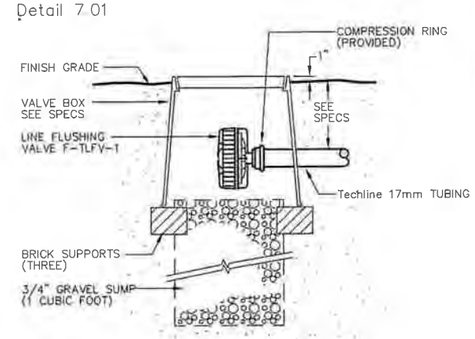
Techline END FEED LAYOUT
DETAIL – NO SCALE

Detail 2.02



REMOTE CONTROL VALVE W/ DISC FILTER
SECTION – NO SCALE

Detail 7.01



Techline LINE FLUSHING VALVE (PLUMBED TO Techline)
SECTION – NO SCALE

REVISIONS	DATE
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DUARTE CONDOS
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DUARTE, CA 91010

DETAIL SHEET

REGISTERED LANDSCAPE ARCHITECT
YAEL LIR 3371
Signature
12-31-17
Renewal Date
Date
STATE OF CALIFORNIA

DATE:	FEB. 21, 2017
SCALE:	1/16"=1'-0"
JOB NUMBER:	191217
DRAWN BY:	

L-5

Aeonium a. 'Tip Top'

Agave attenuata 'Variegata'

Carex divulsa /
Berkeley Sedge

Chondropetalum tectorum /
Cape Rush

Sedum r. 'Angelina' /
Angelina Stonecrop

Echeveria 'After Glows'

Echeveria imbricate /
Hen and Chick

Macfadyena unguis-cati /
Cat's Claw Vine

Phormium hyb. 'Cream Delight' /
New Zealand Flax

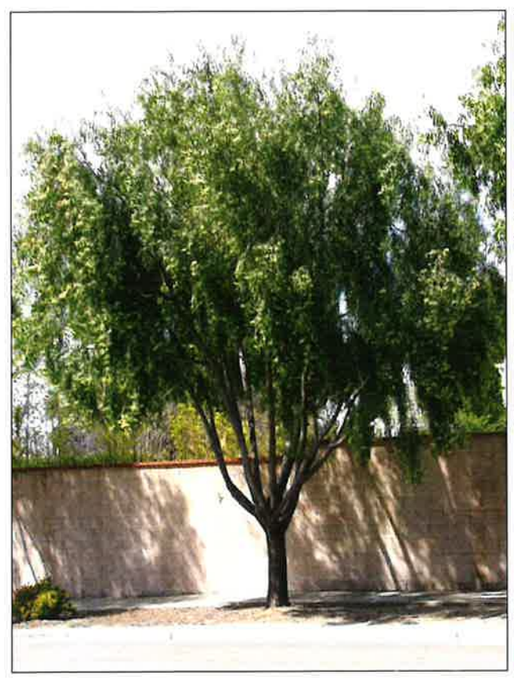
Sedum reflexum 'Blue Spruce'

Phormium t. 'Margret Jones' /
New Zealand Flax

Ribes aureum /
Golden Current

Dietes grandiflora /
Fortnight Lily

Nandina domestica /
Heavenly Bamboo



Agonis flexuosa / Peppermint Tree

Laurus nobilis / Sweet Bay

Podocarpus gracilior / Fern Pine

REVISIONS DATE
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yael@yaellir.com

DUARTE CONDOS
928 E. HUNTINGTON DR.
DUARTE, CA 91010

PLANT PHOTOS

DATE: FEB. 21, 2017
SCALE: 1/16"=1'-0"
JOB NUMBER: 191217
DRAWN BY:

L-6

RESOLUTION PC 19-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE APPROVING SITE PLAN AND DESIGN REVIEW CASE 17-10, FOR THE CONSTRUCTION OF A NEW 16-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT, LOCATED AT 928 HUNTINGTON DRIVE

WHEREAS, Gantcho Batchkarov is requesting approval to demolish the existing structures and construct a new three-story development totaling 42,865 square feet at 928 Huntington Drive; and

WHEREAS, Table 7-2 listed in Section 19.122.030.B of the Duarte Development Code requires a recommendation from the Architectural Review Board and approval from the Planning Commission for new multiple-family residential construction; and

WHEREAS, on August 26, 2019, the Architectural Review Board reviewed the plans for SPDR Case 2017-10 and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the project proposal, which provides, among other provisions, for the construction of a new three-story, 16-unit residential development totaling 42,865 square feet at 928 Huntington Drive; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report and all the information, evidence and public testimony received at the public meeting held on October 7, 2019 at 7:00 p.m. in the City Council Chambers.

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

SECTION 1. **RECITALS**

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

SECTION 2. **FINDINGS FOR SITE PLAN AND DESIGN REVIEW**

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

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

   The project conforms to the goals and objectives of the General Plan and the regulations of Chapter 19.10 (Residential Zones), including the intent and purpose, permitted uses, and other development standards. The use is also consistent with the land use goal by maintaining a balanced community.

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

   The project will consist of a total of 42,865 square feet of building area constructed on an existing parcel that is roughly 25,970 square feet. The project will include two structures connected by pedestrian bridges, for 16 residential units which can be accommodated on the project site.

3. In compliance with the applicable criteria specified in Subsection 19.122.040(D), and the site is

suitable for the proposed development:

a. Compatibility. *The project will create an enhancement to the property and surrounding community. The project meets the requirements of the R-4 zone and has been designed to be compatible with design, scale and proportion of the surrounding developments.*

b. Architectural Design and Detail. *The project has been designed with unique elements that reflect Contemporary and Mid-century Modern architecture. The Mid-Century Modern elements of the design such as the flat roof, use of horizontal forms, and use of the glass wall at the entry, are blended well with the Contemporary elements of the design such as the lack of architectural ornaments and use of modern materials. A variety of elements such as: fine-grain stucco, earth tone colors, recessed windows, faux-wood paneling, among others, help define the architectural design and create a visual enhancement along Huntington Drive. Furthermore, the project is consistent with the design guidelines outlined in the Duarte Development Code.*

c. Landscape, Lighting, Parking, Signs, and Other Design Details.
   - Equipment and Utilities. *All new service and utilities will be installed in a manner that screens them from the public right-of-way. New equipment will be installed on the rooftop and screened from the street. New utilities on private property serving the development will be placed underground.*

   - Fences/Walls. *The applicant intends to retain the existing perimeter walls along the southerly and westerly property lines. A new retaining/garden wall is proposed along the easterly property line, which will utilize decorative block materials. All walls will be conditioned to have a decorative and uniform appearance.*

   - Landscaping. *The project includes new landscape improvements in the front, rear and side yards as well as on the rooftop. All landscape proposals will require separate review and approval to ensure landscape areas have been designed to meet the intent and purpose of Chapter 19.40 (Landscaping) of the Duarte Development Code, and will complement the project by providing a welcoming appeal along Huntington Drive.*

   - Lighting. *The project includes no new significant lighting on the exterior of the building, in the landscaped yards, or for architectural lighting. Exterior lighting will require separate review and approval to ensure compliance with the performance standards for outdoor lighting outlined in the Duarte Development Code and a condition of approval has been added to reflect this requirement. The exterior lighting will be required to meet energy efficiency requirements and contain a decorative design that complements the architectural style of the property. A separate review and approval will be required.*

   - Parking. *The project meets the minimum parking requirements for multiple-family residential developments, as outlined in the Duarte Development Code. A total of 40 parking stalls are provided, which includes one overflow space for every four units and one guest space for every four units. The 26-foot-wide drive aisle will provide access to the parking area and adequate turn-around for safe exiting. There are no foreseeable issues with parking.*

   - Signs. *The project does not include the approval of any signs. All new signs will require separate review to ensure compliance with the Duarte Development Code.*

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

   The site is sufficient in size and shape to accommodate the proposed use and operation. The project site is in the R-4 zone surrounded by multiple-family residential uses . The size and density of the proposed development is consistent with project types the R-4 zone would allow. With the conditions of approval imposed on the project it is unlikely to cause any significant impacts to the surrounding uses.

SECTION 3. **CEQA DETERMINATION**

In recommending adoption of this PC Resolution 19-02 for the proposed construction of a multiple-family development, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15332. The historical resource assessment prepared by an architectural historian consultant determined that the existing structure on the property with architectural integrity fails to meet the criteria established by the state to recognize it as a historic resource. As a result, no further analysis is required on this topic and since no other areas of potential impact exist for this project it qualifies as an infill development categorical exemption under CEQA.

SECTION 4. **RECOMMENDATION**

The Planning Commission approves PC Resolution 19-02, based on the findings listed in Section 2 and the conditions listed in "Exhibit B-1", for the construction of a 16-unit multiple-family residential development as shown on the plans for Site Plan and Design Review application SPDR 17-10 at 928 Huntington Drive.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a special meeting held on the 7th day of October 2019.

_____
Paula Watson-Gardner, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on October 7, 2019, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT B-1

Conditions of Approval

Site Plan & Design Review Case 17-10

Construction of a New 16-Unit Multiple-Family Residential Development - 928 Huntington Drive

---

Planning & Building Requirements

1. This approval is for the construction of a new 16-unit apartment building and associated site improvements, as noted on the approved plans on file with the Community Development Department. The construction shall be in substantial compliance with all components of the approved plans.

2. The elevations shall be reviewed and approved by the Planning Division prior to submitting to Building and Safety plan check. Final review shall include approval of the color palette, placement of colors, and all finished building materials/elements, including but not limited to the type, color, and/or placement of trims, cornices, awnings, among others. All finished materials/elements incorporated into the building design shall be of high quality and high durability, and shall take into consideration locations that may be more vulnerable to damage or potential maintenance concerns.

3. Stucco texture shall be a 20/30 finish.

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

5. All windows shall be recessed a minimum of two inches.

6. No portion of the subterranean garage may encroach into the public right of way.

7. The portion of the garage beneath the public right of way shall have a reduced ceiling height to accommodate a deeper planting bed to the extent possible, if feasible, and as determined by the applicant's Civil Engineer as approved by the City Engineer.

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

9. Resident garage parking spaces shall be used for vehicle parking only. Storage within a parking space(s) or any reduction of vehicle parking space within the parking field shall be prohibited.

10. Parking spaces that are not assigned to specific units shall be reserved for guest and overflow only and not for the exclusive use of residents.

11. A minimum of 250 cubic feet of enclosed private storage space shall be provided for each unit. A private storage plan shall be incorporated into the project plans, and approved before the issuance of permits.

12. The Developer and/or Property Owner shall establish a Residential Parking Management Plan that regulates onsite parking to reduce any potential overflow parking onto the street and within adjacent properties. The parking management plan shall be approved by the City and recorded against the property with the Los Angeles County Recorder. The management plan shall be provided to the Planning Division for review and approval prior to certificate of occupancy issuance.

13. Final design/location of all fences, walls, and gates shall require approval from the Planning Division prior to permit issuance. A detailed fence, wall, and gate plan shall be submitted to the Planning Divisions for review and approval prior to permit issuance, and shall include all finish color and material details, block wall cap details, among others. Existing walls that may be allowed to remain must match in appearance with all other walls on the property, subject to City Planning Division approval. In the event existing walls are not located on the subject site, the applicant will be required to coordinate with neighboring property owners and secure the ability to meet this condition. The City shall reserve the right to require new perimeter walls, in the event site conditions or approvals with abutting property owners are not secured.

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

15. A plan for lighting and amenities for the roof-decks shall be provided to the Planning Division for review and approval prior to issuance of building permits. Light poles/standards and other amenities exceeding the height of any building walls, screen walls, and/or parapet walls, on the roof deck are discouraged and shall not be visible from the public right of way or adjacent properties. Minimal height bollards, surface-mount fixtures along the perimeter of the roof deck, or similar shall be used to illuminate the roof deck areas.

16. A final open space plan, prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval prior to permit issuance. The open space areas throughout the project shall incorporate a combination of landscape and decorative hardscape material, and be designed as usable space for residents and/or the pubic, where appropriate.

17. An operation plan for trash pick-up service shall be provided to the Planning Division for review and approval prior to permit issuance. The operation plan shall include pick-up schedules, receptacle placement, receptacle size and type, trash circulation, among others. The developer/applicant shall contact the City's waste disposal company, Burrtec Waste, to create a sufficient disposal schedule that will ensure waste generated by the residents is hauled off site in a timely manner.

18. All exterior lighting, including architectural lighting, shall require final approval from the Planning Division prior to installation and/or issuance of permits. Lighting fixtures shall be of high quality and

decorative form and shall be designed to prevent offsite glare. A lighting plan shall be provided to the Planning Division for review and shall include cut-section drawings, manufacture brochure, illumination levels/lighting distribution, operational features, and any additional information as needed for all proposed wall-mounted lights, street lights, pedestrian lights, and common area lighting. Separate review fees for the lighting plan review may apply.

19. The Applicant/Developer shall provide mailboxes per designs and placement approved by the local postmaster and Community Development Department. Any exterior common or "gangboxes", that serve multiple residents, shall be designed to match or compliment the architectural design of the overall project. A plan related to the aforementioned must be approved by the Planning Division prior to certificate of occupancy issuance.

20. A management and operations plan that restricts the use of private open space and public open space as well as the exterior appearance of the unit shall be prepared by the property owner and approved by the City. This plan's restrictions shall include, but is not limited to, balcony use, window coverings, satellite dishes, and use of private storage boxes. This management plan is required to be incorporated into the lease agreement between the property owner and the renters.

21. A shoring plan shall be provided with the plans to be submitted for Plan Check to provide the information necessary to check compliance for the construction of a subterranean garage.

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

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

24. The project is considered a Level 2 project pursuant to Chapter 19.52 of the Duarte Development Code (Sustainable Development Practices). The project will be reviewed for minimum compliance with the requirements outlined in this chapter, including but not limited to: an increase to energy efficiency and waste recycling beyond minimum requirements, assurance of water conservation using water-efficient landscaping, achieving the equivalent of LEED Certified status, use of energy-efficient outdoor lighting, etc.

25. The project shall comply with all the regulations of the R-4, Multiple-Family (High Density) Residential zone, including the intent and purpose, permitted uses, development standards, and any other applicable sections from the Duarte Development Code and Duarte Municipal Code.

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

27. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from

public view by landscaping and/or enclosed in integrated utility closet, subject to approval from the Planning Division.

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

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

30. All signs shall require separate approval from Planning Division prior to installation. A detailed sign package with cut sheets shall be provided for review. All signs shall be in compliance with the sign regulations outlined in the Duarte Development Code. Contact the Planning Division for more information.

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

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

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

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

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

36. The Developer shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, not including holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

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

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

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

PUBLIC WORKS REQUIREMENTS

40. The developer shall replace the sidewalk adjacent to the project site on Huntington Drive for the full extent of project site boundaries (from east PL to west PL), including the curb and gutter as needed, and any damages as a result of construction. The sidewalk shall be constructed with concrete; the public portion of the sidewalk shall be integrally colored concrete. Contact the Public Works Division for details on the specific concrete color.

41. The developer and/or contractor shall paint curbs along Huntington Drive for the full extent of project site boundaries (from east PL to west PL) as deemed appropriate by the Public Works Division.

42. All trees within the City right-of-way along Huntington Drive shall be replaced and/or installed pursuant to the City's adopted Street Tree Plan for Huntington Drive; all sidewalk tree wells shall be consistent with the City's tree well design and shall require a right of way permit from the Public Works Division prior to installation.

43. The Developer shall construct a new driveway approach on Huntington Drive per City standards. Decorative stamped concrete or enhanced paving shall be installed behind the driveway approach. The driveway approach and ramps shall be approved by the City Engineer prior to construction and shall require the issuance of a public right-of-way permit. The approach and driveway shall be designed to ensure the safety of vehicles entering and exiting the property, as well as pedestrians crossing the driveway.

44. All new buildings and structures in the industrial and commercial zones, multiple residential development and in subdivisions provided for in Chapter 16.30.010 of the Duarte Municipal Code shall provide undergrounding of new and existing power and telephone lines within the street right-of-way adjacent to the property being developed. The City Engineer may allow for the payment of an in-lieu fee for the undergrounding of said lines, depending upon the scheduling of undergrounding projects within the vicinity, and in coordination with local utility companies

45. Prior to the issuance of grading or other necessary permits the applicant shall pay all necessary fees to the City.

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

- LID Plan. A Low Impact Development (LID) Plan shall be submitted to the Engineering/Public Works Division for review. The LID plan shall provide a comprehensive and technical discussion of how the proposed project will comply with the City's stormwater program requirements. LID Guidance and implementation can be obtained from Los Angeles County Public Works LID Standards Manual. Contact the Duarte Public Works Division for more information. The LID plan shall be approved prior issuance of grading permits.
- Civil Plans. Two sets of complete Civil plans shall be submitted to the Engineering/Public Works Division for review, accurately showing all existing public improvements near the subject development (i.e., street lights, signs, utility vaults and boxes, bus stops, street trees, catch basins, etc.) and shall clearly indicate any proposed modifications to the existing public improvements. Such proposed modifications to the public improvements shall require approval from the City Engineer and Community Development Director prior to issuance of any building permit and/or grading permit.
- Soils/Geology report and Hydrology Study.
- A detailed grading and drainage plan, including all supporting information and design criteria shall be prepared by a licensed Civil Engineer and submitted to the Engineering Division for review. The grading and drainage plan shall be approved by the City Engineer prior to the issuance of a grading permit.
- A detailed utility plan.

47. Prior to exoneration of any security for the project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, the applicant shall file a Corner of Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711 (b) of the California Professional Land Surveyors Act.

48. Prior to final approval of completed grading, landscaping, or any public improvements, the developer/applicant/contractor shall provide digital (PDF) and AutoCAD files of each plan to the Public Works Division. The Permit Number and the words "RECORD DRAWING" shall appear on each plan sheets.

49. All utility facilities within the public right of way including but not limited to conduit, cable, cabinets, control boxes, etc. shall be placed underground with any access panels flush with the ground surface. If there are physical constraints restricting the placement of utility facilities underground, the developer shall provide clear engineering reasons why above ground facilities cannot be installed with underground vaults/handholes. All onsite utilities shall be installed underground and concealed from view, as approved by the Planning Division, except for transformers, which may be allowed above ground with adequate screening.

50. All utility services stubbed to the site that will not be used to serve the development shall be properly abandoned.

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

52. In the event the street pavement is substantially cut and/or altered following the installation of all utilities in the public right of way, the entire street (width, length) in front of the project site shall be sealed, as determined by the City Engineer.

53. A circulation plan showing proposed circulation patterns shall be submitted to the City Engineer and approved prior to permit issuance.

54. Connector Pipe Units shall be installed in all catch basins along the project site. All installations shall be inspected/verified by the Public Works Division prior to issuance of Certificate of Occupancy.

55. Traffic control work (delineation and signage) shall comply with the California Manual on Uniform Traffic Control Devices. A traffic control plan shall be submitted to the Public Works Division for review and approved prior to beginning construction and/or grading.

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

57. The developer, contractor and all representatives shall comply with the National Pollution Discharge Elimination System (NPDES) Permit No. CAS004001, Order No. R4-2012-075, and amendments, issued by the California Regional Water Quality Control Board, Los Angeles Region. Construction activities that disturb one acre or more are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and to obtain a Construction General Permit (NOI) from the State Water Resources Control Board to discharge stormwater. A copy of the permit shall be provided to the Public Works Division to keep on file and ensure compliance.

58. The developer and/or contractor is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure shall be included in the SWPPP and implemented as approved by the City Engineer:

    - Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
    - Ensure that concrete supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
    - Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.

59. The developer and/or contractor shall incorporate and comply with all regulations, policies and standards regarding water, sewer, and storm water.

60. Sewer connection fees shall be paid directly to the Los Angeles County Sanitation District. Proof of payment shall be provided prior to issuance of the grading permit.

61. Security bonds shall be submitted prior to the issuance of the grading permit.

PLANNING COMMISSION STAFF REPORT

Date: October 7, 2019

Project: Conditional Use Permit 19-03 and Site Plan and Design Review 19-36

Subject: A request from City of Hope to construct and operate a new five-story, 115,022 square-foot, 150-room hotel (New Hope Village) on approximately four acres at the northwest corner of the City of Hope campus.

Location: 1500 Duarte Road

Applicant: City of Hope National Medical Center

SUMMARY

City of Hope (COH) is proposing to construct and operate a new five-story, 115,022 square-foot, 150-room hotel on approximately four acres, located along Duarte Road between Village Road at Cinco Robles Drive. The project, New Hope Village, involves the removal of Parsons Village and several other buildings owned by COH. New Hope Village is designed to primarily serve patients who are receiving or just completed treatment at City of Hope, their families and caregivers; but will also host visiting doctors, professors and guests. The hotel, its services and spaces, are not intended to be open to the public. The building is proposed in a modern design that compliments architectural styles representative on campus.

ENVIRONMENTAL

A Final Environmental Impact Report (SCH # 2015101047) was certified for the City of Hope Specific Plan (COHSP) by the Duarte City Council on March 13, 2018. That Final Environmental Impact Report (FEIR) contemplated the possibility of the proposed project, as part of the COHSP Project Description, and since the time of FEIR certification there have been no substantial changes proposed to the COHSP which will require major revisions of the EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the FEIR; and no new information of substantial importance, not known and which could not have been known at the time the FEIR was certified as complete, has become available. Consistent with CEQA Regulations section 15162, the Planning Commission will therefore be asked to make a finding that the FEIR previously certified serves as adequate environmental review for the proposed hospitality project.

BACKGROUND

City of Hope has provided hospitality accommodations to its patients for many decades. Hope Village, a cluster of five hospitality buildings built in 1957 and located across the street from the project site, provides 20 units for lodging purposes. Parsons Village, the project site, was built in the early 1980's to handle expanded hospitality demand. This project also consists of five buildings, each with four units, totaling 20 units.

Currently, the hospital's demand for hotel rooms outmatches its on-campus capacity, which requires COH to purchase rooms from many hotels both within and outside of the City. As with the growth and expansion of the City of Hope Campus, demand for on-site lodging has also increased. Hotel and hospitality uses were specifically considered as part of the recently approved City of Hope Specific Plan, being included in the project description and list of permitted uses.

The project was reviewed and received a unanimous recommendation for approval by the Architectural Review Board (ARB) on September 23, 2019. Residents within 300' of the project boundary were notified of the meeting. One adjacent resident attended the meeting and spoke favorably of the project.

PROPERTY DESCRIPTION

The project site is generally located at the northwest corner of the City of Hope campus, immediately south of Duarte Road, and between Cinco Robles Drive to the west and Village Road to the east. The site is approximately four (4) acres in size and consists of portions of 11 different parcels. The project would replace a variety of buildings and uses on COH's campus, including Parsons Village (a previous 20-unit hospitality use), four residential buildings, and a portion of Parking Lot G (Exhibit B – Vicinity Map).

The property is located in the newly created City of Hope Specific Plan (COHSP), and within the Residential Medical Flex District. Hotel uses require a conditional use permit, in addition to development plan and design review approval for the new building. Surrounding land uses include single-family residential (R-1) properties to the west, Duarte Road and Metro Goldline to the north, and City of Hope campus to the east and south. Three non-City of Hope owned residential properties are enveloped by the project site on their north, east and south sides. These properties have been addressed specifically in the COHSP, and perpetually maintain their previous R-4 zoning development rights.

PROJECT DESCRIPTION

Consideration for the proposed New Hope Village hotel entails two different types of review approvals: development plan and design (architectural) review, and conditional use permit. The development plan and design (architectural) review portion of this project (SPDR 2019-36), includes but is not limited to: site plan design, circulation, architectural design, aesthetics, colors, and materials. The conditional use permit (CUP 2019-03) portion of the project, which includes, but is not limited to: operational characteristics, parking systems, uses, hours, and programming. City of Hope requests approval of the following:

- **Site Plan and Design Review (SPDR) 2019-36:** A request to construct a new five-story, 115,022 square-foot, 150-room hotel, known as New Hope Village, on approximately four acres at the northwest corner of the City of Hope campus. The project involves the removal of Parsons Village and several other buildings owned by COH. The building is proposed in a modern design that compliments architectural styles representative on campus. The project will also include a variety of property improvements such as roadway modifications to Village Road, and new landscaping, site walls and parking lot.

- **Conditional Use Permit (CUP) 2019-03:** A request to allow the 24-hour operation of a 150-room hospitality building, known as New Hope Village Hotel, with on-site sales and/or distribution of alcoholic beverages, and shared/joint use of the hotel parking lot with adjacent buildings and uses. New Hope Village is designed to primarily serve patients who are receiving or just completed treatment at the City of Hope, their families and caregivers; but will also host visiting doctors, professors and other guests. The hotel, its services and spaces, are not intended to be open to the public. The building would also provide meeting space, limited foodservice and bar area, a fitness center, beauty boutique and administrative offices for the City of Hope's International Medicine Program.

Architecture & Design/Floor Plan

New Hope Village proposes a five-story hotel with 150 rooms, with a variety of active service areas on the ground floor, including: 3,797 s.f. of meeting space, 1,126 s.f. of space for an International Medicine Administrative and Guest Services function, 1,077 s.f. of retail boutique, 1,029 s.f. of dining area, 709 s.f. of hotel office and concierge space, 516 s.f. as a fitness area, and approximately 7,578 s.f. of lobby/pre-function/public circulation space. Approximately 9,000 s.f. of the first floor is allotted for back-of-house functions (kitchen, MEP, housekeeping, etc.). The next four floors are dedicated to hotel rooms, each floor consisting of approximately 23,000 s.f. of area. Balconies and resting areas have been integrated onto each hotel floor to allow for areas to connect with the natural, outdoor environment and to provide respite for those recovering from treatment. Building heights from grade vary from 55' to the main roof, 65' to the top of parapet, and 68' to the top of the decorative balcony tower feature at the northeast corner of the building. Of the 150 rooms, 120 are designed for patients receiving or recently completed treatment, their families, and caretakers. These rooms are approximately 465 s.f. in size and are designed with a kitchenette for extended stay. The remaining 30 rooms are approximately 330 s.f. in size and are intended for visiting professors, doctors, scholars and guests.

Architecturally, the building has been designed in a contemporary style to compliment the designs of newer building constructed on campus. Glass walls are prominently used to provide light and a strong connection with outdoor space. A prominent balcony tower feature has been incorporated at the northeast portion of the building, providing vantages to the San Gabriel Mountains. Massing has been provided through the use of modulation of the main walls, balcony tower, and elevator towers along the west and center portions of the building. A variety of modern and classic materials have been integrated into the exterior walls, such as tinted glass; aluminum window systems; corten steel; bronze, gray and green metals; styled wood alumaboard; and earthtoned stucco. Decorative, laser-cut corten panels with architectural backlighting have been placed along blank expanses of the first-floor exterior wall and as part of an exit-only gate facing Duarte Road. Centralized mechanical systems are located within the building and on the rooftop, behind parapet walls. There are no window-mounted mechanical systems proposed, as is with many hospitality buildings.

Site Planning, Improvements, Parking Design

The site plan has been designed to meet a variety of goals and address proximity concerns with the abutting neighborhood. Building placement was aimed to feature New Hope Village as a gateway to the campus, provide vantage areas for hotel users onto the local mountains, and to feature outdoor patio space that approaches the roadway and enlivens the streetscape along Duarte and Village Roads. The plan has taken considerable measures to meet stringent setback requirements of the City of Hope Specific Plan, and to specifically address privacy issues with abutting non-COH owned properties to the west. Efforts to address proximity concerns with abutting residential properties include: siting the hotel no closer than 75' from abutting residential properties, balcony and active areas are located on the north and east sides of the building, landscape buffers have been created within and beyond the setback areas, and lighting has been designed to prevent off-site glare. A conceptual landscaping plan has been designed to meet the goals of the COHSP, indicating a diverse, and climate-adapted landscape palette, use of a variety of plant types and sizes, creating visual interest through enhanced and contrasting hardscapes, and providing decorative outdoor furniture in appropriate locations. A passive healing garden has been placed at the westerly portion of the site, near the parking lot and north of adjacent homes.

Parking and circulation is a component of both the development plan and design review and conditional use permit processes. Concerning design review, the 207-stall parking lot has been designed in an

efficient manner, incorporating a landscaped buffer between the parking lot and adjacent roadways. Landscape planter islands are provided throughout the parking lot to reduce heat island effect and provide shaded areas. Parking lot lighting is designed to be sensitive to adjacent residential uses by utilizing 20' tall light standards, and employing shields or optics to direct light downward and away from adjoining uses. An exit only, emergency and service driveway has been incorporated into the circulation design to meet Fire Department requirements and service delivery needs.

Operations

The hotel will operate for patients, their families, and business guests affiliated with the City of Hope. The building will offer 150 rooms: 120 designed for patients receiving or recently completed treatment, their families, and caretakers, and 30 rooms intended for visiting professors, doctors, scholars and guests. The hotel will not be licensed as a healthcare facility, only providing services that could otherwise be provided at a patient's house or non-licensed facility. A limited menu will be offered, serving breakfast, lite lunch and dinner fare, and alcoholic beverages served from its on-site kitchen. An on-site general eating place – Type 47 Alcoholic Beverage Control license is requested, allowing the serving of spirits, beer and wine. Alcoholic beverages are planned to be served during the evening and at special events, room service, and in-room minibars. Meals will be served in the dining area, as part of room service, and for assemble/meeting purposes. Approximately 3,800 of meeting space has been programmed to allow for functions, conferences, and assembly uses both affiliated with the hotel, and the greater needs of COH. COH has located their International Medicine Administrative and Guest Services office within the first floor; a supporting use to the purpose and function of the hotel. This office use would be used weekdays, and weekends and holidays as needed. A small retail boutique, hotel office and concierge space, and fitness area, also support the hotel and its guests. Approximately 25-30 employees will be working on-site from 7am to 6pm. A second night shift will consist of approximately 7-10 employees. The hospital operates year-round, 24-hours per day (Exhibit C – Operations Description).

The 238 parking spaces currently provided in Lot G would be replaced by 207 stalls designed for use by the hotel, its guests, employees, and assembly/conference functions. Even with this reduction in parking, the preliminary Parking Supply Tracking System shows a surplus of approximately 110 stalls; meaning the project meets the overall campus parking demand. Valet parking is proposed to assist users and to take advantage of available parking in other areas on campus. Due to the extended lengths of stay for most patients, and their infrequent need to use cars during their stay, the applicant feels a valet parking system would adequately serve them, as well as business and professional medical guests. The applicant is also proposing a vehicular connection between the hotel parking lot, and Lot G 'Ancillary' to the south for overflow parking during major events. City of Hope also states that many meeting guests, employees and patients are expected to be individuals already on campus, reducing the overall project parking demand.

ANALYSIS

The project includes several discretionary uses, including the serving of alcohol, continuous operations (24-hour/late night activities), and valet and shared/joint use parking. These types of uses require conditional use permit approval since they may impact the surrounding community and create a variety of concerns, if not properly regulated and conditioned. However, there is a significant difference between a traditional business that operates with the above uses, compared with these uses being part of City of Hope. In the case of the latter, City of Hope presents a unique set of circumstances – a relatively self-contained campus environment with a variety of on-site staff and services that support the hotel; however, regulated by a comprehensive and flexible specific plan; that recognizes its location adjacent to residential neighborhoods.

The following narrative explores topics of concern and or additional consideration associated with both the architectural design and site planning of the hotel, as well as, the operational characteristics of the project.

Site Plan and Design Review

Site Improvements & Setbacks

Both public right-of-ways (ROW), bordering to the north and west of the project site, are listed as "undefined" according to the Duarte ROW map. Upon closer analysis of street and assessor maps, inconsistencies in City of Hope's property lines and City ROW on Duarte Road and Cinco Robles Drive have been identified. A condition of approval has been added to address these discrepancies as part of a separate, but parallel process to define and correct these issues, and potentially vacate or dedicate land from either the City or COH, depending upon establishment of proper ROW dimensions. As this relates to the project, setback distances are derived from property lines, that may or may not require adjustment as part of the parallel ROW process. The architect has established hypothetical property lines that provide additional setback distances to buffer for minor adjustments to property lines/ROW. A condition has been included to address property line, ROW boundaries and final setbacks prior to plan check submittal.

An additional setback concern was also identified during ARB review. The inclusion of an additional COH residential parcel (1848 Cinco Robles Drive, APN 8533-006-048) has been designed with a 5' setback distance, which is different than the other 20' setbacks around the remaining perimeter where the project abuts non-COH owned residential parcels. ARB added a condition to require a consistent 20' setback from the project parking lot to non-COH owned parcels. Setback expansion will eliminate one aisle of parking, reducing the project's proposed parking by 12 stalls.

Public improvements will also be required as a part of project consideration. Sidewalk reconstruction, streetlight modification and/or installation, and powerpole undergrounding have been identified during site visits and plan review. An additional easement or dedication to allow the installation of pedestrian lights along the stretch of Duarte Road has also been incorporated into the conditions of approval, in support of Duarte Road Pedestrian Improvements and related grant funding designed to widen sidewalks and better illuminate both sides of Duarte Road.

Roadways

The COHSP calls for roadways that will be improved and widened to comply with the standards and guidelines in this Specific Plan before or as new development is built and phased in over time. In the case of this part of Village Road, the plans call for a roadway widening to 48', with two-travel lanes in each direction, sharrow lanes, and a landscaped median. Although these improvements were initially contemplated for phase 3 and 4, the hotel project has been moved-up in the development queue for COH. Village Road, which serves the hotel, has been planned for expansion as a part of this project. However, the roadway expansion plans do not incorporate street width issues, south of the hotel site, to a logical termination. Instead, the proposed widened roadway stops mid-block between Isadore Familian Way and Center Drive (Exhibit D – Campus Map). No plan has been proposed or analyzed to address the transition between the proposed widened roadway terminus, the existing narrow roadway, and the next roadway intersection. The ARB included a condition that requires street widening on Village Road between Duarte Road and Center Drive, the next roadway intersection.

Parking Design & Circulation
The parking lot has been designed in an efficient and functional manner that serves the hotel and greater campus. It also addresses parking design concerns related to landscaping, lighting, and buffers from adjacent roadways. Several areas of concern related to this topic are discussed below. Parking lot design and circulation differs from parking systems related to the operations of the hotel and its related functions. Those will be covered in the following conditional use permit section.

Parking language in the COHSP requires that the hotel and its functions be calculated as prescribed by the Duarte Development Code, rather than the parking methodology used in the COHSP. Furthermore, COHSP states that parking distribution will be analyzed and shall be in close proximity to the hotel use. Although the amount of parking provided meets the Duarte Development Code, there is a concern about non-hotel and assembly functions using the New Hope Village parking lot. As proposed, including the loss of 12 spaces associated with the expanded setback, parking in this portion of the campus will be reduced by approximately 42 spaces over current conditions. Furthermore, parking at this area of the campus is highly coveted by employees and staff of the general hospital and research functions. This demand has caused impacts within the existing Lot G. Current parking practices within Lot G include parking within fire lanes, in driveways and back-up areas, and unauthorized valet parking services. These types of activities within a parking lot dedicated for hotel patrons and employees, conference visitors, and other users of assembly space adjacent to the hotel would be detrimental to the proposed project and its users. The ARB has recommended a condition that will address these concerns. In addition, the condition has been written to receive up-to-date plans to provide a comprehensive view of parking in this area of campus.

The proposed emergency and service driveway and associated rolling gate on Duarte Road required additional consideration by the ARB. Additional driveway entrances into the campus were not contemplated under the COHSP. Although this driveway currently exists as ingress and egress for a residential use, the proposed usage of the driveway would be modified to exit only. The ARB added a condition to ensure that the use of this exit be reserved for emergency and service vehicles, include a gate control system, signage, and other items to satisfy the intent of the Specific Plan.

Architecture & Design
The Architecture Review Board is supportive of the proposed architectural design of the building. It meets COHSP design guidelines; and provides a well-designed building with variations in massing and scale, a variety of colors and materials, and compliments the overall design themes present on the campus. There were several aesthetic topics that surfaced during the ARB meeting.

Discussions with the architect have addressed the primary concerns of staff related to rooftop mechanical equipment placement. At the time of ARB review, the plans had yet to incorporate the level of detail to independently verify the screening of mechanical equipment to meet COHSP requirements. The applicant has provided additional plan sheets to confirm that all rooftop mechanical equipment is screened from view through the use of parapets or otherwise located within penthouses or towers.

Most major buildings recently approved by the City have incorporated architectural building lighting. Other than the proposed backlighting associated with the corten panels on the first-floor elevation, an architectural lighting plan was not prepared for the ARB. The applicant has since provided a conceptual, exterior architectural lighting plan that meets the intent of the COHSP and is sensitive to nearby homes. The plan provides focused building lighting that both improves the nighttime appearance of the hotel, and provides a signature touch to focal features of building elevations. This includes an illuminated logo, set

in a routed architectural tile material. A condition has been added for a detailed lighting plan submittal to be approved by staff after project approval.

Conditional Use Permit

Parking Systems & Parking Management Plan
Due to the unique nature of the New Hope Village Hotel and its users, flexible parking systems and arrangements are being considered and recommended for approval. The City of Hope Specific Plan regulates parking for hotels through the Duarte Development Code. A parking demand table has been included to show the required parking pursuant to the Duarte Parking Code:

STANDARD DDC PARKING DEMAND		
USE	FACTOR	# SPACES REQD.
Hotel	1 space per room @ 150 rooms	150
Employees	1 space per 3 employees, largest shift @ 30 employees	10
Assembly Uses	1 space per 100 sf of assembly @ 3,797 sf	38
	TOTAL	*198*

The project parking lot is designed to be dedicated to the hotel and its functions. It will accommodate a variety of users: patients, visiting professionals, guests, hotel employees and conference function users. There are two significant factors to consider that make New Hope Village different than traditional hotel and conference centers - hotel user groups, and the location of available and proximate parking for these groups.

New Hope Village will be used by a variety of user groups: on-site groups who are already parked on the campus, patient user groups that may have a reduced need for vehicle usage, those that take alternative transportation to campus, and conference space users that may travel to COH to use the hotel or other on-campus assembly buildings (e.g. Cooper Auditorium or Platt Conference Center). Many of these groups reduce the overall demand for project parking. An additional factor is the loss of parking for Hope Village guests. Proximate parking for that use is now provided within designated stalls in Lot G.

The other major factor is the availability and location of parking spaces. Through the COHSP process, it was found that the campus has a surplus of available parking stalls for on-site activities. The Parking Supply Tracking System (which is updated regularly to account for new projects, construction impacts and temporary parking lots) verifies the campus has adequate parking availability for the hotel and related uses. However, proximate parking is a more complicated issue. Parking near this part of campus is coveted due to its centralized location near research, office and medical buildings. It is also the closest parking lot to Duarte Road. Due to the demand for parking in this area, unauthorized valet parking and other parking issues are currently on-going within Lot G. Sharing the project parking lot with general hospital staff and visitors raises significant concerns. Parking controls need to be established to ensure hotel and conference users are accommodated within the project parking lot, separately from the general City of Hope population. A condition has been included to incorporate the ability to restrict access from the hotel parking lot onto abutting general COH parking lots.

Staff is recommending that flexible parking operations be provided, through a Parking Management Plan (PMP), to allow a variety of creative parking systems that can be managed by City of Hope, with City approval and oversight. The PMP will incorporate valet, shared and joint parking options, pursuant to

Duarte Development Code Chapters 19.38.130 & 19.38.140. Valet parking operations allow the hotel to take advantage of available parking in other areas of the campus or to store cars that may be parked for extended periods in remote lots. Shared parking allows the use of a single parking facility by different on-site uses with different hours of operation such that the shared use of the facility can be accomplished without limiting the ability of one use to occupy the facility to the detriment of the other. For the New Hope Village project, shared parking is available for conference and assembly functions. Joint Parking allows the use of a single parking facility by several related uses occupying the same or adjacent parcels. As it relates to the hotel, joint parking allows the project parking lot to be utilized for non-hotel functions on the main City of Hope campus. The intent of this provision is to allow joint use parking for Hope Village guests and visitors who use other on-campus (non-hotel related) assembly and ceremonial buildings.

Another parking consideration involves the potential acquisition of the three non-COH owned properties abutting the project. If and when those properties are acquired by City of Hope, residential uses must be abated within three years of purchase. City of Hope will have the option of transitioning that property to additional parking or another building within the New Hope Village parking area, as further regulated by the COHSP. Shared and joint use parking could further facilitate the improvement of the property by allowing different uses to share common parking facilities. For instance, a new building could be constructed and may have to provide less parking since it is shared with other uses in the project area or parking is jointly used between two different adjacent uses or parcels. The PMP would be the mechanism to allow and address such parking modifications.

The combination of valet, shared and joint use parking options allows the City to examine and adjust the required parking demand to recognize user groups who are already parked on-campus, conference and assembly users, hotel employees and the unique nature of patient user groups and their families and caretakers. Conference uses and parking ratios for assembly uses have been reduced since those spaces are not used regularly and may involve hotel guests that have already been accounted for in the parking supply provided. In the event of high hotel occupancy and conference functions, parking may be provided by proximate parking facilities on the main COH campus. Hotel and employee parking is also discounted to account for valet parking for those user groups in joint-use parking facilities on the main COH campus. The proposed adjusted parking demand for the project is provided in the table below.

ADJUSTED PARKING DEMAND			
USE	FACTOR	ADJUSTMENT	# SPACES REQD.
Hotel	1 space per room @ 150 rooms	.9 space per room @ 150 rooms	135
Employees	1 space per 3 employees, largest shift @ 30 employees	-50%	5
Assembly Uses	1 space per 100 sf of assembly @ 3,797 sf	-75%	10
		TOTAL	*150*

Based upon the adjusted parking demand, 150 stalls are required for the hotel project, located within the 195-stall New Hope Village parking lot. This is a 23% reduction in the number of stalls required for the hotel and related functions. The difference between the parking supply provided in the project parking lot and the adjusted parking demand will be allowed as flex spaces for Hope Village guests and visitors who use other on-campus (non-hotel related) assembly and ceremonial buildings/uses - Cooper Auditorium,

Platt Conference Center, Visitor Center, Kaplan Pavilion, and House of Hope. These flex spaces may also be used for occasional special events that are held on the campus. Flex spaces will be counted as part of the overall campus parking supply and will need to be included in the Parking Supply Tracking System.

The table below is the total proposed parking supply and demand table for the project.

TOTAL PARKING SUPPLY & DEMAND		
PARKING SUPPLY	ADJUSTED PARKING DEMAND	FLEX SPACES
195	150	45 (-23%)

Alcoholic Beverage Service

Alcoholic Beverage Service associated with hotel and conference facilities is typical. Although staff generally has concerns about alcohol related uses, the City of Hope presents unique factors on why the City's concerns are diminished. Alcohol beverages will be provided as a complimentary feature to the hotel, food, and conference function services; planned to be served during the evening and at special events, room service, and in-room minibars. City of Hope is different than most alcohol CUP's in that the project is located on a controlled campus, not proximate to commercial areas and separated from adjacent residential uses. Furthermore, New Hope Village is staffed with multiple employees, 24 hours a day, with an on-site manager who can regulate and oversee issues related to alcoholic beverage consumption. City of Hope also has their own security personnel, who patrol by both car and foot.

As with any alcohol related CUP, general conditions have been included to require all employees who serve alcohol to receive training offered by the Department of Alcoholic Beverage Control, and to comply with all applicable regulations. Staff does have a concern about the impacts and associated effects of alcoholic beverage sales related to adjacent residential uses. Due to proximity, a condition is being included to limit alcoholic beverage consumption, sales and service to the interior of the building, and in the exterior terraces on the north and east sides of the building.

Noise, 24-hour Operations & Outdoor Activities

Although the project involves 24-hour operations, the majority of uses will occur inside of the hotel building. Due to the proximity of three non-COH owned residences, staff is recommending a handful of conditions to address possible noise and use impacts generated by the hotel. These conditions address delivery hours, limitations on the consumption of alcoholic beverages outdoors, adjustments to the temporary use permit process concerning special events hosted in the parking lot, and adherence to the Duarte Noise Ordinance.

One particular concern identified during plan review was the location of the healing garden, which abuts a non-COH owned residence. Pursuant to the language contained in the COHSP (Section 5.4), transitional buffer landscape areas, which the healing garden is located within, that are located adjacent to neighboring residential uses should be designed to provide a buffer from campus lighting and to increase residential privacy. The garden's pathway, and potentially other outdoor amenities, extend approximately halfway into the 20' buffer setback. Staff is recommending that the landscape plan be modified to remove pedestrian routes, benches, area lighting, and congregating areas from the setback.

Other

Parcel Map/Merger
The project is located on 11 different parcels. This situation complicates development and may require additional easements and agreements. As part of project approval, a condition is being added to consolidate the multiple property lines underlying the project into a separate and distinct parcel or parcels, as approved by the City Engineer. This process can occur parallel with construction review.

RECOMMENDATION

The project proposes an architecturally impressive building that serves as a focal point and prominent feature at the entrance of the City of Hope Campus. Careful consideration has been put into the design of both the building and site plan to meet the requirements and guidelines of the City of Hope Specific Plan and to mitigate proximity concerns with adjacent residential uses. The conditional use permit includes a series of conditions that acknowledge the unique set of circumstances related to parking, alcoholic beverage sales, and outdoor/noise uses on the Campus, while providing assurances that any issues that affect the general public and adjacent neighborhoods can be addressed.

Based on the information provided in the Staff report, along with the required findings and conditions of approval, Staff recommends that Planning Commission review the information provided and adopt:

1. PC Resolution 19-03 approving Conditional Use Permit 19-03.
2. PC Resolution 19-04 approving Site Plan and Design Review 19-36.

Respectfully submitted,

Jason Golding
Planning Division Manager

ATTACHMENTS

Exhibit A - Project Plans
Exhibit B - Vicinity Map
Exhibit C - Application and Business Operations Description
Exhibit D - Campus Map
Exhibit E - PC Resolution 19-03 (CUP)
Exhibit F - PC Resolution 19-04 (SPDR)

CITY OF HOPE - NEW HOPE VILLAGE HOTEL

DUARTE, CALIFORNIA

PROJECT NO.
R310362.01

SHEET INDEX

SHEET NO.	TITLE
A-001	CONTEXT PLAN - PROJECT DATA
A-002	SITE PLAN
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LA-101	ENLARGED LANDSCAPE PLANS
LA-102	ENLARGED LANDSCAPE PLANS
A-101	GROUND LEVEL SUMMARY PLAN
A-102	LEVEL 2 SUMMARY PLAN
A-103	LEVEL 3 SUMMARY PLAN
A-104	LEVEL 4 SUMMARY PLAN
A-105	LEVEL 5 SUMMARY PLAN
A-106	ROOF PLAN
A-201	ELEVATIONS W/ CONTEXT
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A-203	ELEVATIONS
A-204	ELEVATIONS W/ LIGHTING
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-324	WALL SECTION - ELEVATION
A-325	WALL SECTION - ELEVATION
A-401	ENLARGED PLANS - GUEST ROOMS
A-402	ENLARGED PLANS - PUBLIC RESTROOMS
A-801	FINISH LEGEND - EXTERIOR
A-802	RENDERINGS
A-803	RENDERINGS
A-804	RENDERINGS
A-805	RENDERINGS
A-806	RENDERINGS

DEVELOPMENT REVIEW SET

10-01-2019

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AREA SUMMARY - GROUND LEVEL

SPACE TYPE	AREA (NET)
	115 SF
ADMINISTRATION	1582 SF
BOH	788 SF
EMPLOYEE AREA	442 SF
FITNESS	516 SF
FOOD AND BEVERAGE OUTLET	1174 SF
FOOD PRODUCTION	1503 SF
FUNCTION SPACES	5596 SF
LAUNDRY/HOUSEKEEPING	1089 SF
LOBBY AND PUBLIC AREAS	6712 SF
MAINTENANCE SHOP	197 SF
MEP	777 SF
VERT. CIRC.	443 SF
Grand total	20935 SF
Total Area (Gross)	23,390 SF

AREA SUMMARY - TYP. LEVEL 2 - 4

SPACE TYPE	AREA (NET)
BOH	230 SF
GUESTROOMS	15830 SF
MEP	96 SF
PUBLIC SPACE / CIRC.	3760 SF
VERT. CIRC.	443 SF
Grand total	20359 SF
Total Area (Gross) Per Level	22,984 SF

AREA SUMMARY - LEVEL 5

SPACE TYPE	AREA (NET)
BOH	663 SF
GUESTROOMS	15141 SF
MEP	96 SF
PUBLIC SPACE / CIRC.	4015 SF
VERT. CIRC.	443 SF
Grand total	20359 SF
Total Area (Gross)	22,680 SF

Total Building Area (Gross) 115,022 SF

PROJECT DATA

PROJECT LOCATION:	1500 Duarte Rd Duarte CA, 91010
PARCEL ID:	XXX
TOTAL PROJECT ACREAGE:	4.27 Acres / (185,953 SF)
EXISTING LAND USES: PROPOSED LAND USES:	RESIDENTIAL MEDICAL FLEX NO PROPOSED CHANGE
ADJACENT LAND USES:	NORTH: LIGHT RAIL LINE / LOW DENSITY RESIDENTIAL EAST: CORE MEDICAL SOUTH: TRANSITIONAL MEDICAL (TM) WEST: LOW DENSITY RESIDENTIAL
EASEMENTS: ON-SITE SOILS: ON -SITE VEGETATION:	SEE SURVEY TBD SEE SURVEY TBD SEE SURVEY TBD
BUILDING FOOTPRINT:	23,374 SF
BUILDING FOOTPRINT W/ COVERED EXTERIOR SPACE:	APPROX. + 8,742 SF = 32,116 SF

PERVIOUS AREA: IMPERVIOUS AREA: TOTAL BUILDING AREA (GROSS): ISR (IMPERVIOUS SURFACE RATIO:	APPROX. 66,376 SF (BUILDING FOOTPRINT / PARKING / SIDEWALKS / ETC.) APPROX. 119,577 SF 115,022 SF .64
BUILDING SETBACKS:	FROM INTERNAL ROADWAY (VILLAGE RD.) = 20FT FROM DUARTE RD. = 30FT FROM CINCO ROBLES DRIVE = 30FT
LANDSCAPED PARKING SETBACKS:	FROM INTERNAL ROADWAY (VILLAGE RD.) = 10FT FROM FENCE/WALLS ADJACENT TO RESIDENTIAL PROPERTIES = 5FT
PERIMETER FENCE/WALL SETBACKS:	FROM CINCO ROBLES = 20FT
BUILDING HEIGHT: PROJECTIONS ABOVE BUILDING HEIGHT:	PRIMARY BUILDING HEIGHT = 55FT ARCHITECTURAL PROJECTIONS = 68.5 FT.
EXTERIOR LIGHTING:	LIGHTING WILL CONFORM TO THE CITY OF HOPE SPECIFIC PLAN (SEC. 5.5,) PROMOTING ENERGY EFFICIENCY, ADDRESSING SAFETY AND SECURITY, AND MINIMIZING LIGHT POLLUTION.
LANDSCAPE CONCEPT PLAN:	PROJECT LANDSCAPING WILL MEET THE STANDARDS SET FORTH IN SEC. 5.4 OF THE CITY OF HOPE SPECIFIC PLAN.
SIGN PLAN:	SIGNAGE SHALL COMPLY WITH SEC 5.7 OF THE CITY OF HOPE SPECIFIC PLAN.

PARKING CALCULATIONS

150 GUEST ROOMS x 0.9 PARKING SPACES PER ROOM:	135 SPACES
3,797 SF MEETING ROOM AREA: (FACTOR = 19.2 PARKING SPACES PER 1000 SF MEETING ROOMS)	72 SPACES
TOTAL SURFACE PARKING SPACES PROVIDED:	207 SPACES

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City of Hope™

CITY OF HOPE - NEW HOPE VILLAGE HOTEL

PROJECT NO.:	R310362.01
DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Approver

ISSUE DRAWING LOG:

1	10-01-2019	DEVELOPMENT REV SET

CONTEXT PLAN - PROJECT DATA

A-001

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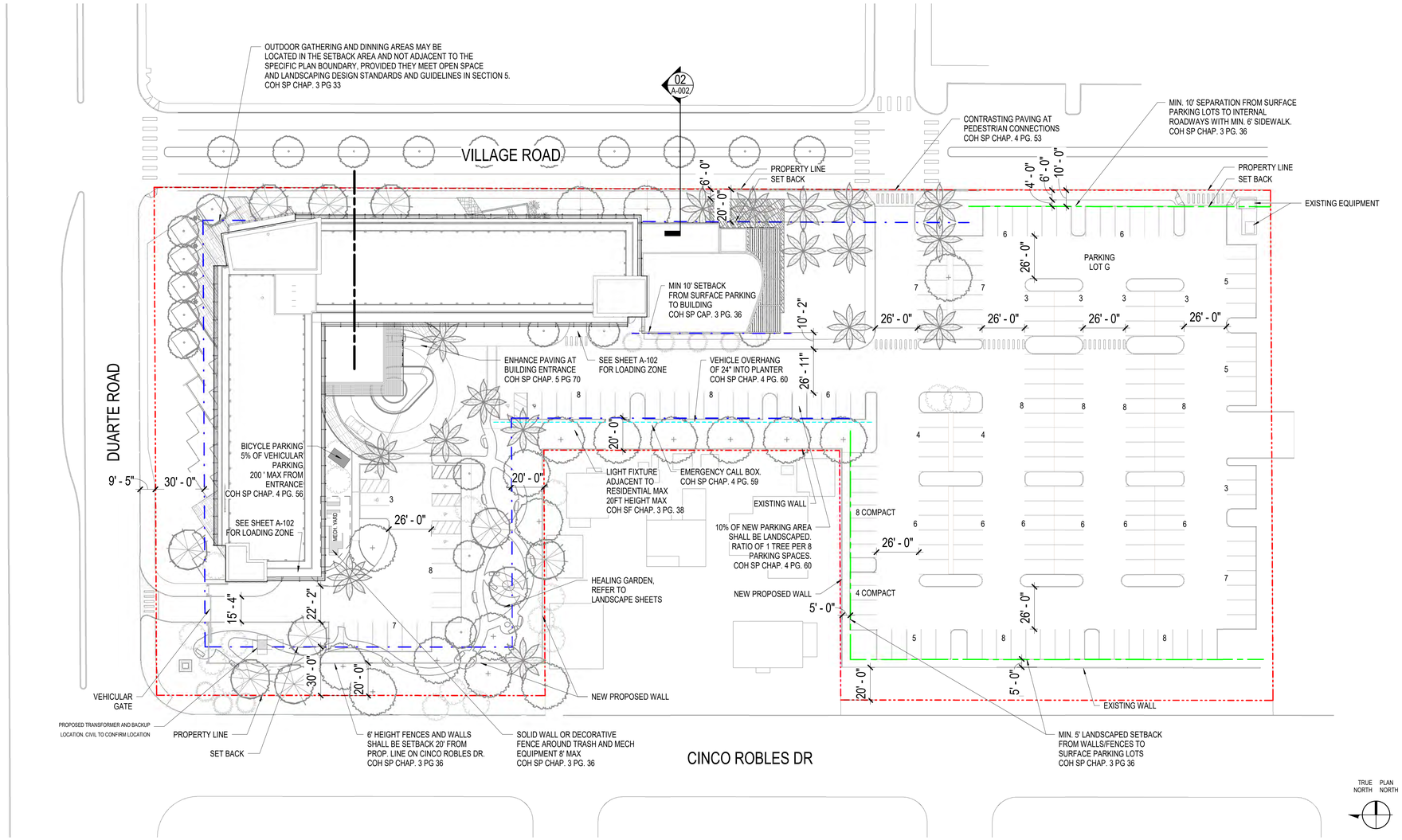
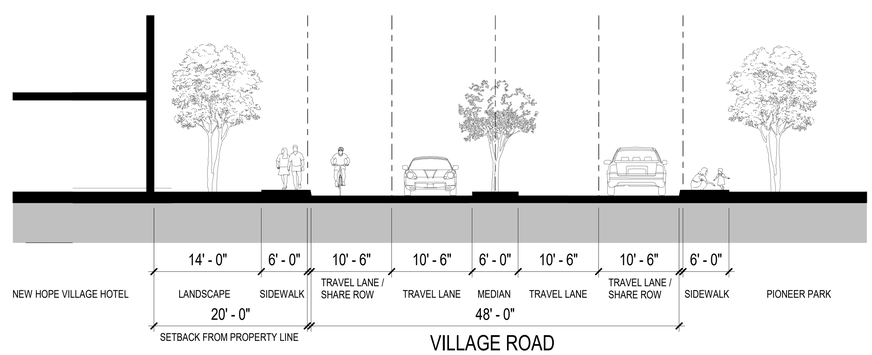


01 SITE PLAN
1" = 30'-0"



02 VILLAGE RD SECTION - PER SPECIFIC PLAN CHAP. 4.3.1 - FIG.16 - PG 45
1/8" = 1'-0"

NOTES:

LIGHTING:

COH SP CHAP. 3 PG. 38
- ALL NEW PARKING LOT AND OTHER SECURITY LIGHTING SHALL BE DIRECTED AWAY FROM SURROUNDING LAND USES AND TOWARDS THE SPECIFIC LOCATION INTENDED FOR ILLUMINATION.
- STATE OF THE ART FIXTURES SHALL BE USED, AND ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE THE PRODUCTION OF GLARE AND LIGHT SPILL ONTO SURROUNDING USES
- IF LIGHT SHIELDS ARE NECESSARY, THEY SHALL BE PAINTED TO MATCH THE SURFACE TO WHICH THEY ARE ATTACHED
- LIGHT FIXTURES IN OTHER NEW SURFACE PARKING AREAS SHALL NOT EXCEED 27 FEET IN HEIGHT EXCEPT THAT FIXTURES IMMEDIATELY ADJACENT TO RESIDENTIAL AREAS SHALL BE LIMITED TO 20 FT IN HEIGHT
- UPLIGHTED AND BACK-LIGHTED CANOPIES OR AWNINGS, SEARCHLIGHTS, FLASHING LIGHTS (EXCEPT AS USED IN CONJUNCTION WITH A SECURITY ALARM SYSTEM), ROOF-MOUNTED LIGHTS, AND ANY LIGHT THAT IMITATES OR CAUSES VISUAL INTERFERENCE WITH A TRAFFIC SIGNAL OR OTHER NECESSARY SAFETY OR EMERGENCY LIGHT ARE PROHIBITED

COH SP CHAP. 4 PG. 59
- FOR UNIFORMITY IN LIGHTING AND PREVENTION OF SHADOWS, AN AVERAGE HORIZONTAL LUMINANCE LEVEL OF TWO (2) FOOTCANDLES WITH A 4:1 UNIFORMITY RATIO OVER THE SURFACE PARKING AREA SHOULD BE USED.

GROUND-MOUNTED EQUIPMENT:

- GROUND-MOUNTED EQUIPMENT, INCLUDING COOLING TOWERS, SHALL BE FULLY SCREENED FROM VIEW, CONSISTENT WITH SCREENING DESIGN STANDARDS AND GUIDELINES IN SECTION 5
- GROUND-MOUNTED EQUIPMENT NOT WITHIN SETBACK AREAS AND NOT EXCEEDING A HEIGHT OF FOUR FEET SHALL BE PERMITTED BY RIGHT
- GROUND-MOUNTED EQUIPMENT EXCEEDING FOUR FEET IN HEIGHT OR LOCATED IN A SETBACK AREA SHALL REQUIRE APPROVAL FROM THE DIRECTOR, WITH THE EXCEPTION OF EQUIPMENT LOCATED IN THE IU DISTRICT

COH SP CHAP. 3 PG. 36
- FENCES AND WALL SHALL NOT EXCEED SIX FEET IN HEIGHT IF LOCATED ADJACENT TO DUARTE ROAD, BUENA VISTA STREET, OR CINCO ROBLES DRIVE, OR EIGHT FEET IN INTERNAL CAMPUS

SIGNAGE:
- NEW SIGNAGE IN CAMPUS SHALL COMPLY WITH THE CITY OF HOPE MASTER SIGNAGE PROGRAM

PARKING:

- TYPICAL PARKING SPACE DIMENSION: 9'X18'
- DRIVING ISLE WIDTH: 26'
- MAX 15% PARKING SPACES MAY BE COMPACT: 8'X16' SEE CALGREEN CH4PG56.
- MAX COMPACT SPOTS PER AREA: 12
- EV STALLS 6% OF TOTAL LABELED ON PLANS SEE CALGREEN CH4 PG58
- ACCESSIBLE PARKING SPACES TO COMPLY WITH CBC TABLE 11B-208.2. AN OVERALL PARKING SPACE COUNT BETWEEN 201 TO 300 REQUIRES 7 ACCESSIBLE SPACES.

- TOTAL SURFACE PARKING SPACES: 207
- TOTAL ACCESSIBLE PARKING SPACES: 7
- TOTAL COMPACT SPACES: 112

DRAWING LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPED PARKING SETBACK LINE
- LANDSCAPE VEHICLE OVERHANG LINE

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CITY OF HOPE - NEW HOPE VILLAGE HOTEL

PROJECT NO.:	R310362.01
DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Approver

ISSUE DRAWING LOG:

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SITE PLAN

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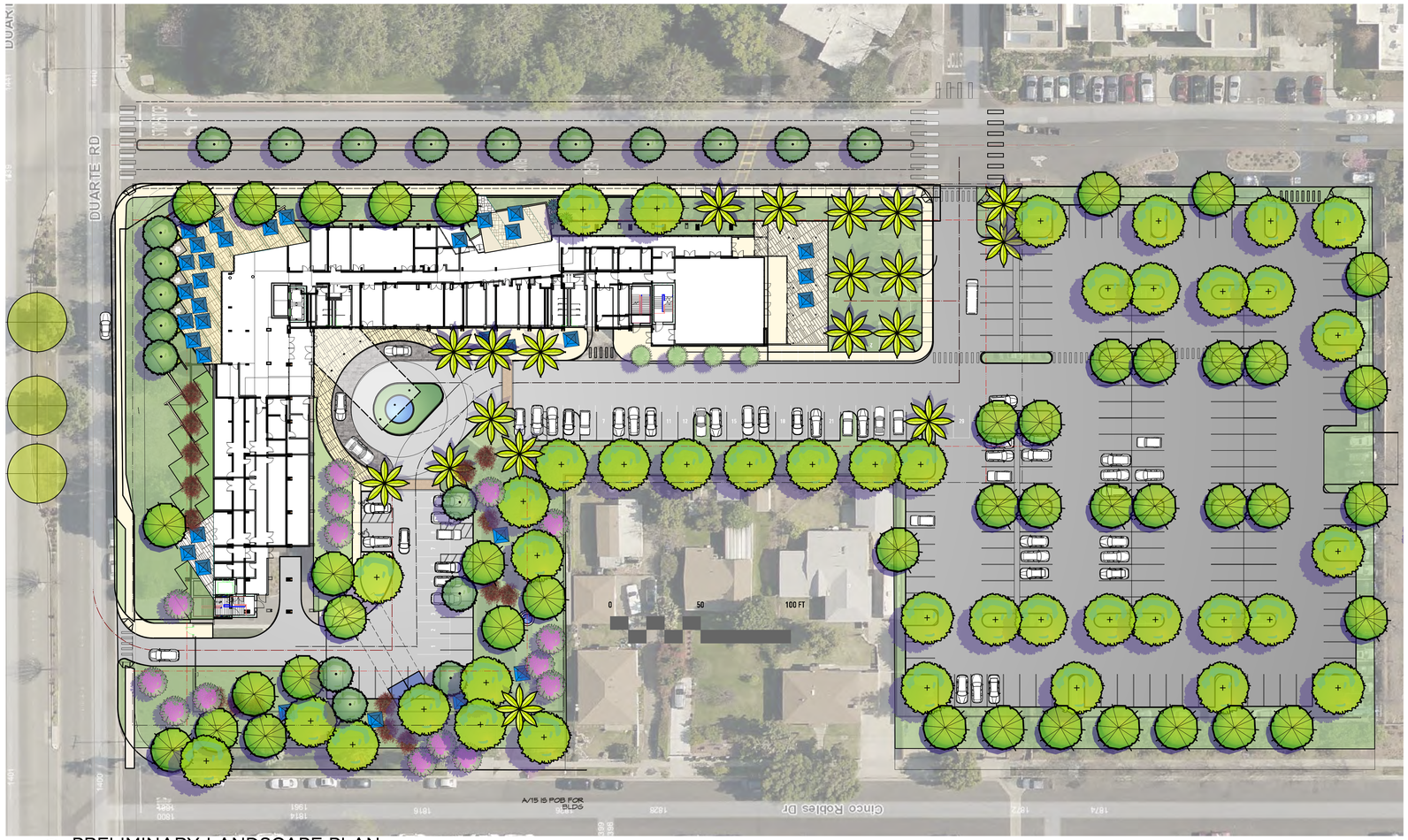


1 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 30'-0"

NOTES

HARDSCAPE
COH SP CHAP. 5.4
PG. 70

1. NEW MAIN BUILDING ENTRANCES SHOULD INCLUDE ENHANCED PAVING SUCH AS COLORED CONCRETE WITH SPECIAL FINISHES, CONCRETE PAVERS, OR NATURAL STONE.
2. ALL HARDSCAPED AREAS TO BE ADA ACCESSIBLE AND MADE OF ADA APPROVED MATERIALS.
3. ALL PAVED AREAS SHOULD BE SLOPED TO DRAIN AT 1 PERCENT (%) EXCEPT WHERE ACCESSIBILITY REQUIREMENTS PRECLUDE IT.
4. VISUAL INTEREST SHOULD BE CREATED BY VARYING THE COLORS, PATTERNS AND TEXTURES OF QUALITY PAVING MATERIALS.
5. DISTINCT AND CONTRASTING HARDSCAPE TO BE USED IN MAJOR OPEN SPACE AREAS, BUILDING ENTRANCES, PEDESTRIAN/VEHICULAR ENTRIES, PATHWAYS AND PATHS TO OUTPATIENT OR VISITOR CARE, AND PARKING AREAS.
6. DARK COLORED PAVING MATERIALS TO BE LIMITED.
7. PERMEABLE PAVING AND/OR RECYCLED MATERIALS TO BE USED TO THE EXTENT FEASIBLE.
8. BUILDING FRONTAGES FACING A STREET SHOULD BE LANDSCAPED AND INCLUDE PEDESTRIAN WALKWAYS AND ENHANCED PAVING. A SIX FOOT MINIMUM SIDEWALK WIDTH SHOULD BE PROVIDED ALONG STREET FACING BUILDING FRONTAGES.

LANDSCAPE
COH SP CHAP. 5.4
PG. 72

9. TREES ARE TO BE USED ALONG LONG EXPANSES OF WALL.
10. VARIED USE OF TREES, SHRUBS, AND GROUNDCOVER TO BE USED WITHIN LANDSCAPE PARKWAYS AND MEDIANS, DESIGNED TO ALLOW CLEAR VEHICULAR VISIBILITY.
11. LANDSCAPE AREAS ADJACENT TO NEIGHBORING RESIDENTIAL USES DESIGNED TO PROVIDE A BUFFER FROM CAMPUS LIGHTING AND INCREASE RESIDENTIAL PRIVACY.
12. PLANT MATERIAL SHOULD INCORPORATE NATIVE AND LOW-WARE USE SPECIES WITH DROUGHT TOLERANT GRASSES FOR LAWN AREAS.
13. LANDSCAPING SHOULD INTEGRATE SUSTAINABLE DESIGN APPROACHES
14. SHADING THROUGH LANDSCAPING OR MAN-MADE STRUCTURES SHOULD BE PROVIDED IN LANDSCAPED AREAS WHERE APPROPRIATE.
15. PLANTING OF TREES ALONG SOUTHERN AND WESTERN WALLS TO REDUCE URBAN HEATING EFFECT.
16. LANDSCAPING SHOULD INCLUDE A CLIMATE-ADAPTED PLANT PALETTE, IN VARYING HEIGHTS, COLORS, AND FORMS WITH ACCENT TREES; WITHIN MULCH, DECOMPOSED GRANITE, ROCK OR STONE.
17. LARGE SPECIMEN TREES TO BE INCORPORATED NEAR MAJOR NEW BUILDINGS TO PROVIDE SIGNATURE LANDSCAPE ELEMENT.
18. PLANT MATERIAL TO BE USED FOR SCREENING OF TRASH ENCLOSURES, LOADING AREAS, AND UTILITIES.

IRRIGATION
COH SP CHAP. 5.4.2
PG. 74

19. IRRIGATON SYSTEM SHALL BE OPERATED AUTOMATICALLY USING AN ELECTRIC CONTROLLER AND LOW-VOLTAGE REMOTE CONTROL VALVES AND RAIN SENSORS.
20. IRRIGATON SYSTEM SHALL USE WATER-CONSERVING METHODS AND WATER-EFFICIENT TECHNOLOGIES SUCH AS DRIP EMITERS, EVAPOTRANSPIRATON CONTROLLERS, AND MOISTURE SENSORS.
21. DRAINAGE SHOULD BE DIRECTED TO SUBTERRANEAN RETENTION SYSTEMS, PERMEABLE AREAS, OR SMALL BIOSWALES WHERE FEASIBLE TO MINIMIZE DISCHARGE TO THE STORM DRAIN SYSTEM.
22. VEGETATON AND OTHER IMPROVEMENTS CAPABLE OF CARRYING, RETAINING, INFLTRATING, AND TREATING RUN OFF SHOULD BE USED IN A SAFE MANNER TO THE EXTENT FEASIBLE.

OUTDOOR FURNITURE
COH SP CHAP. 5.4.3
PG. 76

23. OUTDOOR FURNITURE SHOULD BE POVIDED AT ALL MAIN BUILDING ENTRANCES WHERE BUILDINGS SERVE THE PUBLIC.
24. OUTDOOR FURNITURE TO BE MADE OF PERMANANT AND WEATHER RESISTANT MATERIALS.
25. OUTDOOR FURNITURE SUCH AS TRASH RECEPTACLES, POSTER KIOSKS, BENCHES AND OTHER AMENITIES SHOULD BE COMPATIBLE WITH THE OVERALL CAMPUS DESIGNS.

Front Patio

Phoenix dactylifera 'medjool'
Medjool Date Palm

Quercus phellos
WILLOW OAK

Platanus occidentalis
AMERICAN SYCAMORE

Pistacia chinensis
CHINESE PISTACHE TREE

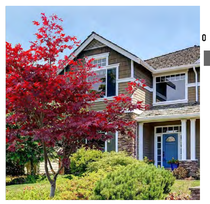
Tabebuia impetigenosa
PINK TRUMPET TREE

Acer japonicum 'Bloodgood'
BLOODGOOD JAPANESE MAPLE

Quercus phellos
WILLOW OAK

Betula nigra 'Dura-Heat-
DURA HEAT RIVER BIRCH

Pistacia chinensis
CHINESE PISTACHE TREE



Acer japonicum 'Bloodgood'
BLOODGOOD JAPANESE MAPLE

Tabebuia impetigenosa
PINK TRUMPET TREE

Dietes irridiodes
AFRICAN IRIS

Festuca glauca 'Elijah Blue'
ELIJAH BLUE FESCUE

Brunfelsia pauciflora 'Floribunda'
YESTERDAY TODAY AND TOMORROW

HUITT-ZOLLARS
111 NORTH MAGNOLIA AVENUE
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AA26003418 / LC26000578
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City of Hope™

CITY OF HOPE
NEW HOPE VILLAGE

PROJECT NO.:	R310362.01
DESIGNED BY:	TM
DRAWN BY:	TM
REVIEWED BY:	TM
ISSUE DRAWING LOG:	

SITE PLAN

LA -1.00

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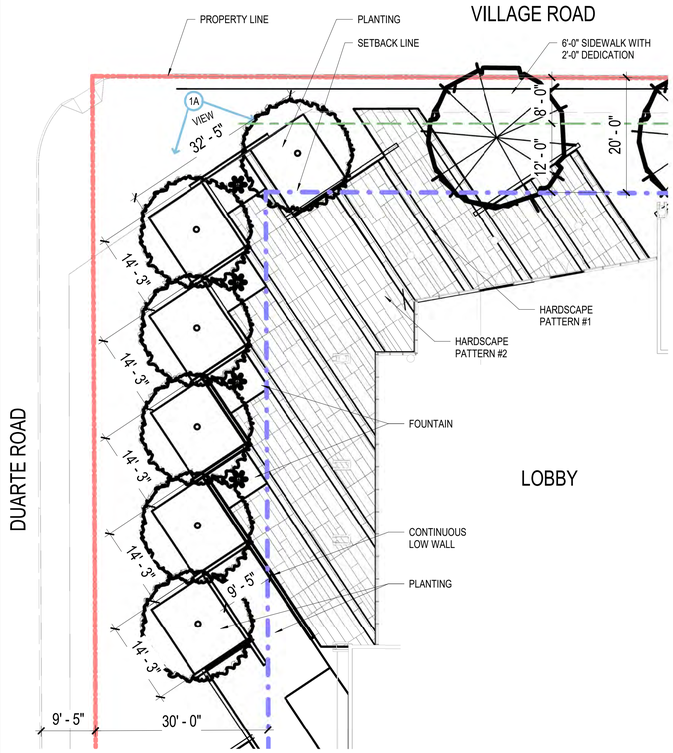
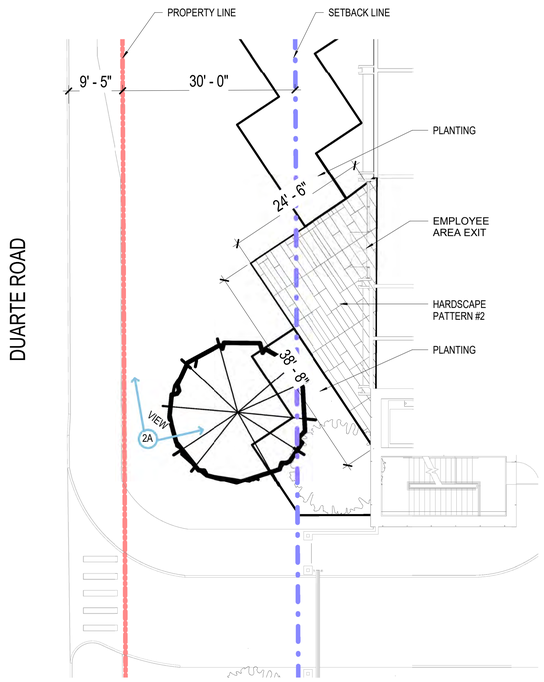


01 ENLARGED PLAN @ OUTDOOR DINING
3/32" = 1'-0"

VIEW 1A



02 ENLARGED PLAN AT SERVICE EXIT
3/32" = 1'-0"

VIEW 2A

NOTES:

LANDSCAPING
COH SP CHAP. 5.4 PG. 70
- NEW MAIN BUILDING ENTRANCES SHOULD INCLUDE ENHANCED PAVING SUCH AS COLORED CONCRETE WITH SPECIAL FINISHES, CONCRETE PAVERS, OR NATURAL STONE.

COH SP CHAP. 5.4 PG. 72
- BUILDING FRONTAGES FACING A STREET SHOULD BE LANDSCAPED AND INCLUDE PEDESTRIAN WALKWAYS AND ENHANCED PAVING.
- A SIX FOOT MINIMUM SIDEWALK WIDTH SHOULD BE PROVIDED ALONG STREET FACING BUILDING FRONTAGES.
- TREES ARE TO BE USED ALONG LONG EXPANSES OF WALL.
- VARIED USE OF TREES, SHRUBS, AND GROUNDCOVER TO BE USED WITHIN LANDSAPE PARKWAYS AND MEDIANS, DESIGNED TO ALLOW CLEAR VEHICULAR VISIBILITY.
- LANDSCAPE AREAS ADJACENT TO NEIGHBORING RESIDENTIAL USES DESIGNED TO PROVIDE A BUFFER FROM CAMPUS LIGHTING AND INCREASE RESIDENTIAL PRIVACY.

COH SP CHAP. 5.4 PG. 72
- PLANT MATERIAL SHOULD INCORPORATE NATIVE AND LOW-WARE USE SPECIES WITH DROUGHT TOLERANT GRASSES FOR LAWN AREAS.
- SOFTSCAPING SHOULD INTEGRATE SUSTAINABLE DESIGN APPROACHES
- SHADING THROUGH LANDSCAPING OR MAN-MADE STRUCTURES SHOULD BE PROVIDED IN LANDSCAPED AREAS WHERE APPROPRIATE.
- PLANTING OF TREES ALONG SOUTHERN AND WESTERN WALLS TO REDUCE URBAN HEATING EFFECT.
- LANDSCAPING SHOULD INCLUDE A CLIMATE-ADAPTED PLANT PALETTE, IN VARYING HEIGHTS, COLORS, AND FORMS WITH ACCENT TREES; WITHIN MULCH, DECOMPOSED GRANITE, ROCK OR STONE.
- LARGE SPECIMEN TREES TO BE INCORPORATED NEAR MAJOR NEW BUILDINGS TO PROVIDE SIGNATURE LANDSCAPE ELEMENT.
- PLANT MATERIAL TO BE USED FOR SCREENING OF TRASH ENCLOSURES, LOADING AREAS, AND UTILITIES.

COH SP CHAP. 5.4.2 PG. 74
- IRRIGATON SYSTEMS SHOULD BE OPERATED AUTOMATCALLY USING AN ELECTRIC CONTROLLER AND LOW-VOLTAGE REMOTE CONTROL VALVES AND RAIN SENSORS.
- IRRIGATON SYSTEMS SHOULD USE WATER-CONSERVING METHODS AND WATER-EFCIENT TECHNOLOGIES SUCH AS DRIP EMITERS, EVAPOTRANSPIRATON CONTROLLERS, AND MOISTURE SENSORS.
- DRAINAGE SHOULD BE DIRECTED TO SUBTERRANEAN RETENTION SYSTEMS, PERMEABLE AREAS, OR SMALL BIOSWALES WHERE FEASIBLE TO MINIMIZE DISCHARGE TO THE STORM DRAIN SYSTEM.
- VEGETATON AND OTHER IMPROVEMENTS CAPABLE OF CARRYING, RETAINING, INFLTRATING, AND TREATING RUN OFF SHOULD BE USED IN A SAFE MANNER TO THE EXTENT FEASIBLE.

COH SP CHAP. 5.4.3 PG. 76
- OUTDOOR FURNITURE SHOULD BE POVIDED AT ALL MAIN BUILDING ENTRANCES WHERE BUILDINGS SERVE THE PUBLIC.
- OUTDOOR FURNITURE TO BE MADE OF PERMANANT AND WEATHER RESISTANT MATERIALS.
- OUTDOOR FURNITURE SUCH AS TRASH RECEPTACLES, POSTER KIOSKS, BENCHES AND OTHER AMENITIES SHOULD BE COMPATIBLE WITH THE OVERALL CAMPUS DESIGNS.
- ALL HARDSCAPED AREAS TO BE ADA ACCESSIBLE AND MADE OF ADA APPROVED MATERIALS.
- ALL PAVED AREAS SHOULD BE SLOPED TO DRAIN AT 1 PERCENT (%) EXCEPT WHERE ACCESSIBILITY REQUIREMENTS PRECLUDE IT.
- VISUAL INTEREST SHOULD BE CREATED BY VARYING THE COLORS, PATTERNS AND TEXTURES OF QUALITY PAVING MATERIALS.
- DISTINCT AND CONTRASTING HARDSCAPE TO BE USED IN MAJOR OPEN SPACE AREAS, BUILDING ENTRANCES, PEDESTRIAN/VEHICULAR ENTRIES, PATHWAYS AND PATHS TO OUTPATIENT OR VISITOR CARE, AND PARKING AREAS.
- DARK COLORED PAVING MATERIALS TO BE LIMITED.
- PERMEABLE PAVING AND/OR RECYCLED MATERIALS TO BE USED TO THE EXTENT FEASIBLE.

TRUE NORTH PLAN NORTH

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CITY OF HOPE - NEW HOPE VILLAGE HOTEL

PROJECT NO.:	R310362.01
DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Approver

ISSUE DRAWING LOG:

1	10-01-2019	DEVELOPMENT REV SET

ENLARGED LANDSCAPE PLANS

LA-101

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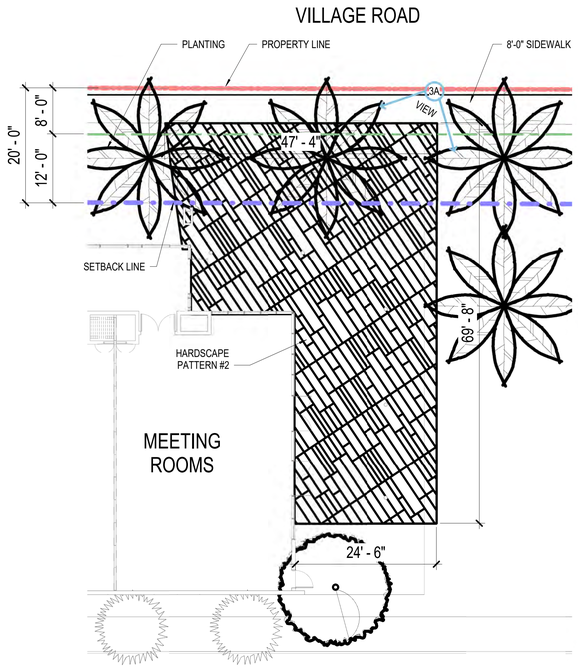
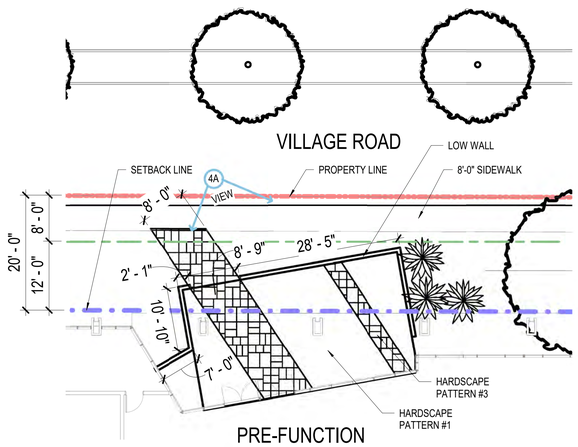


01 ENLARGED PLAN AT MEETING SPACE ENTRY
3/32" = 1'-0"

VIEW 3A



02 ENLARGED LS PLAN @ PRE-FUNCTION
3/32" = 1'-0"

VIEW 4A

NOTES:

LANDSCAPING
COH SP CHAP. 5.4 PG. 70
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- DARK COLORED PAVING MATERIALS TO BE LIMITED.
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DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Approver

ISSUE DRAWING LOG:

1	10-01-2019	DEVELOPMENT REV SET

ENLARGED LANDSCAPE PLANS

LA-102

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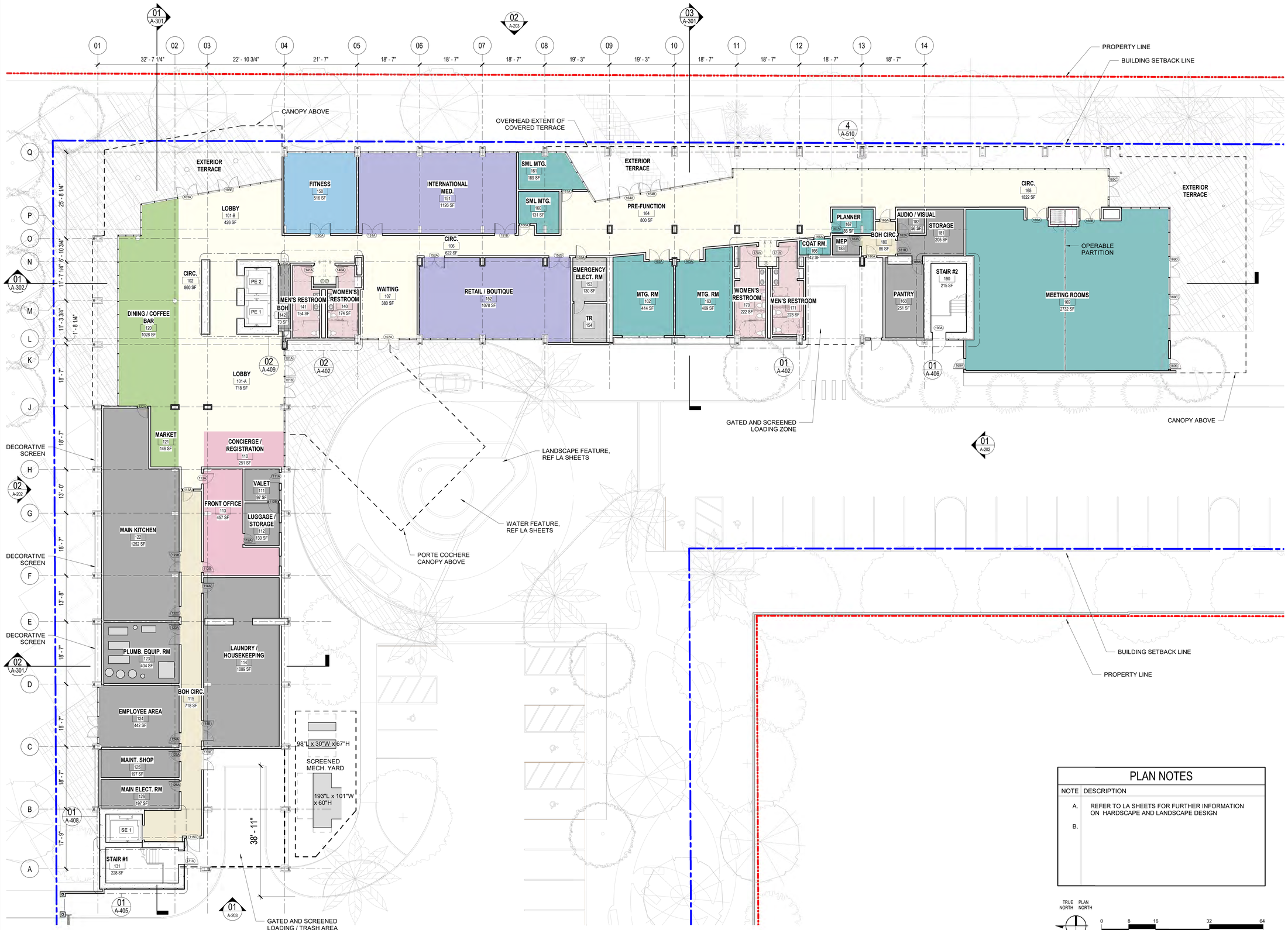

01 GROUND LEVEL PLAN
3/32" = 1'-0"

PLAN NOTES

NOTE	DESCRIPTION
A.	REFER TO LA SHEETS FOR FURTHER INFORMATION ON HARDSCAPE AND LANDSCAPE DESIGN
B.	

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GROUND LEVEL SUMMARY PLAN

A-101

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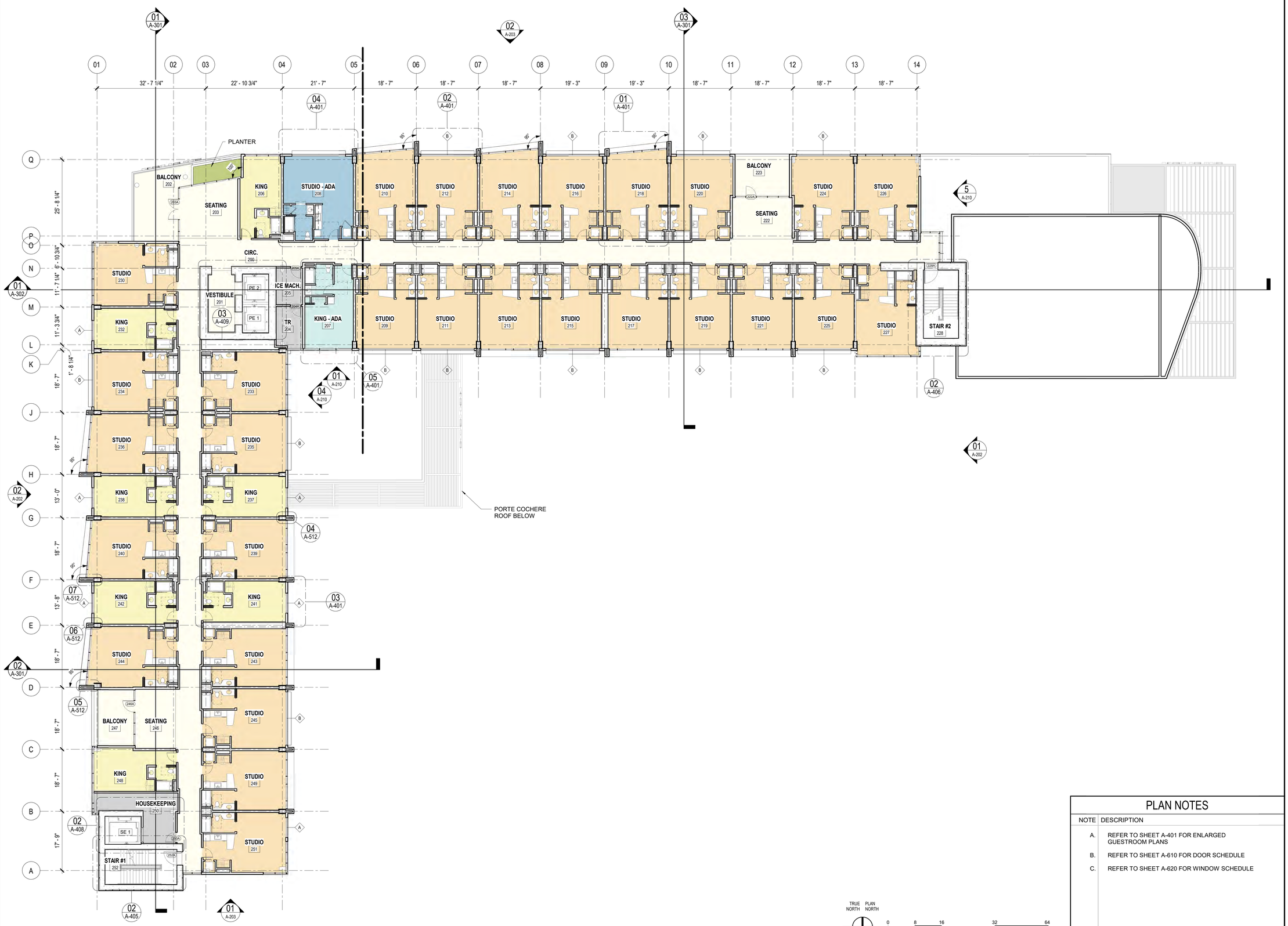

01 LEVEL 2 SUMMARY PLAN
3/32" = 1'-0"

TRUE NORTH PLAN NORTH

0 8 16 32 64

PLAN NOTES

NOTE	DESCRIPTION
A.	REFER TO SHEET A-401 FOR ENLARGED GUESTROOM PLANS
B.	REFER TO SHEET A-610 FOR DOOR SCHEDULE
C.	REFER TO SHEET A-620 FOR WINDOW SCHEDULE

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LEVEL 2 SUMMARY PLAN

A-102

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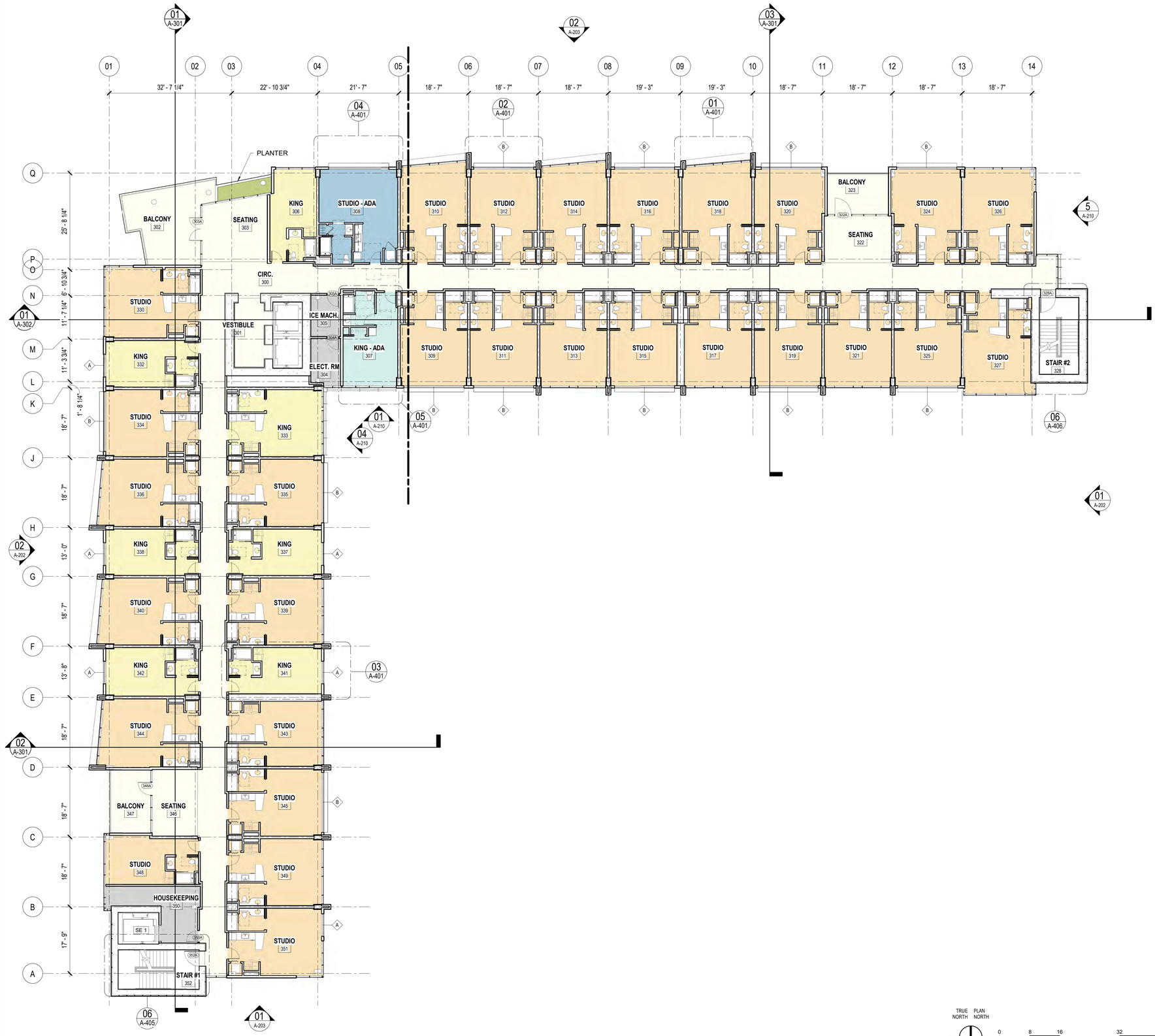

01 LEVEL 3 SUMMARY PLAN
3/32" = 1'-0"

TRUE NORTH PLAN NORTH

0 8 16 32 64

PLAN NOTES

NOTE	DESCRIPTION
A.	REFER TO SHEET A-401 FOR ENLARGED GUESTROOM PLANS
B.	REFER TO SHEET A-610 FOR DOOR SCHEDULE
C.	REFER TO SHEET A-620 FOR WINDOW SCHEDULE

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LEVEL 3 SUMMARY PLAN

A-103

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01 LEVEL 4 SUMMARY PLAN
3/32" = 1'-0"

TRUE NORTH PLAN NORTH

0 8 16 32 64

PLAN NOTES

NOTE	DESCRIPTION
A.	REFER TO SHEET A-401 FOR ENLARGED GUESTROOM PLANS
B.	REFER TO SHEET A-610 FOR DOOR SCHEDULE
C.	REFER TO SHEET A-620 FOR WINDOW SCHEDULE

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LEVEL 4 SUMMARY PLAN

A-104

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01 LEVEL 5 SUMMARY PLAN
3/32" = 1'-0"

TRUE NORTH PLAN NORTH

0 8 16 32 64

PLAN NOTES

NOTE	DESCRIPTION
A.	REFER TO SHEET A-401 FOR ENLARGED GUESTROOM PLANS
B.	REFER TO SHEET A-610 FOR DOOR SCHEDULE
C.	REFER TO SHEET A-620 FOR WINDOW SCHEDULE

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LEVEL 5 SUMMARY PLAN

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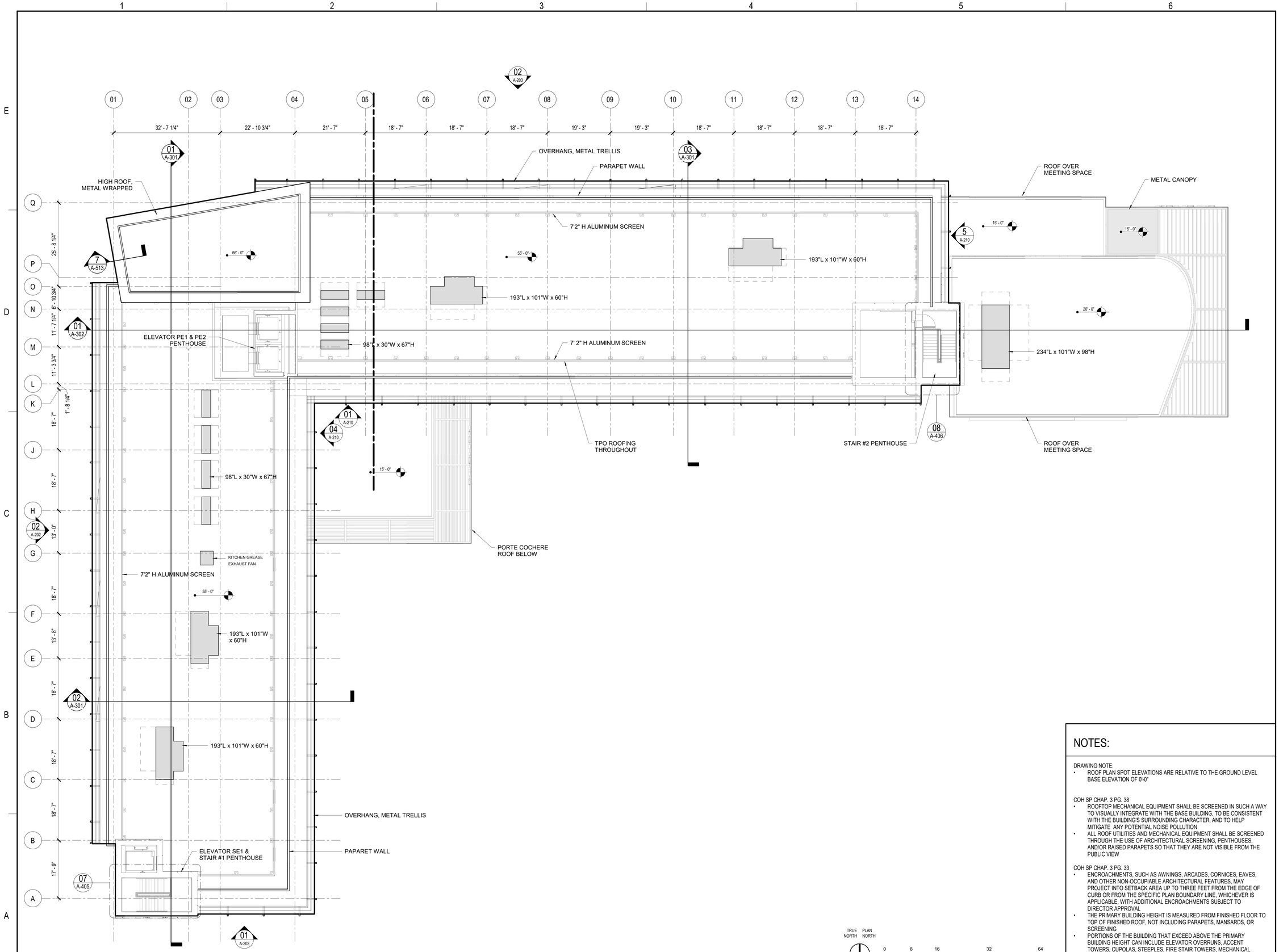

01 ROOF PLAN
3/32" = 1'-0"

TRUE NORTH PLAN NORTH

0 8 16 32 64

NOTES:

DRAWING NOTE:
- ROOF PLAN SPOT ELEVATIONS ARE RELATIVE TO THE GROUND LEVEL BASE ELEVATION OF 0'-0"

COH SP CHAP. 3 PG. 38
- ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED IN SUCH A WAY TO VISUALLY INTEGRATE WITH THE BASE BUILDING, TO BE CONSISTENT WITH THE BUILDING'S SURROUNDING CHARACTER, AND TO HELP MITIGATE ANY POTENTIAL NOISE POLLUTION
- ALL ROOF UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED THROUGH THE USE OF ARCHITECTURAL SCREENING, PENTHOUSES, AND/OR RAISED PARAPETS SO THAT THEY ARE NOT VISIBLE FROM THE PUBLIC VIEW

COH SP CHAP. 3 PG. 33
- ENCROACHMENTS, SUCH AS AWNINGS, ARCADES, CORNICES, EAVES, AND OTHER NON-OCCUPIABLE ARCHITECTURAL FEATURES, MAY PROJECT INTO SETBACK AREA UP TO THREE FEET FROM THE EDGE OF CURB OR FROM THE SPECIFIC PLAN BOUNDARY LINE, WHICHEVER IS APPLICABLE, WITH ADDITIONAL ENCROACHMENTS SUBJECT TO DIRECTOR APPROVAL
- THE PRIMARY BUILDING HEIGHT IS MEASURED FROM FINISHED FLOOR TO TOP OF FINISHED ROOF, NOT INCLUDING PARAPETS, MANSARDS, OR SCREENING
- PORTIONS OF THE BUILDING THAT EXCEED ABOVE THE PRIMARY BUILDING HEIGHT CAN INCLUDE ELEVATOR OVERRUNS, ACCENT TOWERS, CUPOLAS, STEEPLES, FIRE STAIR TOWERS, MECHANICAL EQUIPMENT, MECHANICAL SCREENS, AND SOLAR CANOPIES OR SOLAR PANELS/STRUCTURES SUBJECT TO TABLE 4. FIRE STAIR TOWERS SHALL BE LOCATED INTERNALLY WITHIN BUILDING

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ROOF PLAN

A-106

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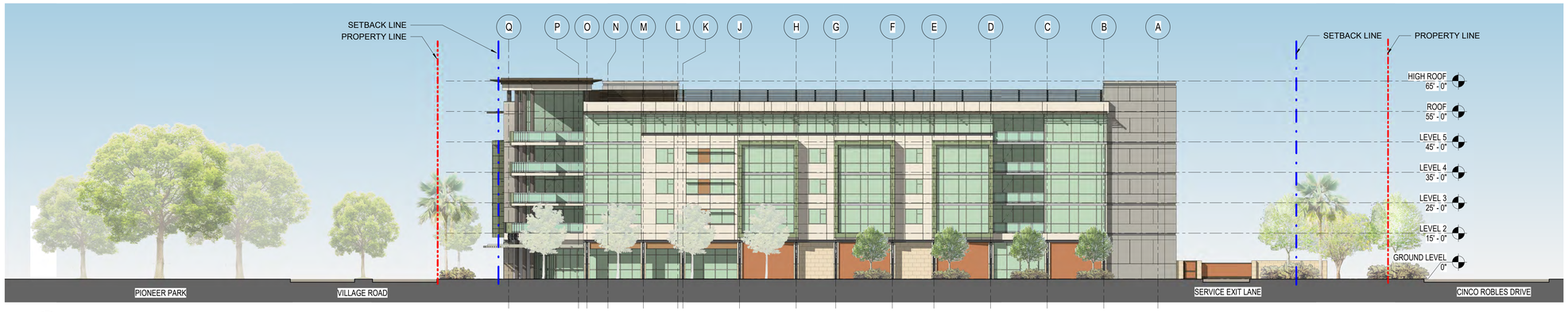
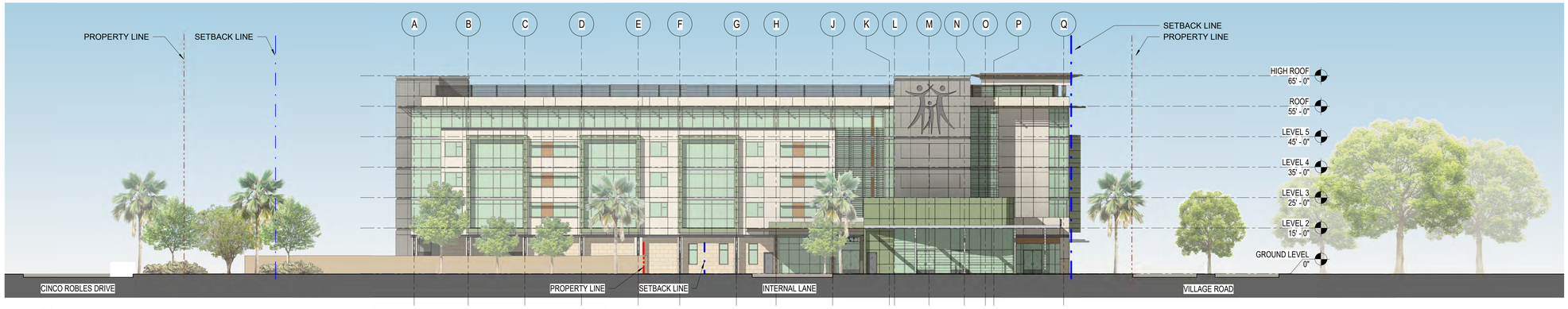
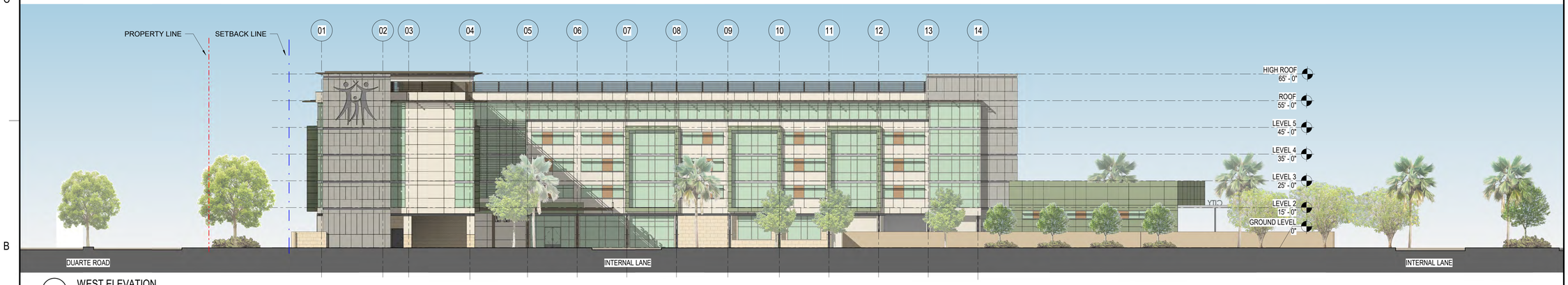


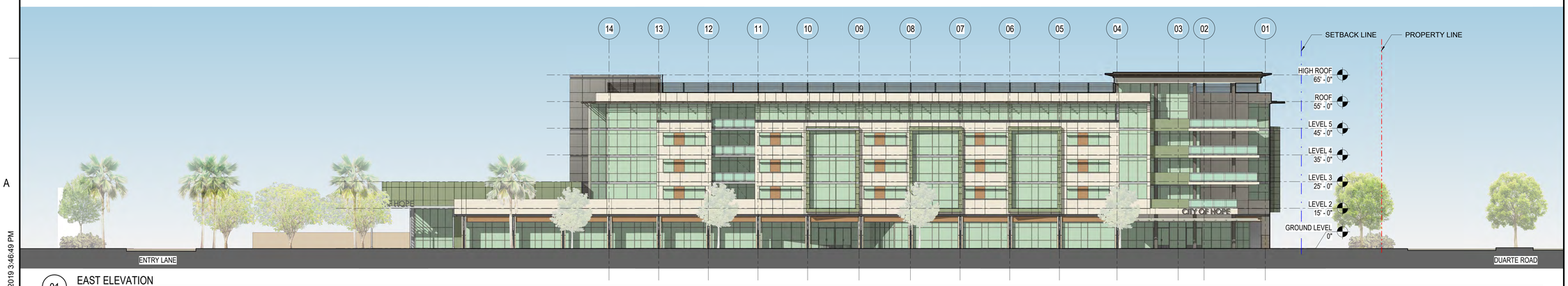
04 NORTH ELEVATION
1/16" = 1'-0"



03 SOUTH ELEVATION
1/16" = 1'-0"



02 WEST ELEVATION
1/16" = 1'-0"



01 EAST ELEVATION
1/16" = 1'-0"

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ELEVATIONS W/ CONTEXT

A-201

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NOTES

BUILDING EXTERIOR WILL CONFORM TO THE CITY OF HOPE'S STANDARDS SET FORTH IN CHAPTER 5 OF THE CITY OF HOPE SPECIFIC PLAN

A. COH SP CHAP. 5.2.2 BUILDING ENTRANCES
B. COH SP CHAP. 5.3.1 ARCHITECTURAL CHARACTER & FORM
C. COH SP CHAP. 5.3.2 BUILDING COLORS & MATERIALS
D. COH SP CHAP. 5.3.3 FENESTRATION (WINDOWS & DOORS)
E. COH SP CHAP. 5.3.4 BUILDING FACADES

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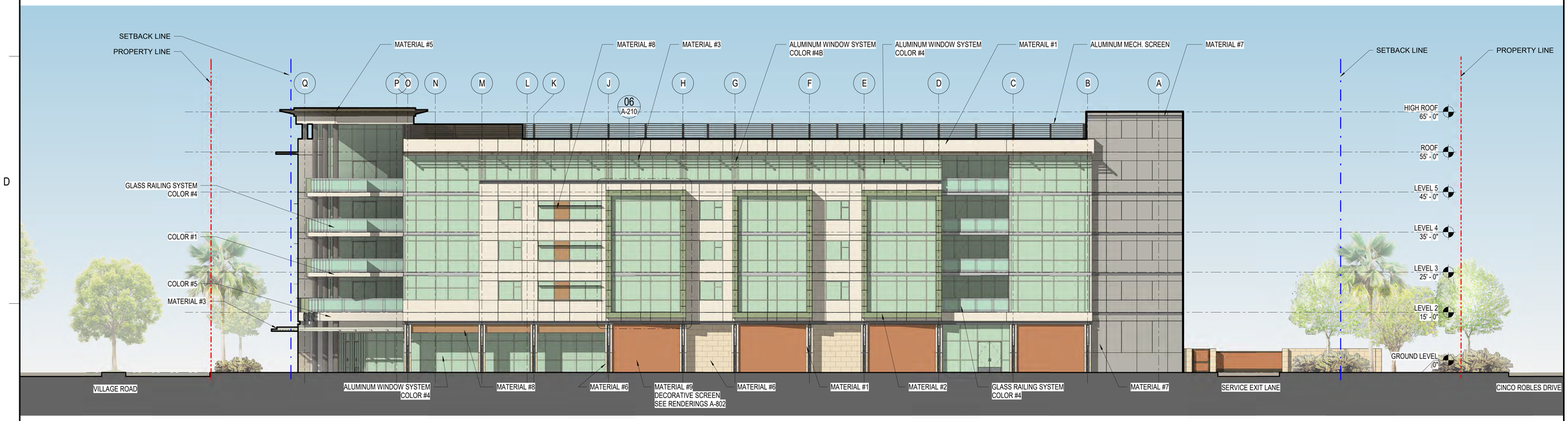
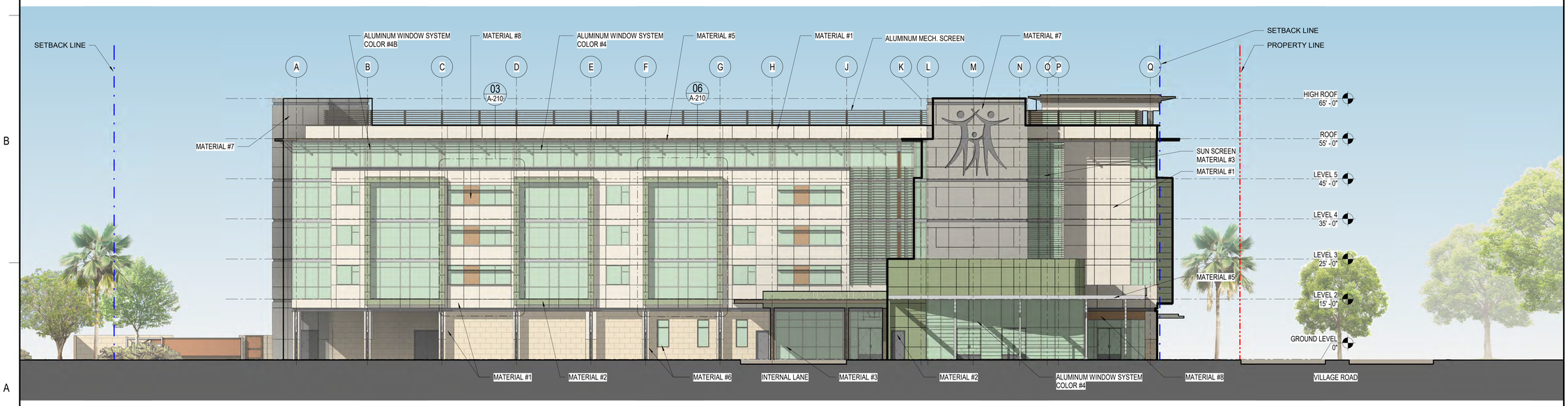


02 NORTH ELEVATION
3/32" = 1'-0"

0 8 16 32 64



01 SOUTH ELEVATION
3/32" = 1'-0"

0 8 16 32 64

CITY OF HOPE - NEW HOPE VILLAGE HOTEL

PROJECT NO.:	R310362.01
DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Approver

ISSUE DRAWING LOG:

1	10-01-2019	DEVELOPMENT REV SET

ELEVATIONS

A-202

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10/1/2019 3:52:01 PM

NOTES

BUILDING EXTERIOR WILL CONFORM TO THE CITY OF HOPE'S STANDARDS SET FORTH IN CHAPTER 5 OF THE CITY OF HOPE SPECIFIC PLAN

A. COH SP CHAP. 5.2.2 BUILDING ENTRANCES
B. COH SP CHAP. 5.3.1 ARCHITECTURAL CHARACTER & FORM
C. COH SP CHAP. 5.3.2 BUILDING COLORS & MATERIALS
D. COH SP CHAP. 5.3.3 FENESTRATION (WINDOWS & DOORS)
E. COH SP CHAP. 5.3.4 BUILDING FACADES

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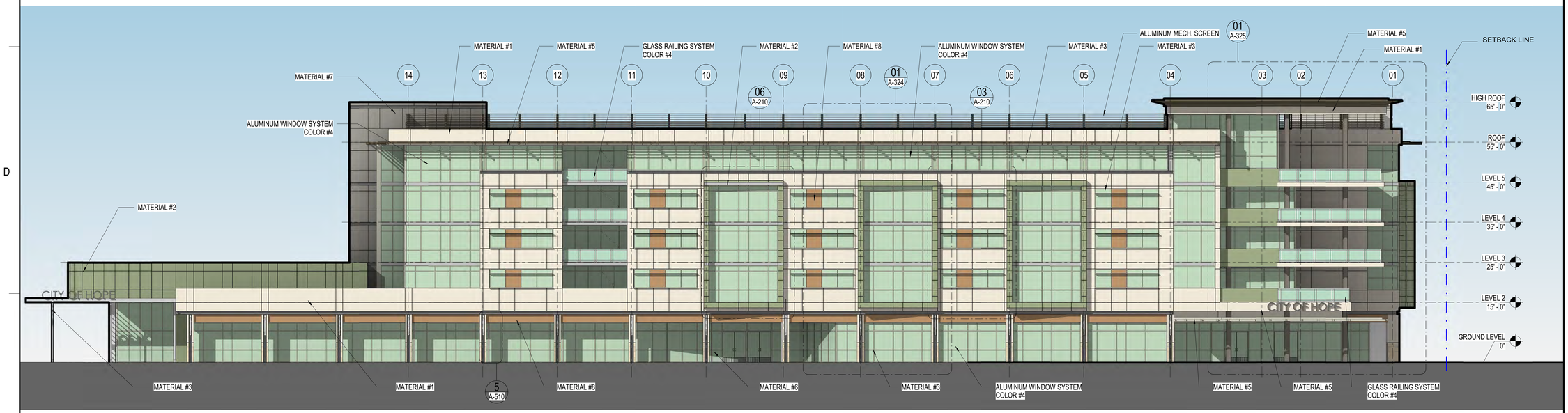
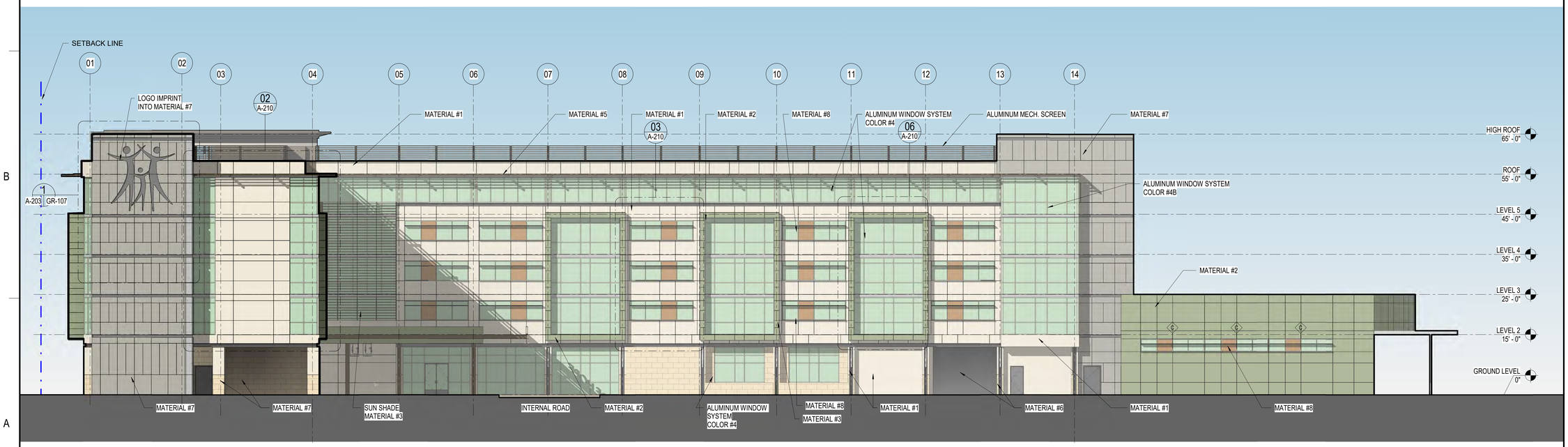


02 EAST ELEVATION
3/32" = 1'-0"

0 8 16 32 64



01 WEST ELEVATION
3/32" = 1'-0"

0 8 16 32 64

CITY OF HOPE - NEW HOPE VILLAGE HOTEL

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ELEVATIONS

A-203

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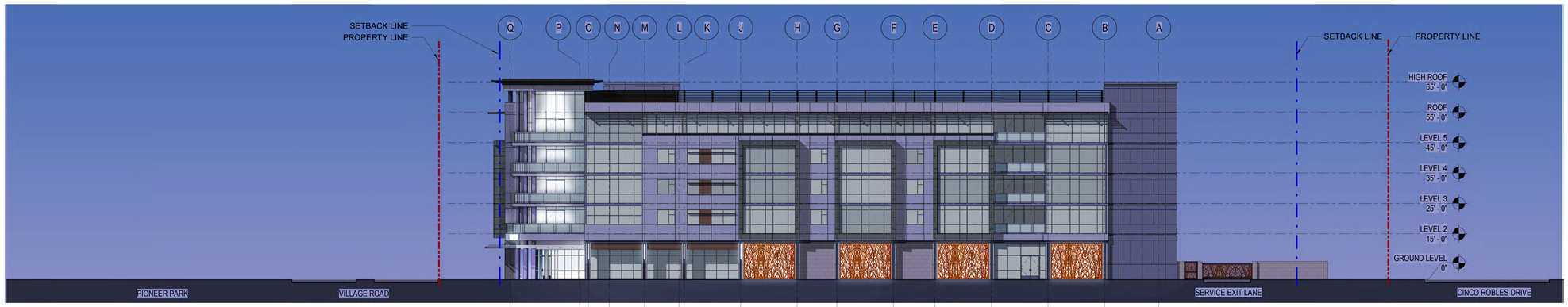

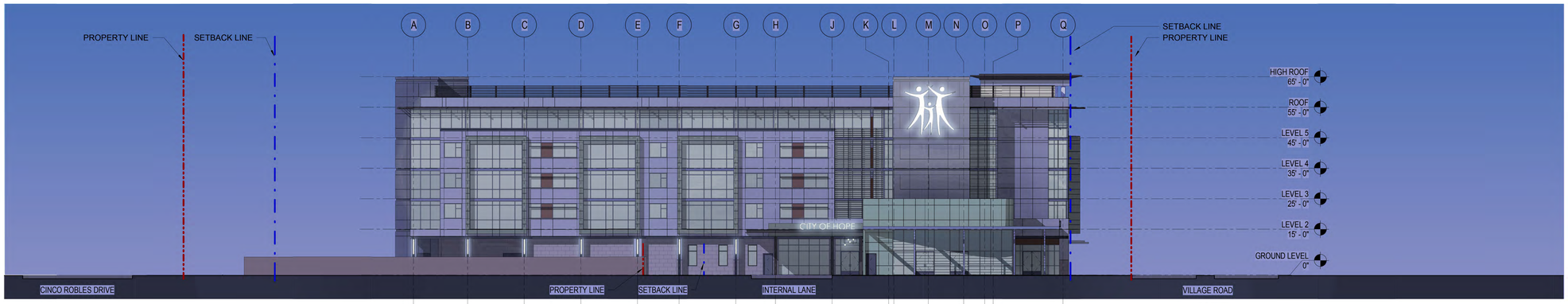

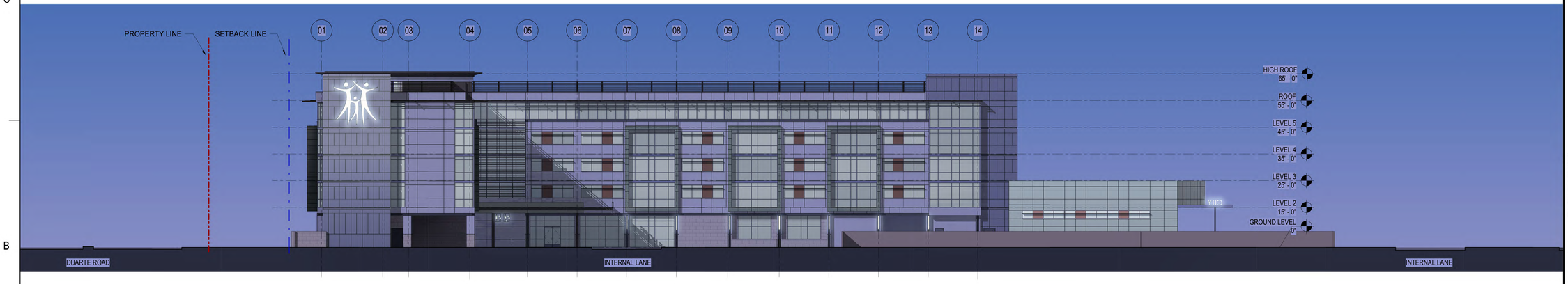

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ELEVATIONS W/ LIGHTING

A-204

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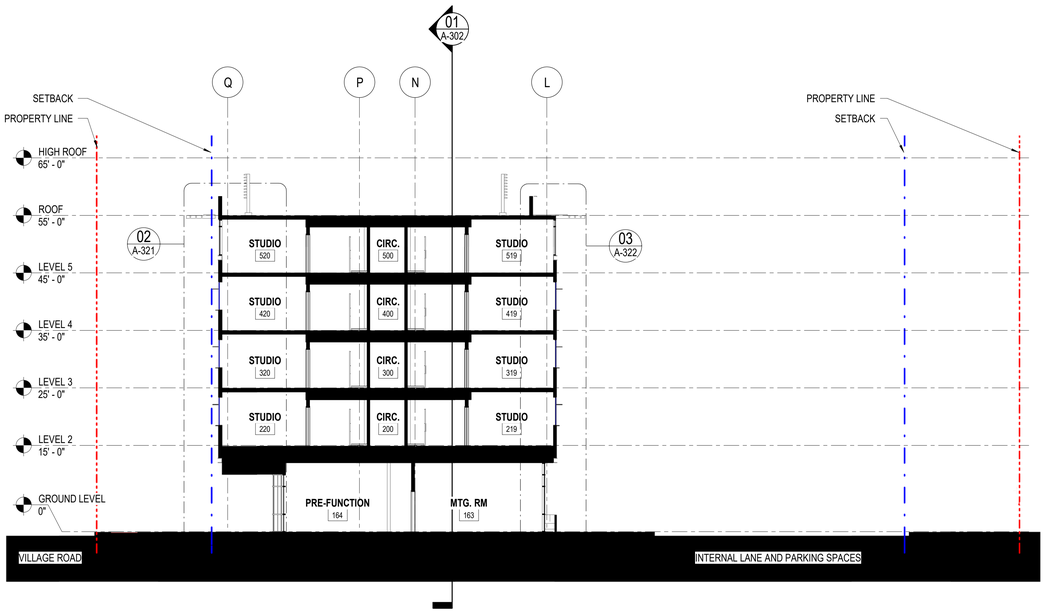
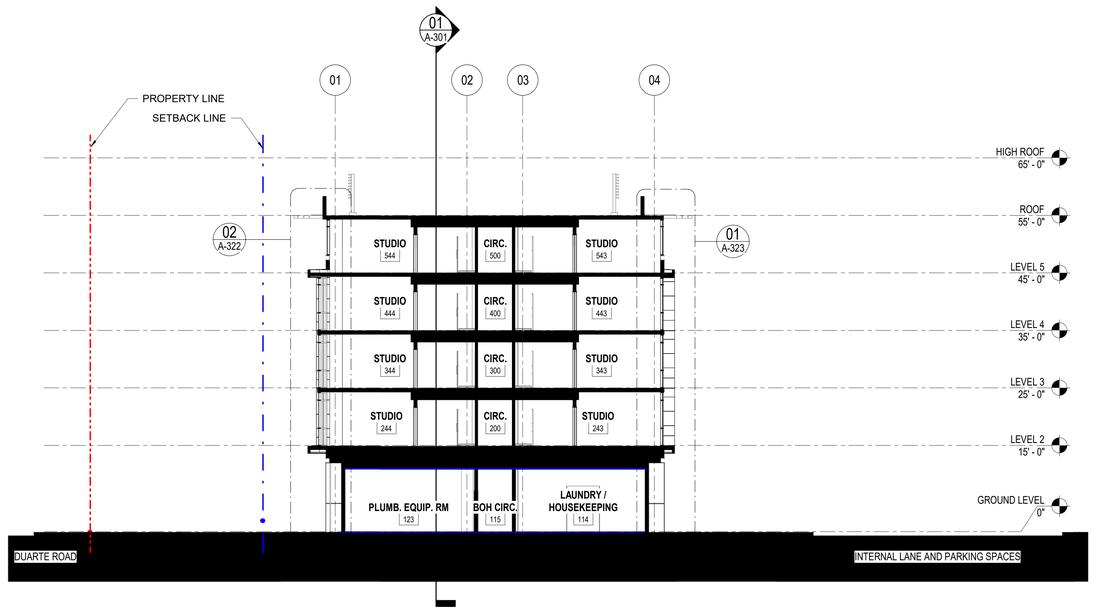
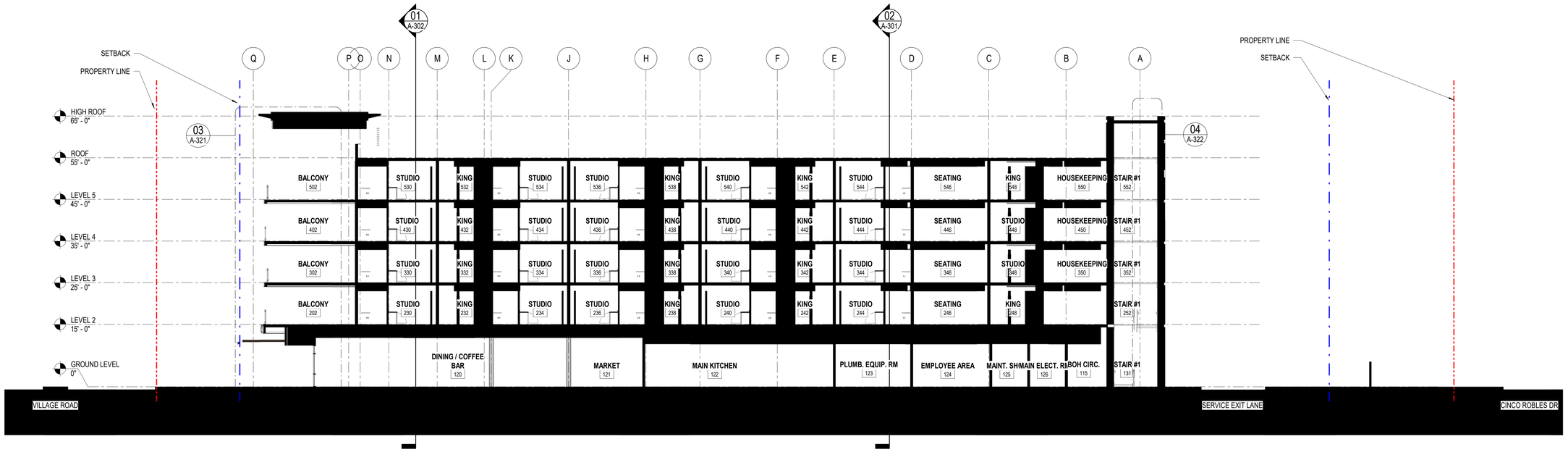


03 TRANSVERSE SECTION THRU SOUTH WING
3/32" = 1'-0"



02 TRANSVERSE SECTION THRU NORTH WING
3/32" = 1'-0"



01 LONGITUDINAL SECTION THRU NORTH WING
3/32" = 1'-0"

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BUILDING SECTIONS

A-301

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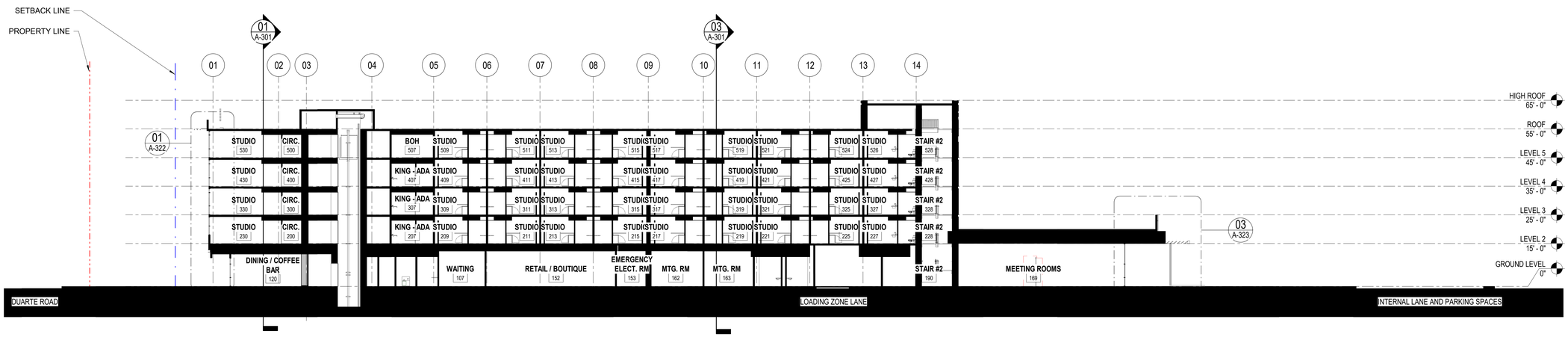

01 LONGITUDINAL SECTION THRU SOUTH WING
1/16" = 1'-0"

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1	10-01-2019	DEVELOPMENT REV SET

BUILDING SECTIONS

A-302

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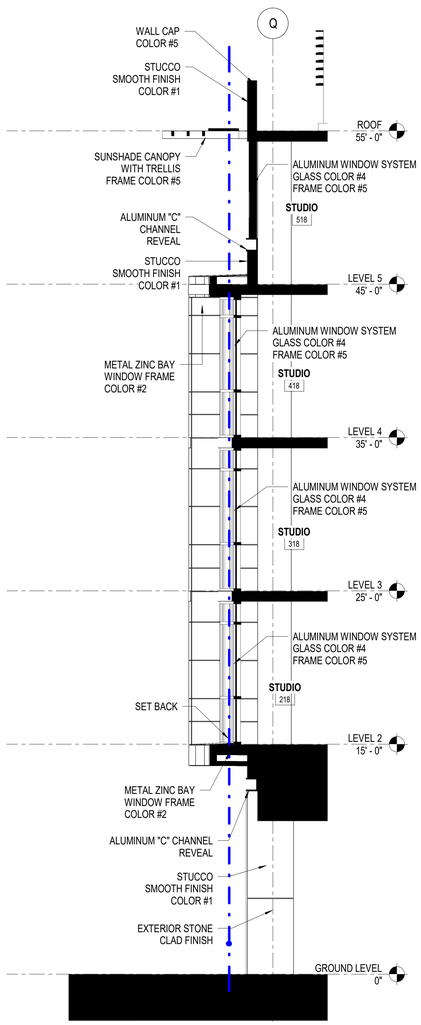
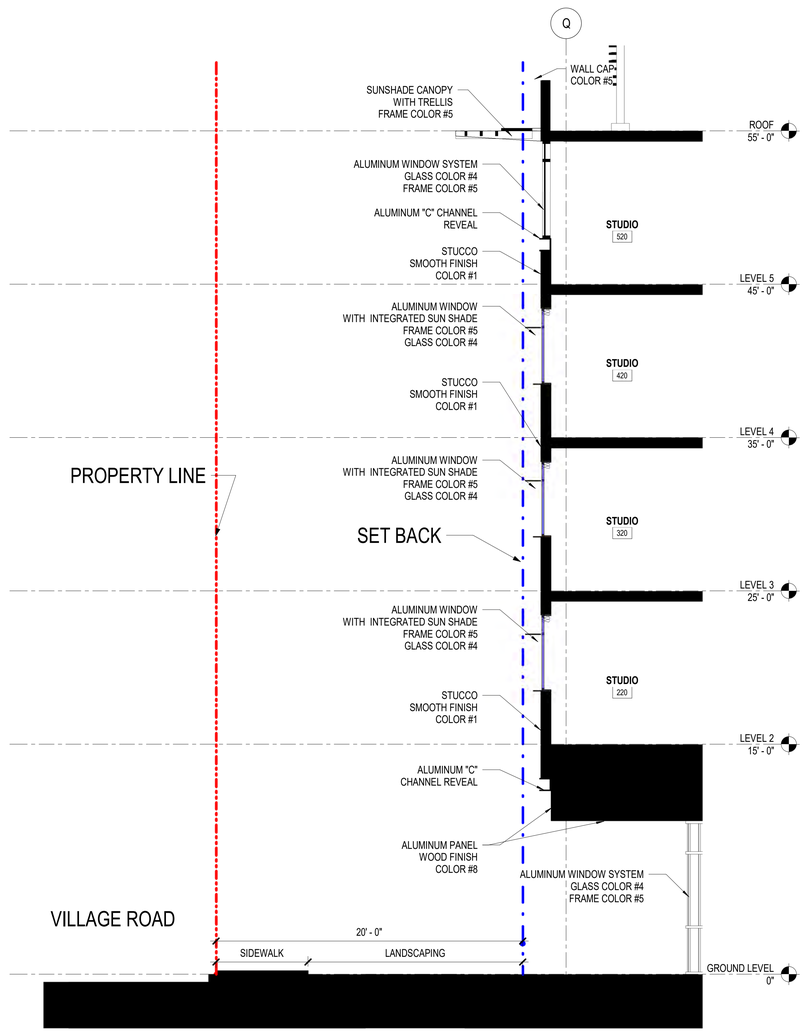
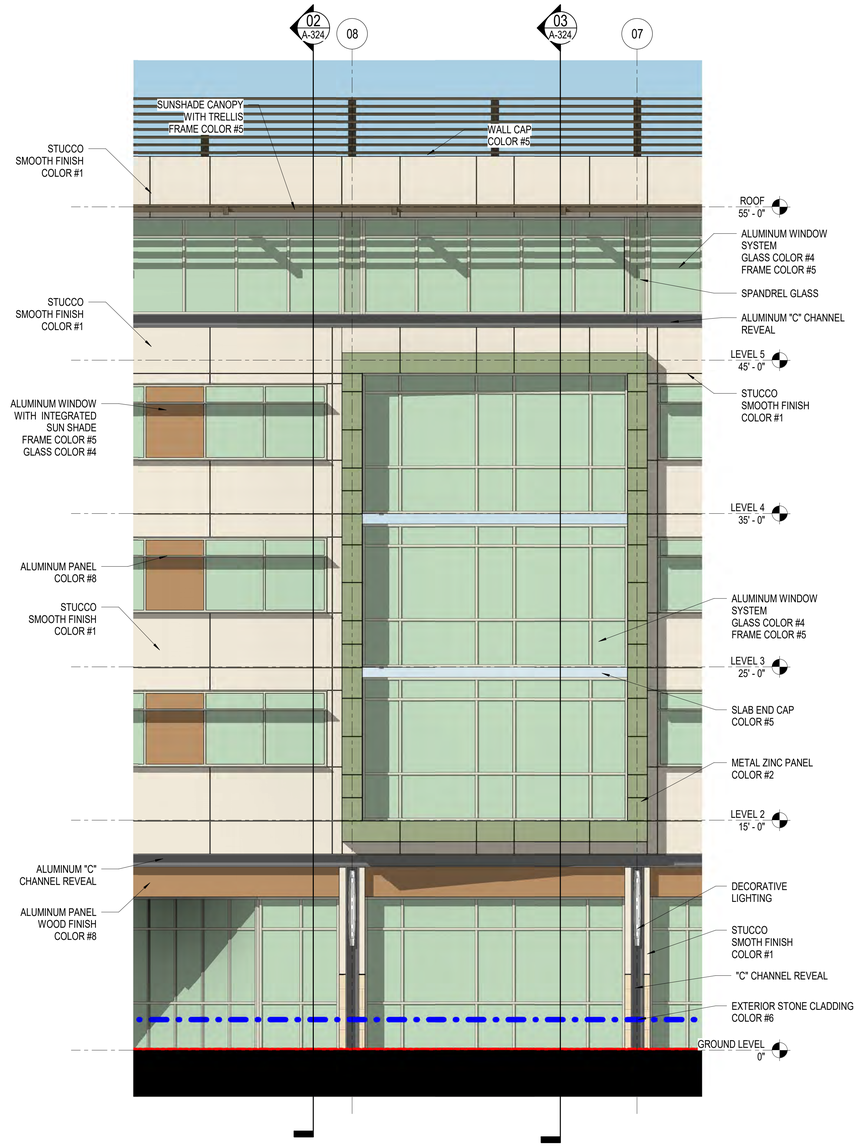


03 WALL SECTION THRU POP OUT WINDOW
1/4" = 1'-0"



02 EAST WALL SECTION
1/4" = 1'-0"



01 ENLARGED E ELEVATION
1/4" = 1'-0"

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WALL SECTION - ELEVATION

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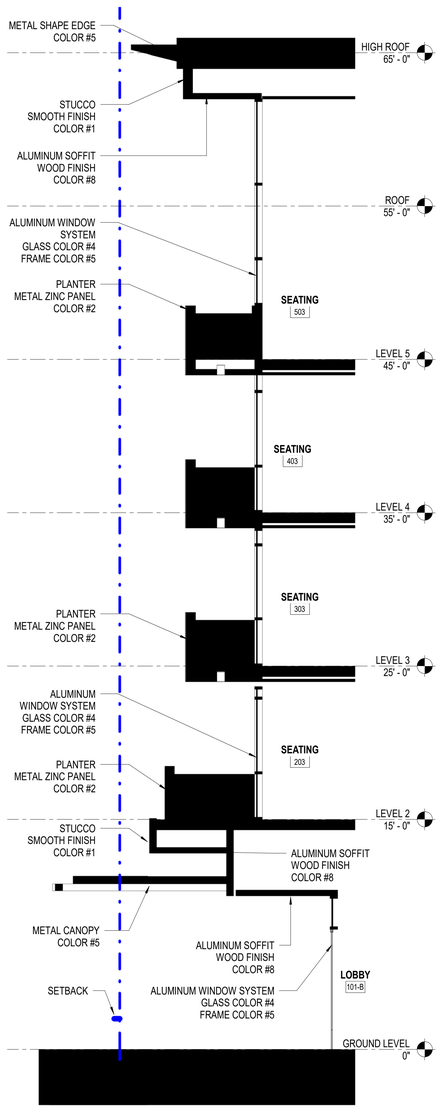
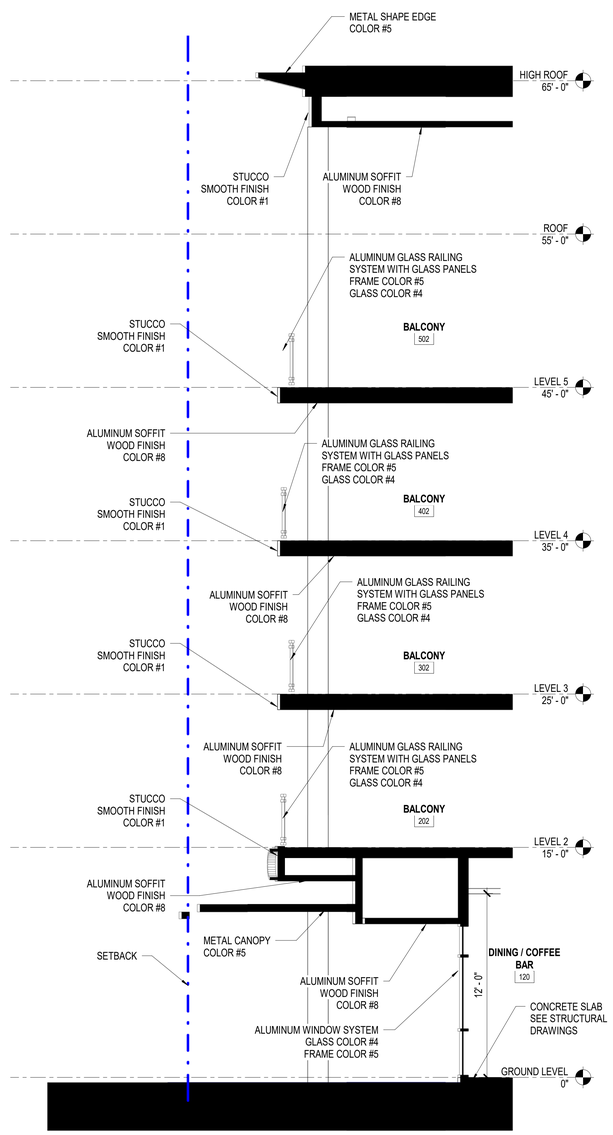
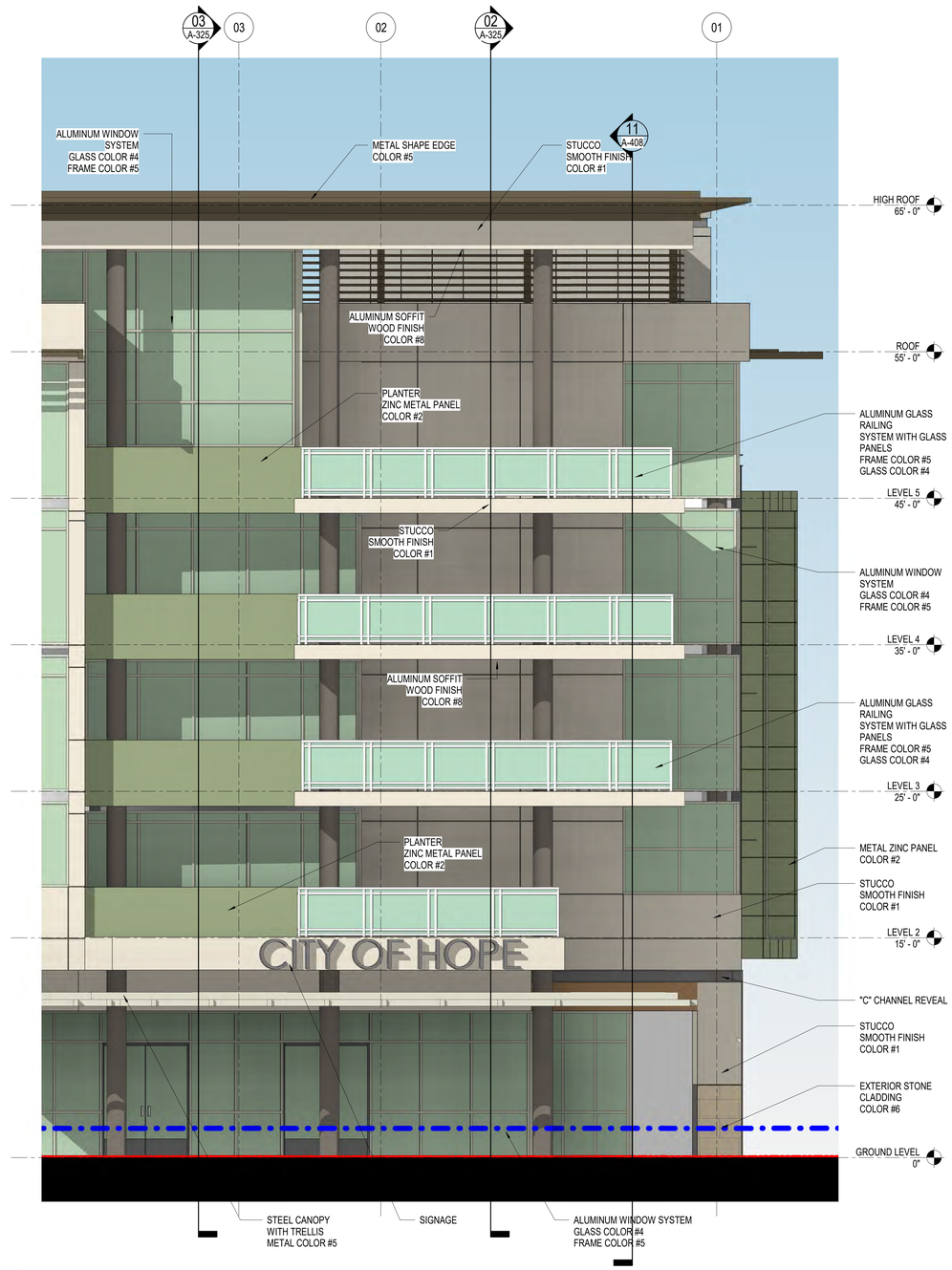


03 WALL SECTION THRU PLANTER
1/4" = 1'-0"



02 WALL SECT AT SE CORNER
1/4" = 1'-0"



01 ENLARGED E ELEVATION CORNER
1/4" = 1'-0"

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WALL SECTION - ELEVATION

A-325

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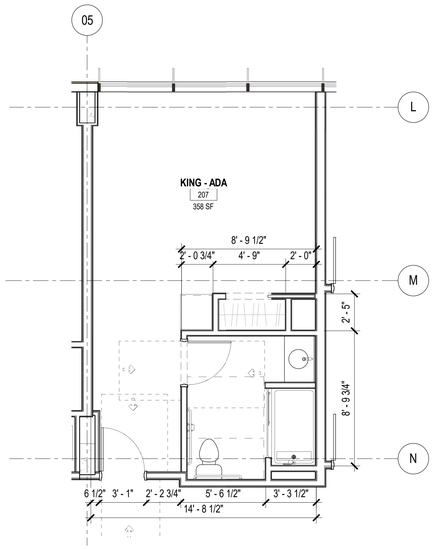
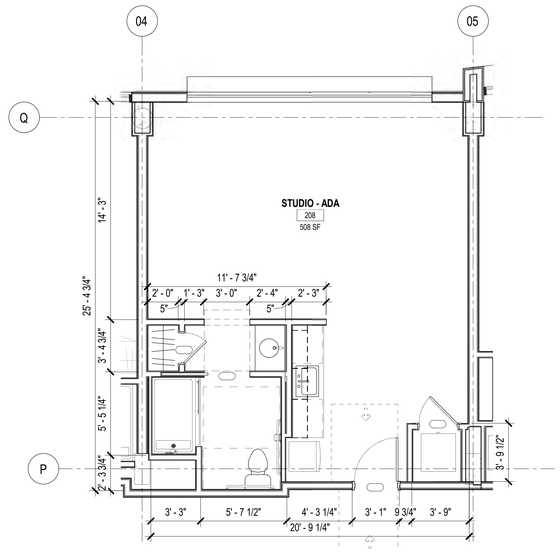
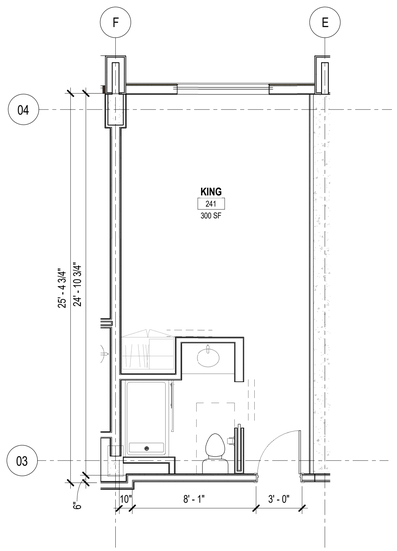


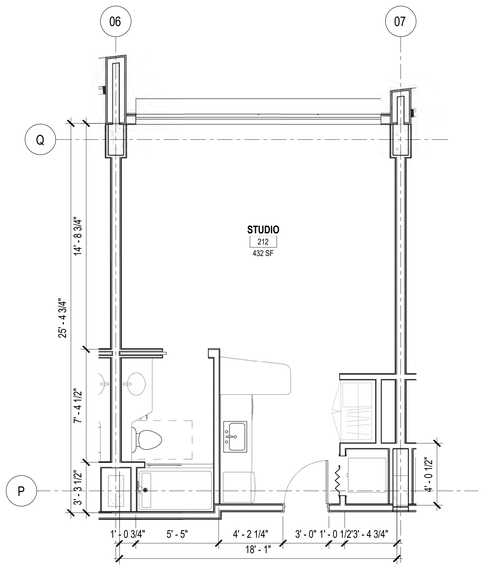
05 KING - ADA
1/4" = 1'-0"



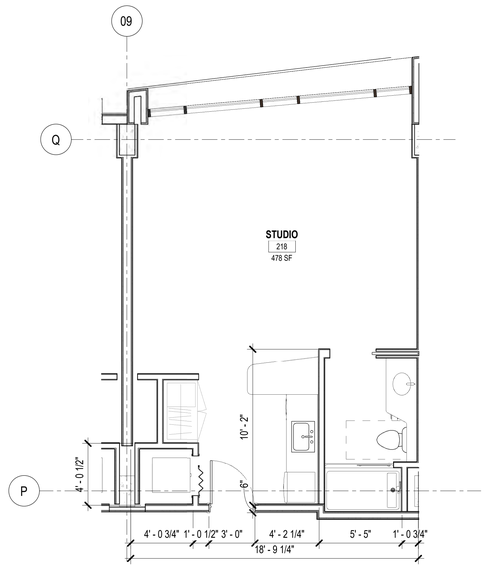
04 STUDIO - ADA
1/4" = 1'-0"



03 KING - TYP.
1/4" = 1'-0"



02 STUDIO - TYP
1/4" = 1'-0"



01 STUDIO - POP OUT - TYP
1/4" = 1'-0"

EQUIPMENT / FIXTURE SCHEDULE / LEGEND

PLAN NOTES - GUEST ROOMS

NOTE	DESCRIPTION
A.	ACCESSIBLE GUEST ROOM DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CBC 11B-404.2.3
B.	SWINGING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH CBC TABLE 11B-404.2.4.1 AND DOORWAYS WITH SLIDING DOORS OR WITHOUT DOORS SHALL COMPLY WITH CBC TABLE 11B-404.2.4.2
C.	XXX

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ENLARGED PLANS - GUEST ROOMS

A-401

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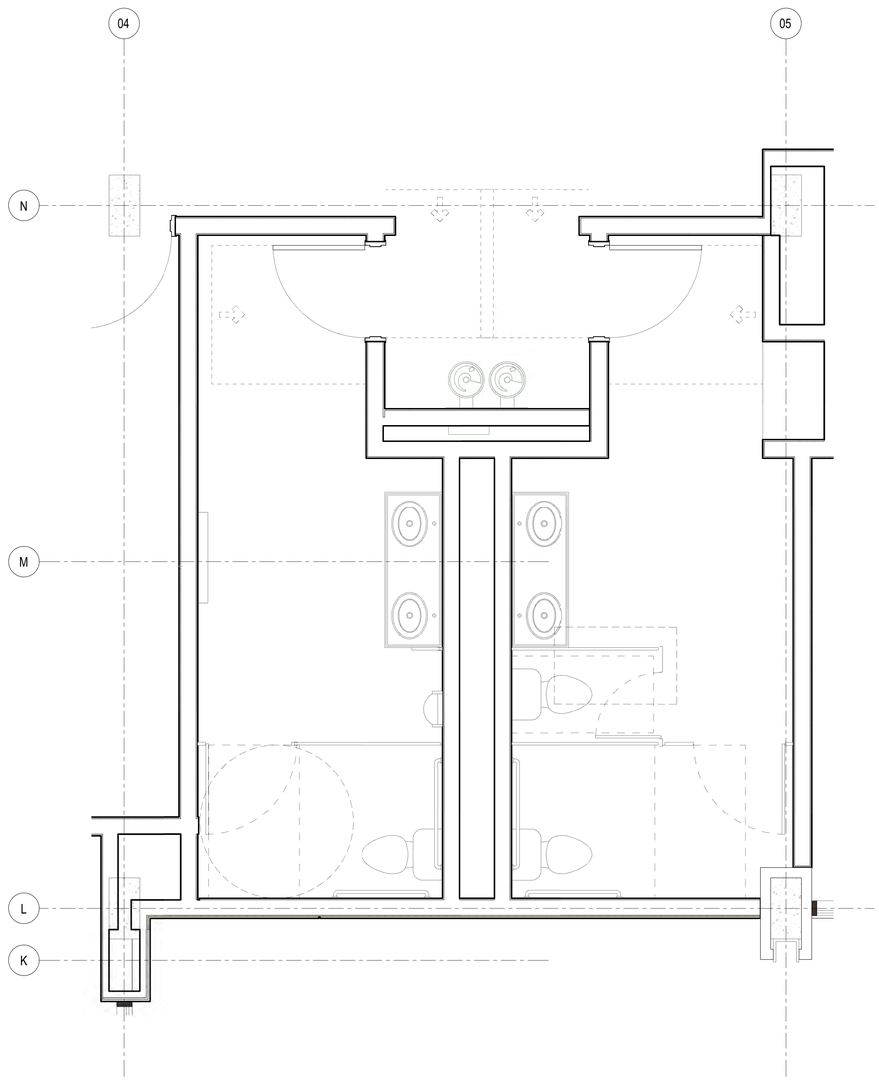
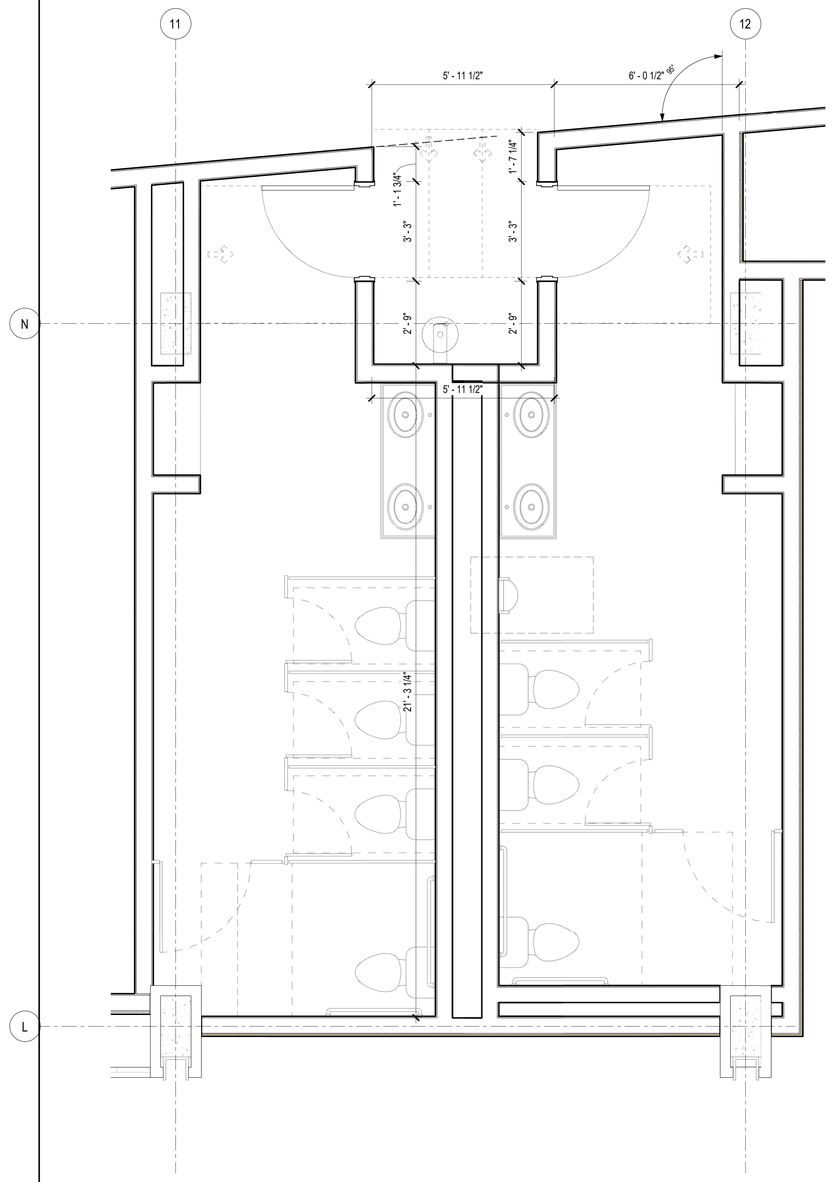


02 GROUND LEVEL - PUBLIC RESTROOMS - LOBBY AREA
1/2" = 1'-0"



01 GROUND LEVEL - PUBLIC RESTROOMS - MEETING AREA
1/2" = 1'-0"

NOTES - RESTROOMS

NOTE	DESCRIPTION
A.	REFER TO SHEET G-003 CODE ANALYSIS FOR PLUMBING FIXTURE CALCULATIONS AND CAL PLUMBING CODE REQUIREMENTS.
B.	WHEELCHAIR ACCESSIBLE COMPARTMENTS WITH IN-SWINGING DOORS SHALL PROVIDE A MANEUVERING SPACE MIN. 60" WIDE BY 36" DEEP IN FRONT OF THE 60" WIDE BY 59" DEEP WATER CLOSET CLEARANCE PER CBC 11B-604.8.1.
C.	XXX

FIXTURE SCHEDULE

TRUE NORTH PLAN NORTH

0 1 2 4 8

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ENLARGED PLANS - PUBLIC RESTROOMS

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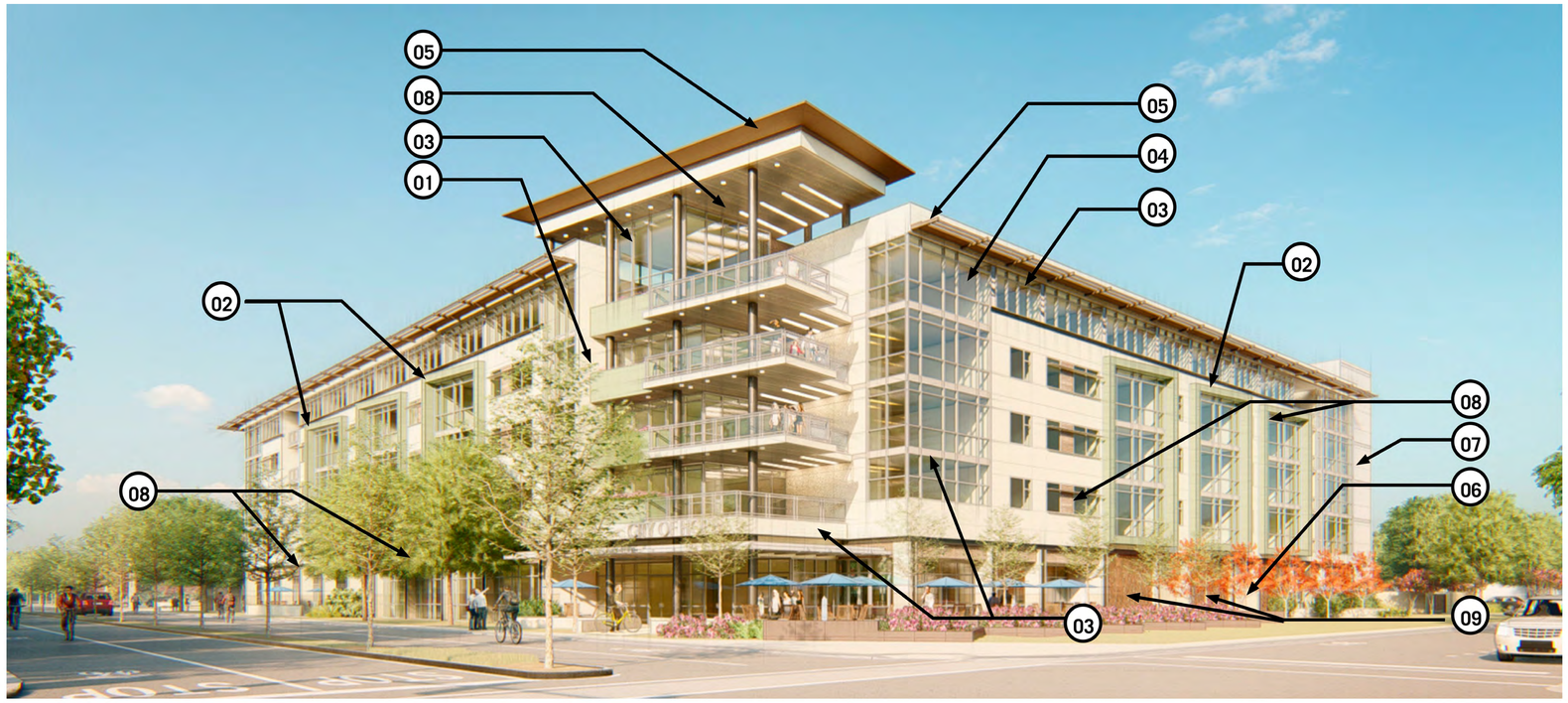
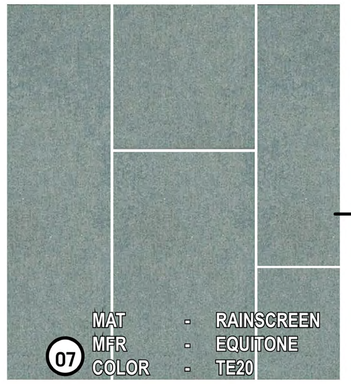
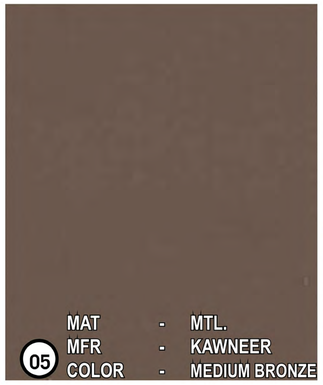
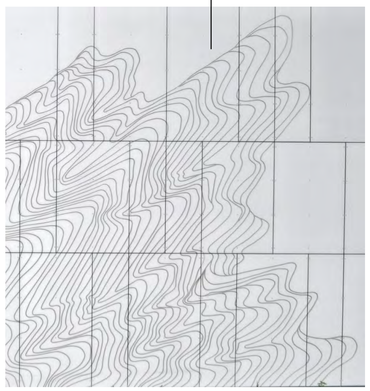


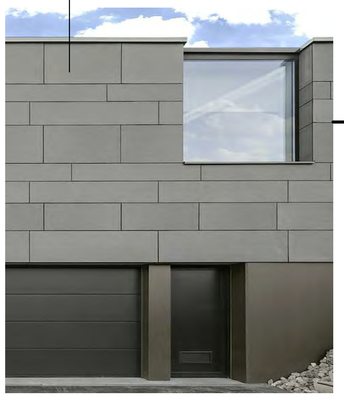




09 - LASER CUT CORTEN STEEL DECORATIVE SCREEN



EQUITONE MILLED SURFACE



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FINISH LEGEND - EXTERIOR

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VIEW FROM DUARTE ROAD AND VILLAGE ROAD CORNER

VIEW AT ENTRY DRIVE LOOKING NORTH

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RENDERINGS

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VIEW FROM DUARTE ROAD LOOKING SOUTH EAST

VIEW FROM DUARTE ROAD LOOKING SOUTH EAST

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RENDERINGS

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VIEW FROM VILLAGE ROAD LOOKING NORTH WEST

VIEW FROM PARKING AREA LOOKING NORTH EAST

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RENDERINGS

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BIRDS EYE VIEW LOOKING NORTH WEST

BIRDS EYE VIEW LOOKING SOUTH EAST

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RENDERINGS

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BIRDS EYE VIEW LOOKING NORTH EAST

BIRDS EYE VIEW LOOKING SOUTH WEST

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RENDERINGS

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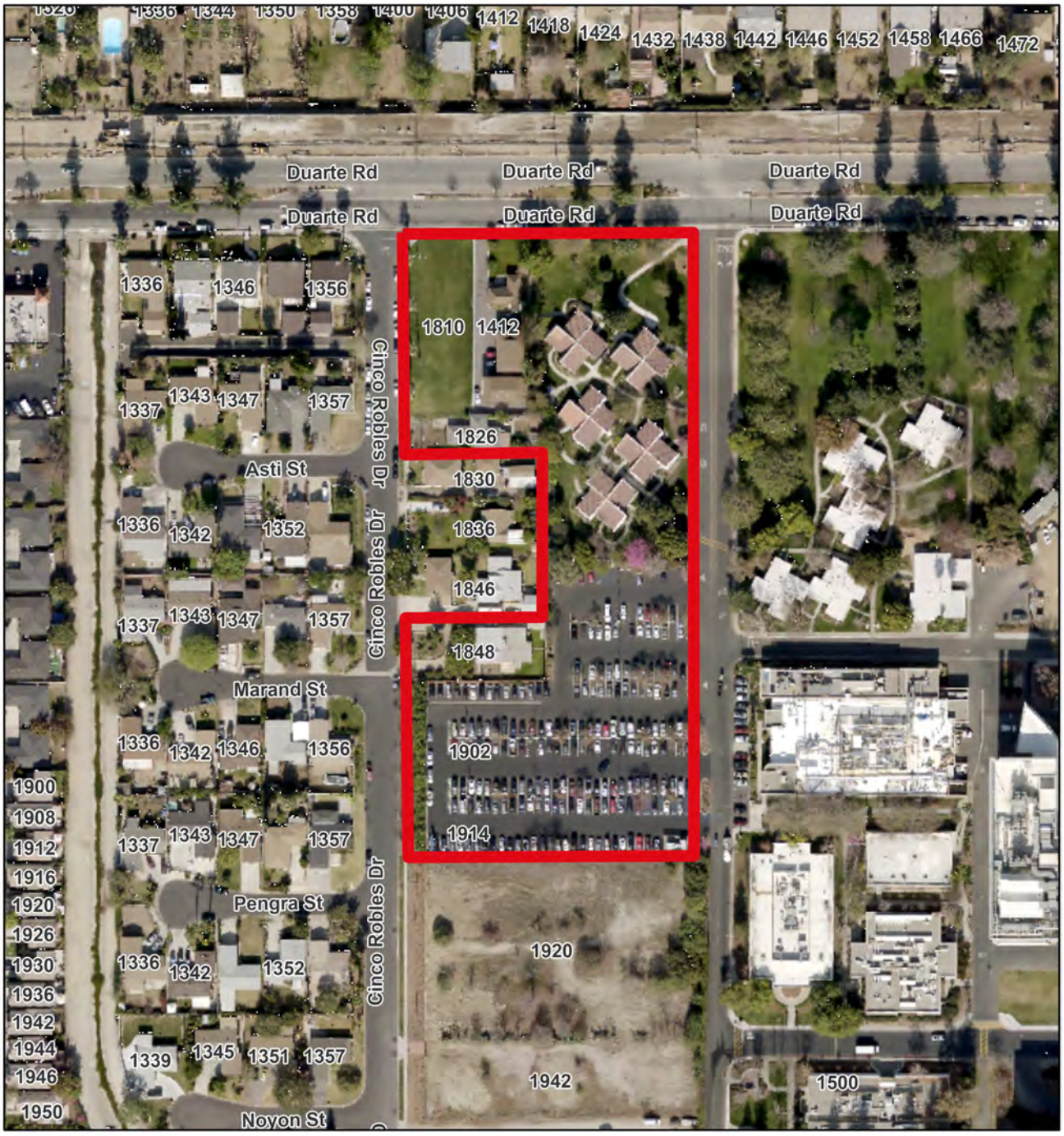
VICINITY MAP



1:2,257

0 0.01 0.03 0.06 mi

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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

EXHIBIT B

City of Hope®
Facilities Design & Construction

1500 East Duarte Road
Duarte, CA 91010-3000
Phone 626-256-4673
www.cityofhope.org

August 26, 2019

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

RE: CUP and Site Plan and Design Review Filing Authority

Ladies and Gentlemen:

The undersigned, a duly appointed officer of the City of Hope National Medical Center, does hereby authorize Huitt Zollars, Inc. and Continuum Development Company, LLC, (and any officer or other authorize person of each of the foregoing) each, individually, as agent-in-fact of the City of Hope National Medical Center, to submit all necessary filings to the City of Duarte and all applicable departments and divisions thereof in connection with the development and construction of the New Hope Village Hospitality Project, including, without limitation the applications for Site Plan and Design Review and a Conditional Use Permit.

Should you have any questions regarding the foregoing grant of authorization, please contact the undersigned at kevtaylor@coh.org or 626-218-6659.

Sincerely

Kevin Taylor
Executive Director, Facilities Design and Construction

City of Duarte
COMMUNITY DEVELOPMENT DEPARTMENT
1600 Huntington Drive
Duarte, CA 91010
Ph: 626-357-7931 | Fax: 626-358-0018
www.accessduarte.com

Master Application

THE APPLICATION MUST BE FILLED OUT COMPLETELY, TYPEWRITTEN (FILLABLE PDF FORMAT IS AVAILABLE) OR LEGIBLY PRINTED

PROJECT INFORMATION

PROJECT ADDRESS: 1500 E. Duarte Road, Duarte CA 91010 | **ASSESSOR PARCEL NUMBER(S):** See below

PROJECT DESCRIPTION (ATTACH A SEPERATE SHEET IF NECESSARY):

New Hope Village Hotel development. Impacted APNs: 8533-005-031, 8533-005-032, 8533-005-034 (to the west of Village Road), 8533-006-031, 8533-006-032, 8533-006-044, 8533-006-048, 8533-006-049, 8533-006-050, 8533-006-051 and 8533-006-058. See attached sheets for further details.

APPLICATION TYPE (CHECK ALL THAT APPLY)

☐ Administrative Variance	☐ Monument Sign	☐ Temporary Use
☑ Conditional Use Permit	☐ Parcel Map	☐ Tract Map
☐ Development Code Amendment	☐ Parcel Merger	☐ Use Classification
☐ Environment Review __Exemption __Initial Study __ND __EIR	☐ Planned Development Permit	☐ Variance
☐ General Plan Amendment	☐ Reasonable Accommodation	☐ Wall and Other Signs _____
☐ Landscape Review __No Efficiency __Water Efficiency Review	☐ Sign Program	☐ Zone Change
☐ Lighting Plan Review	☑ Site Plan and Design Review __Staff __Director ✓ARB ✓PC	☐ Zoning Clearance
☐ Lot Line Adjustment	☐ Specific Plan	☐ Other: _____
☐ Minor Use Permit	☐ Specific Plan Amendment	_____

PROPERTY OWNER INFORMATION

NAME: Kevin Taylor	**COMPANY NAME:** City of Hope National Medical Center
ADDRESS: 1500 E. Duarte Road	**CITY, STATE, ZIP:** Duarte, CA 91010
PHONE NUMBER: (626) 218-6659	**EMAIL:** kevtaylor@coh.org
SIGNATURE: KBTaylor	**DATE:** 8/26/2019

APPLICANT INFORMATION

APPLICANT SAME AS OWNER: ☑ YES ☐ NO (IF MARKED NO, PLEASE PROVIDE INFORMATION BELOW)

NAME:	**COMPANY NAME:**
ADDRESS:	**CITY, STATE, ZIP:**
PHONE NUMBER:	**EMAIL:**
SIGNATURE:	**DATE:**

OFFICE USE ONLY

☐ Received Date:_____	Receipt No.	Case No(s):

City of Duarte
COMMUNITY DEVELOPMENT DEPARTMENT
1600 Huntington Drive
Duarte, CA 91010
Ph: 626-357-7931 | Fax: 626-358-0018
www.accessduarte.com

Supplemental Application for

Conditional Use Permit

THE APPLICATION MUST BE FILLED OUT COMPLETELY, TYPEWRITTEN (FILLABLE PDF FORMAT IS AVAILABLE) OR LEGIBLY PRINTED

SECTION I

PROJECT ADDRESS: 1500 E. Duarte Road, Duarte CA 91010	**BUSINESS NAME:** City of Hope National Medical Center
APPLICANT NAME: Kevin Taylor	**APPLICANT PHONE NUMBER:** (626) 218-6659

SECTION II

FINDINGS - The applicant must thoroughly respond to the five (5) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Development Code and General Plan can be viewed at the Community Development Department and online at www.accessduarte.com.

1) Describe how the proposed use is consistent with the Duarte General Plan.

See attached continuation sheets.

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

See attached continuation sheets.

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

See attached continuation sheets.

Rev. 11/4/14

SECTION 2 (CONTINUED)

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

See attached continuation sheets.

5) Explain how the subject site is:

a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and

See attached continuation sheets.

b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

See attached continuation sheets.

OFFICE USE ONLY

☐ **Received Date:**_____	**Receipt No.**	**Case No(s):**

City of Duarte
COMMUNITY DEVELOPMENT DEPARTMENT
1600 Huntington Drive
Duarte, CA 91010
Ph: 626-357-7931 | Fax: 626-358-0018
www.accessduarte.com

Planning Submittal Checklist

PROJECT ADDRESS: 1500 E. Duarte Road, Duarte,CA 91010	**BUSINESS NAME:** City of Hope National Medical Center
APPLICANT NAME: Kevin Taylor	**APPLICANT PHONE NUMBER:** (626) 218-6659

GENERAL INSTRUCTIONS

Application Pre-Screening

It is highly recommended that a planner conduct a pre-submittal screening of your project in order to determine which checklist items you will need to provide for your specific project. The ***Planning Submittal Checklist*** serves as a guide. A planner will meet with you and answer any questions regarding City processes, estimated timing, fees, and requirements listed on the ***Planning Submittal Checklist***. You may call (626) 357-7931 to schedule an appointment to meet with a Planner.

Application Submittal

Make an appointment with the Planning Division when you are ready to formally submit your complete application. A Planner will be assigned to your project and will meet with you to review your plans, collect fees, and ensure that you have provided all necessary materials to complete a thorough review of your project. After you submit your application, the Planning Division will review your plans with the appropriate City Divisions. Your assigned Planner will contact you to review any comments including those by other City Divisions. In some cases, it may be necessary to set-up a meeting with your project team and City representatives, before the Planning Division can proceed with your project.

SUBMITTAL CHECKLIST

☒ **Master Application**

☒ **Application Fee(s)**

☒ **Project Description** (on *Master Application* or typed on 8 ½"x 11" paper)
- X Describe type of business/services
- X Day/Hours of Operation
- X # Employees/Shift

☒ **Plans (To Scale, 24" x 36" max.)** #_2_Sets
- __Site Plan __Floor Plan __ Roof Plan __Elevations
- __Landscape Plan __Irrigation Plan __ Lighting Plan __Sign(s)
- __Fence/Wall Plan __Grading Plan __ Drainage Plan __Topo Map
- __Other 5 11x17 plan sets

☒ **Digital and/or Reduced Size Copies of Plans**
- __On a CD, emailed in PDF format, or saved on a non-returnable flash drive
- __Reduced to 8 ½"x 11" or 11" x 17" paper

☐ **Letter of Authorization if applicant is agent for property owner**

☐ **Other**_____

SUPPLEMENTAL MATERIALS CHECKLIST

☒ **Property Owners List (600' radius)**
- __Two sets of mailing labels based on LA County Assessor's Roll
- __One photocopy of mailing labels
- __Certified to be correct and true with provider's signature

☒ **Vicinity Map (600' radius)**
- __Showing each lot or portion thereof within the 600-foot radius
- __Show by appropriate designations which property is owned by which owner (letters or numbers on both Vicinity Map and Property Owner's List)

☐ **Tenant List (for multi-tenant buildings/centers)**
- __List business name, use, address, & square footage of each unit
- __Provide the number of on-site parking stalls (regular and ADA)

☒ **Security Plan (After Hours, ABC, and Entertainment Uses)**
- __Describe existing or proposed security measures (i.e. cameras, training for age/identification check for sale of alcohol, etc.)

☒ **Photo Simulations and/or Renderings**

☐ **Other**_____

OFFICE USE ONLY

CHECK ALL THAT APPLY:

☐ **Staff Review** ☐ **Director Review Date:**_____ ☐ **ARB Date:**_____

☐ **Planning Commission Date:**_____ ☐ **City Council Date:**_____ ☐ **Commission:**_____ **Date:**_____

☐ **Received Date:**_____	☐ **Incomplete Date:**_____ ☐ **Complete Date:**_____	**Receipt No.**	**Case No(s):**

Comments:

DATED AS OF 8/26/2019

City of Hope - New Hope Village Hotel

Site Plan Review and Conditional Use Permit Application Materials

1. Project Overview

As an expansion of the existing services that City of Hope provides in its Parsons and Hope Village complex, City of Hope is proposing to develop a 150-room hotel that is deeply integrated into the services and operations provided on the City of Hope Campus. The hotel would primarily service patients receiving or having just completed treatment at the City of Hope and their caregivers, families and support networks. The five-story building would comprise approximately 115,000 SF and would be located in the northwest corner of the City of Hope Campus where Parsons Village and four residential buildings owned by City of Hope are currently located, all of which would be demolished to develop the new building. The building is being designed with the understanding that it will frame the gateway to the City of Hope Campus.

Site

The site for the proposed hotel is approximately 4.0 acres (173,700 sq ft) in the northwest corner of City of Hope's campus as shown on the accompanying site plan. The site comprises the following APN's, 8533-005-031 (to the west of Village Road), 8533-005-032 (to the west of Village Road), 8533-005-034 (to the west of Village Road), 8533-006-031, 8533-006-032, 8533-006-044, 8533-006-048, 8533-006-049, 8533-006-050, 8533-006-051 and 8533-006-058. The site is bordered to the north by Duarte Road, to the west by Cinco Robles Road and certain existing residential structures located in the Residential Medical Flex with R4 Overlay Zone, to the east by Village Drive within the City of Hope campus and to the South by surface the parking area identified as "Lot G Ancillary"(which begins just north of the intersection of Pengra St and Cinco Robles Drive)

The northern portions of the site comprised of APN's 8533-005-031 (the unpaved northern corner to the west of Village Road), 8533-005-034 (to the west of Village Road, excluding all paved surface parking at the southernmost portion west of Village Road), 8533-006-031, 8533-006-032, 8533-006-044, 8533-006-048 and 8533-006-058 are located in the Residential Medical Flex Zone provided for in the City of Hope Specific Plan.

The southern portions of the site comprised of the paved surface parking at the southernmost portion west of Village Road in APNs 8533-005-032 and 8533-005-034 and APNs 8533-006-049, 8533-006-050 and 8533-006-051 are located in the Transitional Medical Zone provided for in the City of Hope Specific Plan.

The City of Hope Specific Plan provides that hospitality (which includes a hotel) is a permitted use in both the Residential Medical Flex Zone and the Transitional Medical Zone subject to the receipt of a Conditional Use Permit issued by the City of Duarte Planning Commission.

Building

The footprint of the building is approximately 23,500 SF (plus an additional approximately 9,000 SF of covered exterior space) in an "L" shape configuration starting in the northwest corner of the site at the intersection of Duarte Road and Cinco Robles Drive, turning 90 degrees at the corner of Duarte Road and Village Road and proceeding south, toward the intersection of Isadora Familian Way and Village Road. The building and impervious areas (excluding public sidewalks) will be set back a minimum of 30 feet from Duarte Road and Cinco Robles Drive and a minimum of 20 feet from Village Road and all other site borders.

The total impervious area on the site would be approximately 77,500 SF. The site plan also proposes the inclusion of a healing garden area for use by guests that would be part of the overall landscaping plan.

The five-story building is proposed to comprise approximately 115,000 SF. The height of the main roof of the building will be approximately 55 feet when measured from adjacent grade. The height of the architectural parapets above the main roof will be approximately 10 feet, resulting in an overall height of 65 feet to the top of the parapets. All rooftop equipment will be screened and visually integrated with the base building. The building is also expected to feature outdoor terraces on the northeast corner of each floor, the furthest corner away from residences located on Cinco Robles Drive. The northeast corner will also have an elevated roof that is an architectural feature that will have a height of approximately 68 feet. As required by the City of Hope Specific Plan, the building will be constructed to CalGreen standards and will aim to be LEED Silver equivalent.

Rooms

City of Hope plans to utilize 120 of the 150 rooms proposed to shift patients that are clinically eligible for discharge, but require follow up care and monitoring, out of inpatient facilities on the Campus. By providing hospitality services proximate to City of Hope's care facilities, these patients can be provided with City of Hope services and follow-up care more efficiently and effectively. Each of these rooms will be modeled after an extended stay hotel room, will feature an in-room kitchenette and is expected to be approximately 465 SF. The remaining 30 rooms are intended to be used for travelling medical professionals, visiting fellows and scholars, distinguished guests and individuals conducting business with City of Hope. Each of those rooms is expected to be approximately 330 SF. The hotel will be an unbranded boutique hotel and current plans do not provide for it to be open to the public. The hotel rooms are not proposed to have balconies.

Programming

The building would also provide meeting and pre-function space, house a transitional limited foodservice and bar area (serving breakfast in the morning, light fare during the day and coffee/drinks in the evening), and a health and beauty boutique and potentially be the home for the administrative offices and guest reception areas for the City of Hope's International Medicine Program. The building will also feature two rest/recovery areas on each floor, one toward the northwest corner of the building (with a corresponding outdoor terrace facing East Duarte Road) and one toward the southeast corner of the building (with a corresponding outdoor terrace facing Village Road). Each rest/recovery area is a space open to the adjacent hallway that contains comfortable seating and tranquil exterior views to provide patients and caregivers with a space to take a break while travelling to and from their rooms.

Building Space Allocation

The approximate allocation of space in the building between different elements of the program is as follows:

Guest Rooms	62,967 SF
Lobbies and Floor 1 Public Spaces and Circulation	5,428 SF
Meeting Space	3,797 SF
Pre-Function and Meeting Storage/Prep Space	2,150 SF

International Medicine Administrative and Guest Services	1,126 SF
Retail Boutique	1,077 SF
Foodservice/Bar and Food Production Areas	2,484 SF
Fitness	516 SF
Back of House Non-mechanical	6,291 SF
Back of House Mechanical	1,250 SF
Vertical Circulation	2,220 SF
Floors 2-5 Rest Areas, Circulation and other Public Spaces	16,500 SF
Walls and Shafts	8,950 SF

Parking

The site will provide for 208 surface motor vehicle parking spaces abutting or in surface parking areas directly adjacent to the hotel building in what is currently referred to as Parking Lot G. Currently there are no vehicle parking spaces on the northern portion of the site and there are 238 surface motor vehicle parking spaces in Lot G. City of Hope also anticipates exploring the use of valet parking to take advantage of the parking available in other areas on campus and increase flexibility of parking across the campus. Because of the extended lengths of stay of most guests, and the relatively infrequent need for cars during their stays, a valet parking system would be sufficient to accommodate the needs of almost all patients utilizing the hotel and a majority of the other business and medical professional guests. City of Hope also expects that many business guests of the hotel will not be bringing cars to the hotel, instead relying on taxi or ridesharing services. The surface parking areas currently referred to as Parking Lot G "Ancillary and Parking Lot F, located to the south of the site will be available to provide motor vehicle parking spaces for overflow use during major events at the hotel, which are primarily expected to take place during late afternoon and evening hours when usage of Lot G Ancillary and Lot F is at a minimum. The City of Hope notes that many of the meeting guests are expected to be individuals who are already on campus or are otherwise patients or employees of the City of Hope.

The number of spaces at the site will be sufficient to support the maximum number of spaces required by Duarte Development Code Chapter 19.38 and the City of Hope Specific Plan by providing 1 space for each hotel room (a total of 150), 1 space for each 100 square feet of meeting space (for a total of 38) and one space for every three of the 25-30 employees that are expected to be working at the hotel during the largest shift (for a total of 10). Parking for employees will also be available in areas on City of Hope's campus designated for employee parking, including the new parking structure being constructed on the eastern side of City of Hope's campus. Shuttle service will be available to transport employees from parking areas to the hotel, just as it provides service to other buildings on the campus.

Bicycle parking close to the hotel entrance will be provided for 5% of the surface vehicle parking spaces being included at the site.

Landscaping

The landscaping at the site will focus on developing plants and trees on the perimeter of the site. City of Hope will install landscape buffers between the hotel and surrounding residential areas that comply with all Specific Plan requirements. The landscaping at the site will use native, low-water use and drought-tolerant plants and aim to preserve the natural ecosystem, replenish groundwater, and reduce waste. The landscape plan will use a variety of plant types, textures, heights, and colors to add character and properly define, identify, separate, and enclose spaces on the site. The landscaping will feature a climate-adapted plant palette. Trees will be included along the southern and western building walls to reduce the urban heating effect. All landscape elements have been designed in coordination with adjacent development sites to ensure smooth transition from one landscaped area to the next and would comply with the California Model Water Efficient Landscape Ordinance. Landscape areas adjacent to neighboring residential uses have been designed to provide a buffer from campus lighting and to increase residential privacy. Where possible, existing trees will be retained. In addition, large specimen trees will be incorporated near the building to provide a signature landscape element and to help increase the building's energy efficiency through additional shading.

Lighting

Exterior lighting will be energy efficient, minimize light pollution and support safety and security in the areas surrounding the building. The lighting plan will coordinate with the adjacent areas on the City of Hope campus but will be respectful of the adjacent residential structures to the west of the site. Parking lot lighting will not exceed 20 feet in height, will be shielded or recessed so that direct glare and reflections are confined within the boundaries of the site and will be directed downward and away from adjoining properties and rights-of-way. The lighting plan will utilize Crime Prevention Through Environmental Design guidelines to create well-lit entryways, pathways, open spaces, and parking lots and will contribute to the safety and security of the City of Hope campus during nighttime hours.

Design

The final design and program for the building will be representative of its stature on campus and will be a space that promotes holistic wellness through the visual and physical qualities of its the design aesthetic. The space will be light, bright and airy and draw inspiration from both traditional and modern wellness culture and the beauty of the surrounding natural environment. The program will be designed for maximum convenience and comfort for patients and their families, friends, support networks and other guests, who are welcome and encouraged to visit patients during their stays. Simultaneously, the space will efficiently and warmly cater to the needs of traveling medical professionals and meeting and conference attendees. The hotel will integrate seamlessly into City of Hope campus and will simplify typical complications with the care experience. The program will be designed to provide patients with the benefits of easy access to their health care team.

Operations

The hotel will operate, be open to patients, their families and limited business guests and be staffed 24 hours per day, 365 days per year. The hotel will serve a limited selection of food and beverages, expected to consist of full breakfast, limited option/lite fare for lunch, dinner and evening hours, coffee, tea and soft drinks and alcoholic beverages (including beer, wine and spirits) during the evening and at special events. Alcoholic beverages would be available to rooms via either room services or in room mini-bars. City of Hope will be applying for a Type 47 alcohol license as part of the CUP application for the ability to serve alcohol to hotel guests and visitors. The hotel also would host meetings and limited events for City of Hope and its affiliates (including related charities). During the hours of approximately 7am to 6pm, the hotel will

have approximately 25-30 employees working on-site. During the hours of 6pm to 7 am, the hotel will have approximately 7-10 employees working on-site.

The City of Hope International Medicine Program would utilize its space in the hotel for general office purposes and a reception area for international patients visiting City of Hope and their families and support networks. International Medicine office use would be during normal business hours as well as after business hours and on weekends and holidays, as needs dictate. International Medicine reception use is proposed to be during normal business hours as well as after business hours and on weekends and holidays, as needs dictate.

The health and beauty retail boutique that is proposed for the hotel would sell health and beauty supplies and other general sundries tailored to the particular needs of the patients utilizing the hotel. The boutique would be open from mid-morning until mid-evening to support patients before, during and after typical treatment times.

The spa and fitness center may offer limited spa services, including massages and potentially other wellness treatments, and access to fitness and exercise equipment. The spa would be staffed and would be open during normal business hours. The fitness equipment would be in an unstaffed area and be accessible 24 hours per day 365 days per year.

The hotel will not be licensed as a healthcare facility. The only healthcare services that may be delivered in the hotel are those that could otherwise be provided at patient's home or a non-licensed facility.

Timeline

Construction on the building is expected to commence in early 2020 and the building is expected to be open to patients and guests beginning in the early summer of 2021.

2. Achievement of Specific Plan Goals and Objectives

The proposed hotel meets the City of Hope Specific Plan Goals and Objectives. Each of the Specific Plan Goals and Objectives is reproduced in bold text below. The City of Hope's statement summarizing why the proposed hotel meets that standard is set forth immediately following each Goal and Objective.

Goal 1: A Community Resource

Health Care Needs. Provide hospital and outpatient service resources that evolve with the health care needs of the surrounding community.

City of Hope plans to utilize 120 of the 150 rooms proposed to shift patients that are clinically eligible for discharge from inpatient facilities on the Campus, but require follow-up care and monitoring in close proximity to outpatient facilities on the Campus, out of inpatient facilities on the Campus. By providing hospitality services proximate to City of Hope's outpatient care facilities, these patients can be provided with City of Hope services and follow-up care more efficiently and effectively. This novel approach to patient management will increase City of Hope's ability to provide care to patients within and beyond the surrounding community.

Economic Vitality. Provide for additional facilities and supporting uses that will create local jobs and improve the economic vitality in Duarte and Irwindale

The hotel will have a significant positive economic impact on the Duarte and Irwindale communities. Construction of the hotel will create new, good-paying jobs. Once open, the hotel will also create incremental jobs for the community in both the hospitality and healthcare fields. Specifically, City of Hope expects the hotel to allow us to increase the amount of care it is able to provide, which, it anticipates, will likely necessitate hiring additional employees to provide that care.

In addition, City of Hope will pay Transient Occupancy Tax on rent received from use of the hotel pursuant to an agreement between the City of Hope and the City of Duarte. That tax will be available for use by the City of Duarte for other initiatives.

Community Meeting and Gathering Space. Allow open spaces on the City of Hope Campus to serve as community gathering space for meetings and events

The primary purpose of the hotel is to accommodate City of Hope patients and their loved ones. The secondary purpose of the hotel is to provide a convenient lodging option for medical and other professionals travelling to City of Hope. Because of the particular needs of our patients and the other users of the hotel, the hotel will not be available for use by or open to the general public.

The hotel will provide for significant additional meeting and event space for use by City of Hope. While the hotel will not be open to the general public, by adding additional meeting and event space, the hotel will provide City of Hope with the option of making available, from time to time, other open spaces and certain shared meeting and event space on the City of Hope Campus. Additionally, the widening of, and inclusion of bicycle sharrows on Village Road will improve access to the City of Hope Campus by members of the community, making use of the Campus for community meetings and events, if made available by City of Hope, a more attractive option.

Sensitivity to Surrounding Neighborhood. Plan, construct, and operate campus facilities in a manner that minimally disrupts the surrounding neighborhood.

City of Hope strives to be a responsible neighbor and community partner. Therefore, City of Hope will manage the construction process to minimize the extent to which its neighbors may be disrupted, and has designed the project to avoid impacts to the surrounding neighborhood.

City of Hope will fully inform nearby residents living of planned construction activities, and will provide contact information for neighbors to contact City of Hope personnel directly about potential disturbances. Additionally, any noise-generating equipment will be located as far from residential areas as is feasible and construction-related trips in residential areas will be prohibited. Further, construction workers will be prohibited from parking on Cinco Robles. Trucks and other heavy machinery will not be permitted to travel along local residential streets.

The entrance to the hotel for operations will be situated within the City of Hope Campus, off of Village Road. There are no entrances to or exits from the hotel, pedestrian or otherwise, onto Cinco Robles or any of the surrounding residential areas. The plan for the hotel proposes an exit for emergency vehicles only onto Duarte Road in the northwest corner of the proposed site.

As required by the Campus Plan, City of Hope will also install a significant landscape setback between the hotel and the Cinco Robles neighborhood (30 feet from the Campus' property line to the street on Cinco Robles and 20 feet from any adjacent residential parcels) to help maintain the privacy of the surrounding residential neighborhood. The hotel will be oriented toward the City of Hope Campus and the pedestrian circulation plan for the site will promote travel in that direction.

The hotel will provide on-site break areas for employees. Employees will also be able to use other City of Hope campus facilities for break opportunities. Employees will be instructed that they are not permitted to take rest breaks in any of the surrounding residential areas. Guests will be encouraged to explore City of Hope's campus and its open space areas and visitor serving facilities, like the Visitor Center and the House of Hope.

For the safety and security of our patients, guests and staff, City of Hope will provide security at the hotel. The security team will be on-site 24 hours per day.

As part of the development of the hotel, City of Hope will widen Village Road from Duarte Road to Isadore Familian Way to accommodate a landscaped median and two travel lanes in each direction. A bicycle sharrow for shared vehicles and bicyclists will be included in the outer travel lanes.

Neither employees nor guests will be permitted to park on Cinco Robles or any other surrounding neighborhood streets. Employees will park on the City of Hope campus in areas designated for employee parking. Guests of the hotel will use on-site parking, parking on City of Hope's campus immediately to the south of the proposed site and valet parking services.

These improvements are in addition to the transportation demand management programs already in place at City of Hope. These programs include subsidized transit passes, shuttles to and from Baldwin Park, designated carpool parking spaces, incentive programs, carpool matching, subsidized vanpools, and a Guaranteed Ride Home Program for carpoolers and van poolers.

Goal 2: An Established Identity and Sense of Place

Design Character. Establish a cohesive and contemporary design character for the campus that creates a dynamic relationship between existing and new buildings.

The design of the hotel draws upon the architectural and other aesthetic details and features of the existing and planned buildings on the City of Hope Campus and is inspired by the surrounding natural environment. The use of modern materials and a color pallet that compliments existing and planned buildings molds to the design character envisioned for the campus.

The final design and program for the building will be representative of its stature on campus at one of its primary entrance points. The building be a space that promotes holistic wellness through the visual and physical qualities of its design aesthetic. The space will be light, bright and airy and draw inspiration from both traditional and modern wellness culture and the beauty of the surrounding natural environment. The program will be designed for enhanced convenience and comfort for patients and their families, friends, support networks and other guests. Simultaneously, the space will efficiently and warmly cater to the needs of traveling medical professionals and meeting and conference attendees. The hotel will integrate seamlessly into the City of Hope campus and will simplify typical complications with the care experience. The program will be designed to provide patients with the benefits of easy access to their health care team.

Modern Facilities. Replace outdated and obsolete buildings with modern facilities that can accommodate innovative therapies for local, national, and international patients.

The hotel will replace the existing Parsons Village hospitality buildings on the City of Hope Campus, which were constructed in the early 1980's. The Parsons Village hospitality buildings are outdated and provide a sub-optimal experience for patients and their caregivers. The hotel represents a more integrated, novel approach to post-inpatient care for City of Hope patients. The convenience of an on-campus hotel option will also increase City of Hope's appeal as a destination for medical services for national and international patients. Further, by providing hospitality services proximate to City of Hope's outpatient care facilities, City of Hope can provide additional medical care and follow-up services to its patients more efficiently and effectively. This novel approach to patient management will increase City of Hope's ability to provide care to patients within and beyond the local community.

Enhanced Campus Entrance. Create a main entrance to the campus that establishes its identity and provides a connection to the surrounding community.

The hotel will serve as an iconic western gateway to the City of Hope Campus. The hotel frames the entrance to the campus and uses landscaping and hardscaping to transition between the surrounding residential areas and the medical care facilities located at the center of the Campus. The design aesthetic is both welcoming and dynamic while blending seamlessly into the balance of the Campus. The hotel will serve as the first impression for many visitors to the Campus and is sited in a manner to invite those guests to explore the peaceful and serene Campus grounds.

Goal 3: Improved Mobility and Connectivity

Duarte Station. Encourage connectivity to and use of the Metro Gold Line and Duarte's public transit system.

The Metro Gold Line will be highly visible from the hotel. The hotel and City of Hope travel coordinators will identify the Metro Gold Line as one of the options for travelling to the City of Hope Campus for patients and other guests. Construction workers and permanent hotel employees will be encouraged to make use of the Metro Gold Line and Duarte's public transit system to travel to and from work. City of Hope will work with the City of Duarte to improve further the integration of Duarte's public transit system with the hotel.

Accessibility. Ensure that all campus facilities and pathways are accessible to all users.

The primary purpose for the hotel is to accommodate City of Hope patients and their loved ones. The hotel will exceed the requirements for ADA compliance, including by having a larger number of ADA compliant rooms than would otherwise be required in a comparable hotel. The hotel will also incorporate design elements, including rest areas on each floor and wider pathways inside and outside the building, to improve accessibility.

Multimodal Access. Improve connectivity by walkability, bicycle access, and other features to encourage multimodal transportation use.

As part of the development of the hotel, City of Hope will widen Village Road from Duarte Road to Isadore Familian Way to accommodate a landscaped median and two travel lanes in each direction. A bicycle sharrow for shared vehicles and bicyclists will be included in the outer travel lanes. Bicycle parking close to the hotel entrance will be provided for 5% of the surface vehicle parking spaces being included at the site.

The hotel site will be directly integrated into the wider pedestrian circulation plan for the City of Hope Campus and guests will be encouraged to walk to and from appointments at other areas on the City of Hope Campus. City of Hope will provide benches and other seating areas around the hotel site to provide rest options for guests to further encourage walking. Clear wayfinding signage will direct guests to other areas on campus.

Guests and employees will also have access to the City of Hope Campus shuttle service, a stop for which will be placed on the hotel site. Employees will be encouraged to walk from their remote parking location to the hotel.

Transportation Facilities. Locate transportation facilities—parking, transit stops, and vehicle and pedestrian amenities—in strategic locations throughout the Specific Plan Area.

Guests will have access to the City of Hope Campus shuttle service, a stop for which will be placed on the hotel site. When medically indicated, patients will be encouraged to walk to and from appointments at other areas on the City of Hope Campus. The City of Hope will provide benches and other seating areas around the hotel site to provide rest options for guests to further encourage walking. Clear wayfinding signage will direct guests to other areas on campus.

Facility Integration. Integrate interrelated facilities in a single site to optimize campus operations.

The hotel will provide a convenient, central location for meetings and events on Campus, which will enable other areas on Campus currently used for meetings and events to either be used more efficiently or be repurposed for other uses more suitable for their locations. The hotel will also include foodservice and patient-focused retail to help make the patient experience on campus more efficient and seamless. Further the hotel will house the offices of the City of Hope International Medicine Program, which will allow its staff to connect daily with many of the patients and other guests that they service.

Wayfinding. Improve wayfinding for vehicles and pedestrians at campus entrances and within the campus.

The hotel will frame the western entrance to the City of Hope Campus and serve as a significant landmark for patients and other visitors. The hotel will use clear and concise wayfinding signage to direct visitors around the hotel site and the surrounding areas on campus.

***Parking Capacity*. Expand parking capacity for future demand.**

The site will include 208 vehicle parking spaces. In addition, prior to the expected opening of the hotel in the late early summer of 2021, City of Hope will expand existing Parking Lots G Ancillary and F to add additional vehicle parking spaces. Collectively, this will provide more than sufficient parking capacity for future demand generated by the hotel.

***Bicycle Infrastructure*. Explore the integration of bicycle facilities, such as bike parking and bike lanes, into the campus to promote healthy, active living and provide stronger connections to buildings and transit facilities.**

As part of the development of the hotel, City of Hope will widen Village Road from Duarte Road to Isadore Familian Way to accommodate a landscaped median and two travel lanes in each direction. A bicycle sharrow for shared vehicles and bicyclists will be included in the outer travel lanes. Bicycle parking close to the hotel entrance will be provided for 5% of the surface vehicle parking spaces being included at the site

***Pedestrian Improvements*. Prioritize pedestrian and sidewalk improvements throughout the Specific Plan Area.**

The hotel will be designed to flow toward and into Pioneer Park and to encourage guests to use Pioneer Park as a welcome route to the City of Hope Campus. The sidewalks along Duarte Road and Cinco Robles Drive will be improved to enhance the pedestrian experience coming to and from the City of Hope Campus. A landscaped median will be added to Village Road along the hotel site to further minimize the feel of traffic on pedestrians and to provide an added measure of protection to pedestrians.

Goal 4: Sustainable Development and Design

***Green Building Standards*. Maximize energy efficiency, indoor air quality, energy-efficient lighting, building orientation, and shading through local and state standards and/or through implementation of LEED principles, and ensuring new buildings on campus comply with CalGreen standards.**

The hotel will comply with CalGreen standards and will be built to LEED Silver equivalence. The hotel utilizes durable, sustainable, low-maintenance materials appropriate to the architectural character of the campus, the building function and the expected building age span. All materials are suitable for the natural environment. The building will use light colored materials to reduce heat retention and materials that reduce heat transfer into and out of the hotel. The hotel will use utilize light control systems that reduce light levels during low-usage times while not sacrificing uniformity or safety. The hotel also will be incorporate numerous interior/exterior transition zones on all floors to allow for natural ventilation and incorporation of daylight.

The building articulation and form accounts for environmental and site conditions, including solar orientation, views, noise, prevailing winds, and local climate. Window glazing and an architectural overhang across the building will be used to reduce solar exposure on south- and west-facing windows. The site will incorporate numerous large trees to provide shading and reduce ground heat retention.

***Water Efficiency*. Incorporate water-efficient design features and practices such as xeriscaping, permeable surfaces, collection devices, biofiltration devices, green rooftops, cisterns, berms, and swales.**

The hotel will reduce water use by utilizing high-efficiency fixtures and drought-tolerant landscaping. The hotel will also reduce stormwater run-off and capture water for use both via on site with features (potentially

including permeable surfaces, berms and bioswales) and using the campus-wide stormwater collection system.

The hotel landscaping is designed to minimize water usage. The hotel will use vegetation and improvements capable of carrying, retaining, infiltrating and treating stormwater runoff in a safe manner. Additionally the hotel also uses plant species that meet low water standards and uses mulch in planted areas.

The hotel will incorporate vegetated swales and vegetate filter strips into the landscaping for the parking areas.

Building Systems. Replace older buildings and infrastructure that require high maintenance with more efficient, lower-maintenance, and environmentally sensitive systems.

The hotel will replace the outdated and environmentally inefficient Parsons Village buildings with a modern building that will comply with CalGreen standards and will be built to LEED Silver equivalence, which will require comparatively lower levels of maintenance.

Adaptive Reuse of Buildings. Reuse or continue to use structurally compliant and technologically up-to-date facilities.

Parsons Village is not technologically up-to-date and is not a candidate for adaptive reuse. It will be replaced by the modern and efficient hotel.

Energy Generation. Consider building layout, siting, and design so as not to preclude on-site alternative energy production.

The building layout, siting and design will allow for potential alternative energy production options in the future.

Construction Waste. Ensure that construction and demolition waste is disposed of in accordance with all City of Duarte or City of Irwindale regulations and standards, as applicable according to the location of the construction and demolition.

Construction and demolition waste from the demolition of Parsons Village and the construction of the hotel will be diverted and disposed of in accordance with all City of Duarte regulations and standards.

Off-Site Impacts. Design on-site waste, water, stormwater, and utilities facilities that meet growth needs but reduce off-site impacts.

The waste, water, stormwater and utilities facilities for the hotel are designed to ensure that the creation and management of waste and stormwater and the use of water and facilities remain within the capacities of the City of Hope Campus. The hotel will have a self-contained, energy efficient HVAC system. The hotel will draw from existing water and utility sources. The hotel will be sited closest to Drainage Area 3 in the Specific Plan are and will utilize existing stormwater management systems and overflow outlets to control stormwater. The hotel is not expected to have a significant impact or change on stormwater control. Waste will be handled through the existing provider for City of Hope. The hotel will use sustainable practices, including use of compostable, reusable or recyclable materials for foodservice and guest housekeeping needs to reduce the generation of landfill waste. Upgrades to electrical systems and other utilities servicing the site that are deemed necessary will account for the future growth needs of the Specific Plan areas surrounding the site.

***Sustainable Infrastructure*. Incorporate sustainable infrastructure practices in an efficient and cost-effective manner.**

The hotel will be built to CalGreen standards and LEED Silver equivalence and will incorporate sustainable infrastructure practices that will allow it to meet those standards. Such practices may include downspout disconnection, rainwater harvesting, use of environmentally appropriate plant species, planter boxes, bioswales, permeable pavements, integrating plants and vegetation into hardscaped areas in intermittent positions and tree canopies. The materials selected for the hotels are designed to be low maintenance and to use less water for cleaning.

3. Specific Plan Development Standards and Design Guidelines Compliance

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
1	3 Land Use & Development Standards	3.3.1 Primary Development Standards	30	Building entrances shall not face or have primary access oriented towards adjacent, off-site residential uses. An emergency exit shall not be considered a secondary building entrance.	Y	Main hotel entrances are oriented south and west. The driving entrance to the hotel will be internal off of Village Road. There will not be an entrance or exit from New Hope Village onto Cinco Robles Drive. Primary pedestrian access points will be on the east side of the building which faces Pioneer Park and the south side of the building which faces adjacent parking lots
2	3 Land Use & Development Standards	3.3.1 Primary Development Standards	31	Fire stair towers shall be located internally within a building.	Y	Fire stair design complies with this section.
3	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33,34	Height: 60' max for primary buildings	Y	Primary building height is measured from finished floor to top of finished roof not including parapets, elevator runs, solar canopies or panels. Primary building height is 55'
4	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33,34	Portions of the building that extend above the primary building height, any not exceed 20 ft.	Y	The height of the architectural parapets above the main roof will be approximately 10 feet, resulting in an overall height of 65 feet to the top of the parapets. The building is also expected to feature outdoor terraces on the northeast corner of each floor, the furthest corner away from residences located on Cinco Robles Drive, with an elevated roof that will have a height of approximately 68 feet.
5	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33,34	Setbacks: 10' from internal roadway, 30' from Duarte, 30 ft from Cinco Robles Drive	Y	Hotel setbacks are at least (i) 20' from Village Road, (ii) 30' Duarte Road and (iii) 30' from Cinco Robles Drive
6	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33	Setbacks: Buildings separated by 20'	Y	Hotel setback from residences on Cinco Robles Drive is at least 20'

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
7	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33	Outdoor gathering and dining areas may be located in the setback area and not adjacent to the Specific Plan boundary, provided they meet open space and landscaping design standards and guidelines in Section 5.	Y	Outdoor gathering and dining areas along the eastern portion of the site on Duarte Road and the northern portion of the site on Village Road that are not adjacent to the Specific Plan boundary are located in the respective setback areas. Additionally, the meeting and pre-function space on Village Road is set within the setback area.
8	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33	Setbacks: Encroachments such as non occupiable architectural features may project into setback area up to 3' (must be 8' above sidewalk)	Y	Roofline architectural features project less than 3' into the set back areas along Village Road and Duarte Road
9	3 Land Use & Development Standards	3.3.1 Primary Development Standards	33	Setbacks: Main entrances must be landscaped	Y	Significant landscaping surrounds the main entrance, the approach to the main entrance and the permiter of the entire site.
9	3 Land Use & Development Standards	3.3.2 Secondary Development Standards		Buildings will be oriented toward open space area	Y	Building designed to connect pedestrians from hotel to Pioneer Park.
10	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Fences and Walls: 20' setback from Duarte, 5' internal roads	Y	
11	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Fences and Walls: 6' high max adjacent to Duarte Road, 8' max internal to campus	Y	Screening wall is no higher than 8' tall.
12	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Surface Parking Lots: 5' minimum landscaped setback from walls/fences to surface parking lots	Y	
13	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	All ground-level trash, storage, loading, service, maintenance and mechanical and electrical equipment areas in public view from within or outside the medical campus shall be screened by a solid masonry wall or decorative metal fence, and consistent with the adjacent architectural or landscape character of the City of Hope Campus.	Y	Solid wall or decorative fence will be used to screen trash and mechanical equipment housed outside the northwest corner of the building

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
14	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	A minimum setback of five feet shall be used for walls/fences to edge of internal campus roadways, unless a greater setback is required by other provisions of the City of Hope Specific Plan.	Y	
15	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	A corner cutback allowing for visibility at intersections shall be used.	Y	Will be incorporated into the intersection at Village Road and Isadore Familian Way
14	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Surface Parking Lots: 20' landscaped setback to all public streets	Y	Setback from Duarte Road is greater than 20', building is between Duarte and surface parking area. Surface parking area has a greater than 20' landscaped set back from Cinco Robles Drive
15	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Surface Parking Lots: 10' min. setback to buildings	Y	Surface parking lots are at least 10' from the hotel building
16	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Surface Parking Lots: 10' separation to internal roadways (including 6' sidewalk)	Y	Surface parking lots are at least 10' from Village Road
17	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	36	Ground-mounted equipment, including cooling towers, shall be fully screened from view, consistent with screening design standards and guidelines in Section 5.	Y	Solid wall or decorative fence will be used to screen trash and mechanical equipment housed outside the northwest corner of the building
18	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Rooftop mechanical equipment shall be screened in such a way to visually integrate with the base building, to be consistent with the building's surrounding character, and to help mitigate to help mitigate any potential noise pollution.	Y	Screening for rooftop mechanical equipment has been designed into the base building through use of architectural parapets and other design elements. The screening will also help to reduce noise emissions
19	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	All roof utilities and mechanical equipment shall be screened through the use of architectural screening, penthouses, and/or raised parapets so that they are not visible from the public view.	Y	Screening for rooftop mechanical equipment has been designed into the base building through use of architectural parapets and other design elements. The screening will also help to reduce noise emissions

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
20	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	All exterior storage, including cartons, containers or trash, shall be screened from view within a building or area enclosed by a wall not less than six feet in height.	Y	Solid wall or decorative fence will be used to screen trash and mechanical equipment housed outside the northwest corner of the building
21	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	New waste disposal areas shall be located near designated service loading zones and shall not be visible from main building entrances.	Y	Proposed area for waste disposal is located near loading dock/service entrance to hotel.
22	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	The minimum interior dimension for a waste enclosure shall be consistent with the Duarte and or Irwindale Municipal codes, as applicable.	Y	Dimensions are met.
23	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Telecommunication facilities must meet the minimum requirements established in the Duarte Development Code or Irwindale Municipal Code as applicable, in addition to regulations in this Specific Plan.	Y	Telecommunication facilities meet the minimum requirements established in the Duarte Development Code.
24	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Lighting: parking lot and security lighting shall be directed away from surrounding land uses	Y	Parking lot lighting shall not exceed 20 feet in height, be shielded or recessed so that direct glare and reflections are confined within the boundaries of the site and shall be directed downward and away from adjoining properties and rights-of-way.
25	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Lighting: reduce light spill and minimize glare	Y	Parking lot lighting shall not exceed 20 feet in height, be shielded or recessed so that direct glare and reflections are confined within the boundaries of the site and shall be directed downward and away from adjoining properties and rights-of-way.
26	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Lighting: Light fixtures in lots not to exceed 27', E71	Y	Parking lot lighting shall not exceed 20 feet in height, be shielded or recessed so that direct glare and reflections are confined within the boundaries of the site and shall be directed downward and away from adjoining properties and rights-of-way.

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
27	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Lighting: Uplighted and back-lighted canopies or awnings, searchlights, flashing lights (except as used in conjunction with a security alarm system), roof-mounted lights, and any light that imitates or causes visual interference with a traffic signal or other necessary safety or emergency light are prohibited	Y	Parking lot lighting shall not exceed 20 feet in height, be shielded or recessed so that direct glare and reflections are confined within the boundaries of the site and shall be directed downward and away from adjoining properties and rights-of-way.
28	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	38	Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code.	N/A	
29	3 Land Use & Development Standards	3.3.2 Secondary Development Standards	39	Compliance with Cal Green or Sustainable Development Practices Section of Duarte Development Code, whichever results in greater energy efficiency or reduced energy consumption	Y	Project conforms to Cal Green requirements.
30	4 Mobility and Streetscape	4.3.1 Circulation and Access, Internal Roadway System	46, 47	A primary road way within a minimum of 60' of right-of-way will include a 6' landscaped median, two travel lanes in either direction, a bicycle sharrow on the outer travel lanes, and minimum six feet sidewalks.	Y	Village Road is a primary road and will be widened from Duarte Road to Isadore Familian Way to accommodate a 6' landscaped median and two travel lanes in each direction. A bicycle sharrow for shared vehicles and bicyclists will be included in the outer travel lanes. A minimum 6' sidewalk will be included on each side of Village Road.
31	4 Mobility and Streetscape	4.4.2 Shuttle Service	51	On-campus shuttle services provided by City of Hope shall be ADA accessible including both vehicles and available through an on-demand phone number clearly posted at all the shuttle stop locations. ADA accessible shuttles shall be available upon request.		The hotel will have an ADA compliant campus shuttle stop with all required signage

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
32	4 Mobility and Streetscape	4.4.2 Shuttle Service	51	Shuttle stop locations shall be ADA accessible and should be distributed evenly across campus to serve both clients patients and employees		The hotel will have an ADA compliant campus shuttle stop with all required signage
33	4 Mobility and Streetscape	4.4.2 Shuttle Service	51	Shuttles shall not stop on a campus roadway at a shuttle stop location for more than five (5) minutes. Shuttle stop locations shall not act as layover or waiting areas; those areas shall be provided in a location outside required roadway widths or parking spaces		The hotel shuttle stop will not permit extended stopover times unless user boarding processes require it.
34	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	52	Pedestrian Pathways: must be universally accessible	Y	
35	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	52	Pedestrian Pathways: 6' wide min.	Y	
36	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	52	Pedestrian Pathways: clear pedestrian pathway between parking structures, parking lots and campus buildings	Y	
37	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	53	Pedestrian Pathways: clear pedestrian pathway between Duarte Station and other off-site public sidewalks marked with pedestrian pathways, crosswalks, and directional signage	Y	
38	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	53	Pedestrian Pathways: should include landscape furnishings such as seating, waste receptacles, emergency call boxes, and signage	Y	
39	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	53	Pedestrian Pathways: Along campus roadways, a continuous tree canopy coverage should be provided	Y	
40	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	53	Pedestrian Pathways: Emergency call boxes located in all new parking areas and appropriate	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
				locations along new pedestrian paths		
41	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	53	Pedestrian Pathways: Accessible sidewalks on both sides of the street	Y	
42	4 Mobility and Streetscape	4.4.4 Pedestrian Connectivity	53	Pedestrian Pathways: when a sidewalk is only provided on one side of a roadway, appropriate crossings and connections should be made for safe walking	Y	
43	4 Mobility and Streetscape	4.6 Parking Standards	56	Bicycle Parking: provide permanently anchored bicycle racks for five percent (5%) of new motorized vehicle parking spaces being added, with a minimum of one two-capacity rack	Y	Bicycle parking to be located immediately adjacent to the south side of the northwest corner of the hotel.
44	4 Mobility and Streetscape	4.6 Parking Standards	56	Bicycle Racks: located within 200' of building entrance	Y	Bicycle parking to be located immediately adjacent to the south side of the northwest corner of the hotel.
45	4 Mobility and Streetscape	4.6 Parking Standards	56	Bicycle Racks: readily visible to passers-by and located in well-lit area	Y	Bicycle parking to be located immediately adjacent to the south side of the northwest corner of the hotel.
46	4 Mobility and Streetscape	4.6 Parking Standards	56	Bicycle Racks: allowable in building setbacks (must be screened if adjacent to public road)	Y	Bicycle parking to be located immediately adjacent to the south side of the northwest corner of the hotel.
47	4 Mobility and Streetscape	4.6 Parking Standards	56	Parking: Standard stalls 9'x18', Compact stall 8'x16'	Y	
47	4 Mobility and Streetscape	4.6.2 Parking Space and Drive Aisle Dimensions	56	Standard 90-degree parking requires 25' one way drive aisle and 26' two way drive aisle.	Y	
48	4 Mobility and Streetscape	4.6.2 Parking Space and Drive Aisle Dimensions	56	Compact Parking: max 15% of any district, in excess of the first 20 spaces	Y	
49	4 Mobility and Streetscape	4.6.2 Parking Space and Drive Aisle Dimensions	57	Compact Parking: must be distributed through parking lot with max of 12 spaces in any parking lot location	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
50	4 Mobility and Streetscape	4.6.2 Parking Space and Drive Aisle Dimensions	57	Compact Parking: Shall not be located adjacent to retaining walls or other formidable barriers which prevent adequate vehicle overhang	Y	
51	4 Mobility and Streetscape	4.6.4 ADA Requirements	58	ADA requirements: 10% of outpatient parking for NEPS, 1 in 6 van parking.	Y	
52	4 Mobility and Streetscape	4.6.4 ADA Requirements	58	ADA requirements: Spaces located at shortest accessible route of travel	Y	
53	4 Mobility and Streetscape	4.7 Parking Area Design	58	All Parking Areas: EV Parking Provided, with appropriate signage and striping. Parking garages shall accommodate level two EV charging stations.	Y	
54	4 Mobility and Streetscape	4.7 Parking Area Design	59	Safe accessible pedestrian access and circulation should be provided through all parking areas and to the overall connected pedestrian pathway system.	Y	
55	4 Mobility and Streetscape	4.7 Parking Area Design	59	Emergency call boxes should be located in all new parking areas and at appropriate locations along new pedestrian pathways.	Y	
56	4 Mobility and Streetscape	4.7 Parking Area Design	59	All Parking Areas: parking areas visible from public right of way shall be appropriately screened to shield headlamps	Y	
57	4 Mobility and Streetscape	4.7 Parking Area Design	59	Parking Area Lighting: Shall not exceed 27' in height	Y	
58	4 Mobility and Streetscape	4.7 Parking Area Design	59	Parking Area Lighting: energy efficient and shielded or recessed to that direct glare and reflections are confined with the boundaries of the site and directed downward	Y	
59	4 Mobility and Streetscape	4.7 Parking Area Design	59	Parking Area Lighting: 2 footcandles with a 4:1 uniformity ratio	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
60	4 Mobility and Streetscape	4.7 Parking Area Design	59	Parking Area Lighting: Light plan submitted to director	Y	
61	4 Mobility and Streetscape	4.7 Parking Area Design	59	Parking area lighting: Adequate interior stairwell and elevator lighting. Where feasible, natural lighting shall be used to enhance the pedestrian experience.	Y	
62	4 Mobility and Streetscape	4.7 Parking Area Design	59	Parking Area Lighting: exposed rooftop lights on parking structures are prohibited. Consider bollards or full cut off fixtures	Y	
63	4 Mobility and Streetscape	4.7.2 Surface Parking Lots	60	Surface Parking Lots: min. 10% landscaped, evenly distributed	Y	
64	4 Mobility and Streetscape	4.7.2 Surface Parking Lots	60	Surface Parking Lots: 1 tree for every 8 spaces	Y	
65	4 Mobility and Streetscape	4.7.2 Surface Parking Lots	60	Surface Parking Lots: screened with vegetation walls or berms at least 42" in height	Y	
66	4 Mobility and Streetscape	4.7.2 Surface Parking Lots	60	Surface Parking Lots: a vehicle overhang of 24" into a landscaped planter area may be included in satisfying the needed depth of a parking space as long as the planter is a min. of 8' wide and a conc. Curb is provided	Y	
67	4 Mobility and Streetscape	4.7.4 Entry Driveways and Drop-Off areas/valet	61	Valet: special paving should be used to identify drop off areas, entrances to parking structures, pedestrian safety	Y	
68	5 Design Guidelines	5.2 Site Planning	64	Building orientation should consider views, relationship to open areas, circulation, and exposure to natural elements.	Y	
69	5 Design Guidelines	5.2 Site Planning	64	Building should maintain a strong relationship to the street or open space area, such as courtyards	Y	
70	5 Design Guidelines	5.2.2 Building Entrances	66	Primary building entrances should be located along major sight lines.	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
71	5 Design Guidelines	5.2.2 Building Entrances	66	Buildings should incorporate Crime Prevention Through Environmental Design (CPTED) - entrances should be well lit, well defined, and have active frontages.	Y	
72	5 Design Guidelines	5.3.1 Architectural Character and Building Form	66	Architectural Design: High quality and consistent design should be employed on all sides of a building	Y	
73	5 Design Guidelines	5.3.1 Architectural Character and Building Form	66	Building forms should be articulated with varying roof heights, wall planes, colors and materials, and building modulation. Unarticulated walls of 100 feet and greater are strongly discouraged.	Y	
74	5 Design Guidelines	5.3.1 Architectural Character and Building Form	66	The use of outdoor space between buildings should be considered as a means to break up and articulate building mass.	Y	
75	5 Design Guidelines	5.3.2 Building Colors and Materials	68	Architectural Design: buildings should us a minimum of three different exterior material types	Y	
76	5 Design Guidelines	5.3.2 Building Colors and Materials	68	Materials should not appear as a surface application, but an integral component on the architectural design.	Y	
77	5 Design Guidelines	5.3.3 Fenestration (Windows & Doors)	68	Use a variety of different window types, shapes, sizes, and colors to define different building elements	Y	
78	5 Design Guidelines	5.3.3 Fenestration (Windows & Doors)	68	Window frames to be aluminum, steel or clad materials	Y	
79	5 Design Guidelines	5.3.3 Fenestration (Windows & Doors)	68	Greater detail and architectural quality at the ground level of buildings to help activate the streetscape and provide an engaging	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
				and interesting pedestrian experience.		
80	5 Design Guidelines	5.3.4 Building Facades	68	Varied modulation for exterior facades surfaces are encouraged, cube shaped projections are prohibited.	Y	
81	5 Design Guidelines	5.3.4 Building Facades	70	Maximum width of a blank façade without any vertical or horizontal architectural design feature or articulation should not exceed 25 feet.	Y	
82	5 Design Guidelines	5.3.4 Building Facades	70	Facades: Varied materials, texture, patterns, colors, and details on building facades should be used to diminish the perceived mass of large scale buildings	Y	
83	5 Design Guidelines	5.3.4 Building Facades	70	Building facades should incorporate three-dimensional detailing such as window moldings, bay windows, belt courses, and cornices to create visual interest.	Y	
84	5 Design Guidelines	5.3.4 Building Facades	70	Buildings greater than 3 stories should provide variation by using fenestration and sunshades to create an interesting pattern of projections, recesses, light and shadow.	Y	
85	5 Design Guidelines	5.4.1 Open Space Types	70	Main building entrances should include enhanced paving, such as colored concrete with special finishes, concrete pavers, or natural stone.	Y	
86	5 Design Guidelines	5.4 Landscaping	72	Landscape: Trees should be used around buildings with large expanses of wall, such as a parking structure	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
87	5 Design Guidelines	5.4 Landscaping	72	Landscape: Plant material should incorporate native and low-water use species. Drought-tolerant grasses should be used for lawn areas where possible	Y	
88	5 Design Guidelines	5.4 Landscaping	74	Landscape: shading through landscaping or man made structures should be provided in landscaped areas where appropriate	Y	
89	5 Design Guidelines	5.4 Landscaping	74	Landscape: should include climate-adapted plant palette, in varying heights, colors, forms, with accent trees	Y	
90	5 Design Guidelines	5.4 Landscaping	74	Landscape: Boulders, rocks, and stones are encouraged within landscaped areas	Y	
91	5 Design Guidelines	5.4.2 Irrigation Standards	74	Irrigation: Automatic, water conserving methods that minimize discharge to the storm drain system	Y	
92	5 Design Guidelines	5.4.3 Hardscape and Outdoor Furniture	76	Hardscape and Outdoor Furniture: trash receptacles, kiosks, benches, etc. compatible with the overall campus design	Y	
93	5 Design Guidelines	5.4.3 Hardscape and Outdoor Furniture	76	Hardscape and Outdoor Furniture: Permanent and weather resistant, located in high-use areas and shaded where possible	Y	
94	5 Design Guidelines	5.4.3 Hardscape and Outdoor Furniture	76	Hardscape and Outdoor Furniture: distinct and contrasting hardscape materials used in major open space areas (dark colors limited)	Y	
95	5 Design Guidelines	5.4.3 Hardscape and Outdoor Furniture	76	Hardscape and Outdoor Furniture: Parking run-off directed to bioswales or retention basins	Y	
96	5 Design Guidelines	5.4.4 Fences and Walls	76	Screening trees should be used around buildings with large expanses of wall such as parking	Y	

	SECTION	SUB SECTION	PAGE #	REGULATION	COMPLY?	COMMENTS
				structures, or maintenance buildings.		
97	5 Design Guidelines	5.4.4 Fences and Walls	78	All ground mounted equipment should be in utility areas and/or screened from public view by landscape or architectural treatments.	Y	
98	5 Design Guidelines	5.4.4 Fences and Walls	78	All equipment should be screened by landscape, a fence, or a wall.	Y	
99	5 Design Guidelines	5.5 Lighting	78	Landscape Lighting: Utilize Crime Prevention Through Environmental Design guidelines	Y	
100	5 Design Guidelines	5.5 Lighting	78	Landscape Lighting: High efficiency fixtures with warm white light	Y	
101	5 Design Guidelines	5.5 Lighting	78	landscape lighting: Avoid tall pole mounted fixtures, use more low mounted fixtures	Y	
102	5 Design Guidelines	5.7 Signage	80	Signage: Signs at public entrances should be internally illuminated	Y	

4. Conditional Use Permit Supplemental Application Responses

1) Describe how the proposed use is consistent with the Duarte General Plan.

The California Government Code grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of a city's general plan (Title 7, Division 1, Section 3, Article 8, Sections 65450 et seq.). In the City of Duarte, Chapters 19.22 and 19.150 of the development code establish the purpose and process for adoption of Specific Plans. In the City of Irwindale, Chapter 17.84 of the Irwindale Municipal Code establishes the process for the adoption of zoning amendments. In October 2018 the City of Duarte and the City of Irwindale approved the City of Hope Specific Plan. The proposed use of the site for hospitality is consistent with the City of Hope Specific Plan for the reasons set forth in the materials included with this application titled "*Achievement of Specific Plan Goals and Objectives*" and as such are thereby consistent with the Duarte General Plan.

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

The northern portions of the site comprised of APN's 8533-005-031 (the unpaved northern corner to the west of Village Road), 8533-005-034 (to the west of Village Road, excluding all paved surface parking at the southernmost portion west of Village Road), 8533-006-031, 8533-006-032, 8533-006-044, 8533-006-048 and 8533-006-058 are located in the Residential Medical Flex Zone provided for in the City of Hope Specific Plan.

The southern portions of the site comprised of the paved surface parking at the southernmost portion west of Village Road in APNs 8533-005-032 and 8533-005-034 and APNs 8533-006-049, 8533-006-050 and 8533-006-051 are located in the Transitional Medical Zone provided for in the City of Hope Specific Plan.

The Residential Medical Flex (RMF) District is the smallest land area on Campus, with approximately five acres of land in the northwest corner of the campus, adjacent to the north end of the Cinco Robles neighborhood. This district is intended to allow flexibility for the existing residential units to continue to operate as campus housing for students, faculty, and guests at the campus, or to transition to new uses over time, such as hospitality or open space. This designation is not intended for new development of market-rate, for-sale housing or rental housing that is not part of campus operations.

The Transitional Medical (TM) District forms the western edge of the Specific Plan Area, adjacent to the Cinco Robles neighborhood bordering the north edge of campus and Buena Vista Street adjacent to the southerly portion of City of Hope. Approximately 23 acres in area, this district is intended to provide a buffer area of lower-intensity and lower-scale development in the areas adjacent to established residential neighborhoods.

The City of Hope Specific Plan provides that hospitality (which includes a hotel) is a permitted in both the Residential Medical Flex Zone and the Transitional Medical Zone subject to the issuance of a Conditional Use Permit by the City of Duarte Planning Commission. The proposed use for the site is the construction and operation of a hotel with certain complimentary, ancillary uses that are described in in the materials included with this application titled "*Project Narrative.*"

3) Explain how the design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity

The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity for the reasons set forth in the materials included with this application titled "*Project Narrative.*"

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

The proposed project would expand the availability of medical services on the City of Hope Campus and more thoroughly address patient needs by adding a hotel building to the Campus. The use of the site for a hotel in the zones in which it is located is expressly contemplated by the City of Hope Specific Plan, which allows hotel uses on the subject site with the approval of a Conditional Use Permit. The hotel would primarily service patients receiving or having just completed treatment at the City of Hope and their caregivers, families and support networks. For the following reasons, City of Hope would construct and operate the hotel in a way that benefits the neighboring communities

The five-story building would comprise approximately 115,000 SF and would be located in the northwest corner of the City of Hope Campus where Parsons Village and three residential buildings owned by City of Hope are currently located, all of which would be demolished to develop the new building. By providing hospitality services proximate to City of Hope's care facilities, these patients can be provided with City of Hope services and follow-up care more efficiently and effectively. This novel approach to inpatient management will increase the ability of the City of Hope to provide care to patients within and beyond the surrounding community.

The hotel will have a significant positive economic impact on the Duarte and Irwindale communities. Construction of the hotel will create new, good-paying jobs. Once open, the hotel will also create incremental jobs for the community in both the hospitality and healthcare fields. Specifically, City of Hope expects the hotel to allow the City of Hope to increase the amount of care it is able to provide, which it anticipates will likely necessitate hiring additional employees to provide that care.

Development of the hotel would not be detrimental to the public convenience or the health, interest, safety or general welfare of area residents or employees. For example, the hotel is expected to generate less traffic and less of a need for parking than other kinds of overnight lodging because the majority of guests will be City of Hope patients who will be receiving treatment on the Campus in the City of Hope's outpatient facilities. This means fewer trips on and off campus from these patients, who will not need to drive on city streets from other locations to come to City of Hope for treatment.

Furthermore, City of Hope is taking numerous steps to minimize the impact of traffic on the surrounding community as part of the overall campus plan. Traffic signals will be installed at various intersections in the area as required by the terms of the Specific Plan, and City of Hope will make financial contributions to support the construction of traffic improvements in the City of Duarte as required by the terms of the Specific Plan. Additionally, the Campus Plan includes roadways designed to integrate cars, bicycles and pedestrians in a safe and balanced manner, as well as improved bike and pedestrian connections to the Duarte/City of Hope Metro Gold Line station. As part of the development of the hotel, City of Hope also proposes to widen Village Road from Duarte Road to Isadore Familian Way to accommodate a landscaped median and two travel lanes in each direction. A bicycle sharrow for shared vehicles and bicyclists will be included in the outer travel lanes.

The hotel site will provide 208 surface vehicle parking spaces, which meets the requirements for parking for the proposed use pursuant to the Specific Plan and Section 19.38 of the Duarte Development Code. .

The entrance to the hotel will be internal off Village Road. There will not be an entrance or exit from the hotel onto Cinco Robles Drive. The plan for the hotel proposes an exit for emergency vehicles only onto Duarte Road in the northwest corner of the proposed site.

Neither employees nor guests will be permitted to park on Cinco Robles or any other surrounding neighborhood streets. Employees will park on the City of Hope campus in areas designated for employee parking. Guests of the hotel will use on-site parking, parking on City of Hope's campus immediately to the south of the proposed site and valet parking services.

These traffic improvements will come in addition to the transportation demand management programs already in place at City of Hope. These programs include subsidized transit passes, shuttles to and from Baldwin Park, designated carpool parking spaces, incentive programs, carpool matching, subsidized vanpools, and a Guaranteed Ride Home Program for carpoolers and van poolers.

City of Hope will fully inform nearby residents of planned construction activities and will provide contact information for neighbors to contact City of Hope personnel directly about potential disturbances. Additionally, any noise-generating equipment will be located as far from residential areas as is feasible and construction-related trips in residential areas will be prohibited. Further, construction workers will be prohibited from parking on Cinco Robles. Trucks and other heavy machinery will not be permitted to travel along local residential streets.

There are no entrances to or exits from the hotel, pedestrian or otherwise, onto Cinco Robles or any of the surrounding residential areas. As required by the Campus Plan, City of Hope will also install a significant landscape setback between the hotel and Cinco Robles neighborhood (30 feet from the City of Hope's property line to the street on Cinco Robles and 20 feet from any adjacent residential parcels) to help maintain the privacy of the surrounding residential neighborhood. The hotel will be oriented toward the City of Hope Campus and the pedestrian circulation plan for the site will promote travel in that direction.

The hotel will provide on-site break areas for employees. Employees will also be able to use other City of Hope campus facilities for break opportunities. Employees will be instructed that they are not permitted to take rest breaks in any of the surrounding residential areas. Guests will be encouraged to explore City of Hope's campus and areas of the City of Duarte and Irwindale other than surrounding residential areas.

The hotel will not be open to the general public and the majority of the users of the hotel will be patients and their families, along with their networks of care givers and supporters. Given the limited use and limited accessibility of the hotel, City of Hope does not anticipate an increase in individuals who are not related to City of Hope being drawn to the area or any associated crime that could result from the project's development or operation. The health and safety of patients and their families is the most important aspect of City of Hope's mission. As such, City of Hope will take added precautions to ensure that they are not compromised in any way. To help accomplish that, the City of Hope will provide on-site security at the hotel 24 hours per day, 7 days per week.

5) Explain how the subject site is

a) Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g fire and medical) access and public services and utilities; and

Please see Chapter 6 of the City of Hope Specific Plan for an overall description of how the hotel site is Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g fire and medical) access and public services and utilities.

Please also see the documents titled "*Achievement of Specific Plan Goals and Objectives*" and "*Specific Plan Development Standards and Design Guidelines Compliance*" included with this application.

b) Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

Please see Chapter 4 of the City of Hope Specific Plan for an overall description of how the Specific Plan area generally, as proposed to be improved therein, results in the site being served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate. Please also see the response to Question 4 above.

The hotel is expected to generate far less traffic and parking needs than other kinds of overnight lodging because the majority of guests will be City of Hope patients who will be receiving treatment on the Campus in City of Hope's outpatient facilities. In addition, the lengths of stay for these patients is expected to be longer than the typical extended stay hotel guest. This will result in fewer trips on and off campus from such patients, who will not need to drive on city streets from other locations to come to City of Hope for treatment.

Furthermore, City of Hope is taking numerous steps to minimize the impact of traffic on the surrounding community as part of the overall campus plan. Traffic signals will be installed at various intersections in the area, and City of Hope will make financial contributions to support the construction of traffic improvements in the City of Duarte. Additionally, the Campus Plan includes roadways designed to integrate cars, bicycles and pedestrians in a safe and balanced manner, as well as improved bike and pedestrian connections to the Duarte/City of Hope Metro Gold Line station.

5. Alcohol Management and Security Policy

Purpose

The City of Hope is committed to the responsible and safe service of alcoholic beverages. In accordance with this commitment, this Policy establishes the hotel's policy for alcohol service, control of alcohol and discipline of individuals found to have acted in violation of this Policy or applicable alcohol service rules.

The City of Hope has a zero-tolerance policy with respect to violations of this Policy. Any employee found to be in violation of this Policy will face disciplinary action up to and including termination.

This Policy applies to all individuals responsible for the service of alcohol on behalf of the hotel.

Policy

A. *Alcohol Service Training*

All individuals who serve alcohol on behalf of the hotel, and their immediate supervisors or managers, shall be properly trained in alcohol management and service ("Alcohol Service Training") prior to serving alcohol at the hotel. Alcohol Service Training shall include completion of and certification under the California Department of Alcoholic Beverage Control Responsible Beverage Service Training Program (including passing the requisite examination) within 60 calendar days of the server's first commencement of employment. All such individuals shall complete Alcohol Service Training during the orientation process and at least once every calendar year thereafter.

1. **Program Requirements**: The Alcohol Service Training shall address the responsible service of alcohol, the legal responsibility that both the serving individuals and the hotel have when serving alcohol, the legal drinking age, valid forms of identification, authenticating identification, signs of intoxication, refusing service, discontinuing service and service times. The training program shall also comply with applicable state and local law requirements.

2. **Certification**: Each individual who serves alcohol on behalf of the hotel shall certify in writing that he or she has completed and understood the Alcohol Service Training and that such individual is certified under the California Department of Alcoholic Beverage Control Responsible Beverage Service Training Program. On an annual basis, the general manager of the hotel shall certify in writing, that all individuals whom he or she supervises have completed Alcohol Service Training. All certifications shall be maintained for a period of five years.

B. *Alcohol Service Rules*

1. **Prohibitions**: Servers of alcohol are prohibited from serving alcoholic beverages to anyone who:

a. exhibits any sign(s) of intoxication or;

b. is below 21 years of age or any other applicable legal drinking age (as governed by applicable law).

2. **Age Verification**: Servers of alcohol must verify the age of anyone who reasonably appears to be 30 years old or younger by requesting and inspecting a valid form of identification. Valid forms of identification must contain a clear photo, name and date of birth and are limited to the following government issued documents:

a. A valid driver's license issued by any state or foreign government;

b. A valid government issued identification card issued by any state, the United States or foreign government;

c. A valid United States Military identification card;

d. A valid United States or foreign Passport and/or Passport Card; and

e. Other valid forms of identification permitted by state or local law.

The hotel will display signage at each location serving alcohol stating the hotel's policy of verifying the age of customers who appear to be 30 years old or younger. License and identification guides will be available to all servers that photographically details each government issued identification. A manager will always be consulted if an employee has any questions about the validity of an ID. In the absence of proper identification, or in case of any doubt, the employee should refuse service of alcoholic beverages to the customer.

It is the responsibility of the server to notify a manager immediately when any customer shows visible signs of intoxication. The manager on duty and the server involved will discuss the situation and make the determination of whether further service should continue. If it is determined that the customer may no longer be served, then all other servers in the vicinity of the customer must be informed. The employee will inform the customer that further service of alcoholic beverages is no longer legal and will offer alternatives. The employee's approach should always be one of concern for the safety of the customer.

Any guest showing visible signs of intoxication who has driven to the hotel shall be urged to use an alternative method of transportation to depart from the hotel. It is the hotel's policy to offer the guest any help he/she may need in arranging a ride home and/or to offer to call and pay for a cab for the guest. After any situation where a guest is prohibited from purchasing alcoholic beverages, the employee(s) involved shall complete a form documenting the incident.

3. **Limitations**. Servers of alcohol may serve no more than two (2) alcoholic beverages per customer for on-premise consumption during a single transaction. Alcoholic beverages in a customer's possession shall count against the service limitation of two (2) alcoholic beverages. For purposes of the Alcohol Service Rules, a "beverage" is defined as a serving of alcohol containing no more than:

a. 1.5 ounces of liquor (a "double" shall amount to 2 alcoholic beverages); units may serve certain specialty cocktails containing more than 1.5 ounces of liquor subject to approval by the unit's Operating President/General Manager and Subsidiary Regional Vice-President;

b. 25 ounces of beer in a single serving or in a flight; or

c. 9 ounces of wine in a single serving or in a flight.

Servers of alcohol may serve a bottle of wine (containing 750 milliliters or more) or a single pitcher of beer (containing 50 ounces or more) to at least 2 customers, but no other alcoholic beverages shall be served during such a transaction. Further, servers of alcohol shall use approved devices to measure liquor when serving alcoholic beverages.

C. *Inventory Security.*

During operating hours when alcohol is served, all alcohol shall be under the supervision of a trained server. During non-operating hours, all alcohol shall be stored in a locked, secure area in the back-of-house to which only the general manager, assistant general manager and on-duty food and beverage manager shall have they key. The process of taking the bar's physical inventory is solely a management function and should therefore be conducted by management only. Servers shall not participate in the physical inventory process. The ordering, receiving, issuing, and storage of the establishment's liquor inventory shall remain the sole responsibility of management. Servers shall not be involved in any of these managerial functions

D. *Hours of Service.*

Alcohol may only be served during the hours permitted by applicable law.

E. *Compliance and Discipline*

1. **Responsibility**. The hotel general manager shall be responsible to assure compliance with this Policy.

2. **Recordkeeping**. All servers must have a signed Alcohol Service Training Certification Acknowledgement form on file and these forms shall be maintained for a period of five years.

3. **Metrics**. The hotel shall use an independent third-party to measure and report on its compliance with this Policy and applicable laws..

4. **Discipline**. The hotel's zero tolerance policy regarding violations of this Policy shall be enforced pursuant to the hotel's employee discipline policy.

the MIRACLE of SCIENCE with SOUL

City of Hope®

1500 East Duarte Road, Duarte, CA 91010-3000
800-826-HOPE CityofHope.org

CAMPUS MAP

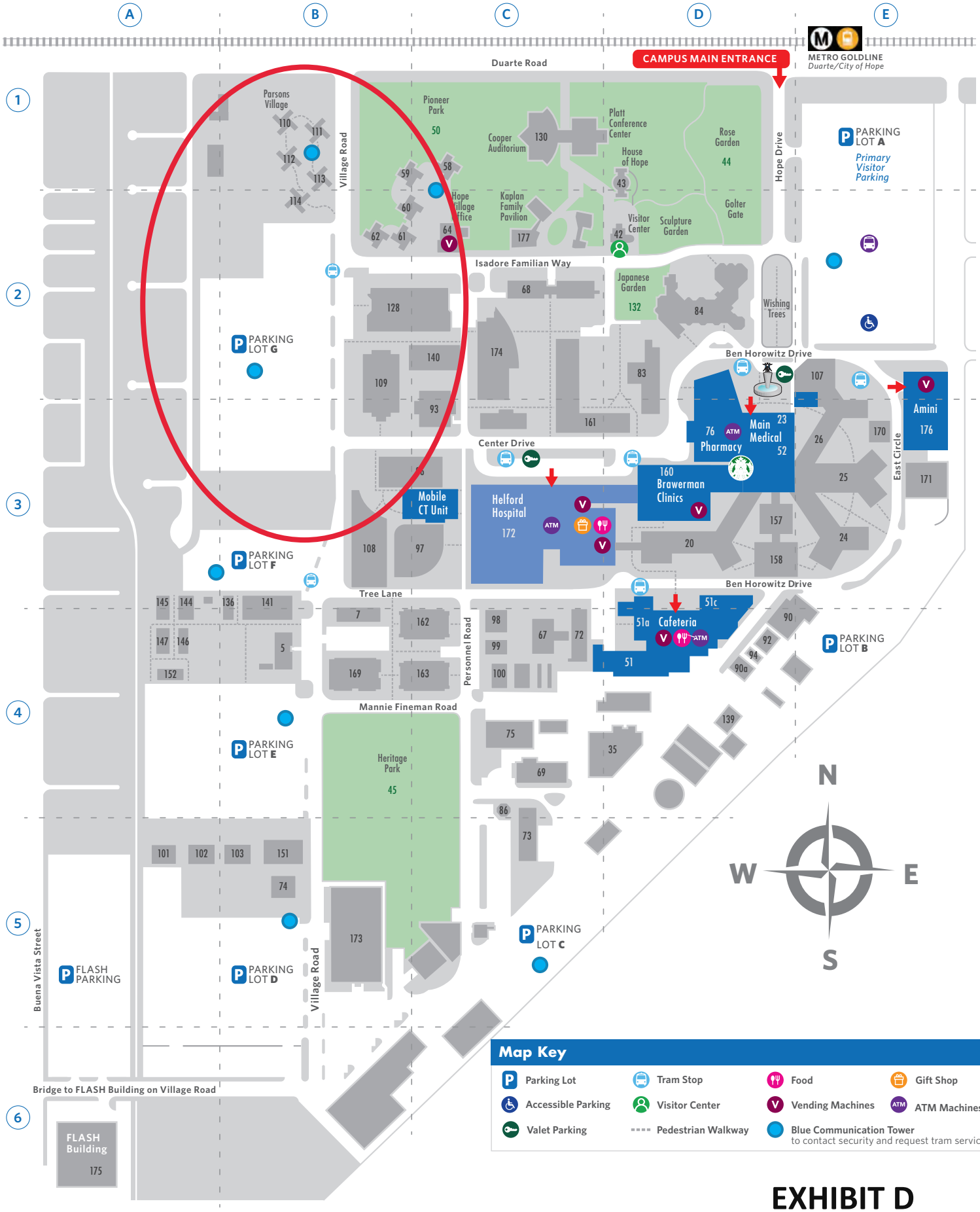

EXHIBIT D

RESOLUTION NO. PC 19-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 19-03, FOR THE TWENTY-FOUR HOUR OPERATION OF A 150-ROOM HOSPITALITY BUILDING, KNOWN AS NEW HOPE VILLAGE HOTEL, WITH ON-SITE SALES AND/OR DISTRIBUTION OF ALCOHOLIC BEVERAGES, AND SHARED/JOINT USE OF THE HOTEL PARKING LOT WITH ADJACENT BUILDINGS AND USES, LOCATED AT 1500 DUARTE ROAD

WHEREAS, the applicant is requesting approval for the 24-hour operation of a 150-room hospitality building, known as New Hope Village Hotel, with on-site sales and/or distribution of alcoholic beverages, and valet/shared/joint use of the hotel parking lot, at 1500 Duarte Road; and

WHEREAS, a hospitality (hotel) use and the on-site sales of alcoholic beverages is an allowed use in the City of Hope Specific Plan zone with an approved conditional use permit; and

WHEREAS, Chapter 19.38.140 of the Duarte Development Code provides circumstances, requirements and standards for shared/joint use and off-site parking, subject to the Planning Commission making required findings for granting shared/joint use and off-site parking arrangements; and

WHEREAS, Chapter 19.38.130 of the Duarte Development Code provides criteria and standards for valet parking, and

WHEREAS, Chapter 19.60.030 of the Duarte Development Code provides locational guidelines and operational standards for the sale of alcoholic beverages; and

WHEREAS, Chapter 19.60.110 of the Duarte Development Code provides standards related to noise, lighting, glare or similar activities during late night hours or for twenty-four hour uses; and

WHEREAS the proposed hotel will be regulated under the requirements and conditions associated with this Resolution, which grants approval of a conditional use permit; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 19-03 was given pursuant to the Public Hearing and Notice Provisions section of the City of Hope Specific Plan, Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 19-03 and all the information, evidence and public testimony received at the public meeting held on October 7, 2019 at 7:00 p.m. in the City Council Chambers;

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

SECTION 1. **RECITALS**

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

<u>SECTION 2</u>. **FINDINGS FOR CONDITIONAL USE PERMITS**

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

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

   The project conforms to the goals and objectives of the General Plan and the regulations of the City of Hope Specific Plan Zone, including the intent and purpose, permitted uses, and other development standards. The use is also consistent with the land use goal by providing compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental, and economic conditions.

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

   A hotel is allowed within the City of Hope Specific Plan Zone with an approved conditional use permit, as stated in Table 2 of the City of Hope Specific Plan. The sales and distribution of alcoholic beverages is permitted with conditional use permit approval, as stated in Table 2 of the City of Hope Specific Plan and further regulated by Chapter 19.60.030 of the Duarte Development Code. Valet parking is allowed by conditional use permit, pursuant to Chapter 19.38.130 of the Duarte Development Code and as further discussed in the City of Hope Specific Plan. Shared and joint use parking is approved through a conditional use, pursuant to Chapter 19.38.140 of the Duarte Development Code, and subject to the Planning Commission making separate findings for granting shared/joint use and off-site parking arrangements.

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

   The project site is generally located at the northwest corner of the City of Hope campus, immediately south of Duarte Road, and between Cinco Robles Drive to the west and Village Road to the east, within the City of Hope Specific Plan. The site is accessible from Village Road; emergency and service egress is provided on Duarte Road. Three non-City of Hope owned residential properties are enveloped by the project site on their north, east and south sides. A single-family neighborhood is located west of Cinco Robles Drive. The boundary closest to the residential neighborhood is improved with a block wall and landscaped setback to provide additional buffer from the proposed use. Efforts to address proximity concerns with abutting residential properties include siting the hotel no closer than 75' from abutting residential properties, limiting outdoor uses, restricting delivery periods, modify lighting to prevent off-site glare and locating balcony and active areas on the north and east sides of the building. Conditions have been included that address the hotel, sale of alcoholic beverages, late night and 24-hour uses, valet/shared/joint use parking, with a particular focus on reducing or eliminating project impacts to adjacent properties.

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

The project is suitable for the proposed location, with the incorporation of conditions of approval that mitigate impacts related to the following uses: hotel, sale of alcoholic beverages, late night and 24-hour, valet/shared/joint use parking. These conditions are imposed to ensure the operation does not create any adverse impacts on the City or surrounding community.

5. The subject site is:
   a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and

   b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

   The site is approximately four (4) acres in size, with ingress/egress on Village Road (a private roadway) and egress on Duarte Road. The project site is physically suitable to support the existing development. Onsite circulation is maintained with two-way drive aisles and fire lanes that provide access to parking stalls and sufficient room for emergency vehicles access. Conditions of approval have been included to provide for public improvements, Village Road widening, undergrounding of utilities, and the installation of a traffic signal at Duarte and Village Roads.

SECTION 3. **FINDINGS FOR SHARED/JOINT USE PARKING**

The Planning Commission finds and determines as follows, findings for shared/joint use parking, as set forth in DDC Section 19.38.140(C), as:

1. There is clear and convincing evidence that peak-hour parking demand from all uses does not coincide and/or the uses are such that the hours of operation are different for the various businesses or uses.

   Project parking recognizes a unique set of circumstances based upon the proposed uses, the location of the project within a campus setting, on-site groups who are already parked on the campus, patient user groups that may have a reduced need for vehicle usage, persons that take alternative transportation to campus, and conference space users that may travel to COH to use the hotel or other on-campus assembly buildings. Furthermore, conference functions within the project will operate on an irregular schedule that allows greater parking flexibility. Conditions have been added requiring reciprocal use of parking lots both on the project site, and in adjacent non-hotel parking lots.

2. There is adequate parking provided for all participating users.

   The Parking Supply Tracking System verifies the campus has adequate parking availability for the hotel and related uses. The combination of valet, shared and joint use parking options allows an adjustment to required parking demand to recognize user groups who are already parked on-campus, conference and assembly users, hotel employees and the unique nature of patient user groups and their families and caretakers. Parking controls have been required to ensure hotel and conference users are accommodated within the project parking lot, separately from the general City of Hope population. A condition has been included to incorporate the ability to restrict access from the hotel parking lot onto abutting general COH parking lots.

3. Adjacent or nearby properties will not be adversely affected by the shared/joint use or off-site parking.

   The project is located within the City of Hope Campus and has entries only off of a private roadway (Village Road). An existing driveway on Duarte Road is being incorporated into the project as an exit only approach that directs traffic to the east, away from adjoining single-family neighborhoods. The project property line adjacent to abutting residences will be improved with a block wall, enlarged setbacks and landscaping, which will reduce parking impacts onto surrounding properties. Approval of a Parking Management Plan will be required. This plan will further discuss and address operational parking impacts that may affect nearby properties.

4. The parking arrangement is consistent with the General Plan and all requirements of this Code.

   The project meets the Duarte General Plan, specifically Circulation Element, Policy 2.1.4, which discourages non-resident motorists from traveling through residential neighborhoods. The proposed project prohibits access from the site onto an abutting single-family zone, and requires an existing driveway on Duarte Road to be an exit only approach that directs traffic to the east, away from adjacent residential neighborhoods. Furthermore, it can be demonstrated that the variety of land uses associated with the hotel can effectively share the New Hope Village parking area since there are hotel guests and conference users who are already parked on the campus, or may have a reduced need for vehicle usage; and a condition that requires reciprocal use of parking lots both on the project site, and in adjacent non-hotel parking lots.

SECTION 4. CEQA DETERMINATION

In recommending adoption of PC Resolution 19-03 for the proposed use and operation of a hotel and related functions, the Planning Commission finds and determines the project is consistent with CEQA Regulation section 15162, in that the Final Environmental Impact Report previously certified serves as adequate environmental review for the proposed project; is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because a Final Environmental Impact Report (SCH # 2015101047) was certified for the City of Hope Specific Plan (COHSP) by the Duarte City Council on March 13, 2018. That Final Environmental Impact Report (FEIR) contemplated the possibility of the proposed project, as part of the COHSP Project Description, and since the time of FEIR certification there have been no substantial changes proposed to the COHSP which will require major revisions of the EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the FEIR; and no new information of substantial importance, not known and which could not have been known at the time the FEIR was certified as complete, has become available.

SECTION 5. RECOMMENDATION

The Planning Commission approves PC Resolution 19-03, based on the findings listed above and the conditions listed in “Exhibit A-1”, and recommends approval of Conditional Use Permit 19-03, for the use and operation of a hotel, with on-site sales and/or distribution of alcoholic beverages, late night/twenty-four hour uses, and valet/shared/joint use of the hotel parking at 1500 Duarte Road.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 7th day of October 2019.

_____
Paula Watson-Gardner, 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, Secretary of the Planning Commission 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 October 7, 2019, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval
Conditional Use Permit 19-03
1500 Duarte Road – New Hope Village Hotel

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1. This approval is for the operation of the New Hope Village Hotel, not to exceed 150 rooms, and related functions, located at 1500 Duarte Road Royal Oaks Drive, as presented in the staff report and project plans, and described in the applicant's business proposal statement, on file with the Planning Division.

2. Guests and hotel occupants shall not be permitted to register for periods of time longer than 30 days. Occupants may re-register for additional 30-day periods. The hotel operator shall not knowingly permit guests and/or occupants to attain tenant status.

3. Room cleaning services shall be provided on a regular basis. At minimum, rooms shall be cleaned each time a new guest registers and at least once a week for occupants that are staying for longer period of time.

4. The hotel operator shall enter into a Transient Occupancy Tax (TOT) Agreement that addresses payment of Transient Occupancy Tax, length of stay, and related topics.

Alcohol Services

5. Alcoholic beverage service and preparation areas shall only be allowed in the following designated locations as shown on the approved plans on file with the Community Development Department: main kitchen, dining/coffee bar, lobby, pre-function, meeting rooms, and individual rooms as provided through the in-room mini-bar.

6. Alcoholic beverage consumption and possession shall only be allowed in the interior of the building, and in the three, "Exterior Terrace" areas on the north and east sides of the building, as shown on the approved conceptual plans on file with the Community Development Department; and as further regulated by the State Department of Alcoholic Beverage Control (ABC).

7. Alcohol sales shall remain incidental to the hotel restaurant operations, as permitted by the appropriate Department of Alcoholic Beverage Control (ABC) license.

8. The business establishment shall continually operate as a restaurant/"bona fide eating place" as defined by the Duarte Development Code and the State of California Department of Alcoholic Beverage Control (ABC). The sale of alcohol shall remain as an accessory to the primary use of a full-service restaurant. Service of lunch and/or dinner shall be available to guests for compensation during all hours of operation, providing an assortment of foods with a full menu.

9. Alcohol storage and service/preparation areas shall not be accessible to the public.

10. Any proposed lounge or bar area(s) for the exclusive serving of alcoholic beverages shall not constitute more than 20 percent of the total aggregate area of the 'dining area' shown on approved project plans.

11. The sale of alcohol beverages for off-site consumption is prohibited.

12. All signage related to regulation of alcohol sales and/or consumption, as required by ABC, shall be displayed in accordance with the laws and requirements of ABC.

13. All employees serving or selling alcohol shall participate in an alcohol sales training program prior to serving/selling alcohol. The alcohol sales training program shall include a component related to age verification to prevent the unlawful sale of alcohol to minors. All employees serving or selling alcohol shall verify the age of any patron appearing to be 30 years old or younger. Contact the ABC district office for more information on alcohol sales training programs and materials. Satisfactory proof of completion of the alcohol sales training materials provided by ABC shall be provided to the City prior to sales of alcoholic beverages. The applicant shall also provide current proof of employee training certifications within 24 hours of City request.

14. Prior to commencing alcohol sales, the applicant shall obtain the appropriate license from ABC, comply with the licensing requirements, and provide evidence of said license to the Planning Division. In the event that there is a conflict between the conditions imposed by the City as part of this CUP approval and those imposed by ABC, the more restrictive provisions shall apply.

15. All laws of the Alcoholic Beverage Control Act, as defined by Division 9 of the California Business Professions Code shall be complied with at all times. Should at anytime the Alcoholic Beverage license issued to the applicant be revoked for any purpose, this Conditional Use Permit shall become invalid.

Parking Systems (Valet, Shared, Joint)

16. Parking operations within the parking lot associated with the hotel should be included into a Parking Management Plan, that is reviewed and approved by the Community Development Director prior to certificate of occupancy issuance. Parking operations should incorporate ideas on how to manage parking for the hotel and related on-site uses, valet parking, access to and from parking lots and private roadways, shared parking amongst other assembly or ceremonial uses on campus, and allowing parking within the hotel parking lot for certain user groups. A component of the Parking Management Plan will need to involve and incorporate the ability to restrict access from the hotel parking lot onto abutting parking lots.

17. A total of 150 parking spaces shall be provided for the exclusive benefit of the hotel, its guests, employees, and conference assembly users.

18. A physical barrier, to prevent and/or restrict access between the New Hope Village parking area and abutting, non-hotel parking areas, must be approved and installed prior to certificate of occupancy issuance.

19. The difference between the project's parking supply within the New Hope Village Parking area and the adjusted parking demand, as further described in the staff report, are considered flex spaces that may be shared with non-hotel users of Hope Village, other conference, assembly or ceremonial uses/buildings on campus, and approved temporary use permits.

20. Flex spaces will be counted as additional parking towards the overall campus parking supply, and will need to be incorporated into the Parking Supply Tracking System.

21. Joint use parking requires reciprocal parking access between the New Hope Village project parking area and other non-hotel parking areas on campus.

22. In the event the City of Hope purchases and acquires one or more of the non-City of Hope owned properties abutting the project site, shared and joint use parking will be permitted for a future parking lot expansion or new building, subject to City approval of an amended Parking Management Plan.

23. Staff, contractors, patients and visitors, not affiliated with the hotel and its functions, are not permitted to park within the subject parking lot, unless otherwise allowed through this conditional use permit.

24. Valet parking operations and details shall be incorporated into the Parking Management Plan, which shall include, but is not limited to:
    a. Location, design, and operations of the valet parking station, booth, or key stand.
    b. Valet employees, listed by shift or hours, to accommodate anticipated demand.
    c. Parking lot locations for valeted vehicles.
    d. Programming and operational description of proposed valet services, types and numbers of vehicles serviced by valet, proposed queuing operations and locations, signage, hours of operation, and parking arrangements for users when valet services are closed.

25. Valet parking off of the subject property or on public streets is prohibited, unless otherwise approved by the City.

26. Valet operators shall park valet vehicles in approved parking lots as shown on the approved plans and Parking Management Plan on file with the Community Development Department. Tandem parking, stacking, double parking, or similar parking efficiency arrangements is not permitted, unless otherwise approved by the Parking Management Plan. Parking within or along restricted areas/curbs, loading zones, or fire lanes is expressly prohibited.

27. A minimum 26' wide fire lane must remain accessible at all times. The applicant/business owner shall stripe or post a fire lane within the driveway, as reviewed and approved by the Community Development Department

28. Handicap parking spaces may only be used by authorized individuals. Valet parking in handicap parking spaces are reserved for those with valid disabilities.

29. Valet operators shall not park, stop, or store vehicles in the public right of way; or on any other private roadway that is not permitted for on-street parking, pursuant to the City of Hope Specific Plan.

30. No vehicle queuing is allowed on the public right-of-way, Village Road or Isadore Familian Way at any time.

31. The applicant/business owner must contract with a legitimate valet parking operator that, at minimum, carries liability insurance, and ensures that valet parking attendants have valid California driver's licenses.

32. No signs, cones, delineators, or other items may be placed on Village Road or Isadore Familian Way.

33. The valet operator shall, upon the receipt of each motor vehicle accepted for valet parking, give a claim check to the owner. The claim check shall explicitly state the terms and conditions under which the vehicle is being accepted.

34. A copy of the valet operator's permits must be posted and maintained at the valet parking station. Permits and licenses shall be made available to City Staff or law enforcement upon request.

35. The applicant shall be responsible for the expedient flow of cars from Village Road onto the subject site, including ensuring access to/from other internal campus roadways, public right-of-way, and ingress and egress to adjacent parking lots.

36. In the event that business operations necessitate changes to valet services, the Community Development Director may approve or require modifications to valet staffing, days/hours of service, and/or modifications to valet operations, as amended through the Parking Management Plan.

37. If parking problems arise, the applicant shall institute any operational measures necessary to minimize or eliminate the problem, including but not limited to: utilizing additional valet attendants, modification the location of valet service booths/kiosks, modifying operating hours, providing subsidies for Uber/Lyft or similar ride-sharing services to either guests or employees, providing other carpool or transit incentives to either guests or employees, and/or acquisition of additional off-site parking, pursuant to the DDC.

Noise/Outdoor Operations/24-hour Use

38. The 20' buffer setback located between the project parking lot and abutting non-City of Hope owned residential properties may not contain pedestrian pathways, congregation areas, benches, tables, lighting that is designed to illuminate the buffer setback area (parking lot lighting not included), or other amenities that may impact privacy of the adjacent neighbors. Adjust landscape, hardscape, and outdoor amenity plans accordingly.

39. Delivery hours shall be limited from 7 a.m. to 7 p.m.

40. Delivery vehicles are not permitted to honk or use other audible signals to summon or call hotel staff for services or loading activities. The Parking Management Plan shall include details on a system designed to facilitate delivery and loading activities and provide communications between the loading area and staff within the building.

41. Outdoor special events of any size, duration or intensity, and irrespective of whether located within a temporary structure or not; proposed within the project parking lot, shall be classified and regulated under "Permitted Temporary Uses and Special Events", as further described in Section 7.2.10 of COHSP.

42. Project operations and activities shall be maintained at reasonable audible levels, not to exceed the City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code. Any substantiated complaints regarding noise, sound or other audible impacts may require submittal of an Noise Study provided to the Community Development Director to address

any noise concerns and propose appropriate measures as needed to comply with the City's noise ordinance. The Noise Study shall be paid for by the applicant and prepared by a qualified consultant, to the satisfaction of the City. Continued concerns or violations may require a public hearing before the Planning Commission.

General

43. In the event the Conditional Use Permit is not actively exercised for a continuous period of twelve (12) months, after Certificate of Occupancy issuance for the hotel building, the Conditional Use Permit and approval shall become invalid.

44. Any expansion or modification to the approved use as part of this conditional use permit, including but not limited to any substantial changes to the floor plan, additional services, transition from satellite location to main temple, or other changes that may affect or intensify the business operation shall be reviewed by the Planning Division, and may require Planning Commission approval of a new conditional use permit.

45. The project shall comply with all regulations of the City of Hope Specific Plan zone, and any other applicable sections of both the Duarte Development Code and Duarte Municipal Code.

46. This CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that project operations are creating a public nuisance, as substantiated by the LA County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.

47. This entitlement shall be contingent upon the privileges being utilized within 12 months from the issuance of a Certificate of Occupancy for the hotel building.

48. The decision of the Planning Commission may be appealed to the City Council within 15 days of the Planning Commission's decision. Said appeal must be in writing and filed with fees paid to the City Clerk's Office. The written appeal shall include reasons for the appeal.

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

RESOLUTION PC 19-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE APPROVING SITE PLAN AND DESIGN REVIEW CASE 19-36, FOR THE CONSTRUCTION OF A NEW FIVE-STORY, 115,022 SQUARE-FOOT, 150-ROOM HOTEL, KNOWN AS NEW HOPE VILLAGE, AND A VARIETY OF PROPERTY IMPROVEMENTS SUCH AS ROADWAY MODIFICATIONS TO VILLAGE ROAD; NEW LANDSCAPING, SITE WALLS AND PARKING LOT, LOCATED AT 1500 DUARTE ROAD

WHEREAS, the project site is generally located at the northwest corner of the City of Hope campus, immediately south of Duarte Road, and between Cinco Robles Drive to the west and Village Road to the east. The site is approximately four (4) acres in size and consists of portions of eleven (11) different parcels; and

WHEREAS, the applicant is requesting approval to construct a five-story, 150 room hotel, totaling 115,022 s.f. in floor area; and

WHEREAS, the project site is part of the City of Hope Specific Plan, which provides standards and guidelines for buildings developed on campus; and

WHEREAS, the Chapter 7.3.3 of the City of Hope Specific Plan provides standards of review, in addition to other principles of good design, that must be considered when reviewing development plans that are subject to Development (Site) Plan and Design Review; and

WHEREAS, Chapter 7.3.3 of the City of Hope Specific Plan requires applicable projects to meet findings specific to the project's zoning designation as part of a Development Plan and Design Review process; and

WHEREAS, Table 11 of the City of Hope Specific Plan requires a recommendation from the Architectural Review Board and approval from the Planning Commission for all new structures; and

WHEREAS, on September 23, 2019, the Architectural Review Board reviewed the plans for Site Plan and Design Review 19-36 and recommended unanimous approval to the Planning Commission, subject to conditions; and

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the project proposal; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report and all of the information, evidence and public testimony received at the public meeting held on October 7, 2019.

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

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

SECTION 2. The Planning Commission finds and determines as follows, findings for Site Development Plan and Design Review (Site Plan and Design Review), as set forth in Chapter 7.3.3 of the City of Hope Specific Plan, as the proposed development is:

1. The Development Project is in compliance with all applicable provisions of this Specific Plan and the General Plan;

   The project has been designed to meet the goals and visions of the City of Hope Specific Plan and Duarte General Plan with improved mobility and connectivity, including improvements to campus circulation, access, and surrounding amenities; and establishing identity and sense of place through designing a building that will support an enhanced campus entrance, and provide a cohesive and contemporary design character. Additionally, the project, in compliance with the imposed conditions of approval, will conform to the requirements of the City of Hope Specific Plan, including the intent and purpose, permitted uses, and other applicable standards.

2. The Development Project would be constructed on a portion of the Specific Plan area that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development;

   The project is located in the Residential Medical Flex District, as identified in the Specific Plan, which is designated as a permissible area for hospitality uses and parking lots. The project site is more than adequate in shape, size and topography to accommodate the overall project. The project will include various improvements, such as roadway expansion and modifications to existing parking lots that will ensure the project site can accommodate the proposal.

3. The Development Project is in compliance with the applicable Standards of Review specified in Section 7.3.3 of the City of Hope Specific Plan and as noted below;

   a. Compatibility. *The project development has been designed in a manner that will provide a visual enhancement and improvement to the property and surrounding community. Conditions of approval have been included to ensure the project is compatible with the architectural character and nature of the City of Hope campus.*

   b. Architectural Design and Detail. *The project incorporates a variety of architectural features and materials and provides elements of good urban design that establishes a sense of place and promotes a cohesive and contemporary design character for the City of Hope campus. Conditions of approval have been included to ensure the architectural design and details are consistent with the Specific Plan.*

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

   - Equipment and Utilities. *All new utilities will be installed underground and mechanical and service equipment will be screened from view with the use of parapets, penthouses, walls, landscaping, and other forms of enclosures. All physical screens, such as walls or gates, will be decorative and designed to match and/or complement the architectural style of the project.*

   - Fences and Walls. *All new fences and walls will require review from the City of Duarte prior to construction. The fences and/or walls applicable to the project will be required to complement the design and finish of the structure.*

- Landscaping. *All landscape improvements will require review and approval from the City of Duarte. Conditions of approval have been included to ensure the landscape improvements meet the guidelines and requirements of the City of Hope Specific Plan.*

- Lighting. *All exterior lighting will require review and approval from the City of Duarte prior to installation. All project lighting, including parking lot lights, exterior lighting for the structure, and pedestrian lights throughout the project shall contain a decorative design (where applicable) that complements the architectural design of the hotel structure and, meets the standards outlined in the City of Hope Specific Plan.*

- Parking. *The project consists of a surface parking lot providing a total of 195 spaces. Parking lot design and circulation has been designed in an efficient manner, incorporating a landscaped buffer between the parking lot and adjacent roadways. The associated conditional use permit (CUP 19-03) incorporates a combination of valet, shared and joint use parking options that recognize the unique nature of the hotel and its users. Parking controls have been required to ensure hotel and conference users are accommodated within the project parking lot, separately from the general City of Hope population.*

- Signs. *All signs will be required to comply with the City of Hope Master Sign Program, including wayfinding and directional, building/structure mounted, and freestanding signs. In the event the signs associated with the project do not meet the standards of the sign program, the sign program shall be revised to consider the proposed signs associated with the hotel.*

4. The Development Project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property outside the Specific Plan Area.

   The project will have minimal adverse effects on neighboring properties, with the incorporation of conditions of approval. The project consists of a hotel structure and a surface parking lot to address hospitality and conference needs on the City of Hope campus. The project is located at the northwest part of campus, adjacent to residential areas. Efforts to address proximity concerns with abutting residential properties include siting the hotel no closer than 75' from abutting residential properties, adjusting lighting to prevent off-site glare and locating balcony and active areas on the north and east sides of the building.

   a. *The Parking Supply Tracking System confirms the campus has adequate parking availability for the hotel and related uses. The combination of valet, shared and joint use parking options allows an adjustment to required parking demand to recognize user groups who are already parked on-campus, conference and assembly users, hotel employees and the unique nature of patient user groups and their families and caretakers.*

   b. *The project has been designed to comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program, including the expansion of roadways to accommodate the project and the construction of a new traffic signal at Village and Duarte Roads.*

SECTION 3. In recommending adoption of PC Resolution 19-04 for the construction of a hotel and related functions, the Planning Commission finds and determines the project is consistent with CEQA Regulation section 15162, in that the Final Environmental Impact Report previously certified serves as adequate environmental review for the proposed project; is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because a Final Environmental Impact Report (SCH # 2015101047) was certified for the City of Hope Specific Plan (COHSP) by the Duarte City Council on March 13, 2018. That Final Environmental Impact Report (FEIR) contemplated the possibility of the proposed project, as part of the COHSP Project Description, and since the time of FEIR certification there have been no substantial changes proposed to the COHSP which will require major revisions of the EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the FEIR; and no new information of substantial importance, not known and which could not have been known at the time the FEIR was certified as complete, has become available.

SECTION 4. The Planning Commission approves Site Plan and Design Review Case 19-36, for the construction of a five-story, 150-room hotel, totaling 115,022 s.f. in floor area, based on the findings listed in Section 2 and the conditions of approval listed in "Exhibit B-1".

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 7th day of October 2019.

_____
Paula Watson-Gardner, Chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

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

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on October 7, 2019, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Craig Hensley, Community Development Director

EXHIBIT B-1

Conditions of Approval
Site Plan & Design Review Case 19-36
1500 Duarte Road – New Hope Village Hotel

Site Planning/Circulation

1. Village Road widening shall occur from Duarte Road to Center Drive at least on the west side of Village Road, or as otherwise approved by the City Engineer. Roadway widening shall be completed prior to final sign-off/certificate of occupancy.

2. All roadway and pedestrian improvements, including modification to existing roadways and construction of new roadways, shall comply with Section 4.3 of the City of Hope Specific Plan (COHSP). A circulation and roadway improvement plan shall be provided to the City of Duarte for review and shall include improvements to all roadways, sidewalks/pedestrian areas, and landscaped streetscaping associated with or impacted by the project, including, but not limited to: Village Road, Isadore Familian Way, Center Drive, Project Site, Lot G, Duarte Road and Cinco Robles Drive. All roadway and pedestrian improvements shall be completed prior to final sign-off/certificate of occupancy.

3. All entrances from public streets, entrances to the parking lot, drop-off areas, and crossing points for pedestrians and bicycle traffic shall be finished with special/decorative paving. A variation of paving colors, textures and materials shall be incorporated, as specified within the COHSP. Details on the decorative paving shall be included with the roadway and circulation improvement plans mentioned above.

4. The traffic signal at Village and Duarte Roads shall be constructed and operational prior to issuance of a final sign-off/certificate of occupancy.

5. The multiple property lines underlying the project site must be consolidated into a separate and distinct parcel or parcels, as approved by the City Engineer. Methods to consolidate the parcels include, but are not limited to: parcel map, parcel merger, lot line adjustment, lot tie, legal agreement or another document acceptable to the City Engineer.

6. The applicant shall work with the City Engineer to address the discrepancies between the City right-of-way map and City of Hope property lines, which may include City vacation of right-of-way or dedication from City of Hope, prior to Building plan check submittal.

7. Final and accurate setbacks distances, for the north and west portions of the project, shall be determined and accepted by the Community Development Department before Building plan check submittal. Setback analysis shall occur only after resolution of property line and right-of-way issues, as further described in condition # 6. Setback requirements listed on Table 4 of the COHSP remain unchanged.

8. The project shall provide undergrounding of new and existing power and telephone lines within the street right-of-way adjacent to the property being developed, as related to and further discussed in Chapter 16.30.010 of the Duarte Municipal Code. The City Engineer may allow for the payment of an in-lieu fee for the undergrounding of said lines, depending upon the scheduling of undergrounding projects within the vicinity, and in coordination with local utility companies.

9. The sidewalk along Duarte Road shall be replaced and widened by approximately two-three feet (2-3') in width for the full extent of the project boundary (Cinco Robles Drive to Village Road). Pedestrian-scale lighting shall be installed along the full extent of the project boundary, as part of the sidewalk improvements. City of Hope shall grant an easement or provide dedication for approximately two-three feet (2-3') of property to the City of Duarte to allow the construction of the sidewalk and pedestrian lights along Duarte Road. Alternatively, City of Hope may elect to provide financial contribution for the sidewalk and pedestrian lighting improvements to be conducted using City crews or City contractors through an in-lieu fee, as calculated through an engineering estimate prepared by the City Engineer. Final determination shall be at the discretion of the City of Duarte Community Development Director and City of Engineer. Furthermore, the City of Duarte shall coordinate pedestrian improvement construction timing with the City of Hope in a mutually agreeable manner.

10. The proposed driveway to the west of the hotel building shall:

    a. Be restricted for use by emergency and service vehicles only;
    b. Be restricted to exit-only;
    c. Gated in a manner accepted by the Community Development Department;
    d. Gate to remain in a closed position unless in use by emergency and service vehicles;
    e. Signed to restrict access and prevent unauthorized use, as further reviewed and approved by the Community Development Department;
    f. Incorporate the use of an emergency Knox Box; and
    g. Designed with a driveway approach that discourages ingress, as approved by the City Engineer;
    h. Incorporated into a Parking Management Plan, that is reviewed and approved by the Community Development Director, prior to certificate of occupancy issuance; and
    i. Operate via an automatic gate, that is further described in and operated according to an approved Parking Management Plan.

11. The setback between the south property line of 1846 Cinco Robles Drive (APN 8533-006-047) and the curb of the abutting parking lot shall be a minimum of 20'.

12. The project's surface parking lot and any modifications to Lot G due to roadway widening shall be designed in compliance with Section 4.7 of COHSP and shall be subject to review and approval by the City of Duarte. The parking lot shall be constructed in substantial compliance with the approved conceptual plans, conditions of approval and the requirements of the COHSP, including parking stall width and depth, aisle depth, and adequate turn-around areas for efficient circulation. A separate parking lot plan shall be submitted to the Public Works Division and Planning Division for review prior to Building plan check submittal.

13. Proper headlight glare screening shall be incorporated into the surface parking lot design along the perimeter of the parking area with the use of landscaping, landscape berms or low walls at a minimum height of 42 inches.

14. Any proposal to install photovoltaic canopy panels shall require separate review and approval from the City of Duarte prior to beginning Building and Safety plan check. Details on the photovoltaic canopy, including height, location, color and material finishes, among

others, shall be provided for review. Canopy design shall match or be complimentary to the project's architectural style, colors, and materials.

15. The surface parking lot shall include adequate lighting to ensure the safety and security of vehicles and pedestrians, while also recognizing proximity concerns related to abutting and adjacent areas. Lighting shall be designed to be prevent direct glare or reflections onto adjacent properties and rights-of-way. An exterior lighting plan, prepared by an electrical engineer or other lighting professional accepted by the City, shall be provided to the City of Duarte for review prior to Building and Safety plan check and shall include cut-section drawings, manufacturers brochures, illumination levels/lighting distribution, and any additional information as needed for all proposed exterior lighting.

16. Provide details on the installation of the electric vehicle charging stations. The placement of the charging stations shall not impede into the minimum required dimensions of parking stalls.

17. On-street parking on internal roadways shall be prohibited unless the minimum roadway width is expanded by an additional 8 feet for each side of the road to accommodate such parking, unless otherwise noted in the COHSP.

18. A complete landscape and irrigation plan, prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval prior to permit issuance. All landscape areas shall be permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, ground cover, large and/or small canopy trees, and decorative hardscape material. All landscaping and irrigation shall comply with development standards listed in Chapter 3, and abide by the design guidelines in Chapter 5.4 of the COHSP. Separate review fees shall apply.

19. A complete hardscape and outdoor furnishings plan, prepared by a landscape architect, shall be submitted to the Planning Division for review and approval prior to permit issuance. Bicycle rack or locker designs should be incorporated into the plan. The plan shall also include cut-section drawings, manufacturer brochures, and or samples/swatches (if necessary), and any additional information as needed to depict proposed hardscapes and furnishings. Said plan shall be designed in concert with the design guidelines in Chapter 5.4 of the COHSP. Separate review fees shall apply.

20. A wall, fence, and/or gate plan shall be submitted to the Planning Division for review and approval prior to permit issuance. Walls/fences/gates shall contain a decorative design using decorative and high-quality materials. All walls shall be constructed to provide security and separation between adjacent properties.

<u>Architectural/Design/Color & Materials</u>

21. The elevations of the entire building shall be reviewed and approved by the Planning Division prior to permit issuance. Final review shall include approval of the color palette, placement of colors, and all finished building materials, including but not limited to the type, color, texture, and/or placement. All finished building materials incorporated into the building design shall be of high quality and high durability, and shall take into consideration locations that may be more vulnerable to damage or potential maintenance concerns. Final building design, colors and materials shall be in substantial compliance with the conceptual plans, and color and material palette approved by the Duarte Planning Commission.

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

23. Any trash enclosures (not located within the building), ground-level mechanical and utility screening, and similar screening elements shall require final approval from the Planning Division prior to permit issuance. Utility, mechanical equipment, trash and recycling equipment screening shall follow Section 5.4 of the COHSP.

24. All signs shall require separate review and approval. All signs shall be designed in compliance with the City of Hope Master Sign Program, or if necessary, the Master Sign Program shall be revised to consider the proposed signs for the project. A separate sign review package shall be provided to the City of Duarte for review prior to installation. Any revisions to the Master Sign Program may require approval from the Duarte Architectural Review Board.

25. Exterior architectural building lighting shall be incorporated into the project, as illustrated in and in substantial compliance with the conceptual plans approved by the Duarte Planning Commission. Lighting for the two illuminated logos on the building walls shall be designed to provide a modest level of illumination and subtlety highlight the architectural logo features. An exterior lighting plan, including site, parking and architectural building, shall require final approval from the Planning Division prior to issuance of building permits. Lighting fixtures shall be of high quality and decorative form and shall be designed to prevent offsite glare. The lighting plan must include a photometric analysis prepared by licensed engineer or other qualified professional, subject to City approval. The lighting plan shall include cut-section drawings, manufacture brochure, illumination levels/lighting distribution, and any additional information as needed. Separate review fees may apply.

26. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color.

<u>Public Works</u>

27. The LID Plan shall be under the review and approval authority of the City of Duarte Engineer. The following shall be prepared by a professional registered engineer and submitted to the Engineering/Public Works Division for review:

    a. LID Plan. A Low Impact Development (LID) Plan shall be submitted to the Engineering/Public Works Division for review. The LID plan shall provide a comprehensive and technical discussion of how the proposed project will comply with the City's stormwater program requirements. LID Guidance and implementation can be obtained from Los Angeles County Public Works LID Standards Manual. Contact the Duarte Public Works Division for more information. The LID plan shall be approved prior issuance of grading permits.
    b. Civil Plans. Two sets of complete civil plans shall be submitted to the Engineering/Public Works Division for review, accurately showing all existing public

improvements near the subject development (i.e., street lights, signs, utility vaults and boxes, bus stops, street trees, catch basins, etc.) and shall clearly indicating any proposed modifications to the existing public improvements. Such proposed modifications to the public improvements shall require approval from the City Engineer and Community Development Director prior to issuance of any building permit and/or grading permit.

c. Soils/Geology report and Hydrology Study.
d. A detailed grading and drainage plan, including all supporting information and design criteria. The grading and drainage plan shall be approved by the City Engineer prior to the issuance of a grading permit.
e. A detailed utility plan.

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

29. The property owner shall obtain an encroachment permit from the Public Works Division for any encroachments into and/or over the public right of way. A plan showing any proposed encroachments, including height/clearance and the distance of the encroachment, shall be provided to the Public Works Division for approval prior to issuance of building permits.

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

31. Connector Pipe Units shall be installed in all catch basins along the project site, if applicable. All installations shall be inspected/verified by the Public Works Division prior to issuance of Certificate of Occupancy.

32. Traffic control work (delineation and signage) shall comply with the California Manual on Uniform Traffic Control Devices. A traffic control plan shall be submitted to the Public Works Division for review and approved prior to beginning construction and/or grading.

33. City of Hope and all representatives shall comply with the National Pollution Discharge Elimination System (NPDES) Permit No. CAS004001, Order No. R4-2012-075, and amendments, issued by the California Regional Water Quality Control Board, Los Angeles Region. Construction activities that disturb one acre or more are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and to obtain a Construction General Permit (NOI) from the State Water Resources Control Board to discharge stormwater. A copy of the permit shall be provided to the Public Works Division to keep on file and ensure compliance.

34. City of Hope is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure shall be included in the SWPPP and implemented as approved by the Duarte City Engineer:

    a. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
    b. Ensure that concrete supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
    c. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.

35. In the event the street pavement is substantially cut and/or altered following the installation of all utilities in the public right of way, the entire street (width, length) in front of the project site shall be sealed, as determined by the City Engineer.

36. Prior to final approval of completed grading, landscaping, or any public improvements, the developer/applicant/contractor shall provide digital (PDF) and AutoCAD files of each plan to the Public Works Division. The Permit Number and the words “RECORD DRAWING” shall appear on each plan sheets.

37. The City of Hope shall incorporate and comply with all regulations, policies and standards regarding water, sewer, and storm water.

38. Sewer connection fees shall be paid directly to the Los Angeles County Sanitation District. Proof of payment shall be provided prior to issuance of the grading permit.

General

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

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

41. This project requires a contribution of Campus public art or monetary equivalent as described in Section 5.8 of the COHSP. City of Hope shall provide the building valuation, proposed art work or monetary equivalent to the City of Duarte before permit issuance.

42. Updated Parking Supply Tracking System Worksheets shall be prepared and provided to the City of Duarte; both before plan check submittal and before final building sign-off/certificate of occupancy issuance.

43. All utilities for direct service to the project shall be installed underground and concealed from view, as approved by the Planning Division.

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

45. The City of Hope and its contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, unless beforehand a permit therefore has been duly obtained from the planning and zoning division, as otherwise regulated by Chapter 9.68 of the Duarte Municipal Code. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

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

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

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

49. Construction of improvements permitted by a Development Plan and Design Review approval shall be “exercised” or commenced within 24 months of the actual date of approval; provided, that this time limit may be increased or decreased, at the time of granting the approval, in order to allow the time limit to be concurrent with any other entitlement to construct. Upon receiving a written request before the expiration of any approval time period, the Director may grant an extension for a period not exceeding 12 additional months; provided, that it is found that there has been no subsequent change in the findings, conditions of approval, and applicable regulations governing the approval.

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