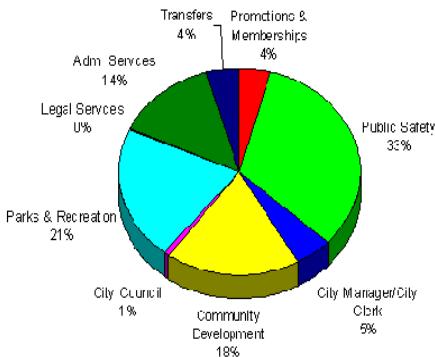


City of Duarte Comprehensive General Plan 2005 - 2020



Prepared by
Economic & Development Specialist
Adopted August 14, 2007

CITY OF DUARTE GENERAL PLAN



ACKNOWLEDGEMENTS

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CITY OF DUARTE GENERAL PLAN



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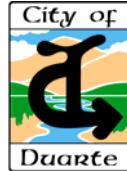
Arellano Associates - Community Outreach

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Irma Hernandez, City Staff – Historic Preservation Element

CITY OF DUARTE GENERAL PLAN



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CHAPTER 3 - OPEN SPACE AND CONSERVATION ELEMENTS

CHAPTER 4 - NOISE ELEMENT

CHAPTER 5 - LAND USE ELEMENT

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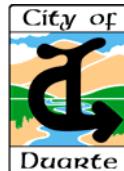
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A. General Plan Glossary

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INTRODUCTION

WHAT IS A GENERAL PLAN?

A general plan has been described as the blueprint for future physical and economic development and preservation of community environmental and cultural resources. It has also been called the constitution for city decision makers. A general plan is a comprehensive, general, long-range, and internally consistent list of policies directing the city's future.

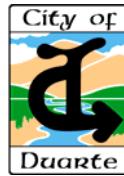
The Duarte 2020 General Plan is a comprehensive update of general plan adopted in 1989. This comprehensive general plan builds on the accomplishments of the past and visions of what the city can be by the year 2020.

- The Duarte 2020 general plan is comprehensive – it assesses and plans future uses for all property within the planning area (all land within the city boundaries).
- The 2020 plan is long range - in that it looks 15 years into the future.
- The plan is general - in that it consists of broad goals, policies and programs. The zoning code, zoning map, redevelopment plan, subdivision regulations, capital improvements program, specific plans, development agreements, building and housing code and city budget are much more specific and are implementation tools to the general plan and must be consistent with the general plan.
- The general plan must be internally consistent – each goal, policy, and implementation measure must be consistent with every other goal, policy and implementation measure within the nine elements of the plan.

Because of the extensive community outreach by the city, this plan establishes what the residents and businesses of Duarte want to preserve and achieve in coming years. As a result, the Duarte 2020 general plan reflects the values and visions of the community. Even though this plan is a fifteen year plan, California law provided that the plan can be amended if significant changes are desired or foreseen.

DUARTE PLANNING AREA

State law requires that the general plan must cover a local jurisdiction's entire planning area and address the broad range of issues associated with the city's development. A city's planning area typically encompasses the city limits and potentially annexable land within the sphere of influence. A sphere of influence is the probable physical boundaries and service area of a local agency as determined by the Local Agency Formation Commission. Because Duarte has



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no sphere of influence, the planning area for the Duarte 2020 General Plan is the land area within the city limits including that portion of the city within the Angeles National Forest. While Duarte has no sphere of influence, the Duarte Unified School District includes land area within Bradbury and unincorporated county area. These areas impact the City of Duarte. Some of the unincorporated areas should be considered as a possible sphere of influence in any future general plan amendments. Diagram INTRO – 1 provides the boundaries of the Duarte 2020 general plan planning area.

LEGAL REQUIREMENTS

Section 65300 of the Government Code requires that each planning agency (Planning Commission) shall prepare and the legislative body (City Council) of each county and city shall adopt a comprehensive, long-term, plan for the physical development of the county or city... Section 65302 provides that "*the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:*"

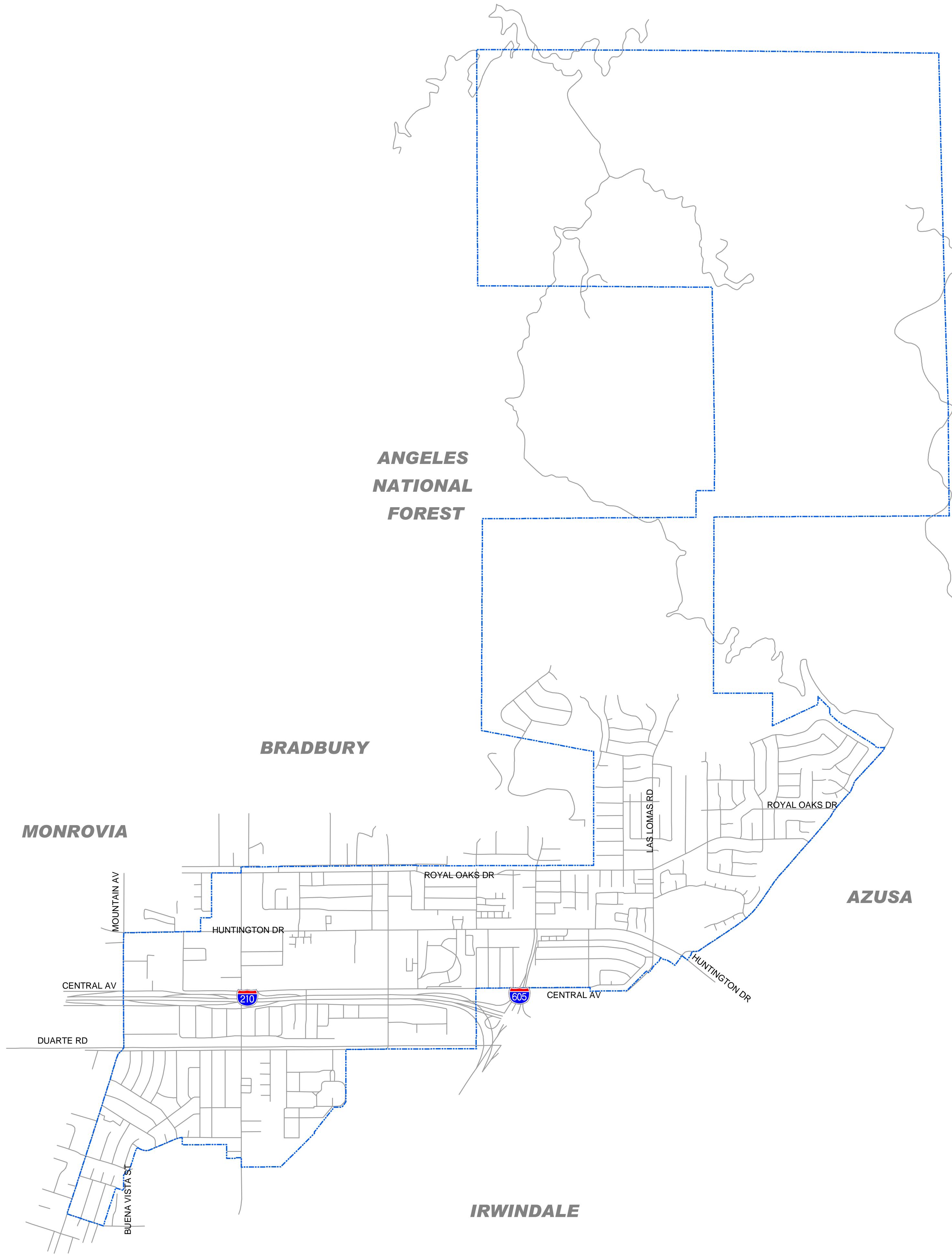
- Land Use Element
- Circulation Element
- Housing Element
- Conservation Element
- Open Space Element
- Noise Element
- Safety Element

The Duarte 2020 General Plan includes individual chapters devoted to each of these elements, except that Conservation and Open Space have been combined because they are so closely related. In addition, state law provides for each city or county to adopt non-mandatory elements to the general plan. Duarte has chosen to include the following non-mandatory elements:

- Economic Development Element
- Historic Preservation Element.

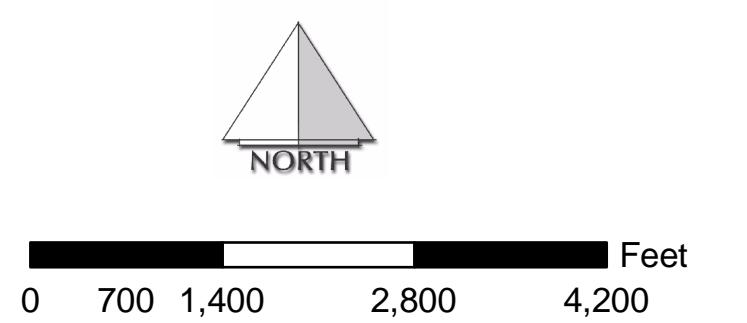
These non-mandatory elements also have chapters devoted to them and have the same legal status as the mandatory chapters.

Diagram Intro - 1

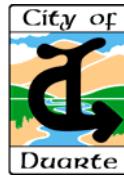


LEGEND
— City Limits

Source: City of Duarte - June 2006



July 10, 2006



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PROGRAM ENVIRONMENTAL IMPACT REPORT

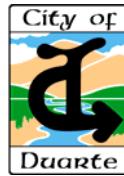
Adoption of a general plan is a significant undertaking requiring extensive environmental review. In order to minimize the need to reanalyze a series of projects related to the general plan, the California Environmental Quality Act (CEQA) and the state CEQA Guidelines encourage using a general plan EIR to address subsequent discretionary projects, such as adopting zoning ordinances and approving specific capital improvement or development projects that are consistent with the general plan. This streamlined approach to environmental review is commonly called “tiering” (CEQA Guidelines §15152). By using a tiered approach, the environmental review for a subsequent project can be limited to those project-specific significant effects that either were not examined or not examined fully in the general plan EIR. Later environmental analysis for more specific actions can be tiered from the general plan EIR in several ways.

The Duarte 2020 General Plan utilizes a Program EIR to assess potential impacts of the plan. A program EIR prepared for a general plan examines broad policy alternatives, considers the cumulative effects and alternatives to later individual activities where known, and contains plan-level mitigation measures. Later activities that have been described adequately under the Program EIR will not require additional environmental documents. When necessary, new environmental documents, such as a subsequent or supplemental EIR or a negative declaration, will focus on the project-specific impacts of later activities, filling in the information and analysis missing from the Program EIR.

The “project” being examined in the Program EIR is the general plan. The CEQA Guidelines recommend that a program EIR deal with the potential effects of a general plan “as specifically and comprehensively as possible.” A good rule of thumb is that the Program EIR level of detail should be commensurate with the level of detail contained in the general plan element (*Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351).

DIAGRAMS AND MAPS

The general plan’s text and its accompanying diagrams are integral parts of the plan and must be in agreement. The plan’s text and diagrams must be reconciled, because “internal consistency requires that general plan diagrams of land use, circulation systems, open-space and natural resources areas reflect written policies and programs in the text for each element.” (*Curtin’s California Land-Use and Planning Law*, 1998 edition, p. 18).



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A diagram is a graphic expression of a general plan's development policies, particularly its plan proposals. Many types of development policies lend themselves well to graphic treatment, such as the distribution of land uses, urban design, infrastructure, and geologic and other natural hazards.

A diagram must be consistent with the general plan text (§65300.5) and should have the same long-term planning perspective as the rest of the general plan. For purposes of the Duarte 2020 General Plan the term "diagram" instead of "map" is used for identifying locations of various land uses because the term 'map,' implies precision, exact location, and detailed boundaries...." as in the case of the Zoning Map or Subdivision Map. No such precision is necessary of a general plan land use diagram.

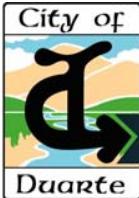
GENERAL PLAN PROCESS

The Duarte 2020 General Plan process began when the City Council adopted the Housing Element on August 24, 2004. See Chapter 6 Housing Element for more details on why this element was adopted before the other general plan elements. In April of 2005 Economic and Development Specialist, the prime general plan consultant, began gathering background data for the 2005 – 2020 update. The draft Existing Conditions/Background Report was released in June of 2005. This report was the basis of the data to be used in subsequent meetings and reports. Figure INTRO – 1 is an overview of the Duarte General Plan process not including the Housing Element process.

Major Stakeholders Interviews

In August and September of 2005 twenty-one individuals representing a cross section of Duarte residents and businesses were interviewed one-on-one by general plan consultants. These individuals included all five City Council members, representatives of the Chamber of Commerce, business owners, representatives of senior citizens groups, youth groups, neighborhood watch, homeowners associations, different ethnic groups, religious organizations and citizens at large.

The purpose of the interviews was to identify key issues and opportunities to be considered and/or addressed in the general plan update process, to identify all groups and individuals, representing a cross-section of Duarte that should be made aware of and/or get involved in the general plan process, and to provide an informal one-on-one opportunity for direct, candid dialogue about the general plan process, issues and opportunities to be addressed.



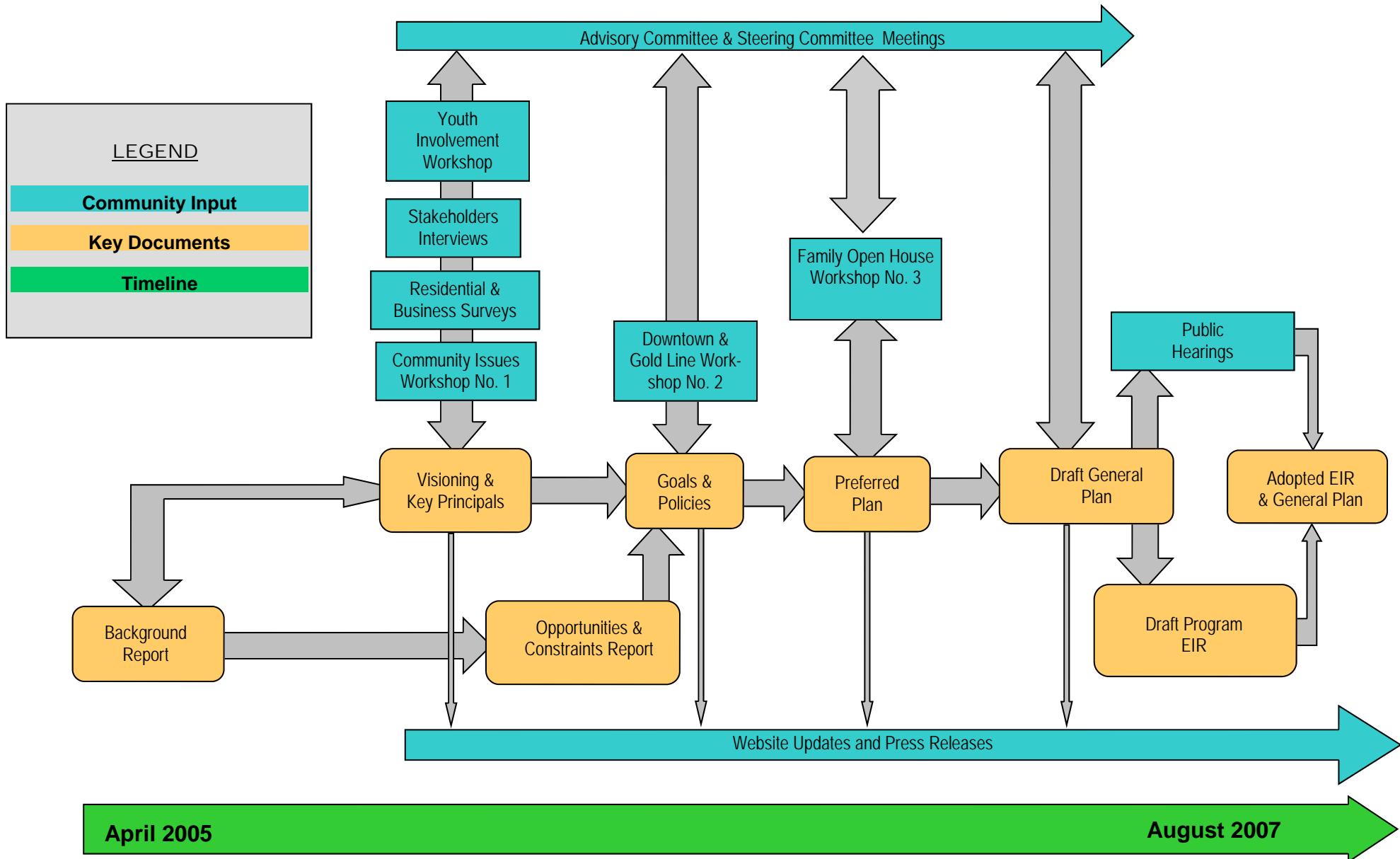
General Plan

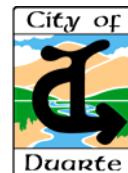
Building a new vision.

2020

Figure INTRO - 1

GENERAL PLAN PROCESS OVERVIEW





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Of the fourteen questions asked of each person interviewed, the following were included:

1. How would you describe Duarte to someone who has never been here before?
2. What are your four favorite things about Duarte?
3. What are four things that you think can be improved?

Community Surveys

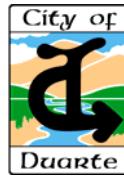
In September of 2005 surveys, in English and Spanish, were mailed to both residents and businesses of Duarte. These surveys were also posted on the city's web site and could be completed on-line. Of the 8,946 mailed residential surveys 21% were completed and returned. Of the 591 surveys mailed to Duarte businesses 13% were completed and returned. In October of 2005 114 Duarte High School students were surveyed.

Following is a summary of the conclusions drawn from the residential, business and youth surveys:

- Close to three-quarters of all survey respondents felt quality of life in Duarte is excellent or good.
- There was consensus among respondents that access and quiet neighborhoods make Duarte appealing while their concerns centered around increased traffic, crime and population growth, the youth also cited cost of housing as a problem.
- The issue of housing is clearly a concern among the youth and business community.
- However, the question of whether to allow higher density housing and/or mixed use around the Gold Line station or City Center areas was very mixed and undecided.
- Most respondents felt that a downtown or City Center is a good idea. Furthermore, one of the reasons Monrovia was selected as a city for Duarte to model itself after was because of its old downtown. The other cities commonly cited were Pasadena and Arcadia for their pedestrian friendly atmosphere together with their shopping and entertainment.
- In the written comments many respondents wanted to see a cleaner city
- Illustrating their different perspectives, resident and business respondents disagreed on the importance of the traffic issue where residents ranked that the #1 concern and businesses #8.

Steering Committee and Advisory Committee

A general plan should reflect the community's values and dreams for the future. As a result, citizens committees are usually an important part of the public input



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process. Initially a Steering Committee was established. The Steering Committee was comprised of representatives of each of the five City commissions, representatives of the Chamber of Commerce, Duarte Unified School District, Downtown Task Force, Friends of the Library, Duarte Coordinating Council, youth, City of Hope (City of Hope is the city's largest employer), and two citizens at large. The role of the Steering Committee was to:

- Identify Long-Range Policy Issues Affecting Duarte
- Assist in the Development of goals and policies for eight general plan elements to be Updated
- Review and Comment on land use and circulation alternatives

In an effort to gain more participation, the City Council directed staff to create an ad hoc Advisory Committee. This committee was open to anyone who may have an interest in one or more elements of the general plan or who may just want to get involved. Twenty-one individuals came forward to participate as Advisory Committee members. The role of the Advisory committee was as follows:

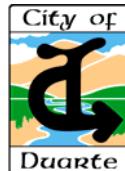
- Advisory Committee = Focus Groups who may want to get involved in individual general plan elements and review them in detail
- Review Background/Existing Conditions Report and provide update information through the general plan process
- Review draft elements before they are forwarded to the Steering Committee & City Commissions

Community Values/Guiding Principles

At their first meeting on October 26, 2005 the Steering and Advisory Committees thought Duarte had a good quality of life, good educational system, good parks and recreational system and services, wide range of churches, and liked having the mountains as a backdrop. The group as a whole was concerned about traffic and noise, emergency preparedness, lack of shopping opportunities, employment opportunities, housing variety and affordability, and was concerned about the future expansions of quarry operations in neighboring communities.

Community Workshops

Three community workshops were conducted with the expressed purpose to provide even more community outreach and education of the general plan so that everyone could be part of the general plan process. The first community workshop held November 17, 2005 was widely publicized and resulted in 42 citizens and 7 staff and consultants present. Items on the agenda included a presentation regarding the purpose of the general plan, the process, timing and



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need for public participation, and progress to date. In addition, attendees were asked to participate in round table discussions (7 tables each representing an element of the General Plan) to learn about and provide opinions regarding the individual elements of the general plan. Attendees were given an opportunity to rotate tables if desired.

The final activity of the evening was a visioning exercise in which each table was given a base street map of the city and asked to perform a "Visioning Exercise". A slide was shown defining Visioning as "The act of imagining what may be possible in the long term future - 15 years from now". Participants worked as groups to express what they envisioned Duarte to be in the future expressing opportunities and concerns.

After reviewing data from the major stakeholders interviews, community attitude surveys, outcome of "Identification of Community Values/Guiding Principles" exercise, and outcome of the first community workshop, Steering and Advisory committee members were asked what they wanted the desired outcome of the general plan to be. The consensus was to keep or improve the quality of life in Duarte, create a downtown/city center for Duarte, build transit development around the Gold Line station, and seek to mitigate traffic issues.

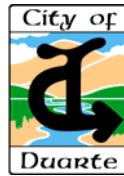


The second community workshop was held February 15, 2006 and dealt exclusively with the creation of a downtown/city center and the potential for development around the Gold Line Station. After a presentation by the general plan consultants regarding important elements needed for the creation and sustainability of a city center, and opportunities for transit oriented development near the proposed Gold Line Station, participants were given an opportunity to express their views.

The third community workshop held on October 11, 2006 was the presentation of the draft general plan to the community at large.

Other Community Outreach

In September, October and November of 2005 flyers were distributed at various Duarte functions and events urging residents and businesses to get involved in the general plan process. Over the entire course of the general plan process, the city's website was frequently updated providing agendas, summaries of



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meetings, upcoming meeting dates, pertinent reports and documents. Frequent articles appeared in Duarte View and Pasadena Star. Appearances on DCTV, Duarte cable network covering the general plan also provided information for the benefit of the community. Banners advertising the three community workshops and neighborhood meeting were provided at various locations throughout Duarte.

In June 2006 a neighborhood workshop was held at Beardslee Elementary School in South Duarte. This workshop was provided to continue to reach out to the community for input.

ORGANIZATION OF THE PLAN

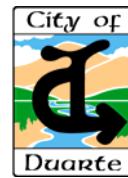
The Duarte 2020 General Plan consists of eight (8) chapters, an introduction, and appendices. A table of contents is provided for each chapter for ease of finding information relative to that chapter. Each element is a distinct, but integral part of the general plan. The general plan is accompanied by a general plan Glossary (Appendix INTRO-1). Each of the elements, with the exception of the Housing Element is organized according to the following format: (1) Introduction; (2) Goals, Objectives and Policies; (4) Related Agencies, Laws and Plans; (4) Overview of Issues and Opportunities and (5) Implementation Measures. The Housing Element was adopted by the Duarte City Council in August 2004 and the Element was certified by the California Office of Housing and Community Development (HCD) in November of 2004. As a result, this Element maintains most of its original format in order to assure compliance with strict HCD requirements.

The most important part of a general plan is its policies which will help direct decision making and adoption of implementation measures through the year 2020. As a result, this plan is organized with goals, objectives, policies early in each chapter. Suggested ways to implement the policies are at the end of each chapter. It is critical to remember that a general plan is long range, comprehensive, general in nature and must be internally consistent. To help provide a focus to this the following terms are provided.

Goal: A general, overall, and ultimate, aim or end toward which the city will direct effort.

Objective: A specific statement of desired future condition toward which the city will expend effort in the context of striving to achieve a broader goal.

Policy: A specific statement of principle or of guiding actions that imply clear commitment but is not mandatory.



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Program: An action, activity or strategy carried out in response to adopted policy to achieve a specific goal or objective.

Implementation:

Actions, procedures, programs, or techniques that carry out policies.

The goals, objectives, policies and implementation measures are based on input received from community surveys and interviews; community workshops; members of the General Plan Steering Committee, members of the General Plan Advisory Committee; carry-overs from the 1989 General Plan, City staff; and eventually members of the Planning Commission, City Council and public hearings.

The Duarte 2020 General Plan is purposely brief and is meant to be an everyday guide. Explanatory text and diagrams are provided where needed. The organization of the general plan allows users to easily locate issues of interest and quickly obtain a perspective on the City's policies on the subject. However, general plan users should realize that the policies and diagrams in the various elements are interrelated and should be examined comprehensively. Policies are presented as written statements, tables, figures, and diagrams. All of these policy components must be considered together when making planning decisions.



CHAPTER 2

SAFETY ELEMENT

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CHAPTER 2

SAFETY ELEMENT

INTRODUCTION

The aim of the Safety Element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, exposure to the impacts of climate change, and other hazards. Other locally relevant safety issues, such as emergency response, hazardous materials spills, and crime reduction, may also be included. Ensuring public safety in Duarte also requires understanding and addressing public health risks and environmental concerns of those living in disadvantaged communities in the City. The Safety Element overlaps topics also mandated in the Land Use, Conservation, and Open Space Elements. Safety Element Definitions are provided at the end of this document.

Safety Element Statutory Requirements

State law requires that every city and county within California adopt “a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards...” The Related Agencies, Laws, and Plans section lists existing laws, plans, and programs related to the Duarte Safety Element.

Relationship to other General Plan Elements and Program EIR

California law requires that all elements of the General Plan be consistent. While all of the General Plan Elements are independent, they are also interrelated, some more so than others. As an example certain goals and policies of one element may also address items that are primary issues of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans, programs, and achievement of community goals. The Safety Element is most directly related to Land Use, Circulation, Conservation, and Open Space Elements as well as Environmental Justice policies that are provided throughout the General Plan Elements.



CHAPTER 2

SAFETY ELEMENT

GOALS, OBJECTIVES, AND POLICIES

This section provides draft Goals, Objectives, and Policies for the Safety Element of the Duarte General Plan. Implementation measures for these policies are at the end of this chapter. The most likely natural or man-made disasters likely to strike Duarte are associated with wildfire, seismic, and geologic hazards. To minimize the risk from these hazards, the following goals and policies will be implemented over the life of the plan.

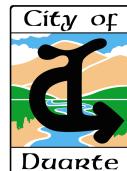
Emergency Preparedness Goals, Objectives, and Policies

Safety Goal 1: To protect the citizens, their property, and public facilities from natural, man-made, and climate change related hazards.

Objective 1.1 Prepare the community for any expected or unexpected disasters resulting from natural or man-made causes.

Policies

- Safe 1.1.1 Implement the Multi-Hazard actions listed in the Mitigation Actions Matrix in Part III (Mitigation Strategies) of the City of Duarte Hazard Mitigation Plan which would enable the city to operate in a self-sufficient manner following a natural or man-made disaster.
- Safe 1.1.2 Promote the development of community programs or neighborhood disaster relief groups that train volunteers to assist police, fire, and civil defense personnel to perform effectively after the occurrence of a natural or man-made disaster.
- Safe 1.1.3 Expand and intensify precautionary measures in high-risk areas, including in disadvantaged communities, to reduce loss from natural or man-made disasters and investigate ways of reducing the likelihood of their occurrence.
- Safe 1.1.4 Consider climate change vulnerability and safety implications during the review process for all development proposals, including those involving City-owned facilities and infrastructure.
- Safe 1.1.5 Coordinate with the Los Angeles County Sheriff's Department, Los Angeles County Fire Department, and neighboring cities to ensure that adequate services are ready and available to serve the community in the event of natural or man-made disasters.



CHAPTER 2

SAFETY ELEMENT

-
- Safe 1.1.6 Cooperate with federal, state, and county agencies responsible for the enforcement of all health, safety, and environmental laws.
 - Safe 1.1.7 Maintain hazard mitigation plans, disaster preparedness and emergency response plans, and update plans at regular intervals and when new information is available.
 - Safe 1.1.8 Establish designated emergency response and evacuation routes throughout the City, for each climate hazard (e.g. wildfire, storm flooding, etc.), prioritizing the most high-risk and disadvantaged populations.
 - Safe 1.1.9 Update emergency and disaster response measures to account for increased heat days with a focus on reducing health risks for the highest-risk individuals and disadvantaged communities.
 - Safe 1.1.10 Ensure that adequate provisions are made to supply drinking water for an extended period in the event of a major disaster.

Safety Goal 2: To establish, maintain, and develop an awareness on the part of all citizens of Duarte on how to react, protect themselves and each other, as well as how to survive in the event of a natural or man-made disaster or danger.

Objective 2.1 Prepare the citizens of Duarte to be prepared for danger or disaster and, if need be, to be self-reliant for a length of time in the event of a catastrophic natural or man-made event.

Policies:

- Safe 2.1.1 Establish and support all appropriate media for reaching all segments of the community (English-speaking and non-English speaking) to educate residents concerning emergency preparedness and safety, focusing on the most vulnerable communities such as those in the Very High Fire Hazard Severity Zone.
- Safe 2.1.2 Present or support an on-going series of community meetings or seminars, and a community handbook on disaster preparedness and procedures. The program should be about minimizing hazards in the home, wildfire mitigation and disaster planning, and developing disaster preparedness and evacuation plans.



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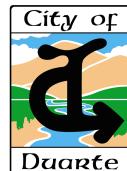
-
- Safe 2.1.3 Encourage private businesses to develop disaster preparedness plans for their employees.
 - Safe 2.1.4 Coordinate emergency planning efforts with building managers of high-occupancy facilities, dependent care centers (nursing homes, day care centers, etc.) and critical facilities located in the City to facilitate effective emergency response.
 - Safe 2.1.5 Increase public awareness of City emergency response plans, evacuation routes, and emergency shelters, with a focus on populations at greatest risk and disadvantaged communities.
 - Safe 2.1.6 Maintain a citizens notification system regarding natural, man-made, or climate change hazards that reaches all populations in the community with a focus on reaching disadvantaged communities.
 - Safe 2.1.7 Incorporate information for potential health threats due to climate change hazards, such as heat-illness, illnesses complicated by low air quality, and risks during heavy precipitation events, into early warning systems.
 - Safe 2.1.8 The City will work closely with adjacent cities, Department of Fish and Wildlife, County Animal Control, and Sheriff's Department, and monitor, inform, and communicate to residents and schools the presence of wild animals in human habitat areas (including bear, coyote, and mountain lion).

Safety Goal 3: To achieve a greater sense of citizen satisfaction with the safety services within the community, through constantly monitoring the effective and efficient staffing of safety service personnel, while alternately considering the desirability of consolidating all safety services into a single entity.

Objective 3.1 Communicate with Duarte citizens, including those in disadvantaged communities, through all available media, that their safety personnel are current on all aspects of community safety and prepared to effectively assist when needed.

Policies:

- Safe 3.1.1 Maintain high levels of emergency services, and monitor safety services annually and evaluate safety services alternatives. Review, on an annual basis, the effectiveness of safety services relying on citizen input.



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Hazard-specific safety and mitigation Goals, Objectives, and Policies The following goals (4-6) and supporting policies express the City's concern regarding risks to citizens involving seismic, fire, and hazardous materials disasters.

Safety Goal 4: To minimize the risks to lives and property due to seismic activity and geologic hazards.

Objective 4.1 Minimize risk of injury, loss of life, and property damage due to seismic and geologic hazards through mitigation and planning efforts.

Policies:

Safe 4.1.1 Implement the Earthquake and Liquefaction actions, and the Multi-Hazard actions listed in the Mitigation Actions Matrix in Part III (Mitigation Strategies) of the City of Duarte Hazard Mitigation Plan.

Safe 4.1.2 Restrict development in areas prone to seismic hazards and other geologic hazards.

Safe 4.1.3 Enforce seismic design provisions of the current California Building Standards Code related to geologic, seismic, and slope hazards for all new construction.

Safe 4.1.4 Require that geotechnical reports include projected changes to slope stability related to climate change impacts on wildfires and erosion, and the development of mitigation strategies for new development projects in areas with the potential for liquefaction or landslide.

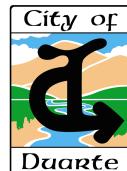
Safety Goal 5: To minimize the risk to lives and property due to fire hazards.

Objective 5.1 Minimize risk of injury, loss of life, and property damage due to fire hazards through mitigation and planning efforts.

Policies:

Safe 5.1.1 Implement the Wildfire actions and the Multi-Hazard actions listed in the Mitigation Actions Matrix in Part III (Mitigation Strategies) of the City of Duarte Hazard Mitigation Plan.

Safe 5.1.2 Continue to support "mutual assistance" agreements between the fire departments of the local cities, Los Angeles



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County, and the U.S. Government.

- Safe 5.1.3 Continue to support programs to reduce fire hazards of vegetation in areas of extreme to high fire risk. Such programs may take a variety of forms, but may include weed and brush removal and control and use of fire-resistant plantings.
- Safe 5.1.4 Provide an adequate level of fire equipment, peakload water supply, and personnel to protect the community.
- Safe 5.1.5 Require all new development and re-development in the VHFSZ to comply with the following standards, codes, and regulations:
 - Title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structured Regulations) for SRAs and VHFSZ, and with the California Government Codes 51175-57789 (Very High Fire Severity Zones),
 - The latest fire-safe standards,
 - The Board of Forestry and Fire Protection Fire Safe Regulations; and,
 - The most current version of the California Building Codes and California Fire Code.
- Safe 5.1.6 Require all new development in the VHFSZ to develop site-specific fire management plans addressing fuel modification or incorporating open space and other defensible space areas, as well as multiple points of ingress and egress for evacuation and emergency vehicle access before approval.
- Safe 5.1.7 Identify areas with inadequate access/evacuation routes and develop mitigation measures or improvement plans for these areas.
- Safe 5.1.8 Minimize new development in the Very High Fire Hazard Severity Zone, and, when feasible, locate all new essential public facilities outside of the Very High Fire Hazard Severity Zone.
- Safe 5.1.9 Minimize risks to existing development in Very High Fire Hazard Severity Zones by identifying existing non-conforming development to contemporary fire safe standards, in terms of road standards and vegetative hazard, and requiring all development to meet or exceed the City of Duarte Title 15 – Fire under the Duarte Municipal Code and applicable updates.
- Safe 5.1.10 Work with California American Water Company (water provider) to identify, maintain, and ensure the long-term



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integrity of future water supply for fire suppression needs, and ensure that water supply infrastructure adequately supports existing and future development and redevelopment, and provides adequate water flow to combat structural and wildland fires, including during peak domestic demand periods.

- Safe 5.1.11 Establish and Maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance as described in the Duarte Hazard Mitigation Plan.
- Safe 5.1.12 Require that all homes and businesses have visible street addressing and signage.
- Safe 5.1.13 Evaluate evacuation route capacity, safety, and viability under a range of emergency scenarios to facilitate fire, police, and ambulance access and resident egress, as part of the next update to the City of Duarte Local Hazard Mitigation Plan.

Safety Goal 6: To minimize the risks to lives and property due to the use and storage of hazardous materials.

Objective 6.1 Reduce risks to public health and safety due to the transportation, use, or storage of hazardous materials within the community.

Policies:

- Safe 6.1.1 Implement the Hazardous Materials actions listed in the Mitigation Actions Matrix in Part III (Mitigation Strategies) of the City of Duarte Hazard Mitigation Plan.
- Safe 6.1.2 Monitor to the greatest extent possible the location of hazardous materials that could adversely impact Duarte residents, and businesses, and include information on soil contamination and storage of hazardous materials in the City's Geographic Information System.
- Safe 6.1.3 Regulate the delivery, use, and storage of hazardous materials within the city limits according to regulations and guidelines set forth by the Los Angeles County Fire Department.
- Safe 6.1.4 Provide community members with information on the proper storage and disposal of hazardous materials and e-waste.



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RELATED AGENCIES, LAWS, AND PLANS

The following existing laws, plans, and programs relate to the goals of the Duarte Safety Element. These laws, plans, and programs, enacted through state and local action, are administered by various agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure, and any subsequent analysis are described in the CEQA Statutes and Guidelines as amended in 1998. Safety hazards, as well as noise and air quality impacts are recognized as environmental impacts under CEQA.

Colbey-Alquist Floodplain Management Act

The Colbey-Alquist Floodplain Management Act encourages local governments to plan, adopt, and enforce land use regulations for floodplain management, in order to protect people and property from flooding hazards. This act also identifies requirements which jurisdictions must meet in order to receive state financial assistance for flood control.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act requires the state Geologist to identify earthquake fault zones along traces of both recently and potentially active major faults. Cities and counties that contain such zones must inform the public regarding zone location.

Seismic Hazards Mapping Act

Pursuant to the Seismic Hazards Mapping Act, the state Geologist compiles maps identifying seismic hazard zones. Development in seismic hazard areas is subject to policies and criteria established by the State Mining and Geology Board. Additionally, approval of development on a site within a seismic hazard area mandates the preparation of a geotechnical report and local agency consideration of compliance with applicable state requirements.

Landslide Hazard Identification Program

The Landslide Hazard Identification Program requires the state Geologist to prepare maps of landslide hazards within urbanizing areas.



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Federal Clean Air Act

The Federal Clean Air Act established National Ambient Air Quality Standards (NAAQS) in 1970 for six pollutants: carbon monoxide, ozone, particulates, nitrogen dioxide, sulfur dioxide, and lead. The Act requires states with air pollution that exceeds the NAAQS to prepare air quality plans demonstrating how the standards would be met (State Implementation Plans-SIPs). In 1990, amendments to the Act established categories of severity for non-attainment areas ("marginal" to "extreme"). In 1994, the California Air Resources Board adopted a revised State Implementation Plan for ozone to meet the requirements of the 1990 amendments.

California Senate Bill 1000

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities (DACs) to include environmental justice goals and policies in the jurisdiction's General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool, to identify disadvantaged communities throughout the state. CalEnviroScreen uses a variety of statewide indicators to characterize pollution burden (the average of exposures and environmental effects) and population characteristics (the average of sensitive populations and socioeconomic factors). The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. Figure Safe – 1 shows the CalEnviroScreen results for Duarte. One census tract in west Duarte has a combined DAC score of 75% or higher, thus exceeding the minimum criterion for DAC designation. As mandated under SB 1000, the Safety Element includes policies to address environmental justice through reducing health risks to DACs, promoting civil engagement, and prioritizing the needs of these communities.

California Senate Bill 379

As required under Senate Bill 379, the City of Duarte completed a local climate change vulnerability assessment, which concludes that Duarte will be most vulnerable to extreme heat events, droughts, storm flooding, wildfires, and resulting decreased air quality conditions in a changing climate. As discussed in the vulnerability assessment, communities most affected by the effects of climate change in Duarte are older adults, non-white communities, non-English speakers, individuals with physical disabilities, isolated individuals, uninsured individuals, and renters. The Safety Element includes policies to increase the community's ability to cope with climate change impacts, also known as adaptive capacity.



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California Senate Bill 1241

Senate Bill 1241 requires review and update of the safety element, upon the next revision of the housing element on or after January 1, 2014, as necessary to address the risk of fire in state responsibility areas and very high fire hazard severity zones. The specific requirements are codified in GC § 65302(g)(3) and 65302.5(b).

California Senate Bill 99

Wildfires and other hazards, such as flood events, can isolate areas of the City and create severe health and safety risks. Senate Bill 99, adopted August 2020, requires identification of neighborhoods that have fewer than two emergency evacuation routes. The Fire Hazards subsection of the Safety Element provides information regarding fire risk in the community and analysis of emergency evacuation routes.

California Assembly Bill 2140

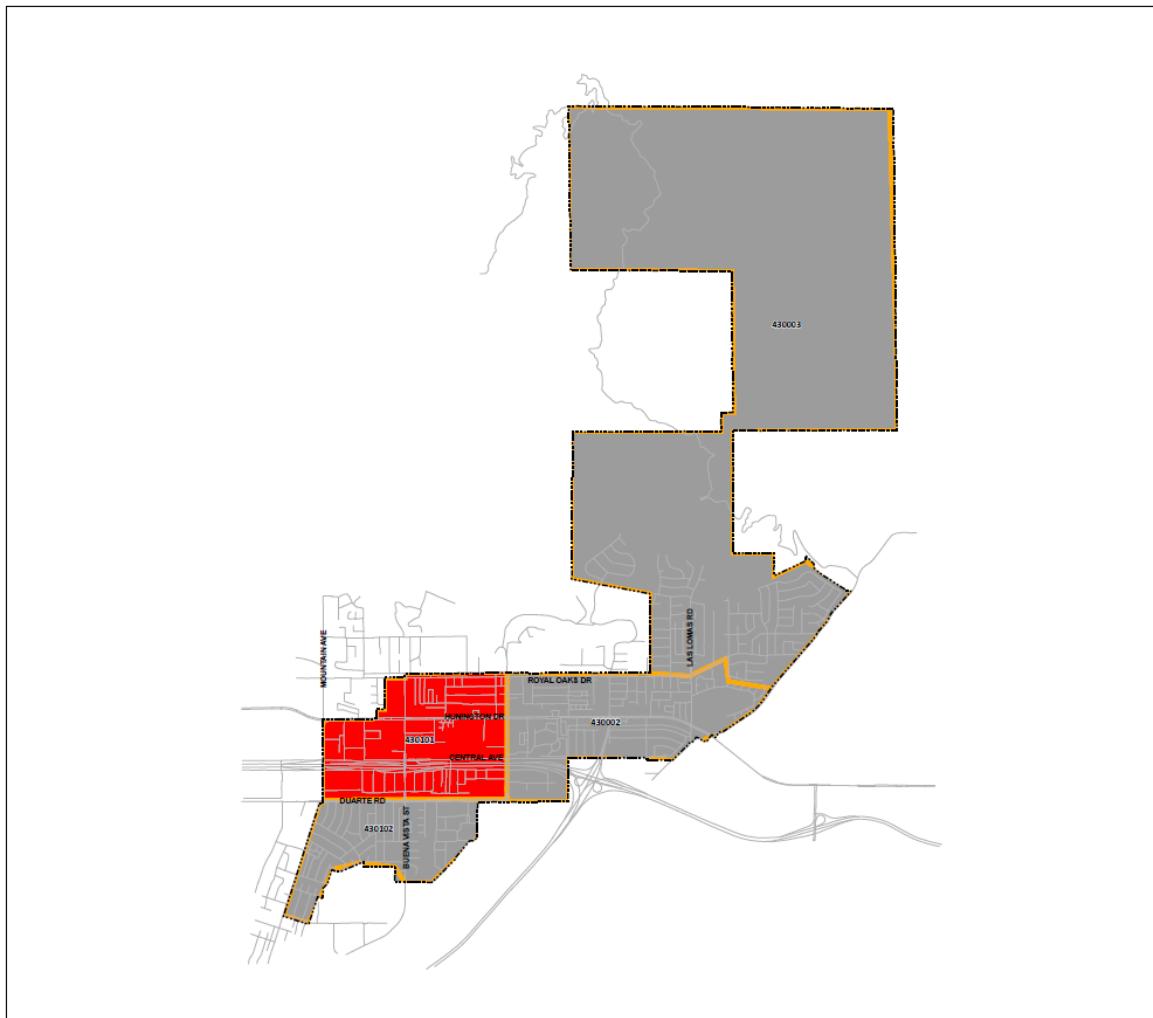
Assembly Bill 2140 limits the amount of additional state funding for certain disaster recovery projects funded by the California Disaster Assistance Act unless the local agency has complied with the provisions set forth in the bill. Among other requirements, local agencies must provide a certified copy of the Resolution of Adoption to the Federal Emergency Management Agency (FEMA) demonstrating that the approved Hazard Mitigation Plan (HMP) has been adopted and incorporated into the Safety Element of the General Plan. Compliance with Assembly Bill 2140 is optional; however, noncompliance limits the City's ability to obtain additional funding for certain disaster recovery projects. The Safety Element references the City's 2020 Hazard Mitigation Plan.

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Figure Safe – 1 Disadvantaged Communities

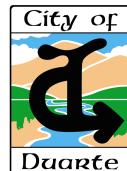


Disadvantaged Communities

Legend

- Duarte City Limits
- Disadvantaged Communities
- Census Tracts

Source: City of Duarte, 2021; Census Bureau, 2020 and CalEnviroScreen, 2018.



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City of Duarte Hazard Mitigation Plan

In May of 2020 the Duarte City Council approved Resolution No. 20-15 adopting the 2020 Hazard Mitigation Plan in accordance with the Federal Disaster Mitigation Act of 2000. This plan established goals and objectives to ensure health, safety, and welfare of Duarte citizens, even in the event of a disaster. The plan was a result of a process involving city departments, local agencies, business people, landowners, developers, and citizens, and reflects local values and concerns.

The City of Duarte Hazard Mitigation Plan adopted the following Goals:

Minimize Risk

- Avoid or reduce long-term vulnerabilities to hazards.

Protect Life and Property

- Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to losses from natural, human-caused, and technological hazards.
- Improve hazard assessment information to make recommendations for avoiding new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural, human-caused, and technological hazards.

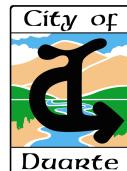
Increase Public Awareness

- Develop and implement education and outreach programs to increase public awareness of the risks associated with natural, human-caused, and technological hazards.
- Provide information on tools, partnership opportunities, and funding resources to assist in implementing mitigation activities.

Preserve Natural Systems

- Support management and land use planning practices with hazard mitigation to protect life.
- Preserve, rehabilitate, and enhance natural systems to serve hazard mitigation functions.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program



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The Los Angeles County Fire Department Health Haz Mat Division administers the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program for the City of Duarte.

Senate Bill 1082 (1993) established the "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program". The Unified Program consolidates, coordinates, and makes consistent the following hazardous materials and hazardous waste programs (Program Elements):

- Hazardous Waste Generation (including onsite treatment under Tiered Permitting),
- Aboveground Petroleum Storage Tanks (only the Spill Prevention Control and Countermeasure Plan or "SPCC"),
- Underground Storage Tanks (USTs),
- Hazardous Material Release Response Plans and Inventories,
- California Accidental Release Prevention Program (Cal ARP), and,
- Uniform Fire Code Hazardous Material Management Plans and Inventories.

OVERVIEW OF DUARTE'S SAFETY ISSUES

Fire Hazards

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazard of wildland areas of the state using four main criteria: fuels, weather, assets at risk, and level of service. According to Cal Fire's Fire Hazard Severity Zone map, Duarte is located in a Very High Fire Hazard Severity Zone. Duarte's location at the base of the San Gabriel Mountains creates an urban/wildland interface that makes Duarte more susceptible to wildfires than cities that do not border the foothills. The most recent wildfire in the northeastern portion of Duarte was the San Gabriel Complex Fire in 2016, which required evacuation of 1,376 homes. As shown in Figure Safe – 2, residents living north of Royal Oaks Drive are at substantial risk of a wildland fire. This has resulted in low densities in the privately held hillside areas. The City's Development Code has established Hillside Development Standards that include minimizing risk to properties associated with wildfires and requires that all new construction on hillside areas comply with California Building Code and California Fire Code. In addition, Duarte has a Hazard Mitigation Plan to assist in identification and mitigation of hazards, including wildfire.

According to the Los Angeles Region Report of California's Fourth Climate Change Assessment, wildfire is expected to increase due to climate change. Climate change has the potential to affect multiple elements of the wildfire



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system, including fire behavior, ignitions, fire management, and vegetation fuels. Hot dry spells create the highest fire risk and increased temperatures may intensify wildfire danger by warming and drying vegetation. As identified in the Duarte Climate Change Vulnerability Assessment, the City's sensitive people assets (e.g., older adults and non-white communities), infrastructure assets (e.g., access roads and energy delivery), buildings and facilities (residential buildings and government facilities), and natural and managed resources (e.g., open space) are vulnerable to wildfire impacts.

Senate Bill 99 requires identification of neighborhoods that have fewer than two emergency evacuation routes. The neighborhood located at the northernmost end of Mount Olive Drive and highlighted in Figure Safe – 3 is the only neighborhood in the City with fewer than two emergency evacuation routes. This Safety Element includes policies to improve emergency evacuation procedures throughout the City, including in the most vulnerable areas. Assembly Bill 747, which will go into effect January 1, 2022, requires cities to evaluate route capacity, safety, and viability under a range of emergency scenarios. This requirement will be addressed in the next Safety Element update.

Historic Wildfires in the City of Duarte

1953 Duarte Fire

This fire originated between Spinks Canyon and Maddock Canyon in wildland area. A total of 561 acres burned in this fire. Of the 561 acres that burned, 256 acres were considered within the “Duarte area”.

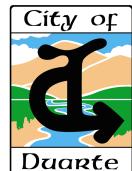
1958 Norum Fire

This fire burned in the foothills north of Monrovia, Duarte, Bradbury, and Azusa. A total of 6,440 acres burned in the Norum Fire. Of the 6,440 acres, 2,505 acres of land were within Duarte’s boundaries. (Mostly wilderness areas).

1980 Stable Fire

On November 16, 1980 a fire storm that had been fanned by Santa Ana Wind conditions swept down from the foothills and destroyed 35 homes in the City of Duarte and 14 homes in the City of Bradbury. Reports indicated that the fire had moved from the City of Azusa, east of the San Gabriel River to the Duarte and Bradbury homes in 8 to 10 minutes, due to a strong shift in winds.

Immediately after the fire, city and county personnel began taking measures to deal with the devastation. A Disaster Assistance Center was established at City Hall and Federal and State agencies were contacted for help. The Los Angeles County Fire District set up a mobile command center and the City set up an emergency shelter. In the weeks that followed the fire, the City established



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several programs to deal with possible floods and mudslides that could occur due to the bare slopes where all vegetation had been burned off. Mud diversion structures were constructed, 50,000 sandbags were distributed, and parking was restricted on streets with potential slides. Since the Stable Fire occurred during California's rainy season, "Storm Watch" flyers were also issued to residents in Duarte's hillside areas. The Disaster Center at City Hall monitored weather reports and storm situations and kept residents informed of these situations. City staff was also prepared to mobilize personnel and equipment if needed to clear mud flows from the public streets and parkways. As quickly as possible, several temporary debris basins were constructed, and existing debris basins were cleared and reinforced with sandbags.

2016 San Gabriel Complex Fire

On the morning of June 20, 2016, the San Gabriel Complex fire ignited. The San Gabriel Complex fire consisted of two fires: the Reservoir Fire and the Fish Fire. Both fires originated northeast of the City limits. The cause of the Reservoir Fire was a vehicle crash while the cause of the Fish Fire is unknown. At the height of the fire, 1,376 homes were evacuated. The American Red Cross established an Evacuation Center and 1,460 staff from multiple local, state, and federal agencies worked to protect property and suppress the fire. Road closures were in place and law enforcement patrolled for security while firefighters worked through the night to contain the fire. Although the San Gabriel Complex Fire threatened homes in the City, no property damage was reported.

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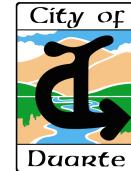
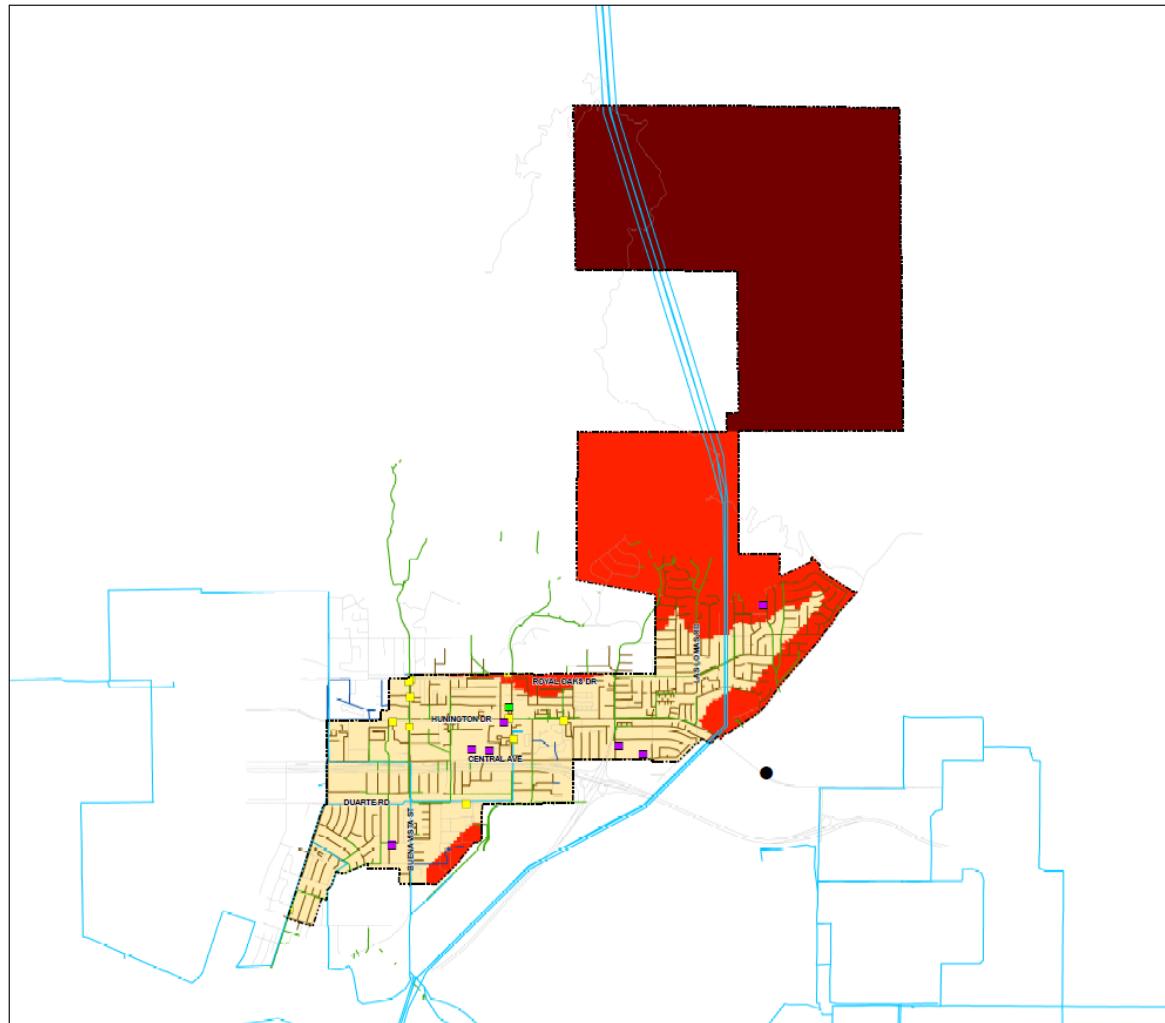


Figure Safe – 2 Fire Hazard Zones



Fire Hazard Zones

Legend

- Duarte City Limits
- Sewer Pump Station
- Fire Stations
- Schools
- GeneralAcuteCareHospital
- Electric Transmission Lines
- Gravity Main
- Non-SMD Pipe
- Sewer Pipe

State or Federal Responsibility Area

- Very High Fire Hazard Severity Zones

Local Responsibility Area

- Very High Fire Hazard Severity Zones
- Non-Very High Fire Hazard Severity Zones



Source: City of Duarte, 2021; CalFire, 2020; CEC, 2021; SCG, 2021;

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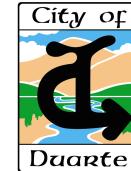
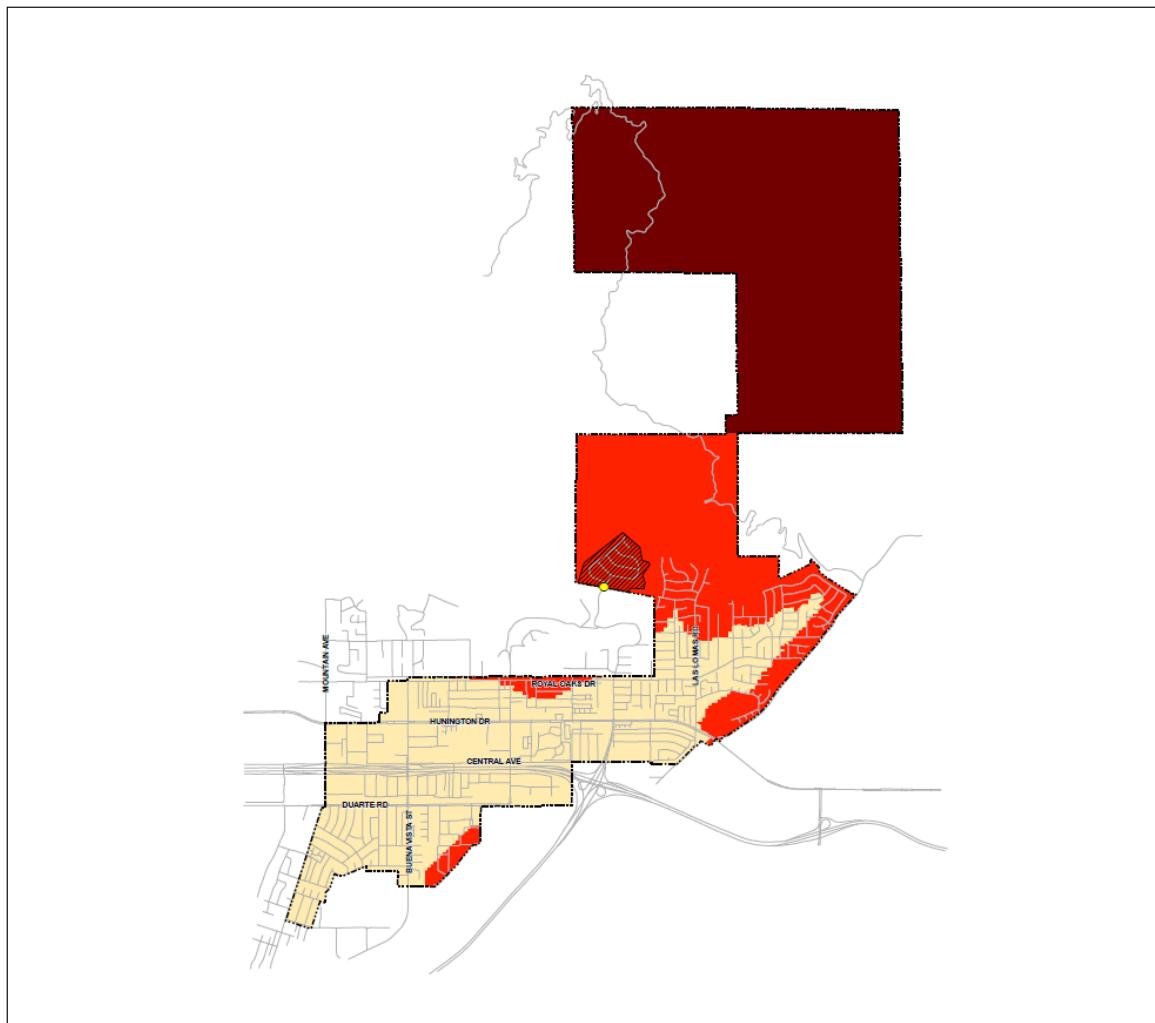


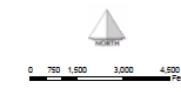
Figure Safe – 3 Neighborhood with a Single Point of Access in Very High Fire Hazard Severity Zone



Neighborhood with a Single Point of Access

Legend

- Dashed Line: Duarre City Limits
- Yellow Dot: Single Entry and Exit Point
- Red Shaded Area: Single Entry and Exit Community
- State or Federal Responsibility Area:
 - Dark Red: Very High Fire Hazard Severity Zones
 - Red: Very High Fire Hazard Severity Zones
 - Yellow: Non-Very High Fire Hazard Severity Zones
- Local Responsibility Area:
 - Red: Very High Fire Hazard Severity Zones
 - Yellow: Non-Very High Fire Hazard Severity Zones



October 19, 2021

Source: City of Duarre, 2021; CalFire, 2020; CEC, 2021; SCG, 2021;



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Seismic and Geologic Hazards

The Sierra Madre Fault crosses through the City and the City is in close proximity to the Raymond Fault, Walnut Creek Fault, Sawpit Canyon Fault, and the San Andreas Fault. According to the City's 2020 Hazard Mitigation Plan, the probability of an earthquake affecting the City is likely and could impact all areas of the City. In 2007, the Southern California Earthquake Center concluded that there is a 99.9% probability that an earthquake of magnitude (M) 6.7 or greater will hit California within 30 years. Earthquakes that could affect the City would most likely originate along the San Andreas (M7.8), Sierra Madre (M7.2), or Puente Hills (M7.0) Faults. These faults are close enough to generate strong enough shaking that could substantially impact the City. Figure Safe – 4 shows the various major faults located in and around Duarte, and Figure Safe – 5, Figure Safe – 6, and Figure Safe – 7 show the specific risk to the City based on earthquake scenarios for Puente Hills (M 7.0), Sierra Madre (M 7.2), and San Andreas (M 7.8).

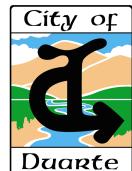
Geologic conditions in and around Duarte may cause problems if proper precautions are not taken. The northeast mountainous areas of the City are generally too steep and bedrock is too unstable for typical construction. Erosion, landslides, and shaking from earthquakes can be severe hazards within these areas. Factors contributing to landslide potential are steep slopes, unstable terrain, and proximity to earthquake faults.

Potential liquefaction hazard zones are in the southeastern portion of the City, which consists of alluvial valleys, floodplains, and canyons. In addition, areas with expansive soils can cause problems such as damage to building foundations if not properly mitigated prior to construction. Figure Safe – 8 identifies the portions of Duarte susceptible to landslide and liquefaction.

Although it is not possible to prevent earthquakes, their destructive effects can be minimized through comprehensive hazard-mitigation programs and efforts. For all buildings construction techniques are regulated according to the latest edition of the California Building Code (CBC) with City of Duarte amendments or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels.

Flood Hazards

The City generally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. As shown in Figure Safe – 9, there are no 100-year or 500-year flood zones in Duarte according to FEMA. The City is located in Flood Zone "D" and "X", where flood hazards are possible, but no analysis has been conducted. Flooding does occur in the City. For example in



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2017, streets in the foothills were flooded with water and debris from heavy rains in January and February. In addition, certain parts of the City are susceptible to urban flooding, including:

- Huntington Drive, north side, west of Buena Vista Street
- Encanto Parkway, north of Huntington Drive
- Encanto Parkway near Fish Canyon Road

Three major dams in the upper watershed of the San Gabriel River provide flood protection for the City of Duarte. Two of these dams, Cogswell Dam and San Gabriel Dam, were built in San Gabriel Canyon between 1934 and 1937 respectively. A third dam, known as Morris Dam was constructed in 1934 by the City of Pasadena. There is a fairly low possibility for a severe earthquake to cause flooding due to the failure of Morris, San Gabriel and/or Cogswell dams. Figure Safe – 10 shows areas subject to dam inundation in the City. According to the City's 2020 Hazard Mitigation Plan, all the City's critical facilities are located in dam failure inundation areas and the populated area affected by dam failure is a total of 1,643 acres. A total of 18,773 residents, approximately 88 percent of the City's population, could be affected in the event of a dam failure.

Figure Safe – 11 shows how long it would take for flood waters to reach different parts of Duarte in the unlikely possibility of a flood. Should this happen flood waters would last about one hour then recede.

To ensure against damage to existing development in these areas, the City participates in the Federal Emergency Management Agency's Flood Insurance Program. Development must follow the City's Municipal Code standards requiring permits to be reviewed by the Floodplain Administrator prior to construction and all new buildings in the flood hazard area to be constructed with materials resistant to flood damage. Equipment and other service facilities must also be designed to prevent water from entering or accumulating in their components during a flood.

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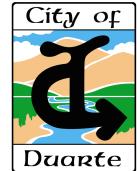
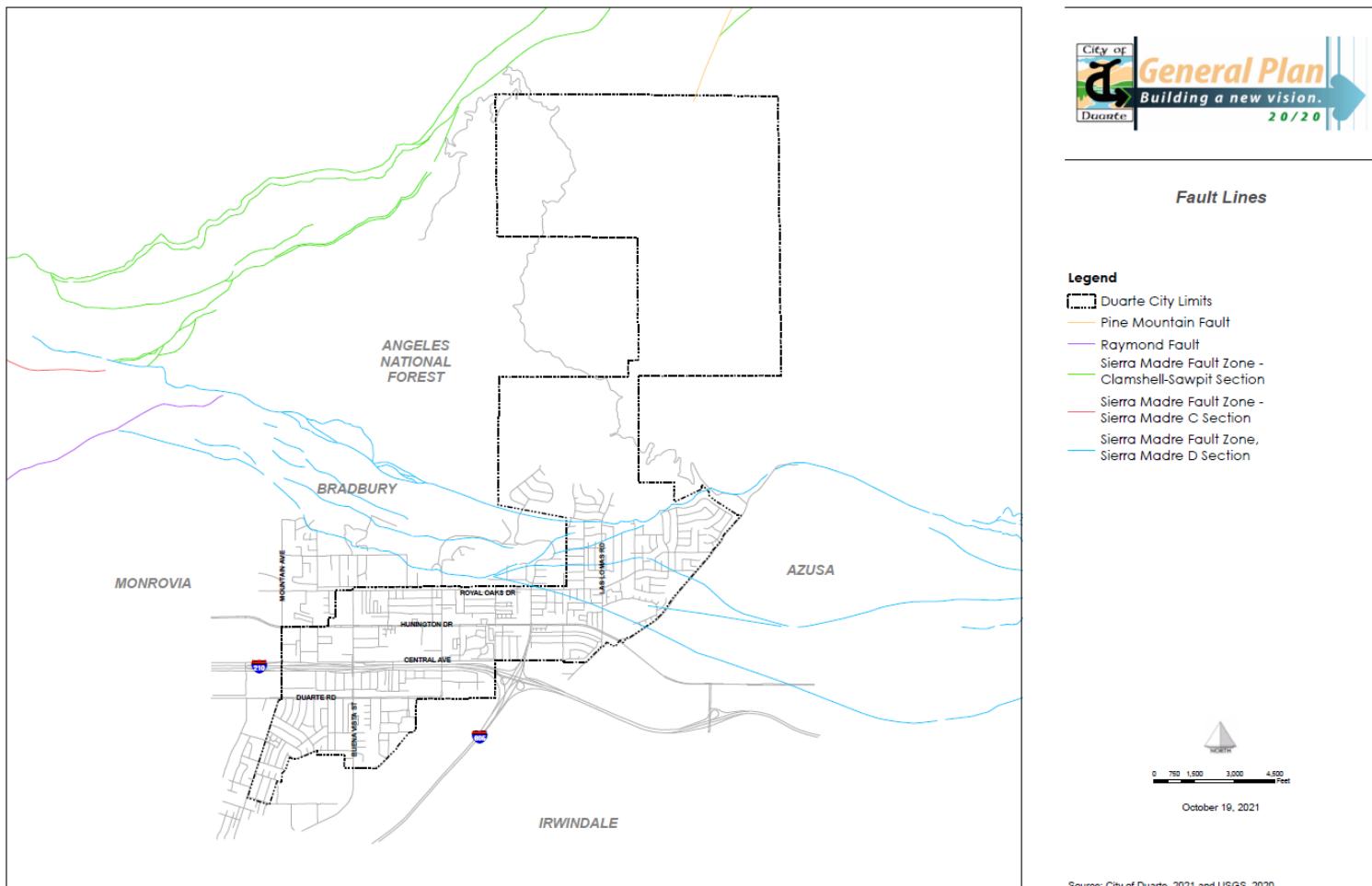


Figure Safe – 4 Fault Lines



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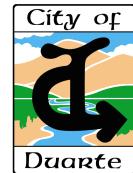
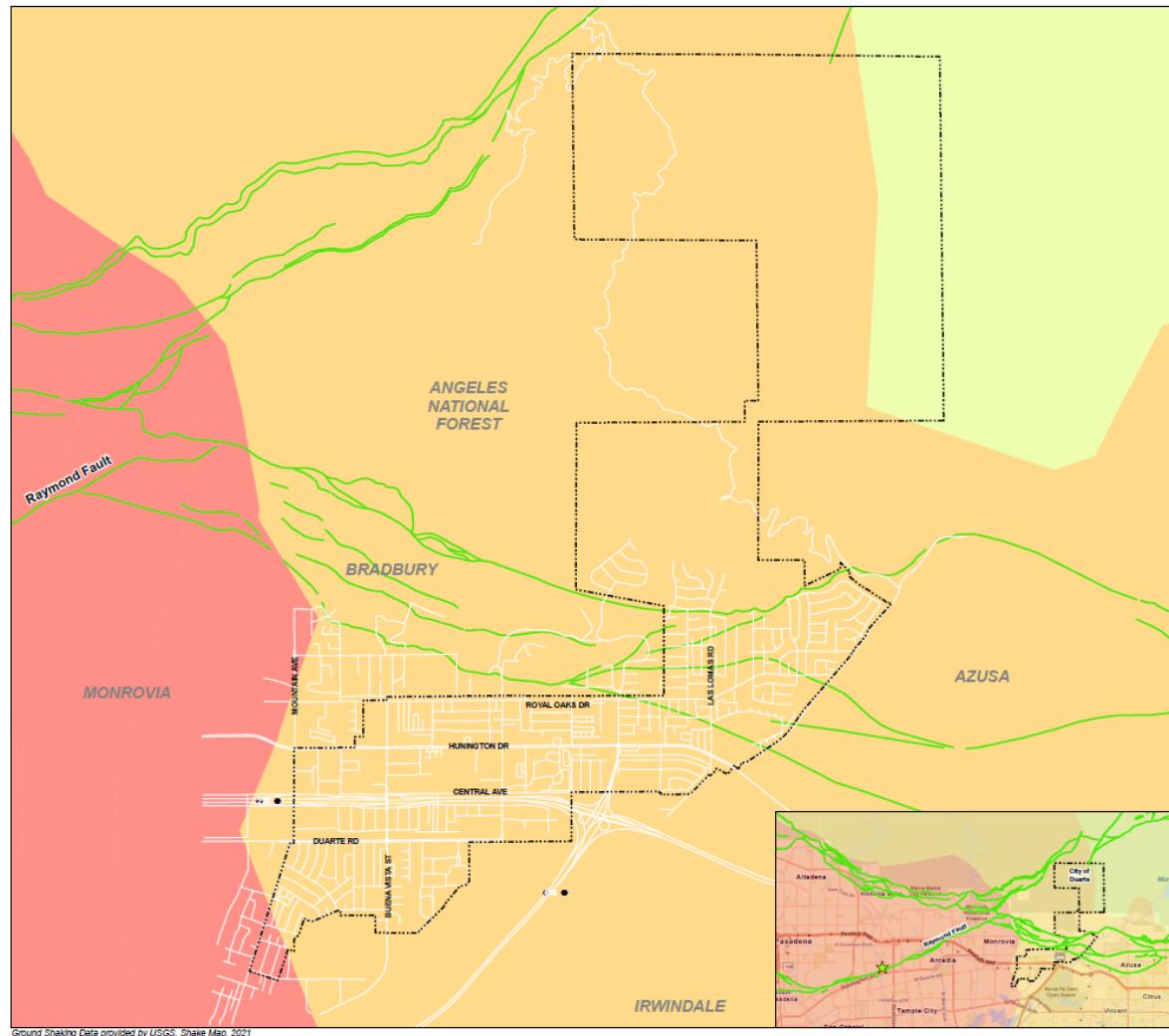


Figure Safe – 5 Earthquake Scenario Map – Puente Hills M 7.0



Earthquake Scenario Map -
Puente Hills M 7.0

Legend

- Dashed line: Duarte City Limits
- Star: Epicenter
- Green lines: Faults
- Peak Ground Acceleration

 - Weak
 - Light
 - Moderate
 - Strong
 - Very Strong
 - Severe

0 750 1,500 3,000 4,500 Feet

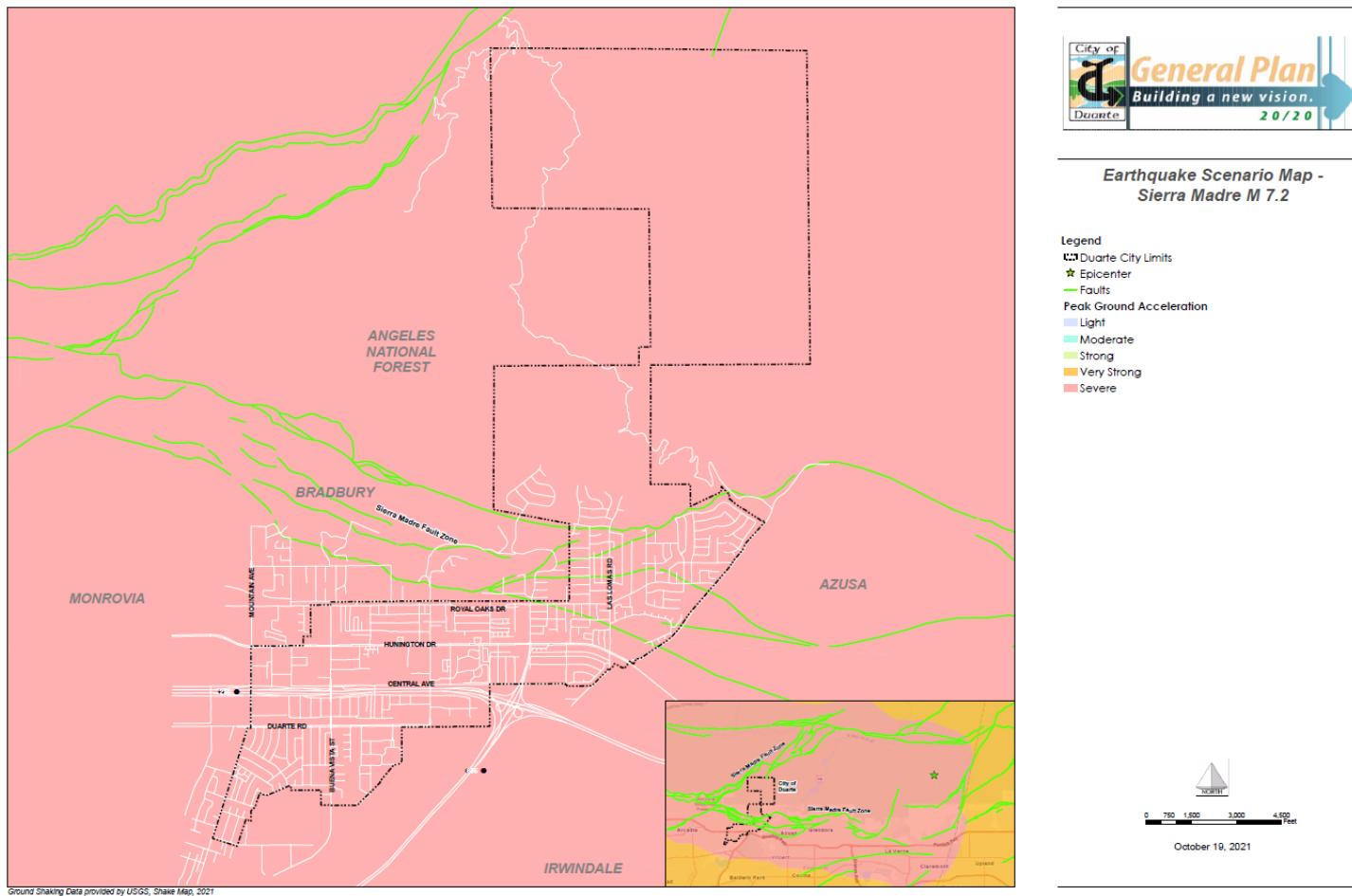
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Figure Safe – 6 Earthquake Scenario Map – Sierra Madre M 7.2



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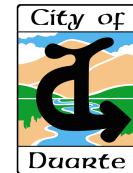
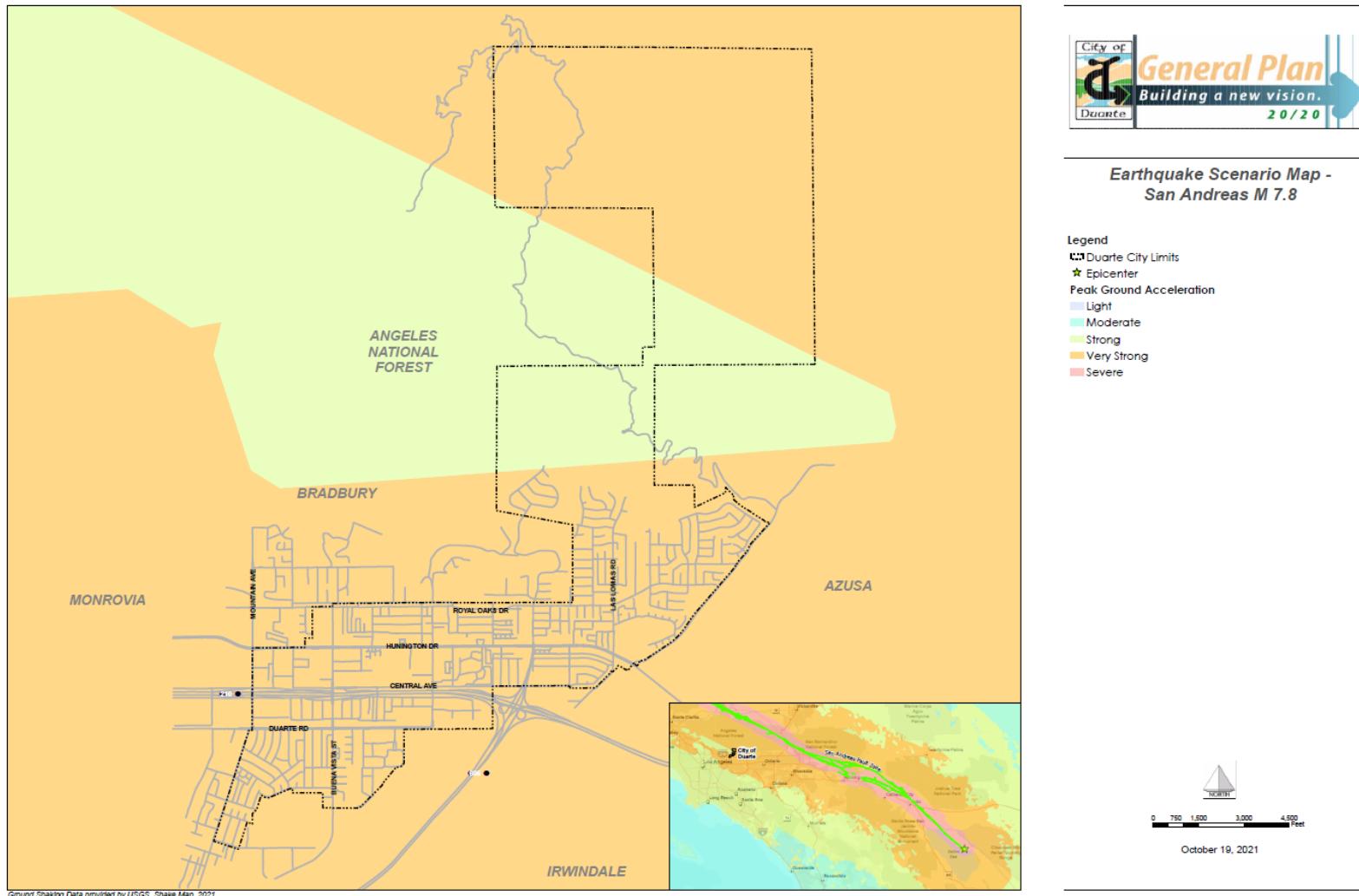
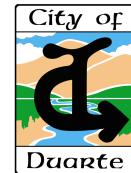


Figure Safe – 7 Earthquake Scenario Map – San Andreas M 7.8

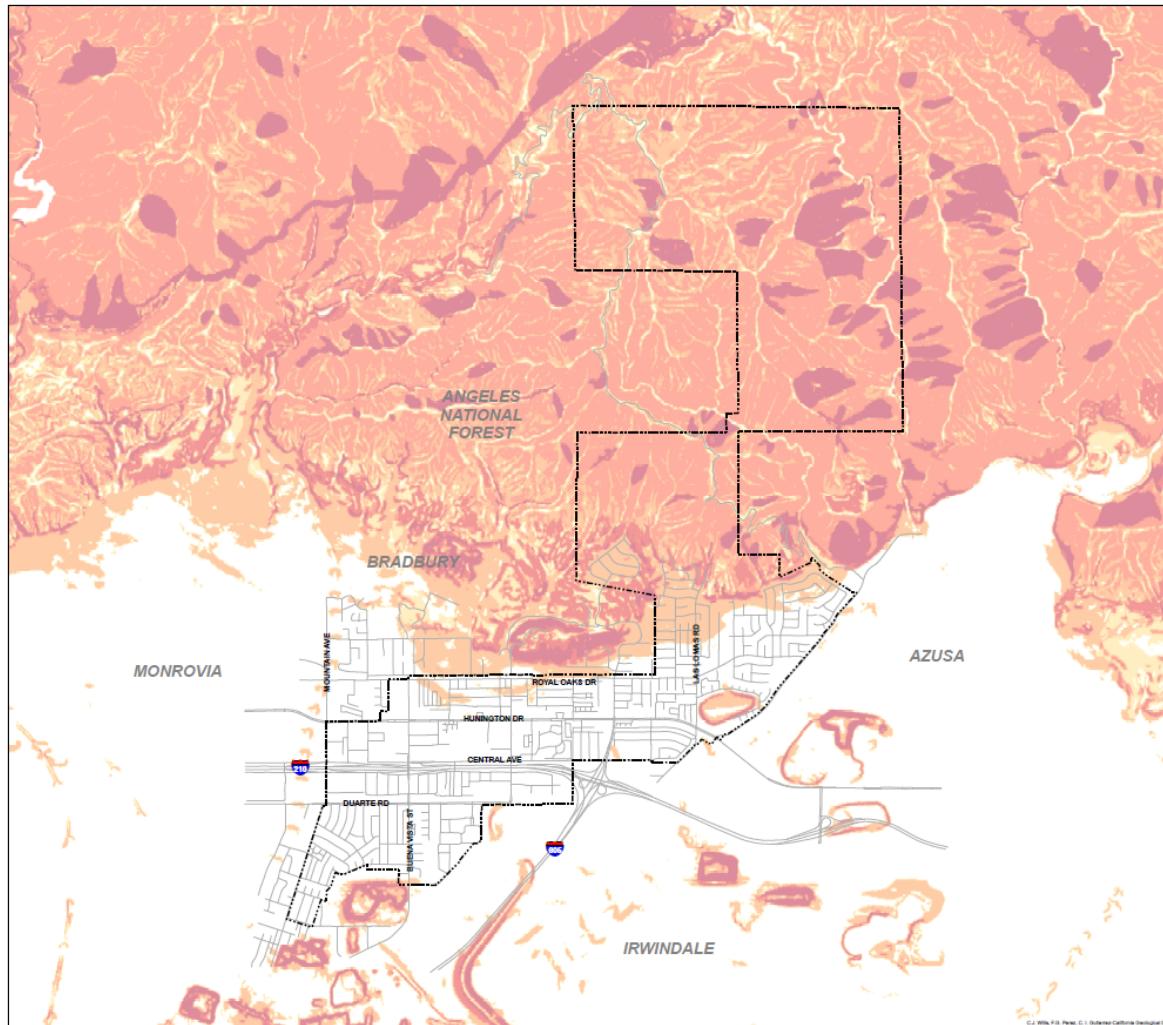




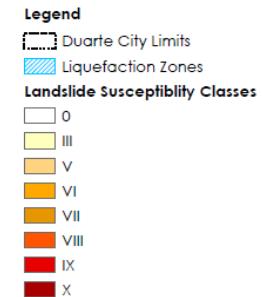
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Figure Safe – 8 Landslide and Liquefaction

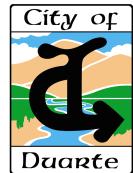


Fault Lines



October 19, 2021

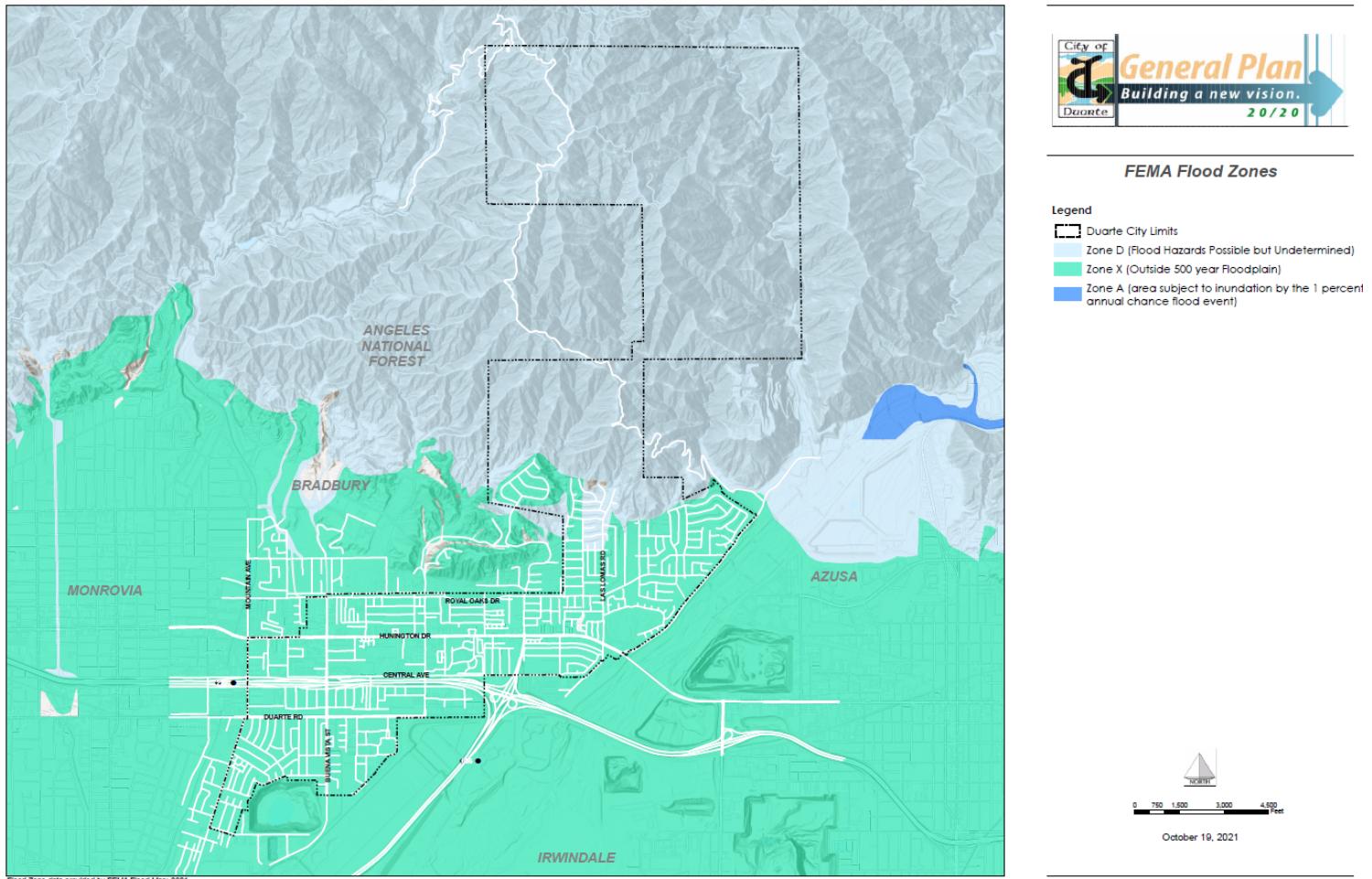
Source: City of Duarte, 2021 and USGS, 2020.



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Figure Safe – 9 FEMA Flood Zones



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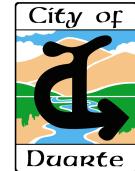
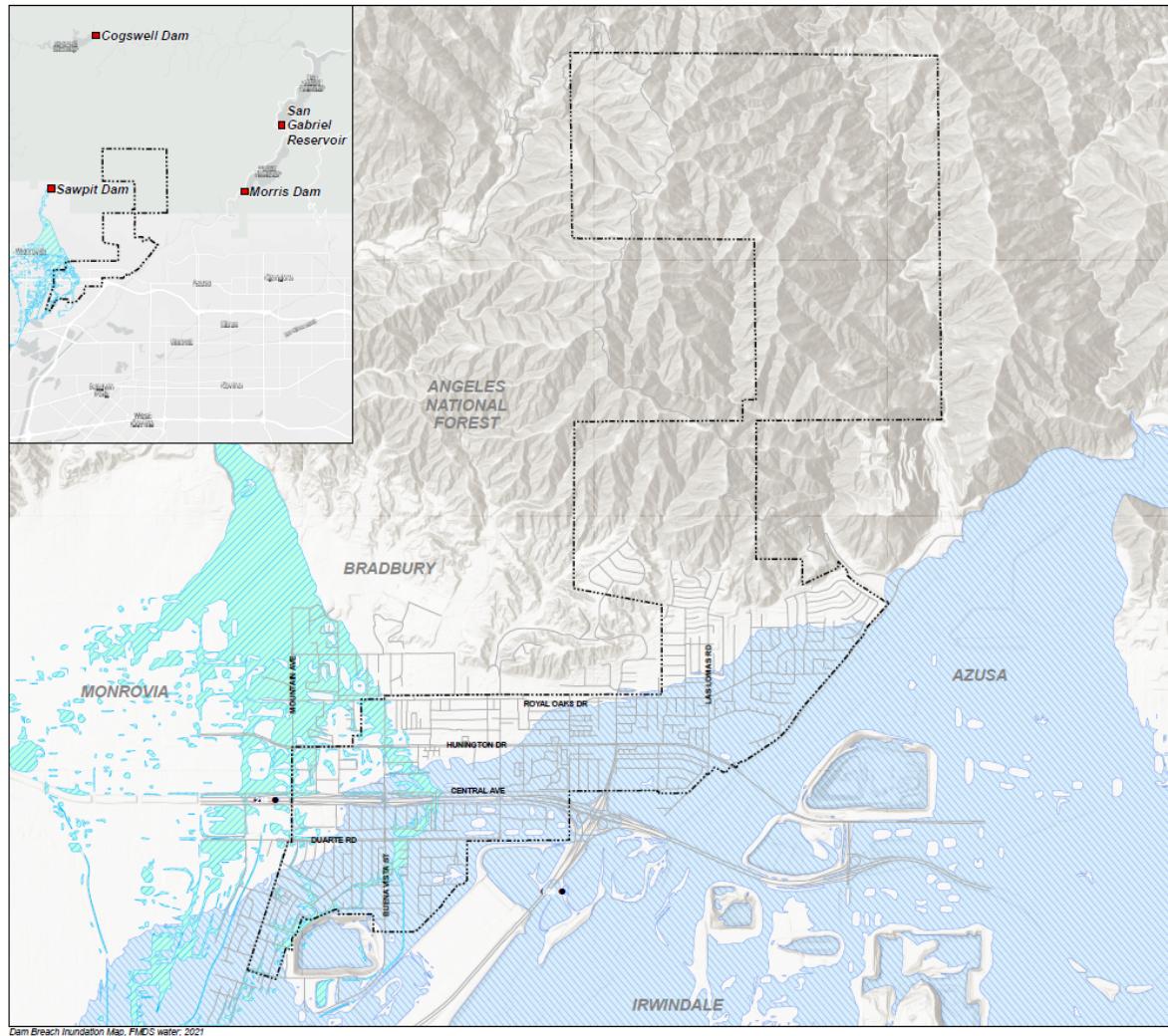


Figure Safe – 10 Dam Failure Inundation Areas



Dam Failure Inundation Areas

Legend

- Duarte City Limits
- Sawpit Reservoir Dam Failure Inundation Area
- San Gabriel Dam Failure Inundation Area
- Downstream Hazard
- Extremely High

NORTH
0 750 1,500 3,000 4,500 Feet

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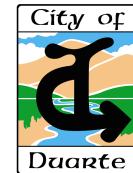
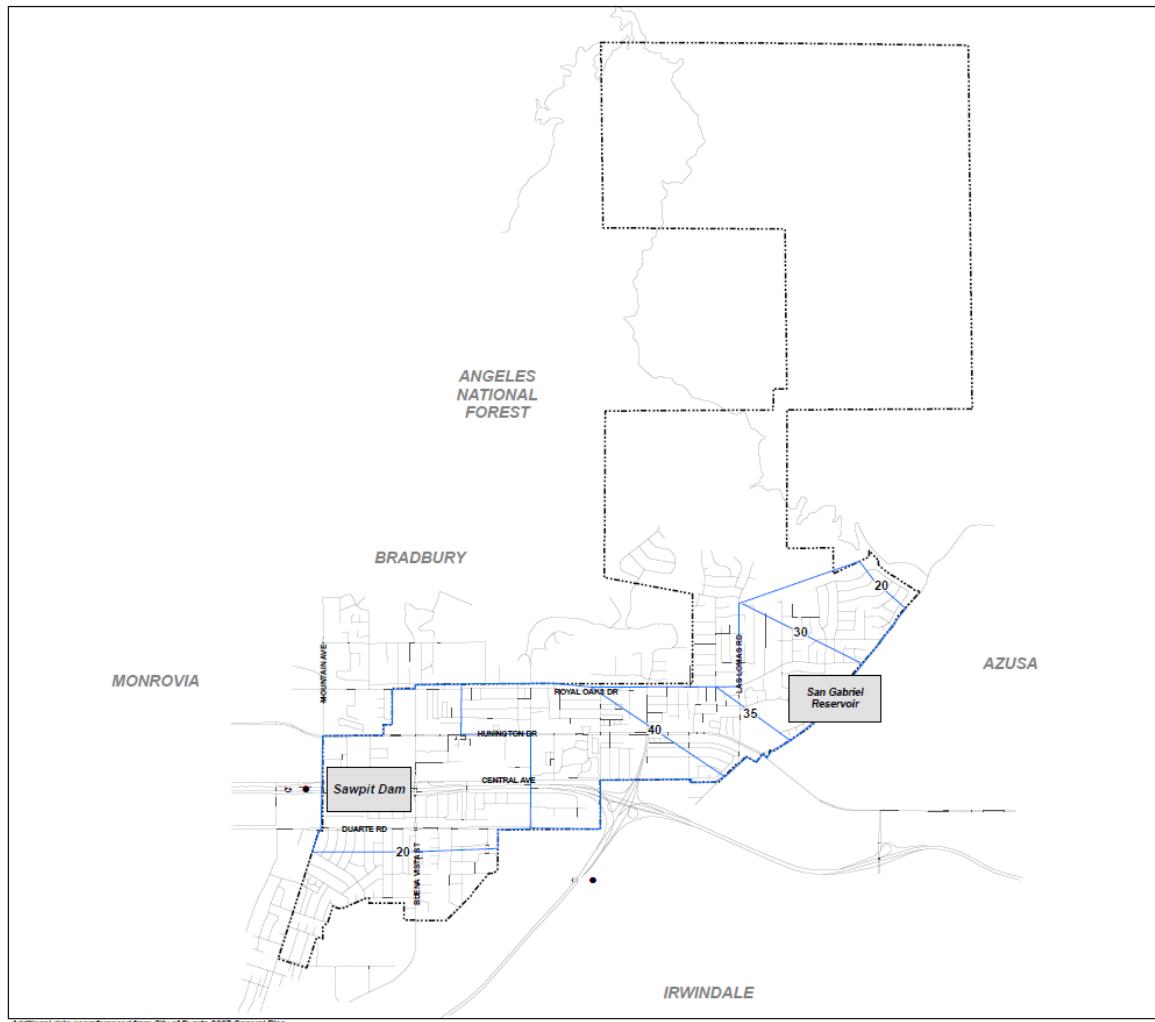


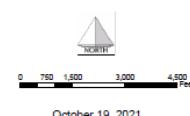
Figure Safe – 11 Dam Failure Timing Scenario

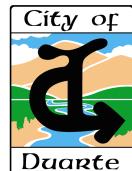


Dam Failure Timing Scenario

Legend

- Duarre City Limits
- Elapsed Time in Minutes from dam failure to arrival of first water





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Hazardous Materials Management

The Los Angeles County Fire Department Health Haz Mat Division administers the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program for the City of Duarte. Refer to the Related Agencies, Laws, and Plans section of this element to find more about the City of Duarte Hazard Mitigation Plan which addresses hazardous materials in the City.

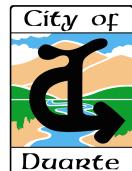
Emergency Preparedness

In May 2020, the Duarte City Council approved Resolution No. 20-15 adopting the 2020 Hazard Mitigation Plan in accordance with the Federal Disaster Mitigation Act of 2000. This plan established goals and objectives to ensure health, safety, and welfare of Duarte citizens, even in the event of a disaster. The plan was a result of a process involving city departments, local agencies, business people, landowners, developers, and citizens, and reflects local values and concerns. Refer to the Related Agencies, Laws, and Plans section of this element to find out more about the City of Duarte Hazard Mitigation Plan which addresses emergency preparedness.

There are no above or below ground petroleum storage facilities in Duarte other than those used by service stations and individual businesses. City staff did not have any information on pipelines within the City. Regarding other potential hazardous conditions, the Rancho Duarte Golf Course was formerly a landfill. The City of Duarte owned this 18.5 acre golf course until 2004. This golf course is designated Open Space in the Open Space and Land Use Elements.

Law Enforcement

Police protection is provided by the Los Angeles County Sheriff out of the Duarte Satellite Station. The Duarte Satellite Station is the launching center for 30 male and female officers that begin and end their shift to provide Duarte, Bradbury, and the unincorporated area west of Duarte with law enforcement services 24 hours a day. The station does not have dispatch or booking ability. Non-emergency dispatch is routed through the Deputy Dispatch Desk at Temple Sheriff's Station. Special Assignment Deputies handle gang identification, operations pertaining to narcotic sales, probation sweeps, Sting Operations, Neighborhood Watch interactions, including speaking to and gathering intelligence, and overall trouble shooting of crimes that may be on the increase. A School Resource Officer works pro-actively with Duarte schools to provide prevention, intervention, and suppression services. In addition to working with the schools, this officer also assists in Duarte's gang enforcement and D.A.R.T.



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(Duarte Area Resource Team) program. The law enforcement agencies of Duarte and Monrovia collaborate through D.A.M.A.G.E. (Duarte and Monrovia Active Gang Enforcement) program resulting in dramatic reductions in gang activity through shared information and resources. The program also helps to reduce graffiti and thefts. Detective services and a variety of other services are provided by the Sheriff's office as prescribed by the contract between the City and County Sheriff.

Fire Services

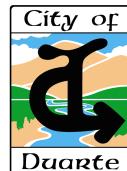
Fire protection in the City of Duarte is provided by the Los Angeles County Fire Department (LACFD). LACFD fire station 44 is located at 1105 S. Highland Avenue. This station provides the following apparatus and personnel including engines # 44, # 244, and # 444, and patrol truck # 44. The station is typically staffed by an eight-member crew.

Los Angeles County Fire also provides Hazardous Material services. The U.S. Forest Service in San Dimas provides wildfire service in the Angeles National Forest.

Peakload Water Supply

Peakload water supply is defined as the supply of water available to meet both domestic water and firefighting needs during the particular season and time of day when domestic water demand on a water system is at its peak. California – American Water Company provides potable water to the Duarte service area which includes about 300 metered connections in Bradbury and all of the incorporated area of Duarte. Potable water is provided from eight wells in and around Duarte.

The San Gabriel groundwater basin has been found to be contaminated with volatile organic compounds (VOCs). A strategy for addressing the problem and ultimately removing the contamination is being successfully implemented. Section 28 of the Main San Gabriel Basin Watermaster's Rules and Regulations details the region's long-term commitment to cleaning up contaminated areas of the basin. There are many key provisions laid out in the document. One notable restriction is that producers cannot drill replacement wells, either by location, depth or screening, to avoid contamination that exists in its current well. Instead, the Watermaster requires producers to pump and treat those contaminated supplies to ultimately rid the basin of those contaminants. These efforts will continue for decades.



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Water storage in the Duarte Service Area is provided by 7 reservoirs including 4 steel tanks with a total storage capacity of 5.1 million gallons. All of the reservoirs are covered to reduce evaporation and control losses.

Maximum Day Water demand was 12.9 million gallons a day in 2004 and in 2010 the maximum day demand was 9.16 million gallons a day. Peakload water demand is always highest during the hottest summer months and is important to know so that adequate water is available in case of an emergency.

IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the general plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development (HCD) and State Office of Planning and Research on the status of the plan and progress in implementing the plan. HCD checks to see if the city is making progress in meeting its fair share of regional housing needs.

This section provides an implementation matrix for policies found in the Safety Element. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the responsible agency or department that will be implementing the measure, the funding source, and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments

AS = Administrative Services

CD = Community Development

PS = Public Safety

CM = City Manager

P&R = Parks and Recreation

Partnered County Department:

LACoFD = Los Angeles County Fire Department

LASD = Los Angeles County Sheriff's Department

LACPH = Los Angeles County Public Health Department

LACDoA = Los Angeles County Department of Agriculture

Funding Source:

GF = General Fund

SF = State funds

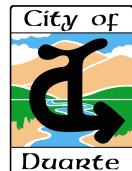
RA = Redevelopment Agency

FF = Federal Funds

G = Grants

OF = Other Funds

DF = Development Fees



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Implementation Timeframe (or as resources provide):

ST = Short-term by 2025

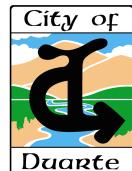
LT = Long Term by 2030

MT = Mid-term by 2040

On = Ongoing

Table Safe - 1
Safety Element Implementation Measures

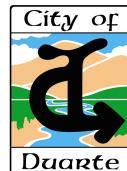
Measure #	Implementation Measure	Responsible Agency	Funding Source	Time frame
Safe 1.1.2.1	Update registry of volunteers who live and work in the city and will be able to perform medical assistance, security, and damage assistance in an emergency.	PS	GF, G	ST
Safe 1.1.2.2	Promote training programs on hazard mitigation and disaster planning through the City website.	CM	GF	On
Safe 1.1.2.3	Coordinate with citizen groups, organizations, and volunteers in the Public Safety Department registry to establish procedures for decision-making, and line of command for providing emergency assistance in the event of a natural disaster.	PS	GF	ST
Safe 1.1.3.1	Prepare and implement programs which will help mitigate risk and minimize losses to the most sensitive communities and assets identified in the Climate Change Vulnerability Assessment.	PS	GF, G, FF, SF	ST, On
Safe 1.1.3.2	The City will update the Hazard Mitigation Plan every five years to reduce the risk from hazards by identifying resources, information, and strategies for risk reduction, while helping to guide and coordinate mitigation activities throughout the City.	CD, PS	GF	On
Safe 1.1.4.1	Continue to update and enforce the City's fire and building codes as appropriate.	CD, LACoFD	GF	On
Safe 1.1.4.2	Incorporate climate change vulnerability and climate hazard mitigation into the City's Capital Improvement Plan for new construction and updates to City-owned facilities and infrastructure.	CD	GF	ST
Safe 1.1.5.1	Incorporate fire and police department expansion needs in each year's operating budget as the yearly budget provides.	AS	GF, FF, SF, G	On
Safe 1.1.6.1	Support federal, state, and county regulations pertaining to health and safety, and fire regulations and ordinances. Train City	CM, PS	GF	On



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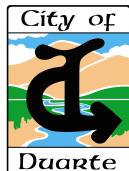
	personnel to help identify hazardous materials and associated violations.			
Safe 1.1.7.1	Conduct periodic emergency exercises among City staff members and other key personnel and implement and update the City's emergency preparedness plan on an on-going basis.	CM, PS	GF	On
Safe 1.1.7.2	Update the City of Duarte Hazard Mitigation Plan every five years. Periodically update the Emergency Operations Plan.	CD, PS	GF	On
Safe 1.1.8.1	Incorporate standards for emergency services training and emergency responses for climate hazards into Emergency Operations Plan during the next EOP update.	PS, CD	GF	ST
Safe 1.1.8.2	Produce evacuation route maps that incorporate potential road closures and highest-risk areas for each climate hazard (e.g. wildfire, storm flooding).	PS, CD	GF	ST
Safe 1.1.9.1	Develop heat hazard response in next EOP update, and heat hazard mitigation measures in next HMP update. Designate community cooling centers for extreme heat days that are accessible to those living in identified disadvantaged communities within the City.	CD, PS, P&R	GF	ST, MT
Safe 1.1.10.1	City staff will update inventory of water storage facilities and sources of potable water that could be used in the event of an emergency and the means to distribute that water to residents.	CD	GF	ST
Safe 2.1.1.1	Prepare communication materials and support education programs that familiarize the citizens of Duarte with emergency preparedness and procedures to follow in the event of a major disaster. These materials will be posted on the City website in multiple languages as needed to be accessible to both English-speaking and non-English speaking residents.	PS, CM	GF, G	ST
Safe 2.1.2.1	Update and disseminate a disaster preparedness plan to enable the community to be self-sufficient for a minimum of 7 days following a natural or man-made disaster.	PS	G, FF, SF	ST
Safe 2.1.3.1	The City will prepare and distribute educational materials outlining recommendations for stockpiling supplies for employees.	PS	GF	MT
Safe 2.1.4.1	The City will provide communication materials outlining emergency and evacuation procedures to high-occupancy facilities, dependent care centers, and critical facilities managers.	PS	GF	MT
Safe 2.1.5.1	Partner with community groups and neighborhood organizations already engaged with populations at greatest risk to hazards, to increase awareness of evacuation routes, emergency shelters, and City emergency	PS	GF	MT



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	response plans as well as what resources are available to residents.			
Safe 2.1.6.1	Review the early warning system and determine its effectiveness to reach all populations within Duarte, such as non-English speaking individuals.	CM, PS	GF	MT
Safe 2.1.7.1	Partner with the Los Angeles County Department of Public Health to develop and enhance disaster and emergency early warning systems to incorporate objective data and information for potential health threats such as heat-illness, illnesses complicated by low air quality, and precipitation events.	PS, LACPH	GF	MT
Safe 2.1.8.1	Consider establishing a wild animal task force to study providing hard copy and web material on how to store and secure trash; relocation of bear and mountain lions; and installing bear and mountain lion warning signs.	PS	G, SF, FF, GF	ST
Safe 3.1.1.1	Establish a minimum level of emergency service. Ensure that these services are responsive to the community's needs by periodically evaluating these services through the use of surveys and questionnaires.	PS	GF, FF, SF	On
Safe 4.1.2.1	Comply with the provisions of the Alquist-Priolo Act requiring site-specific soils, geologic, or geotechnical engineering studies prior to development approval of sites potentially subject to seismic activities.	CD	GF	On
Safe 4.1.3.1	Require appropriate engineering and design mitigations for new structures proposed in geologic or seismic hazard areas.	CD	GF	On
Safe 5.1.2.1	Continue to participate in the mutual assistance program.	PS	GF	On
Safe 5.1.3.1	Ensure that all buildings and areas are accessible to fire vehicles and firefighting equipment. Support fire department policy of controlled burns in high risk areas.	CD	GF	On
Safe 5.1.4.1	Develop a system of fire hazard mitigations based upon the probability of occurrence and number of people at risk. Replace out-of-date apparatus and equipment on a scheduled basis. Determine peakload water demand and supply.	PS, LACoFD, CD	FF, SF, GF	ST
Safe 6.1.4.1	Prepare and make available educational materials regarding the proper storage and disposal of hazardous materials and e-waste to community members.	PS	GT	LT



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Safety Element Definitions

Active Fault: A fault which has exhibited surface displacement within Holocene time (approximately the past 11,000 years).

Alquist-Priolo Earthquake Fault Zone: A regulatory zone, delineated by the State Geologist, within which site-specific geologic studies are required to identify and avoid fault rupture hazards prior to subdivision of land and/or construction of most structures for human occupancy.

Critical Facility: Facilities that either (1) provide emergency services or (2) house or serve many people who would be injured or killed in case of disaster damage to the facility. Examples include hospitals, fire stations, police and emergency services facilities, utility facilities, and communications facilities.

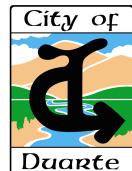
Development: The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Disadvantaged Community: means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Environmental Justice: The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. (Cal. Gov. Code, § 65040.12, subd. (e).)

Fault: A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. A fault zone is a zone of related faults which commonly are braided, but which may be branching. A fault trace is the line formed by the intersection of a fault and the earth's surface.

Flooding: A rise in the level of a water body or the rapid accumulation of runoff, including related mudslides and land subsidence, that results in the temporary inundation of land that is usually dry. Riverine flooding, coastal flooding, mud



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flows, lake flooding, alluvial fan flooding, flash flooding, levee failures, tsunamis, and fluvial stream flooding are among the many forms that flooding takes.

Ground Failure: Mudslide, landslide, liquefaction, or soil compaction.

Hazardous Building: A building that may be hazardous to life in the event of an earthquake because of partial or complete collapse. Hazardous buildings may include:

1. Those constructed prior to the adoption and enforcement of local codes requiring earthquake resistant building design.
2. Those constructed of unreinforced masonry.
3. Those which exhibit any of the following characteristics:
 - exterior parapets or ornamentation which may fall on passersby
 - exterior walls that are not anchored to the floors, roof, or foundation
 - sheeting on roofs or floors incapable of withstanding lateral loads
 - large openings in walls that may cause damage from torsional forces
 - lack of an effective system to resist lateral forces
 - non-ductile concrete frame construction

Hazardous Material: An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Landslide: A general term for a falling, sliding, or flowing mass of soil, rocks, water, and debris. Includes mudslides, debris flows, and debris torrents.

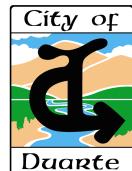
Liquefaction: A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.

Peakload Water Supply: The supply of water available to meet both domestic water and firefighting needs during the particular season and time of day when domestic water demand on a water system is at its peak.

Potentially Active Fault: A fault which shows evidence of surface displacement during Quaternary time (the last 2 million years).

Seiche: An earthquake-induced wave in a lake, reservoir, or harbor.

Seismic Hazard Zone: A regulatory zone, delineated by the State Geologist, within which site-specific geologic, soils, and foundation engineering studies are required to identify and avoid earthquake-caused ground-failure hazards, or selected other earthquake hazards, prior to subdivision of land and for



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construction of most structures for human occupancy.

Seismically Induced Surface Rupture: A break in the ground's surface and associated deformation resulting from the movement of a fault.

Subsidence: The gradual, local settling or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).

Tsunami: A wave, commonly called a tidal wave, caused by an underwater seismic disturbance, such as sudden faulting, landslide, or volcanic activity.

Wildland Fire: A fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush, or grasslands. This includes areas where there is a mingling of developed and undeveloped lands.

CHAPTER 3

OPEN SPACE and CONSERVATION

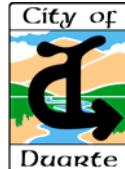


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OPEN SPACE and CONSERVATION



INTRODUCTION

The Open Space and Conservation Elements include a description of the lands and waterways that are unimproved and are to be devoted to natural and/or recreational uses. These Elements also provide a description of existing and planned recreational lands and facilities. These lands and waterways will be designated in the general plan land use diagram. Within Duarte's General Plan, the Open Space and Conservation Elements are combined into one because the topics discussed within these elements are closely related.

Recreational goals, policies, and programs are not specifically addressed in this document. For purposes of the general plan, recreational programs are viewed as implementation tools to be discussed at a later date.

Conservation Element Statutory Requirements

California law requires that each city's general plan includ a Conservation Element. The Conservation Element must address "...the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources..." The conservation element must also "...consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands..."

Recently, State law has been added to require provisions that a portion of the conservation element, including waters, shall be developed in coordination with any countywide water agency and with all district and city agencies that have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. "...Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county..."

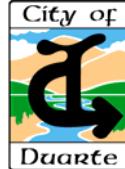
Open Space Element Statutory Requirements

State law defines open-space land as "any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and

CHAPTER 3

OPEN SPACE and CONSERVATION



other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.”

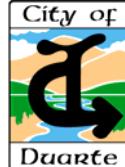
Relationship to other General Plan Elements and Program EIR

California law requires that all elements of the general plan be consistent. While all of the general plan elements are independent, they are also interrelated, some more so than others. As an example certain goals and policies of one element may also address items that are primary issues of other elements. This integration of issues throughout the general plan creates a strong basis for the implementation of plans, programs and achievement of community goals. The Open Space and Conservation Elements are most directly related to Land Use, Circulation, and Historic Preservation.

A Program Environmental Impact Report (EIR) will be part of the 2005-2020 Duarte General Plan. Policies within the Open Space and Conservation Elements will also become mitigation measures within the Program EIR.

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OPEN SPACE and CONSERVATION



GOALS, OBJECTIVES AND POLICIES

This section provides draft Goals, Objectives and Policies for the Open Space and Conservation Elements of the Duarte General Plan. Conservation of natural and recreational resources, open space, and air quality goals, objectives and policies are provided.

Conservation Goal 1: To protect the valuable watershed and natural habitat areas within and to the north of the urbanized areas.

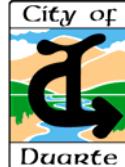
Objective 1.1 Preserve Duarte's natural hillsides which provide significant wildlife habitat, open space, aesthetic and a visual backdrop to the community.

Policies

- Con 1.1.1 Continue to support the United States Department of Agriculture and their conservation efforts in the forest lands in Duarte.
- Con 1.1.2 Work with the San Gabriel Mountains Conservancy in its efforts to protect the wilderness area within Duarte.
- Con 1.1.3 To preserve the characteristics of the mountains, river beds, and canyons and to protect the valuable watershed, grading of lots should be kept to a minimum. Streets should be carefully designed to reduce or eliminate the possibility of erosion in the hillside and mountainous areas.
- Con 1.1.4 Promote and encourage multi-agency involvement in identifying opportunities for hillside preservation and protection.
- Con 1.1.5 Form partnerships with Federal, State, County, other agencies, and private entities to help protect and preserve hillside land.
- Con 1.1.6 Continue to investigate open space land opportunities for the preservation of natural resources and sensitive habitat.

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Conservation Goal 2: To protect and maintain the local water supply to ensure that the city's growing demand for water can be met.

Objective 2.1 Assist in the preservation, recharge and clean-up of water as a precious natural resource.

Policies:

Con 2.1.1 Work to conserve current water supplies and seek new sources of water.

Con 2.1.2 Maintain groundwater recharge areas to protect water quality and ensure continued recharge of groundwater basins.

Con 2.1.3 Require the use of native and other drought-resistant plants to reduce the amount of water used for landscaping.

Con. 2.1.4 Require the installation of water saving irrigation systems for all new development.

Con 2.1.5 Reduce the amount of impervious surfaces through the use of porous ground cover materials.

Con 2.1.6 Encourage water conservation in residential, commercial, and industrial development.

Conservation Goal 3: To protect Duarte's environment through proper consideration of the environmental implications of new development in the city.

Objective 3.1 Keep current on environmental legislation to protect Duarte's environment.

Policies:

Con 3.1.1 Update Duarte's California Environmental Quality Act (CEQA) standards as provided by State guidelines.

Con 3.1.2 Analyze all projects as defined in the California Environmental Quality Act (CEQA) for potential impacts on the community and utilize the proper mitigation measures to mitigate any potential adverse impacts on the community.

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- Con 3.1.3 Minimize the aesthetic impacts of signs through the strict enforcement of the Municipal Sign Ordinance.

Conservation Goal 4: To prolong the life and safety of landfills and find an environmentally safe alternative means for the disposal of solid waste.

Objective 4.1 Reduce the solid waste disposal stream through recycling.

Policies:

- Con 4.1.1 Work towards achieving waste-reduction and diversion goals.
- Con 4.1.2 Remove as much as possible from the waste stream, and, preferably, to reuse it and to continue to increase alternative ways to create diversion.
- Con 4.1.3 Promote the city's recycling program as a viable alternative to trash disposal.
- Con 4.1.4 Consider increasing bulk community round-ups from twice a year to more frequent round-ups.

Conservation Goal 5 To restrict future surface streets from cutting up areas of open space.

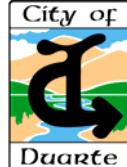
Objective 5.1 Promote the preservation of open space by discouraging development that is not sensitive to this resource.

Policies:

- Con 5.1.1 Encourage the planned unit development or specific plan approach to land use which will minimize streets and provide more open space or green belts.
- Con 5.1.2 Discourage the extension of urban service into areas which are to remain open as open space. Streets and roadways should avoid large open areas as much as possible.
- Con 5.1.3 Maintain open space areas around noise generators to buffer the noise impacts on noise sensitive uses including

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schools and residential areas.

- Con 5.1.4 To protect the public health, safety, and welfare, the city should designate open space where there is danger of flood, fire, or earthquake, unless these risks can be adequately mitigated.

Conservation Goal 6 To ensure that developments in the mountain and hillside areas are sensitive to the local environment.

Objective 6.1 Assure that development maintains the character of open space natural resources.

Policies:

- Con 6.1.1 Maintain very low densities in the northernmost portion of the city not included in the national forest. Further development must be sensitive to the terrain, natural environment and aesthetics.

Open Space Goal 1 Protect and/or enhance Duarte's Open Space acreage.

Objective 1.1 Ensure that open space is available and accessible to both existing and future residents.

Policies:

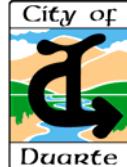
- OS 1.1.1 Work with conservation groups to identify and conserve open space and protect lands accessible to public use.
- OS 1.1.2 Continue to conserve open space through public-private funding sources and management strategies, including conservation easements.

Open Space Goal 2: To develop enough park acreage to meet the needs of the population and upgrade existing facilities.

Objective 2.1 To provide open space ratios for current and future Duarte residents at current acreage per capita.

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Policies:

- OS 2.1.1 Continue to cooperate with the Duarte Unified School District in providing open space amenities for Duarte residents and students.
- OS 2.1.2 Require new development to mitigate the burden it creates on existing parks through parkland dedication, recreational space development and/or mitigation fees.
- OS 2.1.3 Provide for the future expansion of existing parks in a way that does not adversely affect adjacent areas.
- OS 2.1.4 Coordinate circulation and recreation developments in Duarte with those planned for the Santa Fe Dam regional recreation area.
- OS 2.1.5 Provide recreation programs for all age groups, utilizing first those facilities now existing and developing new facilities as the need arises.
- OS 2.1.6 Establish neighborhood parks designed and located to conveniently serve the needs of various segments of the community.
- OS2.1.7 Protect Duarte's natural foothill areas by maintaining low overall residential densities and by utilizing their potential for recreational and open space purposes.

Open Space Goal 3: To provide parks throughout the city, on a pedestrian scale as much as possible. Neighborhood parks generally should have a one-half mile service radius.

Objective 3.1 Make parks facilities convenient to all Duarte residents without having to use a motorized vehicle.

Policies:

- OS 3.1.1 Multiple recreation uses for open space areas should be encouraged. For example, horseback trails entwined with pedestrian paths can be enjoyable for both parties. Trail

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markers can be used to point out interesting views and directions (e.g., the direction to the waterfall in Fish Canyon).

- OS 3.1.2 Develop new city parks when and where this is possible to meet the future recreational needs of the community.
- OS 3.1.3 Expand and improve recreational facilities at existing parks within the city.
- OS 3.1.4 Promote the development of new neighborhood and recreation facilities, as appropriate, including parks of 4 acres or more to be used as satellite parks.

Air Quality Goal 1: Create Land Use policies that address the relationship between land use and air quality to protect public health and minimize impacts on existing land use patterns and future land use developments.

- Objective 1.1** Through land use plans provide heightened consideration of policies and strategies to minimize exposure of sensitive receptors and sites (e.g. schools, hospitals, and residences) to health risks related to air pollution.

Policies:

- AQ 1.1.1 Facilitate communications among residents, businesses and the Southern California Air Quality Management District (AQMD) to quickly resolve air pollution nuisance complaints. Distribute information to advise residents on how to register a complaint with the AQMD (cut smog program).
- AQ 1.1.2 Promote and support mixed-use land patterns that allow the integration of retail, office, institutional and residential uses.

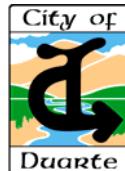
- Objective 1.2** Reduce mobile source emissions by reducing vehicle trips and vehicle miles traveled associated with land use patterns.

Policies:

- AQ 1.2.1 Establish a Mixed-Use Zoning District that offers incentives for mixed-use developments.

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AQ 1.2.2 Create opportunities to receive State transportation funds by adopting incentives (e.g. and expedited review process) for planning and implementation infill development projects that include job centers and clean transportation nodes (e.g. preparation of a “transit village” plan).

Air Quality Goal 2: Reduce air pollution from mobile sources.

Objective 2.1 Reduce motor vehicle trips and vehicle miles traveled.

Policies:

AQ 2.1.1 Collaborate with local transit agencies to:

- Develop programs and educate employers about employee rideshare and transit.
- Establish mass transit mechanisms for the reduction of work-related and non-work related vehicle trips.
- Promote mass transit ridership through careful planning of routes, headways, origins and destination, and types of vehicles.

AQ 2.1.2 Provide merchants with fliers/posters that publicize mass transit schedules to encourage their customers to use mass transit.

AQ 2.1.3 Consider providing incentives such as preferential parking for alternative-fuel vehicles (e.g., compressed natural gas (CNG) or hydrogen).

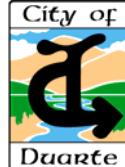
Objective 2.2 Reduce mobile source emissions through efficient management of transportation facilities and system infrastructure using cost-effective management and innovative demand-management techniques.

Policies:

AQ 2.2.1 Synchronize traffic signals throughout the City and with adjoining cities while allowing free flow of mass transit

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systems.

AQ 2.2.2 Monitor traffic and congestion to determine when and where the city needs new transportation facilities to achieve increased mobility and efficiency.

AQ 2.2.3 Consider replacing existing vehicles in the City fleet with the cleanest vehicles commercially available.

Objective 2.3 Secure all available funding from local, state and federal sources to improve Transportation System Management (TSM) cost effectiveness.

Policies:

AQ 2.3.1 Develop and coordinate a plan with local agencies for cost-effective use of AB 2766 (emissions reductions benefits) funds so that revenue is used for projects and programs identified in the AQMP.

AQ 2.3.2 Develop and adopt a policy to utilize federal Congestion Mitigation and Air Quality Improvement (CMAQ) funds in coordination with regional agencies in a manner consistent with projects approved in the AQMP.

AQ 2.3.3 Apply annually to the AQMD Mobile Source Reduction Committee (MSRC) for AB 2766 "Local Government Match Program" grants for projects that reduce mobile source emissions (e.g. purchases of alternative-fueled vehicles).

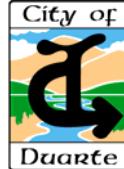
AQ 2.3.4 Seek opportunities to pool AB 2766 revenue with neighboring cities to fund programs that will reduce mobile source emissions (e.g., traffic synchronization, fueling station infrastructure, teleconferencing facilities).

Air Quality Goal 3: Achieve ambient levels of particulate matter that meets state and federal clean air standards.

Objective 3.1 Reduce the amount of fugitive dust that is re-entrained into the atmosphere from unpaved areas, parking lots, construction sites and nearby quarries.

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Policies:

- AQ 3.1.1 Where fugitive dust is causing a chronic public nuisance or the air quality is in exceedance of PM 10 standards, consider adopting a dust control policy that requires preparation and approval of a dust control plan.
- AQ 3.1.2 Cooperate with local, regional, state and federal jurisdictions to better control fugitive dust from stationary, mobile and area sources.
- AQ 3.1.3 Ensure that vehicles do not transport aggregate or similar material upon a highway unless the material is stabilized or covered, in accordance with state law and AQMD regulations.
- AQ 3.1.4 Consider rerouting the Duarte fixed route bus system to help minimize vehicle trips.

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RELATED AGENCIES, LAWS AND PLANS

U.S. Environmental Protection Act

The U.S. Environmental Protection Agency (USEPA) is responsible for establishing the national ambient air quality standards and enforcing the federal Clean Air Act. This agency also regulates emission sources under the exclusive authority of the federal government, such as aircraft, certain types of ships and locomotives. The USEPA has jurisdiction over emission sources outside state waters (e.g., beyond the outer continental shelf) and establishes various emission standards, including those for vehicles sold in states other than California. Automobiles sold in California must also meet the often stricter emission standards established by the California Air Resources Board (CARB). For additional information about the USEPA, contact the USEPA's general internet address at www.epa.gov. Information on the programs and activities in USEPA Region IX, which includes California, can be found at www.epa.gov/region9, and additional information on mobile source emissions is available from the Office of Mobile Sources at www.epa.gov/otaq/index.htm.

California Air Resources Board (CARB)

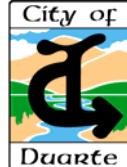
The CARB became part of the California Environmental Protection Agency (CalEPA) in 1991. The agency is responsible for ensuring implementation of the California Clean Air Act, meeting state requirements of the federal Clean Air Act, and establishing state ambient air quality standards. It is also responsible for setting vehicle emission standards and fuel specifications, and regulating emissions from other sources such as consumer products and certain types of mobile equipment (e.g., lawn & garden equipment, industrial forklifts). The internet address for CalEPA is www.calepa.ca.gov; the internet address for CARB is www.arb.ca.gov.

South Coast Air Quality Management District (AQMD)

Because Southern California has one of the worst air quality problems in the nation, the AQMD was created by the 1977 Lewis Air Quality Management Act. Four county air pollution control agencies were merged into one regional district to better address the issue of improving air quality in Southern California. Under the act, revised and renamed the Lewis-Presley Air Quality Management Act in 1988, the AQMD is the agency principally responsible for comprehensive air pollution control in the South Coast basin. Specifically, the AQMD is responsible for monitoring air quality and planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in

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the district. Programs developed include air quality rules and regulations that regulate stationary source emissions, including area and point sources and certain mobile source emissions. The AQMD is also responsible for establishing permitting requirements and issuing permits for stationary sources and ensuring that new, modified, or relocated stationary sources do not create net emissions increases. The AQMD enforces air quality rules and regulations through a variety of means, including inspections, educational and training programs, and fines.

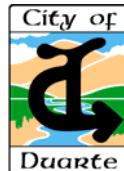
The AQMD has jurisdiction over an area of 10,743 square miles, referred to in this document as the South Coast Air District. This area includes all of Orange county, all of Los Angeles county except for the Antelope Valley, the non-desert portion of western San Bernardino county, and the western and Coachella Valley portions of Riverside county. The South Coast basin is a sub-region of the district and covers an area of 6,745 square miles. The South Coast basin includes all of Orange county and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties.

Both the district and the South Coast basin are surrounded by mountains, which tend to restrict air flow and concentrate pollutants in the valleys or "basins" below. The South Coast basin is almost entirely urban, and its pollution is typically related to dense population and associated area sources, heavy vehicular traffic, and industrial sources.

The AQMD is organized according to procedures established by the California Legislature and specified in the Lewis-Presley Air Quality Management Act. The AQMD is organized into three branches. The first branch is the 12-member Governing Board, which is the decision-making body of the AQMD that adopts rules, regulations, and plans, such as the Air Quality Management Plan (AQMP). The Governing Board is comprised of nine elected officials, one county supervisor from each of the four counties in the district and five members representing the cities of each county. Because of its size, Los Angeles county has both an eastern and western cities representative. The three remaining board members are appointed to the board by state elected officials: one is appointed by the governor, another is appointed by the Speaker of the Assembly, and the third is appointed by the state Senate Rules Committee. Several advisory committees review and recommend actions to the Governing Board. For example, the Local Government and Small Business Assistance Advisory Group is made up of local government officials, small business representatives, and members of the general public. This committee, therefore, offers local governmental agencies the opportunity to comment on the AQMD's rule-making and planning processes.

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The second branch of the AQMD is the Hearing Board, which is a quasi-judicial panel authorized to provide relief to regulated facilities from AQMD regulations. Relief from regulations can only occur under specific circumstances, such as emergencies, etc. State law requires that the Hearing Board be appointed by the Governing Board, but the Hearing Board acts independently of the Governing Board.

The third branch is management/staff, which is the bulk of the agency and reports to the AQMD Governing Board. This branch includes the divisions responsible for: developing rules and rule amendments; permitting of air pollution sources and rule compliance; planning programs such as the AQMP; air quality monitoring; public outreach and small business assistance; and prosecuting cases of rule violations. Additional information on the AQMD is available at AQMD's internet address - www.aqmd.gov .

In late 2005, as a result of Duarte's concerns of possible dust and other pollutants resulting from nearby quarries, Royal Oaks School at 2499 Royal Oaks Dr., was selected for the monitoring station, by AQMD, based on weather patterns and air flow. The site provides an open plain area of the city where potential emissions can be measured as they flow from the northeast at the Vulcan facility (an active quarry operation located in adjacent Azusa) down into the City of Duarte.

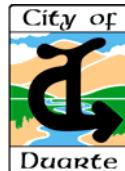
AQMD Rule 403 (Reduction of Fugitive Dust)

Fugitive dust is a generic term used to describe any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of any person. Fugitive dust can vary in size and composition, depending on the location, wind direction, time of the day, and the time of season for its source. The AQMD includes two air basins that exceed state and federal ambient air quality standards for PM10 (fine particulate matter less than 10 microns in diameter). Studies indicate that approximately one-third of the South Coast basin's ambient PM10 concentrations and over ninety percent of Coachella Valley's ambient PM10 levels are a result of fugitive dust.

AQMD regulates fugitive dust via several district rules. For example, Rule 403 (Fugitive Dust) requirements are applicable to the South Coast Air District and to the Coachella Valley portion of the Salton Sea Air Basin. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources. Rule 403 requires implementation of control measures to prevent, reduce, or mitigate fugitive dust emissions and includes a performance standard that prohibits visible emissions

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from crossing any property line. Under Rule 403, large operations (projects greater than 50 acres and/or more than 5,000 cubic yards of daily earth-movement) are required to notify the AQMD of the project location and implement Table 2, and, if necessary Table 3, control measures and maintain recordkeeping. Rule 403 can be viewed or downloaded at the following web site <http://www.aqmd.gov/rules/reg/reg04/r403.pdf>. Forms for large operation submittals can be viewed or downloaded from the following AQMD web site http://www.aqmd.gov/comply/Forms/403N_8_2004.doc.

Rule 403 requires all projects and activities in the South Coast Air Basin to control dust generation, with specified control measures for large operations of 50 acres or more. In spite of these basin-wide requirements, ground disturbances, geological conditions, or meteorological conditions may result in dust generation that constitutes a chronic public nuisance, or would prevent attainment of federal PM10 standards. These limited areas may warrant additional dust control efforts on the part of local governments. A local dust control policy that requires preparation and approval of a dust control plan for all projects seeking a grading permit in such limited areas may be needed to supplement current Rule 403 requirements. Local governments may also choose to apply specific control measures crafted to address their chronic public nuisance dust problems or PM10 exceedances.

The Regional Air Quality Management Plan

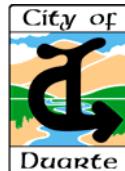
The AQMD has authority to reduce emissions from stationary sources, some area sources, and certain indirect sources. The AQMD is the lead agency in charge of, with input from the Southern California Association of Governments (SCAG) and CARB, developing the AQMP. The AQMP is a comprehensive plan that includes control strategies for stationary and area sources, as well as for on-road and off-road mobile sources. SCAG has the primary responsibility for providing future growth projections and the development and implementation of transportation control measures. CARB in coordination with federal agencies provides the control element for mobile sources.

Quimby Act

The City of Duarte has adopted a Quimby Act ordinance to require the dedication of land and/or the payment of in-lieu fees for the purpose of providing park and recreational facilities. Section 66477 of the Government Code provides local jurisdictions with the authority to acquire park land in association with new land divisions. Commonly referred to as the Quimby Act, this provision of state law allows a city, by ordinance, to require the dedication of land, payment of an in-

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lieu fee, or a combination of both, for park and recreational purposes as a condition on approving a subdivision map

California Water Code

California Water Code §10644(a) requires urban water suppliers to file with the Department of Water Resources, the California State Library, and any city or county within which the supplier provides water supplies, a copy of its Urban Water Management Plan, no later than 30 days after adoption. California Water Service Company provides Duarte's potable water supply. Urban water suppliers are required to file an Urban Water Management Plan (UWMP) at least once every five years on or before December 31, in years ending in five and zero.

The 2005 Urban Water Management Plans were due December 31, 2005. All urban water suppliers as defined in Section 10617 (including wholesalers), either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet annually are required to prepare an Urban Water Management Plan.

An UWMP is considered to be a source of information for Water Supply Assessments (Senate Bill 610) Water Code §10613 *et seq.* (*Added by Stats. 2001, c. 643*), and Written Verifications of Water Supply (SB 221) Water Code §66473.7 (*Added by Stats. 2001, c. 642*). In addition, an UWMP may serve as a long-range planning document for water supply, a source of data for development of a regional water plan, and a source document for cities and counties as they prepare their general plans.

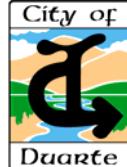
A complete UWMP could be a foundation document and source of information for a Water Supply Assessment and a Written Verification of Water Supply. An UWMP also serves as:

- A long-range planning document for water supply,
- Source data for development of a regional water plan, and
- A source document for cities and counties as they prepare their General Plans.
- A key component to Integrated Regional Water Management Plans.

General plans are source documents for water suppliers as they prepare their UWMPs. General plans and UWMPs may be linked, as their accuracy and usefulness are interdependent. Therefore cities, counties, and public and private water suppliers will find it useful to work closely when developing and updating these planning documents. Cities, counties, water districts, property owners, and

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developers will all be able to utilize the UWMP when planning for and proposing new projects. The UWMP is discussed again in the Safety Element.

OVERVIEW OF DUARTE'S OPEN SPACE RESOURCES

About 3.6 square miles (about 53%) of the 6.8 square miles of Duarte's incorporated land area is undeveloped and within or adjacent to the Angeles National Forest along the west slope of the San Gabriel Mountains. While much of this land is within the Angeles National Forest, Duarte's open spaces take many forms and serve a variety of functions. The community surveys conducted in September of 2005 revealed that open space areas including the City's many parks represent a significant and desirable component of the community's character.

Duarte's open space maintains natural, recreational, and visual resources for current and future community use and enjoyment. Duarte's open space is valuable for both passive and active uses. The city has done a good job of designating and preserving lands as open space for: protection of natural habitats and species; managed production of natural resources such as forest products; recreational uses; scenic, aesthetic resources; and avoidance of development on such areas as steep slopes, faults, and flood zones that are potentially hazardous to the community.

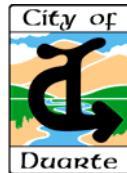
Open space for the preservation of natural resources includes the recently acquired 329 acres of wilderness land. In November 2005, the City was awarded a \$4 million grant from the State of California Wildlife Conservation Board. This money was combined with the previous \$3.5 million awarded by the San Gabriel Rivers and Mountains Conservancy Board. In December 2005, escrow closed on this site making this large site a very significant city owned open space. The City of Duarte also owns 70 acres of vacant hillside adjacent to the 329 acres previously mentioned.

Within and abutting Duarte significant natural waterway resources include the San Gabriel River, and the following intermittent seasonal streams within canyons in the wilderness area of the city: Fish Canyon, Fern Canyon and Van Tassel Canyon, Spinks Canyon and Maddock Canyon. Fortunately, the Angeles National Forest abutting Duarte's urbanized area is protected from urbanization.

Open space for the managed production of resources includes Angeles National Forest lands on the west slopes of San Gabriel Mountains, water recharge lands within the San Gabriel River and other seasonal waterway. These areas are

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important for protection of flora and fauna and maintaining water quality and other ecological functions.

Open space for outdoor recreation can be found on the following pages under "Parks and Recreation Facilities". City owned parks and lands owned by the Duarte Unified School District used for recreation purposes in coordination with the City of Duarte are specifically identified in more detail in that section. In 2005, the City opened the .78 acre Lena Valenzuela Park located on Mountain Avenue further adding to its active park acreage. Edison and flood control easements are also considered open space.

Open space for public health and safety includes earthquake fault zones, steep sloped hillsides, liquefaction areas, and 100-year floodplains. The Open Space and Conservation Elements are closely linked to the Safety Element. In addition, they are closely linked to the bike trails component of the Circulation element.

Open space is also valuable for preserving scenic views and other aesthetic considerations. The overall system is also enhanced when open space lands are linked by natural biological corridors, greenways, easements, and other types of connections.

In many cases, open space can provide multiple benefits. The steep slopes and valleys making up the Angeles National Forest on the western slopes of San Gabriel Mountains provide an important watershed to the San Gabriel River. Utility easements are not to be built upon. All of these lands are important for their natural and resource production capabilities. These lands also retain natural drainage systems, sustain natural habitats, enhance the community's viewshed and provide an aesthetic resource. Designating these and other open spaces in the general plan documents their value to the community. It also allows City decision-makers to identify open space as an important resource when considering proposed changes in community form.

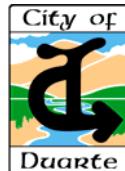
Angeles National Forest

The terrain within the City of Duarte is divided into three districts: the San Gabriel Mountain Range of the Angeles National Forest, the foothills and canyons of the San Gabriel Mountains, and the alluvial slopes of the mountains. The latter is the area where the City's urban development is concentrated.

The San Gabriel Mountains are an east to west-trending mountain range that extend for approximately 60 miles from the San Fernando Valley on the west to Cajon Pass on the east, near the western edge of the San Bernardino

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Mountains. The San Gabriel Mountains are part of the Transverse Ranges physiographic province of southern California.

The Angeles National Forest consists of 693,667 acres of forest and chaparral in the San Gabriel Mountains. It was designated in 1892 by President Harrison as the first national forest in the state of California, and one of the earliest in the nation, its purpose being to protect the local watershed.

This mountainous area provides riparian habitat and is partially covered with coastal sage brush, chaparral, and woodlands. The San Gabriel River, adjacent to the City of Duarte originates from the foot of the 10,064-foot Mt. San Antonio (Old Baldy) and carries snow melt and runoff from a 635 square mile watershed.

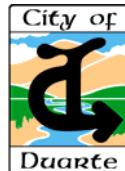
Flora and Fauna in and around Duarte's Wilderness Area

Information taken from various environmental impact reports within and surrounding Duarte's hillside area revealed typical flora and fauna found with the undeveloped areas. Vegetation consists of chaparral, Southern coast live oak riparian forest, and small isolated islands of common coastal sage scrub species (*Salvia* and *Artemisia*) which were limited to the south-facing slope exposures. California live oak (*Quercus agrifolia*) visually dominates the north-facing slopes. California live oak, scrub oak, elderberry (*Sambucus mexicana*), and California sycamore (*platanus racemosa*) are the largest plants in the mesic canyon bottoms. The sagebrush, oak, and sycamore are indicator species of coastal sage scrub, Southern oak woodland and Sycamore-Alder riparian forest are plant communities but these species do not occur in sufficient quantity to constitute vegetation units. Despite the extreme variations in topography, vegetation throughout the area is remarkably consistent. The vegetation is low in diversity and undisturbed except along the roads and the shallow soils on ridges where nonnative annuals can represent as much as 50 percent of the cover.

No endangered/threatened wildlife areas are believed to be within Duarte's wilderness area. Two bird species are restricted to nesting in riparian habitat and could potentially occur if suitable habitat exists. Only one species, the least Bell's vireo (*Vireo bellii pusillus*), has been recorded near the area (CNDDDB, 1998). The least Bell's vireo, a federal endangered species, has a low potential to occur in the area. This vireo is an obligate resident of willow dominated riparian woodland. The riparian habitat within the area contains little or no willow understory and is unlikely to support breeding vireos. The southwestern willow flycatcher (*Empidonax traillii extimus*), another federal endangered bird species, occupies similar habitat in southern California. Neither of these two endangered species are believed to be within the area but more study may be necessary.

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For more specific information please refer to the "City of Duarte General Plan Update Background/Existing Conditions Report".

Parks and Recreation Facilities

The National Recreation and Parks Association (NRPA) recommend a minimum of .6 to 1 acre of developed open space per 1,000 population for minimum needs of the community and 5 acres of developed open space per 1,000 population to provide a middle level of service to the community. Duarte has approximately 84 acres of developed recreation and parkland. The City owns 39.2 active park acreages and leases 26.5 acreages from the Duarte Unified School District for recreational purposes. In addition the 18.55 acre nine hole golf course, which is designated open space on the Duarte General Plan, is also used for recreational purposes.

The Parks and Recreation Department is responsible for youth sports, adult sports, special events, recreation classes, senior, youth and adult excursions, cultural events, senior services and programs, the Fitness Center, teen services and programs, beautification awards, aquatics, and supervised parks. The Parks and Recreation Department is also responsible for maintenance of all City facilities. This includes repairs to buildings and park sites, custodial services, supervision of activities held in City facilities, and overseeing contractual maintenance agreements. For purposes of the general plan recreation programs are considered implementation tools to the Open Space Element and are not addressed in this document.

The City has recently negotiated an arrangement with Vulcan to allow access to the Fish Canyon Trail and the Fish Canyon Falls. Not included as park acreage is the 70 acres and 329 acres parcels of wilderness area owned by the City of Duarte, and the 22.7 acres recently dedicated to the City by Attalla Ranch.

Table 2-1 provides an inventory of parks and other open spaces within Duarte's city limits. These assets are made up of city parks, school parks, privately held open space, city owned wilderness areas and undeveloped public utility acreage.



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OPEN SPACE and CONSERVATION

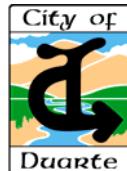


Table OS-1
Parks and Designated Open Spaces

City Location	Parks	Size	Amenities
Duarte Park 1344 Bloomdale Street	2.96 acres		Recreation building, restrooms, picnic and barbecue area, lighted basketball court, playground equipment and the teen center
Encanto Park 751 Encanto Parkway	11.5 acres		Equestrian trail, multipurpose field, picnic area with shelters and barbecues, playground equipment, tennis courts, basketball courts and sand volleyball courts, restrooms – 11.5 acres
Hacienda Park 2695 Hacienda Drive	1.64 acres		Picnic and barbecue area, playground equipment
Moore Park 1100 Duarte Road	1.13 acres		Picnic and barbecue area, playground equipment
Royal Oaks Park 2627 Royal Oaks Drive Royal Oaks Park Extension 2701 Royal Oaks Drive	7.40 acres		Recreation building, restrooms, playground equipment, picnic and barbecue area, lighted tennis and basketball courts, volleyball courts
Third Street Park 1626 Third Street	.36 acres		Picnic and barbecue area, playground equipment
Town Center	2.9 acres		A major recreational facility is located in the Civic Center/Town Center complex. Facilities include a fitness center with two pools, two racquetball/wallyball courts, an exercise room, and locker and shower facilities. The Community Center is equipped with a senior center, an auditorium, meeting room, arts and crafts room, and kitchen.
Bike Path	9.96 acres		The Duarte Bike Trail extends essentially along Royal Oaks Drive and is 1.6 mile long and consist of 9.96 acres. The majority of the trail is a class 1 bike trail and is improved with asphalt with parallel dirt treadway from Buena Vista Street to Vineyard Avenue. The bike trail becomes a class 3 bike trail from Vineyard Avenue to the easterly city limit line.
Lena Valenzuela Park 2120 Mountain	.78 acres		This facility provides picnic, barbecue and playground facilities.
Thornsen Park	.45 acres		This is a passive park
Entrance Park	.13 acres		This is a passive park
Total City Parks	39.21 acres		

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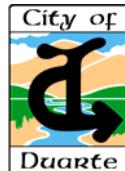


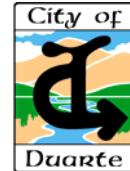
Table OS-1
Parks and Open Space Continued

School Parks Location	Size	Amenities
Beardslee Park 2000 Buena Vista St.	4.91 acres	Picnic area and barbecue pits, playground equipment, restrooms, amphitheater and soccer field. This facility is leased by the City from the Duarte Unified School District for recreational uses.
Glen Miller Park 205 Mel Canyon Rd.	1.38 acre	Improvements provided include playground equipment and picnic area. This facility is leased by the City from the Duarte Unified School District for recreational uses.
Otis Gordon Sports Park 2351 Central Av.	5.50 acres	Picnic and barbecue area, playground equipment, lighted softball fields. This facility is leased by the City from the Duarte Unified School District for recreational uses.
Sports Park 1401 Central Ave.	12.25 acres	Improvements include three lighted softball fields, one lighted baseball field, six tennis courts (four lighted), a snack bar with restroom facilities and skate park. This facility is leased by the City from the Duarte Unified School District for recreational uses.
Northview Park 1433 Highland Avenue	2.02 acres	Multipurpose field. This facility is leased by the City from the Duarte Unified School District for recreational uses.
Andres Duarte	.48 acres	Improvements include playground equipment tot lot
Total School Parks	26.54 acres	

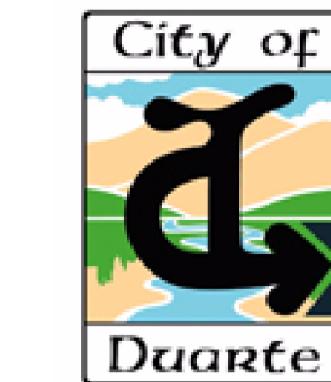
Wilderness Areas and Other Open Spaces	Size	Amenities
City Owned Wilderness Open Space	422 acres of purchased and dedicated property	No amenities other than natural open space
Utility Easements	95 acres of Edison and Los Angeles Co. Flood Control	Edison & flood control
Golf Course 100 Los Lomas	18.55 acres	This facility consists of a nine-hole executive course and a restaurant. This golf course, a former landfill, was once owned by the City and is now privately owned. The general plan land use designation on this site is Open Space.
Total Wilderness & Private	535.55 acres	
Total Parks and Open Space	601.3 acres	

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*Insert Diagram OS-1?
Parks, trails and Designated
Open Spaces*



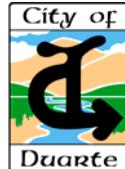
General Plan
Building a new vision.
20 / 20

**Parks, Trails and
Designated Open Spaces
Diagram OS-1**



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IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the general plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development (HCD) and State Office of Planning and Research on the status of the plan and progress in implementing the plan. HCD checks to see if the city is making progress in meeting its fair share of regional housing needs.

This section provides an implementation matrix for policies found in the Open Space and Conservation chapter. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the responsible agency or department that will be implementing the measure, the funding source and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments
CD = Community Development
CM = City Manager

AS = Administrative Services
PS = Public Safety
P&R = Parks and Recreation

Funding Source:

GF = General Fund
RA = Redevelopment Agency
G = Grants
DF = Development Fees

SF= State funds
FF = Federal Funds
OF = Other Funds

Implementation Timeframe (or as resources provide):

ST = Short-term by 2009
MT = Mid-term by 2015

LT = Long Term by 2020
On = Ongoing

Table OS - 2

Open Space, Conservation and Air Quality Implementation Measures

Policy #	Implementation Measure	Responsible Agency	Funding Source	Time frame
Con1.1.1 OS 2.1.7	Implement the Land Use Policy which designates forest land as open space	CD	GF	On
Con 1.1.2	Stay in contact with the Conservancy	CM	GF	On
Con 1.1.3	Implement the general plan land use policy. Implement the hillside ordinance	CD	GF	On

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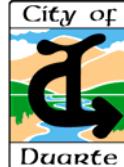
OPEN SPACE and CONSERVATION



Con 1.1.4	Work with other cities and agencies to partner in preserving open space	CD, CM, P&R	GF, G, SF, FF, OF	On
Con 1.1.5				
OS 1.1.1				
OS 1.1.2				
Con 1.1.6	Keep abreast of funding opportunities	CM, P&R	G, SF, FF	On
Con 2.1.1	Work with Cal Am. Water to develop a water conservation handbook for distribution	CM	GF, G	ST
Con 2.1.2	Comply with NPEDS/SUSMP requirements	CD	GF	On
Con 2.1.3	Expand the Development Code to include all zones	CD	GF	ST
Con 2.1.4				
Con 2.1.5	Amend the Development Code to require impervious materials where warranted.	CD	GF	MT
Con 2.1.6	Continue to examine water consumption impacts of new development in conjunction with environmental review	CD	GF	On
Con 3.1.1	Review current environmental review process and city guidelines and update as needed	CD	GF	On
Con 3.1.2	Comply with CEQA law and guidelines	CD	GF	On
Con 3.1.3	Continue enforcing sign ordinance	CD	GF	On
Con 4.1.4	Work with solid waste hauler to provider more frequent bulk round-ups	CM	GF, G	ST
Con 4.1.1	Continue implementing policies and programs pursuant to AB 939	CM	GF	On
Con 4.1.2	Support ongoing recycling programs	CM	GF	On
Con 4.1.3	Advertise the current recycling program in the waste hauler newsletter and City website	CM	GF	On
Con 5.1.1	Implement the general plan land use policy	CD	GF	On
Con 5.1.2				
Con 5.1.3	Consider open space as a noise mitigation device in the review of future development	CD	GF	On
Con 5.1.4	Consider open space as a device for hazardous mitigation in the review of future development	CD	GF	On
Con 6.1.1	Implement the general plan land use policy Implement the city's hillside development ordinance	CD	GF	On
OS 2.1.1	Continue to update joint use agreements with the Duarte Unified School District	CM	GF	On
OS 2.1.2	Continue to enforce Quimby Act, impact fees and condition developments	CD	DF, OF	On
OS 2.1.3	Review multiple listings for parcels for sale adjacent to parks	CD, P&R	GF, DF, G	On
OS 3.1.3				
OS 2.1.4	Review development proposal of Santa Fe Dam with Los Angeles County Department of Parks and Recreation	CM, P&R	GF, G	On
OS 2.1.5	Prepare and implement a parks master plan including new and expanded parks	P&R, CD	GF, G, DF	MT
OS 2.1.6				
OS 3.1.1				
OS 3.1.2				
OS 3.1.4				

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AQ 1.1.1 AQ 2.1.1 AQ 2.1.2	Prepare an information brochure & distribute through different media	CD	GF, G	ST
AQ 1.1.2 AQ 1.2.1 AQ 1.2.2	Designate Planned Unit Development or Specific Plan areas where appropriate	CD	GF, SF, G RA	ST
AQ 2.1.3 AQ 2.3.1 AQ 2.3.2 AQ 2.3.4	Work w/AQMD and other agencies to receive grants for alternative modes of transportation and improved traffic flow	CM, CD	GF, RA, G, SF, FF, DF	ST
AQ 2.2.1	Continue to collaborate with adjacent cities to improve traffic flow	CD, PS, CM	GF, SF, FF	On
AQ 2.2.2	Perform traffic studies yearly and/or require traffic studies as development occurs	CD	GF, SF, FF G	On
AQ 2.2.3	Prepare a vehicle replacement plan	AS, CD	GF, SF, G	ST
AQ 2.3.3	Apply annually for Mobile Source Reduction and AQMD funds	CD,	GF, G, SF FF	On
AQ 3.1.1 AQ 3.1.2 AQ 3.1.3	Prepare and enforce a dust reduction ordinance that addresses mobile and stationary sources	CD	GF	ST
AQ 3.1.4	Review Duarte's fix route system annually to provide service and efficiency	CD	SF, GF	ST

CHAPTER 4

NOISE



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NOISE ELEMENT



INTRODUCTION

The Noise Element of the General Plan provides a framework to limit noise exposure within the City. Existing and future noise environments and the compatibility of land uses are considered in the Element, as well as sensitive receptors and generators of stationary noise. Projected noise levels are included to help guide future land use policy and prevent high noise levels in sensitive areas at buildout. In addition, noise contours in the form of community noise equivalent level (CNEL) or day-night average level (Ldn) are provided for all referenced sources.

Various measures are described in order to mitigate potential noise conflicts. These measures are designed to lessen impacts from unavoidable noise conflicts within the City of Duarte. The Noise Element also serves as a guideline for compliance with the State's Noise Insulation Standards.

The State of California requires every jurisdiction to include a Noise element in their General Plan. The Noise element for this General Plan presents several different aspects of noise evaluation. The City's goals, objectives, and policies for meeting noise standards are first identified, and then the method in which the noise levels are measured are described. The most general ways to quantify noise levels are by CNEL, Leq, and Ldn, which are measured in decibels using the A-weighted sound pressure level (dBA). Community Noise Exposure Level (CNEL) is a long-term noise measurement that is an average of noise levels gathered over 24 hours. Equivalent sound level (Leq) is more short-term noise measurement taken over a given period of time, which can vary from one hour to 24 hours. The 24-hour measurement period is how the CNEL is derived. The average day/night noise level (Ldn) is another way to analyze community noise exposure. The Ldn noise level is measured by taking noise measurements over a 24-hour period, similar to CNEL, meaning the two are generally equivalent.

Also presented in the Noise element are Federal, State, and Local noise standards, and related laws, standards, ordinances, and regulations, such as the U.S. Noise Control Act and California Office of Planning and Research Guidelines. The noise analysis follows and includes an evaluation of existing noise conditions, including sensitive receptors, noise generated by traffic and stationary sources, and ambient noise levels. Existing traffic noise levels are evaluated, as well as projected traffic noise levels for 2020. A description of the noise plan, including attenuation rates and other noise controls, and implementation measures suggesting how to go about meeting established goals concludes the Noise element of the General Plan.

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Noise Element Statutory Requirements

The State of California Government Code Section 65302(f) requires that a General Plan include:

“... a noise element which shall identify and appraise noise problems in the community. The Noise Element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify...current and projected noise levels for all of the following sources: (1) highways and freeways; (2) primary arterials and major local streets; (3) passenger and freight on-line railroad operations and ground rapid transit systems; (4) commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation; (5) local industrial plants, including but not limited to, railroad classification yards; (6) other ground stationary noise sources identified by local agencies as contributing to the community noise environment.”

Relationship to Other General Plan Elements and Program EIR

California law requires that all elements of the General Plan be consistent. While each of the General Plan elements could be characterized as independent documents, they are also interrelated in the common goal of providing a long-range integrated plan for the ongoing development of the city. The Noise Element is most directly related to the Land Use, Circulation, and Air Quality section of the Open Space and Conservation Elements.

A Program Environmental Impact Report (EIR) will be prepared in conjunction with the Duarte General Plan. Policies and mitigation measures presented in the Noise Element will also be presented as mitigation measures in the Program EIR.

GOALS, OBJECTIVES AND POLICIES

This section presents the goals, objectives, and policies for the Noise Element of the Duarte General Plan.

Noise Goal 1: To reduce noise impacts from transportation sources.

Objective 1.1: Maintain and reduce where feasible background noise levels emanating from citywide transportation sources.

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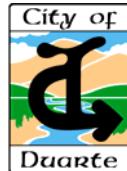


Policies:

- Noise 1.1.1 Ensure noise mitigation measures are included in the design of new developments.
 - Noise 1.1.2 Encourage the State Department of Transportation (Caltrans) to continue Programs that lead to the reduction of the noise levels on I-210 and I-605.
 - Noise 1.1.3 Continue the City's beautification program along arterials to help reduce noise levels.
 - Noise 1.1.4 Encourage acoustical materials in all new residential and commercial developments where noise levels exceed the compatibility standards outlined in the Noise Element.
 - Noise 1.1.5 Limit construction, delivery, and through truck traffic to designated routes.
 - Noise 1.1.6 Ensure Community Noise Equivalent Levels (CNEL) for noise sensitive land uses meet or exceed normally acceptable levels, as defined by State of California standards.
 - Noise 1.1.7 The City should encourage, support, and enforce all State and Federal legislation designed to abate and control noise pollution.
 - Noise 1.1.8 The City should encourage the use of rubberized asphalt city streets.
- Noise Goal 2:** Develop measures to control non-transportation noise impacts.
- Objective 1.2:** Commercial and industrial uses, construction activity and other non-transportation related sources of noise can contribute negatively to the noise environment. Identifying and mitigating these potential noise sources will reduce negative impacts.

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Policies:

- Noise 2.2.1 Continuously review the Noise Ordinance to ensure noise-generating uses are adequately addressed.
- Noise 2.1.2 Strive to resolve existing and potential conflicts between noise generating uses and human activities.
- Noise 2.1.3 Reduce noise from rock quarrying operations.
- Noise 2.1.4 Prohibit significant noise generating activities from locating adjacent to residential neighborhoods and near schools.
- Noise 2.1.5 Evaluate the noise impacts from projects and existing uses in adjacent cities and work cooperatively with these cities to develop mitigation measures that will improve ambient noise conditions in Duarte.

Noise Goal 3: To establish land uses which are compatible with noise levels within the community.

Objective 1.3: Land use planning decisions directly relate to potential noise impacts. Therefore, careful consideration of noise impacts should be a part of all land use decisions.

Policies:

- Noise 3.1.1 Establish a system of locating land uses according to the maximum noise levels they generate.
- Noise 3.1.2 Enforce limits set by the State to control noise levels, particularly those governing motor vehicles.
- Noise 3.1.3 Ensure that construction noise does not cause an adverse impact to the residents of the City.
- Noise 3.1.4 Minimize noise and light spillage onto other residential properties.

NOISE SCALES AND DEFINITIONS

Sound pressure level is a measure of the sound pressure of a given noise source relative to a standard reference value. The reference pressure is typical of the quietest sound that a young person with good hearing is able to detect. Sound

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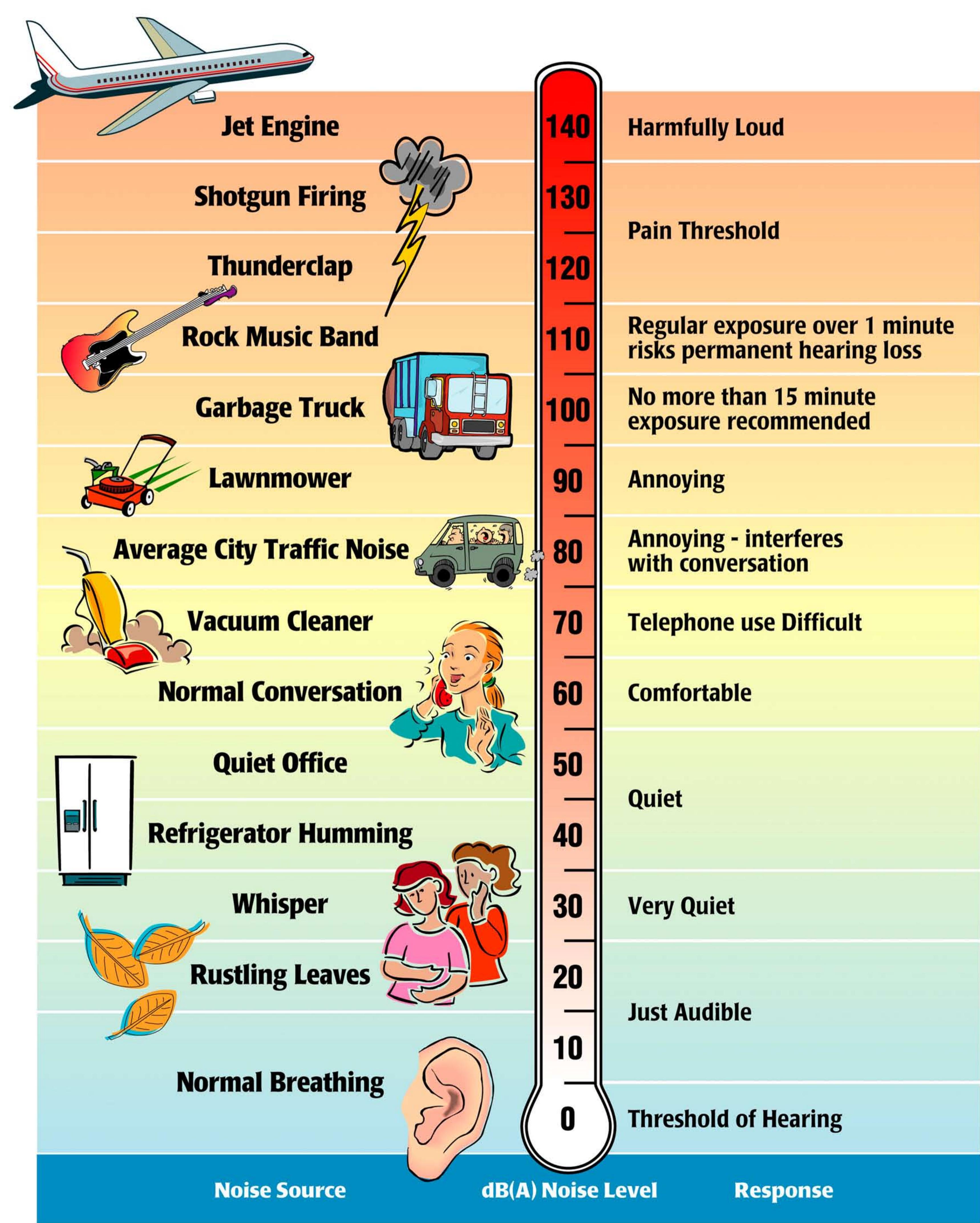
pressure levels are measured in decibels (dB). Decibels are logarithmic quantities, relating the sound pressure level of a noise source to the reference pressure level.

An important characteristic of sound is frequency. This is the rate of repetition of sound pressure oscillations (waves) as they reach our ears; frequency is expressed in hertz (Hz). When analyzing the total noise of any source, the frequency components are sometimes analyzed to determine the relative amounts of low-frequency, middle-frequency, and high-frequency noise. This breakdown is important for two reasons:

- Our ear is better equipped to hear mid- and high-range frequencies than lower frequencies. Thus, we find mid- and high-frequency noise to be more annoying. High-frequency noise is also more capable of producing hearing loss.
- Engineering solutions to a noise problem are different for different frequency ranges. Low-frequency noise is generally harder to control.

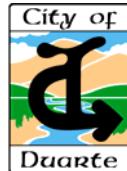
The normal frequency range of hearing for most people extends from a low frequency of about 20 Hz to a high frequency of about 10,000 to 15,000 Hz. People respond to sound most readily when the predominant frequency is in the range of normal conversation, typically around 1,000 to 2,000 Hz. Several filters have been developed that match the sensitivity of our ear and thus help us to judge the relative loudness of various sounds made up of many different frequencies. The so-called "A" filter is the best measure for most environmental noise sources. Sound pressure levels measured through this filter are referred to as A-weighted levels, and are measured in A-weighted decibels or (dBA). Exhibit N -1 (Common Environmental Noise Levels) provides examples of common environmental noise levels.

The A-weighted filter significantly de-emphasizes those parts of the total noise that occur at lower frequencies (those below about 500 Hz) and also those at very high frequencies (above 10,000 Hz) the frequencies that we do not hear as well. The filter has very little effect, or is nearly "flat," in the middle range of frequencies (between 500 and 10,000 Hz), where our ears are most sensitive. Because this filter generally matches our ears' sensitivity, sounds having a higher A-weighted sound level are usually judged to be louder than those with lower A-weighted sound levels, a relationship that otherwise might not be true.



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Community Noise Equivalent Level (CNEL)

Cumulative noise metrics were developed to assess community response to noise. They are useful because they attempt to take into account the loudness and duration of the noise, the total number of noise events, and the time of day these events occur in one single-number rating scale. They are designed to account for the known health effects of noise on people. The community noise equivalent level (CNEL) is a 24-hour, time-weighted energy-average noise level based on dBA that measures the overall noise during an entire day. Noise that occurs during certain sensitive time periods is penalized for occurring at these times (by adding decibels to its Leq measurement). On the CNEL scale, noise between 7:00 a.m. and 10:00 p.m. is penalized by approximately five dB, to account for the greater potential for noise to interfere during these hours, as well as the typically lower ambient (background) noise levels during these hours. Noise during the night (from 10:00 p.m. to 7:00 a.m.) is penalized by 10 dB to attempt to account for our higher sensitivity to noise in the nighttime and the expected further decrease in ambient noise levels that typically occur in the night.

Equivalent Noise Level (L_{eq})

The equivalent sound level, abbreviated L_{eq} , is a measure of the exposure resulting from the accumulation of A-weighted sound levels over a particular time period (e.g., 1 hour, 8 hour, a school day, nighttime, or a full 24-hour day). However, because the length of the period can be different depending on the time frame of interest, the applicable period should always be identified or clearly understood when discussing the metric. Such durations are often identified through a subscript, for example, " $L_{eq} (24)$ ".

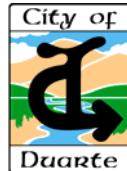
Conceptually, L_{eq} may be thought of as a constant sound level over the period of interest that contains as much sound energy as the actual time-varying sound level with its normal peaks and valleys. It is important to realize, however, that the two signals (the constant one and the time-varying one) would sound very different from each other if compared in real life. Variations in the "average" sound level suggested by L_{eq} is not an arithmetic value, but a logarithmic ("energy-averaged") sound level. Thus, loud events clearly dominate any noise environment described by the metric.

Day Night Average (Ldn)

Another commonly used noise metric is the day/night average noise level (L_{dn}). The Ldn is a measure of the 24-hour average noise level at a given location. It was adopted by the EPA for developing criteria to evaluate community noise exposure. L_{dn} is based on a measure of the average noise level over a given

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time period. The L_{dn} is calculated by averaging the L_{eq} for each hour of the day at a given location after penalizing the sleeping hours (from 10:00 p.m. to 7:00 a.m.) by 10 dBA to take into account the increased sensitivity of people to noises that occur at night. The sound level exceeded over a specified time frame can be expressed as L_n (i.e., L_{90} , L_{50} , L_{10} , etc.). L_{50} equals the level exceeded 50 percent of the time; L_{10} , 10 percent of the time; etc.

Other Noise Matrices

As previously mentioned, people tend to respond to changes in sound pressure in a logarithmic manner. In general, a 1 dBA change in the sound pressure levels of a given sound is detectable only under laboratory conditions. A 3 dBA change in sound pressure level is considered a detectable difference in most situations. A 5 dBA change is readily noticeable and a 10 dBA change is considered a doubling (or halving) of the subjective loudness. It should be noted that a 3 dBA increase or decrease in the average traffic noise level is realized by a doubling or halving of the traffic volume; or by about a 7 mile per hour (mph) increase or decrease in speed.

For each doubling of distance from a point noise source, the sound level will decrease by 6 dBA. In other words, if a person is 100 feet from a machine, and moves to 200 feet from that source, sound levels will drop approximately 6 dBA. For each doubling of distance from a line source, like a roadway, noise levels are reduced by 3 to 5 decibels, depending on the ground cover between the source and the receiver.

Noise barriers can provide approximately a 5 dBA CNEL noise reduction (additional reduction may be provided with a barrier of appropriate height, material, location and length). A row of buildings provides up to 5 dBA CNEL noise reduction with a 1.5 dBA CNEL reduction for each additional row up to a maximum reduction of approximately 10 dBA. The exact degree of noise attenuation depends on the nature and orientation of the structure and intervening barriers.

RELATED LAWS, ORDINANCES, REGULATIONS, AND STANDARDS

Federal Noise Standards

The United States Noise Control Act of 1972 (NCA) recognized the role of the Federal government in dealing with major commercial noise sources in order to

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provide for uniform treatment of such sources. As Congress has the authority to regulate interstate and foreign commerce, regulation of noise generated by such commerce also falls under congressional authority. The Federal government specifically preempts local control of noise emissions from aircraft, railroad and interstate highways.

U.S. Environmental Protection Agency

The EPA offers guidelines for community noise exposure in the publication *Noise Effects Handbook – A Desk Reference to Health and Welfare Effects of Noise*. These guidelines consider occupational noise exposure as well as noise exposure in homes. The EPA recognizes an exterior noise level of 55 dB Ldn as a general goal to protect the public from hearing loss, activity interference, sleep disturbance, and annoyance. The EPA and other Federal agencies have adopted suggested land use compatibility guidelines that indicate that residential noise exposures of 55 to 65 dB Ldn are acceptable. The EPA notes, however, that these levels are not regulatory goals, but are levels defined by a negotiated scientific consensus, without concern for economic and technological feasibility or the needs and desires of any particular community.

State of California

The State Office of Planning and Research (OPR) *Noise Element Guidelines* include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Guidelines contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of CNEL. A noise environment of 50 to 60 CNEL is considered to be “normally acceptable” for residential uses. The OPR recommendations also note that, under certain conditions, more restrictive standards than the maximum levels cited may be appropriate. As an example, the standards for quiet suburban and rural communities may be reduced by 5 to 10 dB to reflect their lower existing outdoor noise levels in comparison with urban environments. Table N -1 (Land Use Compatibility Noise Guidelines – California) illustrates the State guidelines established by the State Department of Health Services for acceptable noise levels for each county and city.

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Table N -1
Land Use Compatibility Noise Guidelines — California

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motels, and Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA
NA: Not Applicable				
Source: General Plan Guidelines, Office of Planning and Research, California, October 2003.				
Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.				
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.				
Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.				
Clearly Unacceptable – New construction or development should generally not be undertaken.				

City Noise Standards

The City of Duarte maintains a comprehensive Noise Ordinance within the Municipal Code that sets standards for noise levels citywide and provides the means to enforce the reduction of obnoxious or offensive noises. Chapter 9.68 of the Duarte Municipal Code establishes noise standards and enforcement procedures.

City Noise Ordinance

The City of Duarte has adopted a number of policies that are directed at controlling or mitigating environmental noise effects. A Noise Ordinance establishes acceptable noise levels generated on private property in residential neighborhoods. It is designed to control unnecessary, excessive and annoying sounds generated from a stationary source impacting an adjacent property. It differentiates between environmental and nuisance noise. Environmental noise is measured under a time average period while nuisance noise cannot exceed the established Noise Ordinance levels at any time. Chapter 9.68 of the City of

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Duarte Municipal Code controls unnecessary, excessive and annoying noise. The City's noise regulations have established in the Ambient Base Noise Levels that "It is unlawful for any person within the city of Duarte to make, cause or allow to be produced noise which is received on property occupied by another person with the designated zone, in excess of the following levels, except as expressly provided otherwise". Table N -2 (City of Duarte Noise Ordinance Standards) provides the City of Duarte's noise regulations.

TABLE N - 2
CITY OF DUARTE NOISE ORDINANCE STANDARDS

Zone	Noise Level (dBA)	
	Day: 7AM – 9PM	Night: 9PM – 7AM
R-1 and R-2	55	45
R-3 and R-4	55	50
Commercial	60	55
Industrial and Light Manufacturing	70	70

Source: City of Duarte Municipal Code, Chapter 9.68.050 (Ambient base noise levels)

At the boundary line between a residential property and a commercial and manufacturing property, the noise level of the quieter zone shall be used. Table N -3 (Corrections to Noise Limits) illustrates how the numerical limits given in Table N -2 (City of Duarte Noise Ordinance Standards) shall be adjusted by the following corrections when appropriate.

TABLE N - 3
CORRECTION TO NOISE LIMITS

Noise Condition	Correction (in dB)
Repetitive impulsive noise, pure tones and sound with cyclically varying amplitude	- 5
Steady whine, screech or hum	- 5
Noise occurring more than 5 but less than 15 minutes per hour*	+ 5
Noise occurring more than 1 but less than 5 minutes per hour*	+ 10
Noise occurring less than 1 minute per hour*	+ 15

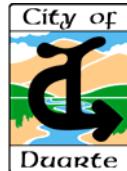
* The Following corrections apply to day only

Source: City of Duarte Municipal Code, Chapter 9.68.050 (Ambient base noise levels)

The major sources of noise in the City of Duarte are transportation related. These sources include I-210, local surface streets, railroads, and rapid transit. The major traffic noise sources include vehicles operating on the major arterials that serve the city, such as, Huntington Drive, Buena Vista Street, Highland

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Avenue, and Duarte Road. Also, I-210 generates significant noise levels because the freeway is elevated at its closest point within the city. The noise generated by the traffic noise represent a constant noise; while railroads, on the average, generate a higher level of noise but only for a short duration of time. In the areas throughout the city where industrial operations are located in close proximity to homes, there is a potential for noise impacts from machinery, work activities, and truck traffic during certain periods of the day. Over the recent years, noise levels throughout the community have escalated as development and traffic have increased.

Residents are protected from excessive noise through established local and state laws and standards. The Duarte Noise Ordinance will also serve as a primary implementation measure for reducing excessive noise in the city. The California Department of Transportation (Caltrans) has established, according to Section 215.5 of the State Streets and Highway Code, a priority system for erecting sound walls along freeway routes. The state has also established noise insulation standards pursuant to Title 25, Section 1092 of the California Administrative Code. This code protects multiple-family residential dwelling units from excessive and unnecessary noise.

NOISE ANALYSIS

The following sections describe the existing noise conditions in the City of Duarte and present the projected noise for the future buildout year of 2020.

Existing Conditions

Human response to noise varies widely depending on the type of noise, time of day, and sensitivity of the receptor. The effects of noise on humans can range from temporary or permanent hearing loss to mild stress and annoyance due to such things as speech interference and sleep deprivation. Prolonged stress, regardless of the cause, is known to contribute to a variety of health disorders. Noise, or the lack of it, is a factor in the aesthetic perception of some settings, particularly those with religious or cultural significance.

Table N - 4 (Sensitive Receptors) and Exhibit N - 2 (Sensitive Uses) illustrate some of the sensitive receptors that are located within the City of Duarte and can be affected by excess noise levels.

Computer Modeling

Roadway noise levels throughout the City were projected using the Federal Highway Administration's Highway Noise Prediction Model (FHWA RD-77-108)

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together with several roadway and site parameters. These parameters determine the projected impact of vehicular traffic noise and include the roadway cross-section (i.e., number of lanes), the roadway width, the average daily traffic (ADT), and the vehicle travel speed. The percentages of auto and truck traffic, the roadway grade, the angle-of-view, the site conditions ("hard" or "soft"), and the percent of total ADT that flows each hour throughout a 24-hour period. The model does not account for ambient noise levels (i.e., noise from adjacent land uses) or topographical differences between the roadways and adjacent land uses. Various vehicle speeds were assumed throughout the City based on empirical observations and posted maximum speeds. Noise projections are based on vehicular traffic as derived from the *Duarte General Plan Circulation Element*.

Traffic Noise

Traffic noise levels can be reliably predicted using formulas that take into account traffic volume, speed and percentage of trucks. Existing noise contours were calculated for all the City's primary and major arterials, as well as I-210 that traverse the City. In addition, a number of secondary and commuter streets were modeled as well. Noise generation for each roadway segment was calculated and the distance to the 60, 65, and 70 dBA CNEL contours was determined. A noise contour is a line behind which the noise level does not exceed a certain value. For instance, the 60 dBA CNEL contour indicates that the CNEL between the street and the contour line is equal to, or greater than 60 dBA; the CNEL beyond the contour line - away from the street - is less than 60 dBA). Refer to Exhibit N - 3 (Existing Noise Contours), for the approximate location of existing noise contours based on average daily traffic (ADT).

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TABLE N - 4
SENSITIVE RECEPTORS

Receptor:	Location:
Institutional:	
Berean Bible Church	2302 Mountain Avenue, Duarte, CA 91010
Church of Christ	1330 Highland Avenue, Duarte, CA 91010
Church of the Nazarene Duarte	2047 Mountain Avenue, Duarte, CA 91010
Covenant Life Ministries	1430 East Huntington Dr, Duarte, CA 91010
Duarte Christian Church	2632 Royal Oaks Drive, Duarte, CA 91010
Duarte Fellowship Church	1551 Huntington Drive, Duarte, CA 91010
First Baptist Church of Duarte	2200 East Huntington Dr, Duarte, CA 91010
God's Grace Christian Fellowship Church	2160 East Huntington Drive, Duarte, CA 91010
Joy Christian Center	822 Bradbourne Avenue, Duarte, CA 91010
New Life Assembly of God	822 Bradbourne Avenue, Duarte, CA 91010
The Church of Jesus Christ of Latter-Day Saints	1452 Royal Oaks Drive, Duarte, CA 91010
City of Hope - National Medical Center	1500 E. Duarte Road, Duarte, CA 91010
The Manor at Santa Teresita Hospital	819 Buena Vista Street, Duarte, CA 91010
Country Villa Monte Vista (Rehabilitation Center)	802 Buena Vista Street, Duarte, CA 91010
Monrovia Convalescent Hospital	1220 Huntington Drive, Duarte, CA 91010
Duarte Montessori School	1640 3rd Street, Duarte, CA 91010
Head Start-State Preschool	1433 Crestfield Drive, Duarte, CA 91010
Kidz Excel	1014 Highland Av, Duarte, CA 91010
YMCA of San Gabriel Valley	1014 Highland Avenue, Duarte, CA 91010
Andres Duarte Elementary School	1433 Crestfield Drive, Duarte, CA 91010
Beardslee Elementary School	1212 E. Kellwil Way, Duarte, CA 91010
Royal Oaks Elementary School	2499 Royal Oaks Drive, Duarte, CA 91010
Valley View Elementary School	237 Melcanyon Road, Duarte, CA 91010
Mount Olive Alternative Education (7-12)	1400 Mount Olive Drive, Duarte, CA 91010
Northview Intermediate School (7-8)	1401 Highland, Duarte, CA 91010
Duarte High School (9-12)	1565 East Central Avenue, Duarte, CA 91010
Duarte Public Library	1301 Buena Vista Street, Duarte, CA 91010
Westminster Gardens - Residential Facility	1420 Santo Domingo Avenue, Duarte, CA 91010
Community Care Center	2335 Mountain Avenue, Duarte, CA 91010
Huntington Oaks Village	1657 Huntington Drive, Duarte, CA 91010
Andres Duarte Terrace	1730 East Huntington Drive, Duarte, CA 91010
Parks:	
Beardslee Park (4.91 acres)	2000 Buena Vista Street, Duarte, CA 91010
Duarte Park (2.96 acres)	1344 Bloomdale Street, Duarte, CA 91010
Encanto Park (11.5 acres)	751 Encanto Parkway, Duarte, CA 91010
Hacienda Park (1.64 acres)	2695 Hacienda Drive, Duarte, CA 91010
Lena Valenzuela Park (0.78 acres)	2120 Mountain Avenue, Duarte, CA 91010
Moore Park (1.13 acres)	1100 Duarte Road, Duarte, CA 91010
Northview Park (2.02 acres)	1433 Highland Avenue, Duarte, CA 91010
Royal Oaks Park (7.40 acres)	2627 Royal Oaks Drive, Duarte, CA 91010
Royal Oaks Park Extension	2701 Royal Oaks Drive, Duarte, CA 91010

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**TABLE N - 4 [CONTINUED]
SENSITIVE RECEPTORS**

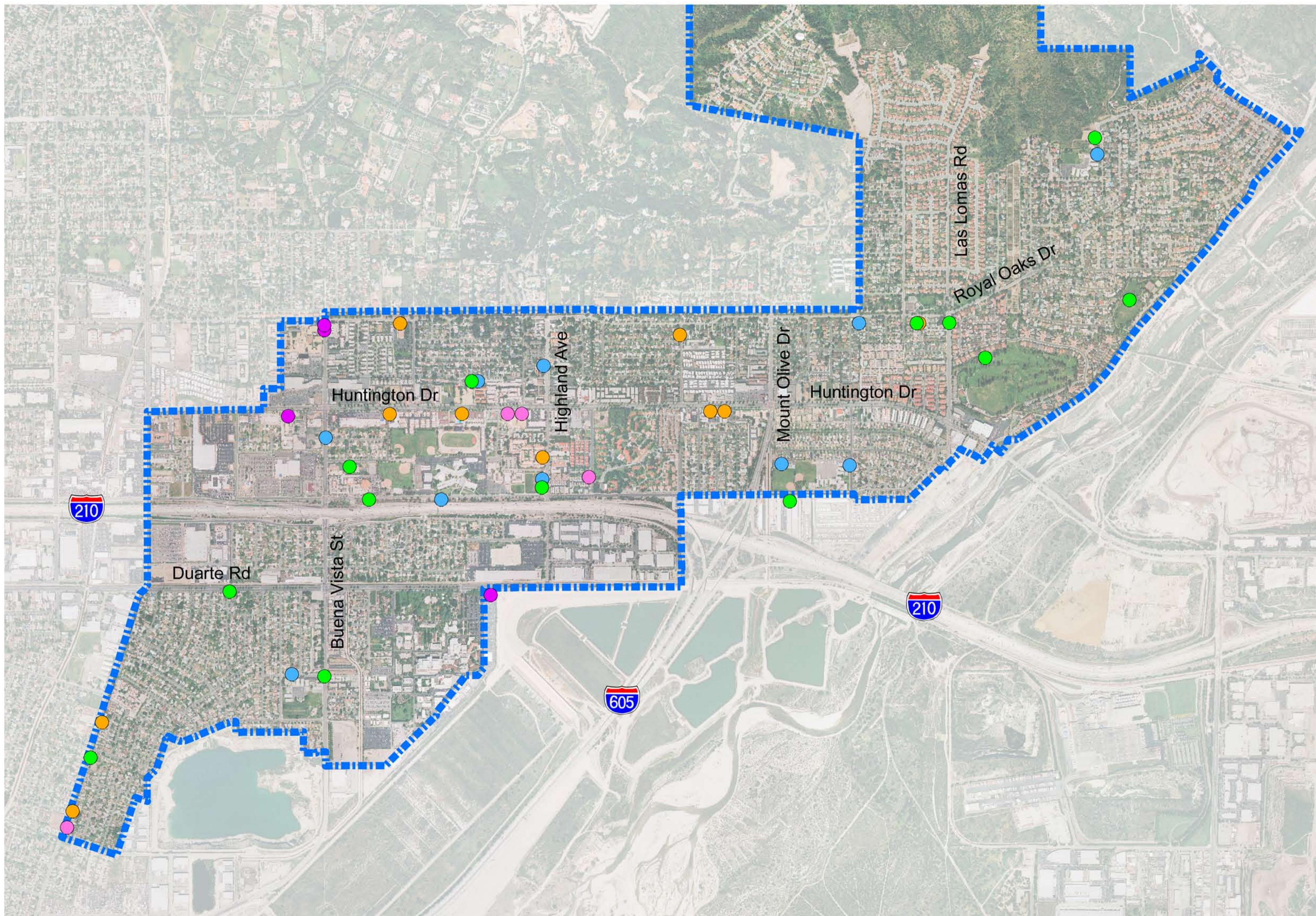
Receptor:	Location:
Parks [continued]:	
Sports Park (12.25 acres)	1401 Central Avenue, Duarte, CA 91010
Third Street Park (0.36 acres)	1626 Third Street, Duarte, CA 91010
Glenn Miller Park (1.38 acres)	205 Melcanyon Drive, Duarte, CA 91010
Residential:	
	North of I-210/I-605 Intersection
	South of I-210 (Eastbound direction)
	Southwest "corner" of the city – stretching to the City boundaries
	East of I-605 and continuing north to the San Gabriel Mountains
	Northern area of Duarte

Source: Google Earth, 2005. Image 2006, NASA; 2006 TerraMetrics.

In an effort to reduce the effects of roadway noise generated from I-210 on the local population, the City of Duarte has constructed soundwalls adjacent to the I-210 freeway as well as provided landscaping along the soundwalls. Phase One of the 210 Freeway soundwall project was completed in December 2002 by Caltrans. Phase two timing has not been determined.

Existing Noise Contours

As indicated in Table N - 5 (Existing Traffic Noise Levels), none of the roadways measured generate noise levels at a distance of 100 feet from centerline that exceed 75 CNEL. Of the 35 roadway links modeled within the City planning area, eight roadway links generate noise levels at 65 CNEL or greater at 100 feet from centerline. Eleven of the roadway links modeled generate noise levels between 60 CNEL and 65 CNEL. These links include Huntington Drive East of Las Lomas, Duarte Road, segments along Buena Vista, Buena Vista Street between I-210 Freeway to the south of Duarte Road, segments along Royal Oaks Road and Mount Olive Drive. Twelve of the thirty-five roadway segments modeled generate noise levels between 55 CNEL and 60 CNEL. These segments are along Buena Vista Street, Highland Avenue, Royal Oaks Road, Bradbourne Avenue, and Las Lomas. Four modeled roadway links with noise levels below 55 CNEL at 100 feet from centerline are Mountain Avenue south of Duarte Road, Royal Oaks Road west of Encanto Parkway, and Los Lomas Road north of Royal Oaks Road. Exhibit N-3 displays the projected 60, 65, and 70 CNEL noise contours calculated from the roadway centerline.



LEGEND
Sensitive Noise Receptors

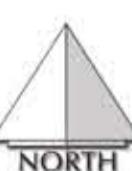
- Churches
- Hospitals
- Parks
- Schools
- Senior Centers

Interstate Highways

- | | |
|---|-----|
|  | 210 |
|  | 605 |

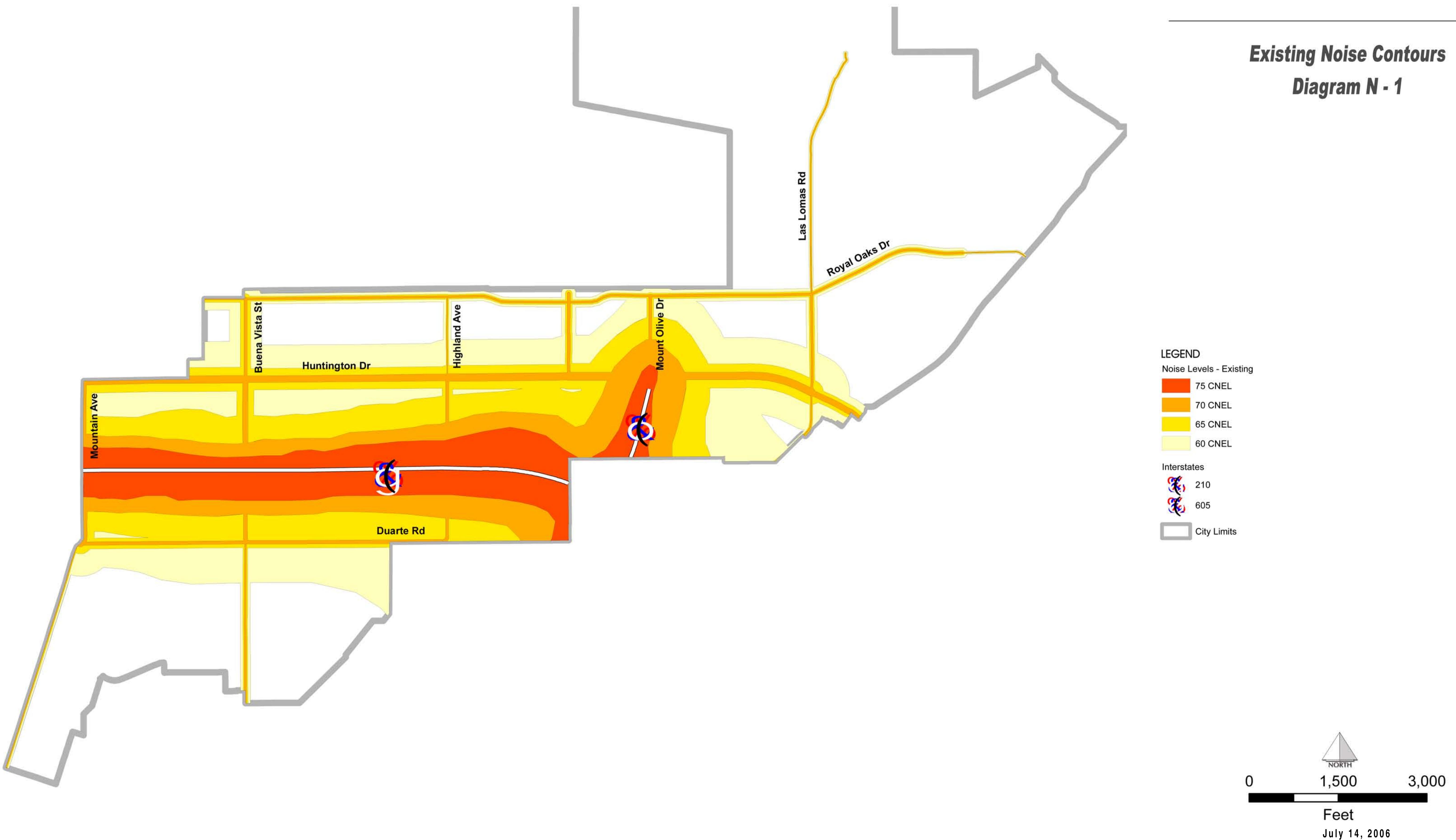
City Limits

Note: The sensitive receptors correspond to Table N-4 (Sensitive Receptors).



0 1,500 3,000
Feet
July 14, 2006

Sensitive Uses
Exhibit N - 2



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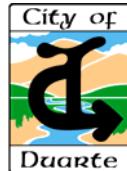


Table N - 5
Existing Traffic Noise Levels

Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Noise Contour (distance from centerline)				
			60 CNEL	65 CNEL	70 CNEL		
Arterial Roadways:							
Huntington Drive:							
Between Mountain Ave. and Buena Vista St.	26,530	67.1	621	196	62		
Between Buena Vista St. and Highland Ave.	23,810	66.6	557	176	56		
Between Highland Ave. and Bradbourne Ave.	26,460	67.1	620	196	62		
Between Bradbourne Ave. and Mount Olive Dr.	28,640	67.4	672	212	67		
Between Mount Olive Dr. and Las Lomas Rd.	26,750	67.1	627	198	63		
Huntington Dr. East of Las Lomas Rd.	26,170	64.0	221	103	48		
Duarte Road:							
Between Mountain Ave. and Buena Vista St.	11,950	63.8	280	89	28		
Buena Vista St. to Highland Ave.	12,740	64.0	299	94	30		
Mountain Avenue:							
Between Huntington Drive and I-210 Freeway	24,500	65.6	423	134	42		
Between I-210 Freeway and Duarte Road	31,040	66.7	535	169	54		
Mountain Avenue South of Duarte Road	3,550	54.6	48	22	10		
Buena Vista Street:							
Between Royal Oaks Dr. and Huntington Dr.	11,310	63.5	265	84	26		
Between Huntington Drive and I-210 Freeway	18,860	65.7	442	140	44		
Between I-210 Freeway and Duarte Road	15,170	61.8	154	71	33		
Buena Vista Street South of Duarte Road	7,860	58.0	81	38	17		
Highland Avenue:							
Between Royal Oaks Dr. and Huntington Drive	3,750	57.7	65	20	6		
Between Huntington Drive and I-210 Freeway	11,480	63.8	269	85	27		
Between I-210 Freeway and Duarte Road	9,650	60.1	114	53	25		
Collector Streets:							
Royal Oaks Drive:							
Royal Oaks Dr. West of Buena Vista Street	10,650	62.2	184	58	18		
Between Buena Vista St. to Highland Avenue	8,550	58.3	86	40	18		
Between Highland Ave. and Bradbourne Ave.	7,610	57.9	79	37	17		
Between Bradbourne Ave. and Mount Olive Dr.	7,870	58.0	81	38	17		
Between Mount Olive Dr. and Las Lomas Road	10,380	59.2	97	45	21		
Royal Oaks Dr. East of Las Lomas Road	8,000	58.1	82	38	18		
Royal Oaks Dr. West of Encanto Parkway	1,400	50.5	26	12	6		

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Table N – 5 (Continued)
Existing Traffic Noise Levels

Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Noise Contour (distance from centerline)		
			60 CNEL	65 CNEL	70 CNEL
Central Avenue:					
Central Avenue West of Buena Vista Street	3,880	56.5	48	15	5
Central Avenue East of Buena Vista Street	12,200	61.5	150	48	15
Central Avenue West of Highland Avenue	3,550	56.2	44	14	4
Between Highland Ave. and Bradbourne Ave.	7,100	59.2	88	28	9
Bradbourne Avenue:					
Between Royal Oaks Dr. and Huntington Drive	1,260	51.0	118	55	25
Mount Olive Drive:					
Between Royal Oaks Dr. to Huntington Drive	10,230	60.4	118	55	25
Mount Olive Drive South of Huntington Drive	23,870	63.6	208	97	45
Las Lomas Road:					
Las Lomas Road North of Royal Oaks Drive	3,200	52.6	36	17	8
Between Royal Oaks Dr. and Huntington Drive	9,440	58.4	91	42	20
Las Lomas Road South of Huntington Drive	4,080	55.1	52	24	11

Source: Chapter 4, Circulation Element, prepared by RBF Consulting, April 2006.

Stationary Noise Sources

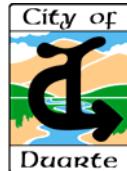
Commercial and industrial land uses located near residential areas currently generate occasional noise impacts. The primary noise sources associated with these facilities are caused by delivery trucks, air compressors, generators, outdoor loudspeakers and gas venting. Other significant stationary noise sources in the City include noise from construction activity, street sweepers and gas-powered leaf blowers. Residential land uses and areas identified as noise-sensitive must be protected from excessive noise from stationary sources including commercial and industrial centers. These impacts are best controlled through effective land use planning and application of the City Noise Ordinance.

Irwindale Rock Quarry

Irwindale is in close proximity, southwest of Duarte and is home to seventeen rock quarries; however, currently, eight of the seventeen quarries are dormant. According to police records, no noise complaints have been made regarding these facilities, however, residents, at public meeting indicate they can hear the quarry operations.

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Azusa Rock Company

The Azusa Rock Company, which is now a part of Vulcan Materials Company, is a 350-acre Rock Pit on the border of Duarte and its easterly neighboring community, Azusa. Despite the large mining activities, truck traffic is typically not a major noise source since the material coming out of the Azusa Rock pit is placed on a conveyor belt, transported to the Reliance Plant and crushed into sand and gravel. However, residents at public meeting have indicated that when in full operation, the Azusa Rock Quarry is loud.

San Gabriel Valley Gun Club

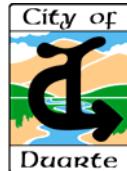
The San Gabriel Valley Gun Club, which was closed in late 2006, was located in the City of Azusa, at the northeast corner of the City of Duarte. The Gun Club provided civilians, security agencies, police, government agencies, and the military a safe and secure location to practice marksmanship. The Gun Club was open for entry at 6:30 a.m. Tuesday through Sunday. The outdoor rifle and pistol ranges were open from 8:00 a.m. to 4:00 p.m. Tuesday through Friday and 8:00 a.m. to 4:45 p.m. Saturday and Sunday and offers eighty-six (86) covered shooting positions. The air rifle and air pistol range was open the same hours of operation as the rifle and pistol range and has 20 positions available. In addition to the rifle and pistol ranges, the Club also offered four shotgun fields that operated from the hours of 10:00 a.m. to 3:30 p.m. Tuesday, Wednesday and Friday and from 8:30 a.m. to 4:15 p.m. on Saturday and Sunday. The San Gabriel Valley Gun Club was a non-conforming use in the City of Azusa. It was reported that residents in both Azusa and Duarte complained about noise generated by the facility. The gun club is no longer a noise generator.

Duarte Gold Line Metro Station

The Duarte Gold Line Metro Station is proposed along Duarte Road, approximately 500 feet west of Highland Avenue. The proposed station will be a center platform station with entrances on both ends. The surrounding uses include commercial and industrial buildings to the northeast and the San Gabriel Flood Control area to the south. In a baseline study, RBF Consulting conducted an overnight noise measurement on March 22, 2006. The overnight measurement read 67 L_{eq}; refer to Table N - 6 (Field Noise Measurements). In addition to the proposed Gold Line Metro Station, the City is anticipating that ten out of the twenty acres east of the residential areas and west of Highland Avenue will become mixed use. The development of the Gold Line Station will slightly increase noise within the vicinity of the station; however, noises would be a result

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of the increase in passengers waiting for the train in the morning as well as departing the train in the evening. The station is located in an industrial area and thus, the slight increase in noise will not create a disturbance or become a nuisance to the surrounding uses.

Irwindale Speedway

The Irwindale Speedway is a new, state-of-the-art motorsports and entertainment event facility that features 6,000 seats, 12 exclusive Corporate "Sky Box" Suites, twin paved oval race tracks that are banked at 1/2 and 1/3 mile, sound and lighting systems, and paved parking for over 3,000 cars. The Irwindale Speedway is located adjacent to the 605 Freeway and to the southeast of Duarte. The Speedway accommodates stock cars, sprint cars, midgets, supermodifieds, legends, and trucks. The venue is home to National Association for Stock Car Auto Racing (NASCAR) competition on selected Friday and Saturday evenings with gates opening to the public at 4:00 p.m. and the race starting at 10:00 p.m. and ending at 10:00 p.m. During the week, NASCAR drivers can be found training around the oval tracks. Drag Racing is held at the venue every Sunday from 8:00 a.m. to 5:00 p.m. and Thursday from 4:00 p.m. to 10 p.m. According to Duarte Sheriff records, there are no noise complaints filed in regards to the Speedway, however, at General Plan public meetings, residents stated they can clearly hear the speedway.

Ambient Noise

In atmospheric sound transmission or noise pollution the ambient noise level is the sound pressure level at a given location, normally specified as a reference level to study a new intrusive sound source. Ambient sound levels are often measured in order to map sound conditions over a specific area to understand their variation with locale. In this case the product of the investigation is a sound level contour diagram. Alternatively ambient noise levels may be measured to provide a reference point for analyzing an intrusive sound to a given environment. For example, aircraft noise is studied by measuring ambient sound without the presence of any overflights, and then studying the noise addition by measurement or computer simulation of overflight events.

Ambient noise level is measured with a sound level meter. It is usually measured in dB above a reference pressure level of 0.00002 Pascals (Pa), in the International System of Units (SI). Most frequently ambient noise levels are measured using a frequency-weighting filter, the most common being the A-weighting scale, such that resulting measurements are denoted dBA, or decibels on the A-weighting scale.

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The thirteen ambient noise measurement points were selected based on their proximity to sensitive receptors within the City. They were taken in areas that had several sensitive uses within one area. The four roadway measurements were chosen based on the traffic volume on the roadways. Three roadway measurements were taken along Huntington Drive, the main traffic artery within the City and the other was along Duarte Road, a local street that runs parallel to the eastbound lane of Interstate 210. To quantify the ambient noise levels in the City of Duarte, RBF Consulting conducted noise measurements on March 22 through 23, 2006; refer to Table N - 6 (Field Noise Measurements). The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to sensitive uses within the City; refer to Exhibits N-4a through N-4c (Noise Measurement Sites). Fifteen-minute measurements were taken at each site, between 10:00 a.m. and 4:30 p.m. Meteorological conditions were typical, with light wind speeds, low humidity, and clear skies.

Table N - 6
Field Noise Measurements

Site	Location	Leq	Time ¹
1	Duarte High School	63.9	10:40 a.m.
2	Huntington Drive and Buena Vista Street	68.7	11:17 a.m.
3	Second Street between Cotter and Oak Avenues	52.7	11:42 a.m.
4	Broadland Avenue between Maynard Drive and Bloomdale Street	56.8	12:07 p.m.
5	Aloysia Moore Park	53.1	1:20 p.m.
6	Duarte Road and Earlington Avenue	65.6	1:45 p.m.
7	City of Hope Hospital – National Medical Center	59.6	3:00 p.m.
8	Sandefur Street and Eastford Avenue	50.0	3:30 p.m.
9 ²	East Duarte Road between Hope Drive and Highland Avenue	67.1	4:10 p.m.
10	Crestfield Drive and Bashor Street	48.5	11:25 a.m.
11	Fairwood Street between Bernwood and Conata Streets	48.4	11:45 a.m.
12	Huntington Drive near Calle Linares	70.6	12:10 p.m.
13	Huntington Drive and Windsor Circle	71.1	12:43 p.m.
14	Westminster Gardens – A Retirement Oasis	58.2	2:00 p.m.
15	Maynard Street between Crestfield and Femley Drives	57.4	2:29 p.m.
16	Bettyhill Avenue between Conata and Elda Streets	48.8	2:54 p.m.
17	Eastern side of Hacienda Park on Hacienda Drive	54.2	3:23 p.m.

1 Unless otherwise noted, noise measurements were recorded over a period of 15 minutes.
 2 Overnight measurement for the duration of 18 hours, 21 minutes, 9.8 seconds.

Leq = equivalent sound level; dBA = A-weighted decibel.

Source: Noise Monitoring Survey conducted by RBF Consulting, March 22 and 23, 2006.



Field Noise Measurement Sites
Exhibit N - 3a



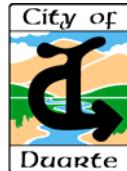
Field Noise Measurement Sites
Exhibit N - 3b

Field Noise Measurement Sites
Exhibit N - 3c



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Measured noise levels ranged from 48.4 to 71.1 dBA Leq. Noise monitoring equipment used for the ambient noise survey consisted of a Larson Davis Laboratories Model LDL 820 sound level analyzer equipped with a Larson Davis Type 2561 microphone. The instrumentation was calibrated prior to use with a Larson Davis CA250 acoustical calibrator to ensure the accuracy of the measurements, and complies with applicable requirements of the American National Standards Institute (ANSI) for Type I (precision) sound level meters. The accuracy of the calibrator is maintained through a program established by the manufacturer, and is traceable to the National Bureau of Standards. All instrumentation meets the requirements of ANSI S1.4-1971.

Projected Noise Conditions

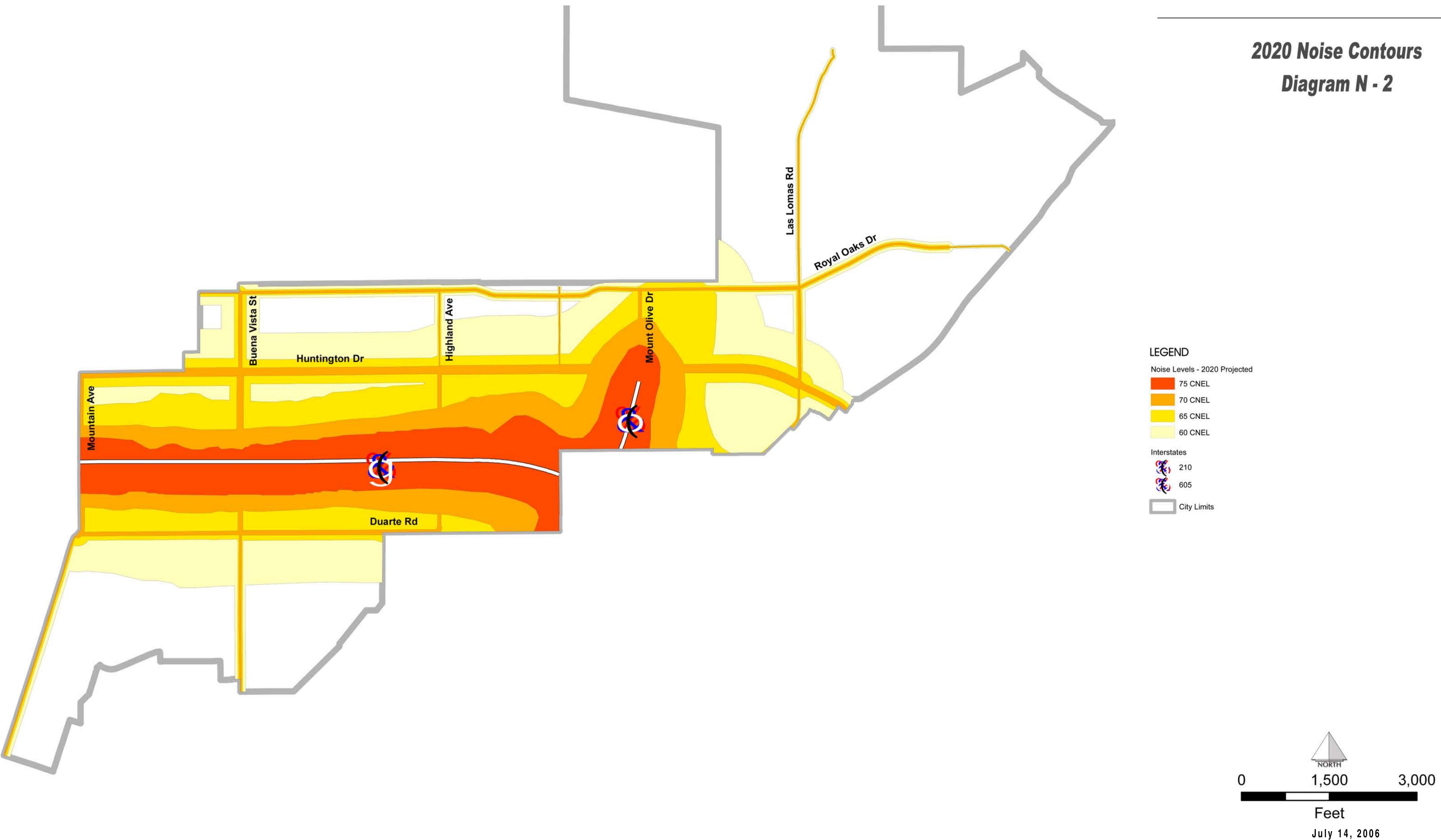
Exhibit N - 5 (2020 Noise Contours) displays the projected 60, 65, and 70 CNEL noise contours calculated from the roadway centerline.

Table N - 7 "Projected 2020 Traffic Noise Levels" depicts the average daily traffic (ADT) for projected ADTs and the volume noise levels at 100 feet from the roadway centerline and the distance from the roadway centerline to the 70, 65 and 60 dBA CNEL contours. Tables in the Circulation Element indicate traffic volumes on designated street segments. Surface traffic noise has the greatest impact on the noise environment of residential and sensitive-receptor properties. Contours between 55 and 60 dBA CNEL are common along City collector streets, while 65 dBA CNEL or greater contours are common along major streets.

Of the 35 roadway links modeled within the City planning area, nine roadway links generate noise levels at 65 CNEL or greater at 100 feet from centerline. Ten of the roadway links modeled generate noise levels between 60 CNEL and 65 CNEL at 100 feet from centerline. These links include Huntington Drive east of Las Lomas, Duarte Road, segments along Buena Vista, Buena Vista Street between I-210 Freeway to the south of Duarte Road, segments along Royal Oaks, Central Ave. east of Buena Vista Street, and Mount Olive Drive. Thirteen of the thirty-five roadway segments modeled generate noise levels between 55 CNEL and 60 CNEL. These segments are along Mountain Avenue south of Duarte Road, Buena Vista Street, Highland Avenue, Royal Oaks Drive, Central Avenue, and Las Lomas. Three modeled roadway links with noise levels below 55 CNEL at 100 feet from centerline are Royal Oaks Drive west of Encanto Parkway, Bradbourne Avenue, and Los Lomas Road north of Royal Oaks Drive.

In the City of Duarte, soundwalls are adjacent to the I-210 Freeway. These soundwalls serve as a noise barrier and as noise attenuation. All other noise impacts are located within commercial or industrial areas in the City, which are not identified as sensitive receptors.

2020 Noise Contours
Diagram N - 2



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Table N - 7
Projected 2020 Traffic Noise Levels

Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Noise Contour (distance from centerline)		
			60 CNEL	65 CNEL	70 CNEL
Arterial Roadways:					
Huntington Drive:					
Between Mountain Ave. and Buena Vista St.	30,700	67.8	720	228	72
Between Buena Vista St, and Highland Ave.	27,400	67.3	642	203	64
Between Highland Ave. and Bradbourne Ave.	31,800	67.9	745	236	75
Between Bradbourne Ave. and Mount Olive Dr	34,000	68.2	796	525	80
Between Mount Olive Dr. and Las Lomas Rd.	31,400	67.8	736	233	74
Huntington Drive east of Las Lomas Road	30,000	64.6	243	113	52
Duarte Road:					
Between Mountain Ave. and Buena Vista St.	14,000	64.5	328	104	33
Buena Vista Street to Highland Avenue	17,000	65.3	398	126	40
Mountain Avenue:					
Between Huntington Drive and I-210 Freeway	28,200	66.3	486	154	49
Between I-210 Freeway and Duarte Road	36,300	67.3	626	198	63
Mountain Avenue South of Duarte Road	11,900	59.8	107	50	23
Buena Vista Street:					
Between Royal Oaks Dr. and Huntington Dr.	13,600	64.3	318	101	32
Between Huntington Drive and I-210 Freeway	23,400	66.7	548	173	55
Between I-210 Freeway and Duarte Road	19,000	62.7	179	83	39
Buena Vista Street South of Duarte Road	9,100	58.6	89	41	19
Highland Avenue:					
Between Royal Oaks Dr. and Huntington Dr.	4,800	58.7	83	26	8
Between Huntington Drive and I-210 Freeway	13,500	64.5	316	100	32
Between I-210 Freeway and Duarte Road	12,800	61.3	137	64	30
Collector Streets:					
Royal Oaks Drive:					
Royal Oaks Drive west of Buena Vista Street	12,100	62.8	209	66	21
Between Buena Vista St. to Highland Avenue	10,200	59.1	96	45	21
Between Highland Ave. and Bradbourne Ave.	9,100	58.7	89	41	19
Between Bradbourne Ave. and Mount Olive Dr	9,300	58.8	91	42	20
Between Mount Olive Dr. and Las Lomas Rd.	12,000	59.8	107	50	23
Royal Oaks Drive east of Las Lomas Road	9,100	58.7	89	41	19
Royal Oaks Drive west of Encanto Parkway	1,700	51.4	29	14	6

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Table N - 7 [continued]
Projected 2020 Traffic Noise Levels

Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Noise Contour (distance from centerline)		
			60 CNEL	65 CNEL	70 CNEL
Central Avenue:					
Central Avenue west of Buena Vista Street	4,800	57.5	59	19	6
Central Avenue east of Buena Vista Street	14,000	62.1	173	55	17
Central Avenue west of Highland Avenue	4,300	57.0	53	17	5
Between Highland Ave. and Bradbourne Ave.	8,200	59.8	101	32	10
Bradbourne Avenue:					
Between Royal Oaks Dr. and Huntington Drive	1,600	52.1	34	16	7
Mount Olive Drive:					
Between Royal Oaks Dr. to Huntington Drive	11,600	60.9	129	60	28
Mount Olive Drive south of Huntington Drive	27,900	64.2	231	107	50
Las Lomas Road:					
Las Lomas Road north of Royal Oaks Drive	3,900	53.5	41	19	9
Between Royal Oaks Dr. and Huntington Drive	10,900	59.0	101	47	22
Las Lomas Road south of Huntington Drive	4,700	55.7	57	27	12
Source: Chapter 4, Circulation Element, prepared by RBF Consulting, April 2006.					

DESCRIPTION OF NOISE PLAN

Transportation noise is the most serious noise problem in Duarte. However, local government has little direct control of transportation noise at the source. State and federal agencies have the responsibility to control vehicle noise emission levels. The most effective method the City has to mitigate transportation noise is by reducing noise impact on the community. Mitigation through site planning and the design and construction of a noise barrier (generally a wall or berm) are the most common ways of alleviating traffic noise impacts in existing urban environments.

Typical Noise Attenuation Rates

Noise impacts can be mitigated in three basic ways: by reducing the sound level of the noise generator, by increasing the distance between the source and receiver, and by insulating the receiver.

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Noise reduction can be accomplished by placement of walls, landscaped berms, or a combination of the two, between the noise source and the receiver. Generally, effective noise shielding requires a solid barrier with a mass of at least four pounds per square-foot of surface area which is large enough to block the line of sight between source and receiver. Variations may be appropriate in individual cases based on distance, nature and orientation of buildings behind the barrier, and a number of other factors. Garages or other buildings may be used to shield dwelling units and outdoor living areas from traffic noise.

In addition to site design techniques, noise insulation can be accomplished through proper design of buildings. Nearby noise generators should be recognized in determining the location of doors, windows and vent openings. Sound-rated windows (extra thick or multi-paned) and wall insulation are also effective. None of these measures, however, can realize their full potential unless care is taken in actual construction: doors and windows fitted properly, openings sealed, joints caulked, plumbing adequately insulated from structural members.

Of course, sound-rated doors and windows will have little effect if left open. This may require installation of air conditioning for adequate ventilation. The chain of design, construction and operation is only as effective as its weakest link.

Noise impacts can be reduced by insulating noise sensitive uses, such as residences, schools, libraries, hospitals, nursing and carehomes and some types of commercial activities. But perhaps a more efficient approach involves limiting the level of noise generation at the source. State and Federal statutes have largely preempted local control over vehicular noise emissions but commercial and industrial operations and certain residential activities provide opportunities for local government to assist in noise abatement. Local ordinances may establish maximum levels for noise generated on-site. This usually takes the form of limiting the level of noise permitted to leave the property where it may impact other uses.

Although vehicular noise emissions standards are established at the State and Federal levels, local agencies can play a significant part in reducing traffic noise by controlling traffic volume and congestion. Traffic noise is greatest at intersections due to acceleration, deceleration and gear shifting. Measures such as signal synchronization can help to minimize this problem. Likewise, reduction of congestion aids in reduction of noise. This can be accomplished through the application of traffic engineering techniques such as channelization of turning movements, parking restrictions, separation of modes (bus, auto, bicycle, pedestrian) and restrictions on truck traffic.

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Noise reduction through reduction of traffic volumes can also be accomplished with incentive programs for use of public transit facilities and high-occupancy vehicles, staggering of work hours and land use controls. Vehicle trips can be turned into pedestrian trips with integration of housing and employment into the same project or area, construction of high-density, affordable housing in proximity to employment, shopping and public transit facilities and other techniques.

Noise and Land Use Planning Integration

Information relative to the existing and future noise environments within Duarte should be integrated into future land use planning decisions. This Element presents the existing and future noise environments so that the City will include noise impact considerations in development programs. Noise and land use compatibility guidelines are presented, as well as noise standards for new developments. Community noise considerations are to be incorporated into land use planning to the maximum extent feasible.

Transportation Noise Control

The most efficient and effective means of controlling noise from transportation systems is to reduce noise at the source. However, since the City has little direct control over source noise levels because of State and federal preemption (for example, State motor vehicle noise standards and federal air regulations), the City should focus on reducing the impact of the noise on the community.

Non-Transportation Noise Control

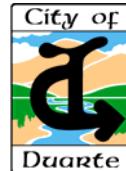
People must be protected from excessive noise from non-transportation sources, including commercial and industrial centers. These impacts are most effectively controlled through the application of the City's Noise Ordinance.

IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the general plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development

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(HCD) and State Office of Planning and Research on the status of the plan and progress in implementing the plan.

This section provides an implementation matrix for policies found in the Noise chapter. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the responsible agency or department that will be implementing the measure, the funding source and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments
CD = Community Development
CM = City Manager

AS = Administrative Services
PS = Public Safety
P&R = Parks and Recreation

Funding Source:

GF = General Fund
RA = Redevelopment Agency
G = Grants
DF = Development Fees

SF = State funds
FF = Federal Funds
OF = Other Funds

Implementation Timeframe (or as resources provide):

ST = Short-term by 2009
MT = Mid-term by 2015

LT = Long Term by 2020
On = Ongoing

Table N - 8
Noise Implementation Measures

Policy #	Implementation Measure	Responsible Agency	Funding Source	Time frame
N 1.1.1	Require new developments to pay their fair share of mitigating measures.	CD	DF, OF, GF	On
N 1.1.2	In coordination with Caltrans, the City will continue to participate in the phased program for the construction of sound walls along I-210 and I-605.	CD	FF, SF, GF	On
N 1.1.3	Require earthen berms, setbacks and other noise reduction techniques as conditions of development where applicable.	CD	OF	On
N 1.1.4	Require noise mitigation methods as a condition of approval during the development review process. Encourage the use of Sound Transmission Glass (STC) or Outdoor Indoor Transmission Glass (OITC) rated windows for residential uses adjacent to the freeways and along major arterials.	CD	OF	On
N 1.1.5	Limit construction, delivery, and through truck traffic to designated routes.	PS	GF	On

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N 1.1.6	Incorporate noise reduction measures into all development proposals, as necessary. Monitor existing noise levels along major arterials and enforce the City's noise ordinance where necessary.	CD	GF	On
N 1.1.7	Support noise abatement legislation through increased lobbying activities.	CM, CD	GF	On
N 1.1.8	Support the use of rubberized asphalt on city streets for projects that require substantial paving activity, or roadways with high levels of traffic.	CD	GF, OF, SF	On
N 2.1.1	Strictly enforce the Noise Ordinance to ensure that noise generating uses are promptly abated.	PS, CD	GF	On
N 2.1.2	Require noise studies to be prepared in accordance with the City's environmental review procedure for all projects that are not "clearly compatible" with the future noise levels at the site. Consider developing maximum noise standards for ventilation systems (i.e., air conditioning units) in residential areas. Consider developing regulations to prohibit the use of public address systems and encourage the use of alternative (noise sensitive) communication devices (i.e., walkie-talkies, hand-held phones, or other similar methods).	CD	OF, GF	On
N 2.1.3	Continue to monitor activities from the Irwindale and Azusa Rock Quarries and prepare periodic reports, which will analyze noise reduction attempts.	CM, CD	GF	On
N 2.1.4	Require noise studies during the development review process if a project has the potential to generate significant noise.	CD, CM	OF	On
N 2.1.5	Evaluate the noise impacts from proposed development projects and existing uses (i.e., Irwindale Raceway and San Gabriel Valley Gun Club) in adjacent cities as part of the environmental (CEQA) and project review process and implement measures to mitigate any significant impacts.	CD	GF	On
N 3.1.1	Prepare noise and land use compatibility guidelines that can effectively reduce noise exposure to acceptable levels.	CD	GF	MT
N 3.1.2	Review the City's noise reduction ordinance to ensure compliance with State requirements.	CD	GF	MT
N 3.1.3	Condition projects adjacent to developed/occupied uses to require the developer to submit a construction related noise mitigation plan to the Director of Community Development for review and	CD	GF	On

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N 3.1.4	approval prior to issuance of grading permits. Refine the Noise Ordinance to reduce spillage of noise to adjacent properties and adopt a light spillage ordinance	CD	GF	MT
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CHAPTER 5

LAND USE



INTRODUCTION

Many goals and policies within the other General Plan Elements are brought together in the Land Use Element as land use policy. The Land Use Element reflects where open space areas will be located, where it is unsafe to build and how best to protect the community from natural and/or man made hazards, where jobs and revenue producing businesses will be located, where different types of housing densities will be located, how people and goods will be transported throughout the community, and much more. This Element serves as a central framework for the entire Comprehensive General Plan.

Land Use Element Statutory Requirements

California law requires that each city's General Plan included a Land Use Element.

“... a land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas..”

Relationship to other General Plan Elements and Program EIR

California law requires that all elements of the General Plan be consistent. The Land Use Element brings together the other eight (8) Duarte General Plan Elements. This will become evident in that some of the policies found in the other Elements will appear again in the Land Use Element.

It is a fundamental goal of the City to protect existing residential areas from higher densities and from redevelopment where practical. However, there are two general areas that are recommended for change. One is the Town Center area, located north of the I-210 along Buena Vista Street and Highland Avenue and Huntington Drive between these two streets. The other area is located north of the Gold Line Station and is slated for transit oriented mixed use.

A Program Environmental Impact Report (EIR) will be part of the 2005-2020 Duarte General Plan. Policies and mitigation measures within the Land Use Element will also become mitigation measures within the Program EIR.

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LAND USE



GOALS, OBJECTIVES AND POLICIES

This section provides draft Goals, Objectives and Policies for the Land Use Element of the Duarte General Plan.

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

Objective 1.1 Improve on Duarte's balance of uses.

Policies

- LU 1.1.1 Where appropriate, require and review market studies to determine the mix and type of commercial development necessary to satisfy and sustain the needs for the Duarte trade area.
- LU 1.1.2 Encourage the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes.
- LU 1.1.3 Encourage high-quality design for infill development, and continue to support new high-quality uses.
- LU 1.1.4 Expand regional economic development along the I – 210 corridor beyond current uses. In order to maximize revenue and enhance image, the City should investigate other major draws typical of an international trade center magnitude, hotel/convention complex, etc.

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

Objective 2.1 Ensure that future development complements surrounding areas.

Policies:

- LU 2.1.1 New infill residential development should be compatible in

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design, bulk, and height with existing nearby residential development as referenced in Duarte's Architectural Design Guidelines and applicable Specific Plans.

- LU 2.1.2 Permitted uses along Huntington Drive should accurately reflect economic market conditions and incompatible uses and activities should be eliminated.
- LU 2.1.3 Provide for the shopping and service needs of residents by conveniently clustering commercial establishments in such a way to encourage "one-stop" shopping.
- LU 2.1.4 Provide and encourage industrial development involved in research and development-oriented uses to help achieve a jobs housing balance.
- LU 2.1.5 Restrict development in areas prone to seismic and other safety hazards.
- LU 2.1.6 Hillside development must be sensitive to the local views of the hills and to the natural environment.
- LU 2.1.7 Make every effort to ensure that industry and residences, where located in close proximity, will be compatible neighbors with non-industrial uses located nearby, and with neighboring cities as well.

Land Use Goal 3: Provide unique areas to better serve the needs of Duarte residents and businesses.

- Objective 3.1** Improve the land use mix in selected areas so that it generates synergies and convenience to patrons and residents.

Policies:

- LU 3.1.1 Develop and promote Specific Plan areas that provide the flexibility needed to make these places unique.
- LU 3.1.2 Develop and implement a flexible specific and strategic plan for the Town Center.

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- LU 3.1.3 Assess the cost/benefits of providing public improvements and assistance within a Town Center area.
 - LU 3.1.4 Create and implement a flexible mixed use Transit Oriented Development Specific Plan for the current non-residential area north of the Gold Line Station.
 - LU 3.1.5 If the Duarte Gold Line Station becomes a reality before 2020, consider a thorough analysis of a potential amendment to the General Plan to provide expanded Transit Oriented Development for additional area north and west and east of the Gold Line Station.
 - LU 3.1.6 Promote the use of mixed land use techniques and construction methods to provide more housing and minimize housing costs without compromising basic health, safety and aesthetic qualities.

RELATED AGENCIES, LAWS AND PLANS

Duarte Development Code

The Development Code is the principal implementation tool for a General Plan. State law requires that Development Codes be consistent with the General Plan. The Duarte Development Code can be found in Title 19 of the Duarte Municipal Code. The Development Code establishes specific regulations for the use and development of land in zoning districts within the Duarte city limits.

Specific Plans

Duarte has adopted a variety of Specific Plans throughout the community. Government Code Section 65450 – 65457 provides for the adoption of Specific Plans. As with the Development Code, a Specific Plan is required to be consistent with the General Plan. A Specific Plan provides flexibility from the Development Code which can provide a unique character to a development.

Southern California Association of Governments (SCAG)

SCAG functions as the Metropolitan Planning Organization for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. The region encompasses a population exceeding 15 million persons in an area of more than 38,000 square miles.

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As the designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the state level. As an example SCAG is required by State law to allocate the existing and projected housing needs for each city and county in its region. SCAG, in cooperation with the San Gabriel Valley Council of Governments (SGVCOG), the COG in which Duarte is located, prepared the "Regional Housing Needs Assessment" referenced in the Housing Element.

South Coast Air Quality Management District (AQMD)

The AQMD is the agency principally responsible for comprehensive air pollution control in the South Coast basin. Specifically, the AQMD is responsible for monitoring air quality and planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the district. Programs developed include air quality rules and regulations that regulate stationary source emissions, including area and point sources and certain mobile source emissions. The AQMD is also responsible for establishing permitting requirements and issuing permits for stationary sources and ensuring that new, modified, or relocated stationary sources do not create net emissions. The AQMD enforces air quality rules and regulations through a variety of means, including inspections, educational and training programs, and fines. AQMD rules and regulations have and probably will continue to affect land use decisions made by the public and private sectors.

Other General Plan Elements

The Safety Element identifies areas which could be flooded due to the failure of Morris, San Gabriel and/or Cogswell dams. The Safety Element also shows seismic, wildfire, and geologic hazards which affect land uses in Duarte. The Circulation Element shows the city's street and transit systems serving various land uses throughout the community. The Open Space/Conservation Element identifies the city's parks, school grounds used as open space, wilderness areas and the National Forest. The Housing Element includes policies for providing housing for all economic groups. The Land Use Element Diagram reflects where this housing can be provided. The Economic Development Element identified policies which will provide the revenue and jobs necessary to have balanced land use in the community. The Noise Element provides policies to mitigate noise generators from noise receptors. And, the Historic Preservation Element provides policies which will preserve significant resources in the community.

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LAND USE PLAN

The Community Attitude Survey conducted in September 2005 revealed that 70% of the residents that responded to the survey (21% of the 8,940 mailed surveys responded), felt quality of life in Duarte was excellent or good. Also, Duarte is essentially built out. As a result, the Land Use Plan seeks to keep things generally as they are with a few exceptions.

The Land Use Plan describes the approach that will be used to build upon the city's sound planning base. The Goals, Objectives, Policies and Implementation Measures provide the basis for the Land Use Plan. The approach is to keep the small town atmosphere while providing a favorable balance of land uses. Of utmost importance is to continue to provide a healthy local economy so that the residents and businesses of Duarte can continue to maintain a high level of city services.

Land Use Acreage Calculation

Most General Plan Land Use plans are calculated on net acreage instead of gross acreage. Net acreage is adjusted to exclude the land area devoted to streets and roadways. Gross acreage includes the land area utilized for streets and roads. Duarte's General Plans have always used gross acreage. As a result, the 1989 Duarte Land Use Diagram, which used gross acreage, provided unattainable residential densities. To be consistent with the General Plan, the Development Code also provided unattainable residential densities. As an example, the 1989 General Plan provided for 21 units for gross acreage for medium density residential while in practice only 15 units were being produced. The 1989 General Plan provided for 28 units per gross acre for high density residential while in reality only 23 units per acre were being produced. These lower densities were not solely because of the gross acreage issue. Part of the reason was market driven because builders wanted to build detached housing with more private open space area.

The 2005 – 2020 General Plan Land Use Element adopts net acreage instead of gross acreage to make densities and intensities more realistic. Also, because Duarte is essentially built out, adopting net acreage will bring the General Plan and the Development Code into conformance with what is actually built.

While the 2005-2020 General Plan Land Use Element makes allowable densities and intensities more realistic, it provides for higher densities in two Mixed Use areas. These areas are the Town Center mixed use area and the Duarte Station Specific Plan areas.

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Land Use Balance

When major stakeholders were asked to define Duarte to someone who had never been to the community many said “Duarte has a small town feel”, a “bedroom community” with “wonderful parks and recreation programs”, “quality, friendly and diverse people and neighborhoods”. Half of the business survey respondents also lived in Duarte.

Except for businesses with direct access to the I-210 freeway, Duarte businesses tend to be small mom and pop establishments serving a local market. Duarte’s location and surrounding geography limit its ability to expand or attract major retailers. However, the balance between residential, commercial office commercial retail and industrial property is quite good. Duarte is home to the world renowned City of Hope with its 2,500 employees. Duarte’ parks and open spaces are numerous for such a small community and recreation programs are the envy of some surrounding communities.

Land Use Diagram

The Land Use Diagram (LU-1) shows the City’s vision for the development, redevelopment, and preservation of public and private properties within Duarte until the year 2020. The Diagram designates the distribution and general location of land to be used for housing, business, public facilities, open space, and institutional uses.

The Land Use Diagram is different from a zoning map. First, a Zoning Map is an implementation tool required to be specific and show individual parcels. Each land use designation on the Land Use Diagram typically has more than one consistent zoning district. The Land Use Diagram shows a generalized description of where land use designations are located so that it is not confused with the zoning map. Also, the Land Use Diagram is only one policy of the General Plan. Each policy within the General Plan is equally as significant.

Land Use Classifications

The Land Use Diagram (LU-1) illustrates the various types and distributions of land uses planned for Duarte. Most land use classifications and designations are the same as those shown on the 1989 Land Use Plan except for portions identified as the Town Center and those near the proposed Gold Line Station. There are seven land use classifications which are listed in Table LU-1 (a tabular description of the Land Use Diagram). These land use classifications serve to provide an orderly approach to development and maintenance of public open spaces by identifying the types of development allowed in these areas. Duarte’s land use classifications include seven general categories: Residential,

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Commercial, Hospital, Industrial, Public/Quasi-Public, Open Space and Specific Plan Areas. Descriptions of each general land use designation are provided in the subsequent Land Use Designations section of this Plan.

Land Use Densities and Intensities

Each of the land use classifications is further divided into land use designations. There are twenty-one (21) designations in Table LU-1. The Land Use Diagram consolidates some of these designations. The term density is used for residential uses and refers to the population and development capacities of residential land. Duarte's density is described in terms of dwelling units per net acre of land (du/ac). Maximum density is the top of the range for that category. As an example, Very low density provides a range of from 0 to a maximum of 3.5 du/ac. Low density provides a range of 3.5 to a maximum of 6 du/ac.

Intensity is used to describe the extent of development on a given parcel of land. Building floor area ratio, number of stories (floors), percent of lot coverage, or total building floor area square footage all describe intensity. Intensity is usually used to describe non-residential development. In the Duarte General Plan, floor area ratio (FAR) is used as the measure of non-residential development intensity. Examples of floor area ratio are shown on Figure LU-2. FAR describes the relationship between the total square footage of development on a lot and the area of that lot. Floor area does not include area within parking structures and parking lots. The FAR is determined by dividing the gross floor area of all buildings on a lot by the gross land area of the lot, less any portion used for public roads.

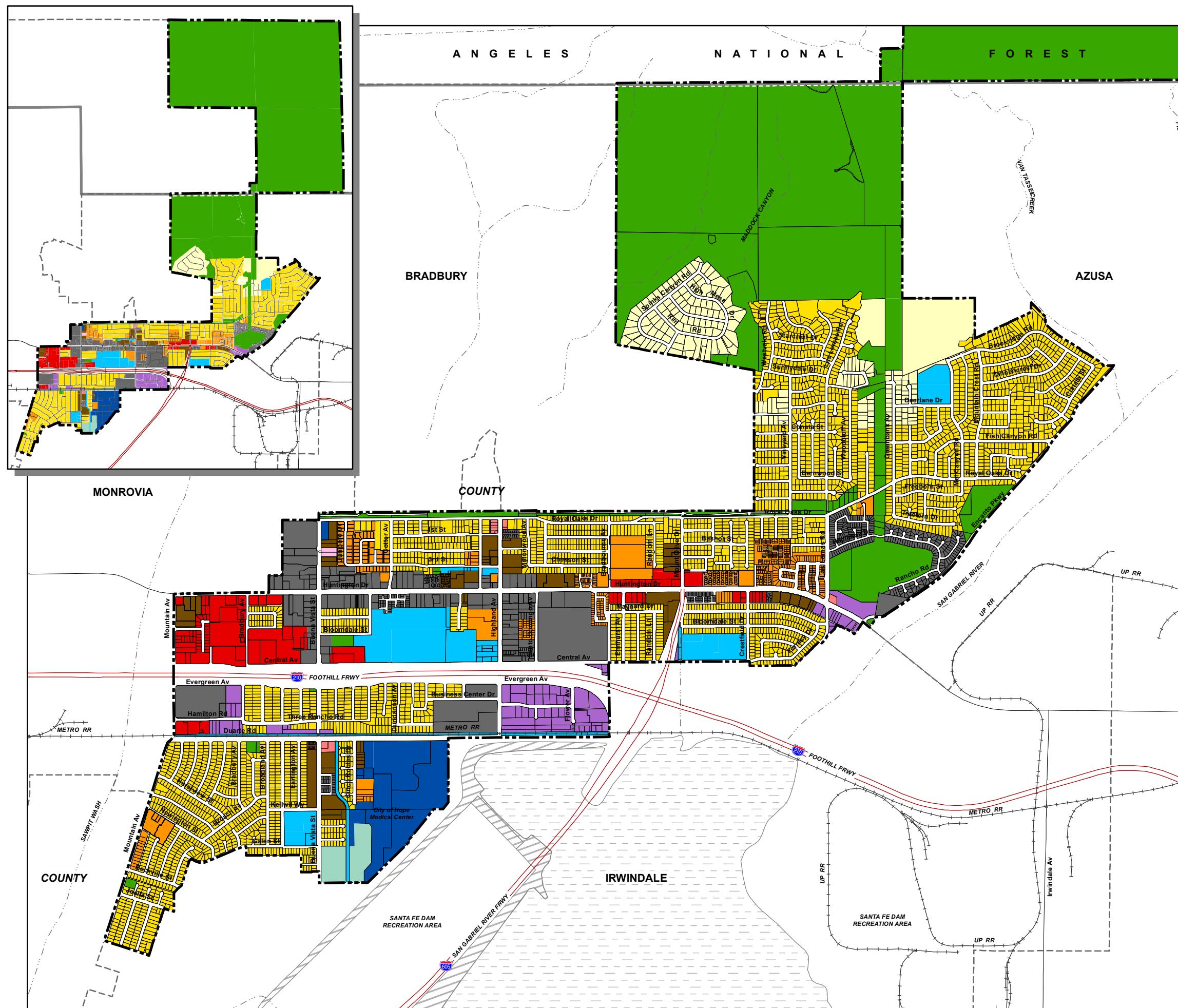
City of Duarte General Plan Diagram (LU-1)

Legend

General Plan Designations

- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- CP Administrative/Professional
- NC Neighborhood Commercial
- GC General Commercial
- I Industrial
- PF Public Facility
- RD Research & Development
- H Hospital
- OS Open Space
- SP Specific Plan

- Duarte City Boundary
- Surrounding City Boundary
- Highway
- Major Road
- River/Creek/Channel
- Dam
- Santa Fe Flood Control Basin



Revised: August 2, 2016.
Source: City of Duarte, 2016.

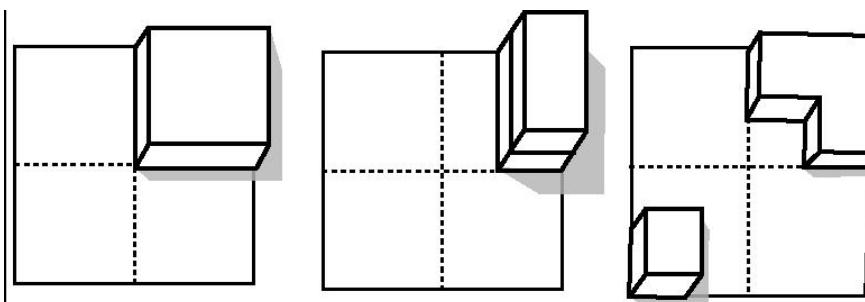


0 1,200 2,400 3,600 4,800 Feet

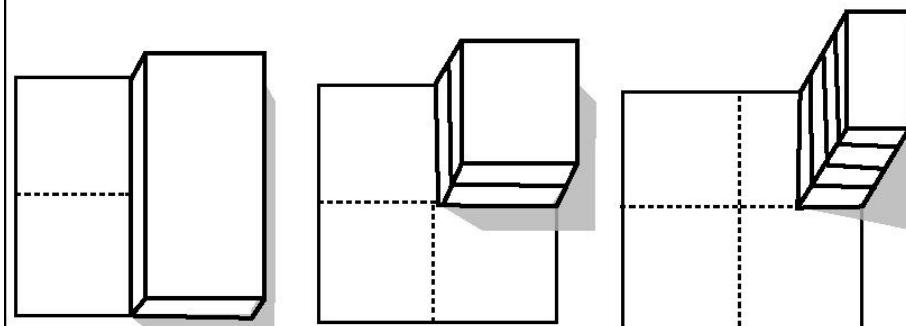
CHAPTER 5 LAND USE



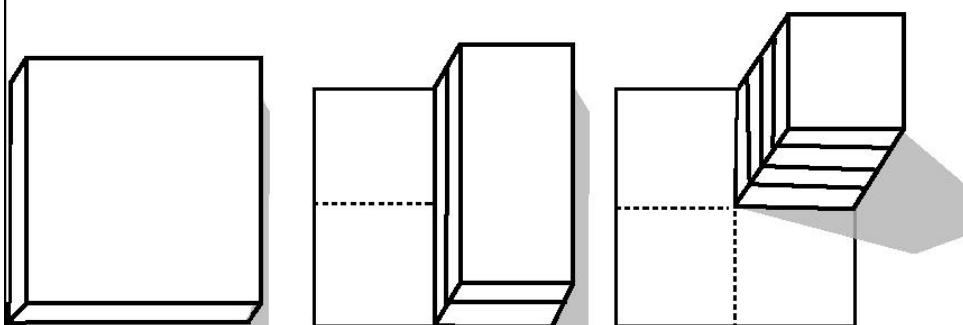
Figure LU-2
Example of Floor-Area Ratio (FAR)



0.25 FAR



0.5 FAR



1.0 FAR

Floor Area Ratio (FAR):
$$\frac{\text{Gross Building Area}}{\text{Lot Area}}$$

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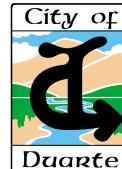
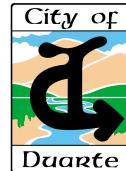


Table LU-1
Land Use Classifications and Designations

LAND USE DESIGNATION	DUs or FAR/net Acres Maximum	Anticipated	DESCRIPTION OF LAND USE DESIGNATION
Residential Land Use Classification			
Very Low Density	0-3.5 du/ac	2.5 du/ac	Detached homes, typically on large lots
Low Density	1-6du/ac	6du/ac	Detached single family homes
Medium Density	7-21du/ac	15 du/ac	Attached and/or detached housing
High Density	21-28 du/ac	23 du/ac	Attached housing
Commercial Land Use Classification			
Neighborhood	.25:1	.25: 1	Service uses serving neighborhood needs
General	.5:1	.5:1	General Retail, service and office uses
Administrative Professional	.5:1	.5:1	Office Professional uses
Hospital Use Classification			
Hospital	1.5:1	1.5:1	Properties owned by City of Hope and Santa Teresita
R&D	1.5:1	1.5:1	Research and development uses
Industrial Use Classification			
Industrial	.50:1	.50:1	Light industrial uses
Public/Quasi Public Classification			
Public School	N/A		Land owned by Duarte Unified School District and used for education, recreation, and administrative offices
City owned facilities	N/A		City offices, recreational facilities, maintenance facilities
County owned facilities	N/A		County Library, fire station
Utility easements	N/A		Edison, flood control easements, railroad
Streets, Freeway	N/A		City streets, I 210 Freeway
Open Space Classification			
Parks	N/A		City owned and dedicated parkland
Wilderness Area	N/A		City owned for the preservation of natural resources, and protection of health and safety
National Forest	N/A		Angeles National Forest open space for the preservation of natural resources, managed production of natural resources, protection of health and public safety, outdoor recreation
Specific Plan Areas Classification			
Planned communities and areas	varies	varies	Various single family housing, senior housing, multiple family housing, and commercial shopping centers
Town Center Mixed Use Area	Commercial use FAR varies	varies	Horizontal and/or vertical mixed commercial and high density residential housing; retail, service, office and hotel uses
Duarte Station TOD Area	Mixed-Use, FAR varies	varies	Horizontal and vertical, transit-oriented development (TOD); mixed commercial and high density residential housing
City of Hope Area	varies	varies	Hospital, R&D, office, industrial, housing, hospitality and other ancillary uses

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Land Use Designations

All land within the city limits (the planning area) of Duarte is assigned to one of twenty-one (21) land use designations as follows:

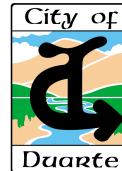
Residential Land Uses: As a predominately family oriented residential community, Duarte has four residential land use designations which provide for a variety of housing types. The maximum density listed for each residential land use designation may be exceeded by Housing Element policy as provided in California density bonus law as amended from time to time during the course of this General Plan. Mobile homes are allowed in all residential land use categories, subject to design review approval. Second units are allowed when attached to the primary residence and as authorized by Government Code Section 65852.2. Until this General Plan update, Duarte has used gross acreage to calculate densities. As a result, actual land use densities have been substantially under those found in the General Plan and Zoning Code. In an effort to make residential densities more realistic, net acres will be used in this General Plan for all densities and intensities. Also, because of builder's desires, other development requirements and, in some cases topography constraints, densities have been less than those shown in the General Plan and Zoning Code. As a result, Table LU-1 provides anticipated densities and intensities based on historical development.

1. Very Low Density: The very low density land use designation, primarily found in the foothills, provides for large lot single family detached homes. This designation allows a maximum density of 3.5 units per net acre. Based on historical records, anticipated densities for this land use designation should be 2.5 units per acre. Uses permitted include single family detached houses, horses and associated structures. Zoning Districts that correspond with this land use designation are: R-1F (80,000 sq. ft. lots), the R -1D (20,000 sq. ft. lots) and the R-1B (10,000 sq. ft. lots). Conditional uses allowed in this category include the boarding of horses.

2. Low Density: The Low Density land use designation is the predominant residential area within the city. It can be found throughout the community. This designation allows a maximum density of 6 units per net acre. Because of the size of the parcels and development standards the anticipated density for properties in this designation is 6 detached single family units per acre depending on the zoning district in which the property is located. Zoning Districts that correspond with this land use designation are the R -1A (7,500 sq. ft. lots) and R -1 (6,500 sq. ft. lots). Conditional uses allowed in this category include churches, country clubs, golf courses and related activities, educational institutions, and publicly owned facilities including parks.

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3. Medium Density: There are pockets of medium density residential areas throughout Duarte. The Zoning Districts that correspond with these land use designations are Planned Unit Development (PUD), R-MH R-2 and R-3. The R -2 zone provides for one or two family detached or attached dwellings. The R-3 zone provides for denser multiple family dwellings, mixed detached and attached residential developments, Planned Residential Unit Development projects and duplexes. The R-MH zone has been created to accommodate residential mobile homes in planned, integrated mobile home parks. The purpose of the PUD zone is to allow innovative and flexible design standards. The Medium Density designation in the 1989 Plan allowed a maximum of 21 units to the gross acre. Based on historic records it is anticipated that 15 du/ac can generally be accommodated on Medium Density parcels. Allowed conditional uses are essentially the same as those in the low density designation with nursing homes, rest homes and senior housing added.

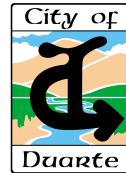
4. High Density: Pockets of high density residential tend to be concentrated between Royal Oaks Drive and Huntington Drive. Other small pockets are concentrated south of Duarte Road around Buena Vista. Until this General Plan, this had been the highest residential density allowed with a maximum of up to 28 units per gross acre (1989 Plan). This plan anticipates an average of 23 du/ac (net). More recent developments in High Density areas have provided only 17 du/ac because units tended to be large town-homes, 2-story buildings (rather than the 3 or 4 stories needed for the higher densities and developers elected to provide amenities that deducted from the total number of units provided). Allowable uses in the R-4 zone include multiple dwellings, including apartment houses, and similar permanent residential facilities and planned residential unit development projects. Conditional uses are those found in the R-2 and R-3 zones

Commercial Land Uses: Commercial uses bring revenue and jobs to a community which sustain the public services required for a healthy city. Because of physical barriers around Duarte, the mountains to the north, quarries in surrounding cities and the San Gabriel River and associated spread basin, Duarte's market area is limited. This makes retail development a challenge to attract the typical national retailers most cities seek to help generate much needed revenue. Even with these constraints, Duarte's commercial uses generate substantial revenue.

1. Administrative Professional: This is the most restrictive of the commercial land use designations. There are only two areas with this designation located on Huntington Drive and Buena Vista. The zoning district that corresponds with this designation is CP. Allowable uses tend to be general offices; medical offices, clinics, general research not including fabrication and

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laboratories or manufacturing/processing. Conditional uses include churches, child care facilities; general hospitals; lodges and meeting halls.

2. Neighborhood: This use designation is intended to provide neighborhood retail, service and office uses for businesses serving the daily needs of nearby residential areas, while preventing significant adverse effects on adjoining residential properties. Some smaller shopping centers are along Royal Oaks and Duarte Rd. The accompanying zoning district for these smaller centers is C - 1. Uses permitted within this zone are those found in the CP zone, including additional retail and service uses. Conditional uses include automobile service stations and drive-in restaurants.

3. General Commercial: The General Commercial designation is intended to provide for sites which will meet the shopping needs of the entire community and provide sites for regionally oriented uses along the I – 210 freeway corridor. The C – 2 zoning district corresponds with this designation. Permitted uses include those in the CP and C-1 zones, with expanded retail and service uses. Specific permitted uses in the C-2 zone include: auto sales and service; building supplies; department stores; furniture stores, sporting goods, printing and restaurants. Conditional uses include: auto rental; hotels and motels; theatres and similar uses.

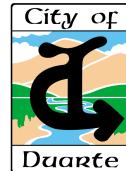
Hospital Land Uses: Duarte is known as the City of Health, primarily because of the world renowned City of Hope. The City of Hope facility in Duarte has more than 300 physicians and scientists and more than 2,500 employees. The annual payroll for the City of Hope Duarte facility in 2005 was \$160 million. Santa Teresita Medical Center currently employs 250 people.

1.Hospital: The Hospital designation is intended to accommodate hospitals, rest homes, sanitariums and residential uses requiring a state or county license. The designation is also intended to accommodate medical professional offices and attendant medical facilities. There are two areas that once had the Hospital designation. One is City of Hope and the other is Santa Teresita. The City of Hope Area (Specific Plan) has replaced the former Hospital land use designation used for portions of the Campus. The zoning district that corresponds with this designation is the H zone. Uses permitted include general hospitals (excluding sanitariums, nursing homes, convalescent homes, maternity homes or rest homes); medical professional offices; attendant medical facilities, including, but not limited to, pharmacies, physical therapy offices, laboratories, and clinics. Conditional uses are those typically associated with hospitals such as confectionery stores; florist; gift shops and the like.

2.R & D: This is a new designation in the 2005 – 2020 General Plan. The R & D designation is intended to provide for research and

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development uses primarily, but not exclusively for medical related research and development. This designation will also incorporate standards for office and administrative uses sometimes associated with R&D activities. In addition, this designation provides for all uses in the hospital designation.

The City of Hope anticipates building 360,000 sq. ft. of new Science Park on their campus. In addition, a five story 108,000 sq. ft. Cancer Immunotherapeutics and Tumor Immunology Center is being planned for groundbreaking in 2007. Employees for this center will come from work areas now housed in existing portable trailers on the City of Hope campus. Former R&D land use designations on the City of Hope Campus have been replaced by the City of Hope Area (Specific Plan) designation.

Industrial Land Use: Duarte's industrial area is limited with most activities located in industrial parks at the south east corner of the city.

1. Industrial: The Industrial designation is the least restrictive of the land use designations and in Duarte is intended to provide for light industrial uses. One larger area within the city has this designation and very small areas are located elsewhere. The main industrial area is northeast of the proposed Gold Line station currently improved with an industrial park and across Highland Avenue with Lewis Business Park. Under the prior General Plan accompanying zoning was the I-P zone and the M-1 zone. The I-P industrial park zone was intended to provide a district which will assure an environment conducive to research and development, fabrication and assembly, research institutions and administrative facilities all well designed and properly landscaped. There is no property zoned I-P at this time so the proposal is to eliminate the I-P zoning district. The M-1 zone (light manufacturing) is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly, or processing of materials that are in already processed form. Permitted uses include: commercial uses customarily incidental and directly related to the services or operation of the permitted industrial uses such as: administrative or sales office; auction house, automobile repair shop and the like. Manufacturing uses include: optical products, packaging business, ceramic products, electrical and electronic items, scientific instrument and precision equipment manufacturing and the like. Wholesaling and warehousing uses include: wholesaling and warehousing facilities, storage and distribution agencies. As the least restrictive zoning district in the city, conditional uses in this zone are many and can be found in section 19.66.030 of the city's zoning code.

Public/Quasi Public Land Uses: Public and Quasi Public uses are typically exempt from the city's zoning powers and as such are listed separately from

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other privately regulated land uses. Also, these uses often tend to be on small parcels almost as a spot land use designation which is usually not the case with privately held land uses.

1. Public Schools: Duarte Unified School District (DUSD) owns all the public school land in Duarte. All five schools in Duarte include playgrounds, which are shared through agreement with the City of Duarte as parkland. The Land Use Diagram shows all public schools with a school symbol and have the Public/Quasi Public land use designation. However, because of the shared parkland agreements, a total of 26.54 acres of these sites are counted as open space. There are five elementary, one intermediate, one high school and one alternative education campus in Duarte and surrounding area plus administrative offices and a corporate yard for a total land area of 80 acres.

2. City Owned Facilities: A teen center is located on Buena Vista and two city corporate yards located north and south of Huntington Drive. These facilities are designated as Public/Quasi Public. City owned parks are designated as open space are addressed in the next section. The City of Duarte owns the City Hall complex including a community center, swimming pool, and senior center, which are designated part of the Town Center Specific Plan.

3. County Owned Facilities: The County of Los Angeles owns a fire station, library and the City pays the lease payments for the sheriff substation in Duarte. These facilities as well as a future location of the Sheriff sub-station are designated as Public/Quasi Public on the Land Use Diagram.

4. Utility easements: Edison high voltage power lines go through Duarte. These power lines provide substantial easements where development of structures cannot occur. The Los Angeles Flood Control also has detention and retention basins within and around Duarte. These areas are also not developable and provide open space for the community. The rail line which parallels Duarte Road is also classified as a utility.

5. Streets and Highways: In June 2006, the City of Duarte reported it maintains the following streets and roadways not including the I-210 (principal arterial) which is maintained by Cal-Trans:

- 3.010 miles of urban principal arterial (I – 210 Freeway)
- 5.910 miles of urban minor arterial (Huntington Drive)
- 5.593 miles of urban collectors
- 35.414 miles of urban local streets
- 49.927 miles of streets and roads

Open Spaces Uses: Over fifty percent of Duarte's land area is open space mostly because of the amount of National Forest within the city boundaries.

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1.Parks: The City owns 39.21 active park acreages not counting the 26.54 acreage it leases from the Duarte Unified School District for recreational purposes. In addition, the 18.55 acre executive golf course, which is designated open space on the Duarte General Plan, is also used for recreational purposes. Parkland is designated as Open Space.

2.Wilderness Area: In December 2005 the City of Duarte purchased 329 acres of open space access. This natural hillside area, along with an additional 70 acres owned by the city is intended to be used as a preservation area for future generations to enjoy. This area is also designated Open Space. Attalla Ranch, a low density proposed development in the hillside, is proposing to dedicate 23 acres of wilderness open space to the City of Duarte.

3.National Forest: The largest land use within the city is 2,331 acres (53% of the city's total land area) of wilderness areas including 1,909 acres within the Angeles National Forest. As a national forest this land is protected from urbanization and is designated Open Space.

Specific Plan Areas: This is a new category in the 2005-2020 General Plan. Duarte's 1989 General Plan provided for a variety of specific plans and planned communities.

1.Planned Communities and Areas: The 1989 General Plan Diagram showed a Specific Plan/Hillside Overlay and makes reference to a Planned Development/Specific Plan Overlay in the text. The text makes reference to hillside and Westminster Gardens. The 2005-2020 General plan will eliminate the Planned Development and Overlay designation and replace it with Specific Plan designations for those projects which already have a Specific Plan. See Table LU-2 for these existing Specific Plans.

The Specific Plan land use designation is also applied to two three focus areas in the City, where a mixture of both high density housing and other uses would be permitted. One is the Town Center (see Town Center Mixed Use Area). The second area is north of the Gold Line station (see Duarte Station TOD Area, formerly known as the Gold Line Station Area Development). The third focus area is City of Hope (see City of Hope Area). See Specific Plan Areas below for more details on allowable uses within the focus areas. Specific Plans are typically used to develop unique land uses. Specific Plan development standards are drafted to be unique to fit the type of land uses desired.

2. See Town Center Mixed Use Area, Duarte Station TOD Area, and City of Hope Area below for more details on this new designation.

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Specific Plan Areas

The City has prepared 20 specific plans shown on Table LU-2. The column labeled "Specific Plan #" of Table LU-2 corresponds with numbers on the Land Use Diagram LU-1. For the most part, the specific plans shown in Table LU-2 were not mixed use and complied with the General Plan designation shown on the Land Use Diagram at the time they were adopted.

During the General Plan update process, the Town Center area and the Gold Line Station area were the only large land use areas anticipated for change.

Table LU - 2
Approved Specific Plans as of October 2018

Specific Plan#	Name	Location	Description of Specific Plan	Adoption Date	GPLU Classification	Land Area	DU/FAR
1	Huntington/Highland	NE corner of Huntington/Highland	Office/Commercial	7/27/82	Neighborhood Commercial (NC)	3.7 acres	**
2	Las Lomas	Las Lomas south of Huntington (includes Irwindale properties)	Industrial development and provisions for access to Irwindale properties	10/26/82	Industrial (I)	1.90 acres	.35:1 FAR*
3	Huntington/Buena Vista	NW corner of Huntington/Buena Vista	Community Shopping Center	7/11/89	General Commercial (GC)	7.38 acres	.35:1 FAR*
4	Highland Avenue	820-844 Highland Evens 852-876 Highland Odds	16 single-family units	12/12/89	MDR	1.11 acres	14.4 du/ac
5	Westminster Gardens	NE corner of Santo Domingo and Central	Independent and assisted living for seniors (195 units)	11/27/90	Specific Plan MDR	32.1 acres	7.8 residents/acre
6	Mountain/Evergreen	SE corner of Mountain and Evergreen	Retail Shopping Center	11/27/90	GC	13.98 acres	.25:1 FAR*
7	Rancho Verde	N. of Huntington Dr. between Encanto Parkway and Las Lomas Rd.	116 attached single-family units, 122 detached single-family units, a golf course and park	10/27/92	MDR and Open Space (OS)	55 acres	Phase I=8 du/ac Phase II=13 du/acre Overall=10 du/ac
8	Las Brisas	SE corner of Mt. Olive and Huntington Dr.	41 detached single-family dwelling units	12/13/94	HDR	2.61 acres	15.5 du/ac
9	Las Posadas	Huntington Dr. east of Brycedale Ave.	46 detached single-family dwelling units	12/10/96	MDR	1.89 acres	13.2 du/ac
10	Buena Vista Villas	1900-1940 Buena Vista	32 detached single-family dwelling units	8/12/97	Medium Density Residential (MDR)	2.39 acres	13.4 du/ac
11	Encanto Parkway	1168 Encanto Parkway	40 unit senior housing/two-story assisted living	4/14/98	Specific Plan (MDR)	3.03 acres	13.2 du/ac
12	Citrus Collection at Duarte II	Highland Ave./Santo Domingo Ave.	22 detached single-family dwelling units	Preliminary 1/26/99 ¹	MDR	1.70 acres	12.9 du/ac
13	Spanish Oaks Villas	2516-2526 Huntington Dr.	6 detached single-family dwelling units	7/16/01	HDR	0.46 acres	13 du/ac
14	Andres Duarte Terrace	1722 Huntington Dr.	Housing for very low and low-income seniors (80 units)	5/27/03	Specific Plan & High Density Residential	1.77 acres	45 du/ac

Specific Plan#	Name	Location	Description of Specific Plan	Adoption Date	GPLU Classification	Land Area	DU/FAR
15	Duarte Gardens	1569-1615 Huntington Dr.	13 detached single-family and 4 attached single-family units	6/27/06	High Density Residential (HDR)	1.51 acres	11 du/ac
16	Mountain/Central	Northeast corner of Mountain Ave. and Central Ave.	Retail Shopping Center	10/14/08	General Commercial	6.24 acres	.5:1 FAR*
17	Rose Gardens at Santa Teresita (RGST)	Located within both Cities of Duarte and Monrovia; North of Royal Oaks Dr.; West of Sierra Terrace, East of Buena Vista St. and Sesmas St.	Skilled nursing facilities; assisted and independent living units; Chapel; 5-story medical office building, outpatient functions and convents	6/28/11	Specific Plan	12 acres	1.5 Max FAR
18	Duarte Station	North of Duarte Rd. and west of Highland Ave.	Transit-Oriented Development (TOD) adjacent to the Duarte Goldline Station. Project approved for up to 475 residential dwelling units, 400,000 sf office, 250 hotel rooms and 12,000 sf retail	12/10/13	Specific Plan	19.08 acres	HDR: 70 du/ac Mixed Use: 2.0 du/ac Station Plaza Mixed Use: 1.0 du/ac
19	Town Center	Generally, 1200 block Huntington Dr. to Santo Domingo Ave., Highland Ave. & Buena Vista St. from Central Ave. to Huntington Dr.	City-initiated specific plan to encourage and incentivize substantial growth of commercial, mixed-use, residential and lodging land uses within the City's town center core. Project will consider development of 800 residential units, 703,000 commercial and 450 rooms of lodging.	9/13/16	Specific Plan	75 acres	Varies, See Plan
20	City of Hope	1500 Duarte Rd.	Long-term construction of approximately 1,018,293 sf of outpatient, inpatient, research, office, hospitality, assembly, warehouse, industrial, 2,100 net new parking spaces and housing land uses.	10/23/18	Specific Plan	116 acres (approx. 89.5 acres in the City of Duarte and 26.5 acres in the City of Irwindale.)	Varies, See Plan

¹ = Citrus Collection at Duarte II was not formally adopted; however draft Ordinance 98-0-7 provides preliminary standards.

* = Actual FAR not included in specific plan document. Estimation is provided using current commercial/industrial/floor area/property area.

** = Information not provided in specific plan so a FAR of .25:1 is estimated

() = Shows related GP classification of the particular specific plan

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1. Town Center Mixed Use Area Specific Plan:

Some citizens of Duarte have wanted to help facilitate creation of a “downtown” area for years; a central gathering spot and a place where pedestrians can comfortably shop or stroll along storefronts, relax with friends in a plaza or come together for community events. In 2003, the Duarte Downtown Task Force studied the creation of a just such a downtown for Duarte. A “Town Center Concept Plan” was prepared by Moore Iacofano Goltsman, Inc (MIG). The Town Center Concept Plan identified an approximately one-mile stretch of Huntington Drive, along with the portion of Buena Vista Street from Huntington south to the I-210 freeway, as Duarte’s core town center, to be fostered and enhanced. The total land area identified for redevelopment or rehabilitation in the concept plan was approximately 28 acres. Given the opening of the Duarte Metro Goldline Station in 2016, the Town Center concept has been expanded to also include Highland Avenue, to promote enhanced mobility options and greater connectivity, and includes approximately 75 acres.

The Town Center Specific Plan is an action-oriented plan that sets standards and guidelines for new building forms, as well as land use and mobility regulations for activities within the Town Center. The Plan seeks to create a memorable, accessible, and economically vibrant Town Center. The Specific Plan is the result of extensive community engagement, planning, and design efforts. It builds upon community desires and aspirations from residents, businesses, property owners, stakeholders, City staff, the Planning Commission, and City Council.

The Duarte Town Center Specific Plan aims to be truly transformative. The Specific Plan is structured around a concept called “incentive zoning,” whereby increased development potential is provided if properties meet minimum lot sizes and/or provide community benefits such as, but not limited to, public plazas, public art, and funding for facilities and streetscape improvements. Through enhanced sidewalks, curb extensions (“bulbouts”) on Huntington, and new bike routes, the Plan will increase pedestrian and bicycle connections to the Town Center area, the Duarte Metro Gold Line Station, City of Hope, and the Duarte Bike Trail. The Specific Plan facilitates new development and business activity and expansion by allowing a range of land uses (new hotel, residential, shopping, and entertainment opportunities) built around community planning objectives and an economic analysis of current and upcoming market opportunities. Easy-to-follow design guidelines in the Specific Plan encourage high-quality development in keeping with clear architectural styles. This document represents the community’s cohesive vision and provides solutions to transform the area into a memorable, vibrant, pedestrian-oriented, and interconnected Town Center.

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2. Duarte Station TOD Area Specific Plan:

The first policy vision of a future Transit-Oriented Development (TOD) for the area adjacent to the Duarte Goldline Station was conceptualized in the 2007 adoption of the Duarte General Plan 2005-2020, in which the City Council approved the Gold Line Station Area Development Specific Plan land use designation, envisioning the construction of up to: 120 units of multiple-family residential, 100,000 s.f. office space, and up to 500 parking stalls for the Goldline Station. General Plan Amendment 13-1 and related Duarte Station Specific Plan Environmental Impact Report amended the land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan (DSSP) for the three parcels identified in the Plan Area and located immediately north of the Duarte Gold Line Station.

Many things have changed since the 2007 General Plan and General Plan Amendment 13-1 was necessary for several reasons. Since 2007, changes in the market and overall economy created a new reality in the types and concentrations of uses that can succeed in the Plan Area. The City and region in general have been exposed to TOD concepts and the new economic reality from the last economic downturn, making many of the TOD land use projections from 2007 unrealistic. For instance, the creation of up to 120 residential units is far too small of a development on 19 acres and is economically unfeasible due to property acquisition and construction costs. Furthermore, the significant retail component sought by the IBI study is unlikely at the Duarte Station due to its proximity to freeways and a large population base, as well as changes to the retail landscape from 2008. Secondly, the City has approved two revised Housing Elements and is anticipating an additional revision by February 2014. In context of the DSSP, the Housing Element provides potential housing opportunity sites that must comply with the Regional Housing Needs Assessment, including those units that may be produced through implementation of the DSSP.

The City's 2007 General Plan designated the 19.08 acre parcels (3) as the Gold Line Station Area Development Specific Plan land use designation. The DSSP project required that General Plan Amendment 13-1 be adopted to reflect the community's commitment to a vibrant, mixed-use transit village near the light rail station. General Plan Amendment 13-1 amended the land use designation from Gold Line Station Area Development Specific Plan to Duarte Station Specific Plan for the three parcels identified in the Plan Area. The DSSP would permit the maximum development potential of up to 475 high-density residential uses, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses.

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3. City of Hope Area Specific Plan:

The City of Hope Plan would provide direction for enhancement and development over the next 20+ years. City of Hope is proposing additions to the existing outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse, and hospitality uses. New parking structures and surface lots are also proposed, as well as internal roadways, open space improvements, and other long-term infrastructure improvements. These changes and improvements throughout the 116-acre City of Hope Campus would be implemented through the proposed City of Hope Specific Plan (COHSP), which will govern future development of the Campus, supporting its efforts to expand its research and treatment capabilities; accommodate the needs of patients and their families, faculty, staff, and the community; and help enable City of Hope to meet its commitment to transform the future of medicine.

The COHSP provides a comprehensive framework for the long-term growth and development of the entire Campus. The COHSP is designed to help City of Hope implement its long-term vision of the Campus while meeting the community-wide goals of the cities of Duarte and Irwindale. From the community's perspective, understanding the future desires of City of Hope helps the City make better land use decisions for the area by ensuring future growth impacts have been analyzed and planning off-site public improvements. The Specific Plan is intended to address unique factors related to the development of the Campus, provide clarity in processes and in the coordination between COH and multiple jurisdictions, and strengthen the relationship between City of Hope and its neighbors.

Zoning Consistency and Land Use Composition

State law requires the Development Code and Zoning Map to be consistent with the General Plan. The Development Code is the primary tool for implementing land use policy. Each General Plan land use designation must have one or more corresponding zone districts. In addition, the land use regulations and development standards in the Development Code must reflect the policy statements in the Land Use Element. While General Plan policies are general, Development Code regulation and development standards are specific.

Table LU-3 identifies the relationship between land use designation and the zoning districts. Table LU-3 also identifies the net acreage within each land use designation as shown on the Land Use Diagram LU-1. This diagram serves as the guide for future land use decisions made by City Staff, various City Commissions, and the City Council. Because Duarte is built out, most of the planned land uses shown on Diagram LU-1 correspond to existing development

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on the ground today. Table LU-3 lists acreage for each land use designation in accordance with the Land Use Diagram.

Table LU-3
General Plan and Zoning Consistency

Land Use Designation	Corresponding Zoning Districts	Acres
Very Low Density Residential	R-1F, R-1D, R-1B	120
Low Density Residential	R-1A, R-1,	645
Medium Density Residential	PUD, R-MH, R-2, R-3	89
High Density Residential	R-4	52
Administrative Professional	C-P	4
Neighborhood Commercial	C-1	3
General Commercial	C-2	92
Hospital	H	78
R&D	R&D	15
Industrial	M-1	53
Public School	P-F	80
City Owned Facilities	P-F	12
County Owned Facilities	P-F	2
Edison, Flood Control, Railroad	O	95
Streets and Freeway	None	478
Parks	O	39
Wilderness Areas	O	422
National Forest	O	1,909
Planned Communities and areas	Varies	131
Town Center Mixed Use Area	SP	75
Duarte Station TOD Area	SP	20
City of Hope Area	SP	116
Total Acres		4,350

Note: a factor of .0015625 is used to convert acres to square miles. 4,350 acres = 6.8 sq. miles

Development Capacity

The Land Use Element is required to include standards of population density and building intensity. Table LU-4 provides a statistical description of the anticipated densities or intensities for the twenty-one (21) General Plan land use designations within the City. The maximum allowable development on individual parcels is governed by these measures of density or intensity.

For various reasons, many parcels in the community have not been developed to their maximum density or intensity. In the future, development is anticipated to occur in a similar manner with only a limited number of properties being developed at the maximum density or intensity. Therefore, for much of the community, the projected (anticipated) future development intensity and density listed in Table LU-4 is based upon the intensity/density of existing development.

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Also, not all the acreage within each land use designation may be developed during the life of this General Plan which is the year 2020. However, for planning purposes all acreage in all land use designations was calculated for development.

Anticipated density and intensity is for planning purposes only and exceeding them on individual properties will not require a General Plan Amendment. Development can occur up to the maximum allowed density or intensity with required site and/or design review. Density bonus of at least 25 percent is required by state law to be offered for certain low or very low income housing developments. Table LU-4 also includes the planned land use and/or development densities/intensities for the "Town Center" and "Gold Line Station" Special Planning Areas. Table LU – 4 shows the 2020 General Plan has a build-out capacity of 25,418 estimated population, 7,702 estimated units, and 9,953,071 estimated non-residential square footage.

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Table LU- 4
Density, Population Estimates and Intensity Potentials

LAND USE DESIGNATION	ANTICIPATED DEVELOPMENT		ACRES	ESTIMATED DWELLING UNITS	ESTIMATED POPULATION	ESTIMATED SQ. FT. NON-RES.*
	DU/ACRE	FAR/ACRE				
Residential Land Use Classification						
Very Low Density	2.5	N/A	120	300	990	N/A
Low Density	6	N/A	645	3,870	12,771	N/A
Medium Density	15	N/A	89	1,335	4,406	N/A
High Density	23	N/A	52	1,196	3,947	N/A
Commercial Land Use Classification						
Neighborhood	N/A	.25:1	3	NA	NA	32,670
General	N/A	.5:1	92	NA	NA	2,003,760
Administrative Professional	N/A	.5:1	4	NA	NA	87,120
Hospital Use Classification						
Hospital	N/A	1.5:1	78	NA	NA	5,096,520
R&D	N/A	1.5:1	15	NA	NA	980,100
Industrial Use Classification						
Industrial	N/A	.5:1	53	NA	NA	1,154,340
Public/Quasi Public Classification						
Public School	N/A	N/A	80	-	-	-
City owned facilities	N/A	N/A	12	-	-	-
County owned facilities	N/A	N/A	2	-	-	-
Utility easements	NA	N/A	95	-	-	-
Streets, Freeway	N/A	N/A	478	-	-	-
Open Space Classification						
Parks	N/A	N/A	39	-	-	-
Wilderness Area	N/A	N/A	422	-	-	-
National Forest	N/A	N/A	1,909	-	-	-
Specific Plan Areas Classification						
Planned community and areas **	N/A	N/A	131	716	2,363	333,561
Town Center Mixed Use Area	varies	varies	See Town Center Specific Plan			
Duarte Station TOD Area	varies	varies	See Duarte Station Specific Plan			
City of Hope Area	varies	varies	See City of Hope Specific Plan			
Total			4,350	7,702	25,418	9,953,071

Note: Estimated residential dwelling units use California Department of Finance population of 3.3 persons per household (June 2006). * Estimated sq. ft. non-residential is based on the FAR.

** The Planned Community and Areas designation refers to projects already approved. These are either residential or commercial projects and are not mixed use developments. As a result, they are counted in the respective residential or commercial land use category.

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IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the General Plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development (HCD) and State Office of Planning and Research on the status of the plan and progress in implementing the plan. HCD checks to see if the city is making progress in meeting its fair share of regional housing needs and if the Land Use Element Diagram reflects policies found in the Housing Element.

This section provides an implementation matrix for policies found in the Land Use chapter. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the responsible agency or department that will be implementing the measure, the funding source and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments

AS = Administrative Services

CD = Community Development

PS = Public Safety

CM = City Manager

P&R = Parks and Recreation

Funding Source:

GF = General Fund

SF = State funds

G = Grants

FF = Federal Funds

DF = Development Fees

OF = Other Funds

Implementation Timeframe (or as resources provide):

ST = Short-term by 2009

LT = Long Term by 2020

MT = Mid-term by 2015

On = Ongoing

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Table LU - 5
Land Use Implementation Measures

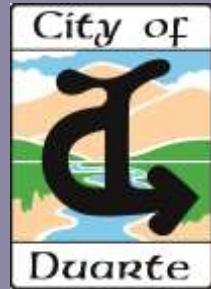
Policy #	Implementation Measure	Responsible Agency	Funding Source	Time frame
LU 1.1.1	Prepare market studies to see if Duarte can attract and sustain national or regional quality restaurants and stores.	CD	GF, OF	On
LU 1.1.2	Zone sufficient land for a balanced mix of residential uses.	CD	GF	ST
LU 1.1.2	Re-designate appropriate areas for high density residential during the General Plan update process of 2005-06	CD	GF	ST
LU 1.1.4	Keep abreast of current economic development opportunities and pursue those which will implement this policy.	CM	GF	On
LU 2.1.1	Review the Development Code and design guidelines to ensure adequate development and aesthetic standards. Require all infill development projects to undergo review by the Architectural Design Review Board and be consistent with design guidelines. Work to prevent light spillage from one land use to another.	CD	GF	On
LU 2.1.2	Conduct an annual review of activity on Huntington Drive to determine applicability of General Plan policies.	CD	GF	On
LU 2.1.3	New commercial development along Huntington Drive should be concentrated in nodes at key intersections. Continue to support the Architectural Review Board and its review of all commercial projects in the city. Utilize the community design manual to ensure neighborhood commercial uses are aesthetically compatible with existing neighborhoods.	CD	GF	On
LU 2.1.4	Revise the Development Code to encourage research and development-oriented uses associated with City of Hope and/or other high quality businesses.	CD	GF	ST
LU 2.1.5	Comply with implementation measures of the Safety Element.	CD	GF	On
LU 2.1.6	Use the city's development review process to regulate hillside development.	CD	GF	On
LU 2.1.7	Designate these uses as nonconforming land uses and initiate abatement procedures which will allow for their removal.	CD	GF	MT

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LU 3.1.1	Designate specific plan areas on the Land Use Diagram.	CD	GF	MT
LU 3.1.2 LU 3.1.6	Provide for vertical and/or horizontal mixed use with unique parking and design standards. Encourage land use intensification of the proposed Town Center area for mixed-use development with an emphasis on retail development on the ground floor and higher density residential on upper floors. Work to improve parking issues relative to overall numbers and proximity to businesses.	CD	GF	MT
LU 3.1.3	Continue to perform studies relative to land, relocation, demolition, remediation and construction cost. Identify potential businesses to locate in the Town Center area.	CD	GF	On
LU 3.1.4 LU 3.1.6	Work with existing property owners to develop a Specific and Strategic Plan for the area immediately after the General Plan is adopted.	CM, CD	GF	ST
LU 3.1.5	Monitor the progress of the Duarte Gold Line station on a monthly basis.	CM, CD	GF	On

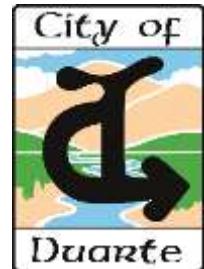


2021-2029 Housing Element

City of Duarte



ADOPTED
January 11, 2022



CITY OF DUARTE

2021-2029 HOUSING ELEMENT

Adopted: January 11, 2022

**CITY OF DUARTE
COMMUNITY DEVELOPMENT DEPARTMENT
1600 HUNTINGTON DRIVE
DUARTE, CA 91010**

KWA
KAREN WARNER ASSOCIATES

RESOLUTION 22-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE APPROVING GENERAL PLAN AMENDMENT 21-1, ADOPTION OF THE 2021-2029 HOUSING ELEMENT FOR THE CITY OF DUARTE, AND A NEGATIVE DECLARATION

WHEREAS, Section 65588 of the State Government Code requires a periodic review and update of the Housing Element of the City's General Plan; and

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

WHEREAS, the City initiated an update to the Housing Element of the General Plan for the 2021-2029 planning period; and

WHEREAS, a notice of the public hearing was published in the local newspaper, posted at three public locations and provided on the City's website; and

WHEREAS, on October 18, 2021, the Planning Commission of the City of Duarte conducted a public hearing and recommended approval to the City Council; and

WHEREAS, on January 11, 2022, the City Council conducted a public hearing;

WHEREAS, the City Council considered the information provided by City staff, and public testimony. This Resolution is based upon the evidence presented at the public hearing on January 11, 2022. Such evidence includes, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity, the existing uses on the sites identified in the site inventory to accommodate the lower-income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

NOW, THEREFORE, the City Council of the City of Duarte, based on the preceding findings, hereby approves the 2021-2029 Housing Element of the General Plan and the Findings of Consistency with the General Plan to the City Council with recommendation for approval, and resolves as follows:

SECTION 1: The testimony and evidence presented to the City Council at the Public Hearing, support the following findings:

1. The 2021 – 2029 Housing Element complies with the provisions of Article 10.6 of the California Government Code, including addressing the needs of all income levels and including the identification and analysis of existing and projected housing needs and a

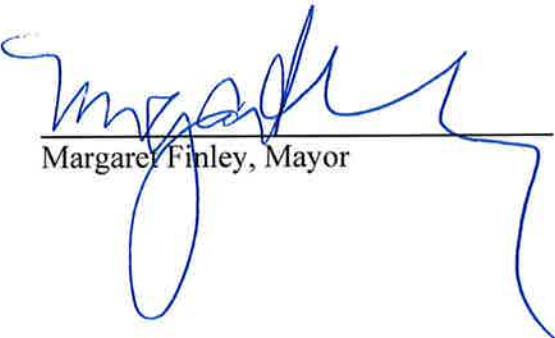
statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

2. The 2021 – 2029 Housing Element furthers housing goals for the preservation, improvement, and development of housing through programs, new construction assistance, at-risk monitoring, and community and fair housing programs.
3. The 2021 – 2029 Housing Element contains a housing plan for the eight-year planning period, and includes housing goals, policies, and programs to achieve a wide variety of housing types throughout the City for all income categories and special needs groups.
4. The 2021 – 2029 Housing Element is consistent with State housing law and the General Plan and is in the public interest since it encourages the development of affordable housing for all income categories and special needs groups and addresses the City's allocated share of the regional housing needs.
5. The City has conducted extensive public outreach efforts in the development of the 2021 – 2029 Housing Element, and public input has been considered prior to the adoption of the Housing Element Update.
6. The City Council authorizes staff to make non-substantive changes to the Housing Element as necessary to make it internally consistent, compliant with HCD requirements, and in conformity with the Planning Commission action on the project and made to the satisfaction of the City Attorney.

SECTION 2: The 2021-2029 Housing Element of the General Plan is recommended for adoption as shown in attached Exhibit 1.

SECTION 3: The City Council adopts a Negative Declaration determining that the 2021-2029 Housing Element of the General Plan and related General Plan changes could not have a significant effect on the environment. The Initial Study – Negative Declaration is in attached Exhibit 2.

PASSED, APPROVED, AND ADOPTED this 11th day of January, 2022.



Margaret Finley, Mayor

APPROVED AS TO FORM:



Thai Viet Phan
Assistant City Attorney

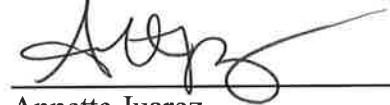
ATTEST:

Annette Juarez
City Clerk

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

I, Annette Juarez, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 22-02 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of January 2022, by the following vote:

AYES: KANG, SCHULZ, TRUONG, GARCIA, PARAS-CARACCI, FINLAY
NOES: NONE
ABSTAIN: NONE
ABSENT: LEWIS


Annette Juarez
City Clerk

DUARTE 2021-2029 HOUSING ELEMENT

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SECTION 1 INTRODUCTION

A. ROLE AND ORGANIZATION OF THE ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Duarte Housing Element is an eight-year plan extending from 2021-2029, also referred to as the 6th Cycle Housing Element.

Duarte's Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Removing governmental and other constraints to housing investment;
- 3) Promoting fair and equal housing opportunities;
- 4) Assisting in the provision of affordable housing; and
- 5) Providing adequate housing sites.

Element Organization

The 2021-2029 Duarte Housing Element is comprised of the following major components:

- An **introduction** to review the requirements of the Housing Element, recent State laws and public participation process
- A **community profile** evaluating Duarte's demographic, household and housing characteristics and related housing needs
- An analysis of **potential constraints** on housing production and maintenance, including market, governmental, infrastructure and environmental limitations to meeting Duarte's identified housing needs

- An evaluation of **available resources** to facilitate the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation
- The **Housing Plan** for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new Housing Element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C presents the parcel-specific Housing Element sites inventory. And finally, Appendix D provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.

B. CHANGES IN STATE HOUSING LAW

In response to California's worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table 1-1 represent substantive changes to State housing law since Duarte's last Housing Element was adopted and certified in 2014.

TABLE H 1-1
NEW STATE HOUSING LAWS RELEVANT TO HOUSING ELEMENT UPDATE

Housing Bills	Bill Overview
Housing Element Sites Analysis and Reporting AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances require by-right development on identified sites. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower income needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted in HCD.
No Net Loss Zoning SB 166 (2017)	Requires cities to identify additional low-income housing sites in their Housing Element when market-rate housing is developed on a site currently identified for low-income housing.
Affirmatively Furthering Fair Housing AB 686 (2017)	Housing Elements must contain an Assessment of Fair Housing, consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule. The AFFH sections must include a summary of fair housing issues in the jurisdiction; a summary of fair housing data including contributing factors to fair housing issues; analysis of Housing Element sites in relation to AFFH; and an AFFH program that includes meaningful action.

TABLE H 1-1
NEW STATE HOUSING LAWS RELEVANT TO HOUSING ELEMENT UPDATE

Housing Bills	Bill Overview
Accessory Dwelling Units and Junior Accessory Dwelling Units AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)	The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. And Junior ADUs less than 500 square feet.
Density Bonus AB 1763 (2019), AB 2345 (2020)	Permits 100% affordable projects to be built denser and taller through three modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to include if density bonuses have been granted.
Housing Crisis Act of 2019 SB 330 (2019)	Seeks to boost homebuilding by expediting approvals for housing development, including application processing times. SB 339 also prevents jurisdictions from decreasing a site’s housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any project that includes demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households must be replaced with new units that are affordable to that same income level.
Surplus Land for Affordable Housing SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
Emergency and Transitional Housing Act AB 139 (2019)	Amends assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.
Supportive Housing Streamlined Approval AB 2162 (2018)	Requires supportive housing to be a use by right and eliminates parking if close to transit.
Safety Element Changes SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

C. PUBLIC PARTICIPATION

The City of Duarte has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the Housing Element process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented the following public outreach program. Included below in parenthesis and italics are specific Housing Element programs that address the public's comments.

Public Outreach & COVID-19

Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.

Public Workshops

The City's Housing Element update process was initiated with a public workshop with the Planning Commission on November 16, 2020 which informed the Commission and members of the Duarte community of the current and proposed update of the Housing Element. The study session also included: information on the current Housing Element programs and their effectiveness in addressing the housing needs of Duarte; housing needs and trends in the community; the regional housing needs assessment (RHNA) and new site requirements; and an assessment of current requirements to the Safety Element and environmental justice components of the General Plan. The City's economic consultant also presented the findings of the inclusionary housing feasibility study, implementing one of the programs in the adopted Housing Element.

A second public workshop was held before the Planning Commission on March 15, 2021. This workshop delved further into options for the City to address its RHNA, and presented several potential new housing programs for discussion by the Commission and community. The results of the FlashVote Housing Survey were also presented (see description below).

A third public workshop was held on April 26, 2021, focusing on a detailed review of the potential Housing Element sites inventory. Programs to support the sites inventory were also discussed, including an Affordable Housing Overlay and defining affordable housing as a community benefit in the Town Center Specific Plan. A summary of key comments and questions from the community workshops included:

- City needs to provide homeownership options for modest income workforce. Investors are outbidding families looking to own a home in Duarte. (*Addressed in the following HE Program(s): Homeowner Assistance, Affordable Housing Overlay and Rezone Program, Affordable Housing Density Bonus, Duarte Station Specific Plan, Town Center Specific Plan*).
- Lower income housing isn't the stereotype many people think. Andres Duarte provides a good example of quality affordable housing in the community. (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Accessory Dwelling Units*).
- The City will benefit with more housing and increased density. Over the past few years, Duarte lost a major grocery store and some commercial businesses have struggled. New residents will help to support the City's retail businesses. (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program*).
- ADUs can be an effective way to produce affordable housing, especially when the units are smaller. (*Addressed in the following HE Programs(s): Accessory Dwelling Units*).

Public Noticing and Availability of Housing Element

Notices for the three community workshops were posted on the City website and project webpage, and on the City's Facebook and Twitter accounts. Direct invitation letters and emails were sent to local housing service providers and stakeholders (refer to Appendix D for notification list). Updates on the Housing Element process were sent out periodically in the City's e-newsletter that reaches over 4,500 households in the City.

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on August 20, 2021. The City has incorporated revisions to the Element in response to HCDs comments. The City made the revised Element available to the public through direction notification of stakeholders and posting the Element on the City's website on September 30, 2021, providing the public an opportunity to comment prior to resubmittal of the draft to HCD on October 8th. The City continued to make refinements to the Element based on HCDs review of the Housing Element, and on December 6, 2021 received a letter from HCD finding the draft Element in statutory compliance. The revised draft Housing Element was made available on the City's website beginning on December 7, 2021, and a public notice was placed in the newspaper notifying the public of the availability of the document for public review and of the January 11, 2022 City Council public hearing on the Element. Direct notification was also sent to stakeholders, including organizations representing lower income and special needs populations. Stakeholders and interested parties will again be noticed of the availability of the adopted Housing Element, and the documents will be posted on the City website.

The City received three written comments on the Draft Housing Element (included in Appendix D), and has considered and as deemed appropriate, addressed these comments in the Element. One comment letter was from the property owner of 1150 Three Ranch Road, which had originally been included in the Housing Element sites inventory, requesting the site's M-1 zoning be maintained. Per the owner's request, this site was removed from the Housing Element. The other two letters were from representatives of the Southwest Regional Council of Carpenters requesting that the City require all projects be built utilizing a local and skilled and trained workforce.

City Website

A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). Presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the FlashVote and Senior Needs surveys.

[City of Duarte, CA - Housing Element Update 2021-2029 \(accessduarte.com\)](http://accessduarte.com)

Housing Element Surveys

Another component of the outreach effort was the **Housing Element Survey** (administered through FlashVote). A total of 121 Duarte residents participated in the survey administered via email, text and phone. The survey provided input on community housing priorities; strategies for addressing Duarte's housing needs; and types of housing like to see more of. Results of the survey are provided in Appendix D. The following housing concepts were supported by a majority (at least 50 percent) of survey respondents:

Housing Priorities

- Providing more affordable housing opportunities for people who work in Duarte (*Addressed in the following HE Program(s): Homeowner Assistance, Affordable Housing Overlay and Rezone Program, Affordable Housing Density Bonus, Duarte Station Specific Plan, Town Center Specific Plan, Accessory Dwelling Units*).
- Encouraging the maintenance and rehabilitation of the older housing stock (*Addressed in the following HE Programs(s): Housing Code Enforcement and Abatement, Multi-Family Acquisition and Rehabilitation Program*).

Strategies to Address Affordable Housing

- Acquisition of older apartments for rehabilitation and provision as affordable housing (*Addressed in the following HE Programs(s): Multi-Family Acquisition and Rehabilitation Program*).

- Mixed use projects that support walkable neighborhoods (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan*)
- Conversion of obsolete commercial/industrial space to housing (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program*).

Types of Housing Like to See More of

- Renovating older buildings (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program, Housing Code Enforcement and Abatement, Multi-Family Acquisition and Rehabilitation Program*).
- Mixed use housing (retail on first floor, living space above) (*Addressed in the following HE Programs(s): Duarte Station Specific Plan, Town Center Specific Plan, Affordable Housing Overlay and Rezone Program*).

In order to solicit input from one of Duarte's most vulnerable populations – senior citizens – the City conducted a separate **Senior Housing Needs Survey**. The survey was distributed in the following ways:

- Posted on the City website under "City News"
- Posted on the Housing Element Update webpage
- Published in the quarterly printed newsletter for Summer 2021 (which is also distributed in the senior lunches)
- E-mailed to the Parks & Recreation distribution list of approximately 2,200 people 55 years and older (residents and non-residents)
- Hard copies distributed in Senior Center weekly meal pick-up and YMCA daily Meals on Wheels.

A total of 111 seniors responded to the survey, and the majority of respondents provided email contact information so the City could provide them with housing information in the future. Highlights of the survey include:

- 66% of respondents visit the Senior Center and/or receive the Senior Newsletter
- 77% receive the City's Newsletter
- On scale of 1-5 (5 being highest), senior housing near transit and senior housing near medical facilities and shopping in Duarte each received an average score of 4.6. The next highest rankings were additional affordable senior housing (3.8) and assistance with housing maintenance (3.7) (*Addressed in the following HE Programs(s): Housing Code Enforcement and Abatement, Westminster Gardens Specific Plan & Rezone Program, Senior Housing Opportunities*).
- 33% of respondents would like information on how to provide an ADU on their property (*Follow up information was sent out to these respondents*).

Continued Outreach Moving Forward

To ensure the success of Duarte's housing policies and programs moving forward, it will be important for the City to continue to engage the community to receive ongoing feedback. The following summarizes some of the outreach to be conducted during the planning period, as presented in the Housing Programs Summary Table H 5-4:

- Contact landlords of lower income apartment complexes to provide education and materials about the benefits of the Section 8 voucher program.
- Utilize social media to expand information on fair housing and tenant/landlord services available through the Housing Rights Center.
- Conduct housing presentations every two years at the Duarte Senior Center about services available through the LA County Community Development Commission, the Housing Rights Center, and the City of Duarte.
- Provide outreach and education to residents on the ADU development process.

D. RELATION TO OTHER GENERAL PLAN ELEMENTS

The City of Duarte's General Plan is comprised of the following eight Chapters: 1) Introduction; 2) Safety; 3) Open Space and Conservation; 4) Noise; 5) Land Use; 6) Housing; 7) Historic Preservation; and 8) Public Safety. Except for the Housing Element which was updated to be consistent with other elements, the other seven Duarte General Plan Elements were adopted by the Duarte City Council on August 14, 2007. State law requires that the General Plan be internally consistent. The Housing Element is consistent with Goals and Policies of the other elements of the General Plan.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

SECTION 2 COMMUNITY PROFILE

This section of the Housing Element discusses the characteristics of Duarte's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Community Profile is comprised of the following components: A) Population Characteristics; B) Special Needs Populations; C) Household Characteristics; D) Housing Stock Characteristics; E) Assisted Housing At-Risk of Conversion; and F) Regional Housing Needs.

A. POPULATION CHARACTERISTICS AND TRENDS

1. Population Growth

Table H 2-1 presents population growth trends in Duarte, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This table illustrates that Duarte experienced the highest percentage of growth during the 1990s, with a four percent increase in population, though still below the seven percent average increase countywide. Since 2000, Duarte's population has evidenced little change, with its population measured at 21,673 in 2020. The adjacent City of Azusa has experienced the most growth in the area in the last decade, increasing by seven percent.

**TABLE H 2-1
REGIONAL POPULATION GROWTH TRENDS**

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Duarte	20,688	21,486	21,321	21,673	4%	-1%	2%
Azusa	41,333	44,712	46,361	49,658	8%	4%	7%
Monrovia	35,761	36,929	36,590	37,935	3%	-1%	4%
Temple City	31,100	33,377	35,558	36,150	7%	7%	2%
LA County	8,863,164	9,519,338	9,818,605	10,172,951	7%	3%	4%

Source: U.S. Census 1990, 2000 and 2010; Department of Finance 2020 Population & Housing Est.

In terms of future trends, the Southern California Association of Governments' (SCAG) Demographics and Growth Forecast projects more significant growth in Duarte over the next few decades, with a 14 percent increase in population by 2045 (estimated 25,100 residents).

2. Age Composition

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table H 2-2 shows the age distribution of Duarte in 2000 and 2020, and compares this to the age distribution of Los Angeles County. As shown in the table below, 22 percent of Duarte's 2020 population is comprised of children under the age of 18, a considerable decrease from the 29 percent of children in 2000. Significant changes in Duarte's age profile also occurred in the young adult (25-44 years) group. Both the proportion and number of young adults declined during the last two decades, decreasing from 30 to 26 percent of the population, and declining by approximately 600 residents.

Conversely, the middle age (45-64 years) and senior (65 years and older) populations grew over the last two decades. The middle age group increased from 22 to 26 percent of the population and approximately 1,040 residents. Senior citizens also evidenced significant growth since the year 2000, with an increase of over 1,400 residents. At 19 percent, the proportion of seniors in Duarte is above the 14 percent countywide.

The population of Duarte, as a whole, is aging. As shown below, the median age of Duarte is 41.6 years, an increase from the City's 34.5 median age in 2000, and five years above the median age of 36.7 years for the County. Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community due in part to high housing costs. As discussed later in the section, Duarte has also experienced a decline in both the number and proportion of families with children over the past two decades.

**TABLE H 2-2
AGE DISTRIBUTION AND TRENDS**

Age Range	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,613	8%	997	5%	6%
School Age (5-17 yrs)	4,444	21%	3,163	15%	16%
College Age (18-24 yrs)	1,825	8%	2,016	9%	10%
Young Adults (25-44 yrs)	6,367	30%	5,765	26%	30%
Middle Age (45-64 yrs)	4,681	22%	5,722	26%	25%
Seniors (65+ years)	2,556	12%	4,010	19%	14%
TOTAL	21,486	100%	21,673	100%	100%
Median Age	34.5 years		41.6 years		36.7 years

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

3. Race and Ethnicity

Like many communities in Southern California, Duarte's population has become much more diverse over the past 20 years. These changes may have implications for housing needs, because different ethnic groups sometimes have household characteristics that may affect their preferences and housing needs. Understanding changes in race/ethnicity, especially among first generation ethnic groups, provides a basis for addressing housing needs.

Table H 2-3 depicts the racial and ethnic composition of Duarte residents in 2000 and 2020, and compares this with the county as a whole in 2020. The City's Hispanic population has shown the most significant increase over the past two decades, increasing from 43 percent of the population in 2000 to 50 percent in 2020, comparable to the 48 percent Hispanics that comprise of the population countywide. Asians showed an increase, growing from 12 percent to 17 percent of the population. The African American population evidenced a decrease, with African Americans making up nine percent of the Duarte population in 2000 and decreasing to six percent in 2020. Overall, the racial and ethnic mix of Duarte's population is very similar to that of Los Angeles County as a whole.

**TABLE H 2-3
RACIAL AND ETHNIC CHARACTERISTICS**

Racial/Ethnic Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
Hispanic	9,326	43%	10,837	50%	48%
White	6,895	32%	5,201	24%	26%
Asian/Pacific Islander	2,687	12%	3,641	17%	15%
African American	1,894	9%	1,387	6%	8%
American Indian	94	<1%	87	<1%	<1%
All Other	590	3%	520	2%	3%
Total	21,486	100%	21,673	100%	100%

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population & Housing Estimates.

4. Employment Characteristics

Employment characteristics also affect housing needs by affecting one's ability to afford and acquire housing. Southern California Association of Governments' (SCAG) Local Profile for Duarte documented 11,554 jobs in the City in 2017. This was an increase of almost 65 percent from 2007. The State Economic Development Department identified Duarte's unemployment rate at 5.8 percent in 2017, compared to countywide unemployment of 4.8 percent. As depicted in Table H 2-4, the primary occupations in which residents were employed include: Education (21.7%), Professional and Management (20.9%); Retail (16.1%) and Manufacturing (12.9%).

**TABLE H 2-4
EMPLOYMENT SECTORS IN DUARTE - 2017**

Industry Sector	% Total Jobs
Education	21.7%
Professional	20.9%
Retail	16.1%
Manufacturing	12.9%
Leisure	9.9%
Wholesale Trade	4.7%
Other Services (excluding Public Administration)	4.3%
Construction	2.8%
Public Administration	2.1%
Finance	2.1%
Information	1.8%
Transportation	0.7%
Agriculture	0.1%
TOTAL	100%

Source: Southern California Association of Governments, Profile of the City of Duarte, May 2019.

As of 2017, for persons employed in primary jobs in Duarte, 95 percent commute in from outside the City limits.¹ For Duarte residents commuting to jobs, approximately 44 percent commute less than ten miles, 32 percent travel ten to 24 miles and 25 percent travel 25 miles or greater (OnTheMap).

Table H 2-5 shows the top six employers in Duarte in 2021. As can be seen, a significant amount of these jobs are in the healthcare, education, professional, manufacturing and retail fields.

¹ U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>

TABLE H 2-5
MAJOR EMPLOYERS IN DUARTE

• City of Hope: 5,200 employees	• CarMax: 190 employees
• Duarte School District: 430 employees	• Target: 180 employees
• Wal-Mart: 270 employees	• We Pack It All: 150 employees

Source: City of Duarte, 2021.

The Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates that Duarte will have 15,700 by 2045. The City has approved two large Specific Plans that will help bring jobs to the city: The Duarte Station Specific Plan, estimated to add 383 jobs, and the Town Center Specific Plan with approximately 570 jobs. The City of Hope Specific Plan, adopted by the City in 2018, is a 20-year phased development plan on the City of Hope campus and will result in over one million net square feet of hospital, outpatient clinic, office, warehouse, industrial and research uses. A 150-room, five story hotel on the campus will be completed and open in Fall 2021.



New Hope Village

B. SPECIAL NEEDS POPULATIONS

California law recognizes that certain households face greater difficulties in finding decent and affordable housing due to special circumstances, including but not limited to income, age, disability, household size and household type. Special needs populations addressed in the Housing Element include the elderly, persons with disabilities, families with female heads of households, large families, the homeless, and farmworkers. Table H 2-6 summarizes the number of households or persons in each of these special needs groups in Duarte.

**TABLE H 2-6
SPECIAL NEEDS POPULATIONS 2020**

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	4,010		19%
With a Disability*	1484		(37%)
Senior Households		2273	32%
Renter		932	(41%)
Owner		1,341	(59%)
Senior Homeowners Living Alone		341	(25%)
Persons with Disability*	2,752		13%
Large Households		1,108	16%
Renter		344	(31%)
Owner		764	(69%)
Female-Headed Family Households		1,037	15%
With Related Children		336	(32%)
Farmworkers*	10		<1%
TOTAL Persons/Households	21,673	7,103	

Source: ACS 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.

Note: Numbers in () reflect % of the special needs group, and not the % of total population or total households. For example, of the City's senior households, 41% are renters and 59% are owners.

1. Senior Households

Seniors are a significant special needs group in Duarte, comprising 32 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing.

Although often viewed as homogeneous, Duarte's senior population is quite diverse. Among the City's 2,273 senior households, 59 percent own a home and 41 percent rent housing. Over 40 percent of Duarte's seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become frailer.

Some of the more pressing housing needs of Duarte's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Duarte's approximately 930 senior renter households, 60 percent are very low income (<50% AMI). Market rents in Duarte are beyond the level affordable to very low income households, often resulting in these households spending more than 30 percent of their incomes on rent.
- **Disabilities.** The Census identifies over one-third of Duarte's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population, which may require various levels of housing support.
- **Housing maintenance.** Of Duarte's approximately 1,340 senior homeowners, one-quarter live alone. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility.

Duarte has a range of residential care facilities and specialized housing for seniors in the community. Westminster Gardens is a 147-unit continuing care retirement community (CCRC) offering independent living (107 units), assisted living (30 units) and memory care (10 units/beds), and has plans for adding an additional 300 units on its 30-acre site of both market rate and affordable housing. Andres Duarte I (79 units), Andres Duarte II (42 units), Duarte Park Apartments (100 units), Royal Vista Terrace (74 units), and Heritage Park Apartments (119 units) provide affordable rental housing for Duarte's lower income seniors. And Mountain View Terrace is a small, group home for seniors requiring a greater level of assistance.

The City is working on addressing the diverse needs of Duarte's senior population. The Duarte Senior Center is open Monday through Friday from 9 a.m. to 2 p.m. to all residents 55 years and older. Programs include daily hot lunches, blood pressure checks, a free legal clinic, games and information about available senior services in the area. The City assisted in the development of the 42-unit very low income senior Andres Duarte Terrace II project, which opened in 2015. The City also adopted development standards to facilitate the creation of accessory dwelling units. Additional strategies that may be needed include programs that foster independent living (such as home accessibility improvements and rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

As shown in Table H 2-6 above, 2,752 non-institutionalized Duarte residents are identified as having one or more disabilities, representing 13 percent of the City's population. Approximately 40 percent of these residents are unable to live independently. The American Community Survey (ACS) documents the presence of the following types of disabilities among Duarte's disabled residents:

- Ambulatory – 57%
- Cognitive – 26%
- Self-care – 30%
- Hearing – 27%
- Vision – 22%

Among the City's senior population, over one-third (37 percent) suffer from a disability. As Duarte's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Currently, two adult residential facilities are licensed by the State's Department of Social Services, in the City of Duarte with a total of ten beds. These facilities, provide 24-hour non-medical care and supervision for clients that may have a mental, physical or developmental disability.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The San Gabriel Valley/Pomona Regional Center serves more than 13,000 clients in the region. Within the Duarte zip code 91010, the Regional Center provides services to 244 residents with developmental disabilities, generating an estimated need for 82 housing units. In comparison, the State Department of Developmental Services identifies a total of 276 persons in zip code 91010 (124 person < 18 years and 152 persons age 18+), indicating the majority of these individuals are being served by the SGPRC.

TABLE H 2-7: DEVELOPMENTALLY DISABLED RESIDENTS SERVED BY SAN GABRIEL/POMONA REGIONAL CENTER

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
91010	79	44	100	15	6	244
Est. Housing Need*	20	22	35	4	1	82

Source: San Gabriel/Pomona Regional Center, February 2020

* The following need factors can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

Among these residents served by the regional center, approximately 87 percent live with a parent, family member or guardian, six percent are in an independent/supported living arrangement and the remaining seven percent have other living situations.² These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Duarte supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing, including Housing Element programs.

² California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

3. Large Households

Large households are defined as consisting of five or more members and are considered a special needs population due to the limited availability of affordable and adequately sized housing. Large households tend to live in smaller units if they are in the lower income groups. This often results in overcrowding. The increased strain which overcrowding places on housing serves to accelerate the pace of deterioration of the housing unit.

In Duarte, large households comprise 16 percent of total households. Of the City's 1,108 large households, nearly three-quarters are owners (69 percent). The 2014-2018 American Community Survey documents 619 rental units and 3,433 owner units in Duarte with three or more bedrooms, in general, the appropriate size for households with five to six members. Since Duarte is home to only 344 large renter households and 764 large owner households, there is a more than adequate supply of both rental and ownership units to accommodate the City's large households. The level of renter overcrowding has declined significantly over the past decade, declining from 12 to seven percent between 2010-2020, further indication of an adequate supply of appropriately sized housing for Duarte's large renter households. However, while supply of larger housing units is adequate, the rising costs of rents and housing prices in the City has resulted in overpayment challenges for some larger families.

4. Female-headed Family Households

Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. In 2020, 1,037 female-headed family households (no husband present) were in Duarte, comprising 15 percent of total households. Of these female-headed households, 336 have children under the age of 18, of which 35 percent have incomes below the poverty line. Many female-headed households thus need assistance with housing subsidies, as well as accessible and affordable day care.

The Maryvale Daycare in Duarte is operated by Daughters of Charity, a non-profit organization which provides full-time daycare in addition to before and after school programs. The former Duarte Redevelopment Agency approved a development agreement with Maryvale and provided them with a site for an expanded facility. The San Gabriel Valley YWCA, which leases a church facility in Duarte, provides a fulltime daycare program targeted to low and moderate income families. The City's Teen Center, operated through the Parks and Recreation Department, provides a variety of programs Monday through Friday from 3 p.m. to 8 p.m. Open to all high school students with a high school I.D. card, teens are able to use a computer lab, receive help with homework, participate in games and activities and go on excursions.

5. People Experiencing Homelessness

The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Services Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was 4,555 persons in 2020, which was a one percent increase from the homeless population in SPA 3 in 2019. Over half of the San Gabriel Valley homeless population fell within the 25-54 age group; 34 percent experienced substance abuse issues; 28 percent suffered from mental health issues; 25 percent had a physical disability; and 39 percent were categorized as “chronic homeless.”

Within Duarte, the 2020 count identified 27 homeless (all unsheltered on the night of the PIT Count).

In the winter of 2020, an augmented winter shelter was available at the Pamela Park Recreational Center, located in an unincorporated County area adjacent to Duarte. This 100-bed emergency shelter was operated by Volunteers of America. A variety of services and facilities for homeless persons are available in the nearby City of Pasadena. These programs include a rotating winter shelter program (provided by the Ecumenical Council Pasadena Area Churches), several emergency and transitional shelters, and permanent supportive housing. The San Gabriel Valley Consortium on Homelessness maintains an on-line database of services available to the homeless in the San Gabriel Valley (www.sgvc.org).

Duarte and its neighboring city, Irwindale, received a joint planning grant to develop a long-term strategy to address homeless issues. As part of this strategy, the communities have conducted three workshops to discuss the state of homelessness locally and in Los Angeles County, and to gain community input. This process led to the development of the *Plan to Prevent and Combat Homelessness*, approved by the Duarte City Council on June 26, 2018. Duarte has begun implementation of this Plan, including creating an Interdepartmental Committee on Homelessness and hiring a full-time Homeless Outreach Coordinator. This coordinator conducts regular and documented outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing. The City has applied for grants to help further implement the *Plan to Prevent and Combat Homelessness*. One grant that was recently awarded will assist residents with utility bills. The goal of this program is to keep residents in their homes and prevent them from becoming homeless.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move

throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Duarte does not have any farm housing or land remaining in agricultural use.

In 2017, the Census of Agriculture from the US Department of Agriculture (USDA) documented that out of California's approximate 377,500 agricultural workers, less than one percent (3,266) are located within Los Angeles County. In Southern California, agricultural workers are primarily located in San Diego, Riverside and Santa Barbara Counties. According to the Local Profile data compiled by SCAG, just ten Duarte residents are employed in the industries of farming, fishing or forestry, representing less than one percent of the City's labor force, and just 0.01 percent of the County's 9,534 population employed in these agricultural industries. No land within Duarte is designated for agricultural use. This is also the case in the surrounding communities. Since the persons employed in agriculture is extremely limited, the housing needs of this group are addressed under Duarte's overall programs for affordability.

C. HOUSEHOLD CHARACTERISTICS

Household type, size and income are all factors that affect the type of housing needed by residents, and are discussed in the following section.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as convalescent homes, are not considered households.

As illustrated in Table H 2-8, Duarte had 7,103 households in Duarte, comprising a total household population of 21,359 persons. The balance of the City's population (314 persons) resides in group quarters, including large institutionalized facilities such as the City of Hope, Westminster Gardens and Santa Teresita care facility.

Families continue to comprise the majority of the households in Duarte, though have declined in relative proportion from 74 to 69 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 23 percent of households in 2020 compared to 36 percent in 2000, a decline in 922 families with children. In contrast, families without children grew from 33 to 45 percent, and single person households grew from 21 to 25 percent of households. This decline in families with children, combined with the decline in young adults and increasing middle age and senior populations, suggests that Duarte's households are aging in place.

TABLE H 2-8
HOUSEHOLD CHARACTERISTICS 2000-2020

Household Type	2000		2020		
	Households	Percent	Households	Percent	L.A. Co. %
Families	4,892	74%	4,866	69%	66%
With children	2,584	(36%)	1,662	(23%)	(27%)
With no children	2,308	(33%)	3,203	(45%)	(39%)
Singles	1,427	21%	1,811	25%	26%
Other non-families	316	5%	426	6%	8%
Total Households	6,635	100%	7,103	100%	100%
Average Household Size	3.16		3.03		3.01
Average Family Size	3.70		3.69		3.69

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table H 2-9, used throughout the Housing Element.

**TABLE H 2-9
STATE INCOME CATEGORIES**

Income Category	% County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$23,700	\$27,050	\$30,450
Very Low	0-50% AMI	\$39,450	\$45,050	\$50,700
Low	51-80% AMI	\$63,100	\$72,100	\$81,100
Moderate	81-120% AMI	\$64,900	\$74,200	\$83,500
Above Moderate	120%+ AMI	>\$64,900	>\$74,200	>\$83,500

Source: California Dept of Housing and Community Development, 2020 Income Limits.

Table H 2-10 presents the distribution of household income in Duarte by income category measured as a percentage of the County median. While 41 percent of households in the City are above-median income households (>100% AMI) approximately 49 percent (3,300 households) earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise a significant number (15% of households), and have significant housing needs. According to the CHAS Data compiled by HUD, 65 percent of the City's ELI households are spending more than half their income towards housing, and 68 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents. The City continues to encourage eligible persons to participate in the Housing Authority of the County of Los Angeles (HACOLA) Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.

**TABLE H 2-10
HOUSEHOLD INCOME DISTRIBUTION 2016**

Income Level	Households	%
Extremely Low Income (0-30% AMI)	1,040	15%
Very Low Income (31-50% AMI)	949	14%
Low Income (51-80% AMI)	1,330	20%
Median Income (80-100% AMI)	655	10%
Above Median Income (>100% AMI)	2,739	41%
TOTAL	6,713	100%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

AMI – Area Median Income

Note: Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

Many of the workers who make up Duarte's workforce earn modest incomes, making it challenging to afford to live in the City. Table H 2-11 presents a sampling of occupations in Duarte that fall within very-low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Duarte with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low income occupations, such as retail sales workers, nursing aides, and preschool teachers and emergency medical technicians (EMTs) cannot afford market rents in Duarte. While low income households are able to afford one-bedroom units in Duarte and moderate income households can afford two-bedroom units, larger units are beyond the reach of all households in these income categories.

TABLE H 2-11
LOS ANGELES COUNTY WAGES FOR SELECT OCCUPATIONS 2020

Very Low Income (< \$45,050 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Child Care Workers	\$14.77	\$30,725	\$768
Waiters/Waitresses	\$16.50	\$34,333	\$858
Security Guards	\$16.82	\$34,986	\$875
Nursing Assistants, Orderlies, Attendants	\$17.35	\$36,070	\$902
Retail Salespersons	\$17.44	\$36,284	\$907
Preschool Teachers	\$17.81	\$37,052	\$926
Emergency Medical Technicians, Paramedics	\$18.76	\$39,037	\$976
Low Income (\$45,050 - \$72,100 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Retail Sales Manager	\$23.37	\$48,599	\$1,215
Bookkeeping, Accounting, Auditing Clerks	\$23.71	\$49,330	\$1,233
Transit Bus Drivers	\$25.18	\$52,370	\$1,309
Postal Mail Carriers	\$26.92	\$55,978	\$1,400
Licensed Practical and Vocational Nurses	\$28.79	\$59,899	\$1,497
Tax Preparers	\$29.52	\$61,389	\$1,535
Graphic Designers	\$30.89	\$64,246	\$1,606
Social Worker	\$33.30	\$69,268	\$1,731
Moderate Income (\$72,100 - \$74,200 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Business Training & Development Specialist	\$34.70	\$72,165	\$1,804
Computer Network Support Specialist	\$34.94	\$72,676	\$1,817
Chiropractor	\$35.40	\$73,643	\$1,841
Aircraft Mechanics and Service Technicians	\$35.45	\$73,738	\$1,843
Recreational Therapists	\$35.62	\$74,082	\$1,852
Market Research Analyst	\$35.65	\$74,154	\$1,854

Source: Q1 2020 California Occupational Wage Statistics – L A County; 2020 State HCD Income Limits.

Income categories based on two-person household with single wage earner.

Max affordable housing cost based on 30% of income.

D. HOUSING STOCK CHARACTERISTICS

This section identifies the housing stock characteristics in Duarte to identify how well the existing housing stock meets the needs of the current and projected future residents in the community.

1. Housing Growth

Table H 2-12 displays housing production in Duarte compared to neighboring cities and LA County. During the 1990s, Duarte and its nearby San Gabriel Valley cities experienced little to no housing growth, compared to a countywide growth rate of three percent. In contrast, Duarte added approximately 450 units to its housing stock between the years 2000 and 2010, reflecting a seven percent increase and exceeding growth levels in nearby comparison cities and the County as a whole.

Duarte had an estimated 7,360 housing units in 2020, reflecting limited development over the last decade. In contrast, significant housing growth is projected moving forward due to a variety of projects including the Duarte Station Specific Plan (up to 1,400 multi-family units) and the Town Center Specific Plan (up to 800 multi-family units). The City has granted entitlements for development of 634 high density units in Duarte Station, and 161 units in the Town Center. Several smaller townhome projects have also recently been developed.

**TABLE H 2-12
REGIONAL HOUSING GROWTH TRENDS**

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Duarte	6,758	6,805	7,254	7,360	1%	7%	1%
Azusa	13,232	13,013	13,386	14,651	-2%	3%	9%
Monrovia	13,944	13,957	14,473	15,084	0%	4%	4%
Temple City	11,548	11,674	12,117	12,369	1%	4%	2%
L.A. County	3,163,343	3,270,909	3,443,087	3,590,574	3%	5%	4%

Source: U.S. Census 1990, 2000 and 2010; 2020 Dept of Finance Population and Housing Est.



Huntington Courts

2. Housing Type and Tenure

Table H 2-13 depicts the mix of housing types in Duarte. Single-family homes comprise 77 percent of the City's 2020 housing stock, compared to multi-family units which comprise 21 percent. Duarte also has 162 mobile homes located within several mobile home parks. The most notable change observed over the past decade has been a numeric increase in single-family housing and multi-family housing with five or more units. With the majority of future development opportunities on sites designated for multi-family and mixed-use, the relative proportion of multi-family units in the City will begin to increase.

**TABLE H 2-13
HOUSING UNIT TYPE**

Unit Type	2010		2020	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	4,652	64%	4,695	64%
SF Attached	936	13%	956	13%
Total Single-Family	5,588	77%	5,651	77%
2 to 4 Units	235	3%	235	3%
5 or more units	1,269	17%	1,312	18%
Total Multi-Family	1,504	21%	1,547	21%
Mobile Homes & Other	162	2%	162	2%
Total Housing Units	7,254	100%	7,360	100%
Vacancy Rate		3.32%		3.5%

Source: 2010 and 2020 Dept of Finance Population and Housing Estimates.

As depicted in Table H 2-14, 64 percent of Duarte households were homeowners in 2020, a reduction from the 71 percent homeownership rate in 2000. The proportion of owner-occupied households in Duarte remains significantly above the countywide average of 45 percent.

**TABLE H 2-14
HOUSING TENURE**

Housing Tenure	2000		2020	
	Occupied Units	Percent	Occupied Units	Percent
Renter	1,924	29%	2,529	36%
Owner	4,711	71%	4,574	64%
Total	6,635	100%	7,103	100%

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population & Housing Est.

According to the SCAG housing data, among the City's 1,130 Extremely Low Income households, 765 (or 68 percent) are renters while the remaining 365 households (or 32 percent) are homeowners. These percentages show the challenges of achieving home ownership for extremely low income residents.

Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests a balance between the supply and demand of housing. As measured by the 2014-2018 American Community Survey, the vacancy rates in Duarte were 4.4 for rentals and 0.7 for ownership units, indicating below ideal vacancy levels for sufficient mobility.

3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Table H 2-15 displays the age of Duarte's housing stock by tenure as of 2020. With 91 percent of the City's housing stock built prior to 1989, almost all of Duarte's housing has reached the 30-year benchmark, representing over 6,500 units. Duarte's Code Enforcement Division has estimated that one-quarter of the City's 30 year+ owner-occupied housing, or approximately 1,100 units, are in need of structural rehabilitation improvements. Among renter housing greater than 30 years in age, an estimated 13 percent, or 280 units are in need of improvements.

**TABLE H 2-15
AGE OF HOUSING STOCK**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	15	<1%	0	0%	<1%
2010-2013	0	0%	27	<1%	<1%
2000-2009	217	9%	50	1%	4%
1990-1999	121	5%	165	4%	4%
1980-1989	486	19%	947	21%	20%
1970-1979	384	15%	636	14%	14%
1960-1969	438	17%	485	11%	13%
1950-1959	574	23%	1,560	34%	30%
1940-1949	175	7%	608	13%	11%
1939 or earlier	119	5%	96	2%	3%
Total	2,529	100%	4,574	100%	100%

Source: ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

In February 2018, City code enforcement staff conducted an exterior housing conditions survey of Duarte's older multi-family properties (generally 50+ years old), and rated each property. Of the 17 multi-family properties surveyed, five were identified as deteriorating, with one property identified as dilapidated, representing a total of 109 units in significant need of repair. These properties were identified as candidate sites for potential acquisition and substantial rehabilitation. Also, residents can continue to participate in the County's CDBG program and the City provides information to homeowners about low interest rehab loans available through the County Community Development Commission (CDC).

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Duarte, the ACS identifies 110 occupied dwelling units as lacking kitchen facilities. All of these units are renter households and represent 1.5 percent of the City's households. Just 12 occupied units were identified as lacking complete plumbing (all renter households). In summary, housing that lacks basic kitchen and plumbing facilities is fairly rare in Duarte.

1. Housing Costs and Affordability

Rental Housing Market

An internet rent survey was conducted in July 2020 to evaluate rental costs in Duarte. Table H 2-16 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes and single-family homes.

A total of 13 non-duplicative multi-family units were listed as available for rent in Duarte. Median monthly rents were \$1,400 for a one-bedroom unit, \$1,850 for a two-bedroom unit, and \$2,750 for a three-bedroom unit. One studio unit was advertised for \$1,499 a month. Two-bedroom units comprised the majority of units advertised in Duarte.

A total of seven single-family homes were listed in Duarte, with five of them being four-bedroom homes. The one two-bedroom home was advertised for \$2,200 a month, the one three-bedroom home was listed for \$2,500. The median rent for the four-bedroom homes was \$2,900 a month.

TABLE H 2-16
SURVEY OF VACANT RENTAL UNITS, JULY 2020

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments /Condominiums/Townhomes</i>			
Studio	1	\$1,499	\$1,499
1	3	\$1,218 - \$1,739	\$1,400
2	7	\$1,575 - \$2,000	\$1,850
3	2	\$2,300 - \$3,200	\$2,750
<i>Single-Family Homes</i>			
2	1	\$2,200	\$2,200
3	1	\$2,500	\$2,500
4	5	\$2,750 - \$3,000	\$2,900

Source: Rental survey by Karen Warner Associates, Inc. July 2020;
www.craigslist.org, www.westsiderentals.com, www.zillow.com, www.rent.com

Accessory Dwelling Units

Accessory dwelling units (also known as “second units” or “granny flats”) are complete independent housing units that can be either detached or attached from an existing single-family or multi-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units (“ADUs”) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

ADU Affordability

In December 2020, the Southern California Association of Governments (SCAG) released a “Regional Accessory Dwelling Unit Affordability Analysis”. SCAG conducted this analysis to “provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.”³ The analysis consisted of five steps:

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUs were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;

³ Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15 percent of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table H 2-17 presents SCAG's affordability assumptions for ADUs in LA County's inland jurisdictions, providing the basis for assigning affordability to projected ADUs in Duarte's Housing Element Update. As shown, almost 70 percent of all ADUs and 63 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

**TABLE H 2-17
AFFORDABILITY ASSUMPTIONS FOR ALL ADUS
LOS ANGELES COUNTY – INLAND JURISDICTIONS**

Category	Affordability Assumptions for Rented ADUs¹	Affordability Assumptions for Non-Rented ADUs²	Affordability Assumptions for All ADUs³
	85% of Total	15% of Total	100% of Total
Extremely Low Income	0%	100%	15%
Very Low Income	10%	0%	9%
Low Income	53%	0%	45%
Moderate Income	3%	0%	2%
Above Moderate Income	35%	0%	30%

Source: Southern California Association of Governments, "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

Homeownership Market

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table H 2-18 presents the December 2019 median home value index for Duarte and nearby communities, and shows the change in median home values from 2018.

Housing prices in Duarte and the surrounding areas increased dramatically in the last decade. For instance, in 2010, Zillow shows the home value index for Duarte at \$360,230 (inclusive of both single-family homes and condominiums), compared to an index of \$623,151 in 2020, over a 70 percent increase. Home values in Duarte experienced an 11 percent increase between 2019 and 2020. Neighboring cities and the County as a whole also experienced increases in home values during the same time period. The median home value in Duarte is higher than Azusa (\$534,940) but lower than Monrovia (\$792,824), Temple City (\$837,468) and the County as a whole (\$718,192).

**TABLE H 2-18
REGIONAL MEDIAN HOME VALUES 2020**

Community	Zip Code	December 2020 Median Home Value	% Change from December 2019
Duarte	91010	\$623,151	11%
Azusa	91702	\$534,940	10.4%
Monrovia	91016	\$792,824	8.5%
Temple City	91780	\$837,468	8.6%
Los Angeles County	All	\$718,192	9.9%

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2020.



Huntington Courts

The following Table H 2-19 breaks down home values by number of bedrooms in both Duarte and the County as a whole. As shown, median values range from \$613,814 for a one-bedroom home, up to \$848,536 for a home with five bedrooms. Two-bedroom and three-bedroom homes increased the most in value between 2019-2020 (+11.7 percent and 11.6 percent respectively). While median values for one-bedroom homes were higher than the County, all other homes (two+ bedrooms) had a lower value than the County.

**TABLE H 2-19
DUARTE MEDIAN HOME VALUES BY SIZE 2020**

Number of Bedrooms	December 2019 Value	December 2020 Value	% Change	Los Angeles County
1	\$560,495	\$613,814	9.5%	\$507,099
2	\$475,383	\$531,017	11.7%	\$615,478
3	\$566,134	\$631,774	11.6%	\$690,506
4	\$673,705	\$739,688	9.8%	\$817,307
5+	\$800,783	\$848,536	5.9%	\$1,298,159
Total	\$560,984	\$623,151	11%	\$718,192

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2020.

Another important data set is the sale listing prices for homes. In July 2020, 15 single-family homes and five condominiums/townhomes were listed for sale in Duarte on Zillow listing services. The house listings ranged from \$580,000 for a 2-bedroom to \$1,000,000+ for a 4-bedroom home. The prices listed for the condos/townhomes were \$360,000 for a 2-bedroom unit and \$565,000 for a 3-bedroom unit.

Housing Affordability

The affordability of housing in Duarte can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, H 2-20 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table H 2-19. As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household, \$533,632 for a four-person household, and \$545,881 for a five-person household. Median home values for two-, three-, and four-bedroom units in Duarte are well above this maximum, indicating that finding homes in the community that fall within these moderate income affordability thresholds is a challenge.

**TABLE H 2-20
2020 LOS ANGELES COUNTY MAXIMUM AFFORDABLE HOUSING COST**

Moderate Income Affordable Housing Cost	2 Bedroom (3 Persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$83,500	\$92,750	\$101,500
Income Towards Housing @ 35% Income	\$29,225	\$34,462	\$35,525
Maximum Monthly Housing Cost	\$2,435	\$2,871	\$2,960
Less Expenses:			
Utilities ¹	(\$146)	(\$172)	(\$204)
Taxes (1.10% of sales price)	(\$406)	(\$488)	(\$500)
Homeowner Insurance (0.10% of sales price) ²	(\$37)	(\$44)	(\$45)
HOA Fees & Other Maintenance	(\$250)	(\$250)	(\$250)
Monthly Income Available for Mortgage	\$1,596	\$1,917	\$1,961
Supportable Mortgage @ 3.5% interest	\$355,421	\$426,906	\$436,705
Homebuyer Downpayment (20%)	\$88,855	\$106,726	\$109,176
Max. Affordable Purchase Price	\$444,276	\$533,632	\$545,881
Duarte Median Home Value	\$531,017	\$631,774	\$739,688

Source: Karen Warner Associates.

1. Utility costs based on 2020 HACoLA schedule and assumes gas appliances.

2. Estimated from quotes from Progressive Insurance

3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com, Data through December 2020.

In terms of rental affordability, Table H 2-21 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares it with median apartment rents in Duarte (as documented in the rent survey presented in Table H 2-16). As shown, while median rents are well above the level of affordability for very low income households, rent levels for one- and two-bedroom units are affordable to both low and moderate income households. Three-bedroom units are only affordable to above-moderate income households.

**TABLE H 2-21
2020 MAXIMUM AFFORDABLE RENTS LOS ANGELES COUNTY¹**

Income Level²	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
Duarte Average Rents	\$1,400	\$1,850	\$2,750

Source: Karen Warner Associates, 2020.

¹ Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$127 for 1 bedrooms, \$146 for 2 bedrooms, and \$172 for 3 bedrooms.

² Income levels reflect the 2020 Official State Income Limits published by State HCD.



Heritage Park Senior Apartments



Bradbury Park Apartments

5. Housing Problems

A continuing priority of communities is enhancing the quality of life for residents. A key measure of the quality of life is the extent of “housing problems.” One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table H 2-22 shows the incidence of overpayment in Duarte.

TABLE H 2-22
HOUSING OVERPAYMENT 2018

Overpayment	Households	Percent	L.A. Co. %
Renters			
Overpayment (30%-50% income on housing)	775	34%	25%
Severe Overpayment (>50% income on housing)	748	33%	29%
Owners			
Overpayment (>30% income on housing)	1,251	39%	44%

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018.

Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

The 2014-2018 American Community Survey (ACS) identifies 34 percent of renters in Duarte as spending between 30-50 percent of their total income on housing, with an additional 33 percent spending more than half their income on housing. Both renter overpayment and severe renter overpayment increased from what was measured in the 2010 Census (28 percent overpayment, 23 percent severe overpayment), and is higher in Duarte than overpayment faced Countywide. Among owner households in Duarte, 39 percent were overpaying, representing a decrease from 47 percent measured in the 2010 Census and below that in the County as a whole. As could be expected, as income increases, overpayment decreases, with just 20 percent of owner households earning greater than \$75,000 spending greater than 30 percent of income on mortgage costs.

Among lower income renter households, overpayment is most pronounced. As shown in Table H 2-23, a significant majority of renter households earning less than \$50,000 in Duarte face either overpayment or severe overpayment. The impact of housing overpayment on Duarte’s lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children – most vulnerable to losing their housing due to an inability to pay. Renter overpayment is addressed in the following Housing Element programs: *Affordable Housing Development Assistance, Section 8 Rental Assistance and Accessory Dwelling Units*.

TABLE H 2-23
LOWER INCOME RENTER OVERPAYMENT 2018

Income Level	Overpayment (30-50% <i>income on housing</i>)		Severe Overpayment (>50% <i>income on housing</i>)	
	Households	% of renter income category	Households	% of renter income category
Less than \$20,000	169	29%	345	59%
\$20,000-\$34,999	79	22%	279	76%
\$35,000 to \$49,999	175	75%	53	23%
\$50,000 to \$74,999	261	51%	57	11%
\$75,000 to \$99,999	78	33%	14	6%
\$100,000 or more	13	4%	0	0%

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018.

Household count differs from 2020 Dept of Finance count depicted in Table H 2-8

As can be seen from Table 2-24 below, owner overpayment is most pronounced among lower income households as well. For homeowners earning less than \$50,000, the level of overpayment is extremely high (84 percent to 100 percent). The Element's Homeownership Assistance Program helps to address this overpayment issue.

TABLE H 2-24
LOWER INCOME OWNER OVERPAYMENT 2018

Income Level	Overpayment (>30% <i>income on housing</i>)	
	Households	% of owner income category
Less than \$20,000	130	100%
\$20,000-\$34,999	147	84%
\$35,000 to \$49,999	282	85%
\$50,000 to \$74,999	278	62%
\$75,000 or more	414	19%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table H 2-25 shows the incidence of overcrowding in Duarte and Los Angeles County by tenure, as measured by the 2014-2018 American Community Survey compiled by SCAG. Over the last ten years, overcrowding for renter households decreased significantly from twelve to seven percent and decreased for owner households from ten to eight percent. Overall, household overcrowding remains a relatively minor issue in Duarte.

**TABLE H 2-25
OVERCROWDED HOUSEHOLDS 2018**

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding ($>1.0 \text{ ppl/room}$)	345	8%	4%
Severe Overcrowding ($>1.5 \text{ ppl/room}$)	73	2%	2%
Renters			
Overcrowding ($>1.0 \text{ ppl/room}$)	171	7%	9%
Severe Overcrowding ($>1.5 \text{ ppl/room}$)	69	3%	7%

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018 Household count differs from 2020 Dept of Finance count depicted in Table H 2-8.

E. ASSISTED HOUSING AT-RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of assisted rental housing in Duarte, and evaluates those units at-risk of conversion during the ten year 2021-2031 planning period.

1. Assisted Housing Inventory

Duarte has an active history of supporting affordable housing in its community. As illustrated in Table H 2-26, the City and its former Redevelopment Agency have facilitated the development of six multi-family residential developments, totaling 456 lower income affordable rental units. This inventory includes all multi-family rental units assisted under federal, State, and/or local programs.

**TABLE H 2-26
INVENTORY OF ASSISTED RENTAL HOUSING**

Project Name	Year Built	Tenant Type	Ownership	Funding Source	Applicable Units	Potential Conversion Date
Duarte Manor 1235 Highland Ave	1972	Family	Non-Profit	Sec. 236 Tax Credits Section 8	42 units 26 – 2 bd 16 – 3 bd	2069
Heritage Park Apts. 915 Highland Ave	1976	Senior	For-Profit	RDA Tax Credits	119 all 1 bd	2059
Duarte Park Apts. (Gardens) 1901 Buena Vista	1992	Senior	For-Profit	Sec. 236 Section 8	100 units all 1 bd	2022 (Extension in process)
Royal Vista Terrace 1310 Royal Oaks	1981	Senior	Non-Profit	Sec. 202 Tax Credits Section 8	74 units all 1 bd	2068
Andres Duarte Terrace 1730 Huntington D	2006	Senior	Non-Profit	Sec. 202 RDA Section 8	79 units all 1 bd	2054
Andres Duarte Terrace II 1700 Huntington	2015	Senior	Non-Profit	Sec. 202 RDA Tax Credits Section 8	42 units all 1 bd	2067
Total Assisted Units					456	

Source: City of Duarte Housing Strategy, August 2018; California Housing Partnership Corporation At-Risk Database, August 2020.

- **Duarte Manor** – This 42-unit two- and three-bedroom family apartment complex was developed in 1972 under HUDs Section 236 program, with affordability tied to Section 8 contracts with HUD. In 2015, the California Statewide Communities Development Authority (CSCDA) issued \$9.1 million in tax-exempt multifamily affordable housing bonds for the acquisition and rehabilitation of Duarte Manor by the Better Housing Foundation, with affordability controls extended to 2069.
- **Heritage Park Apartments** – This 119-unit senior apartment complex was rehabilitated in 1997 using tax credits. All units are one-bedroom and all are senior housing. In February, 2004, the Duarte Redevelopment Agency approved \$125,000 for the purchase of affordability covenants on the Heritage Park Apartment units to extend its affordability until 2059.
- **Duarte Park Apartments (Gardens)** – This 100 unit very low income senior complex was built in 1992 using HUD Section 236 funds, with affordability tied to the Section 8 HAP contract subject to renewal in 2022. The City contacted the property owners about their interest in preserving the project and the potential for City rehabilitation assistance in exchange for extending affordability controls. While the property owner did not respond to the City's offer, subsequent follow-up with the LA County Section 8 contract administrator indicated that on April 8, 2021, the property owners at Duarte Park Apartments submitted their one year notification letter informing the tenants that they will be renewing their Section 8 Housing Assistance Payment (HAP) contract with HUD. Therefore, this project is no longer at-risk of conversion.
- **Royal Vista Terrace** – This 75-unit very low income senior complex was built in 1981 using HUD Section 202 funds and is owned and managed by the non-profit Southern California Presbyterian Homes (SCPH). Project affordability extends through 2068 and is tied to the project-based Section 8 HAP contract with HUD.
- **Andres Duarte Terrace** – This project is an 80-unit, very low income senior project developed in May 2006 by SCPH. A mix of funding was utilized, including HUD 202 funds and over \$1 million from the Redevelopment Agency in the form of a land write-down and direct financial assistance. The project has a 55 year affordability covenant which extends to 2061.
- **Andres Duarte Terrace II** – In 2015, the former Duarte Redevelopment Agency provided a land write-down to SCPH to develop the ½ acre site adjacent to Andres Duarte Terrace with an additional 42 very low income senior units. The City granted the project a 100% density bonus, provided for reduced parking and setbacks, and eliminated the Conditional Use Permit (CUP) requirement. Affordability controls extend through 2067.

In summary, with the extension of affordability controls on Duarte Park Apartments, no projects are at risk of conversion during this Housing Element cycle.

F. REGIONAL HOUSING NEEDS

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate, and above moderate-incomes).

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6th Cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal growth forecast on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve the HCD approval of the Housing Element.

Duarte's RHNA housing needs for the 2021-2029 planning period is forecast at 888 net units, distributed among the four income categories as shown in Table H 2-27.

**TABLE H 2-27
REGIONAL HOUSING NEEDS ASSESSMENT 2021-2029**

Income Level	Percent of Area Median Income	Units	Percent
Very Low	0-50%	269	30%
Low	51-80%	145	16%
Moderate	81-120%	137	16%
Above Moderate	120%+	337	38%
Total		888	100%

Source: SCAG 6th Cycle Final RHNA.

¹ Local jurisdictions must consider Extremely-Low Income households as part of the Very-Low Income. The Duarte Housing Element assumes 50% of the Very-Low Income housing needs for Extremely-Low Income households.

As presented in the Resources and Housing Plan sections of the Housing Element, Duarte will continue to provide sites for a mix of multi-family and mixed-use housing, as well as accessory dwelling units, supported by a variety of programs (funding permitting) to enhance affordability, to accommodate its RHNA allocation and contribute towards addressing the growing demand for housing in the Southern California region.

SECTION 3 HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. The following section analyzes the various market, governmental and environmental factors that may serve as a potential constraint to housing development and improvement in Duarte.

A. MARKET CONSTRAINTS

Potential market constraints included within the purview of the Housing Element include issues of land costs, construction costs, availability of financing, and length of time for building permit issuance. Analysis of these issues can shed light on the private market forces, which affect housing availability and affordability.

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table H 3-1 summarizes HMDA data for both Duarte and Los Angeles County, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2016.

- Of the total 217 completed applications for home purchase loans in Duarte, 92 percent were approved and eight percent were denied, above the 87 percent approval rate County-wide. Five years earlier in 2011, the approval rate for home purchase loans in Duarte was 88 percent, indicating access to mortgage financing has improved in the City. Review of loan denials by Duarte's four census tracts indicates no tracts with loan denial rates significantly above the eight percent citywide average.
- The volume of applications for refinance loans in Duarte was nearly three times that of home purchase loans, with 74 percent of the total 676 applications receiving approval and 26 percent denied, similar to the regional average.
- The number of applications for home improvement loans in Duarte was very limited at just 44, with 75 percent of applications receiving approval and 25 percent being denied, slightly better than the 31 percent denial rate County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

TABLE H 3-1
Status of Home Purchase, Refinance and Home Improvement Loans 2016

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Duarte	L.A. County	Duarte	L.A. County
Conventional Home Purchase Loans					
# Applications	217	200		17	
% Approval/Denial		92%	87%	8%	13%
Refinancings					
# Applications	676	500		176	
% Approval/Denial		74%	73%	26%	27%
Home Improvement Loans					
# Applications	44	33		11	
% Approval/Denial		75%	69%	25%	31%

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The scarcity of vacant land in the San Gabriel Valley, including Duarte, results in land cost being very expensive, especially in denser and more desirable areas. Compared with other residential development cost components, land cost is the most prone to variations in price by location, school district, nearby amenities and zoning.

In Duarte, land sales costs in the Duarte Station Specific Plan for the two parcels that sold in 2019 were \$125/sq.ft. and \$190/sq.ft. for land with planning entitlements in place, reflecting a premium due to their proximity to the Gold Line Station. In contrast, in 2016 the City sold six parcels totaling 1.65 acres located in the center of town for \$26/sq.ft. for development with townhomes. While the City cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete,

steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers. Construction costs for the five-story mixed-use apartments at Duarte Station are estimated at \$170/sq.ft. (Marshall & Swift 2020 construction cost estimates).

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

4. Requests to Develop at Densities below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Duarte's recent experience has been that townhome projects tend to build at well below maximum densities, while apartment and mixed-use projects develop at the upper end of the density range.

The City's two most recent townhome projects – Third Street Townhomes and Oliva Townhomes – both required zone changes and were not included in the prior Housing Element sites inventory. The Third Street Townhomes project was zoned R-3, allowing densities up to 21 units/acre, and was built at 11 units/acre. The Oliva Townhomes project was zoned R-4, permitting densities up to 28 units/acre, and was built out at 20 units/acre. The developers of these projects elected to provide larger unit sizes and greater open space and amenities in response to market demand.

Huntington Drive Mixed-Use (The Huntington), the City's first market rate apartment project in more than twenty years, reflects the opposite experience. This development area was a combination of commercially and residentially zoned properties. One portion was zoned R-3 and was assumed to develop at 21 units/acre in the Housing Element sites inventory. The property was rezoned as part of the Town Center Specific Plan, a City initiated project to rezone the central portion of the community for mixed-use opportunities with a focus on higher residential densities. The Huntington developed at 55 units/acre under the bonus densities provided for under the Town Center Specific Plan. Similarly, in the Duarte Station Specific Plan, the City has entitled two mixed-use apartment

projects at 79 units/acre and 92 units/acre, whereas the Housing Element sites inventory assumed a maximum density of 70 units/acre.

5. Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

In Duarte, most approved projects are constructed in a reasonable time period. Projects with entitlements nearly always move forward with construction, the one recent exception being an approved density bonus project that ultimately chose not to develop due to the new replacement housing requirements introduced under AB 2222. As a small city, Duarte staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits. Furthermore, the City's contract with its building plan check consultant includes a requirement that the first plan check on most development projects be completed within two weeks.

Smaller, less complex projects are generally issued building permits within one year of project approval, whereas more complicated projects may take up to two years. For example, Oliva, a 25-unit townhome project was entitled in November of 2018, with building permits for the project's six buildings issued between May-October the following year. The 161-unit Huntington Drive mixed-use project, which involved additional site acquisition after receiving entitlements, development of 5,500 square feet of commercial space, installation of a new traffic light and development of a parking garage to be shared with an adjacent shopping center, was entitled in September 2017, with building permits issued two years later in September 2019. In contrast, the 344-unit Duarte Station mixed-use project (Building A) received entitlements in November 2019, with building permits issued in March 2021, with completion expected in early 2023.

B. GOVERNMENTAL CONSTRAINTS

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

1. Land Use General Plan Designations

A city's Comprehensive General Plan is the constitution for development within the community. The Land Use Element, one of the seven State mandated elements of the General Plan, sets forth the city's goals, policies and programs for guiding physical development within the city. The Circulation, Open Space, Conservation, Noise, and Safety Elements help determine land use areas within the community. The Housing Element has become a significant component in shaping the land use makeup within the community. State law also requires that the General Plan be internally consistent and that zoning and development standards be consistent with the General Plan. While the General Plan is general in nature, its implementation, through zoning, subdivision, and other development codes are more specific.

The City's Land Use Element provides for the following range of intensities for residential development:

- Very Low Density Residential 0 to 3.5 dwelling units per acre
- Low Density Residential 1 to 6 dwelling units per acre
- Medium Density Residential 7 to 21 dwelling units per acre
- High Density Residential 21 to 28 dwelling units per acre
- Hospital (H) – any residential use requiring a license from the State or County; residential facilities for employees; temporary housing for persons on hospital-related business, caretaker or operator with a conditional use permit
- Specific Plan – The 2005-2020 General Plan eliminated the Planned Development and Overlay designation and replaced it with Specific Plan designations for those projects which already have a Specific Plan. In addition, the new designation was added to three areas (Town Center area, Duarte Station TOD area and City of Hope area). The goal of designating these three areas Specific Plan was to provide expanded areas for higher density and affordable housing, and to promote land use patterns that reduce vehicle trips and greenhouse gas emissions.

The 2005-2020 General Plan Land Use Element provided substantial additional areas for higher density housing and mixed-use development. The City's 2010 Development Code update, along with new specific plans, established development standards and procedures to facilitate the development envisioned under the General Plan. Additional details about the Development Code and new specific plans are described below.

Development Standards

The City's Development Code implements the General Plan and contains development standards for each zoning district consistent with the land use designations of the General Plan. The City adopted a comprehensive update of the Development Code to provide consistency with the General Plan, and to implement new Housing Element requirements. Table H 3-2 illustrates Duarte's residential General Plan Designations and corresponding Zoning Districts.

TABLE H 3-2: GENERAL PLAN AND ZONING CONSISTENCY

Land Use Designation	Corresponding Zoning Districts	Acres
Very Low Density Residential	R-1F, R-1D, R-1B	120
Low Density Residential	R-1A, R-1	645
Medium Density Residential	PUD, R-MH, R-2, R-3	89
High Density Residential	R-4	52
Administrative Professional	C-P	4
Neighborhood Commercial	C-1	3
General (and Freeway) Commercial	C-2	92
Hospital	H	78
R&D	R&D	15
Industrial	M-1	53
Public School	P-F	80
City & County Owned Facilities	P-F	14
Edison, Flood Control, Railroad	O	95
Streets and Freeway	None	478
Parks	O	39
Wilderness Areas	O	422
National Forest	O	1,909
Planned Communities and areas	Varies	131
Town Center Mixed-Use Area	SP	75
Duarte Station TOD Area	SP	20
City of Hope Area	SP	116
Total Acres		4,350

Source: Duarte 2005-2020 General Plan

The General Plan and Development Code provide for the following residential land use designations and zones:

- **Very Low Density:** The Very Low Density land use designation accommodates large lot single-family detached homes along with equestrian uses. This designation allows a maximum density of 3.5 units per net acre. Zoning Districts that correspond with this land use designation are: R-1F (80,000 sq. ft. lots), the R -1D (20,000 sq. ft. lots) and the R-1B (10,000 sq. ft. lots).

- **Low Density:** The Low Density land use designation is the predominant residential area within the city and can be found throughout the community. This designation allows a maximum density of six units per acre. Zoning Districts that correspond with this land use designation are the R -1A (7,500 sq. ft. lots) and R -1 (6,500 sq. ft. lots)
- **Medium Density:** Zoning Districts that correspond with the Medium Density land use designation include Planned Unit Development (PUD), R-MH (Mobile Home Park), R-2 and R-3. The R-2 zone provides for one or two family detached or attached dwellings; the R-3 zone provides for denser multiple family dwellings, mixed detached and attached residential developments, PUDs and duplexes. The Medium Density designation allows up to 21 units per acre.
- **High Density:** The High Density land use designation and R-4 zone accommodates higher-density, multi-story development, with a focus on providing an intensity and function at locations within easy walking distance to transit, recreation and community facilities, and commercial services. The maximum permitted density is 28 dwelling units per net acre.



Oliva Townhomes

- **Specific Plan:** The City's utilizes specific plans to provide development flexibility and a variety of housing and other development types. Two of the City's specific plan areas - Town Center and Duarte Station - provide significant additional capacity for residential growth and are described in greater detail in the section which follows.

Duarte's residential development standards are summarized in Table H 3-3. As part of the 2010 update of the Development Code, the City increased permitted building heights from 35 feet to 40 feet in the R-3 zone, and to 50 feet in the R-4 zone. Multi-family parking requirements were also reduced from 2.5 spaces to 2 spaces per unit. These revisions to the multi-family height and parking standards better enable development to achieve the maximum densities permitted under the General Plan. Areas where future development is focused - within the Duarte Station and Town Center specific plans and on sites designated with an Affordable Housing Overlay (AHO) – provide further reductions in parking standards and increased height allowances, including use of alternative parking standards under State density bonus law on AHO sites and up to 50% parking reductions on mixed use sites in the Town Center subject to a parking study.

TABLE H 3-3: RESIDENTIAL DEVELOPMENT STANDARDS

Zone District	Min. Lot Area (Sq. Ft.)	Density (du/acre)	Max. Height	Min. Yard Setback			Max. Lot Coverage	Min. Parking Spaces per Unit	Open Space per Unit
				Front	Side	Rear			
R-1	6,500	6.7 (1 du/ 6,500 sf)	35' or 2 stories	20'	5'	10-20'	35-40%	SF: 2/du MF: 2/du +2 spaces for every 4 dus for guest & overflow parking	--
R-2	8,000	14.5 (1 du/ 3,000 sf)	35' or 2 stories	20'	5'	10-20'	55%		--
R-3	9,000	21 (1 du/ 2,074 sf)	40' or 3 stories	30'	5'	20-25'	50%		
R-4	10,000	28 (1 du/ 1,555 sf)	50' or 4 stories	30'	5'	20-25'	60%		<u>Private:</u> 1 st floor- 200 sf 2 nd floor- 100 sf <u>Common:</u> 200 sf

Source: City of Duarte Development Code

Specific Plans for Future Residential Growth

Town Center Specific Plan

The Duarte Town Center Specific Plan, adopted in September 2016, provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment by providing incentives for substantial growth of commercial, mixed-use, residential and lodging. The 75-acre Plan Area encompasses parcels on the north and south sides of Huntington Drive between Highland Avenue and Buena Vista Street, extending south to the I-210 freeway along these two streets. The Plan provides for a net increase in 800 medium and high density multi-family and mixed-use housing units in locations near transit and services. The following are key components:

- The plan is divided into ten different subareas, with a specified mix of land uses permitted in each area. Land use designations incorporating residential uses include: Residential Town Center, Mixed-Use Neighborhood, Mixed-Use Corridor and Mixed-Use Town Center.
- Base densities for residential range from 21-28 units/acre; however, bonus densities of up to 40-55 units/acre are permitted if certain community benefits are provided.
- Each of the ten geographic areas have their own standards for building height and setbacks. Heights for residential uses range from two to four stories, depending on location and incentive standards. Parking requirements may be reduced by up to 50 percent in mixed use projects as justified by a parking study. Guest parking spaces may be fulfilled through shared parking with commercial uses. The plan is structured around a concept called “incentive zoning,” whereby increased development potential is provided if properties meet minimum lot sizes and/or provide community benefits such as, but not limited to, public plazas, public art, and funding for facilities and streetscape improvements.

In September 2017, the City approved the first major project under the Plan, a mixed-use project including 161 apartments and commercial space developed at a density of 55 units/acre. In addition to providing various zoning incentives, the City facilitated the project by selling the developer three city-owned lots on Huntington Drive. The project represents the first market-rate apartment development in Duarte in over 20 years, providing much needed housing for the community and serving as a catalyst to spur additional development in the Town Center.



Huntington Mixed-Use

Duarte Station Specific Plan

Initially adopted in 2013, the Duarte Station Specific Plan was amended in 2019, increasing multi-family development capacities from 475 units to upwards of 1,400 units. The Plan provides the framework for development around the Metro Gold Line Station, with the goal of creating a mixed-use transit village with high density residential uses, office space, commercial/retail, hospitality and urban green space. Table H 3-4 summarizes the Plan's development standards for residential use.

**TABLE H 3-4
DUARTE STATION RESIDENTIAL DEVELOPMENT STANDARDS**

Permitted Density	40–90 du/acre (not including any affordable housing density bonuses)
Max. Building Height	120', or 90' if located within 100 feet of R-1 zone
Parking Standards	Studio/1 bedroom: 1 space/unit 2 bedroom: 1.8 spaces/unit 3 bedroom: 2 spaces/unit Guest spaces: 0.15 space/unit for 150+ unit project, 0.2 space/unit for projects <150 units Affordable housing projects may receive parking reductions
Open Space	200 sq. ft.

In conjunction with approval of the updated Specific Plan, the City approved development of Phase 1a of the 19 acre project site. This phase includes development of two high density transit-oriented developments, Building A containing 344 apartments, and Building B containing 292 apartments.



The Residences at Duarte Station

3. Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Duarte has an inclusionary housing ordinance and density bonus ordinance, both of which are analyzed in the following section. The City does not have any growth control measures that could potentially limit housing supply, and unlike many jurisdictions, has not adopted any development impact fees.

Inclusionary Housing Ordinance

In 2005, Duarte adopted an Inclusionary Housing Ordinance which requires 15 percent of all new or substantially rehabilitated units in ownership projects with four or more units, and multi-family rental projects with 10 or more units to be affordable to low and moderate income households. The City allowed developers the option of paying a \$6.50 per square foot fee in lieu of providing the inclusionary units, which is in turn deposited into an Inclusionary Housing Trust Fund.

Since the program's inception, the City experienced two major impediments to the success of the Inclusionary Program. First, the 2008-2009 recession significantly impacted housing starts region-wide. And second, the dissolution of redevelopment agencies and elimination of the 20 percent affordable housing set-aside deprived the Inclusionary Housing Trust Fund from a steady source of funds to leverage collected in-lieu fee revenues. The result has been no produced inclusionary housing units and only limited in-lieu fee deposits totaling approximately \$500,000. In 2016, the City adopted a 5-year suspension of the Inclusionary Program, during which time the City would monitor housing development and trends to assess whether the program is helping or hindering the production of affordable housing.

In conjunction with the 6th cycle Housing Element update, the City contracted with an economic consulting firm to review the financial feasibility of re-instating the City's Inclusionary Housing Program (refer to Appendix E for the Feasibility Study). A pro forma analysis of a model multi-family rental project was prepared to determine if the project would remain financially feasible if an inclusionary housing in-lieu fee was included in the costs of development. The findings of the analysis include the following:

- The rate of return on multi-family housing projects in Duarte is already below the Los Angeles County average without the in-lieu fee, with any additional fees likely to discourage development.
- Declining rents and increasing vacancies resulting from the COVID-19 pandemic will further diminish rates of return.
- Only two other San Gabriel Valley cities have inclusionary zoning (Pasadena and Claremont), both of which have higher rents than Duarte,

thus enhancing the financial feasibility of imposing inclusionary requirements. Implementing in-lieu fees in the City could create an uncompetitive environment for developers who may choose to pursue projects in neighboring cities without inclusionary requirements.

- Recent legislative changes provide incentives for affordable housing and alternatives sources of funding. These include enhanced density bonus incentives, State SB 2 grants for affordable housing, and establishment of the San Gabriel Valley Regional Housing Trust.

In light of these findings, the study concludes that imposition of inclusionary requirements could stop or slow down residential production in Duarte, and recommends the City repeal the program. Since suspension of the Ordinance in 2016, the City has seen the biggest wave of development in its history with large scale mixed-use projects in both the Town Center and at the Gold Line Station. The City's goal is to continue to facilitate residential development, supported by strong regulatory and financial incentives for production of affordable units.

Density Bonus for Affordable Housing

Consistent with Government Code Sections 65915 through 65918, the City provides density bonuses and incentives for projects which provide for one of the following:

- 10 percent of units for lower income households
- 5 percent of units for very low income households
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons
- 10 percent of units in a condominium for moderate income households
- 10 percent of units for transitional foster youth, disabled veterans, or homeless persons
- 20 percent of units for lower income students in a student housing development
- 100 percent of units for lower income households, except that up to 20 percent may be for moderate income households
- 100 percent bonus for senior housing projects (local ordinance)

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive one to three additional development incentives, depending on the proportion of affordable units and level of income targeting.

For housing projects that are restricted specifically for very low and low income seniors, Duarte provides for density increases above the minimum specified under State density bonus law. The City Council may grant an additional discretionary

bonus up to two times the density provided for in the General Plan. For example, where 40 units are allowed based on General Plan density, an additional 40 units may be permitted under this provision. The senior housing density bonus was utilized to increase densities from 28 to 52 units/acre in the Andres Duarte affordable senior housing project developed by Southern California Presbyterian Homes.

Numerous amendments have been made to State density bonus law over the last several years, and as a means of avoiding the continual amendment of the Development Code, Duarte has written its regulations in a way to allow the most recent State law to prevail. The recent changes to density bonus law deal primarily with reduced parking ratios and exemptions (for sites near transit), requirements for replacement housing, adoption of streamlined processing procedures, bonuses for special needs populations, and other changes designed to facilitate the use of density bonus incentives. The City has prepared a Supplemental Density Bonus Application form consistent with current State requirements.

2. Provision for a Variety of Housing

Housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, accessory dwelling units, single room occupancies, emergency shelters, and transitional and supportive housing. Table H 3-5 summarizes the variety of housing types permitted within Duarte's zoning districts.

**TABLE H 3-5
HOUSING TYPES BY ZONE CATEGORY**

Housing Types Permitted	Zoning District							
	R-1	R-2	R-3	R-4	R-MH	C-P/C-G	M	PF
Single-Family Dwellings	P	P	P	P				
Duplex		P	P	P				
Multi-Family Dwellings			P	P				
Manufactured Housing	P	P	P	P				
Accessory Dwelling Units	A	A	A	A	A			
Single Room Occupancy (SRO)						CUP ¹		
Transitional and Supportive Housing								
Single-Family	P	P	P	P				
Multi-Family			P	P				
Residential Care Facility (7+ residents)			CUP	CUP		CUP		
Emergency Shelters							P	P
Employee Housing (6 or fewer residents) ²	P	P	P	P				

Source: City of Duarte Development Code

P = Permitted Use A = Permitted as Accessory Use CUP = Conditional Use Permit N/A = Not Applicable

¹ Single Room Occupancy uses conditionally permitted in the C-G zone only.

² Pursuant to California Health and Safety Code Section 17021.5 (Employee Housing Act), the City has included a program in the Housing Element to permit employee housing for six or fewer employees as a single-family use.

Manufactured Housing

Section 19.10.080 of Duarte's Development Code specifies that manufactured housing is considered a single-family dwelling and is subject to the same property development and design standards. The manufactured housing must be on a

permanent foundation, have a minimum roof pitch of 4 to 12 inches, and a minimum roof overhang of 12 inches.

Accessory Dwelling Units

Over the last several years the State legislature has passed a series of bills aimed at encouraging single-family homeowners to add Accessory Dwelling Units (“ADUs” also known as “second units” or “granny flats”) to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. As previously identified, ADUs are complete independent housing units that can be either detached or attached from an existing single-family or multi-family residence.

In May 2021, the Duarte Planning Commission recommended that the Duarte City Council adopt Ordinance 2020-06 amending Sections 19.60.160 and 19.160.050 of the Duarte Development Code, to amend the zoning definitions, development standards, and parking standards to allow Accessory Dwelling Units and Junior Accessory Dwelling Units in single-family and multi-family residential zones, consistent with applicable State laws.

Among others, Ordinance 2020-06 included the following regulations:

- Definitions of ADUs and Junior ADUs
- Location and zoning requirements:
 - In single-family residential zones, one ADU or JADU may be constructed or converted.
 - Up to two detached ADUs may be constructed on a multi-family lot were the ADUs meet the requirements in Government Code section 65852.2(e).
 - Converted ADUs may be built in multi-family residential dwellings, but the number is limited to up to 25 percent of the total number of multi-family residential units.
- Development standard highlights (the full list can be found in the ordinance):
 - A JADU shall be a minimum of 150 square feet and a maximum of 500 square feet of total floor area.
 - One JADU may be constructed on a lot zoned for single-family residential use, where there is a single-family dwelling unit existing or proposed to be built on the lot. The JADU must be contained entirely within the walls of the existing or proposed single-family dwelling unit.
 - JADUs shall include an efficiency kitchen meeting the requirements of California Government Code section 65852.22.
 - Studio and one-bedroom ADUs shall not exceed 850 square feet of total floor area. ADUs with more than one bedroom shall not exceed 1,000 square feet.
 - An attached ADU shall not exceed 50 percent of the total floor area of the existing primary dwelling on the subject lot, however this requirement shall not reduce the maximum allowable size to less than 800 square feet of total floor area.
 - An attached ADU shall not exceed the height and/or number of stories of the existing primary dwelling unit.

- A detached ADU shall be limited to a maximum height of 16 feet and one story in height. Two story detached ADUs that include heights above 16 feet are allowed for existing or proposed detached garages where the first floor garage is maintained as off-street parking for two or more vehicles, and the second floor ADU is equal to or less than the footprint of the first floor garage itself.
 - An ADU shall have a separate exterior access. When an ADU is attached to or converted within a primary dwelling that is required to have fire sprinklers, then the ADU shall also install fire sprinklers.
 - New detached ADUs shall install rooftop solar panels as required by the Building Code.
- Parking requirement highlights (the full list can be found in the ordinance):
 - No additional parking is required for a JADU, unless the JADU is created from the conversion of existing, attached garage space. In this case, replacement off-street garage parking is required.
 - In addition to the off-street parking space(s) required for the primary residence, one off-street parking space shall be provided for each ADU, except when:
 - The ADU is located within one-half mile walking distance of Public Transit.
 - The ADU is entirely or partially within a proposed or existing primary dwelling or other existing structure.
 - The ADU is located within a historic district.
 - On-street parking permits are required but not offered to the occupant of the ADU.
 - There is a City-approved and dedicated parking space for a car share vehicle located within one block of the ADU.

As of May 2021, Duarte has 30 ADUs in the City and another 24 are either under construction or in the Planning process. Many cities across the state are receiving record numbers of applications for ADUs under the new State requirements, including communities with relatively small parcels similar to Duarte.

Single Room Occupancy (SROs)

While the Duarte Development Code does not define Single Room Occupancy (SRO), it provides for SROs within the Town Center Specific Plan zone with a conditional use permit in the form of motels. SROs can provide a valuable form of affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

Transitional and Supportive Housing

SB 2 (effective January 2008) amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use

proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is defined as temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The Duarte Development Code accommodates transitional housing within several zoning districts subject to the same standards as other residential uses based on the project's physical structure: 1) "residential care facilities," defined as shared living quarters which provide 24 hour care for occupants, are conditionally permitted in the R-3, R-4, C-G and C-P zones⁴; 2) "multi-family residential" is permitted by right in the R-3 and R-4 zone districts.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help resident's transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The City of Duarte regulates permanent supportive housing as a residential use, subject to the same standards as residential uses of similar physical structure.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria⁵
- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The City has included a program in the Housing Element to amend the Development Code to address these new requirements.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be

⁴ Small residential care facilities (those serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing procedures standards as other residential uses in those zones, consistent with the California Lanterman Developmental Disabilities Services Act.

⁵ Criteria include: 55-year affordability restriction; occupancy by lower income households receiving public funding to ensure affordability; min. 25% of units, or 12 units, whichever is greater, restricted to residents who meet criteria of target population; a written plan for providing supportive services.

classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Duarte Development Code includes the following definition for residential care facilities:

Any facility, place, or building which is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. May include ancillary medical services for facility residents.

Pursuant to State law, the City permits community care facilities with six or fewer residents in all zones where residential uses are permitted. Community care facilities with seven or more residents are conditionally permitted in the R-3, R-4 and C-P/C-G zones, subject to a Conditional Use Permit. In their review of Duarte's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's exclusion of large community care facilities from lower density residential zone districts as a potential constraint on housing for persons with disabilities. To address this concern, the City has included a program in the Element to expand such facilities to all residential zone districts.

Emergency Shelters

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the People Experiencing Homelessness section of the Community Profile (Chapter II), the January 2020 Greater Los Angeles Homeless Count identified 27 unsheltered homeless individuals within the Duarte city limits. In the winter of 2020, an augmented winter shelter was available at the Pamela Park Recreational Center, located in an unincorporated County area adjacent to Duarte.

Pursuant to SB 2, Duarte staff conducted a review of its zoning districts and determined the Industrial (M) and P-F (Public Facilities) zones are the most

conducive to provision of an emergency shelter by right. As part of the 2010 update of its Development Code, the City added emergency shelters as a permitted use in these zoning districts.

The M zone provides sufficient capacity for provision of an emergency shelter with capacity to accommodate the City's most recent homeless count (27 unsheltered homeless individuals). A total of 53 acres are zoned for light industrial use, with 35 of these acres located in the Lewis Business Park northeast of the Gold Line station. Within the Business Park, an approximately ½ acre vacant parcel of land remains available for development. Built industrial space in the Business Park could also potentially be suitable for retrofit as an emergency shelter. This area is serviced with infrastructure adequate for both industrial and emergency shelter use. Public transit serves this area and a hospital is located across the street.

The M zone is suitable for an emergency shelter in that it is limited to low-intensity industrial activities. The Development Code describes the M zone as one that provides for uses that do not involve substantial truck traffic or outdoor fabrication or assembly, do not produce noticeable odors, and do not involve operations normally considered hazardous within an urban environment. Development standards within the M zone are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Height: 50 feet
- Floor Area Ratio: 0.5
- Front Yard Setback: 10 feet
- Rear Yard Setback: 5 feet (next to alley), 25 feet (next to resid.), 0 feet (non-resid.)
- Side Yard Setback (interior): 25 feet if abutting residential, 0 feet if non-residential
- Side Yard Setback (street side): 15 feet

Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Duarte's Development Code does not currently address small employee housing. As such, a program has been included in the Element add a definition and make provisions for small employee housing as a permitted use in all zone districts where single family is permitted (R-1, R-2, R-3 and R-4).

Farm Employee Housing

The Census identifies just ten Duarte residents employed in farming, fishing and forestry occupations, representing only 0.2 percent of the City's labor force. No agricultural land remains in the City. Therefore, given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Development Fees and Exactions

Like cities throughout California, the City of Duarte collects development fees to recover some of the capital costs of providing community services and the administrative cost associated with processing applications. New housing typically requires payment of the following fees: school impact, park in-lieu, sewer and water connection, power, phone, cable tv and building permits, not all collected by the City. These fees are necessary to pay for services rendered during the processing of the project, but can, however; add to housing costs. In addition, subdivisions and multi-family projects may incur the cost of preparing environmental documentation, traffic studies, soils reports, and filing fees for tentative and final maps. These are requirements of California law. Such fees are typically based on the rates of city employees (including overhead) and the number of hours spent processing the application or performing the associated work. Table H 3-6 identifies the basic fees that apply to new residential construction in Duarte. The City does not currently impose any development impact fees.

TABLE H 3-6
RESIDENTIAL PLANNING AND DEVELOPMENT FEES

Fee category	Fee amount	
	Single-Family	Multi-family
Variance	\$3,000	\$3,000
Conditional Use Permit	\$3,000	\$3,000
General Plan Amendment (GPA)	\$5,000	\$5,000
Zone Change (ZC)	\$4,000	\$4,000
Site Plan and Design Review	\$1,400 (single-story) \$2,000 (two-story)	\$5,000
Specific Plan	\$5,000 deposit (cost at hourly rate)	\$5,000 deposit (cost at hourly rate)
Development Agreement	Consultant cost + 10% staff overhead.	Consultant cost + 10% staff overhead.
Landscape Review (subject to water efficient requirements)	Consultant cost + 10% staff overhead.	Consultant cost + 10% staff overhead.
Administrative Variance	\$300	\$300
Subdivision	Single-Family	Multi-family
Certificate of Compliance	\$1,000	\$1,000
Lot Line Adjustment	\$1,300	\$1,300
Tentative and Vesting Tract Map	\$7,500	\$7,500
Tentative Parcel Map	\$3,500	\$3,500
Other subdivision related	Cost at hourly rate.	Cost at hourly rate.
Environmental	Single-Family	Multi-family
Categorical Exemption w/o Initial Study	\$100	\$100
Categorical Exemption with Initial Study	\$1,500	\$1,500
Negative Declaration	\$3,000	\$3,000
Environmental Impact Report	Consultant cost + 10% staff overhead	Consultant cost + 10% staff overhead
Impact Fees	Single-Family	Multi-family
Police (LA County Sheriff Department contract)	\$0, unless required by CEQA determination.	\$0, unless required by CEQA determination.
Fire (LA County Fire Department contract)	\$0, unless required by CEQA determination.	\$0, unless required by CEQA determination.
Parks (City)	Quimby fees, as regulated by G.C. §66477	Quimby fees, as regulated by G.C. §66477
Water (California-American Water Co, private)	\$7,000 for subdivisions	\$7,000 for subdivisions
Sewer (LA County Sanitation District)	\$4,450	\$3,338
Traffic (City)	As determined by traffic engineers or CEQA mitigation.	As determined by traffic engineers or CEQA mitigation.
Flood Control (LA County Public Works)	\$0, unless required by CEQA determination.	\$0, unless required by CEQA determination.
Duarte Unified School District	\$2.97/s.f. (habitable)	\$2.97/s.f. (habitable)

Source: City of Duarte Community Development Department, Duarte Unified School District, Cal American Water, L.A.County Sanitation District, California American Water, 2020.

Fees, land dedications, or improvements are also required in some instances to provide an adequate supply of public parkland or to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents. All impact fees are based upon the project's demand for public services and infrastructure needs.

The City encourages residential development by eliminating blanket impact fees, capital facility development fees, public safety fees or traffic impact fees, unless so required by an environmental determination on an individual project. The Duarte Unified School District charges development fees on both residential and commercial construction. The City coordinated with the School District to significantly reduce school impact fees for an affordable senior housing project constructed several years ago.

An example of project development fees is provided below for the 25-unit Oliva townhome project. Total City fees for this project are just over \$300,000, equating to \$12,042 per unit and representing less than one percent of the total project development costs.

<u>City Fees</u>	
Processing fees	\$ 26,500
Plan Check fees	\$ 85,798
Permit fees	\$142,243
Grading & Engineering Plan Check Permits	<u>\$ 20,030</u>
Total Project Fees	\$301,071
Fees per Unit	\$ 12,042

In summary, Duarte's development fees represent a small proportion of the overall valuation of residential development. The fees are lower than many San Gabriel Valley jurisdictions and have not served as a constraint to development. In addition, AB 641 helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low income households, the City will now allow deferral of local developer fees until certificate of occupancy.

5. Site Improvements

Both on-site improvements and off-site improvements required for new construction affect the cost of housing. On-site improvements typically include street frontage improvements including streets, curbs, gutters, and sidewalks. Underground utilities which add cost to housing include sewer lines, storm drains, water, power and telephone lines. Off-site improvements typically include drainage facilities, parks (or park-in-lieu fees), traffic improvements and water treatment plants and sewer treatment plants. While affecting the cost of housing, these improvements are necessary to ensure public health and safety.

The cost of these required off-site improvements vary depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Duarte have the majority of necessary infrastructure, such as streets, electrical and water facilities already in place, however; much of it is quickly aging and in need of repair.

The City's General Plan Circulation Element, along with the Subdivision Ordinance, establishes the following improvement standards for public streets:

- Principal Arterial (Huntington Drive, portions of Mountain Avenue): 108 foot right-of-way, 80 foot curb-to-curb pavement, 14 foot median
- Minor Arterial (Royal Oaks Drive, Duarte Road, Buena Vista Street, Highland Avenue, Mount Olive Drive, Las Lomas Road, portions of Mountain Avenue): 100 foot right-of-way, 80 foot pavement, 14 foot median
- Collector Street (Central Avenue, Evergreen Avenue, Hurstview Street, Galen Street, Cotter Avenue, Bradbourne Avenue, Fish Canyon Road): 60 foot right-of-way, 40 foot pavement
- Local Street (majority of streets in City): 50 to 60 foot right-of-way, 30-40 foot pavement.

These geometric dimensions are deemed necessary to provide a safe neighborhood for walking and adequate street widths to provide for emergency access and trash pick-up. The City has provided for reduced street widths in the past, and as part of the new Development Code has adopted a Planned Development Permit process which allows for modified development standards, including street standards, for projects providing enhanced amenities and energy efficiency.

The City has analyzed the Housing Element sites and determined that site improvements are not an impediment to their development.

6. Development Permit Procedures

Duarte's development process and permitting procedures are not a constraint to development. As a small city, its staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits. The City maintains a policy of turning around plan checks within four to six weeks for the first submission, and two to four weeks for the second submission. Duarte was selected by the Los Angeles County Economic Development Corporation (LAEDC) as the *Most Business Friendly City* in Los Angeles County in 2012, indicative of the City's dedication to service-based procedures and has been selected as a finalist for that title on multiple occasions.

Requests for construction of new single-family homes are typically processed and approved within two to three months from plan submittal. Single-story homes require only Architectural Review Board approval, and can be processed more quickly. Multi-family uses are permitted by right in the R-3 and R-4 zones, and are processed within an average of two to four months, or four to six months where a tract map is required. Where multiple permit applications are required for a project (such as a Conditional Use Permit and a Zoning Map Amendment), the City processes these applications concurrently, with a single review conducted by the highest applicable review authority.

The following describes the development review process in Duarte:

- Applicants are encouraged to schedule a **pre-application conference** with the Director or designated staff member prior to filing a permit application. The purpose of the pre-application is to inform the applicant of City requirements; discuss the City review process, possible project alternatives, or modifications; and identify information and materials the City will require with the application, including any technical studies and information anticipated for environmental review.
- Upon submittal of a **formal application**, the Director reviews the application for completeness and accuracy, and informs the applicant in writing within 30 days either that the application is complete and is being processed, or that it is incomplete and that additional specified information is required.
- As depicted in Table H 3-7, depending on the type of residential development being proposed, the approving body for **Site Plan and Design Review** may be the Architectural Review Board (ARB), the Planning Commission, or in the case of tract maps, the City Council. The three-member ARB is comprised of the City Manager, the Director of Community Development, and the City Engineer which meet bi-weekly so as not to delay projects.

TABLE H 3-7
REVIEW AUTHORITY FOR SITE PLAN AND DESIGN REVIEW

Development Type	Architectural Review Board	Planning Commission	City Council	Estimated Time
Accessory Dwelling Unit	X			2 - 4 weeks
1-Story Single-Family and Two-Family	X			4 – 6 weeks
2 Story Single-Family and Two-Family	X	X		2 - 3 months
Multi-Family (attached or detached)	X	X		2 - 4 months
Single-family Subdivision (tract map)	X	X	X	3 - 4 months
Multi-Family Condominium (tract map)	X	X	X	4 - 6 months
Any residential with General Plan Amend or Zone Change	X	X	X	6 - 9 months

Source: City of Duarte Development Code, 2010.

The purpose of Duarte's Site Plan and Design Review process is to review the design, location, site plan configuration, and the effect of the proposed development on surrounding development by comparing the project plans to established development standards, regulations, and applicable design guidelines/policies. Section 19.122.040(D) of the Development Code delineates the standards for review and is limited to the following categories:

- Compatibility
- Architectural Design and Detail
- Landscape, Lighting, Parking, Signs, and Other Design Details

Thus, the purview of Site Plan and Design Review does not extend to the project's overall merits or the residential use itself. A public hearing is not required for Site Plan and Design Review applications, except where the application is accompanied by a companion quasi-judicial or legislative matter that would otherwise require a public hearing.

In approving or conditionally approving the Site Plan and Design Review application, the reviewing authority is required to make findings that the proposed development is:

1. Consistent with the General Plan and is in compliance with all applicable provisions of the Development Code and all other City ordinances and regulations;
2. To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development;

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

Duarte's development review and processing procedures are transparent and efficient, and do not result in unnecessary project delays. The following recent project examples highlight the efficiency of the City's process:

- **Residences at Duarte Station** – The City worked with the property owner and master developer to make amendments to the original Duarte Station Specific Plan to accommodate the development. This included amending the specific plan from a capacity of 475 units to 1,400 units; preparation of a supplemental EIR; and development review of the initial 636 units (1700 and 1750 Business Center Drive). The application was filed in October 2018 and final Council approval was given in November 2019. Upon receiving entitlements in November 2019, plan check was completed in December 2020 for the 344 units at 1700 Business Park Drive and the project is currently under construction.
- **Olivia Townhomes** - This 25-unit project included a zone change from Commercial Freeway to R-4, a General Plan amendment, preparation of a Mitigated Negative Declaration, a Tract Map and development review. The application was submitted in April 2018 and approved in September 2018.
- **Huntington Mixed Use** - The Disposition and Development Agreement for this 161 unit development was approved by the City Council in June 2017. The project received final approval in September 2017.

As indicated in the following Chapter on Resources, the majority of future high density and affordable housing in Duarte is planned within the Town Center and Duarte Station Specific Plan areas. The City will implement these specific plans as the zoning mechanism to rezone and entitle sites for higher density housing. The environmental CEQA process was completed during preparation of the specific plans, allowing future development projects within the specific plan areas to proceed by-right, thus substantially reducing the time frame and holding costs associated with development.

SB 35 Streamlining

SB 35 (Government Code section 65913.4) allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval

process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Since the adoption of this section of the Government Code, the City has not yet received an application under these provisions. The City will prepare an SB 35 checklist and written procedures for processing SB 35 applications (refer to Housing Element program #7).

7. Building Codes

The City of Duarte, like most cities in California, has adopted the Uniform Building Code (UBC) in its entirety and has not made any substantive local amendments to the Code.⁶ This code includes minimum standards for building materials, plumbing, electrical, fire, energy and other minimum standards. It is also intended to protect the public and provide a healthy and safe dwelling unit. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations. Building plan check and inspection are outsourced to Charles Abbott Associates, Inc.

The City maintains an active code enforcement program. The City is divided into three geographic areas with one code enforcement officer responsible for each area. Each code enforcement officer drives his or her entire area at least once per week. While the program is reactive to complaints by citizens within the community, if a code enforcement officer sees a structure that is dilapidated, they will approach the owner and direct them to the City's various rehabilitation programs. Residents of these units tend to be low and moderate income households and will therefore qualify for rehab assistance. This approach of code enforcement has resulted in the rehabilitation and preservation of many housing units in Duarte over the years.

The City of Duarte complies with all ADA requirements. It has also paid for ramps and railings in housing units occupied by persons with disabilities using some of its Community Development Block Grant (CDBG) funds.

8. Service and Facilities Infrastructure

Before permits requiring discretionary action can be granted, it must first be determined that public facilities are adequate to accommodate any increased demand created by the proposed project. As a matter of interest, the State Legislature in 2001 passed two laws requiring more of a nexus connection between water agencies and cities and counties that plan land use. These laws

⁶ The only local amendment to the State Plumbing Code is the requirement to use Type K copper tube for water piping when copper pipe is used.

required that it be shown that sufficient water will be available before development can occur. Because Duarte has been essentially built out for many years, there are relatively few such constraints. Constraints that do exist tend to be older water and sewer systems, which have neared their carrying capacity. Notwithstanding these minor constraints, infrastructure within the City of Duarte is capable of accommodating the City's regional housing needs.

Duarte is an urbanized community. All vacant and previously developed land has adequate infrastructure. While some of the hillside vacant parcels will no doubt be developed with market rate single family housing, the Housing Element sites inventory is predominately multi-family infill parcels. In addition, ADUs could be developed with low and moderate income units. These properties do not have known environmental contamination and can accommodate development.

9. Housing for Persons with Disabilities

SB 520, signed into law in 2001, requires that Housing Elements analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. The City must demonstrate its efforts to remove constraints such as accommodation procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance. The Housing Element should provide measures that provide flexibility in the development of housing for persons with disabilities.

As noted in the Special Needs section of the Housing Needs Assessment, persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

The City of Duarte ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

Procedures for Ensuring Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make Reasonable Accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a Reasonable Accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

To provide exception in zoning and land-use for housing for persons with disabilities, the City of Duarte has in the past utilized either variance or

encroachment permit processes to accommodate requests such as special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities. While both variance and encroachment permit applications may be handled through an administrative procedure, the standard used to evaluate such deviations conflicts with laws applicable to housing for persons with disabilities. In order to better facilitate housing opportunities for persons with disabilities, the City adopted Reasonable Accommodation procedures as part of the 2010 Development Code.

Chapter 19.120 of the Code defines the procedures for requesting a modification or exception to the practices, rules, and standards for the development, siting, and use of housing to eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The process for requesting a Reasonable Accommodation starts with the filing of an application, as described in the Planning Division's handout for Reasonable Accommodation applications. The Director of Community Development reviews the application, investigates the situation and makes a written decision to either approve, conditionally approve, approve with modifications, or deny the request. If the request for accommodation is submitted for concurrent review with another discretionary land use application, the authority reviewing the discretionary application also reviews and makes a determination on the Reasonable Accommodation request. A decision rendered on a Reasonable Accommodation application can be appealed.

The City has had just one reasonable accommodation request over the past ten years, which was for an increase in height for an existing shared building wall on the rear property line, and the request was granted by the City.

The written decision to approve or deny a request for Reasonable Accommodation is required to be consistent with the Acts⁷, and shall be based on consideration of the following factors:

- Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
- Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual under the Acts;
- Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
- Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Other Reasonable Accommodations that may provide an equivalent level of benefit.

⁷ The Acts referred to in this section of the Code include the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act.

The intent of the City's Reasonable Accommodation Ordinance is to provide additional flexibility in the City's standards to allow persons with disabilities fair access to housing opportunities. However, the requirement to consider the accommodation request's impact on surrounding uses is comparable to that required for a CUP, and thus could be considered a constraint on housing for persons with disabilities. A program has been included in the Housing Element to review and update findings for the Reasonable Accommodation Ordinance to remove any constraints to housing for persons with disabilities.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.

The City of Duarte also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 2019 version of the California Building Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City of Duarte implements and enforces Chapter 11 of the California Building Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities. With adoption of written Reasonable Accommodation procedures in 2010, the City provides a handout at the public counter which describes the application process.

Zoning and Other Land Use Regulations

As part of this Housing Element and Development Code update, the City has conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City allows some variation from the application of its parking standards. The 2010 Development Code update enabled reduced parking standards for senior housing of one space per one bedroom unit, and has allowed for

further reductions in parking for affordable senior and family projects through the specific plan process. The updated Code provides the Planning Division with the authority to establish and approve parking stalls and maneuvering areas other than those set in the ordinance.

- The City permits group homes of all sizes in all residential districts. All of the City's commercial zones also allow group homes. The City has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- As part of the update of its Development Code, the City has adopted the following definition of family which does not restrict occupancy of unrelated individuals in group homes:

Family: A group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health and Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed a family for purposes of this code.

- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special need housing.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by-right, as required by State law. No CUP or other special permitting requirements apply to such homes. The City does require a CUP for group homes of more than six persons in all residential and commercial zones that allow for residential uses. However, such permits only consider the City's design review requirements. The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for any other new residential structure. The City design review process has not been used to deny or

substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. All residential projects in the City require the same level of design review.

Building Codes

The City of Duarte provides Reasonable Accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. Duarte, like most cities in California, has adopted and implements the most recent Uniform Building Code (UBC).

C. ENVIRONMENTAL CONSTRAINTS

About 3.6 square miles (approximately 53 percent) of the 6.8 square miles of Duarte's incorporated land area is undeveloped, and within or adjacent to the Angeles National Forest along the west slope of the San Gabriel Mountains. Since this land is within a national forest it is not available for development; however, its presence affects housing within the privately held adjacent areas.

A. Fire Hazards

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazard of wildland areas of the state using four main criteria: fuels, weather, assets at-risk, and level of service. According to Cal Fire's Fire Hazard Severity Zone map, Duarte is located in a Very High Fire Hazard Severity Zone.⁸ Duarte's location at the base of the San Gabriel Mountains creates an urban/wildland interface that makes Duarte more susceptible to wildfires. The most recent wildfire in the northeastern portion of Duarte included the San Gabriel Complex Fire in 2016, requiring 1,376 homes to be evacuated.

According to the City's Safety Element, residents living north of Royal Oaks Drive are at significant risk of a wildland fire. This has resulted in low densities located on the privately held hillside areas. The City's Municipal Code has established Hillside Development Standards that includes minimizing risk to properties associated with wildfires and requires that all new construction on hillside areas comply with California Building Code and California Fire Code.⁹ In addition, Duarte has implemented a Natural Hazard Mitigation Plan and is updating it as a Local Hazard Mitigation Plan (LHMP) to assist in identification and mitigation of hazards, including wildfire.¹⁰

B. Open Space Areas

Much of the area abutting the Angeles National Forest within City limits is very steep with unstable soils. As a result, development of this area is constrained. The City has undertaken steps to preserve some of these areas as permanent open space. Duarte's open space maintains natural, recreational, and visual resources for current and future community use and enjoyment. Duarte's open space is valuable for both passive and active uses. In December, 2005, the City acquired 329 acres of wilderness land in this steep, unstable hillside area, to be held in perpetuity as open space. The City has actively designated and preserved lands as open space for: protection of natural habitats and species; managed

⁸ The California Department of Forestry and Fire Protection (CalFire). 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

⁹ City of Duarte, Municipal Code. Accessed February 2021. https://library.municode.com/ca/duarte/codes/development_code?nodeId=ART3REAPALZO_CH19.46HIDE_ST_19.46.010PU

¹⁰ <https://www.accessduarte.com/civicax/inc/blobfetch.aspx?BlobID=26676>

production of natural resources such as forest products; recreational uses; scenic, aesthetic resources; and avoidance of development on such areas as steep slopes, faults, and flood zones that are potentially hazardous to the community.

C. Significant Ecological Areas

Other constraints to development include Los Angeles County Significant Ecological Areas (SEAs) in the City and surrounding areas. SEAs, as identified by the County of Los Angeles Technical Advisory Committee, contain unique or unusual plant and/or species assemblages, or areas or habitat that are rapidly declining in the Los Angeles area. While development within the City is not subject to the County's restrictions or limitations on developments within SEAs, these Los Angeles County SEAs may not be feasibly developed or may require extensive mitigation to ensure that plant and animal species are preserved. Currently, there is one Los Angeles County SEA in and around Duarte, the San Gabriel Mountains SEA.¹¹ The City Municipal Code requires pollutant reduction for any new developments or redevelopments located in or adjacent to a SEA that would discharge stormwater that could impact sensitive habitats and/or create 2,500 square feet or more of impervious surface area.¹²

D. Earthquakes and Seismic Hazards

The City's geology and close proximity to the Raymond Fault, Sierra Madre Fault, Walnut Creek Fault, and Sawpit Canyon Fault, as well as other active regional faults, such as the San Andreas Fault, may pose some concerns for development.¹³ These faults could produce strong earthquakes which would generate substantial ground shaking, and potentially trigger liquefaction, landslides, mud, and debris flow during a period of heavy rain. Factors contributing to landslide potential are steep slopes, unstable terrain, and proximity to earthquake faults.

Potential liquefaction hazard zones are in the southeastern portions of the City of Duarte, which consists of alluviated valleys, floodplains and canyons.¹⁴ In addition, areas with expansive soils can also cause problems such as damage to building foundations if not properly mitigated prior to construction. Safety Element Policy 4.1.1 requires compliance with the provisions of the Alquist-Priolo Act requiring site-specific soils, geologic, or geotechnical engineering studies prior to development approval as well as City mandated evaluation and correction of

¹¹ Los Angeles Department of Regional Planning. 2019. Figure 9.3 Significant Ecological Areas and Coastal Resources Areas Policy Map. <https://planning.lacounty.gov/site/sea/maps/>

¹² City of Duarte. Municipal Code. Accessed February 2021.

https://library.municode.com/ca/duarte/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.15STURRUPO_CO_6.15.130NEDEREPORE

¹³ California Department of Conservation. n.d. Fault Activity Map of California.

<https://gis.data.ca.gov/datasets/6724f0fc640e4e9aba3b849a47da4c3a>

¹⁴ County of Los Angeles, Bureau of Land Management. Liquefaction Zones.

<https://geohub.lacity.org/datasets/lacounty::liquefaction-zones?geometry=-118.079%2C34.115%2C-117.862%2C34.164>

identified hazards during construction.¹⁵ Typical construction mitigation measures involve removal, proper fill selection, and compaction.

Although it is not possible to prevent earthquakes, their destructive effects can be minimized through comprehensive hazard-mitigation programs and efforts. For all buildings, once environmental protection policies are met, construction techniques are regulated according to the latest edition of the California Building Code (CBC) with City of Duarte amendments or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels.

E. Flood Plains

The City generally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. There are no 100-year or 500-year flood zones in Duarte according to FEMA, but the City resides in Flood Zone "D" and "X", where flood hazards are possible, but no analysis has been conducted. Flooding does occur in the City, for example in 2017, streets in the foothills were flooded with water and debris from heavy rains in January and February.¹⁶ In addition, certain parts of the City are susceptible to urban flooding, including:

- Huntington Drive, north side, west side of Buena Vista Street
- Encanto Parkway, north of Huntington Drive
- Encanto Parkway near Fish Canyon Road

To ensure against damage to existing development in these areas, the City participates in the Federal Emergency Management Agency's Flood Insurance Program. Development must follow the City's Municipal Code standards requiring permits to be reviewed by the Floodplain Administrator prior to construction and all new buildings in the flood hazard area to be constructed with materials resistant to flood damage. Equipment and other service facilities must also be designed to prevent water from entering or accumulating within its components during a flood.

F. Hillside and Ridgeline Areas

Many areas in Duarte consist of slopes where the topography acts as a limitation to various types of development. Moderately sloped areas present minor limitations due to the need for excavation and grading. Steeper slopes present severe limitations, requiring extensive excavation and possibly blasting during construction. In addition, development potential in some steeply sloped areas is limited due to lack of access and utilities.

As discussed above in the Open Space section, the City has designated many of the hillside areas as designated open spaces to be protected for biodiversity

¹⁵ The City of Duarte. 2007. General Plan.

<https://www.accessduarte.com/civicax/filebank/blobdload.aspx?blobID=22815>

¹⁶ The City of Duarte. 2019. Hazard Mitigation Plan.

<https://www.accessduarte.com/civicax/filebank/blobdload.aspx?blobid=26681>

purposes and to be accessed by the community. The designation of these areas as open spaces and protected areas are also minimizing risk to properties, from wildfires, unstable slopes, rapid water movement, and other risks that come from hillside areas.

There are many development standards set up by the City to minimize the risks outlined above. This includes a hillside designation area, construction requirements pursuant to California Building Code for Wildland-Urban Interface Fire Area, determination of slope, application requirements, and grading requirements are all mandatory for any new construction in Duarte, in accordance to the City's Municipal Code.

SECTION 4 HOUSING RESOURCES

This chapter analyzes resources available for the development, rehabilitation, and preservation of housing in Duarte. This includes the availability of land resources, financial and administrative resources, and resources for energy conservation.

A. AVAILABLE SITES FOR HOUSING

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). Because Duarte is a built-out community with few remaining vacant residential sites, Duarte plans to accommodate its RHNA by using a combination of the methods listed below, which are further described in the following narrative:

- Residential projects in process
- Duarte Station Specific Plan
- Town Center Specific Plan
- Accessory Dwelling Units
- Westminster Gardens Specific Plan
- Affordable Housing Overlay

Table H 4-1 is a summary of the residential unit potential from the above methods.

**TABLE H 4-1
SUMMARY OF POTENTIAL HOUSING UNITS**

Areas/Projects	Total Units	Income Distribution			
		Very Low	Low	Mod	Above Mod
2021 – 2029 RHNA Targets	888	269 ¹	145	137	337
Projects in Process	833	--	--	--	833
Duarte Station SP sites	557	211	211	135	--
Town Center SP sites	172	86	86	--	--
Accessory Dwelling Units (ADUs)	96	23	43	2	28
Total Capacity under current zoning	1,658	320	340	137	861
RHNA Surplus/(Shortfall)	+770	+51	+195	0	+524
Westminster Gardens Specific Plan	300	75	--	75	150
Affordable Housing Overlay sites	135	67	68	--	--
Total Site Capacity	2,093	462	408	212	1,011
RHNA Surplus/(Shortfall)²	+1,205	+193	+263	+75	+674

¹ One-half of the City's Very-Low Income housing needs are for Extremely-Low Income households.

As shown in Table H 4-1, the City has sufficient sites with zoning in place to address its very low, low and moderate income RHNA needs. To ensure the City is able to meet its affordability targets, as well as provide a sufficient sites buffer to protect against “No Net Loss”¹⁷ during the planning period, the Housing Element includes programs to adopt an Affordable Housing Overlay and to amend the Westminster Gardens Specific Plan to provide for additional sites, each of which is described later in this section.

To evaluate the adequacy of sites to address the affordability targets established by the RHNA, State statutes provide for use of “default densities” to assess affordability. Duarte falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. The City has used these default density thresholds as a guide in allocating the sites inventory by income category, as presented in Table H 4-1. Applying this income distribution to the City’s sites inventory, inclusive of the rezone sites, demonstrates adequate sites at appropriate densities to accommodate Duarte’s regional housing needs, along with a sufficient sites buffer.

1. Projects in Process

Several residential and mixed-use projects in various stages of entitlement will contribute towards addressing Duarte’s housing needs. Projects under construction with occupancy projected to occur prior to June 30, 2021 are discussed under Evaluation of Accomplishments under the Current Housing Element. Only those projects with occupancy in the 2021-2029 planning cycle are credited towards the sites inventory, as presented in Table H 4-2.

TABLE H 4-2: DUARTE PROJECTS IN PROCESS

Project Name	Zoning	Project Units	Project Density	Anticipated Occupancy
Duarte Town Center Mixed Use 1405-37 Huntington Dr	Town Center Specific Plan	161 apartments	55 du/acre	Early 2022
Residences at Duarte Station (Bldg A) 1700 Business Center Dr	Duarte Station S. P.	344 apartments	79 du/acre	Early 2023
Residences at Duarte Station (Bldg B) 1750 Business Center Dr	Duarte Station S.P.	292 apartments	85 du/acre	2024
928 Huntington Drive	R-4	16 apartments	26 du/acre	2022
1401 Santo Domingo Drive	Town Center Specific Plan	20 condos	20 du/acre	2022

¹⁷ State law (SB 166) requires jurisdictions to maintain adequate sites to address their RHNA throughout the 8-year Housing Element planning period. If sites are developed with fewer units, or are developed at a higher affordability level than assumed in the Housing Element, the jurisdiction needs to adopt findings that adequate sites are still available to meet the remaining RHNA by income category; if such a finding cannot be made, the jurisdiction is required to rezone an additional site(s) within 6 months to make up the sites shortfall.

Duarte Town Center Mixed-Use

This represents the first major project to be developed under the Town Center Specific Plan. The four-story mixed-use project includes 161 apartments (studio, one- and two-bedroom units), along with 3,500 square feet of ground floor commercial space and 2,100 square feet of live/workspace. The project also includes a five-level parking structure with parking available for residents, guests, and commercial patrons. Duarte Town Center Mixed-Use is the first market-rate apartment development in Duarte in over 20 years, providing much needed housing for the community and hopefully serving as a catalyst to additional development in the Town Center.



The Residences at Duarte Station

The Residences at Duarte Station is the first development in the Duarte Station Specific Plan and will provide two, multiple-story buildings connected by a landscaped paseo. Building A (Esperanza) consists of 344 apartment units located within a six-story building that surrounds a seven-story parking structure and rooftop deck by MBK Homes. Building B (Solana) consists of 292 apartment units, also located within a six-story building wrapped around a seven-story parking structure with rooftop garden, and is being developed by Mill Creek Residential.



928 Huntington Drive

This project involved the demolition of an existing commercial building and residential buildings on the property and construction of a new 16-unit, apartment building that consists of two residential levels, a parking level, and a level with common space amenities.

1401 Santa Domingo Drive

This project involves construction of a 20-unit, three-story residential condominium development. The units, which range in size from approximately 1,800 to 1,900 square-feet, will be spread out among seven buildings, each with two or three units. As of June 2021, the project is in the entitlement process with action expected in Fall 2021.

2. Duarte Station Specific Plan

Initially adopted in 2013, the Duarte Station Specific Plan was amended in 2019, increasing multi-family development capacities from 475 units to upwards of 1,400 units. The Plan provides the framework for development around the Metro Gold Line Station, with the goal of creating a mixed-use transit village with high density residential uses, office space, commercial/retail, hospitality and urban green space. The approximately 19-acre site comprises four parcels under separate ownership, three of which are occupied by a single-story industrial warehouse building. The following describes each of the four parcels:



- **Parcel 1** at 1801 Highland Avenue abuts the Metro Gold Line station, is 6.6 acres in size and includes a 128,000-square-foot warehouse building developed in 1965. The multi-tenant building has current vacancies and an improvement-to-land value ratio of just 0.75. This parcel is included in the Housing Element sites inventory (Site #2) as likely to develop within the planning period with a yield of 495 units (75 du/acre).
- **Parcel 2** at 1700 and 1750 Business Center Drive is located in the center of the plan area and is approximately 7.75 acres in size. The Residences at Duarte Station, described in the prior section on Projects in Process, has been entitled for 636 apartment units on Parcel 2. Esperanza, at 1700 Business Center Drive, is currently under construction and will provide 344 new apartments. Solana, at 1750 Business Center Drive, has been entitled for 292 apartments, and is estimated to begin construction in 2022.
- **Parcel 3** at 1716 Evergreen Street, located in the northern portion of the plan area, is approximately 3.32 acres in size and includes a 70,890-square-foot warehouse building occupied by multiple tenants. City staff view this property as having a longer time horizon for development and has not therefore been included in the Housing Element sites inventory.
- **Parcel 4** at 1789 Business Center Drive, in the center of the plan area and accessible from Highland Avenue, is approximately 1.41 acres in size and is currently a Metro Gold Line parking lot. Metro is preparing a Request for Proposal for development of affordable housing on the site in which the surface parking would be replaced as part of the project. This parcel is included in the Housing Element sites inventory (Site #1) with a yield of 62 units based on a conceptual site plan for the parcel.

Town Center Specific Plan

The Duarte Town Center Specific Plan provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment by providing incentives for substantial growth of commercial, mixed-use, residential and lodging. The 75-acre Plan Area encompasses parcels on the north and south sides of Huntington Drive between Highland Avenue and Buena Vista Street, extending south to the I-210 freeway along these two streets. The Plan provides for a net increase in 800 medium and high-density multi-family and mixed-use housing units in locations near transit and services.



The Specific Plan uses an incentive-based bonus system in specific areas to encourage the provision of community benefits. Base densities for residential range from 21-28 units/acre, with bonus densities of up to 40-55 units/acre if between two and three identified community benefits are provided, including public plazas, public art, and funding for facilities and streetscape improvements. In order to incentivize the inclusion of affordable units in the Plan area, the City intends to amend the Specific Plan to include affordable housing as one of the specified community benefits allowable to achieve maximum densities. The City also plans to allow density transfer from one property to another in the Plan to provide flexibility and optimal use of land.

The Housing Element sites inventory includes three sites within the Town Center Specific Plan for redevelopment within the planning period (Sites #4, #5, #6). All three sites are underdeveloped with older, declining commercial uses with low improvement-to-land value ratios.

3. Westminster Gardens Specific Plan

Westminster Gardens is a Life Plan Community (LPC) for seniors originally developed in 1950 on a large, 30-acre site located south of Huntington Drive. The property is now under not-for-profit ownership (HumanGood), and the owners are looking to update the existing Specific Plan to accommodate at least 300 additional housing units to augment the current 147-unit facility. HumanGood has two other affordable senior developments in Duarte (Andre Duarte Terrace I and II), and is planning to integrate affordable units within the Westminster campus.

4. Affordable Housing Overlay Sites

As part of the Housing Element sites inventory, the City has identified four sites (#7, #8, #9, #10) for designation with an Affordable Housing Overlay (AHO). One of the sites is currently zoned commercial, and three are zoned residential (R-1& R-4). The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity, and in the case of the commercial and industrial sites, the opportunity to develop with a higher value residential use, without a General Plan amendment or zone change.

The AHO would provide the following incentives in exchange for providing 100% lower income units on these sites:

- Increased densities of 30 units/acre (with min 20 units/acre)
- Increased four story height limits
- Reduced parking standards consistent with State density bonus law
- By-right development processing

As an additional incentive, developers can access state density bonus law and the City's 100% density bonus for senior housing in addition to using the densities allowed in the overlay. In order to encourage lot consolidation for sites with multiple parcels in the AHO (sites #7 & #8), the City will structure the Overlay with tiered incentives for larger lot sizes.

The City has performed a financial feasibility analysis for each of the four AHO sites to confirm the affordability requirements in the Affordable Housing Overlay are adequately offset by the added density, by-right processing and other incentives. Based on the analysis, the level of development assumed under the Housing Element on each of the sites is competitive for Low Income Housing Tax Credits, and combined with local funding and a land donation (where the City owns the land), is financially feasible. (Refer to Appendix E for the feasibility analysis).

5. Publicly-Owned Land

The City and its former Redevelopment Agency have a history of providing land resources in support of housing, and affordable housing in particular. The City provided a land write-down to Southern California Presbyterian Homes to assist in development of Andres Duarte Terrace II, providing 42-units for very low income seniors. Most recently, the City supported the creation of Duarte's first major mixed-use project, including 161 apartment units, by selling the developer three city-owned lots on Huntington Drive. Revenue from the property sale was deposited into Duarte's Housing Authority Fund to be used to support affordable housing in the City.

Table H 4-3 identifies three publicly-owned parcels in Duarte available for development with affordable and market rate housing.

TABLE H 4-3: PUBLICLY-OWNED LAND RESOURCES

Address	Parcel Size	Current Zoning	Potential Zoning Action	Site Capacity	Comments
Business Center Dr & Highland Ave	1.4 acres	Duarte Station Specific Plan	None necessary <i>(Housing Site #1)</i>	62 units	Metro owned land at Gold Line station currently used as surface parking lot.
2400 - 2402 Huntington Dr	20,336 Sq. ft.	Multifamily High Density R-4	Affordable Housing Overlay <i>(Housing Site #8)</i>	40 units (including adjacent 4 parcels)	Two Housing Authority owned properties envisioned to be assembled with underutilized properties to the east to create larger parcel.
SEC Mountain Ave/ Duarte Rd 1806 - 1812 Mountain Ave	15,300 Sq. ft.	R-1	Affordable Housing Overlay <i>(Housing Site #10)</i>	11 units	Two adjacent City owned parcels. Potential for future assembly with adjacent single-family properties for larger site.

LA Metro owns a 1.4 acre parcel at the Duarte Gold Line Station currently used for surface parking. This parcel is a candidate for development under Metro's Joint Development program through which Metro collaborates with municipal partners and developers to build transit-oriented developments on Metro-owned properties. Metro is preparing a Request for Proposal for development of affordable housing on the site; a conceptual site plan prepared by a not-for-profit showed a capacity of 62-units on the parcel, including a mix of family and senior housing units.

The Housing Authority owns two adjacent parcels on Huntington Drive just over a $\frac{1}{2}$ acre acquired with the intent of encouraging assembly with properties to the east for a consolidated project. The parcels to the east are dilapidated commercial properties developed between 1947 to 1962, and have just two owners. A not-for-profit housing developer has expressed interest in development of the site with affordable housing. All six parcels, totaling 1.4 acres, are being designated with an Affordable Housing Overlay, providing increased densities, ministerial approvals, and other incentives in exchange for development with 100 percent lower income units. At 30 unit/acre, the site capacity is estimated at 40 units.

As part of the road widening necessary for the Gold Line Station, Metro acquired 1806 and 1812 Mountain Avenue from the property owners, and subsequently transferred ownership to the City. The two vacant parcels total 15,000 square feet, and with the Affordable Housing Overlay designation, could accommodate 11 units. The City also sees a potential opportunity to combine this site with the three parcels to the east to create a larger $\frac{3}{4}$ acre parcel. The three non-City owned parcels are each developed with a modest single-family home of approximately 1,100 square feet and built in 1948. These additional parcels have not however been included in the sites inventory at this time.

6. Housing Opportunity Sites

The City has identified a total of 10 opportunity sites that have the greatest potential to accommodate Duarte's RHNA during the 2021-2029 planning period. Two of these sites are within the Duarte Station Specific Plan, three are within the Town Center Specific Plan, one in the Westminster Gardens Specific Plan, and four are designated with an Affordable Housing Overlay. Table H 4-4 summarizes the unit potential on each of these sites, and their location is depicted on Figure 1. Refer to Appendix C for additional details and aerial photos of each opportunity site in the Housing Element sites inventory.

The selection of the 10 housing opportunity sites was based on a combination of factors, including: physical underutilization of the site; economic obsolescence of the existing use (as measured by an improvement-to-land value ratio of < 1.0); developer and/or property owner interest in acquiring and assembling underdeveloped parcels into larger development sites; and site proximity to various resources. These resources include proximity to transit, shopping, medical facilities and open space.

**TABLE H 4-4
HOUSING OPPORTUNITY SITES**

Site No.	Site Description	Acres	Current Zoning	Proposed Zoning Action	Net Unit Potential
1	Metro Gold Line Parking	1.4	Duarte Station S.P.	n/a	62
2	1801 Highland Ave.	6.6	Duarte Station S.P.	n/a	495
3	1501-1515 Huntington Dr.	1.27	Town Center S.P.	n/a	46
4	1709-1735 Huntington Dr.	1.05	Town Center S.P.	n/a	54
5	1838-1856 Huntington Dr.	2.0	Town Center S.P.	n/a	72
6	Westminster Gardens	30	Westminster Gardens S.P.	Update S.P.	300
7	2150-2200 Huntington Dr.	1.8	Commercial C-G	Affordable Overlay	54
8	2400-2422 Huntington Dr.	1.4	Residential R-4	Affordable Overlay	40
9	1806-1812 Mountain Ave.	0.35	Residential R-1	Affordable Overlay	11
10	1900 Buena Vista St.	4.34	Residential R-4	Affordable Overlay	30
Total Opportunity Sites		51.92			1,164

Realistic Capacity

For purposes of identifying unit capacities on the opportunity sites, the following assumptions were used:

- For sites located in the Town Center Specific Plan (sites 3, 4, 5), 90 percent of the maximum 40 units/acre density permitted under the Specific Plan is utilized (36 units/acre). The one project developed to date in the Specific Plan, Huntington Mixed Use, developed to its maximum permitted density of 55 units/acre, indicating the land use controls under the Plan support achievement of maximum densities.
- For sites designated with the Affordable Housing Overlay (sites 7, 8, 9), sites are assumed to develop at the base Overlay density of 30 units/acre, with property owners utilizing the Overlay automatically eligible for an 80% density increase to 54 units/acre under State density bonus law. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law. Duarte's most recent affordable housing project – Andres Duarte II – was developed at a density of 73 units/acre.

Other sites in the inventory (sites 1, 2, 6, 10) represent unique development opportunities with development capacities tailored to the specifics of each site. The site capacities for each are described in the site opportunity exhibits included in Appendix C of the Element.

Development trends in Duarte and the adjacent communities of Monrovia and Arcadia indicate that developers are building mixed use projects at densities well in excess of 40 units per acre. As depicted in the Mixed Use Development Projects and Trends Table in Appendix C, these mixed use projects have an average density of 99 units per acre. This analysis supports the assumption that development at higher densities is both feasible and preferable for residential developers.

Market Support for Residential on Non-Residential Sites

As numerous sites in the sites inventory have zoning that would allow for non-residential uses, the Housing Element must account for the likelihood of non-residential uses on these sites.

- **Sites in Duarte Station Specific Plan.** Both projects to receive entitlements in the Plan have been residential, totaling 636 units. Of the two sites within the Plan area included in the Housing Element, one is owned by Metro who intends to issue an RFP for affordable housing, and the second is an industrial site similar to the one currently being developed

with housing. The intent of the Duarte Station Specific Plan is to create a mixed-use transit village with a focus on residential uses, supporting the likelihood of residential development on these two sites.

- **Sites in Town Center Specific Plan.** Just two projects involving new construction have received development entitlements since the Plan's adoption. The Huntington Mixed Use project, developed in the Mixed Use Town Center zone district, includes 161 units with a limited amount (3,500 sf) of supporting commercial. The 178 room Wyndham hotel is located within the Plan's Commercial Core zone, an area that doesn't permit residential except as an accessory use. The Specific Plan is structured to provide incentive zoning for residential uses within the Mixed Use zones, and combined with the stronger market for residential than commercial, the three Housing Element sites in the Town Center Mixed Use Zones can be expected to develop as residential.
- **Sites Designated with the Affordable Housing Overlay (AHO).** One of the sites (#7) designated with the AHO has a commercial base zoning and could potentially develop with a commercial use. This site is currently developed with marginal commercial uses and has property owners interested in selling for development; the value of the property under the AHO exceeds the value under the commercial base zoning.

For all of the reasons cited above, there is a high probability that each of these sites will be developed with residential use. Market trends support the development of residential in mixed use zone districts, as evidenced by the mixed use projects cited in Duarte, Monrovia and Arcadia (refer to Appendix C). And as described in Housing Element Program 13, the City will be marketing these sites for residential development.

Lot Consolidation

The success of development on the three opportunity sites within the Town Center Specific Plan, as well as two opportunity sites designated with the Affordable Housing Overlay (AHO) will be dependent upon consolidation of individual parcels into larger development sites. Within the last housing cycle, the City has had success in encouraging the assembly of property to spur development. Examples of lot assembly include:

- 3rd Street townhomes where the City sold off the old City Hall property and an adjacent City-owned maintenance building that it owned for the construction of 18 townhomes and a new public park.
- The Oliva project, at 946 Huntington Drive, was a former redevelopment property that the City sold to a developer that had acquired an adjacent

property. By assembling the properties, it allowed for the construction of a 25 unit townhome project.

- The Huntington mixed use project, at 1415 Huntington Drive, was a multiple property site that was owned by the City. The City entered into a DDA with the developer and the result was a 161 unit mixed use apartment development.

Each of the three opportunity sites within the Town Center Specific Plan falls within a Lot Consolidation Overlay. The intent of the Overlay is to encourage the consolidation of lots by allowing mixed use development along with a one-story height increase above base densities if a project meets a minimum lot size threshold; residential development is not permitted on parcels that don't meet the minimum lot size thresholds (32,000 sf for opportunity site #4, 50,000 sf for opportunity sites #3 and #5). For opportunity sites #3 and #4, the Overlay requires residential development to include a commercial component along Huntington Drive, whereas the Overlay for site #5 also permits 100% residential development.

In order to also encourage lot consolidation for the two sites with multiple parcels in the AHO (sites #7 & #8), the City will structure the Ordinance similar to the Town Center Specific Plan with tiered incentives for larger lot sizes. The AHO will include a base set of development standards, with greater incentives offered for assembly of minimum 40,000 square foot parcels on sites #7 and #8. Lot consolidation incentives will be clearly defined in the AHO to be adopted by the City by 2023.

In order to further encourage the consolidation of individual parcels within the opportunity sites, the City will contact the property owners of each of these sites and discuss the City's goals for residential development and available regulatory and financial assistance. For property owners receptive to lot consolidation, the City will provide assistance to facilitate the parcel merge process in a streamlined and timely manner.

Suitability of Non-Vacant Sites

Because nonvacant sites comprise more than half of Duarte's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Table H 4-5 documents residential development trends in Duarte and provides examples of redevelopment of existing uses, as well as the strong demand for residential development in the area.

Each of the 10 opportunity sites was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period. These factors include: physical underutilization of the site; economic obsolescence of the

existing use (as measured by an improvement-to-land value ratio of < 1.0)¹⁸; dilapidated condition of the existing use; developer and/or property owner interest in acquiring and assembling underdeveloped parcels into larger development sites; and site proximity to various resources. The sites inventory spreadsheet and detailed site information exhibits and photos in Appendix C documents these factors for each site.

Duarte has a strong track record in redesignating non-vacant commercial and industrial properties for residential development. Combined, the following developments provide 840 units in areas that were previously zoned for non-residential uses:

- The City rezoned a 19-acre industrial area adjacent the Gold Line Station to the Duarte Station Specific Plan and worked with a developer to purchase an existing industrial building, demolish the building and construct 636 residential units. Building 1, Esperanza, is a 344 unit building in construction. Building 2, Solana, is a 292 unit building that is fully entitled and should be in the plan check process in Fall 2021.
- The 161-unit Huntington mixed use project was previously zoned and developed with commercial uses. The City subsequently adopted the Town Center Specific Plan that encouraged mixed use and provided the opportunity for high residential densities with incentive zoning.
- The 3rd Street townhome project was previously zoned and developed with public facility uses. The City rezoned to residential to allow for development with 18 units and a public park.
- The 25 unit Oliva townhome project was developed on a previous commercial site that the City rezoned for residential use.

The market for residential development in Duarte is strong, as evidenced by the above recent projects. The incentives provided within the Duarte Station and Town Center specific plans have proven successful in spurring development. The addition of an Affordable Housing Overlay to identified opportunity sites outside the specific plan areas, combined with regulatory and financial assistance, will make these sites attractive for development.

¹⁸ Three sites with older, deteriorated buildings had improvement-to-land value ratios in excess of 1.0. Discussions with the County Assessor's Office indicated that since each of these parcels had not been reassessed for over 25 years, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. Refer to the Site Exhibits in Appendix C for additional detail.

TABLE H 4-5
DUARTE DEVELOPMENT PROJECTS AND TRENDS

Project Name	Prior Zoning	Current Zoning	# of Parcels	Site Size	Prior Use and Year Built	Project Units
Huntington Mixed Use 1405-37 Huntington Dr	CG	Town Center Specific Plan	3	2.9 ac	Auto repair business, City-owned parcels vacant	161 apartments
1401 Santo Domingo Dr	R-4	Town Center Specific Plan	1	1 ac	8 apartments 1959	20 condos
The Residences at Duarte Station -Building A 1700 Business Center Dr	M	Duarte Station Specific Plan	1	3.86 ac	114,599 s.f. industrial building 1960s era	344 apartments
The Residences at Duarte Station -Building B 1750 Business Center Dr	M	Duarte Station Specific Plan	1	3.08 ac	Part of 1700 Business Center Drive above	292 apartments
928 Huntington Dr	R-4	R-4	1	.59 ac	11 apartments and commercial bldg. 1926	16 apartments
Olivia Townhomes 946 Huntington Dr	C-F	R-4	4	1.24 ac	3 vacant parcels, single-family house	25 townhomes
3 rd Street Townhomes	PF, OS	R-3, OS	6	1.65 ac	Warehouse/ prior City Hall; Chamber of Commerce; park	18 townhomes
Andres Duarte Terrace II	R-4	Town Center Specific Plan	1	.57 ac	vacant	42 apartments senior affordable

In their review of Duarte's draft 6th Cycle Housing Element, the State Department of Housing and Community Development (HCD), they requested additional information on four particular sites to further demonstrate realistic potential for redevelopment within the planning period. In response, the following additional sites analysis is provided for sites 4, 6, 8 and 10.

Site 4: 1709-1735 Huntington Drive

This 1.5 acre site is located in the Town Center Specific Plan (TCSP) and is designated Mixed Use Corridor. These properties are ideal for redevelopment because of the existing property condition. New residential, specifically affordable development, are viable on these properties based on the proposed new provisions that will be added to the TCSP to include affordable housing as a community benefit and to allow transfer of densities between properties. The community benefit provision in the TCSP allows additional density and development rights for amenities that a development provides, such as public art or enhanced transportation demand management; affordable housing will be added as a community benefit.

Property conditions also make these properties positive options for development. These are adjacent marginal strip centers built in 1950 and 1963, with low building values relative to their land on Huntington Drive, and an overall lot coverage of just 34 percent. (As the building at 1735 Huntington Drive has not been reassessed since 1978, its assessed value does not accurately reflect the building's deteriorated condition or the increase in land value over the last 40+ years). The residential units at 1118 and 1122 Oak Avenue are quite old (1920 and 1940) and in poor shape, making this entire set of properties an excellent development opportunity, and has hence been identified as a consolidated site in the Town Center Specific Plan.

These properties may be particularly appealing for senior affordable housing. They are within one block of the Duarte Senior Center and there are three other senior citizens complexes in close proximity (Huntington Oaks, Andres Duarte 1 and Andres Duarte 2).

- Environmental Constraints. There are no known environmental constraints. Because one of the properties has historically been used for auto repair, there may be some minor risk of hazardous materials contamination, however, this type of issue would be addressed as a part of property acquisition.
- Existing and Planned Infrastructure Capacity. This site is located on Huntington Drive, a major street in the City and there is adequate capacity for development. As a part of an adopted specific plan, infrastructure issues have been addressed.
- Access to Public Transportation and Other Community Amenities. This site is located on a major street with multiple bus lines, including, Foothill Transit and the local Duarte bus line. This site is slightly over ½ mile from the Gold Line station area. The Duarte Senior Center is across the street from this location.

- Method Used to Calculate Realistic Capacity. With the addition of affordable housing as a community benefit under the Town Center Specific Plan, this site will be eligible to build out at 40 units/acre. Site capacity has been conservatively estimated at 90 percent of maximum (36 units/acre), yielding 54 units on the site. Given this site exceeds the City's default density for rendering sites suitable for lower income development, the sites inventory allocates 27 units towards low income and 27 units towards very low income households.

Site 6 Westminster Gardens

As described earlier in this chapter, Westminster Gardens is a Life Plan Community (LPC) for seniors originally developed in 1950 on a large, 30-acre site located south of Huntington Drive. The property is now under not-for-profit ownership (HumanGood), and the owners have submitted an application for a major expansion to augment the current 147-unit facility. Human Good owns a variety of LPC and affordable communities, including Andres Duarte Terrace I and II for very low income seniors. The site consists of four parcels and is zoned Westminster Gardens Specific Plan.

The proposed expansion would increase the project density to allow from between 456 to 540 total units, an increase of between 310 to 394 units. This expansion would be a mix of LPC units, market rate units and affordable units, with a proposed total mix of 340 LPC units; 150 affordable units; and 50 market rate units. The City's intent is to require at least 150 affordable units with rents affordable to lower and moderate income households as part of the expansion plan.

- Environmental Constraints. There are no known environmental constraints. CEQA review will be required as part of the proposed specific plan amendment. There are a few historic buildings on the property that would be maintained as a part of expansion.
- Existing and Planned Infrastructure Capacity. This site is located on Huntington Drive, a major street in the City and there is adequate capacity for development. As a part of an adopted specific plan, infrastructure issues have been addressed.
- Access to Public Transportation and other amenities. This site is located on a major street with multiple bus lines, including, Foothill Transit and the local Duarte bus line. This site is prime for this type of development because it has a single owner, it has adequate land area and it is within $\frac{1}{2}$ mile of the Metro light rail station.
- Method Used to Calculate Realistic Capacity. The property owner is in the process of amending the Westminster Gardens Specific Plan to allow a net increase of between 310 to 394 additional units on the site. The sites inventory conservatively estimates development of 300 units. The City intends to require at least 150 affordable units as part of the expansion plan, and the sites inventory thus allocates affordability as follows: 75 very low income units, 75 moderate income units, 150 above moderate income units.

Site 8 2400-2422 Huntington Drive

This site includes a total of 1.4 acres and has three owners, one being the City. The City owns the vacant parcels at 2400 and 2402 Huntington Drive which totals approximately 20,000 square feet. This is a very minimal property size to accommodate a dense development, therefore, the intent is to encourage assembly with the adjacent older properties to the east. The 2408/2414 Huntington Drive properties are under single ownership and are developed with two older (1947 & 1956), poorly maintained commercial buildings whose occupants include a barber shop, dry cleaners and Thai restaurant. The properties are both significantly underdeveloped, with the Thai restaurant comprising just 20 percent of the parcel, and the other commercial building comprising 28 percent. The 2416/2422 Huntington Drive properties are under common ownership, developed with an auto repair and smog test business in older buildings (1958 & 1962), and have lot coverages of just 12 percent and 34 percent.

As the commercial properties that comprise this site have not been reassessed since 1973 and 1984, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. The combination of available City property, just two other owners and the age and condition of the built properties make this a prime site for assembly and development. The AHO to be applied to this site will incorporate tiered incentives for larger lot sizes, thereby encouraging consolidation. The City's intent would be to provide financial assistance for development, but to also allow a phased development if this method advances development opportunity.

- Environmental Constraints. There are no known environmental constraints.
- Existing and Planned Infrastructure Capacity. This site is located on Huntington Drive, a major street in the city and there is adequate capacity for development. The site is less than one block from the 210 and 605 Freeway onramps and is centrally located in the city.
- Access to Public Transportation and other amenities. This site is located on a major street multiple bus lines, including, Foothill Transit and the local Duarte bus line.
- Method Used to Calculate Realistic Capacity. Designation of this site with the Affordable Housing Overlay will allow it to develop at the base Overlay density of 30 units/acre, with property owners utilizing the Overlay automatically eligible for an 80% density increase to 54 units/acre under State density bonus law. As previously stated, affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law. Site capacity has been conservatively estimated at 29 units/acre, yielding 40 units on the site.

Site 10 Duarte Park Apartments

This 4.3 acre site is developed with the Duarte Park Apartments that includes 100 units deed restricted as affordable to very low income seniors. The for-profit owner recently extended the project-based Section 8 HAP contract on the project. The project is nearing 50 years in age and is in need of upgrading. The two open space areas identified on the aerial total $\frac{1}{2}$ acre, and could accommodate 30 units under Duarte's senior housing density bonus. The site has a lot coverage of just 35 percent, providing significant additional infill opportunity on the large open parking areas. services are already available on site.

- Environmental Constraints. The site is currently developed with senior housing. There are no known environmental constraints.
- Existing and Planned Infrastructure Capacity. As a developed site, the infrastructure is already in place and suitable to serve additional infill housing units.
- Access to Public Transportation and other amenities. The site is served by Duarte's local bus line. The Blue Line (860) provides service throughout the city, including local shopping areas and the Duarte Senior Center. The Duarte bus service is operated by Foothill Transit for the city and the local bus line provides access to regional Foothill Transit bus lines.
- Method Used to Calculate Realistic Capacity. Designation of this site with the Affordable Housing Overlay will allow it to develop at the base Overlay density of 30 units/acre, plus an automatic 80% density bonus to 54 units/acre under State density bonus law. The addition of affordable senior housing would also make the site eligible for Duarte's senior housing density bonus, doubling the R-4 base density of 28 units/acre to 56 units/acre; the Andres Duarte senior housing project used this density bonus to increase densities from 28 to 52 units/acre. Development capacity on this site has been conservatively estimated at 30 units/acre on the overall site, yielding 30 additional infill units.

Accessory Dwelling Units

Accessory dwelling units (ADUs), also referred to as second units and granny flats, are small, self-contained units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner. Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, Duarte has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs.

Duarte has been successful in its efforts, with 25 building permits issued for ADUs in the prior planning period (2014 - June 2021), and an additional 12 ADU entitlements approved between December 2020 – May 2021 as of June 2021. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant.

Given Duarte's growing track record in producing ADUs, combined with the incentive of pre-approved construction plans, the sites inventory projects a minimum of 12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

9. Availability of Infrastructure and Public Services

As development occurs throughout the city, upgrades to water and wastewater conveyance facilities may be required. The precise location and connection would need to be determined at the time development is proposed. Any future line size modifications or connections would be designed in accordance with applicable provisions of the DMC and to the satisfaction of the City Engineer. Increased development density has the potential to impact the capacities of local utilities infrastructure, which may require the expansion or construction of new facilities. However, all new development is subject to its own CEQA process where project-specific impacts associated with water supply and wastewater would be analyzed.

The availability of adequate public facilities and services in relation to the sites identified in Table H 4-4 has been evaluated, and the City has determined there are no public facilities or service constraints that would impede development of housing units to meet Duarte's RHNA allocation. Existing water delivery and

wastewater collection infrastructure is available to all properties located in the residential sites inventory and the City has adequate water and wastewater capacity to accommodate the RHNA of 888 units. The Gold Line station area is currently an industrial park, and as such, water, sewer and other utilities are in place for anticipated heavy utility uses. All sites are adjacent to existing public roadways and are serviceable by the City's police and fire departments, as well as private companies that provide phone, cable, gas, and electric service.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Duarte will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

The extent to which Duarte can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of local, state and federal funds are available to support affordable housing activities in Duarte, described below. An important consideration in the use of these funds, however, is the requirement to pay prevailing wage, estimated to increase the costs of construction anywhere from around 10 percent to 35 percent.

1. Successor Agency/Housing Authority Resources

The primary local source of funds for affordable housing in Duarte has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. However, with the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAFF) borrowed by the State from Redevelopment Agencies Low and Moderate Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund. As of June 30, 2020, the Duarte Successor Agency had a total of \$4,356,134 in its Low- and Moderate Income Housing Asset Fund.

The Duarte Housing Authority was formed in March 2011 and maintains ownership of several former Redevelopment Agency properties intended for future development with housing. The June 2020 balance in the Housing Authority Fund was \$1,343,145, which combined with an additional \$2,355,600 in net revenues generated from the sale of three parcels on Huntington Drive, will result in a total of **\$3,698,745** in funds available to support affordable housing in the City.

2. Housing Trust Fund

In 2005, Duarte adopted an Inclusionary Housing Ordinance which requires 15 percent of all new or substantially rehabilitated units in ownership projects with four or more units, and multi-family rental projects with 10 or more units to be affordable to low and moderate income households. The City allowed developers the option of paying a fee in lieu of providing the inclusionary units, which is in turn deposited into an Inclusionary Housing Trust Fund.

Since the program's inception, the City experienced two major impediments to the success of the inclusionary program. First, the 2008-2009 recession significantly impacted housing starts region-wide. And second, the dissolution of redevelopment agencies and elimination of the 20% affordable housing set-aside deprived the Inclusionary Housing Trust Fund from a steady source of funds to

leverage collected in-lieu fee revenues. The result has been no produced inclusionary housing units and only limited in-lieu fee deposits since the program's inception. As of June 2020, the **Housing Trust Fund balance was \$524,486.**

3. Community Development Block Grant (CDBG)

Duarte is a participating City in the Los Angeles Urban County Community Development Block Grant (CDBG) Program. The City receives approximately \$150,000 in annual CDBG funds from the County which can be used for housing and community development activities which primarily benefit low and moderate income households. The City is currently utilizing CDBG funds to upgrade curb ramps to meet accessibility standards, and to fund street improvement projects in low and moderate income neighborhoods.

The City had in the past implemented a housing rehabilitation grant program utilizing CDBG funds. However, due to significant decreases in the amount of CDBG funds received, combined with the administrative burden associated with implementing the federally funded program, in 2012 the City ended the program. Discussions with Duarte's CDBG consultant also indicated interest in the program among homeowners had waned.

Table H 4-6 below identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Metro Affordable Transit Connected Housing (MATCH) Program www.matchfundla.com	Loans for development projects within 1/2 mile of high frequency transit node: 1. Predevelopment loans for affordable housing providing 100% of units at or below 60% AMI (min. 49 unit project size) 2. Loans for 20+ unit apartments with market rents affordable to low income households with capacity to be redeveloped with at least double the existing units.	<ul style="list-style-type: none">▪ New construction▪ Substantial rehabilitation▪ Land Purchase▪ Acquisition of Existing Housing
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac	Tax credits to enable developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none">▪ New construction▪ Acquisition/ Rehabilitation

TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
Los Angeles County Development Authority Home Ownership Program (HOP) www.lacda.org/for-homeowners/homebuyer	Provides first-time home buyer loans of up to 20% of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at 0% interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.	<ul style="list-style-type: none"> ▪ Down payment and closing cost assistance to lower income first-time homebuyers
Workforce Housing Program cscda.org/Workforce-Housing-Program	Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/middle income households, generally households earning 80% to 120% of AMI.	<ul style="list-style-type: none"> ▪ Acquisition of market rate apartments and conversion to affordable
Golden State Acquisition Fund (GSAF) www.goldenstate-fund.com	Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> ▪ Preservation ▪ Site acquisition
State HCD Funding Sources		
Affordable Housing and Sustainable Communities Program www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml	Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of: <ul style="list-style-type: none"> ✓ Affordable housing ✓ Employment centers ✓ Key destinations 	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/Rehabilitation ▪ Preservation of affordable housing at-risk ▪ Conversion of non-residential to rental
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.	<u>Homebuyer assistance:</u> <ul style="list-style-type: none"> ▪ Downpayment assistance ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ ADU/JADU <u>Developer assistance:</u> <ul style="list-style-type: none"> ▪ Site acquisition, development

TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/ www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.	<ul style="list-style-type: none"> ▪ Parks and open space ▪ Utility service improvements ▪ Streets, parking structures, transit linkages ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Local Housing Trust Fund (LHTF) Program www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml	Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.	<ul style="list-style-type: none"> ▪ Rental & ownership hsg ▪ Transitional housing ▪ Emergency shelters ▪ Min. 30% of allocation required to assist ELI
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) www.hcd.ca.gov/grants-funding/active-funding/mprrrop.shtml	Short-term and long-term loans at up to three percent for mobilehome park resident organizations, non-profit entities and local public agencies. Low-income residents of converted parks can apply for individual loans to the entity that has purchased the park.	<ul style="list-style-type: none"> ▪ Purchase of a mobilehome park ▪ Rehabilitation or relocation of a purchased park ▪ Purchase of a share or space in a converted park by a low-income resident
Multifamily Housing Program (MHP) www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml	Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.	<ul style="list-style-type: none"> ▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing
National Housing Trust Fund Program www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml	Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low income households.	<ul style="list-style-type: none"> ▪ New Construction
Permanent Local Housing Allocation (PLHA) www.hcd.ca.gov/grants-funding/active-funding/plha.shtml	Grants (competitive for non-entitlement jurisdictions) available to cities that assist: Increasing the supply of affordable rental and ownership housing, persons experiencing homelessness, facilitate housing affordability, and ensure geographic equity in the distribution of funds.	<p>Competitive Allocations:</p> <ul style="list-style-type: none"> ▪ Development of affordable rental housing ▪ Assistance for homeless individuals

TABLE H 4-6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Predevelopment Loan Program www.hcd.ca.gov/grants-funding/active-funding/pdlp.shtml	Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.	<ul style="list-style-type: none"> ▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
Supportive Housing Multi-Family Housing Program (SHMHP) www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.	<ul style="list-style-type: none"> ▪ New construction ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ Conversion of non-residential to rental ▪ Social services within project
Transit-Oriented Development (TOD) Housing Program www.hcd.ca.gov/grants-funding/active-funding/tod.shtml	Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.	<ul style="list-style-type: none"> ▪ Rental housing development ▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.
Homeless Housing Programs		
San Gabriel Valley Regional Housing Trust www.sgvrht.org	Joint powers authority provides funding (grants and loans) to member cities for the construction of new projects.	<ul style="list-style-type: none"> ▪ Homeless Shelters ▪ Homeless Housing ▪ Transitional Housing ▪ Permanent Supportive Housing
Veterans Housing and Homeless Prevention Program (VHHP) http://hcd.ca.gov/grants-funding/active-funding/vhhp.shtml	Loans for development multi-family rental housing with min. 55 year affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.	<ul style="list-style-type: none"> ▪ Multi-family rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. Min. 45% of these units for ELI Veterans.

Source: Karen Warner Associates, 2021

C. ADMINISTRATIVE RESOURCES

1. City of Duarte Community Development Department

The City of Duarte Community Development Department provides administrative services, housing and community development services to residents, developers, and others interested in housing issues. The City is a participating city in the Los Angeles Community Development Commission's, Los Angeles Urban County. As such, it receives its CDBG allocation from the Los Angeles County Community Development Commission (CDC). In addition, the Department is responsible for oversight of the housing assets of the former Redevelopment Agency.

2. Los Angeles County Development Authority (LACDA)

The Los Angeles County Development Authority administers the non-entitlement Community Development Block Grant funds for cities with populations under 50,000, of which Duarte is one. Duarte has and will continue to participate in LACDA's "First-Time Homebuyers Programs", through the Home Ownership Program (HOP) which provides lower interest rates to low income first-time homebuyers. [Home Ownership Program \(lacda.org\)](http://Home%20Ownership%20Program%20(lacda.org))

3. Duarte Parks and Recreation Department

The City of Duarte Parks and Recreation Department provides a variety of services that support the community's seniors, families, youth and at-risk teens. The following highlights just a few of the Department's Programs:

- The **Duarte Senior Center** provides a daily hot lunch program in addition to hosting a monthly Los Angeles Regional Food Bank program, as well as a wide variety of recreational classes and activities. Free health checks and legal services are provided periodically.
- The **Duarte Teen Center** offers a state-of-the-art computer room, tutoring, a boxing program and a myriad of activities for Duarte High School students. With the hopes of reducing teen pregnancy and fatherlessness, the City of Duarte, Methodist Hospital of Southern California and Foothill Family Service provide many special programs for teens through The Turning Point Project at the Teen Center.
- **People Helping People** is a volunteer community service program designed for teens. The program consists of two major components: teens providing volunteer services to senior citizens in the community, and group social activities.

4. Duarte Transit System

The City of Duarte has operated a fixed route bus system since 1984. It is paid for from a $\frac{1}{4}$ cent sales tax surcharge approved by California voters. The buses operate Monday through Saturday, and have a current ridership of more than 24,400 per month. All City buses are equipped to handle handicapped persons.

The bus system offers three routes, two that circulate around the City in opposing directions. The bus routes come within a few blocks of every point in the City and serve to connect the residential areas with the City's major commercial, industrial and governmental centers. The third, commuter route picks up passengers from residential areas and drop them off at locations where they can transfer to MTA and Foothill Transit lines.

D. LOCAL NON-PROFIT RESOURCES

The following describes several local non-profit housing organizations that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for preservation of assisted housing and development of affordable housing.

1. HumanGood (formerly Southern California Presbyterian Homes)

HumanGood is an experienced non-profit housing developer, and has been providing housing and healthcare services to seniors for over 50 years. The not-for-profit owns and operates three affordable senior housing projects in Duarte – the 80-unit Andres Duarte Terrace, the 42-unit Andres Duarte Terrace II, and 75-unit Royal Vista Terrace. The Andres Duarte Terrace II project provides rental units for extremely low and very low income seniors. These projects were funded through a combination of HUD Sections 202 and 221, local redevelopment housing set-aside funds, and City of Industry funds. HumanGood also purchased Westminster Gardens, a market rate retirement community in Duarte comprised of individual cottages, and is looking to integrate additional senior housing on the 30-acre site, including units affordable to lower and moderate income households.

2. Habitat for Humanity – San Gabriel Valley

Habitat for Humanity is a Christian non-profit organization which builds affordable housing in all 50 states and in many countries throughout the world. Habitat primarily builds single-family homes for lower income families. Recipient families are asked to provide sweat equity, while volunteers consisting of church members, business persons and local organizations provide labor and materials. The homes are sold to families with no interest loans with no profit to Habitat for Humanity.

3. Jamboree Housing Corporation (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. The City had previously been working with Jamboree Housing on a proposal to develop 60-70 affordable units on a current Metro parking lot adjacent to the Gold Line Station; Metro is currently preparing an RFP for site development. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. “Housing with a HEART” (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

4. National Community Renaissance (*previously Southern California Housing Development Corporation*)

National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multi-family units throughout southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

5. Rebuilding Together

Rebuilding Together is a national organization which helps preserve owner occupied houses and neighborhoods to assure a warm, safe and dry home for people in need. Rebuilding Together works with low income persons and concentrates on the elderly, the disabled and families with children. An affiliate, was established in the Duarte area. The organization is called Rebuilding Together Duarte/Monrovia and has a 501(c.)3 status. The goal of the local affiliate is to repair and rehabilitate at least two owner-occupied low-income homes per year with the assistance of local sponsors and other volunteer-based organizations.

E. ENERGY CONSERVATION OPPORTUNITIES

Increasing utility cost adds to reducing affordability of housing. Energy conservation reduces heating and cooling cost making housing more affordable. Title 24 of the California Administrative Code, adopted by most cities in California as part of their Building Codes, including the City of Duarte, sets forth mandatory energy requirements. The following are among the alternative ways to meet the energy standards:

Alternative 1 is a passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels. A second alternative generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements. Alternative 3 is also without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure at the northern sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, and garages along the north face;
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds, or using a windbreak to reduce the wind velocity against the entrance.

The Duarte Architectural Review Board, which reviews projects within the community, complies with State laws including the use of solar panels and is therefore less stringent in restricting their use.

1. Sustainable Development Practices

In order to encourage energy and natural resource conservation, and to implement State laws regarding reduction in greenhouse gas emissions, water conservation and other conservation directives, the City has incorporated Chapter 19.52 "Sustainable Development Practices" into its Development Code. All new

development is now required to apply sustainable development practices as defined in the Code, with the extent of required sustainability provisions determined by the scale of development which is divided into four levels, ranging from small-sized projects to significant projects.

Duarte's Sustainable Development Practices encompass the following areas:

- Recyclable Materials
- Energy Efficiency and Alternative Energy Solutions
- Water Conservation
- Urban Water Runoff Drainage
- Community Gardens
- Transit and Pedestrian Access

The Code specifically states that "implementation of the requirements of this Chapter should reflect reasonable flexibility for substitutions and applications that are determined by the Director to be in substantial compliance with and generally equivalent to the applicable standards set forth herein. Creative and cost-effective solutions to sustainable development practices are encouraged."

Duarte received the 2011 Energy Savings Impact Award from the San Gabriel Valley Energy Wise Partnership, a collaboration between the San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison. Duarte was selected for the award because of its City-wide energy efficiency lighting project that resulted in approximately 140,000 kilowatt-hours savings in its first year.

In 2012, the City collaborated with the San Gabriel Valley Council of Governments on the creation of an Energy Action Plan, and in 2019, the City Council approved an Infrastructure Modernization Program that is currently being implemented by Climatec. Duarte has since participated in the San Gabriel Valley Council of Governments Energy Champions Awards in both 2020 and 2021, achieving Gold level status in 2020 and anticipated to receive Platinum level status in 2021.

A recent example of sustainable development practices was the City of Hope Specific Plan, which reduced its parking requirements by using demand-based parking calculations. Furthermore, the Plan incentivizes transit and non-vehicular modes of transportation through transit credit due to its less than $\frac{1}{4}$ mile proximity to the Gold Line LRT.

2. Energy Efficiency and Conservation Programs

HERO Financing Program

The California Home Energy Renovation Opportunity (HERO) Program provides property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. Property owners who wish to participate agree to repay the amount borrowed

through an assessment on their property taxes. The City partnered with Renovate America to offer HERO financing to property owners for energy-efficient and water conservation upgrades.

Southern California Edison (SCE)

The City of Duarte is partnering with Southern California Edison (SCE) to help community residents and businesses save money, save energy, and improve the environment. The City has extensive information on its website on ways to conserve energy, with links to the Southern California Edison Rebate Center.

Southern California Edison provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 30 percent bill discount under the California Alternate Rates for Energy (CARE) program. The Affordable Multifamily Financing (AMF) offers attractive financing options to upgrade deed-restricted multifamily properties to be more energy efficient.

Energy Upgrade California (EUC)

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

Southern California Gas Company

The Southern California Gas Company offers a variety of tools, tips and rebates for residents and businesses to assist with energy efficiency. Complimentary energy efficiency starter kits are available as well as purchasing guides for people looking to buy new appliances. The Residential Direct Install Program provides no-cost energy improvements to eligible customers to help conserve energy and

lower utility bills. Several types of rebates are offered for household appliances, water heaters, smart thermostats and pool heaters.

San Gabriel Valley Municipal Water District

The San Gabriel Valley Municipal Water District (SGVMWD) helps residents, businesses and government agencies in the member cities acquire water-efficient technology and equipment. The District partners with the member cities to provide funding and technical assistance for infrastructure programs and public education.

Beginning in 2010, SGVMWD made a major commitment to fund and create a variety of water conservation pilot projects throughout the service area. These pilot projects are taking place in each of the member cities and involve elements of water-efficient technology and equipment, water-wise and California Native plants, and in-school curriculum.

Rebates are available for a variety of items, including washing machines, irrigation controllers, high efficiency toilets and rotating sprinklers.

South Coast Air Quality Management District

Residents can receive a rebate of up to \$250 with the purchase of a cordless, battery-electric lawn mower. An operable, gasoline powered lawn mower must be scrapped in order to be eligible for the rebate.

SECTION 5 HOUSING PLAN

Sections 2, 3 and 4 of the Housing Element establish the housing needs, opportunities and constraints in Duarte. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2014-2021 Housing Element and then presents Duarte's Housing Plan for the 2021-2029 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the eight-year update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Duarte 2014-2021 Housing Element set forth a series of housing programs to address the following issue areas:

- ✓ Preserving and Improving Existing Housing
- ✓ Removing Governmental Constraints
- ✓ Ensuring Equal Housing Opportunities
- ✓ Assisting in Development of Affordable Housing
- ✓ Providing Adequate Sites

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table H-5-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

TABLE H 5-1
REVIEW OF ACCOMPLISHMENTS UNDER 2014-2021 HOUSING ELEMENT

Program	Accomplishments
Programs to Preserve and Improve Existing Housing	
1. Housing Code Enforcement and Abatement	<p>Progress: The City conducted a housing conditions survey of multi-family properties over 50 years old. As part of this effort, several properties were identified as candidate sites for potential acquisition and substantial rehabilitation under a new program being initiated by the City with State SB 2 funds. The Code Enforcement and Planning Divisions refer property owners to the LA County Community Development Commission's Home Improvement Programs.</p> <p>Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in Duarte.</p> <p>Appropriateness: As Duarte's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing. This program will be continued in the updated Housing Element.</p>
2. County Single-family Rehabilitation Loan Program	<p>Progress: Duarte continues as a participating city in the County's CDBG program. However, due to a change in regulations by LACDA and HUD to no longer allow grouping of contractor bids across multiple projects, the single-family rehab program became too staff intensive and unsustainable for a small city with staffing constraints. The City instead directs its approximately \$140,000 in annual CDBG funds towards needed infrastructure improvements in low and moderate income neighborhoods.</p> <p>Effectiveness: While the City no longer uses its CDBG funding allocation to implement a housing rehabilitation program, it continues to provide information and referral to LA County's Home Improvement Programs.</p> <p>Appropriateness: Advertising rehabilitation assistance available through the County does not require a distinct program in the Housing Element. A new program with active City funding and involvement to acquire and rehabilitate deteriorating multi-family properties will be added to the Housing Element.</p>
3. Preservation of Assisted Rental Housing	<p>Progress: Duarte Manor was at-risk of conversion, and in 2015 was acquired and rehabilitated by a non-profit, with affordability controls extended 55 years. The Section 8 HAP contract on Duarte Park Apartments was set to expire in 2022, but the property owner recently notified the tenants of their intent to renew the HAP contract so the project is no longer at risk.</p> <p>Effectiveness: No affordable housing units have converted to market-rate during the planning period.</p> <p>Appropriateness: This is an ongoing program that is an important part of preserving the City's long-term affordable housing.</p>

Programs to Remove Governmental Constraints	
4. Density Bonus	<p>2014-2021 Objective: Encourage the use of density bonus incentives by advertising on Duarte's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.</p> <p>Progress: The City website contains information on Duarte's density bonus program, and City staff discusses opportunities for density bonuses with developers. The City granted a 100 percent density bonus for the Andres Duarte II senior housing project, along with a land write-down and other regulatory incentives. In both the Town Center and Duarte Station specific plans, the City has provided significantly higher densities than the Residential High Density designation in the General Plan, and has entitled 161 and 636 high density units in each plan respectively.</p> <p>Effectiveness: The density bonus program is among several tools the City utilizes to facilitate affordable housing.</p> <p>Appropriateness: This program remains appropriate to the updated Housing Element.</p>
5. Efficient Project Review	<p>2014-2021 Objective: Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.</p> <p>Progress: Oliva, a 25 unit townhome project was developed as a joint partnership with the City. It was submitted in April 2018 and entitled in November of that year, submitting for expedited plan check the following month. The 344 unit Duarte Station mixed-use project (Building A) received entitlements in November 2019, and Plan Check was completed in December 2020. The project has been issued grading permits and will be issued building permits in Spring 2021.</p> <p>Effectiveness: As a small City, staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits. In addition, the City has several processes in place which help to minimize project review times, including concurrent processing, pre-application reviews, and Program EIRs for the Duarte Station Specific Plan and Town Center Specific Plan which allow for individual projects which fall within the scope of the EIR to utilize this as environmental clearance under CEQA.</p> <p>Appropriateness: The time and uncertainty involved with processing development projects can contribute significantly to project costs, serving as a disincentive to development. Duarte's continued focus on efficient processing through its Community Development Department remains integral to the way the City does business.</p>

Programs to Ensure Equal Housing Opportunities and to Address Special Housing Needs	
6. Fair Housing Program	<p>2014-2021 Objective: Continue to promote fair housing practices, and refer fair housing complaints to Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, at City Hall, and on the City's website.</p> <p>Progress: The City continues to distribute fair housing information at the public counter through the community newsletter, and on its website, and refers fair housing related complaints to the Housing Rights Center.</p> <p>Effectiveness: This program has been effective in educating residents on their rights under Fair Housing Law, and in providing referrals for services.</p> <p>Appropriateness: The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.</p>
7. Senior Housing Opportunities	<p>2014-2021 Objective: Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of Duarte's growing number of senior citizens. Research shared housing programs offered in other jurisdictions and through private agencies, and pursue establishment of a shared housing program to serve Duarte's seniors.</p> <p>Progress: The City provided financial and regulatory assistance for the development of 42 affordable senior units in Andres Duarte Terrace II, and has begun initial conversations with the owners of Westminster Gardens to allow increased density and affordable housing opportunities for seniors. The City informally assists seniors in identifying housing opportunities through the Senior Center.</p> <p>Effectiveness: The City has been effective in providing and preserving housing for its senior citizen population.</p> <p>Appropriateness: Seniors continue to represent a growing segment of Duarte's population. Continuing with programs to address their special housing needs remains appropriate to the Housing Element.</p>
8. Housing Opportunities for Persons Living with Disabilities	<p>2014-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments.</p> <p>Progress: The City coordinates with the San Gabriel Valley/Pomona Regional Center to provide services to persons with developmental disabilities. Duarte supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing.</p> <p>Effectiveness: The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.</p> <p>Appropriateness: This program remains appropriate to the Housing Element.</p>
9. Homeless Services Strategy	<p>2014-2021 Objective: Support implementation of the SGVCOG regional Homeless Services Strategy, including the priorities established by Cluster Group One.</p> <p>Progress: Duarte and its neighboring city Irwindale received a joint planning grant to develop a long-term strategy to address homeless issues. The City conducted public workshops and gained community input; adopted and began implementation of the <i>Plan to Prevent and Combat Homelessness</i>; hired a full-time Homeless Outreach Coordinator to conduct regular and documented outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing; and created an Interdepartmental Committee on Homelessness. In August 2020, the City approved a MOA with the SCVCOG for \$245,000 of homeless programs grant funding that includes a variety of local and regional programs.</p>

	<p>Effectiveness: The City has been effective in implementing its Plan to Prevent and Combat Homelessness, and recently was awarded a grant to help assist residents with utility bills. The goal of this program is to keep residents in their homes and prevent them from becoming homeless.</p> <p>Appropriateness: According to the 2020 Point in Time Count, the homeless population in Duarte was estimated to include 27 individuals. This program continues to be important for the Housing Element Update, and will incorporate the new emergency shelter parking standards as required under AB 139.</p>
Programs for Provision of Affordable Housing	
<p>10. Affordable Housing Development Assistance</p> <p>2014-2021 Objective: Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. In 2014, update the Code to specify the waiver of 100 percent of application processing fees for projects with a minimum 10 percent ELI units.</p>	<p>Progress: The City provided a land write-down, density bonus and other regulatory incentives for the development of 42 very low income senior units. The City sold three lots on Huntington Drive to a developer for development of a major mixed-use project which contains 161 apartment units; revenue from the property sale will be deposited into the Housing Authority Fund and be used to support affordable housing in the City. The City worked for several months with a non-profit to develop 60-70 affordable units on a Metro parking lot adjacent the Gold Line Station; Metro subsequently changed its approach to development of the site and will be issuing an RFP for development with affordable housing.</p> <p>Effectiveness: With over 100 affordable housing units provided/in process and funds generated in support of affordable development, the City has been effective in the provision of a variety of affordable housing throughout the community.</p> <p>Appropriateness: Duarte's affordable housing development program continues to provide needed housing for the community and its workforce, and remains appropriate to the Housing Element.</p>
<p>11. Inclusionary Housing Ordinance</p> <p>2014-2021 Objective: Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure.</p>	<p>Progress: In June 2016, City Council adopted a five-year suspension of Duarte's Inclusionary Housing Program (including the in-lieu fee) amid concerns that the program may be impeding development. In conjunction with the 6th cycle Housing Element update, the City contracted with an economic consulting firm to review the financial feasibility of re-instating the City's Inclusionary Housing Program. A pro forma analysis of a model multi-family rental project was prepared to determine if the project would remain financially feasible if an inclusionary housing in-lieu fee was included in the costs of development.</p> <p>Effectiveness: The Inclusionary Program was suspended during most of the planning period.</p> <p>Appropriateness: The Inclusionary Housing Feasibility Study found that rates of return on multi-family projects in Duarte were already below that of the region, and that an additional Inclusionary Housing In-Lieu Fee would serve as a disincentive to development (refer to Section 3 Constraints for a more detailed discussion of Study's findings). This program is therefore no longer appropriate for the Housing Element. Instead of charging an In-Lieu Fee, the</p>

	<p>City can utilize new, alternatives sources of funding such as State SB 2 grants for affordable housing and the San Gabriel Valley Regional Housing Trust.</p>
12. Homeowner Assistance	<p>2014-2021 Objective: Develop a first-time homebuyer brochure identifying programs available through the County and State, and contact information for participating lenders. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development.</p> <p>Progress: Through the State and County programs, Duarte's first-time homebuyers have access to various affordable homebuyer programs. The City offers information and referral to the State and County programs on the Housing page on the City's website.</p> <p>Effectiveness: This program was effective in providing information on available down payment and other assistance to first-time homebuyers.</p> <p>Appropriateness: Homeownership assistance remains appropriate to the Housing Element update.</p>
13. Section 8 Rental Assistance	<p>Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.</p> <p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information regularly provided to requestors, and program links are provided on the City's website.</p> <p>Effectiveness: The program is an effective means of allowing extremely low and very low income renters to remain in the community.</p> <p>Appropriateness: The Section 8 program remains appropriate to the Housing Element update.</p>
14. Sustainable Development and Green Programs	<p>2014-2021 Objective: Implement Sustainable Development Practices in all new development, and provide flexibility in allowing for reasonable substitutions to standards set forth in the ordinance. Continue to promote green programs among residents and businesses, and advertise incentives, rebates and energy audits available through utility providers. Pursue participation in the HERO program to extend financing for energy and water efficiency improvements to single-family property owners.</p> <p>Progress: In 2020, the City adopted the most recent edition of the California Green Building Standards Code. All new construction is required to meet the City's Sustainable Development Practices (Chapter 19.52) requirements, established to encourage conservation of natural resources, increased energy efficiency, and use of sustainable practices in the development process. A comprehensive sustainable design approach influenced by the U.S. Green Building Council have been incorporated into project reviews during 2020 and 2021. The City of Hope Specific Plan incentives transit and non-vehicular modes of transportation through transit credits and its proximity less than ¼ mile to the Gold Line LRT. The City partnered with Renovate America to offer HERO financing to property owners for energy-efficient and water conservation upgrades.</p> <p>Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.</p> <p>Appropriateness: Sustainable energy and green programs remain appropriate to the Housing Element update.</p>
Programs to Provide Adequate Sites	
15. Duarte Station Specific Plan	<p>2014-2021 Objective: Provide zoning and development standards to facilitate residential and mixed-use development within the Duarte Station TOD, including incentives for the inclusion of affordable units.</p> <p>Progress: The Duarte Station Specific Plan (DSSP) was originally adopted by the City of Duarte in 2013. In 2019, the City amended the DSSP and EIR to increase the unit potential from 475 to 1,400 units, and has thus far granted entitlements for development of 636 high density units. The City is also coordinating with Metro to issue an RFP for development of affordable housing on its parking lot within the Specific Plan.</p>

	<p>Effectiveness: The City has been effective in both increasing the capacity of the Plan and adopting updated standards specifically created to optimize development catered to transit-oriented uses and design and promote development feasibility.</p> <p>Appropriateness: Both the Duarte Station Specific Plan and Town Center Specific Plan provide significant opportunities for higher density housing in the community. As implementation under these plans is underway, a separate program is no longer necessary for the updated Housing Element.</p>
<p>16. Accessory Dwelling Units (ADU), aka Second Dwelling Units</p> <p>Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public counter and within the City newsletter, and through advertisement on the City's website. Seek to achieve eight second units between 2014-2021.</p>	<p>Progress: The City amended its second unit ordinance (now referred to as accessory dwelling units, or "ADUs") in both 2017 and 2021 consistent with current State law and to better facilitate the production of ADUs as a type of lower cost housing. During the 5th cycle planning period (2014-June 2021), Duarte issued building permits for 25 ADUs, compared to just five permits during the 4th cycle planning period. The pace of ADU production continues to accelerate, with an additional 12 ADU receiving planning entitlements between December 2020 – May 2021.</p> <p>Effectiveness: The City's updated ADU Ordinance has been effective in supporting the production of ADUs, well exceeding the Housing Element goal of eight units.</p> <p>Appropriateness: This program will continue in the Housing Element update, and pursuant to new State Law, will incorporate provisions to promote ADUs that provide affordable rents to low and moderate income households.</p>

Summary of Housing Element Accomplishments

Housing Improvement and Preservation

- ✓ Completion of a multi-family housing conditions survey and identification of candidate sites for a new acquisition and rehabilitation program.
- ✓ Preservation of two projects at-risk of converting to market rate – the 42 unit Duarte Manor and the 100-unit Duarte Park Apartments

Housing Production

- ✓ Increased unit potential in Duarte Station Specific Plan from 475 to 1,400 units, and granted entitlements for 636 transit-oriented apartment units.
- ✓ Adopted Town Center Specific Plan, accommodating up to 800 new units. Provided zoning incentives and land sale for development of 161 apartments within the Town Center.
- ✓ Updated Accessory Dwelling Unit (ADU) ordinance (2017 & 2021) and issued building permits for 25 ADUs, with another 12 permits in process (as of June 2021).

Special Needs Households

- ✓ Provision of land write-down, density bonus and other incentives to Southern California Presbyterian Homes for development of 42 very low and extremely low income senior units in Andres Duarte Terrace II.
- ✓ Adopted a Plan to Prevent and Combat Homelessness, hired Homeless Outreach Coordinator, and received grant to assist persons at risk of homelessness with utility bills.

Table H 5-2 below summarizes the quantified objectives contained in the City's Housing Element, and compares the City's progress in fulfilling these objectives.

**TABLE H 5-2
SUMMARY OF QUANTIFIED OBJECTIVES 2014-2021 HOUSING ELEMENT**

Income Level	New Construction		Rehabilitation		Conservation and Preservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	44	21	10	--	147	147
Very Low	87	21	15	--	148	148
Low	53	15	15	--	--	--
Moderate	55	3	--	--	--	--
Above Moderate	142	207	--	--	--	--
Totals	337	267	40	0	295	295

New Construction: Goal reflects RHNA. Progress reflects net building permits issued between 10/2013 – 12/2020. Affordable units include the 42-unit Andres Duarte Terrace II, and 18 of 23 ADUs est. to rent at levels affordable to low and moderate income households.

Rehabilitation: Reflects participation in the County Residential Rehabilitation Loan Program.

Conservation: Reflects preservation of Section 8 contracts in 4 affordable rental projects: Duarte Park Apartments, Royal Vista Terrace, Duarte Manor, and Andres Duarte Terrace.

B. GOALS, OBJECTIVES AND POLICIES

This section of the Housing Element sets forth the goals, objectives and policies the City intends to implement to address Duarte's housing needs.

EXISTING HOUSING QUALITY AND AFFORDABILITY

GOAL 1: Maintain and enhance the quality and affordability of existing housing in Duarte.

Objective 1.1: Conserve the City's existing housing and neighborhoods.

Policy 1.1.1 Neighborhood Character

Enhance the quality of existing residential neighborhoods, including those identified as low resource and/or disadvantaged, through responsible development and investment.

Policy 1.1.2 Property and Housing Conditions

Support the long-term maintenance and improvement of existing housing through code enforcement, inspections and housing rehabilitation and extreme-heat weatherization programs.

Policy 1.1.3 Improvements to Deteriorated Housing

Strengthen Duarte neighborhoods through partnerships with housing providers in the acquisition and rehabilitation, and extreme-heat weatherization of deteriorated multi-family properties and provision as long-term affordable housing.

Policy 1.1.4 Protection of Existing Affordable Housing

Work with property owners, tenants and non-profit purchasers to preserve assisted rental housing, and implement a strong affordable housing monitoring program.

Policy 1.1.5 Tenant Protections

Support the implementation of State laws to protect existing tenants from displacement through requirements for just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed.

Policy 1.1.6 Conservation of Mobile Home Parks

Encourage retention of Duarte's mobile home parks as a relatively affordable form of housing, unless replaced by housing affordable to lower income households and with priority occupancy by existing mobile home park tenants.

Policy 1.1.7 Maintenance of Infrastructure and Improvements

Maintain and enhance the quality of life within neighborhoods, including those identified as low resource and/or disadvantaged, by providing adequate maintenance to streets, sidewalks, alleys, parks and other community facilities.

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 2: Reduce governmental constraints to housing while maintaining community character.

Objective 2.1: Reduce or remove government constraints on the maintenance, improvement and development of housing where feasible.

Policy 2.1.1 Efficient Development Processing

Maintain an efficient entitlement process with coordinated permit-processing, design review and environmental clearance procedures.

Policy 2.1.2 Regulatory Incentives for Affordable Housing

Support the use of regulatory incentives, such as density bonuses, fee deferrals and parking reductions, to offset or reduce the cost of developing affordable housing while ensuring potential impacts are addressed.

Policy 2.1.3 Flexible Development Standards

Provide flexibility in development/design guidelines to accommodate new models and approaches to providing housing, such as mixed-use, live/work housing and transit-oriented development.

PROMOTE EQUAL HOUSING OPPORTUNITY

GOAL 3: Promote equal housing opportunities for all residents, including Duarte's special needs populations, so that residents can reside in the housing of their choice.

Objective 3.1: Promote housing opportunities for all.

Policy 3.1.1 Fair Housing

Support the provision of fair housing services and tenant/landlord mediation to Duarte residents.

Policy 3.1.2 Housing Options for Seniors

Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

Policy 3.1.3 Housing for Persons with Disabilities

Address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive and accessible housing that allows persons with disabilities to live independent lives.

Policy 3.1.4 Homeless Housing and Services

Implement the City's Homelessness Plan and work cooperatively with local agencies to provide a continuum of care for the homeless, including interim/emergency housing, permanent supportive affordable housing, and access to services.

PROVISION OF AFFORDABLE HOUSING

GOAL 4: Assist the private, public and non-profit sectors in providing affordable housing opportunities and services.

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

Policy 4.1.1 Affordable Housing Incentives

Provide regulatory incentives and/or available financial assistance to facilitate the development of affordable housing throughout the City. Prioritize local funding resources for projects near high quality transit and which include a portion of units affordable to extremely low income households.

Policy 4.1.2 Public/Private Partnerships

Support collaborative partnerships among non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

Policy 4.1.3 Affordable Housing on Public/Quasi-Public Land

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

Policy 4.1.4 Housing for Families

Seek to address household overcrowding by supporting the provision of affordable family units with three or more bedrooms, and encouraging bedroom additions in existing housing.

Policy 4.1.5 First-time Homebuyers

Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 4.1.6 Rental Assistance

Support and publicize available rental assistance programs provided through the L.A. County Housing Authority for very low income and special needs households.

Policy 4.1.7 Green Building

Encourage use of sustainable and green building design in new and existing housing, including in disadvantaged communities.

ADEQUATE HOUSING SITES

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

Objective 5.1: Help facilitate the construction of 888 housing units during the 2021-2029 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

Policy 5.1.1 Variety of Housing Choices

Provide site opportunities for development of housing that responds to diverse community needs in terms of housing type, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 5.1.2 Site Assistance

Assist residential developers in identifying and preparing land suitable for new housing development. Maintain an up-to-date inventory of suitable residential sites.

Policy 5.1.3 Affordable Housing Overlay

Designate sites in geographically dispersed locations with an Affordable Housing Overlay to provide incentives for development with affordable units.

Policy 5.1.4 Residential Mixed-Use

Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 5.1.5 Accessory Dwelling Units

Encourage and facilitate the provision of accessory and junior accessory dwelling units in existing and new development as a form of multi-generational housing.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Duarte's identified housing needs, and are implemented through a series of housing programs offered through the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table H 5-4 located at the end of this section specifies the following for each program: program goal; 2021-2029 objectives; funding sources; agency responsible for implementation; and time frame. Table H 5-5 provides a numeric summary of these objectives.

EXISTING HOUSING QUALITY AND AFFORDABILITY

1. Housing Code Enforcement and Abatement: Duarte's Code Enforcement program remains an important tool to eliminating unsafe conditions and improving the quality of life within the community. The City's program is both pro-active, in that inspectors canvas the City to identify substandard housing and neighborhood conditions, and re-active in its response to complaints of violations from neighboring property owners. The City has two Code Enforcement Officers and a Manager that provide citywide service. Code Enforcement staff work with property owners, landlords, and tenants to correct violations in a timely manner with an emphasis on voluntary compliance.

2021-2029 Objective: *Monitor the housing conditions in the City and respond to complaints. Inform violators of available rehabilitation assistance through the County to correct code deficiencies. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary condition, thereby keeping people in their homes and preventing displacement.*

2. Multi-family Acquisition and Rehabilitation Program: City staff has conducted an exterior housing conditions survey of Duarte's older multi-family properties (generally 50+ years old), and rated each property as either: a) adequate, b) deteriorating, or c) dilapidated. Of the 17 properties surveyed, five were identified as deteriorating, with one property identified as dilapidated, representing over 100 units in significant need of repair and potentially good candidates for rehabilitation.

The acquisition and rehabilitation of aging and/or deteriorating apartment complexes is a key program in many cities' affordable housing strategies. Under such a program, the City acquires or assists in the acquisition of a problem apartment complex and then works with a non-profit development partner to coordinate the rehabilitation, maintenance, and management of the property as long term affordable housing.

The City performed a financial feasibility analysis for a prototypical Acquisition and Rehabilitation project in the City, and it was determined that Low Income Housing Tax Credits (LIHTCs) would be necessary in order for this type of development to be feasible. However, both the 4% and 9% LIHTC programs have become increasingly competitive, with a focus on new construction projects and permanent supportive housing. Therefore, while the City has determined that initiation of an Acquisition/Rehabilitation Program is not economically feasible at this time, this may change as the availability and focus of LIHTCs change throughout the planning period.

2021-2029 Objective: *Monitor the availability of LIHTCs going forward as State budgets are released in order to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program.*

3. Apartment Inspection Program: Of Duarte's approximately 2,000 rental housing units, 90 percent are greater than 30 years old, the age in which units typically begin to have substantive rehabilitation needs, such as new plumbing, roof repairs, foundation work, etc. And given that six of the 17 multi-family properties surveyed evidenced deterioration based on exterior evaluation alone, based on the age of this housing, it is likely interior evaluation would likely reveal additional deficiencies.

As a means of monitoring and maintaining rental housing conditions, the City is considering initiation of a multi-family residential inspection program. Properties would be inspected on a rotating basis every several years. After inspection, property owners would be notified of any code violations and given a reasonable time for their correction. The inspection program would prioritize Duarte's low resource neighborhoods (census tract 4301.02 south of Duarte Road) to foster investment and revitalization in these areas.

2021-2029 Objective: *Establish a pilot multi-family residential inspection program by 2024. If the program is successful and moves forward, prioritize inspections in Duarte's identified low resource neighborhoods.*

4. Preservation and Monitoring of Assisted Rental Housing: Duarte's portfolio of rent-restricted housing currently consists of six projects totaling 456 low income units, including four projects assisted through HUD (Section 236 and Section 202 loans), and two projects through State and Federal Low Income Tax Credits. Each of these projects is subject to a compliance monitoring program to:

a) ensure continued affordability and rent restrictions; b) verify tenant income eligibility; and c) verify compliance with HUD Uniform Physical Condition Standards (UPCS). None of these projects is at-risk of conversion within the next ten years.

As Duarte's affordable housing portfolio grows to include locally funded projects and projects restricted based on local incentives (such as the Affordable Housing Overlay, Town Center affordable housing incentives, and density bonuses), monitoring of these projects will become the City's responsibility. Given the administrative burden associated with monitoring and the expertise required, combined with Duarte's small staff size, the City will consider "outsourcing" some or all of the monitoring and program administration. The City will consider the following as it evaluates outsourcing: the availability of internal resources for monitoring, which functions of each program (and monitoring) does the City want to control more closely; and the experience, resources, and services offered by organizations.

2021-2029 Objective: Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property owners within at least one year of potential affordability expiration to initiate preservation discussions.

5. Preserve and Protect Existing Tenants and Housing: Recognizing the impacts of residential displacement, the State has enacted several new laws to protect existing tenants. These include:

- AB 1482 which prohibits evictions and non-renewals of leases without "just cause". Also limits rent increases to 5 percent a year plus the percentage change of cost of living or 10 percent, whichever is lower;
- SB 330 which bans the approval of development projects on sites that would eliminate existing units unless the units are replaced with affordable units;
- AB 1397 which requires development on Housing Element sites occupied by lower income households within the last five years to be replaced with affordable units; and
- Density bonus law also requires replacement of units occupied by lower income households within the last five years at an affordable housing cost.

Pursuant to Government Code 65583.2(g)(3), the Housing Element must include a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law. Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income households.

2021-2029 Objective: Adopt Housing Element policy that acknowledges and supports the implementation of State laws to protect existing tenants from displacement. Inform developers of the replacement housing requirements under SB 330, AB 1397 and density bonus law. Update the Municipal Code in 2022 to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).

REMOVE GOVERNMENTAL CONSTRAINTS

6. Density Bonus: Pursuant to current state density bonus law (Government Code section 65915), applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- Min. 5 percent of total units for very low income households
- Min. 10 percent of total units for lower income households
- Min. 10 percent of total units in for-sale condominium for moderate income households
- 100 percent of units for very low, low and moderate income households (with maximum 20 percent moderate)
- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons (no affordability requirement)

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but ranges from 20-80 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive one to four additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements
- Approval of mixed-use zoning in conjunction with the housing project
- Other regulatory incentives or concessions which result in identifiable and actual cost reductions

In addition to development incentives, applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 1.5 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms. Lower parking ratios apply to specified projects, such as those near transit or serving special needs populations.

For housing projects that are restricted specifically for very low and low income seniors, Duarte provides for density increases above the minimum specified under State density bonus law. The City Council may grant an additional discretionary bonus up to two times the density provided for in the General Plan.

2021-2029 Objective: Encourage the use of density bonus incentives by advertising on Duarte's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.

7. Efficient Project Review: A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Duarte has fully implemented the provisions of AB 884, provides concurrent processing through one-stop permit coordination, and conducts pre-application conferences on larger projects. Multi-family uses are permitted by-right within the R-3 and R-4 zones, and within the Duarte Station and Town Center Specific Plans. Consistent with State requirements, any modified development standards provided as part of a density bonus incentives package are exempt from the variance process.

Duarte utilizes allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Program EIRs for the Duarte Station Specific Plan and Town Center Specific Plan allow for individual projects which fall within the scope of the EIR to utilize this as environmental clearance under CEQA, significantly reducing the time and cost of development.

In accordance with Government Code section 65913.4 (SB 35), applications for multi-family residential development that include a minimum of 50 percent lower income units may be eligible for a streamlined, ministerial approval process if they meet objective standards as outlined in the Government Code. In conjunction with developing objective development standards, Duarte will create an SB 35 checklist and written procedures for processing SB 35 applications.

2021-2029 Objective: Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Utilize categorical exemptions under CEQA and Program EIRs within the specific plans as appropriate based on the facts and circumstances of individual residential and mixed-use infill development projects. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).

8. Zoning Text Amendments for Special Needs Housing: As presented under the Governmental Constraints analysis and pursuant to changes in State law, several revisions to the Development Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These revisions include:

- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit.

- Amend parking standards for emergency shelters to a ratio based on to the number of shelter staff.
- Allow small employee housing (6 or fewer) in all residential zone districts

The City will also establish by right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multifamily uses, and should the City receive an application for these uses, process them as required by State law.

2021-2029 Objective: *Amend the Development Code by 2022 to facilitate housing for Duarte's special needs populations.*

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

9. Fair Housing Program: The Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information for Duarte. HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts extensive fair housing education and outreach throughout the San Gabriel Valley.

Appendix B summarizes the fair housing issues and concerns in Duarte based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of this Housing Element update. The Table H 5-3 below presents a summary of the issues, contributing factors, and the City's actions to address these issues.

Table H 5-3 Summary Matrix of Fair Housing Issues and Actions for Mitigation

Fair Housing Issue	Contributing Factors	Priority Level	Action
A. Insufficient Fair Housing Outreach, particularly to Seniors, Disabled Residents and Lower Income Residents <i>(Housing Mobility)</i>	<ul style="list-style-type: none"> • Lack of a variety of media inputs • Lack of marketing community meetings 	High	<ul style="list-style-type: none"> • Continue directing fair housing inquiries to the Housing Rights Center (HE Program 9). • Continue strategies to address housing needs of seniors. Provide at least 300 additional housing units for senior citizens and families as part of the Westminster Gardens expansion plan, including at least 150 units with rents affordable to lower and moderate income households (HE Program 10). • Continue to support the provision of housing for persons with disabilities (HE Program 11). • Post information at the Senior Center regarding fair housing and conduct a presentation every two years at the Center about services available through the County CDC, Housing Rights Center and the City.

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p><i>Community Development/Parks and Recreation</i></p> <ul style="list-style-type: none"> Twice during the planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Special emphasis should be placed on Census Tract 4301.01 due to the Disadvantaged Community Designation. <p><i>Community Development Department, Housing Rights Center</i></p> <ul style="list-style-type: none"> Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram. <p><i>Community Development Department, Public Information Officer</i></p>
B. Need for Community Conservation and Revitalization in certain Duarte neighborhoods. <i>(Place based strategies, New Opportunities)</i>	<ul style="list-style-type: none"> Disadvantaged Community designation for Tract 4301.01 Location and type of affordable housing Need for continued infrastructure improvements in the central and southern portion of the City Lack of private investments High rents and levels of overpayment in Duarte 	Medium	<ul style="list-style-type: none"> Invest in infrastructure and public improvements in central Duarte as part of the Duarte Station Specific Plan (DSSP) and Town Center Specific Plan, including \$3.5 million in first mile/last mile improvements in the DSSP and surrounding areas, and \$2 million in the Town Center for pedestrian sidewalk improvements, median enhancements, and facade improvements to existing older shopping centers. <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> Provide a mix of affordable and market rate housing opportunities in the Town Center and Duarte Station Specific Plans. Utilize the Affordable Housing Overlay to revitalize marginal commercial areas. Add 636 apartment units near transit through development of The Residences at Duarte Station (Bldgs A and B), and seek to achieve development on the two other Duarte Station sites identified in the Housing Element, providing an additional 557 multi-family housing units. Add 161 apartment units in downtown Duarte through development of the Duarte Town Center Mixed Use project, and seek to achieve development on the three other Town Center Specific Plan sites identified in the Housing Element, providing an additional 172 multi-family housing units. <p><i>Community Development Department</i></p>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<ul style="list-style-type: none"> Partner with the City's Economic Development Commission to support initiatives that create jobs accessible to residents in central Duarte. <i>Community Development Department</i> Apply for and utilize cap and trade program funds from the Greenhouse Gas Reduction Fund (GGRF) for efforts such as tree planting and restoration, home energy efficiency, zero-emission and plug-in hybrid vehicles, and affordable housing. <i>Community Development Department</i> Contact the Cal EPA to determine steps that can be taken to address the "Disadvantaged Community" designation for Tract 1401.01. Dedicate or seek funding to prioritize infrastructure improvements in this portion of Duarte. <i>Community Development Department</i> Apply for or support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element. <i>Community Development Department</i> Continue to provide regulatory and technical assistance to affordable housing developers and non-profit organizations. <i>Community Development Department</i> Assist in the development of at least two affordable and/or mixed income housing projects, providing at least 100 units affordable to lower and moderate income households (Program 10). <i>Community Development Department</i>
C. Need to Maintain Existing Affordable Housing <i>(Displacement, Substandard Housing Conditions)</i>	<ul style="list-style-type: none"> Displacement of residents due to economic pressure Age of Housing Stock Cost of repairs or rehabilitation 	High	<ul style="list-style-type: none"> Continue the Housing Code Enforcement and Abatement project to help improve the quality of life within the community and eliminate unsafe conditions. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary condition, thereby keeping people in their homes and preventing displacement (HE Program 1). Monitor the availability of Low-Income Housing Tax Credits to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program (HE Program 2).

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<ul style="list-style-type: none"> Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property owners within at least one year of potential affordability expiration to initiate preservation discussions (HE Program 4). Enforce State laws that protect existing tenants from displacement (HE Program 5). Establish a pilot multi-family residential inspection program by 2024. If the program is successful and moves forward, prioritize inspections in Duarte's identified low resource neighborhoods as identified in the AFFH (Program 3). <i>Community Development Department</i> Promote housing rehabilitation programs on non-traditional media (such as Facebook and Instagram). <i>Community Development Department, Public Information Officer</i>

10. Senior Housing Opportunities: Senior citizens (age 65+) have grown to comprise nearly one-third of Duarte's households, and nearly 40 percent of the City's seniors live with some type of disability. Of Duarte's approximately 1,300 senior homeowners, one-quarter live alone. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, accessory dwelling units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels.

During the prior Housing Element cycle, the City assisted Southern California Presbyterian Homes (now HumanGood) in development of Andres Duarte Terrace II, providing 42 additional independent apartment units for very low income seniors. The City is currently in discussions with HumanGood about expansion of the Westminster Gardens retirement community, including integration of affordable units.



2021-2029 Objective: Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of Duarte's growing number of senior citizens. Provide regulatory incentives within the Westminster Gardens Specific Plan, along with potential financial assistance, to support the inclusion of affordable rental units. Provide at

least 300 additional housing units for senior citizens and families as part of the Westminster Gardens expansion plan, including at least 150 units with rents affordable to lower and moderate income households.

11. Housing Opportunities for Persons Living with Disabilities: As Duarte's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing and building codes for persons with disabilities

The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The SGPRC provides services to approximately 250 developmentally disabled residents within the 91010 Duarte zip code. Approximately 60 percent of these disabled residents live with their parents, and as these parents age and become frailer, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Duarte currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential and commercial zones, subject to a conditional use permit.
- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a Reasonable Accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Affordable Housing Development Assistance, Density Bonuses and a new Affordable Housing Overlay.

In their review of Duarte's Housing Element, the State Department of Housing and Community Development (HCD) identified the City's exclusion of large community care facilities from R-1 and R-2 zone districts as a potential constraint on housing for persons with disabilities. In order to address this concern, the City will amend the Development Code to ensure requirements for community care facilities of

more than six persons are consistent with State law and fair housing requirements, including allowing in the R-1 and R-2 zoning districts and replacing or modifying the CUP requirement to provide greater objectivity and certainty.

HCD also raised concerns that the City's requirement to consider impacts to surrounding uses when reviewing requests for reasonable accommodation is similar to a CUP, and thus could act as a constraint on housing for persons with disabilities. The City will remove this subjective finding to ensure for reasonable accommodation for persons with disabilities and other protected classes.

2021-2029 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Review and amend the Code re: reasonable accommodations and for community care facilities of more than six persons.*

12. Homeless Services Strategy: In 2018, the Duarte City Council adopted the *Plan to Prevent and Combat Homelessness*. Implementation of the Plan has included the hiring of a full-time Homeless Outreach Coordinator who conducts regular outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing. The City has created an Interdepartmental Committee on Homelessness, and actively participates with the San Gabriel Valley Council of Governments to address regional homeless needs.

The City sits on the Board of the San Gabriel Valley Regional Housing Trust, a joint powers authority created in February 2020 to fund and finance the planning and construction of affordable homeless housing, and has contributed its Permanent Local Housing Allocation (PLHA) funding to the Trust. The Trust is beginning implementation of an Emergency Shelter Pilot Program to provide interim housing in the form of tiny homes with supportive services including case management, restrooms/showers, meals, security and other services as identified by each participating city. As requested, the City will provide in-kind staff time in the form of project management and public works to the Pilot Program.



SAN GABRIEL VALLEY
REGIONAL HOUSING TRUST

Duarte is also participating in a new landlord outreach program spearheaded by the San Gabriel Valley COG and being implemented through Union Station. The San Gabriel Valley Landlord Incentives Program (SGVLIP) provides incentives and rebates for landlords that rent available units to individuals leaving homelessness. The COG has developed a communication toolkit for cities to promote the program that includes multi-lingual program flyers, as well as social media posts.

2021-2029 Objective: *Implement the City's Homelessness Plan, and review and report to City Council on an annual basis. Continue to coordinate*

with and provide funding support to the SGVCOG regional Housing and Homelessness Coordinating Council, and the San Gabriel Valley Regional Housing Trust. Starting in 2022, conduct media outreach on the Landlord Incentives Program.

PROVISION OF AFFORDABLE HOUSING

13. Affordable Housing Development Assistance: The City and its Housing Authority can play an important role in facilitating the provision of quality, affordable and mixed-income housing in the community through provision of regulatory incentives, land write-downs, and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards;
- Density bonuses (see Program 6);
- Including affordable housing as a Community Benefit in the Town Center Specific Plan (see Program 17);
- Establishing an Affordable Housing Overlay (see Program 19); and
- Financial and land write-down assistance, as available, through the former RDA Housing Asset Fund and Housing Trust Fund.

While local City funding is somewhat limited, there are a number of housing assistance programs available (refer to Table H 4-5) which may serve to reduce the amount of City assistance needed, as well as provide for deeper levels of affordability. The City will proactively reach out to developers on an annual basis to discuss development opportunities and also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process.

In order to further facilitate the production of affordable housing, the City will issue a Request for Qualifications for development on identified Housing Element sites to explore opportunities for partnerships between property owners and developers of affordable housing. To specifically leverage development on the City-owned parcels in Opportunity Site #8, the City will contract with a designer to prepare a concept plan for development on the consolidated site, issue a Request for Proposal for an affordable housing development project (2024), and coordinate with the two other property owners in selection of a development partner.

2021-2029 Objective: *Provide regulatory incentives, land write-downs and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects in locations with access to high quality transit and projects that include extremely low-income units. Provide information on incentives during individual dealings with property owners. Issue an RFQ for development on identified Housing Element sites and market sites on the City's website (2023). Prepare a*

concept development plan for site #8, followed by an RFP specifying City incentives, and selection of a development partner in coordination with property owners (by 2025). Assist in the development of at least two affordable and/or mixed income housing projects, providing at least 100 units affordable to lower and moderate income households.

14. Expanding Homeownership Opportunities: As a participating city in Los Angeles County's CDBG Urban County program, first-time homebuyers in Duarte have access to several homebuyer assistance programs offered through the Los Angeles County Community Development Commission (CDC). These include:

- **Homeownership Assistance Program (HOP).** Designed to meet the needs of low income families, HOP provides loans of up to 20 percent of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at zero percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.
- **Southern California Home Financing Authority (SCHFA) Mortgage Revenue Bond Program.** SCHFA is a joint powers authority between Los Angeles and Orange Counties formed in 1988 to issue tax-exempt mortgage revenue bonds for low- and moderate-income first-time homebuyers. This program provides below-market interest 30-year fixed rate loans and down payment assistance grants. Eligibility includes maximum household incomes of approximately \$135,000, and sales price limits of approximately \$680,000. While the LA CDC administers the program, applicants work directly with participating lenders.

In addition to these programs offered directly to qualifying first-time homebuyers, CalHome provides grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance, rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). The program also includes loans to developers for homeownership projects.

SB 9, effective January 1, 2022, will expand homeownership opportunities by allowing property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. Properties meeting the various criteria specified in the legislation are eligible to add the additional housing by right and are exempt from review under CEQA. The City will initiate an amendment to the Development Code in compliance with SB 9.

2021-2029 Objective: *Provide information on the City's website on first-time homebuyer programs available through the County and State. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development. Evaluate the requirements under SB 9, and amend the Code accordingly (2022).*

15. Section 8 Rental Assistance: The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the

difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that cost above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

2021-2029 Objective: *Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will continue to provide information on the program on the City of Duarte website. Twice during this planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program.*

16. Sustainable Development and Green Programs: The City has adopted Sustainable Development Practices (Chapter 19.52) as part of the new Development Code to encourage energy and natural resource conservation, and implement State laws regarding reduction in greenhouse gas emissions, water conservation and other conservation directives. All new development is now required to apply sustainable development practices as defined in the Code, with the extent of required sustainability provisions determined by the scale of development. Duarte's Sustainable Development Practices encompass the following areas:

- Recyclable Materials
- Energy Efficiency and Alternative Energy Solutions
- Water Conservation
- Urban Water Runoff Drainage
- Community Gardens
- Transit and Pedestrian Access

The City has developed a page on its website dedicated to promoting “green” programs for residents and businesses. The web page provides printable flyers on energy conservation and cost saving tips; water conservation tips; tips for reducing solid waste; and links to conservation programs available through local water and energy utility providers.

Other clean energy programs available to residents include:

- The California Home Energy Renovation Opportunity (HERO) Program provides property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property.
- The Energy Upgrade California program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on single-family residences and two-to-four-unit buildings.

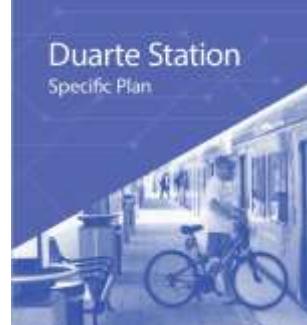
- Southern California Edison and the Southern California Gas Company both provide a variety of energy conservation services designed to help low income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use.

2021-2029 Objective: *Implement Sustainable Development Practices in all new development, and provide flexibility in allowing for reasonable substitutions to standards set forth in the ordinance. Continue to promote green programs among residents and businesses, and advertise incentives, rebates and energy audits available through utility providers.*

ADEQUATE HOUSING SITES

17. Duarte Station Specific Plan: The 19-acre Duarte Station Specific Plan area provides significant additional capacity for higher density residential development, as reflected in the Plan's Vision Statement:

"The Duarte Station Area will become a vibrant, mixed-use transit village that has a focus on residential uses, retail, and urban green space. The transit station on the project's southern edge will act as the gateway to the neighborhood with special attention paid to the public realm in the immediate vicinity by creating a park/public plaza bordered by local serving retail uses, so that the station area may also serve as a local gathering place. A strong emphasis will be placed on walkability through a pleasant sidewalk environment where buildings frame the street."



The Plan provides for up to 1,400 units at densities of 40-90 units/acre, heights of up to 120 feet, and reduced parking standards for affordable housing. In conjunction with approval of the updated Specific Plan in 2019, the City approved development of two high density transit-oriented developments, including 344 apartments in Building A (Esperanza) and 292 apartments in Building B (Solana). Adoption of the Specific Plan creates zoning entitlements and CEQA approvals, and combined with the adjacency of the Gold Line station, serves as a significant stimulus to development. LA Metro is preparing to issue a request for proposal (RFP) for a 100 percent affordable project for their surface parking lot adjacent to the Gold Line Station under Metro's joint development program.

2021-2029 Objective: *Provide zoning and development standards to facilitate residential and mixed-use development within the Duarte Station TOD, including incentives for the inclusion of affordable units. Coordinate with Metro in the selection of an affordable housing developer for development on Metro's parking lot. Add 636 apartment units near transit through development of The Residences at Duarte Station (Bldgs A and B).*

Seek to achieve development on the two other Duarte Station sites identified in the Housing Element, providing an additional 557 multi-family housing units.

18. Town Center Specific Plan: The Duarte Town Center Specific Plan provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment by providing incentives for substantial growth of commercial, mixed-use, residential and lodging. The 75-acre Plan Area provides for a net increase in 800 medium and high-density multi-family and mixed-use housing units in locations near transit and services. Base densities for residential range from 21-28 units/acre; however, bonus densities of up to 40-55 units/acre are permitted if between two and three identified community benefits are provided, including public plazas, public art, and funding for facilities and streetscape improvements.

In 2017, the City approved the first major project under the Plan, a mixed-use project including 161 apartments and commercial space developed at a density of 55 units/acre. In order to incentivize the inclusion of affordable units in future projects, the City intends to amend the Specific Plan to include affordable housing as one of the specified community benefits allowable to achieve maximum densities. The City also plans to allow density transfer from one property to another in the Plan to provide flexibility and optimal use of land. The intent of this density transfer is to create an upgrade to all properties involved with either new construction or a complete rehabilitation.

2021-2029 Objective: *Amend the Town Center Specific Plan to include affordable housing as a Tier 3 Community Benefit and to provide a mechanism for density transfer between properties (2022). Review the success of the Plan amendments in facilitating affordable production, and make any adjustments as appropriate and necessary (2025). Add 161 apartment units in downtown Duarte through development of the Duarte Town Center Mixed Use project. Seek to achieve development on the three other Town Center Specific Plan sites identified in the Housing Element, providing an additional 172 multi-family housing units.*

19. Affordable Housing Overlay: Affordable Housing Overlay (AHO) zones provide a package of incentives to developers who include a specified percentage of affordable units in their projects. They are called “overlay” zones because they layer on top of established base zoning regulations, leaving in place opportunities for property to develop under the base zoning. On sites where land is not zoned for residential use but a city would like to see affordable housing built, a housing overlay district eliminates the time-consuming process of amending the General Plan and zoning to construct such housing. Other important advantages of the overlay zone over a rezone process are that it does not create non-conforming existing uses and eliminates land speculation for market rate developments that do not produce affordable units.

As part of the Housing Element sites inventory, the City has identified six sites for designation with an Affordable Housing Overlay: two currently zoned commercial, one zoned industrial, and three zoned residential (R-1, R-3 and R-4). The City intends to adopt an Affordable Housing Overlay that would provide the following incentives in exchange for providing 100 percent lower income units on these sites:

- Increased densities of 30 units/acre
- Increased four story height limits
- Reduced parking standards consistent with State density bonus law
- Ministerial processing

The AHO will include a base set of development standards, with greater incentives offered for assembly of minimum 40,000 square foot parcels on sites with multiple owners (opportunity sites #7 & #8). In order to further encourage the consolidation of individual parcels within the opportunity sites, the City will contact the property owners of each of these sites and discuss the City's goals for residential development. For property owners receptive to lot consolidation, the City will provide assistance to facilitate the parcel merge process in a streamlined and timely manner.

In addition to applying the AHO to these six sites, the AHO will also be available to congregational sites to enable the addition of affordable housing on their properties, with the requirement that the existing religious use either remains or is redeveloped with a religious use. Development standards for the residential use would be defined through a Planned Development Permit. As an additional incentive, developers can access State density bonus law in addition to using the densities allowed in the overlay.

2021-2029 Objective: *Adopt an Affordable Housing Overlay (AHO) Ordinance within two years of Element adoption. Amend the Zoning Map to designate Housing Element sites 7, 8, 9 and 10 with the AHO, and contact property owners regarding consolidation of parcels, and available regulatory and financial assistance for affordable residential development. Issue an RFQ for development on designated Housing Element sites (2023).*

20. Westminster Gardens Specific Plan & Rezone Program: Westminster Gardens is a continuing care retirement community in operation since 1950 owned and operated by the non-profit HumanGood (formerly Southern California Presbyterian Homes). A Specific Plan for the 30-acre site was originally developed in 1990 to accommodate expansion plans for the community. A 1997 Facilities Master Plan updated the earlier plan, providing for an increase in 197 new units to the existing 147-unit campus.

Westminster Gardens is again looking to update its Specific Plan to accommodate additional senior housing, affordable and workforce housing. The City has had several meetings with HumanGood to discuss the long-term plan for growth and

anticipates the specific plan revisions will begin in 2022. HumanGood has two other affordable senior housing developments in Duarte (Andre Duarte Terrace I and II), and is planning to integrate affordable units within the campus.

Adoption of the Specific Plan update is projected to occur in 2024, and will assist in addressing Duarte's shortfall in sites to address its regional housing needs for lower and moderate income units. Pursuant to State statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20 percent of more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Ensure a) at least 50 percent of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100 percent residential use on mixed use sites and require residential use to occupy at least 50 percent the floor area in a mixed use project

2021-2029 Objective: *Amend the Westminster Specific Plan by 2024 to accommodate at least 300 additional units, at least half of which would be provided at rents affordable to lower and moderate income households. Provide regulatory incentives within the Specific Plan, along with potential financial assistance, to support the inclusion of affordable rental units.*

21a. Promote Accessory Dwelling Units: Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior minimum lot size and lot coverage requirements, and parking requirements for sites within ½ mile of public transit. Duarte has been successful in its efforts, with 25 building permits issued for ADUs in the planning period (2014 - June 2021), and an additional 12 ADUs receiving planning entitlements between Dec 2020 – May 2021. Furthermore, SCAG's affordability analysis estimates that in Los Angeles County, 70 percent of ADUs are provided at rents affordable to lower and moderate income households.



Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures in which applications are processed within a maximum of 60 days, the City will contract with an architectural design firm(s) to prepare ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant. The City will continue to monitor the

extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

2021-2029 Objective: Achieve the production of an average of 12 ADUs annually, for a total of 96 ADUs over the planning period. By 2023, provide pre-approved ADU construction plans to streamline the development process and reduce project costs, and initiate an education program for homeowners on the ADU development process.

21b. Track and Monitor Accessory Dwelling Units: The City will track new accessory dwelling units to collect information on the use and affordability of these units. Halfway through the planning period (2025) if it is determined these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate any unmet portion of the lower-income RHNA.

2021-2029 Objective: Establish an ADU tracking system to track use and affordability (2022); conduct a mid-cycle review and report to HCD (2025). If actual production and affordability is far from projected trends, rezone an additional site within one year (as may be necessary) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, conduct expanded marketing and outreach within 6 months.

22. No Net Loss Monitoring: To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

2021-2029 Objective: Develop a procedure in 2022 to monitor the development of sites in the Housing Element sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. Provide information on available sites and development incentives to interested developers and property owners on City website.

TABLE H 5-4
2021-2029 HOUSING PROGRAMS SUMMARY

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
EXISTING HOUSING QUALITY AND AFFORDABILITY					
1. Housing Code Enforcement and Abatement	Bring all housing into code compliance.	Monitor housing conditions and respond to complaints. Provide referrals to rehab programs available through the County.	General Fund	Public Safety	2021-2029
2. Multi-family Acquisition and Rehabilitation Program (new)	Improve deteriorated housing and provide as long-term affordable housing.	Monitor availability of LIHTCs as State budgets are released for their feasibility for Acquisition and Rehabilitation projects.	Low Income Housing Tax Credits; Former RDA Housing Asset Fund; Housing Trust Fund; other outside sources.	Community Development Department	Monitor LIHTCs annually through State budgets and award of funds.
3. Apartment Inspection Program (new)	Maintain and improve multi-family housing conditions.	Evaluate establishing inspection program. If implemented, prioritize census tract 4301.02.	General Fund	Community Development Department	By 2024
4. Preservation and Monitoring of Assisted Rental Housing (expanded)	Preserve the existing stock of affordable housing.	Establish monitoring procedures for affordable units provided through City incentives or assistance.	General Fund	Community Development Department	Monitoring procedures – 2022.
5. Tenant Protections (expanded)	Implement State laws to protect tenants from displacement.	Update Municipal Code to identify replacement housing requirements on Housing Element sites per State law.	General Fund	Community Development Department	Update Code in 2022
REMOVE GOVERNMENTAL CONSTRAINTS					
6. Affordable Housing Density Bonus	Provide incentives to facilitate affordable housing development.	Promote use of density bonus through City website and in discussions with development applicants.	General Fund	Community Development Department	2021-2029
7. Efficient Project Review	Minimize the time required for project approvals, thereby reducing the cost of development.	Offer concurrent processing, pre-application reviews, CEQA exemptions, and use of Program EIRs. Est. SB 35 streamlined processing.	General Fund	Community Development Department	Develop an SB 35 checklist and processing procedures by 2022.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
8. Zoning Text Amendment for Special Needs Housing (new)	Provide zoning standards to facilitate the provision of housing for persons with special needs.	Amend the Zoning Code to facilitate housing for special needs populations consist with requirements under State law.	General Fund	Community Development Department	Amend the Zoning Code in 2022.
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
9. Fair Housing Program (expanded)	Promote fair housing practices and prevent housing discrimination.	Refer to Objectives in Table H 5-3	General Fund	Community Development Dept; Parks & Recreation Dept; Housing Rights Center	Refer to time frames in Table H 5-3
10. Senior Housing Opportunities (expanded)	Provide a range of housing options to address the diverse needs the senior population.	Actively pursue senior housing opportunities. Provide incentives and potential assistance for affordable units in Westminster Gardens.	Former RDA Housing Asset Fund; Housing Trust Fund; other sources.	Community Development Department	Adopt Westminster Gardens Specific Plan by 2024 inclusive of incentives for affordable units.
11. Housing Opportunities for Persons Living with Disabilities (expanded)	Support a range of housing options for persons with disabilities.	Coordinate with SGPRC to publicize info on resources. Pursue State/Federal funds for supportive housing in affordable housing projects. Amend the Code re: reasonable accommodations & community care facilities with 6+.	Low Income Housing Tax Credits; other State and Federal funds.	Community Development Department	Pursue supportive housing funding in conjunction with affordable projects. Amend the Code in 2022.
12. Homeless Services Strategy (expanded)	Assist the homeless and persons at-risk of homelessness in obtaining shelter and services.	Implement City's Homelessness Plan. Coordinate with the SGVCOG and SGV Regional Housing Trust. Conduct media outreach on the Landlord Incentives Program.	PLHA funds; General Fund; other State and Federal funds.	Community Development Department; City Manager's Office	Review City's Plan and report to Council on annual basis. Begin media outreach in 2022.
PROVISION OF AFFORDABLE HOUSING					
13. Affordable Housing Development Assistance (expanded)	Provide regulatory incentives and available financial assistance for affordable housing.	Incentives include: -Reduced fees -Flexible standards -Density bonus -Town Center community benefit -Affordable Overlay -Financial & land write-down assistance	Former RDA Housing Asset Fund; Housing Trust Fund; other outside sources.	Community Development Department	Issue RFQ in on Housing Element sites in 2023. Develop concept plan for site #8 and issue RFP by 2025.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
14. Homeowner Assistance	Expand homeownership opportunities to low and moderate income households.	Provide information on available County and State programs. City website. Apply to State in conjunction with future City assisted workforce housing. Evaluate the requirements under SB 9, and amend the Code accordingly.	General Fund; State and County funds	Community Development Department; LA County CDC; State HCD	Apply to State as workforce projects are proposed. Amend the Development Code for consistency with SB 9 in 2022.
15. Section 8 Rental Assistance (expanded)	Provide rental assistance to extremely low and very low income households.	Continue participation and coordination with HACoLA and provide information on the City website. Reach out to landlords re: participation.	HUD Section 8	Community Development Department; HACoLA	Twice during the planning period, reach out to landlords.
16. Sustainable Development and Green Programs	Encourage energy and natural resource conservation and reduce greenhouse gases.	Implement Sustainable Development Practices in new development, and promote green programs among residents and businesses.	General Fund	Community Development Department	2021-2029
ADEQUATE HOUSING SITES					
17. Duarte Station Specific Plan (expanded)	Provide expanded sites for multi-family residential and mixed -use housing development.	Facilitate residential and mixed-use development in the Transit Station TOD. Coordinate with Metro in selection of developer for parking lot site.	General Fund	Community Development Department	Select parking lot developer by 2022
18. Town Center Specific Plan (new)	Provide expanded sites for multi-family residential and mixed-use housing development.	Amend Specific Plan to include affordable housing as Tier 3 Community Benefit and to provide for density transfers.	General Fund	Community Development Department	Amend Plan by 2022. Review and make adjustments as appropriate in 2025.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
19. Affordable Housing Overlay (new)	Incentivize development of affordable housing on designated sites and on congregational lands.	Provide Incentives for affordable housing on designated sites: -Increased 30 du/ac densities -Increased height -Reduced parking -Ministerial processing Issue an RFQ for development on Housing Element sites.	General Fund	Community Development Department	Adopt Affordable Housing Overlay by 2023, and contact property owners regarding lot consolidation. Issue RFQ in 2023.
20. Westminster Gardens Specific Plan & Rezone Program (new)	Provide expanded sites for market rate and affordable senior housing.	Amend the Specific Plan to accommodate at least 300 additional units, at least half of which would be affordable to lower and moderate income households.	General Fund	Community Development Department	Amend Plan by 2024, including requirements for inclusion of affordable units.
21a. Accessory Dwelling Units (expanded)	Provide opportunities for small rental units within existing neighborhoods.	Achieve production of an average of 12 ADUs annually. Provide pre-approved ADU construction plans, and provide education and outreach to homeowners on the ADU development process.	General Fund	Community Development Department	Provide pre-approved plans and initiate homeowner outreach by 2023.
21b. Track and Monitor Accessory Dwelling Units	Provide opportunities for small rental units within existing neighborhoods.	Establish ADU tracking system; conduct mid-cycle review and report to HCD.	General Fund	Community Development Department	Tracking system (2022). Conduct review in 2025, and as necessary, expand marketing within 6 months, or rezone within one year.
22. No Net Loss Monitoring (new)	Maintain adequate sites for the City's RHNA allocation by income level throughout the planning period.	Develop procedure to monitor development of Housing Element sites. Provide information on available sites and development on City website.	General Fund	Community Development Department	Develop monitoring procedures in 2022. Place site inventory and information on incentives on website in 2022.

The following Table H 5-5 summarizes Duarte's quantified objectives for the 2021-2029 Housing Element planning period. The City's new construction objectives reflect its regional housing needs (RHNA); its rehabilitation objectives reflect achievement of 20 acquisition/rehabilitation units; and its conservation objectives reflect conserving all 456 rent-restricted units in the City.

TABLE H 5-5
SUMMARY OF QUANTIFIED OBJECTIVES: 2021-2029

Income Level	New Construction	Rehabilitation	Conservation
	Goal	Goal	Goal
Extremely Low	134	5	114
Very Low	135	5	114
Low	145	10	228
Moderate	137	--	--
Above Moderate	337	--	--
Totals	888	20	456

Appendix A

Glossary

Appendix A: Glossary

This glossary is for ease of use of the Duarte Housing Element only; for full definitions related to the City of Duarte Development Code, please see Article 9 - Definitions.

A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AHO:	Affordable Housing Overlay
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessor's Parcel Number
CBC:	California Building Code
CDBG:	Community Development Block Grant
CDC:	Los Angeles County Community Development Commission
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DFEH:	California Department of Fair Employment and Housing
DOF:	California Department of Finance
EDD:	California Employment Development Department
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
GHG:	Greenhouse Gas
HACoLA:	Housing Authority of the County of Los Angeles
HCD:	California Department of Housing and Community Development
HMDA:	Home Mortgage Disclosure Act
HOME:	HOME Investment Partnership Program
HRC:	Housing Rights Center
HUD:	U.S. Dept. of Housing and Urban Development
LACEP:	Los Angeles County Energy Program
LAHSA:	Los Angeles Homeless Services Authority
LRA:	Local Responsibility Area

R/ECAP: Racial and Ethnic Characteristics/Concentrations
RHNA: Regional Housing Needs Assessment
SCAG: Southern California Association of Governments
SEA: Significant Ecological Areas
SGPRC: San Gabriel/Pomona Regional Center
SGVCOG: San Gabriel Valley Council of Governments
SGVMWD: San Gabriel Valley Municipal Water District
SPA: Service Planning Area
SRO: Single Room Occupancy
TCAC: California Tax Credit Allocation Committee
UBC: Uniform Building Code
UWMP: Urban Water Management Plan
VHFHSZ: Very High Fire Hazard Severity Zone
VLI Very Low Income

B. Definitions

Accessory Dwelling Unit: An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Housing Overlay: The Affordable Housing Overlay (AHO) is being developed as part of this Housing Element. The AHO would provide incentives in exchange for providing 100 percent lower income housing on five potential sites.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis,

January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

At-Risk: Deed-restricted affordable housing projects at-risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Elements and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Duarte, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Default Density: Housing Element statutes provide for the use of “default densities” to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Duarte falls within the default density of 30 units per acre for providing sites affordable to very low and low income households.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Dissimilarity Index: A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides individuals experiencing homelessness with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

Environmental Impact Report (EIR): Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measures if impacts are found to be significant.

Family: A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of individuals experiencing homelessness.

Household: All persons living in a housing unit.

Householder: The head of a household.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Los Angeles County Community Development Commission (CDC): The CDC is comprised of two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. The CDC administers the County's CDBG program. Duarte is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program.

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

Low Income Household: A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80 percent to 120 percent of the Los Angeles County median income based on information provided by HCD/HUD.

Multi-family Residential: Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Duarte Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Duarte City Council on planning issues.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder.

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Assessment (RHNA): A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

San Gabriel Valley Consortium on Homelessness: A non-profit organization that educates, collaborates and advocates for appropriate housing and services in the San Gabriel Valley.

San Gabriel Valley Council of Governments: A joint powers authority that consists of 31 incorporated cities, unincorporated communities in Los Angeles County Supervisorial Districts 1, 4, and 5, and three San Gabriel Valley Municipal Water Districts. The SGVCOG is the largest sub-regional council of governments in Los Angeles County.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low Income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Appendix B

Affirmatively Furthering Fair Housing

APPENDIX B

AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.¹ Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics”.² The AFFH analysis must contain the following:

Part 1: Outreach

Part 2: Assessment of Fair Housing

- A. Key Data and Background Information
- B. Fair Housing Enforcement and Outreach Capacity
- C. Integration and segregation patterns and trends
- D. Racially or ethnically concentrated areas of poverty
- E. Disparities in access to opportunity
- F. Disproportionate housing needs within the jurisdiction, including displacement risk

Part 3: Sites Inventory

Part 4: Identification of Contributing Factors

Part 5. Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Duarte, several other sections of the housing element address the issue and are included in this appendix by reference.

¹ California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.

² Government Code Section 8899.50 (a)(1)

PART 1. OUTREACH

Housing Element Public Participation Program

Detailed information about the Housing Element public participation program is provided in the Introduction of this Element. Highlights included:

- Three public workshops throughout the update process. These workshops were with Duarte's Planning Commission and were held in November 2020, March 2021 and April 2021. The final workshop included discussions on the proposed new Affordable Housing Overlay.
- A City website A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). Presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the FlashVote and Senior Needs surveys.
- A survey for the Housing Element provided input on community housing priorities, strategies for addressing housing needs and types of housing residents would like to see.
- A survey specifically for seniors was conducted and distributed through the City's e-Newsletter and on the city website.

Fair Housing Plan Outreach

The City of Duarte is one of 47 cities participating in the Urban County of the County of Los Angeles (CDC) Community Development Block Grant Program (CDBG). The CDC and Housing Authority of the County of Los Angeles (HACoLA) formed a joint effort to prepare, conduct and submit to HUD their certification for Affirmatively Furthering Fair Housing, as presented in their Analysis of Impediments to Fair Housing Choice (AI), adopted March 7, 2018.

For the Los Angeles County AI, a variety of community participation tools were utilized to find out about the fair housing issues facing the county as a whole. These included regional discussion groups; three sets of four focus groups each, aimed at addressing disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings and the 2017 Resident Fair Housing Survey. In addition, there was also a stakeholder survey and a planning and zoning survey.

In conjunction with preparation of the County AI, a community meeting was held in April 2017 at Pamela Park, located just west of the City of Duarte. Surveys completed by participants focused on street lighting concerns, stray animals and street parking regulations. One resident addressed housing concerns, mentioning the desire for more affordable housing options for seniors.

PART 2. ASSESSMENT OF FAIR HOUSING

A. Key Data and Background Information

Many of Duarte's earliest pioneer families came to Duarte in the mid-1800's for their health, the pleasant climate, and the fertile soil. English settlers, Americans from the Midwest and deep South, Latinos who remained from the Rancho and Japanese immigrants enabled Duarte to grow into a thriving agricultural community specializing in citrus production. Two medical institutions were started in Duarte in the early part of this century. In 1913, the Jewish Relief Association started a tuberculosis sanitarium on 40 acres of land South of Duarte Road. This later evolved into the world-renowned City of Hope Medical Center, a recognized leader in fighting cancer and other catastrophic diseases. In 1930, a group of Carmelite Sisters established the Santa Teresita Rest Home, known today as Santa Teresita "Medical Center".³

In 1957, a dedicated group of community members led the fight for incorporation, and on August 22, 1957, their efforts paid off with the formation of the City of Duarte and the Duarte Unified School District.⁴ Similar to many parts of the region, agriculture gave way to housing after World War II.

The 2018 LA County AI includes a demographic summary that looks at population trends by race and ethnicity, homeownership statistics and housing unit data. The Community Profile in Section 2 of this Housing Element examines these demographic factors for Duarte and the County as a whole. Key comparisons from Section 2 include:

- Between 2010 and 2020, the population in Duarte grew by two percent, versus four percent Countywide;
- Duarte's senior population (65+ years) continues to grow and was 19 percent of the City's population in 2020, compared to 14 percent Countywide. Duarte's median age in 2020 was 41.6 years while the County's was 36.7 years;
- The racial and ethnic characteristics in Duarte are comparable to that of LA County. One-half (50%) of the City's population is Hispanic, almost one-quarter (24%) is White and 17 percent of the population is Asian/Pacific Islander.
- In 2020, Duarte's population had fewer families with children (23%) compared to the County (27%).
- Between 2010 and 2020, Duarte's housing stock grew by one percent. The County's housing grew by four percent during the same time period.
- Duarte has a higher percentage of owner-occupied units than LA County. In 2020, Duarte had 64 percent owner-occupied housing units. In 2015, according to the AI, 46 percent of housing units in the County were owner occupied.

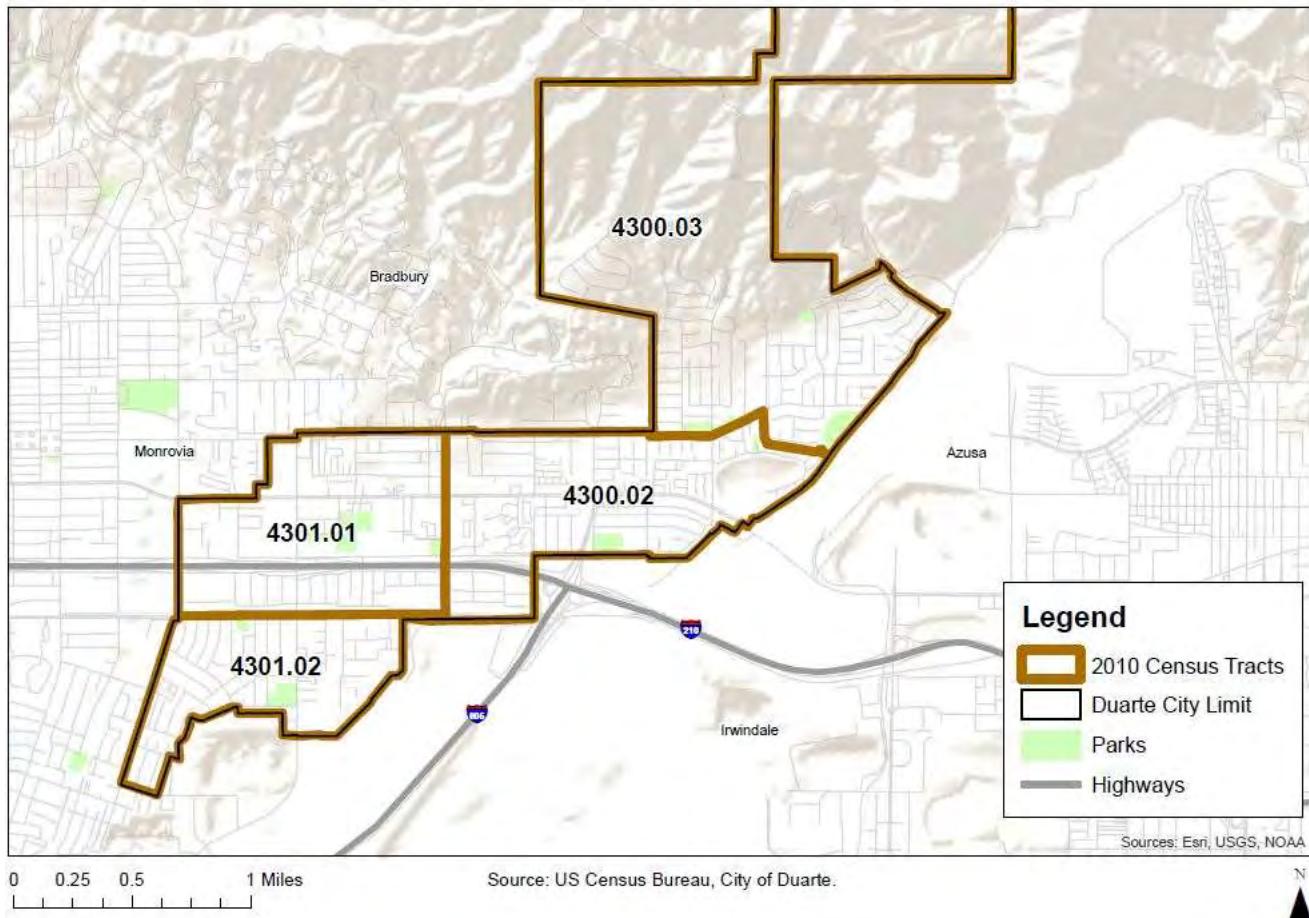
³ City of Duarte website. www.accessduarte.com

⁴ City of Duarte website. www.accessduarte.com

Overview of Duarte Census Tracts

Duarte is comprised on four Census Tracts: 4300.02, 4300.03, 4301.01 and 4301.02. Figure B-1 shows the Tract boundaries, as well as their division into block groups (represented by the last two digits). Fair housing analysis is provided at the Tract level in the subsequent sections of this AFFH analysis.

Figure B-1: Duarte Census Tracts



Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Task Force to determine the opportunity level by Census Tract as well as an indicator score (0-100) for each category:

- **Economic**
 - *Poverty* – percent of population with income above 200% of federal poverty line
 - *Adult Education* – percent of adults with a bachelor's degree or above
 - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
 - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
 - *Median Home Value* – value of owner-occupied units
- **Education**
 - *Math and Reading Proficiency* – percentage of 4th graders who meet or exceed math and literacy proficiency standards
 - *High School Graduation Rates* – percentage of high school cohort that graduated on time
 - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch
- **Environmental**
 - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure

Figure B-2 shows the TCAC/HCD Opportunity Areas and Housing Element Sites Inventory for the City. Figure B-3 shows the Diversity Index from HCD's AFFH Data Viewer. Table B-1 shows a compilation of data about Duarte, including TCAC information, HUD AFFH data and Census data.

Figure B-2: TCAC Opportunity Areas & Housing Element Sites Inventory

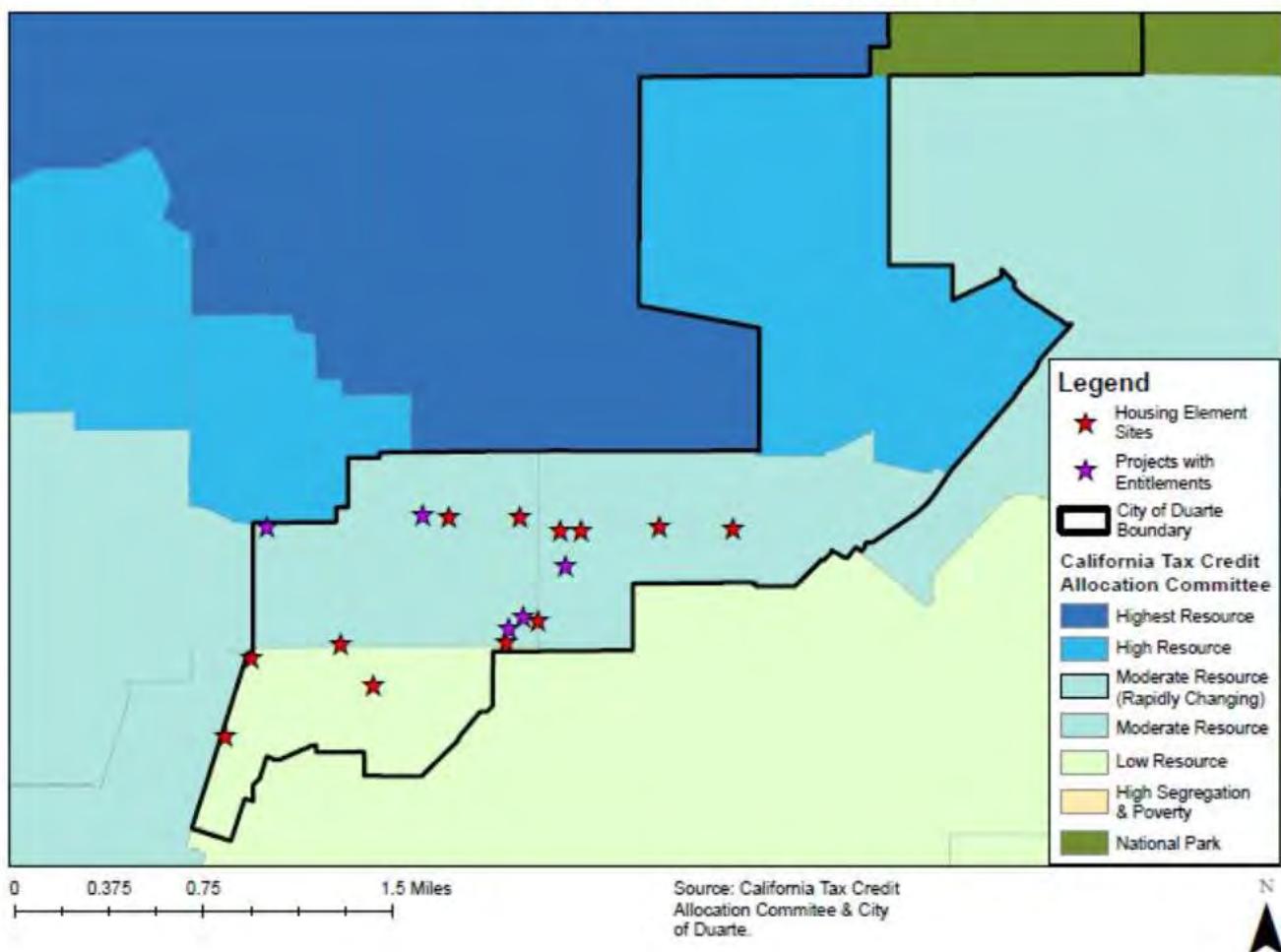


Figure B-3: Duarte Diversity Index

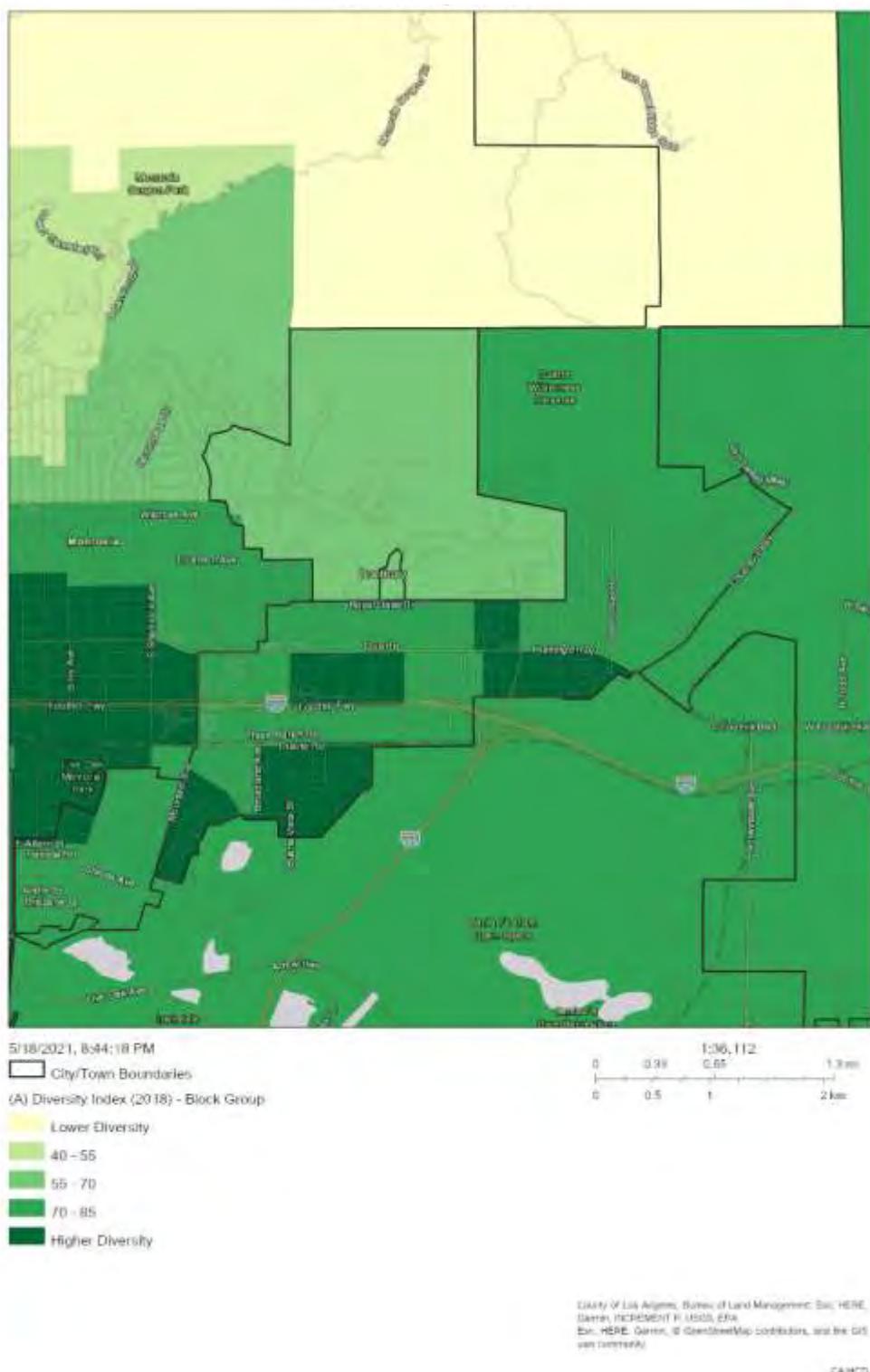


Table B-1: Resource Indicators by Census Tract

	Census Tract				Citywide
	4300.02	4300.03	4301.01	4301.02	
TCAC Resource Level	Moderate	High	Moderate	Low	Low to High
TCAC Economic Index	45	69	22	26	22-69
TCAC Education Index	57	62	58	44	44-62
TCAC Environmental Index	68	91	20	31	20-91
Race/Ethnicity					
White	26%	37%	25%	8%	24%
Hispanic	42%	34%	50%	76%	50%
Asian/Pacific Islander	21%	21%	14%	10%	15%
Black	10%	3%	7%	5%	8%
Low Poverty Score	30	81	35	37	30-81
% of Population in Poverty	6%	7%	21%	8%	6%-21%
% of Population that is Disabled	12.7%	9.8%	17.3%	10.6%	12.7%
Transit Trips	86	69	85	58	58-86
Total #/Type of Housing	2,632 units 74% single-family 22% multi-family 4% mobile homes	1,578 units 100% single-family	1,858 units 43% single-family 57% multi-family	1,258 units 83% single-family 17% multi-family	7,326 units 73% single-family 25% multi-family 2% mobile homes
Age of Housing Stock					
<30 yrs old	12%	5%	10%	3%	8%
>30 yrs old	88%	95%	90%	97%	92%
% Owner Households	60%	96%	38%	72%	64%
% Renter Households	40%	4%	62%	28%	36%

	Census Tract				Citywide
	4300.02	4300.03	4301.01	4301.02	
HCVs as % of rental units	No data available	No data available	5%	No data available	No data available
% of Total Rental Units Affordable to ELI and VLI Households	16%	0%	23%	33%	0%-33%
Overcrowding					
Owner	2%	2%	15%	20%	8%
Renter	5%	0%	2%	9%	7%
Severe	0%	0%	4%	7%	3%
Overpayment					
Owner (>30%)	36%	35%	47%	45%	39%
Renter (30-50%)	26%	8%	33%	44%	34%
Severe (>50%)	36%	0%	27%	27%	33%
Land Uses	SF residential, MF residential, Mobile Homes, Commercial, Manufacturing, Open Space, Specific Plan areas	SF residential, Open Space, Public Facilities	SF residential, MF residential, Commercial, Manufacturing, Specific Plan areas, Public Facilities	SF residential, Commercial, Specific Plan areas, City of Hope Medical Center	

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Duarte Zoning Map, ACS 2014-2018.

B. Fair Housing Enforcement and Outreach Capacity

Los Angeles County

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Duarte. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

HRC and its subcontractors met and exceeded various categories of fair housing services assistance in relation to the County's goals and strategies for FY 2015 – 2016 and FY 2014 – 2015. As compared to the annual goal of 3,700 general and fair housing services, the County fair housing contractors provided service to 3,239 direct clients, or 88 percent of their annual goal in FY15-16 and 3,490 clients, or 94 percent of the goal in FY14-15. Their services also provided 191,229 client contacts through their outreach and education efforts last year, while their services provided assistance through 49,486 client contacts in FY14-15.

A total of 269 fair housing inquiries were received in FY15-16, with 159 clients counseled, 77 cases opened, 25 cases referred to other agencies, and 8 cases pending. In FY14-15, a total of 232 inquiries were received and dispositions taken, with 125 clients counseled, 85 cases opened, 14 cases referred, and 8 cases pending.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is also outlined in the AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

Duarte

As outlined in the Constraints Section of the Housing Element, Duarte has numerous procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs population including a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has a Housing Resources page on its website, including a Guide to Residential Tenant's and Landlords' Rights and Responsibilities, and contact information and resources for residents who have fair housing concerns or issues.

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. The City continues to refer fair housing complaints to the Housing Rights Center (HRC).

Table B-2 below details the services provided by the HRC to Duarte residents between Fiscal Year 2016 and 2020. A total of 106 households received services. Tenant/landlord services were provided to 86 households (81%) while discrimination inquiries comprised 20 households (19%). The overall demographics illustrates that the majority of inquiries were made by extremely low income households (82%), persons who are not Hispanic/Latino (64%) and identify as an “other” racial group. Approximately 34 percent of inquiries were made by seniors and a quarter of were made by persons with a disability.

For the landlord/tenant services, noticing (27%) comprised the largest issue, followed by seeking housing (17%), rent increases (10%) and evictions (10%). Over half (57%) of the inquiries were resolved, while other outcomes included referrals to Project Place (17%), referrals to Legal Aid (12%) and others such as Code Enforcement and Small Claims Court.

As shown in the table, of the 20 discrimination inquiries, five of these resulted in cases being opened. One case was based on familial status while the other four were based on a physical disability. One case has been withdrawn, one was closed due to no enforcement being possible, two had successful conciliation and one is pending.

**Table B-2: Fair Housing Services
Provided by the Housing Rights Center: FY 2016-2021**

	# of Households Assisted by HRC	% of Total Households Assisted
Overall Demographics		
Race		
Other	54	51%
Black/ African American	24	23%
White	22	21%
Asian/Pacific Islander	2	2%
American Indian/Alaskan	2	2%
Am.Indian/Alaskan and Black	1	1%
Asian and White	1	1%
Total	106	100%
Ethnicity		
Not Hispanic/Latino	68	64%
Mexican/Chicano	25	24%
Other Hispanic/Latino	13	12%
Total	106	100%
Type of Caller		
In-Place Tenant	82	77%
Rental Home seeker	15	14%
Other	6	6%
Landlord	3	3%
Total	106	100%

	# of Households Assisted by HRC	% of Total Households Assisted
Income Level		
Extremely Low	87	82%
Very Low	14	13%
Low	3	3%
Moderate	2	2%
Total	106	100%
Special Groups		
Senior	36	34%
Disabled	27	25%
Female Headed HH	2	2%
Gov't Subsidized	1	1%
Total	66	62%
Tenant/Landlord Services		
Housing Issue		
Notices	23	27%
Seeking Housing	15	17%
Eviction	9	10%
Rent Increase	9	10%
Other	8	9%
General Info	7	8%
Substandard Conditions	6	7%
Harrassment	4	5%
Repairs	3	3%
Lease Terms	2	2%
Total	86	100%
Disposition		
Resolved	49	57%
Project Place	15	17%
Legal Aid	10	12%
Small Claims Court	2	2%
Health Dept.	2	2%
Attorney	2	2%
Other (Code Enforcement, etc.)	6	7%
Total	86	100%
Discrimination Inquiries and Cases		
Inquiries Counselled	15	75%
Cases Opened	5	25%
Familial Status	(1)	(20%)
Physical Disability	(4)	(80%)
Disposition of Cases Opened		
Successful Conciliation	(2)	(40%)
No Enforcement/client withdrew	(2)	(40%)
Pending	(1)	(20%)
Total	20	100%

Source: Housing Rights Center, May 2021.

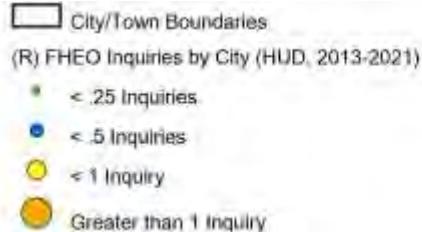
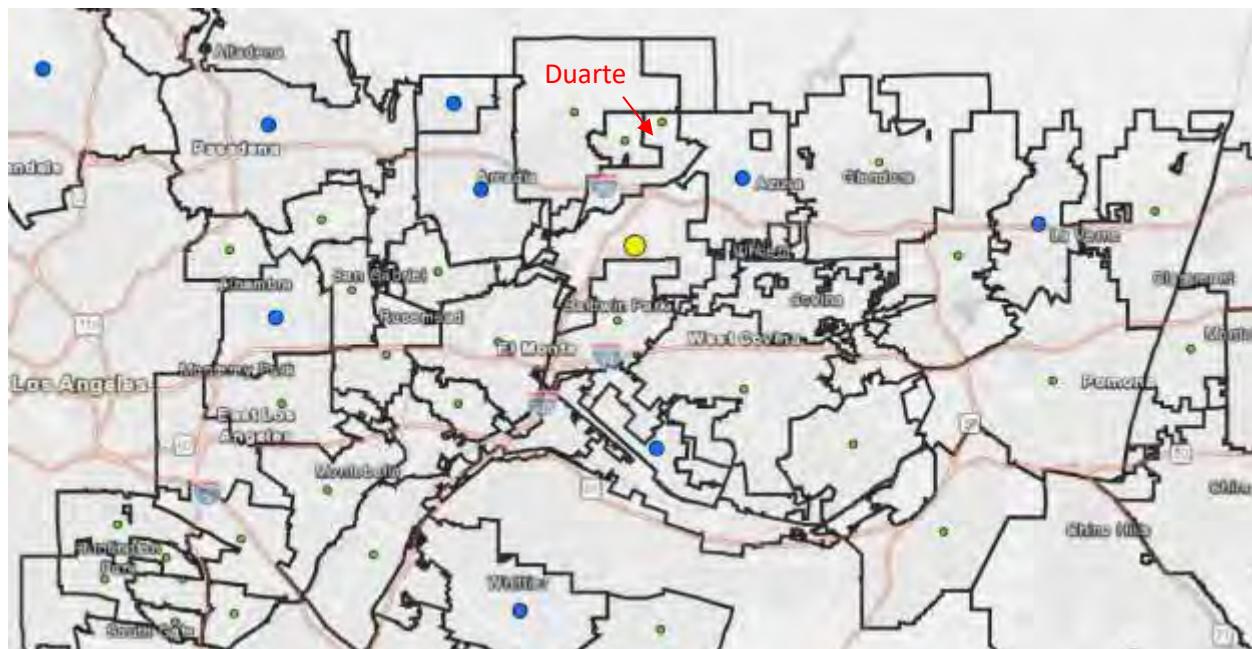
In addition to the HRC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Duarte had been submitted to their agencies between 2014 and 2020.

One record was found by DFEH that was based on disability. However, a no cause determination was found and the case was closed. HUD's records showed seven cases for Duarte, four in 2014, and one each in 2015, 2018 and 2019. One case was based on race and a no cause determination was made. Four cases were based on disability; three of these were closed due to no cause determinations and one was withdrawn from the complainant. One case was based on both race and a disability and was closed due to a no cause determination. The final case, based on a disability and retaliation reached conciliation and a successful settlement.

The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website. The HCD AFFH Data Viewer shows data for one of the Census Tracts in Duarte – 4301.01. This tract has 50 HCVs, which is approximately five percent of the renter occupied housing units in this Tract.

Figure B-4 below shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Duarte falls within the lowest category at less than .25 inquires per one thousand people. This is similar to Monrovia, Bradbury, Glendora and other San Gabriel communities.

Figure B-4: Fair Housing and Outreach Cases in the Greater San Gabriel Valley



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community.

-CA HCD-

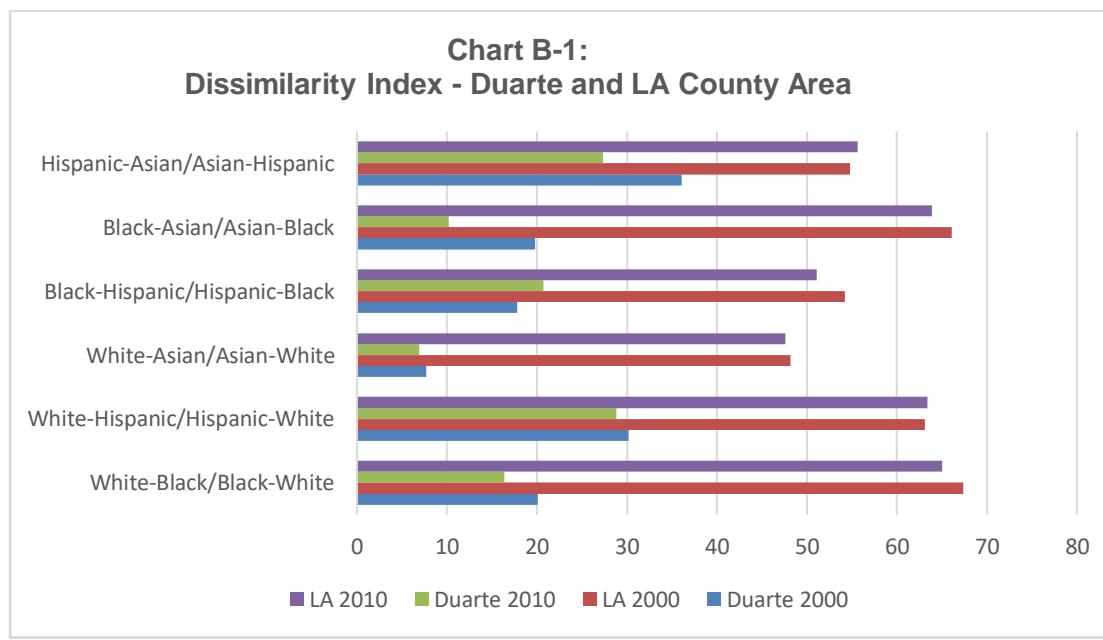
C. Integration and Segregation

Duarte's mix of housing includes single-family residential (73%), multi-family (25%) and mobile homes (2%). Single-family homes are located throughout the City with larger lots in the northern portion of Duarte. The Angeles National Forest provides a backdrop to the hillside development and open space in the northern portion of the City. Multi-family homes are located along the "core" of the City along Huntington Drive and Buena Vista Drive in the southern area of the City. The vast majority (91%) of homes in Duarte were built prior to 1989 and over 30 years old.

Race and Ethnicity

A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across Census Tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Duarte and the County during 2000 and 2010. Using the thresholds described above, the dissimilarity index in Duarte for all groups is considered low in 2000 and 2010. Also, the index percentages are less than the County as a whole and lower than the nearby cities of Pasadena and Monrovia. The County locations with the highest index values are Long Beach and Los Angeles, while Baldwin Park, Bellflower, Downey and Paramount have the lowest index values.



Source: U.S. Census 2000 and 2010; Spatial Structures in the Social Sciences at Brown University

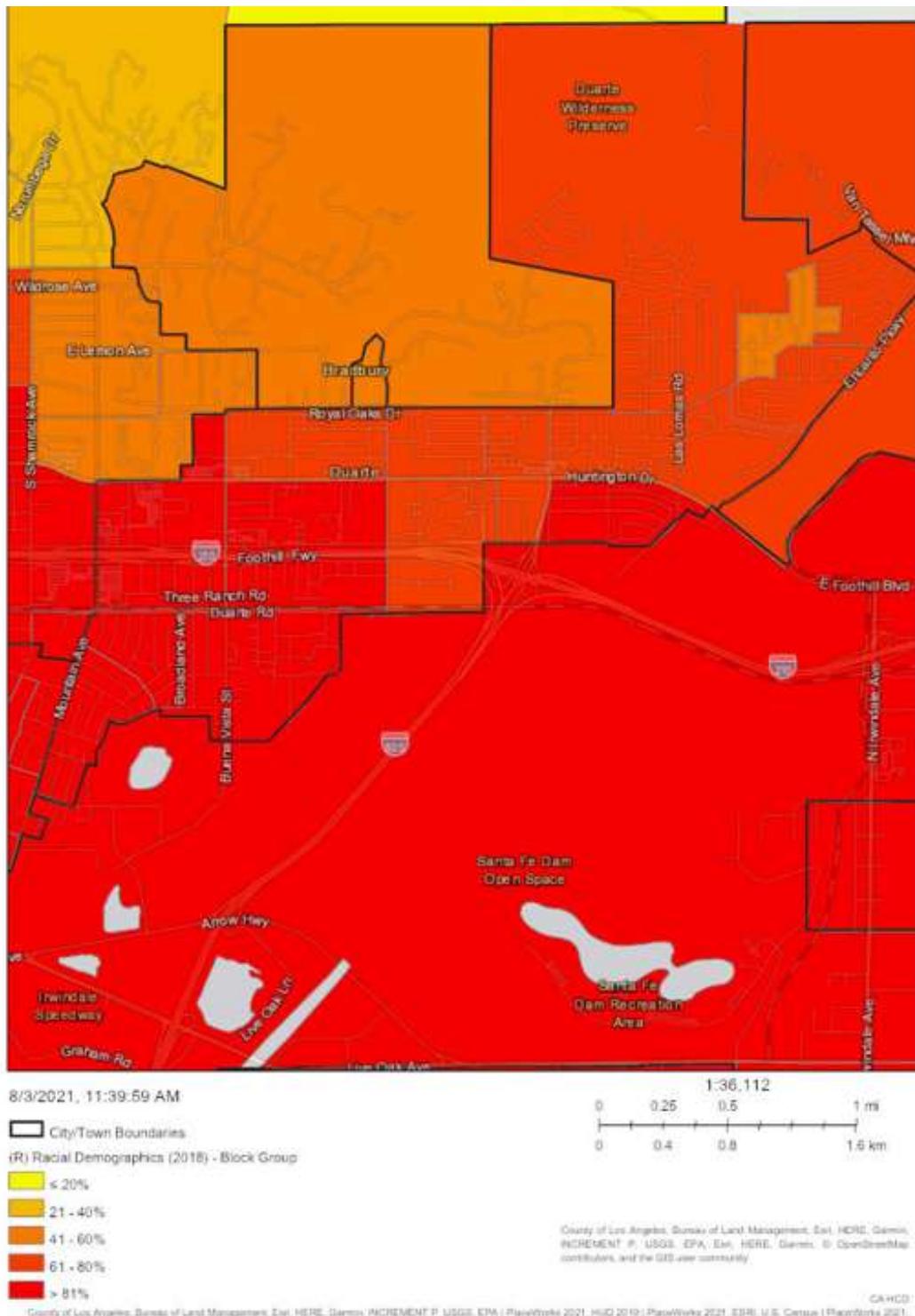
Figure B-5 illustrates the racial demographics by block group in Duarte as well as the greater San Gabriel Valley region of Los Angeles County.

The County AI describes the racial and ethnic make-up in their services area as follows:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As shown in Figures B-3 and B-5 and discussed in the Community Profile section of the Housing Element, Duarte is similar to Los Angeles County in diversity. Table B-1 illustrates that approximately one quarter of the population is White and almost one half of the residents are Hispanic. Within the City, the highest percentage of White residents (37%) live in the northern foothill portions of the City and the southern area of the City has the highest percentage of Hispanic residents (76%). The highest percentage of African American residents (10%) are located in the eastern area of the City while the highest percentage of Asian residents (21%) are located in the central portion of Duarte.

Figure B-5: Racial Demographics in Duarte (2018)



Persons with Disabilities

The Los Angeles County AI discusses disability and access for the LA region. There do not appear to be areas of particularly high concentrations of residents with disabilities in R/ECAPs, although a few areas do stand out as containing moderate concentrations within the region. For instance, the city of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates appear to have such a concentration of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana appear to have moderate concentrations of residents with disabilities aged 18-64.

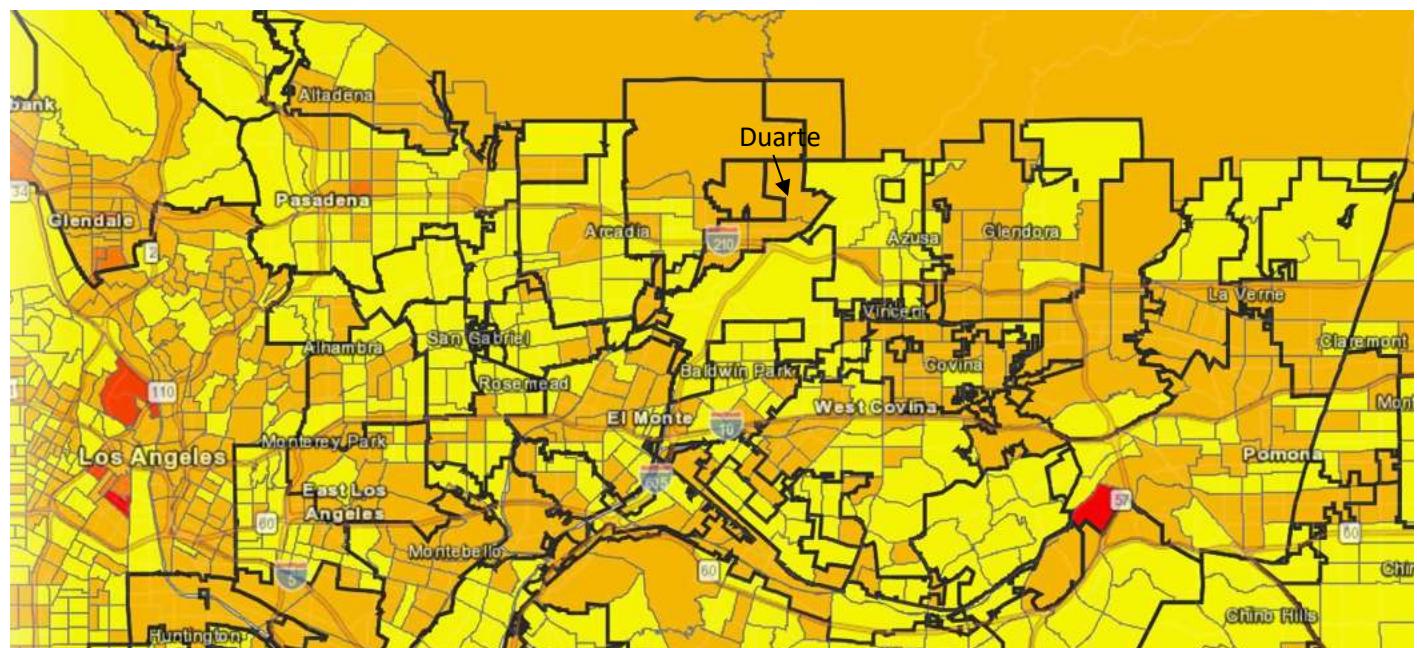
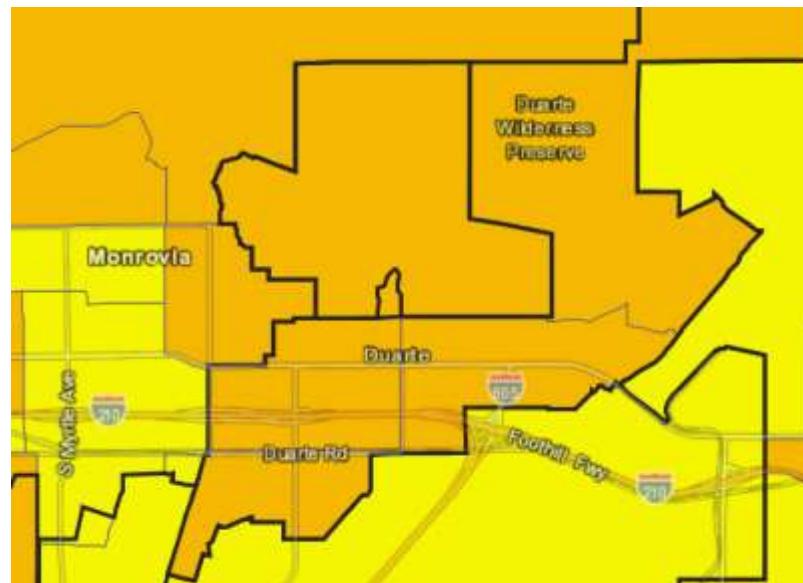
In Duarte, 12.7 percent of the population has a disability. Figure B-6 shows this percentage as well as the larger San Gabriel Valley region. The Census Tracts range from 9.8 percent to 17.3 percent. The highest percentage (17.3%) is in tract 4301.01. This tract has a mix of housing as well as both renters and homeowners. Also, the percentage of seniors is higher here (22.8%) than in other portions of the City, a reflection of a number of affordable senior complexes in this area.

Familial Status

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps these categories and are shown in the figures below. The figures also include the San Gabriel Valley area of Los Angeles County for comparison.

- A higher percentage (40%-60%) of Duarte's population in married households are located in the northern portion of the City (Tract 4300.03). The remaining areas of the City have approximately 20 to 40 percent in married households. These percentages are similar to many areas in the greater San Gabriel Valley region.
- The highest percentage (>80%) of children in married households are also located in the northern portion of Duarte. The area with the lowest percentage is found in the western portion of the City (Tract 4301.01). This percentage is similar to many areas in the southern San Gabriel Valley.
- Less than 20 percent of adults live alone in Duarte. This is very similar to the entire San Gabriel Valley, with the exception of certain portions of Pasadena which have a larger percentage of their population living alone.
- Tract 4301.01 in west Duarte has the highest percentage of female-headed households (20% to 40%) and is similar to many areas south of Duarte.

**Figure B-6: Population with a Disability
in Duarte and the Greater San Gabriel Valley**



■ City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

30% - 40%

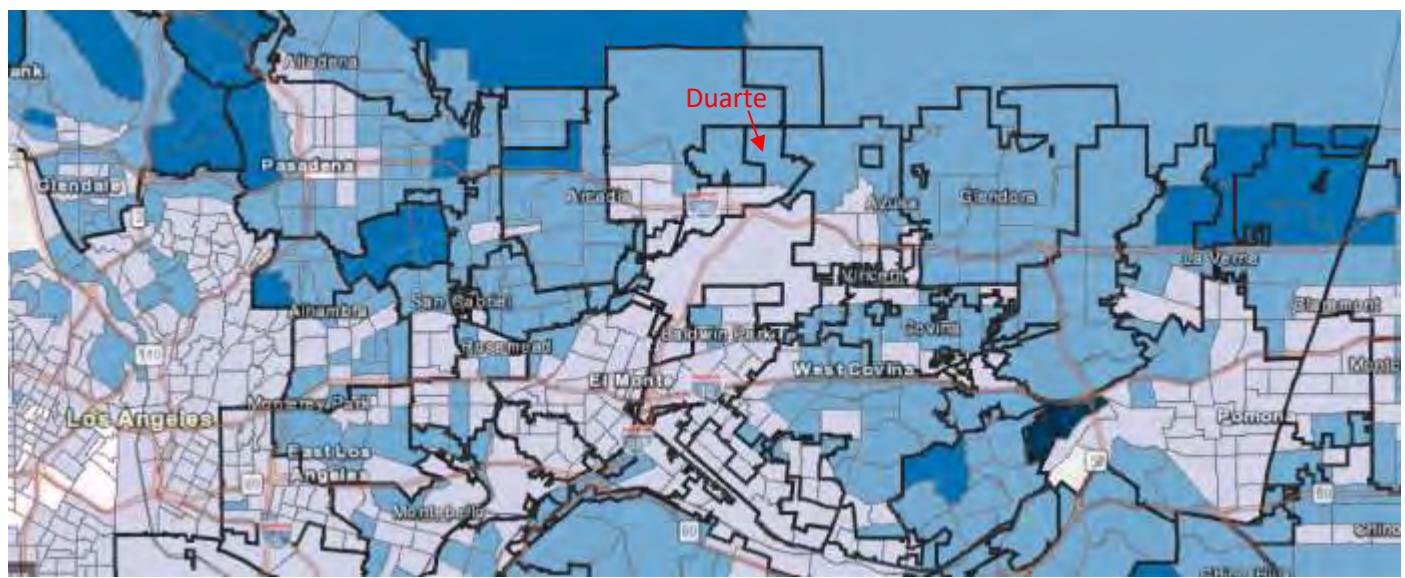
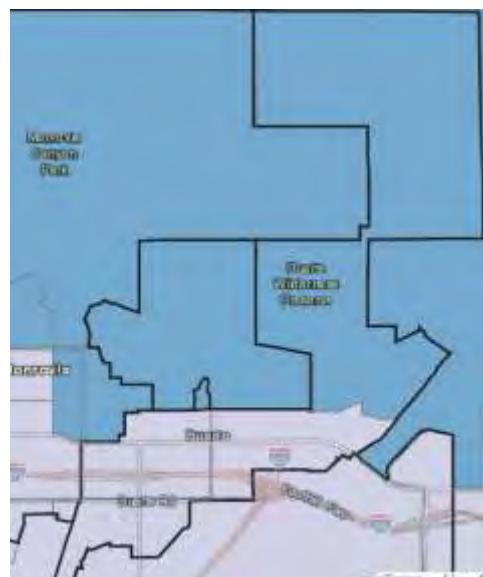
> 40%

County of Los Angeles, Bureau of Land Management; Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

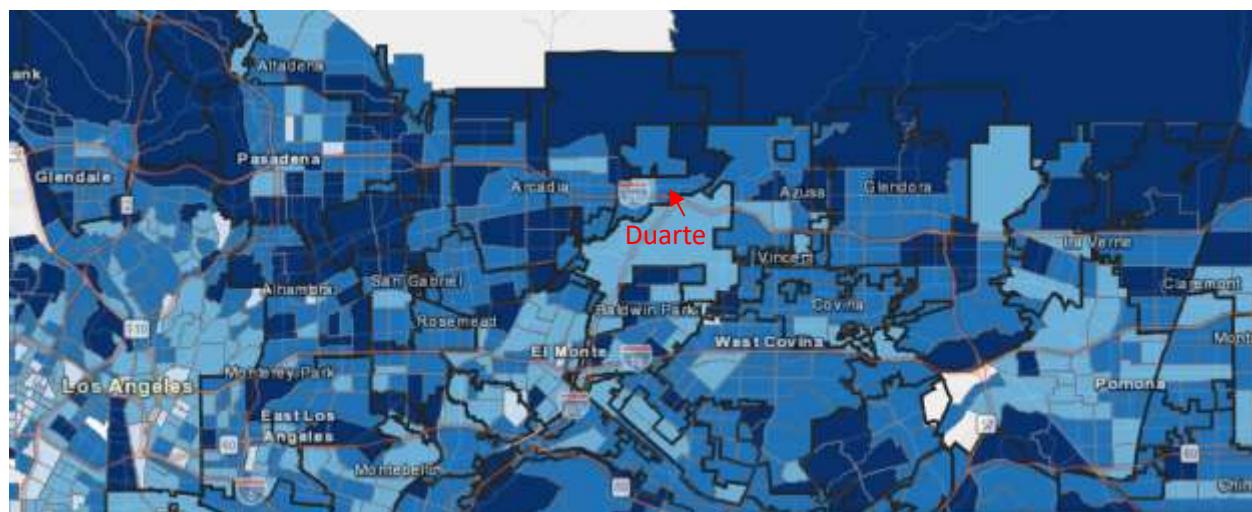
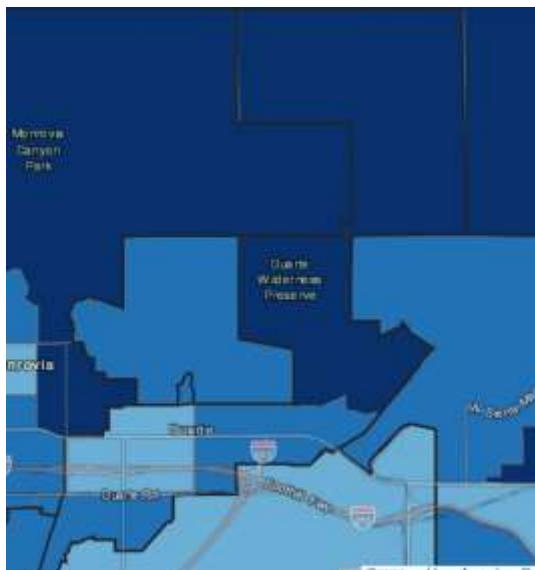
County of Los Angeles, Bureau of Land Management; Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TIGER 2020

Figure B-7: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Duarte and the Greater San Gabriel Valley



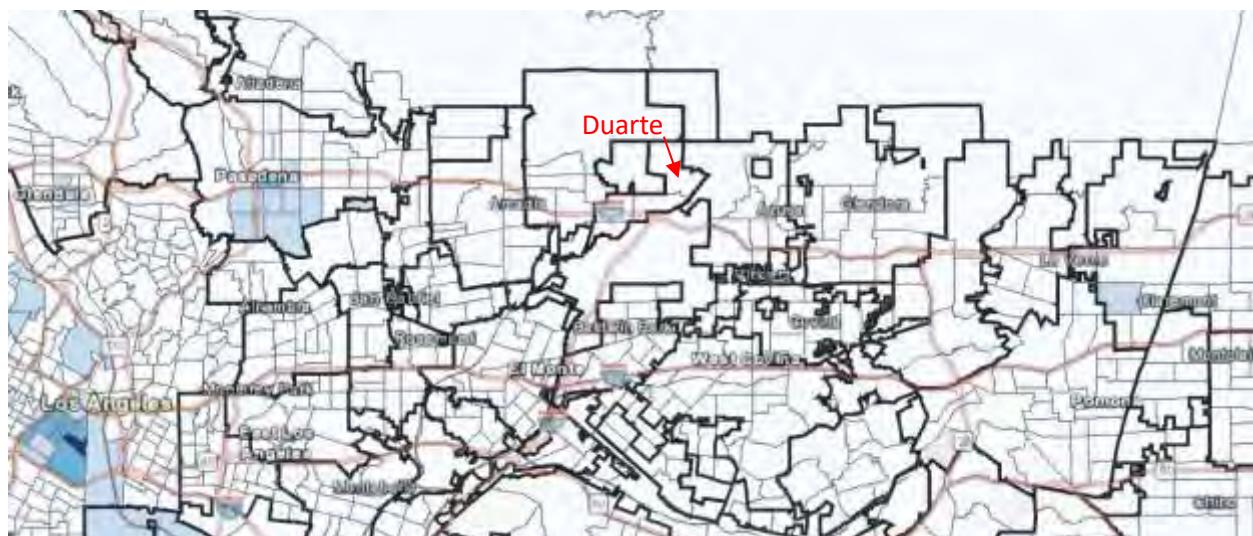
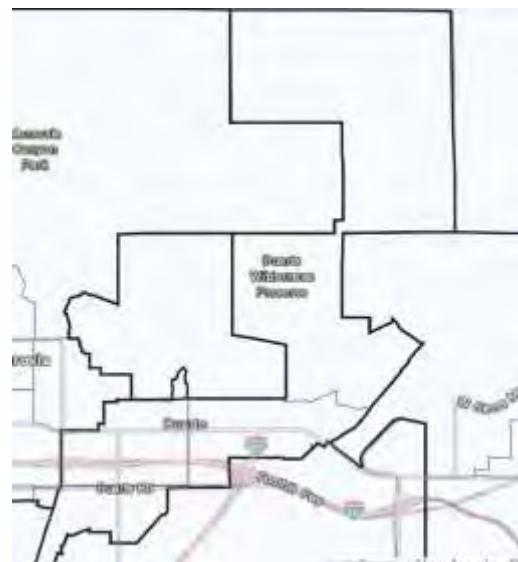
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, USGS, OpenStreetMap contributors, and the GIS User Community
CA HCD

Figure B-8: Familial Status – Percent of Children in Married Couple Households in Duarte and the Greater San Gabriel Valley



County of Los Angeles Bureau of Land Management, City HEDC, General
INDEMNITY, 1225 (PA), HEDC, General, & General
Contributors, and the Q2 year continuing

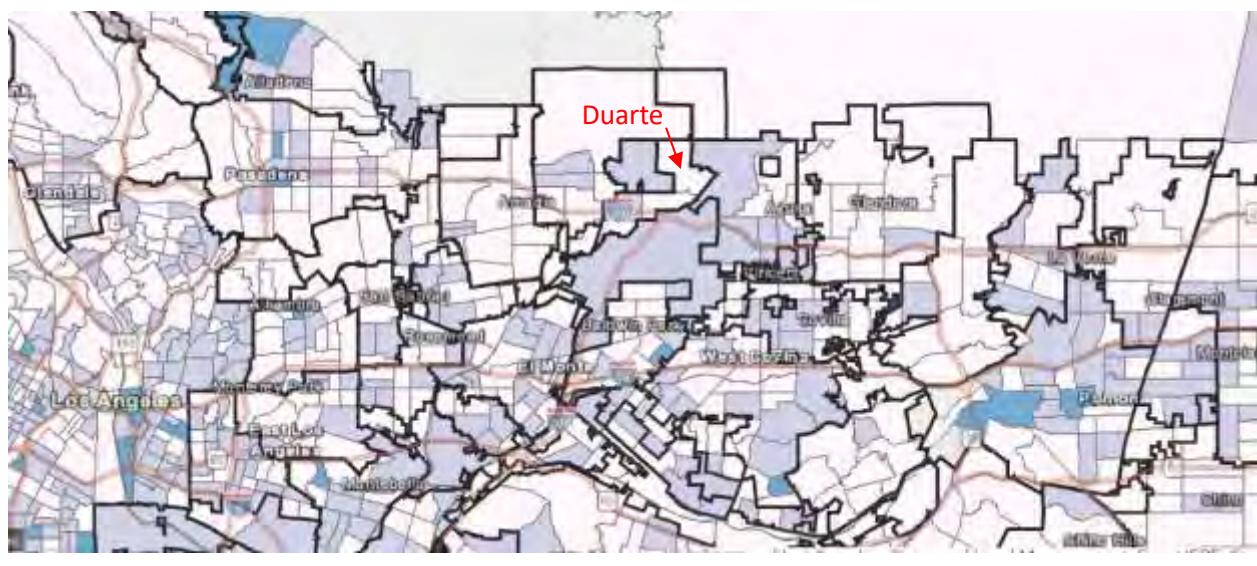
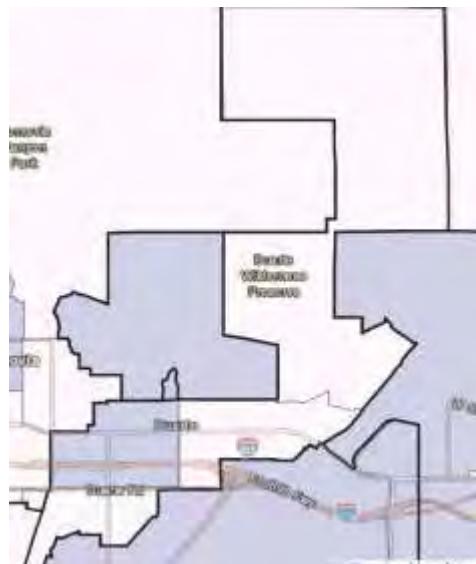
Figure B-9: Familial Status – Percent of Population 18 and Over Living Alone in Duarte and the Greater San Gabriel Valley



City of West Covina, County of Los Angeles, Bureau of Community Management, City HPRB, Garmain (WCR), EPA, SPC
Plan, HPRB, Warren, C2 Development, Environment, and the City
Plan Commission

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Figure B-10: Familial Status – Percent of Children in Female-Headed Households in Duarte and the Greater San Gabriel Valley



City of West Covina, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Data: HERE, Garmin, OpenStreetMap contributors, and the OSM user community

CA.HCD

Income Level

Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer has maps illustrating both the percentage of Duarte's population in poverty as well as the percentage of low to medium income populations. Figures B-11 and B-12 illustrate this data for Duarte and the greater San Gabriel Valley.

As shown in Table B-1 and Figure B-11, Census Tract 4301.01, located in the western half of the City along Huntington Drive and the 210 freeway, has the highest percentage of residents that live below the poverty line at 21 percent. While this percentage is higher than many areas in the San Gabriel Valley, this is also the location of major investment in the City resulting from implementation of the Town Center and Duarte Station specific plans. For all of the other tracts in Duarte, the level of poverty is below ten percent, which is consistent with many surrounding areas. Regarding the low and moderate income population in Duarte, Tract 4300.03 has the lowest percentage as illustrated on Figure B-X. Most of the block groups in this tract have fewer than 25 percent of households at these income levels. The exception is block group 4300.034, which shows between 25 to 50 percent lower and moderate income households. On the other hand, the other three Census Tracts in the City have a majority of low and moderate income households (between 50%-75%). Block group 4300.022 has a lower percentage (25% to 50%) of households in these income categories. As shown on Figure B-12, many pockets of low and moderate income areas are throughout the San Gabriel Valley.

Figure B-11: Percentage of the Population Below the Poverty Level in Duarte and the Greater San Gabriel Valley

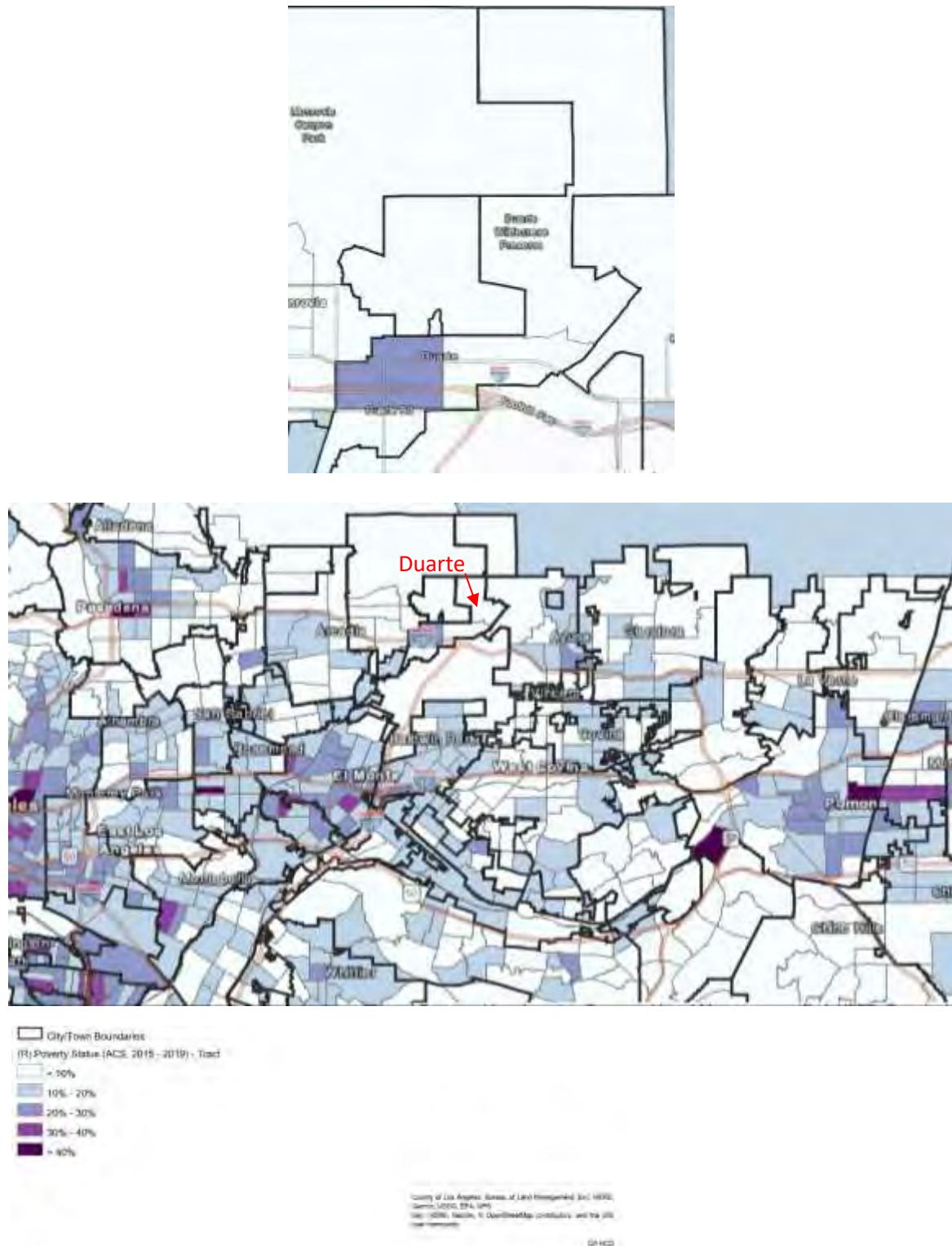
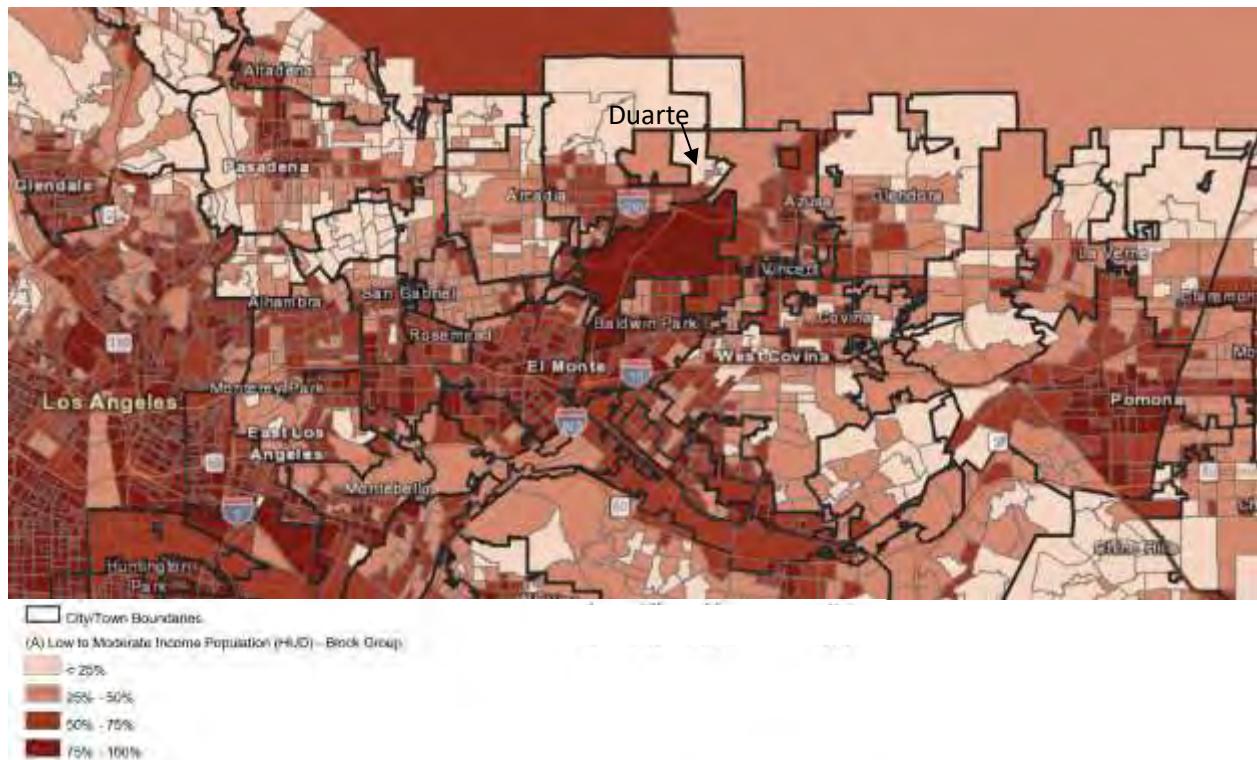
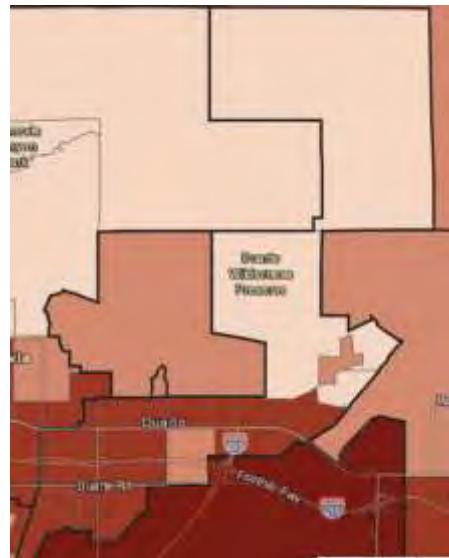


Figure B-12: Percentage of Low and Moderate Income Households in Duarte and the Greater San Gabriel Valley



City/Town Boundaries
(A) Low to Moderate Income Population (HUD) – Block Group
Lightest Red: < 25%
Medium-Light Red: 25% - 50%
Medium-Dark Red: 50% - 75%
Darkest Red: 75%+ 100%

LA-MD

D. Racially or Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as an area that has a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as “Census Tracts with 40 percent or more of individuals living at or below the poverty line” (HUD RECAP dataset website). According to the HUD database, no Duarte Census Tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Duarte as having R/ECAP tracts. The County AI identifies the largest groupings of R/ECAP Census Tracts in downtown Los Angeles, Long Beach and a few tracts near San Fernando and the in the Lancaster/Palmdale area.

As shown previously in Table B-1, Census Tract 4300.03 has a much lower level of exposure to poverty compared to the rest of Duarte. This tract is also made up of single-family residences while the other tracts have a variety of residential, commercial and manufacturing uses.

Racially/Concentrated Areas of Affluence

According to HCDs AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”.⁵ While HCD does not have a standard definition for RCAs, evaluating the proportion of Whites in a community and differences in household income can provide a good indicator for areas of affluence.

Table B-3 looks at the median household incomes of white residents in Duarte as well as the County as a whole. As can be seen, the proportion of white residents in Duarte is slightly below the County, as is the median income. And there is far less disparity between median incomes among whites and all households in Duarte (1% difference), than Countywide, where whites on average earn 30% more than the overall County median income. While the city in its entirety is not a RCA, it is important to look within the City itself. As shown in Figure B-12 above, certain portions in the central and southern parts of Duarte have higher percentages of low and moderate income households.

Table B-3: White Median Household Income and Population

	Duarte	Los Angeles County
Median HH Income		
White Alone	\$72,569	\$83,847
All Households	\$73,429	\$64,251
% White Population	24%	26%

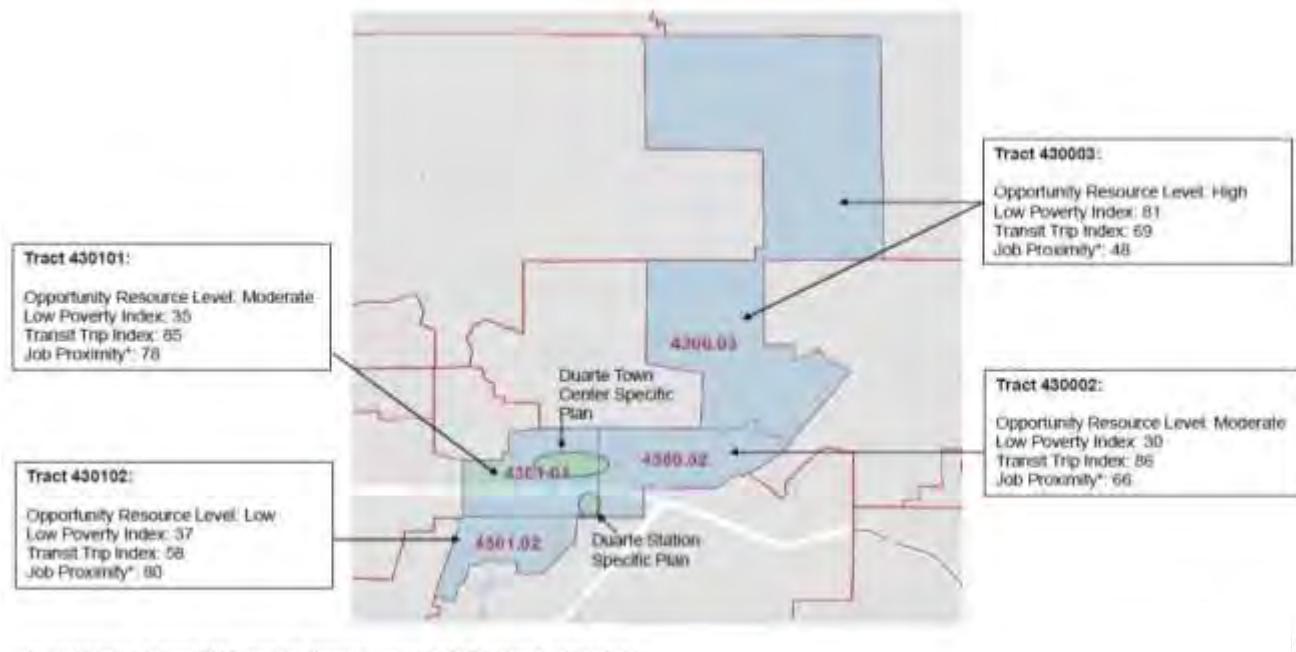
Source: U.S. Census 2000; ACS 2014-2018

⁵California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

E. Disparities in Access to Opportunity

As discussed in the earlier section and presented in Table B-1 and Figure B-2, the Tax Credit Allocation Committee (TCAC) assigns opportunity levels to Census Tracts based on a variety of economic, educational and environmental factors. Figure B-13 below depicts the range of opportunity levels within the different geographic areas of the City, with the southern area having lower access, the central core area having moderate access and the northern area having high access.

Figure B-13: Access to Opportunities Summary



It appears that the Census Tracts with a higher percentage of white residents have higher access to opportunities. Another factor is the geographical layout of the City, with the northern portion being predominantly single-family residential and open space, while the main Huntington Drive "corridor" runs parallel to the 210 freeway with a mix of residential, commercial and manufacturing land use designations.

The City of Duarte has several planning efforts underway that are located in the central core of the City (shown as moderate/low resource levels on the TCAC/HCD map). As described in the Resources chapter of the Element (Section 4), the Town Center Specific Plan and the Duarte Station Specific Plan both contain mixed use opportunities near transit, jobs, services and other amenities, accommodating over 2,000 new higher density dwelling units. These specific plans provide the City with tools to increase access to opportunities for its residents.

Education

The County AI describes overall school proficiency in the Urban County Area in relation to race and ethnicity. White and Asian residents generally enjoyed greater access to proficient schools, particularly in Santa Monica and Glendora. Conversely, Hispanic and Black residents living in Palmdale, Inglewood, and Montebello lived among schools with the lowest levels of proficiency found anywhere in the service area. The range of values for the opportunity index in the service area was 56.3 value points (that is, the difference between the maximum value and the minimum value among the entitlements), indicating a moderate degree of variation among the race/ethnic groups. The largest concentration of low scores occur near Downtown Los Angeles.

As shown on the Census Tract Summary Table above (Table B-1), the education opportunity scores in Duarte range from 44 to 62. When looking at race and ethnicity of the census tracts, those with a higher percentage of White and Asian households have a higher education score, while those with a greater percentage of Hispanic residents have the lower scores. This finding is similar to other areas of the San Gabriel Valley and the County as a whole.

Duarte is served by the Duarte Unified School District. The 2019-2020 Enrollment Report stated that the total number of students in the district was 5,065 and the race/ethnicity percentages was very similar to the County as a whole (Hispanic/Latino – 67.6%, White – 12.5%, Asian/Filipino/Pacific Islander – 9%, African American – 4.7%, and two or more races – 3.4%). According to the California Department of Education's School Dashboard website (www.caschooldashboard.org), in 2019 the District was below the State standard in math, above the standard in English language arts and had a high school graduation rate of 94.3 percent. In addition, approximately 22 percent of students in 2019 were English learners and almost 70 percent were socioeconomically disadvantaged.

Economic

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. The County AI shows the scores for the Urban County Area by race/ethnicity. For job proximity, the scores were similar for Whites, Black, and Asian/Pacific Islander while the score for Hispanics was slightly lower. However, for the labor market engagement, the index values were significantly higher for Whites and Asian/Pacific Islanders compared to African Americans and Hispanics. In Duarte, this appears also be case as shown in Table B-1. Census Tract 4300.03 has the highest economic value along with the highest percentage of Whites and Asians, while the tracts in the southern portion of the city have lower values and higher percentages of Hispanic residents.

As described in the Community Profile of this Housing Element, Southern California Association of Governments (SCAG) Local Profile for Duarte documented 11,554 jobs in the City in 2017. This was an increase of almost 65 percent from 2007. The State Economic Development Department identified Duarte's unemployment rate at 5.8 percent

in 2017, compared to countywide unemployment of 4.8 percent. The Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates that Duarte will have 15,700 by 2045. The City has approved two large Specific Plans that will help bring jobs to the city: The Duarte Station Specific Plan, estimated to add 383 jobs and the Town Center Specific Plan with approximately 570 jobs. The City of Hope Specific Plan, adopted by the City in 2018, is a 20-year phased development plan on the City of Hope campus and will result in over one million net square feet of hospital, outpatient clinic, office, warehouse, industrial and research uses. A 150-room, five story hotel on the campus will be completed and opened in late 2021.

Transportation

The County AI looked at the transit trip index for the Urban County area and found little disparity among the racial or ethnic classes. Also, the transit trip index did not reveal a pattern across the Urban County service area. The lowest transit trip index values in the County were found in the Palmdale area. For Duarte, the index values ranged from 58 to 86. Transit access is available in Duarte through Foothill Transit (Line 861 Green) and the Los Angeles Metro Gold Line which has a station on Business Center Drive. The central core of Duarte has the highest transit trips, 85 and 86, due to many bus stops located along Huntington Drive and the location of the Duarte/City of Hope Gold Line stop. While a few bus stops are located south of Duarte Road along Buena Vista Street, Census Tract 4301.02 had a transit trip score of 58, the lowest in the city. On the other hand, the Census Blocks south of Duarte Road had the highest job proximity scores (78-83) in Duarte due to the location of the City of Hope Medical Center. The Census Blocks north of Duarte Road and west of Highland Avenue also had high job proximity scores (76-79) due to the commercial uses in the area. The lowest job proximity scores in Duarte were north of Royal Oaks Drive (45-50). This is due to the residential nature of the neighborhoods and being farther away from the Pasadena Freeway and transit locations.

Environmental

The County AI outlines the Environmental Health Index, or potential exposure to harmful toxins as a neighborhood level. In general, those areas with the greatest exposure are located in most of the central, southern and eastern portions of the County. When looking at race and ethnicity, Whites have less exposure than other groups, while Hispanics generally have the highest exposure.

This pattern is mimicked in both the San Gabriel Valley and Duarte, where the areas located adjacent to the San Gabriel Mountains have less exposure than the central and southern areas adjacent to the Foothill Freeway and more dense development.

Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities (DACs) to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged

communities throughout the state. CalEnviroScreen uses a variety of statewide indicators to characterize pollution burden (the average of exposures and environmental effects) and population characteristics (the average of sensitive populations and socioeconomic factors). The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. Census Tract 4301.01, located north of Duarte Road and west of Highland Avenue (refer to Figures B-1 and B-6) has been identified as a disadvantaged community and has a combined DAC score of 80% thus exceeding the minimum criterion for DAC designation. As mandated under SB 1000, the City of Duarte is updating the Safety Element of the General Plan in conjunction with the Housing Element to include policies to address environmental justice through reducing health risks to DACs, promoting civil engagement, and prioritizing the needs of these communities.

F. Disproportionate Housing Needs and Displacement Risk

Housing Vacancy

As described in the Housing Element Community Profile (Section 2), the 2014-2018 American Community Survey showed vacancy rates in Duarte of 4.4 for rentals which is close to ideal levels for sufficient mobility. However, the vacancy rate for ownership units was 0.7, indicating below ideal vacancy levels for sufficient mobility.

Cost Burden/Housing Overpayment

The 2014-18 American Community Survey data compiled by SCAG identifies 34 percent of renters in Duarte as spending between 30-50 percent of their total income on housing (overpayment), with an additional 33 percent spending more than half their income on housing (severe overpayment). Both renter overpayment and severe renter overpayment increased from what was measured in the 2010 Census (28% overpayment, 23% severe overpayment). Renter overpayment in Duarte is also higher than Los Angeles County, which had 25 percent overpayment and 29 percent severe overpayment. Among owner households in Duarte, 39 percent were overpaying, representing a decrease from 47 percent measured in the 2010 Census. Owner overpayment is lower than what is faced in the County as a whole, which is 44 percent. However, in Census Tracts 4301.01 and 4301.02 ownership overpayment is 47 percent and 45 percent, respectively. As could be expected, as income increases, overpayment decreases, with approximately one-fifth of owner households earning greater than \$75,000 spending greater than 30 percent of income on mortgage costs.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of

overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

While owner overcrowding in Duarte has decreased from ten to eight percent in the last ten years, it is still higher than the County rate of four percent. Severe owner overcrowding is at two percent for both Duarte and the County.

Renter overcrowding is lower in Duarte than the County and has fallen in the City during the last decade. Overcrowding among renters is seven percent in Duarte (versus nine percent in the County), while severe renter overcrowding is three percent in Duarte while it is at seven percent Countywide.

Within Duarte, owner and renter overcrowding is much lower in the eastern portion of the City (east of Highland Avenue) compared to the west. Tract 4300.03 has two percent owner overcrowding and zero renter/severe renter overcrowding, while Tract 4300.02 has two percent owner overcrowding, five percent renter overcrowding and zero percent severe renter overcrowding. In contrast, Tract 4301.01 (west of Highland Ave and north of Duarte Road experienced 15 percent overcrowding for owners, two percent for renters and four percent severe overcrowding for renters. The southernmost tract in Duarte (4301.02) experienced the most overcrowding and had the highest percentages – 20 percent for owners, nine percent for renters and seven percent severe overcrowding for renters. The residential neighborhood in this tract is modest with small lots and relatively small houses built in the 1940s and 1950s. The small house sizes may explain the higher incidence of overcrowding compared to the rest of Duarte.

Displacement Risk

Duarte has an active history of supporting affordable housing in its community. Of the six assisted rental housing projects in Duarte, one site (Duarte Park Apartments) was identified by the California Housing Partnership as being at risk of conversion to market rates. The City has contacted the property owners at Duarte Park Apartments about their interest in preserving the project and the potential for City rehabilitation assistance in exchange for extending affordability controls. While the property owner did not respond to the City's offer, subsequent follow-up with the LA County Section 8 contract administrator indicated that on April 8, 2021, the property owners at Duarte Park Apartments submitted their one-year notification letter informing the tenants that they will be renewing their Section 8 Housing Assistance Payment (HAP) contract with HUD. Therefore, this project is no longer at-risk of conversion.

The Urban Displacement Project shows Census Tracts throughout the County by level of displacement risk⁶. The area's most susceptible to displacement in the San Gabriel Valley are portions of Pasadena, Altadena, Monrovia and Duarte, as well as the cities in the southern portion of the Valley. Figure B-14 shows the displacement risk levels for

⁶ Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

Duarte and surrounding communities. Census Tracts 4300.02 and 4301.02 were identified as having housing affordable to middle, high, mixed moderate and mixed high-income households. Tract 4300.03 was identified as a stable/advanced exclusive tract meaning that housing was only affordable to high or mixed-high income households. Census Tract 4301.01 (central Duarte along Huntington Drive west of Highland Avenue) was shown as low income/subject to displacement. This corresponds with the prior Figure B-4 that shows over 20 percent of the population in this tract living below the poverty line. This is the location of both the Town Center Specific Plan and Duarte Station Specific Plan and a focus of future investment and revitalization. While there is limited existing housing in these specific plan areas, the City will ensure State protections for existing tenants and replacement housing requirements are strictly adhered to.

Substandard Housing

With 91 percent of the City's housing stock built prior to 1989, almost all of Duarte's housing has reached the 30-year benchmark, representing over 6,500 units. This percentage is only slightly higher than the County as whole which has 85 percent of the housing stock at least 30 years old. Duarte's Code Enforcement Division has estimated that one-quarter (25%) of the City's 4,332 owner-occupied units built prior to 1990 are in need of rehabilitation improvements (not just cosmetic). For renter occupied units, it is estimated that thirteen percent of units 30 years or older are in need of rehabilitation. In February 2018, City code enforcement staff conducted an exterior housing conditions survey of Duarte's older multi-family properties. Of the seventeen multi-family properties surveyed, five were identified as deteriorating, with one property identified as dilapidated, representing a total of 109 units in significant need of repair. These properties were identified as candidate sites for potential acquisition and substantial rehabilitation under a new program being initiated by the City with State SB 2 funds

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Duarte, the ACS identifies 110 occupied dwelling units as lacking kitchen facilities. All of these units are renter households and represent 1.5% of the City's households. Just 12 occupied units were identified as lacking complete plumbing (all renter households). These percentages are similar to the County, where the substandard conditions affect approximately two percent of the housing stock (1.5 percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities).

The City is proposing initiation of a rotating Apartment Inspection Program, and would prioritize inspections in Duarte's identified low resource neighborhoods. City residents can continue to participate in the County's housing rehabilitation assistance program, and the City provides a link to the program on the Housing Resources page on its website. Given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, ongoing maintenance is key.

Homelessness

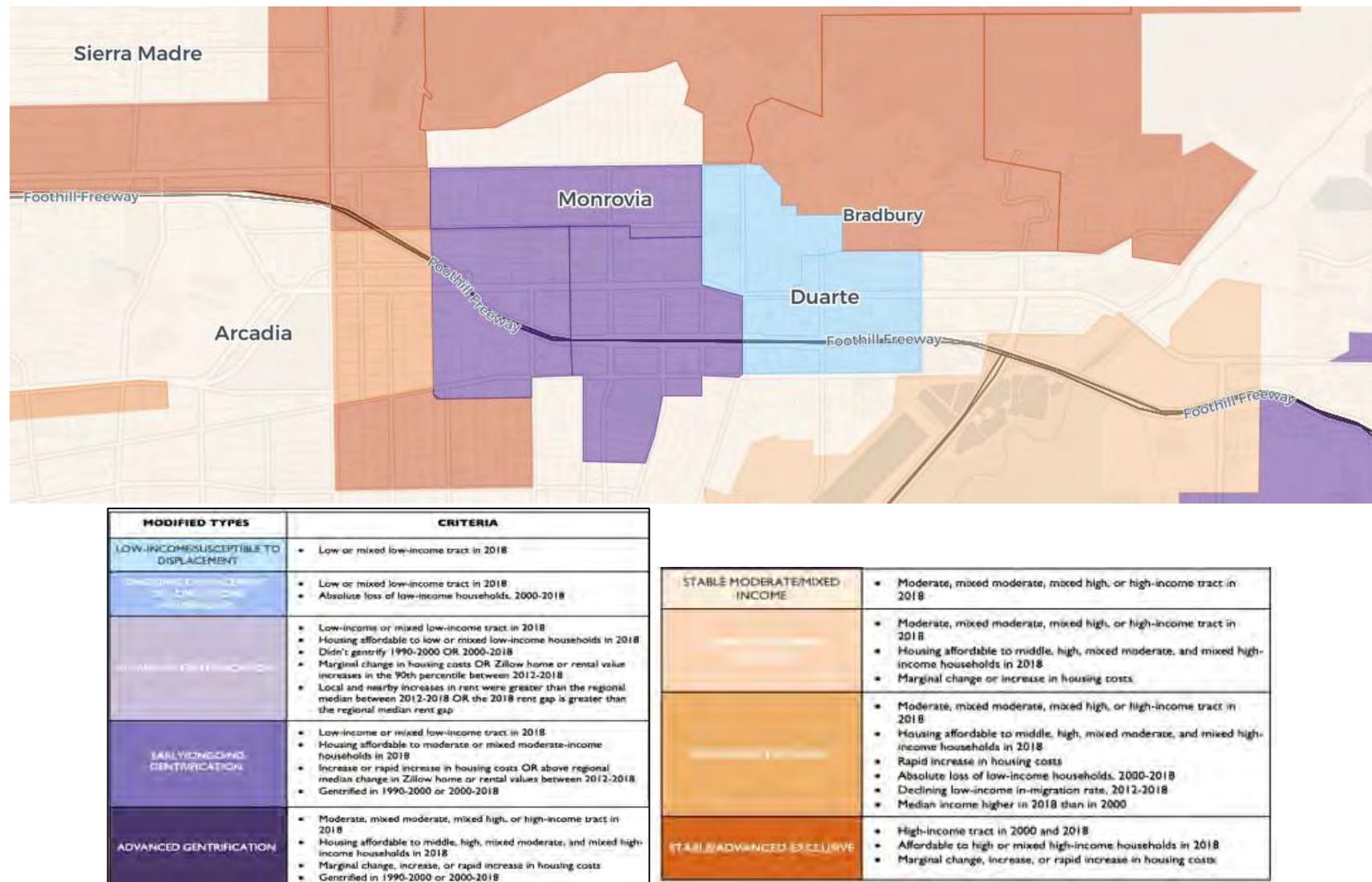
The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was 4,555 persons in 2020, a one percent increase from 2019. Over half of the San Gabriel Valley homeless fell within the 25-54 age group; 34% experienced substance abuse issues; 28% suffered from mental health issues; 25% had a physical disability; and 39% were categorized as “chronic homeless.”

Within Duarte, the 2020 count identified 27 homeless (all unsheltered on the night of the PITS Count).

In the winter of 2020, an augmented winter shelter was available at the Pamela Park Recreational Center, located in an unincorporated County area adjacent to Duarte. This 100-bed emergency shelter was operated by Volunteers of America. A variety of services and facilities for homeless persons are available in the nearby City of Pasadena. These programs include a rotating winter shelter program (provided by the Ecumenical Council Pasadena Area Churches), several emergency and transitional shelters, and permanent supportive housing. The San Gabriel Valley Consortium on Homelessness maintains an on-line database of services available to the homeless in the San Gabriel Valley (www.sgvc.org).

Duarte and its neighboring city Irwindale received a joint planning grant to develop a long-term strategy to address homeless issues. As part of this strategy, the communities have conducted three workshops to discuss the state of homelessness locally and in Los Angeles County, and to gain community input. This process led to the development of the *Plan to Prevent and Combat Homelessness*, approved by the Duarte City Council in June 2018. Duarte has begun implementation of this Plan, including creating an Interdepartmental Committee on Homelessness and hiring a full-time Homeless Outreach Coordinator. This coordinator conducts regular and documented outreach, with an emphasis on getting clients into the Coordinated Entry System as a gateway to Permanent Supportive Housing. The City has applied for grants to help further implement the *Plan to Prevent and Combat Homelessness*. One grant that was recently awarded will assist residents with utility bills. The goal of this program is to keep residents in their homes and prevent them from becoming homeless.

Figure B-14: Displacement Risk



Source: The Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org>.

Local Knowledge

Neighborhood Development and Housing

The northern portion of the City (north of Royal Oaks Drive, Census Tract 4300.02) is in the northern foothills of the City and is comprised of single family homes and open space. This area is located in the foothills of the San Gabriel Mountains where the topography restricts development. Due to the absence of multi-family development and the cost of housing, affordable housing options are limited in this tract.

The eastern portion of Duarte (Census Tract (4300.02), located east of Highland Drive and south of Royal Oaks Drive, has moderate economic and education indices, but has a higher exposure to poverty. A variety of residential and commercial land uses are located here, including the City's only mobile home park. The owner/renter make up is 60% owner and 40% renter. The Foothill (210) Freeway runs through a portion of this area.

The western portion of the City is bordered by the City boundaries to the north and west, Highland Drive to the east and Duarte Road to the south (Census Tract 4301.01). This area has the lowest economic and environmental TCAC scores in the City, and has the highest percentage of disabled residents and residents below the poverty line. This tract is divided by the Foothill (210) Freeway and has a variety of land uses, including residential, commercial, public facilities and manufacturing. A majority of households (62%) are renters.

The southern area of Duarte is located south of the 210 Freeway (Census Tract 4301.02). The economic and education TCAC indices are in the lower range. This tract, located south of Duarte Road is predominately made up of single-family homes on relatively small lots, a limited number of multi-family units, and the City of Hope Medical Center. The residential neighborhood is modest with small lots and relatively small houses built in the 1940s and 1950s. The small house sizes may explain the higher incidence of overcrowding among homeowners compared to the rest of Duarte.

Infrastructure and Accessibility Improvements

Several infrastructure and accessibility improvements have taken place or are planned for the central and southern areas of Duarte. Over the past 5 years, the City has focused its CDBG funds on improving handicapped access for pedestrians by providing curb cuts on public streets. Next year, a focus will be made on modifying the courtyard at City Hall to be completely accessible to the mobility impaired. After the City Hall project, future CDBG funds will continue to be utilized for accessible curb cuts.

The City received a Measure M grant to fund first mile/last-mile pedestrian improvements near the Gold Line station (Census Tract 4301.01). The project includes the Highland Promenade, a new 30 foot wide, linear, pedestrian plaza on the west side of Highland

Ave. from the Gold Line station to the 210 Freeway. This \$1.6 million project includes walkway, landscape, hardscape and public art. The project is in the design phase and a 2022-2024 construction period is planned.

The City also received a \$2 million Active Transportation Program grant for first mile/last mile pedestrian improvements on Evergreen Street, near the Gold Line Station area, the Highland Avenue underpass and along Central Avenue. This also includes transportation art at the Highland Avenue underpass that will bring creative lighting to the underpass area. The project is in the design phase and a 2022-2024 construction period is planned. The new 161 unit mixed use project at Brycedale and Huntington Drive will have various pedestrian access improvements, including a new traffic light.

In the southern portion of Duarte (Census Tract 4301.02), the City is constructing sidewalk improvements along the south side of Duarte Road from Cinco Robles to Circle Drive in front of the City of Hope campus. These improvements include widened sidewalks, handicapped ramps and pedestrian lighting to match past improvements on the north side of Duarte Road. There are 4 new traffic signals being added to the area.

PART 3. SITES INVENTORY

Proposed Sites

Figure B-2 (see page B-6) shows the sites inventory for this RHNA cycle. Duarte's approach to the RHNA is similar to other built-out communities where the focus is on infill and underdeveloped sites.

Projects in Process and Opportunity Sites

As illustrated in Figure B-2 and described in the Housing Resources section, the City has several projects already in process. In addition, ten opportunity sites have been identified as part of this Element to help meet the housing needs of the community. These sites are located along Huntington Drive as well as in the southern portion of the City. All of the identified sites are within moderate and low TCAC resource areas. (The City's only high resource Census Tract is in the northern hillside area of the City and not suitable for multi-family infill). Features of the opportunity sites include:

- New Affordable Housing Overlay (AHO): four of the opportunity sites would have a new overlay that would provide incentives in exchange for providing 100% lower income units on these sites. Two of the AHO sites are located east of Highland Avenue and south of Huntington Drive (Census Tract 4300.02), and two are south of Duarte Road in the southern section of the City ((Census Tract 4301.02). Development incentives under the AHO include:
 - Increased densities of 30 units/acre
 - Increased four story height limits
 - Reduced parking standards consistent with State density bonus law
 - By-right development processing

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the overlay.

- Specific Plan areas: Two sites have been identified in the Duarte Station Specific Plan and four in the Town Center Specific Plan, providing various incentives for development.
- Publicly-Owned Land: Three publicly owned parcels in Duarte have been identified for development with affordable and market rate housing.
- When selecting the opportunity sites, several factors were considered including proximity to transit, shopping, medical facilities and open space.

Accessory Dwelling Units

The Community Profile and Constraints sections of the Housing Element provide detail on the City's Accessory Dwelling Unit (ADU) ordinance. Duarte has periodically updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Duarte has been successful in its efforts, with 23 building permits issued for ADUs in the prior planning period (2014-2020), and an additional 14 applications in process as

of April 2021. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant.

Given Duarte's growing track record in producing ADUs, combined with the incentive of pre-approved construction plans, the sites inventory projects a minimum of 12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. ADUs provide a tool to integrate affordable housing throughout the City, including the northern, high resource portion of Duarte where topographic constraints preclude multi-family housing sites.

Table B-4 (from the Housing Resources Chapter) compares Duarte's RHNA obligation for 888 units with the City's aggregate residential sites inventory. Duarte has provided more than adequate sites to fulfill its regional housing needs by income category.

Table B-4: Comparison of Regional Housing Growth Need and Residential Sites

Areas/Projects	Total Units	Income Distribution			
		Very Low	Low	Mod	Above Mod
2021 – 2029 RHNA Targets	888	269	145	137	337
Projects in Process	833	--	--	--	833
Duarte Station SP sites	557	211	211	135	--
Town Center SP sites	172	86	86	--	--
Westminster Gardens Specific Plan	300	75	--	75	150
Affordable Housing Overlay sites	135	67	68	--	--
Accessory Dwelling Units (ADUs)	96	23	43	2	28
Total Site Capacity	2,093	462	408	212	1,011
RHNA Surplus/(Shortfall)	+1,205	+193	+263	+75	+674

Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix:

- Many of Duarte's sites are for higher density mixed use development and will include housing for a variety of income levels, fostering mobility of households in the City.
- The proposed sites are located in the TCAC moderate and low resource areas on the TCAC opportunity maps (see Figure B-2).
- Census Tract 4301.01 (central Duarte along Huntington Drive west of Highland Avenue) was shown as low income/subject to displacement. In addition, over 20 percent of the population in this tract live below the poverty line (See Figures B-11 and B-12). This is the location of both the Town Center Specific Plan and Duarte Station Specific Plan and a focus of future investment and revitalization including

many of the opportunity sites in this Element. While there is limited existing housing in these specific plan areas and hence limited potential displacement, the City will ensure State protections for existing tenants and replacement housing requirements are strictly adhered to.

- Adding affordable housing as a community benefit in the Town Center Specific Plan will foster mixed income housing in this moderate resource census tract.
- The significant number of mixed-use sites will bring added economic opportunities to Duarte.

PART 4 IDENTIFICATION OF CONTRIBUTING FACTORS

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing in Duarte.

Insufficient Fair Housing Outreach (*Housing Mobility*)

Certain portions of Duarte's population who are in need of fair housing resources may be unaware of available options to them. This includes the City's seniors, disabled community and low income households. The percentage of seniors has grown in Duarte over the last decade. As part of this Housing Element outreach, a survey was distributed to members of the senior community to get their feedback on housing issues, including affordable options. Information about fair housing services available through the Housing Rights Center are available in multiple languages, as are programs through the County on rental and homeownership assistance, and housing rehabilitation assistance.

Contributing Factors:

- Lack of a variety of media inputs
- Lack of marketing community meetings

Need for Community Conservation and Revitalization in certain Duarte Neighborhoods (*Place based strategies, New Opportunities*)

The central and southern portions of Duarte have less access to opportunities than the north. The Foothill (210) freeway and the Metro rail line (Gold line) divides the city into north and south, with smaller parcel sizes, modest single-family homes to the south of the freeway and larger parcel sizes and higher densities in the central part of Duarte. Regarding education in Duarte, approximately 22 percent of students in 2019 were English learners and almost 70 percent were socioeconomically disadvantaged. In particular, Tract 4301.01 (western Duarte on either side of the Foothill Freeway) faces greater obstacles due to the poverty level, percentage of disabled residents and higher pollution exposure than the rest of the City.

Contributing Factors:

- Location and type of affordable housing
- Need for continued infrastructure and accessibility improvements in the central and southern portion of the City.
- Lack of private investments
- High rents and levels of overpayment in Duarte
- Disadvantaged Community designation for Tract 4301.01

Need to Maintain Existing Affordable Housing (*Displacement, Substandard Housing Conditions*)

Due to the high rents in Duarte (as well as the County as a whole), it is important to preserve the existing stock of affordable housing in the community. In Duarte, one site (Duarte Park Apartments) was identified by the California Housing Partnership as being at risk of conversion to market rates. However, as described earlier in this Appendix, the City worked with the LA County Section 8 contract administrator and the property owner is renewing their Section 8 Housing Assistance Payment (HAP) contract with HUD. This project is no longer at-risk of conversion, and none of the other deed restricted affordable housing are facing expiring use restrictions during the planning period.

According to the Urban Displacement Project areas most susceptible to displacement in the San Gabriel Valley are portions of Pasadena, Altadena, Monrovia and Duarte, as well as the cities in the southern portion of the Valley. Duarte census Tracts 4300.02 and 4301.02 were identified as having housing affordable to middle, high, mixed moderate and mixed high-income households. Tract 4300.03, in the northern foothills, was identified as a stable/advanced exclusive tract meaning that housing was only affordable to high or mixed-high income households. Census Tract 4301.01 (central Duarte along Huntington Drive west of Highland Avenue) was shown as low income/subject to displacement. This is the location of both the Town Center Specific Plan and Duarte Station Specific Plan and a focus of future investment and revitalization. While there is limited existing housing in these specific plan areas, the City will ensure State protections for existing tenants and replacement housing requirements are strictly adhered to.

With 91 percent of the City's housing stock built prior to 1989, almost all of Duarte's housing has reached the 30-year benchmark, representing over 6,500 units. This percentage is only slightly higher than the County as whole which has 85 percent of the housing stock at least 30 years old. As mentioned earlier, the City is proposing initiation of a rotating Apartment Inspection Program, and would prioritize inspections in Duarte's identified low resource neighborhoods. City residents can continue to participate in the County's housing rehabilitation assistance program, and the City provides a link to the program on the Housing Resources page on its website.

Contributing Factors:

- Displacement of residents due to economic pressure
- Age of Housing Stock
- Cost of repairs or rehabilitation

PART 5. GOALS AND ACTIONS

The following table presents fair housing issues, contributing factors, priority levels and meaningful actions the City of Duarte will take to further fair housing in the community.

Table B-5: Duarte Fair Housing Issues and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority Level	Action
A. Insufficient Fair Housing Outreach, particularly to Seniors, Disabled Residents and Lower Income Residents (Housing Mobility)	<ul style="list-style-type: none"> • Lack of a variety of media inputs • Lack of marketing community meetings 	High	<ul style="list-style-type: none"> • Continue directing fair housing inquiries to the Housing Rights Center (HE Program 9). • Continue strategies to address housing needs of seniors. Provide at least 300 additional housing units for senior citizens and families as part of the Westminster Gardens expansion plan, including at least 150 units with rents affordable to lower and moderate income households (HE Program 10). • Continue to support the provision of housing for persons with disabilities (HE Program 11). • Post information at the Senior Center regarding fair housing and conduct a presentation every two years at the Center about services available through the County CDC, Housing Rights Center and the City. <i>Community Development/Parks and Recreation</i> • Twice during the planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program. This outreach will focus on promoting the Section 8 voucher program to

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>landlords who have not previously participated in the program and should include multi-lingual materials. Special emphasis should be placed on Census Tract 4301.01 due to the Disadvantaged Community Designation.</p> <p><i>Community Development Department, Housing Rights Center</i></p> <ul style="list-style-type: none"> • Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram. <p><i>Community Development Department, Public Information Officer</i></p>
<p>B. Need for Community Conservation and Revitalization in certain Duarte neighborhoods. (Place based strategies, New Opportunities)</p>	<ul style="list-style-type: none"> • Location and type of affordable housing • Need for continued infrastructure improvements in the central and southern portion of the City. • Lack of private investments • High rents and levels of overpayment in Duarte • Disadvantaged Community designation for Tract 4301.01 	Medium	<ul style="list-style-type: none"> • Invest in infrastructure and public improvements in central Duarte as part of the Town Center Specific Plan and Duarte Station Specific Plan, including \$3.5 million in first mile/last mile improvements in the DSSP and surrounding areas, and \$2 million in the Town Center for pedestrian sidewalk improvements, median enhancements, and facade improvements to existing older shopping centers. <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Provide a mix of affordable and market rate housing opportunities in the Town Center Specific Plan and Duarte Station Specific Plan. Utilize the Affordable Housing Overlay to revitalize marginal commercial areas. Add 636 apartment units near transit through development of The Residences at Duarte Station (Bldgs A and B), and seek to achieve development on the two other Duarte Station sites identified in the Housing Element,

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>providing an additional 557 multi-family housing units. Add 161 apartment units in downtown Duarte through development of the Duarte Town Center Mixed Use project, and seek to achieve development on the three other Town Center Specific Plan sites identified in the Housing Element, providing an additional 172 multi-family housing units. (Programs 17 and 18).</p> <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Partner with the City's Economic Development Commission to support initiatives that create jobs accessible to residents in central Duarte. <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Apply for and utilize cap and trade program funds from the Greenhouse Gas Reduction Fund (GGRF) for efforts such as tree planting and restoration, home energy efficiency, zero-emission and plug-in hybrid vehicles, and affordable housing. <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Contact the Cal EPA to determine steps that can be taken to address the "Disadvantaged Community" designation for Tract 1401.01. Dedicate or seek funding to prioritize infrastructure improvements in this portion of Duarte. <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Apply for or support applications for affordable housing funds for projects or programs that are

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>consistent with the goals and objectives of the Housing Element.</p> <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Continue to provide regulatory and technical assistance to affordable housing developers and non-profit organizations. <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Assist in the development of at least two affordable and/or mixed income housing projects, providing at least 100 units affordable to lower and moderate income households (Program 13). <p><i>Community Development Department</i></p>
C. Need to Maintain Existing Affordable Housing (Displacement, Substandard Housing Conditions)	<ul style="list-style-type: none"> • Displacement of residents due to economic pressure • Age of Housing Stock • Cost of repairs or rehabilitation 	High	<ul style="list-style-type: none"> • Continue the Housing Code Enforcement and Abatement project to help improve the quality of life within the community and eliminate unsafe conditions. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary condition, thereby keeping people in their homes and preventing displacement. (HE Program 1). • Monitor the availability of Low-Income Housing Tax Credits to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program (HE Program 2). • Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property

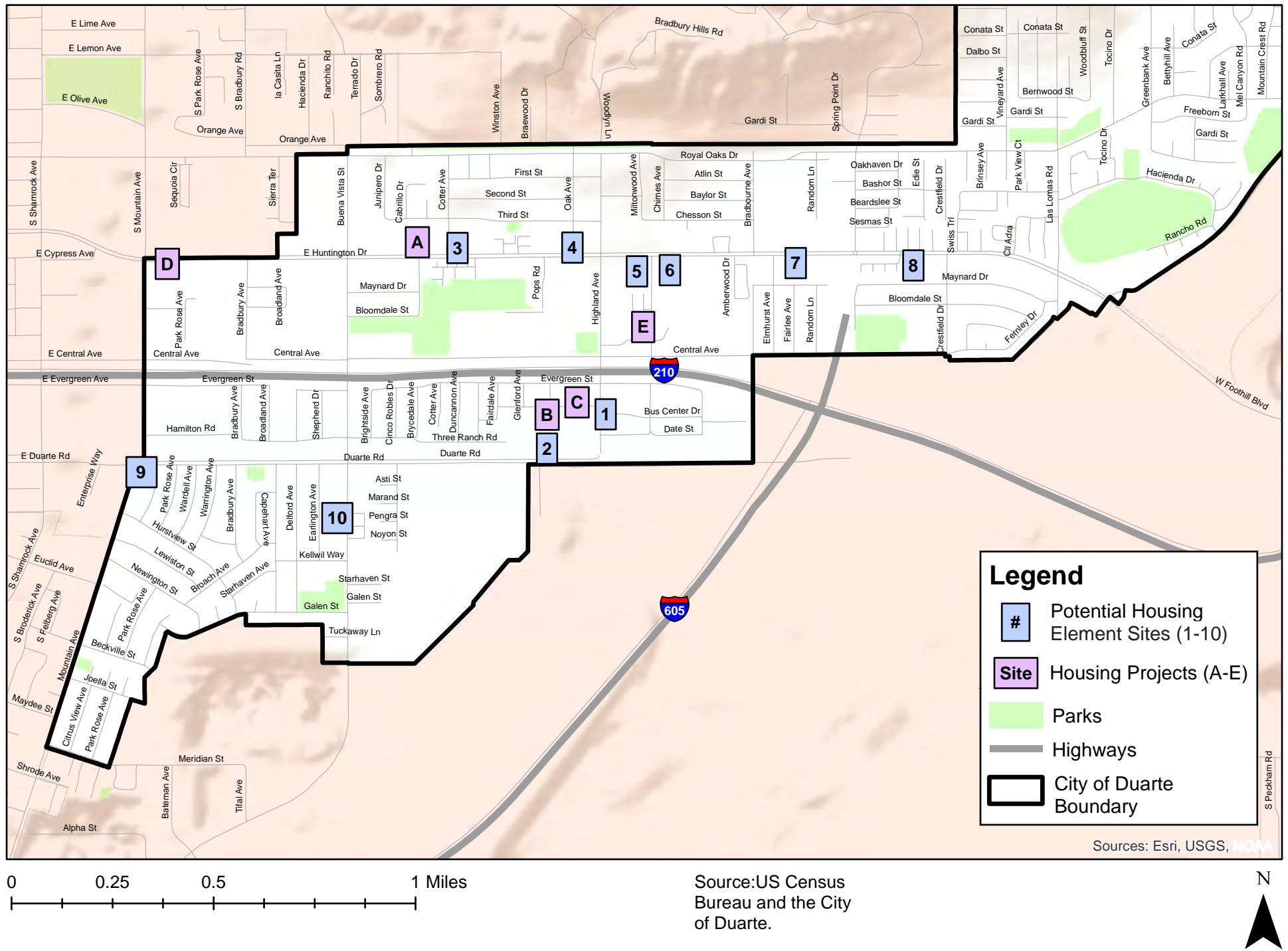
Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>owners within at least one year of potential affordability expiration to initiate preservation discussions (HE Program 4).</p> <ul style="list-style-type: none"> • Enforce State laws that protect existing tenants from displacement (HE Program 5). • Establish a pilot multi-family residential inspection program by 2024. If the program is successful and moves forward, prioritize inspections in Duarte's identified low resource neighborhoods as identified in this AFFH (HE Program 3). <p><i>Community Development Department</i></p> <ul style="list-style-type: none"> • Promote housing rehabilitation programs on non-traditional media (such as Facebook and Instagram). <p><i>Community Development Department, Public Information Officer</i></p>

Appendix C

Residential Sites Inventory

Figure 1

Potential Housing Element Sites



HOUSING ELEMENT SITES INVENTORY

Realistic Housing Units by
Income Category
Lower Moderate Upper

Site 1									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/ Zoning	Possible Zoning Action	Unit Potential	Notes
8528-011-906	SWC Highland Ave/Business Center Drive	1.4 acres	Metro Gold Line Parking	n/a	n/a	Duarte Station Specific Plan	Zoning in place	Conceptual site plan shows a mix of 62 senior and family units (44 du/ac). All affordable.	Metro to issue RFP for affordable project for development under Metro's joint development program. Parking would be replaced as part of project.

62

Site 2									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/ Zoning	Possible Zoning Action	Unit Potential	Notes
8528-011-023	1801 Highland Ave.	286,754 sf (6.6 acres)	116,272 sf industrial building site	1965	0.75	Duarte Station Specific Plan	Zoning in place	Property zoned for up to 90 du/ac, but capacity calculated at 75 du/acre due to site configuration = 495 units	Site is developed with single-story industrial building, comprising just 40% of the site area. The building was constructed in 1965 and has an improvement-to-land value of just 75%. This building is similar in size to the adjacent 1700 building that was purchased and demolished to accommodate the Residences at Duarte Station totaling 636 units.

360 135

Site 3									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/ Zoning	Possible Zoning Action	Unit Potential	Notes
8530-017-055	1501 Huntington Dr	24,228 sf	7,200 sf Mexican Restaurant	1946	0.87	Town Center Specific Plan - Mixed Use Neighborhood	Add Affordable Housing as Tier 3 community benefit in specific plan. Tier 2 requires min. 55,000 sf	50 units @ 40 du/acre (Tier 3 Community Benefit).	Single-story older motel and adjacent restaurant with large parking area. Motel in dilapidated condition, with outstanding code compliance issues. On the market for sale. Significant development interest on 2 parcels.
8530-017-053	1515 Huntington Drive	31,006 sf	5,116 sf Rancho Inn Motel	1946	0.0001				

50

Site 4									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/Zoning	Possible Zoning Action	Unit Potential	Notes
8530-011-074	1735 Huntington Dr.	15,990 sf	5,900 sf commercial strip center	1950	1.61		Add Affordable Housing as Tier 3 community benefit in specific plan. Tier 2 requires min. 32,000 sf lot		Two adjacent marginal strip centers with older housing behind. 1735 Huntington Drive has not been reassessed since 1978, thus the building's assessed value does not accurately reflect its deteriorated condition or increase in land value over the last 40+ years. Incentive zoning under Town Center Specific Plan makes this a viable development opportunity.
8530-011-070	1118 Oak Avenue	7,900 sf	9 single-story multi-family units, total 4,038 sf	1920 & 1957	0.84	Town Center Specific Plan - Mixed Use Corridor	Potential for 58 units @ 40 du/acre (Tier 3 Community Benefit).		
8530-011-073	1122 Oak Avenue	11,729 sf	886 sf single-family home	1940	0.28				
8530-011-071	1709 Huntington Dr	28,287 sf	9,300 sq ft strip commercial center	1963	0.76				

42

Site 5									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/Zoning	Possible Zoning Action	Unit Potential	Notes
8529-012-061	1838 Huntington Dr	17,226	2,400 sf bldg - Pari Mutual Employees Guild tenant	1955	0.17			80 units @ 40 du/acre (Tier 3 Community Benefit). Pot'l for density transfer for projects that provide affordable & market units, and upgrade/adaptively re-use existing non-residential	
8529-012-063	1846 Huntington Drive	16,949	3,649 sq ft Route 66 Bar	1955	0.7				Older, declining commercial uses with newer Cabrera's restaurant on corner. Underutilized parking to rear. Developers have approached property owners about selling.
8529-012-062	tied to 1846 Huntington	21,020	Parking Lot			Town Center Specific Plan - Mixed Use Neighborhood			Potential development of mixed use, mixed income project, with Cabrera's as a tenant. Incentive zoning under Town Center Specific Plan makes this a viable development opportunity.
8529-012-064	1856 Huntington Dr	21,510	Cabrera's Restaurant	1960	0.58				
8529-012-006	1219 Santo Domingo	5,346	Vacant						
8529-012-007	1225 Santo Domingo	5,165	1,538 sf single-family unit	1948	0.94				

80

Site 6									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/Zoning	Possible Zoning Action	Unit Potential	Notes
8529-014-025 & 026	1420 Santo Domingo Ave	1,275,573	Low density, continuing care retirement community with 195 existing units	1950	n/a	Westminster Gardens Specific Plan	Specific Plan Revision	minimum 300 additional units	Westminster Gardens master plan currently being updated. The property is now under not-for-profit ownership (HumanGood), and the owners are looking to accommodate at least 300 additional market and affordable senior housing units on the large, underutilized site. The City will require an affordable component to the expansion, with a goal of a minimum 150 affordable units.
8529-014-029	1900 Huntington Drive	69,248	Vacant						

75

75

150

Site 7									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/Zoning	Possible Zoning Action	Unit Potential	Notes
8529-013-035	1214 Elmhurst Avenue	23,605	4 separate single-story buildings totaling 9,300 sf, including massage establishment and 12 multi-family units. Deteriorated condition 1,060 sf The Patio restaurant 9,984 sf marginal commercial strip center - gun store, dance studio, fitness studio, copy store parking lot 3,000 sf church	1952 - 1963	0.52	Commercial/CG	Affordable Housing Overlay	54 units @ 30 du/acre	This site contains a mix of marginal commercial uses, 12 multi-family units, and a church, with buildings comprising just 30% of the lot area. Structures were built in the 1950s and 1960s, with improvement-to-land value ratios well under 1.0. Several of the property owners have expressed interest in selling their property for development.
8529-013-036	2150 Huntington Drive	20,000		1969	0.36				
8529-013-037	2160 Huntington Drive	20,036		1956	0.75				
8529-013-038	2162 Huntington Drive	9,991		1958					
8529-011-054	2200 Huntington Drive	5,100			R-4				

54

Site 8												
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/Land Ratio	Current Gen Plan/Zoning	Possible Zoning Action	Unit Potential	Notes			
8604-012-910	2400 Huntington Drive	10,200	Vacant parcels owned by City	n/a	n/a	MDR/R-3	Affordable Housing Overlay (interest from non-profit developer)	40 units @ 30 du/acre	This site includes 2 City owned sites and just two other owners. The 2408/2414 property is an older (1956), poorly maintained commercial building and the 2416/2422 property is an auto repair in an older building (1958). As these properties have not been reassessed since 1984, their assessed value does not accurately reflect the buildings deteriorated condition or the increase in land value over the last 25+ years. The combination of available City property, just two other owners and the age and condition of the built properties make this a prime site for assembly and development.			
8604-012-911	2402 Huntington Drive	10,136										
8604-012-014	2408 Huntington Drive	10,138	1,300 sf commercial with 1,500 sf unit in rear	1956 & 1952	2.51	Commercial/CG						
8604-012-015	2414 Huntington Drive	10,036	1,960 sf Thai Restaurant	1947	1.8							
8604-012-016	2416 Huntington Drive	10,183	1,175 sf Reliable Smog Test	1958	3.18							
8604-012-017	2422 Huntington Drive	10,181	3,500 sf Reliable Auto Repair	1962	3.45							

40

Site 9									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/ Land Ratio	Current Gen Plan/ Zoning	Possible Zoning Action	Unit Potential	Notes
8531-017-903	1806 Mountain Avenue	7,590	vacant	n/a	n/a	R-1	Affordable Housing Overlay	11 units @ 30 du/acre	Two adjacent City-owned vacant parcels. This City property could be developed by itself, but assembly with the three easterly properties would greatly increase the development yield and is a very viable development option, especially considering City participation with its property as assistance.
8531-017-902	1812 Mountain Avenue	7,710	vacant	n/a	n/a				

11

Site 10									
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement/ Land Ratio	Current Gen Plan/ Zoning	Possible Zoning Action	Unit Potential	Notes
8531-001-023	1900 Buena Vista	189,852 sf	101 unit Duarte Park Apts (66,000 sf bldg)	1971	2.3	HDR/R-4	Affordable Housing Overlay	Target site for acquisition/rehab program. Pot'l expansion by 30 add'l units.	This project covers just 35% of the site, is nearing 50 years of age and is in need of upgrading. Two open space areas on the site totaling 1/2 acre could accommodate 30 units under Duarte Senior Housing density bonus, with additional unit potential on the large open parking areas.

30

HOUSING UNIT TOTALS 804 210 150

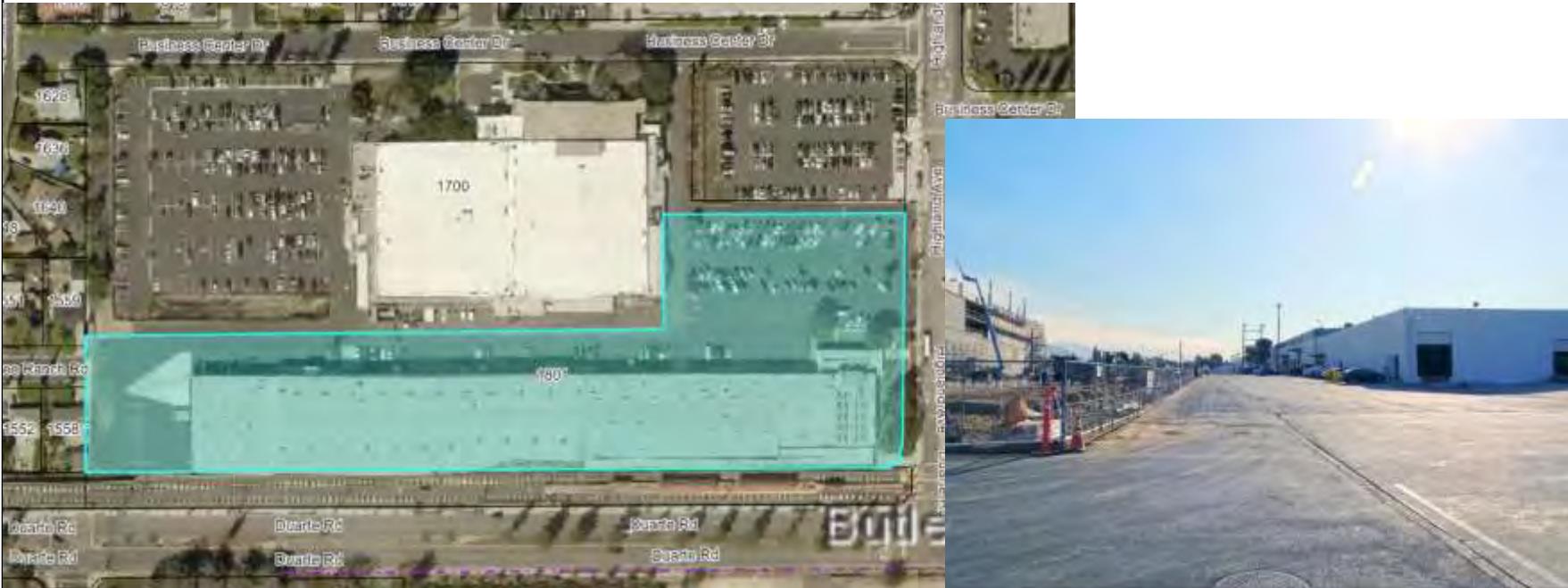
Opportunity Site 1 Metro Gold Line Parking



Site Acreage: 1.4 acres
Current Zoning: Duarte Station S.P.
Proposed Zoning: N/A
Net Unit Potential: 62
Affordable Units: 62

Site Description and Factors Supporting Development:
Site owned by Metro who will be issuing an RFP for affordable project under Metro's joint development program. Parking would be replaced as part of the project. A conceptual site plan prepared by a not-for-profit showed a capacity for 62 units on the parcel, including a mix of family and senior housing units.

Opportunity Site 2 1801 Highland Avenue



Site Acreage: 6.6 acres
Current Zoning: Duarte Station S.P.
Proposed Zoning: N/A
Net Unit Potential: 495
Affordable Units: 100

Site Description and Factors Supporting Development:
This site is developed with a 116,000 sf single-story industrial building, comprising just 40% of the site area. The building was constructed in 1965 and has an improvement-to-land value of just 75%. The property is zoned for up to 90 du/acre under the Duarte Station Specific Plan, but site capacity is assumed at 75 du/acre due to the site's configuration. This building is similar in size to the adjacent 1700 building that was purchased and demolished to accommodate the Esperanza and Solana projects totaling 636 units.

Opportunity Site 3 1501-1515 Huntington Drive



Site Acreage: 1.27 acres
Current Zoning: Town Center S.P.
Proposed Zoning: N/A
Net Unit Potential: 50
Affordable Units: 12

Site Description and Factors Supporting Development:
This site is developed with a single-story motel and adjacent restaurant with large parking area, both developed in 1946. The motel is in dilapidated condition, with outstanding code compliance issues, and is currently on the market for sale. The City has had significant development interest on the 2 parcels.

Opportunity Site 4 1709-1735 Huntington Drive



Site Acreage: 1.47 acres

Current Zoning: Town Center S.P.

Proposed Zoning: N/A

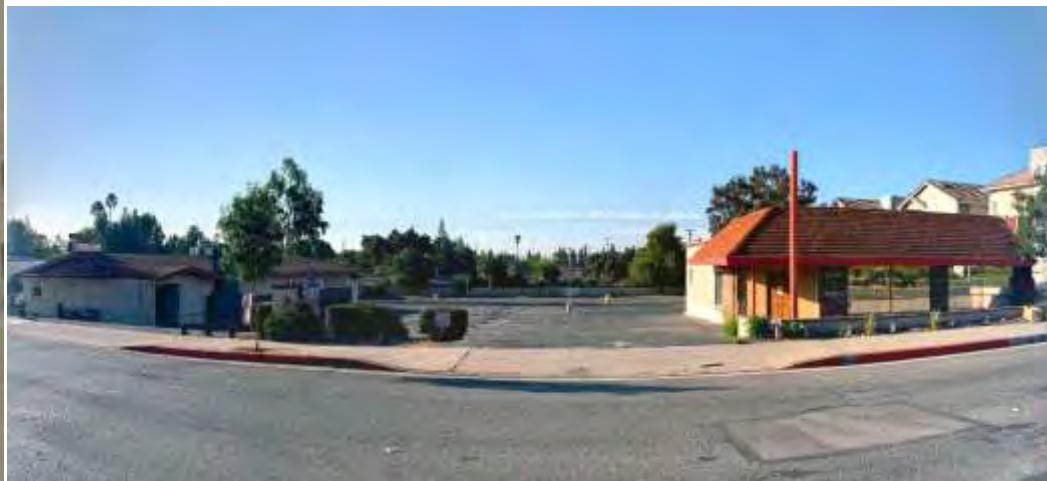
Net Unit Potential: 42

Affordable Units: 10

Site Description and Factors Supporting Development:

These are adjacent marginal strip centers built in 1950 and 1963, with low building values relative to their land on Huntington Drive. (As the building at 1735 Huntington Drive has not been reassessed since 1978, its assessed value does not accurately reflect the building's deteriorated condition or the increase in land value over the last 40+ years). The residential units at 1118 and 1122 Oak Avenue are quite old (1920 and 1940) and in poor shape, making this entire set of properties an excellent development opportunity, and is hence identified as a consolidated site in the Town Center Specific Plan. This site falls within the Town Center Lot Consolidation Overlay, allowing for mixed use development along with a one-story height increase above base densities if a project meets a minimum lot size threshold.

Opportunity Site 5 1838-1856 Huntington Drive



Site Acreage: 2.0 acres

Current Zoning: Town Center S.P.

Proposed Zoning: N/A

Net Unit Potential: 80

Affordable Units: 20

Site Description and Factors Supporting Development:

This site is developed with older, declining commercial uses with a newer Cabrera's restaurant on corner and underutilized parking to the rear. Developers have approached property owners about selling. The site has strong potential for development with a mixed use, mixed income project, with Cabrera's as a tenant. Incentive zoning under Specific Plan makes this a viable development opportunity.

Opportunity Site 6 Westminster Gardens



Site Acreage: 30 acres

Current Zoning:

Westminster Gardens S.P.

Proposed Zoning: Update
Specific Plan

Net Unit Potential: 300

Affordable Units: 75
lower, 75 moderate income

Site Description and Factors Supporting Development:

The Westminster Gardens Specific Plan is currently being updated and the not-for-profit owners are looking to accommodate at least 300 additional market and affordable units on the large, underutilized site. The City will require an affordable component to any expansion on this site with a goal of a minimum 150 affordable units, including at least 75 units affordable to lower income households.

Opportunity Site 7 2150-2200 Huntington Drive



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

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

Opportunity Site 8 2400-2422 Huntington Drive



Site Acreage: 1.4 acres

Current Zoning: R-4

Proposed Zoning:

Affordable Hsg Overlay

Net Unit Potential:

40

Affordable Units: 40

Site Description and Factors Supporting Development:

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

Opportunity Site 9 1806-1812 Mountain Avenue



Site Acreage: 0.35 acres

Current Zoning: R-1

Proposed Zoning:

Affordable Hsg Overlay

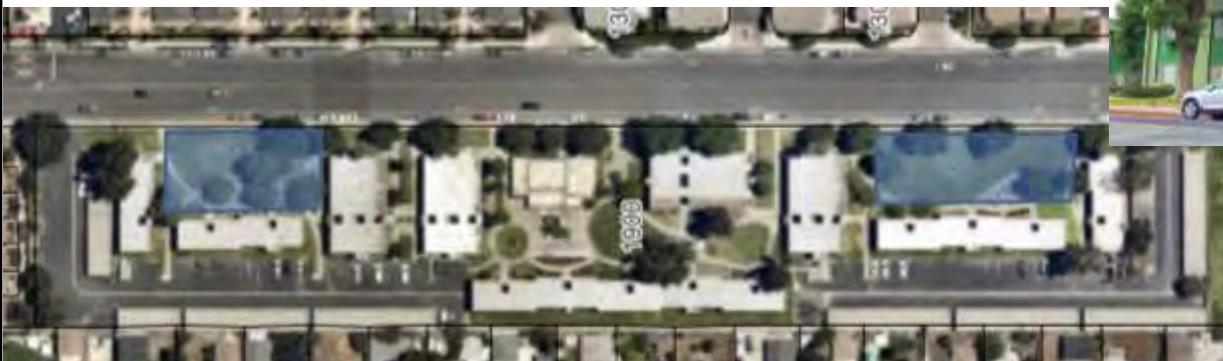
Net Unit Potential: 11

Affordable Units: 11

Site Description and Factors Supporting Development:

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

Opportunity Site 10 1900 Buena Vista Street



Site Acreage: 4.34 acres

Current Zoning: R-4

Proposed Zoning:

Affordable Hsg Overlay

Net Unit Potential: 30

Affordable Units: 30

Site Description and Factors Supporting Development:

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

Development Projects and Trends

Project	Zoning	Acres	# Units	Built Density	Allowable Density	Prior Use	Affordability	Project Notes
City of Duarte								
Duarte Town Center Mixed Use	Town Center Specific Plan	2.9	161	55 du/ac	55 du/acre	Auto repair, vacant	Market rate apartments	
Residences at Duarte Station – Bldg A	Duarte Station Specific Plan	7.75	344	82 du/acre	90 du/acre	Industrial	Market rate apartments	
Residences at Duarte Station – Bldg B			292			Vacant	Market rate apartments	
City of Monrovia								
Arroyo at Monrovia Station	Monrovia Station Specific Plan	2.9	302	104 du/ac	104 du/ac	Residential, commercial & industrial	15 very low income units	Density bonus
127 Pomona Specific Plan	127 Pomona Specific Plan	1.83	310	169 du/ac	169 du/ac	Industrial	13 very low and 12 moderate income units	Density bonus
Station Square South	Station Square South Specific Plan	3.79	296	78 du/ac	78 du/ac	Industrial, warehouse, fitness club	Market rate apartments	
Alexan	Alexan Foothills Specific Plan	6.77	436	64 du/ac	64 du/ac	Industrial, office, residential, religious use	Market rate apartments	
City of Arcadia								
Huntington Plaza Mixed Use	Downtown Mixed Use, CBD	1.74	139	80 du/acre	80 du/acre	Commercial, surface parking lots	Market rate units	
Alexan Mixed Use (proposed)	Downtown Mixed Use	2.96	319	107 du/acre		Office, commercial	26 affordable units	Density bonus

Appendix D

Community Participation

DUARTE'S PLAN FOR HOUSING



VIRTUAL COMMUNITY WORKSHOP

Housing Element Update

When?

**Monday, March 15
7:00 p.m.**

**Be sure to visit the
project webpage at**

[City of Duarte - Housing Element
Update 2021-2029 \(accessduarte.com\)](http://City of Duarte - Housing Element Update 2021-2029 (accessduarte.com))

The Duarte Planning Commission will be hosting a Community Workshop regarding the 2021-2029 Housing Element Update to be conducted online via Zoom.

Community members are invited to participate and learn more about the Housing Element Update, including Duarte's existing and projected housing needs, identification of sites for new housing, and potential housing strategies. There will be opportunities to ask questions, share ideas and provide input.

The workshop will be held online as the City balances the health risks associated with COVID-19 during the current State of Emergency and in the interest of public health and safety. If you are interested in attending, please contact the Planning Department at 626-357-7931, prior to 4:00 p.m. on March 15 and you will be provided a link to the meeting.

For further information, contact:

**Craig Hensley, AICP
Community Development Director
(626) 357-7931
chensley@accessduarte.com**

DUARTE HOUSING ELEMENT WORKSHOP NOTIFICATION LIST

Duarte Chamber of Commerce

Sheryl Lefmann

sheryl@duaritechamber.com

City of Hope

Vic Benavides

VBenavides@coh.org

San Gabriel Valley Habitat for Humanity

Grant Power, Dir. Of Real Estate

gpower@sgvhabitat.org

HumanGood (owners of Royal Vista Terrace, Andres Duarte Terrace I & II, Westminster Gardens)

Orest Dolyniuk

orestd@beacondevgroup.com

Duarte Park Apartments

Spieler Companies, Inc.

Maria Solis, Southern California Regional Manager

msoliz@spiekercompanies.com

Don Naugle

dnaugle@spiekercompanies.com

San Gabriel/Pomona Regional Center

Belinda Glen – Resource Developer

bglen@sgprc.org

Abundant Housing LA

Anthony Dedousis, Director of Policy and Research

anthony@abundanthousingla.org

Jamboree Housing

17701 Cowan Avenue, Suite 200

Irvine, CA 92614

Roger Kinoshita

rkinoshita@jamboreehousing.com

National Community Renaissance

Attn: John Seymour

4322 Piedmont Drive

San Diego, CA 92107

jseymour@nationalcore.org

Abode Communities
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Los Angeles, CA 90015
Laura Regus
lregus@abodecommunities.org

Stephen Edwards
City Ventures
714-504-3685
sedwards@cityventures.com

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Coordinated email list

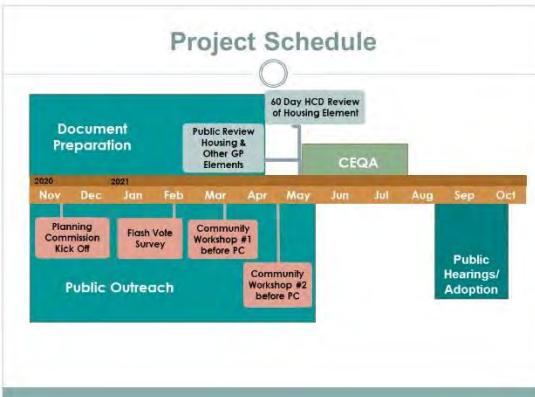
sheryl@duartechamber.com
vbenavides@coh.org
gpower@sgvhabitat.org
orestd@beacondevgroup.com
msoliz@spiekercompanies.com
dnaugle@spiekercompanies.com
bglen@sgprc.org
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brandon@mitchtsailaw.com
sedwards@cityventures.com

March 15, 2021 Community Workshop



Presentation Overview

- Housing Element Update Process/Schedule
- Existing Housing Needs
- Projected Housing Needs (RHNA)
- FlashVote Survey
- Potential New Housing Programs
- Q & A/ Public Comment



Key Housing Needs

Housing Affordability

- >60% renters overpay for housing
- Existing apartments not affordable to lower income hh
- New apartments not affordable to moderate income hh



Housing Preservation

- Duarte Park Apartments (100 very low income senior units) at risk of conversion to market rate in 2022

Housing Conditions

- Housing conditions survey identified 5 apartment buildings in deteriorating condition and 1 in dilapidated condition, totaling 109 units in need of repair

Regional Housing Needs (RHNA)

The RHNA process represents the minimum number of housing units each community is required to provide through "adequate sites" and zoning.



Duarte's Final 2021-2029 RHNA

Income Level	2021-2029 RHNA	% of Total	"Default Density"
Very Low	269	30%	Min. 30 du/acre
Low	145	16%	Min. 30 du/acre
Moderate	137	16%	Min. 12 du/acre
Above Mod	337	38%	
Total	888		

Comparison of 5th and 6th RHNA Cycles

Jurisdiction	5 th cycle RHNA	6 th cycle RHNA	% Change
Azusa	779 units	2,651 units	240%
Duarte	337 units	888 units	163%
Monrovia	389 units	1,670 units	328%
Sierra Madre	55 units	204 units	270%
Temple City	603 units	2,186 units	262%
SCAG	412,137	1,341,834	225%

How Will We Meet Our RHNA?



Duarte RHNA



How Will We Meet Our RHNA?

Approved & pending projects



- Duarte Town Center Mixed Use - 161 units
- Duarte Station Building A - 344 units
- Duarte Station Building B - 292 units
- 928 Huntington Drive Apts - 16 units
- 1401 Santa Domingo Dr Condos - 20 units
- Metro parking lot - 62 units (lower income)



895 total units (62 lower income)

How Will We Meet Our RHNA?

Identifying suitable sites

Jurisdiction Identifies Sites with Potential for Development



How Will We Meet Our RHNA?

Accessory Dwelling Units



- ADUs are small backyard units either attached or detached from a single-family home
- Trends suggest City could expect 12 ADU permits/year with the addition of incentives
- SCAG analysis shows 70% of ADUs offered at rents affordable to low and moderate income
- Over 2021-2029 housing element, est. 96 ADUs, 67 which contribute to low/mod income RHNA

How Will We Meet Our RHNA?

Alternative Site Options



- Acquisition/rehabilitation of existing housing units
- Preservation of affordable housing at-risk of conversion to market rate
- Need to provide financial assistance within 1st 3 years of Housing Element
- Report to HCD in Year 4

Duarte FlashVote Housing Survey

- February 24-26, 2021
- 121 Duarte residents participated
- Surveyed via email, text and phone
- Statistically valid results within 9% margin of error

Housing Survey Results

Which of the following are the most important housing priorities for the Duarte community? (select up to 3)

Housing Priority	%
Providing more affordable housing opportunities for people who work in Duarte (like City of Hope employees, etc)	54%
Encouraging the maintenance and rehabilitation of the older housing stock	50%
Providing an emergency shelter to provide temporary housing and services to the homeless	40%
Ensuring that children who grew up in Duarte have housing options so they can live in Duarte as adults	35%
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	32%

Housing Survey Results

Which of the following approaches do you think the City should pursue to address its affordable housing needs? (select up to 4)

Housing Option	%
Acquisition of older apartments for rehabilitation and provision as affordable housing	55%
Mixed use projects that support walkable neighborhoods	52%
Conversion of obsolete commercial/industrial space to housing	52%
Affordable multi-family developments owned & managed by a non-profit	37%
Accessory dwelling unit in single-family neighborhoods (aka in-law units/ granny flats)	36%
Modular housing and other alternative construction methods to lower development costs	31%
Micro (less than 400 square foot) apartment units	19%

Housing Survey Results

Which of the following would you like to see more of, if any?

Housing Options	%
Renovating older buildings	71%
Mixed use housing (retail on first floor, living space above)	53%
Tear downs (replace old housing with new housing on site)	37%
Accessory dwelling units (apartment above a garage, or cottage separate from main house)	27%
Studios and one bedroom apartment buildings	26%
Senior housing complexes	23%

Ideas for New Housing Programs

- ✓ Acquisition/Rehabilitation of Older Apartments with Affordability Covenants
- ✓ Affordable Housing Overlay to Incentivize Affordable Production
- ✓ Affordable Housing as Community Benefit in Town Center Specific Plan
- ✓ Incentives for Creation of Lower Cost ADUs
- ✓ Public/Private Partnerships (P3s)



18

Public Comment



2021-2029 6th Cycle Housing Element Update



Community Workshop
March 15, 2021

FlashVote helps you make a difference in your community

Survey Results: Housing

 Survey Info - This survey was sent on behalf of the City of Duarte to the FlashVote community for Duarte, CA.

These FlashVote results are shared with local officials

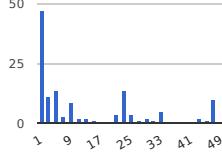
133
Total Participants

132 of 296 initially invited (45%)
1 other
Margin of error: ± 9%

Applied Filter:
Locals only

Participants for filter:
121

Response Time (ho...)



Started:
Feb 24, 2021 11:09am PST
Ended:
Feb 26, 2021 11:09am PST
Target Participants:
All Duarte

Q1

The City of Duarte is required to update its General Plan Housing Element every 8 years and needs your input to help preserve, improve, and develop housing accessible to everyone in our community.

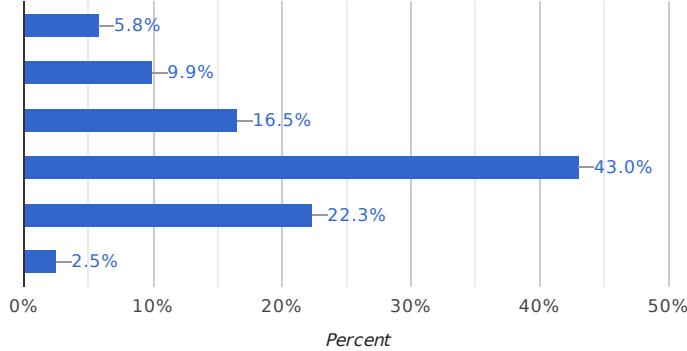
Please indicate how inexpensive or expensive you think housing is in Duarte?

(121 responses by locals)

Options	Locals (121)
Very Inexpensive (1)	5.8% (7)
Slightly Inexpensive (2)	9.9% (12)
Neutral (3)	16.5% (20)
Slightly Expensive (4)	43.0% (52)
Very Expensive (5)	22.3% (27)
Not Sure	2.5% (3)

Average rating: 3.68

Locals



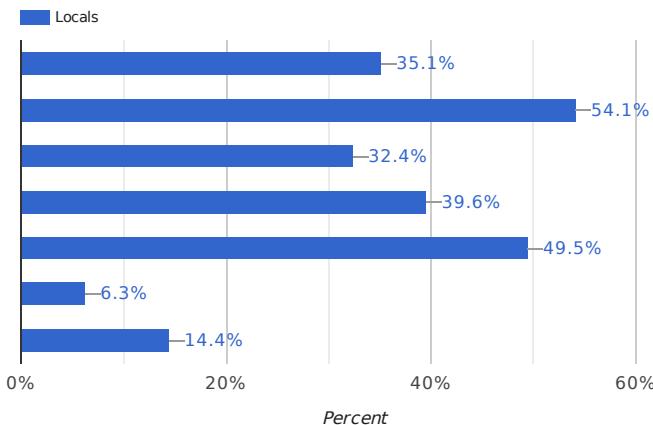
Q2

Which of the following are the most important housing priorities for the Duarte community, if any? (You can choose up to THREE)

(111 responses by locals)

Options	Locals (111)

Options	Locals (111)
Ensuring that children who grew up in Duarte have housing options so they can live in Duarte as adults	35.1% (39)
Providing more affordable housing opportunities for people who work in Duarte (like City of Hope employees, etc.)	54.1% (60)
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	32.4% (36)
Providing an emergency shelter to provide temporary housing and services to the homeless population	39.6% (44)
Encouraging the maintenance and rehabilitation of the older housing stock	49.5% (55)
None of these are important priorities	6.3% (7)
Other:	14.4% (16)



upgrades business values
 income duarte families make
 entice affordable senior market
 increase housing property
 keep new city neighborhood
 attract ensuring safe home

Ensuring the development of the neighborhood so that property values increase
 Entice the purchase of a home in Duarte over competing with down payment incentives.
 upgrading and maintaining street to increase property values. brining more business to Duarte
 incentivize more businesses to come into the city instead of having to shop outside the city
 Keeping our neighborhoods safe.
 Ensuring that housing is affordable to attract new residents because surrounding citirs are out of.
 Housing leniency financially for low income families
 Implementing neighborhood upgrades (parks, bike lanes, speed bumps) to entice families to move in.
 Insuring we can attract new younger families to Duarte
 Improving school system to attract new buyers to our housing market.
 Keep city green and safe and don't try to make it fancy .
 Apartments and lower income housing options

Safe, affordable housing for families

Provide grants for senior citizens to make necessary repairs like roofing, electrical upgrades etc

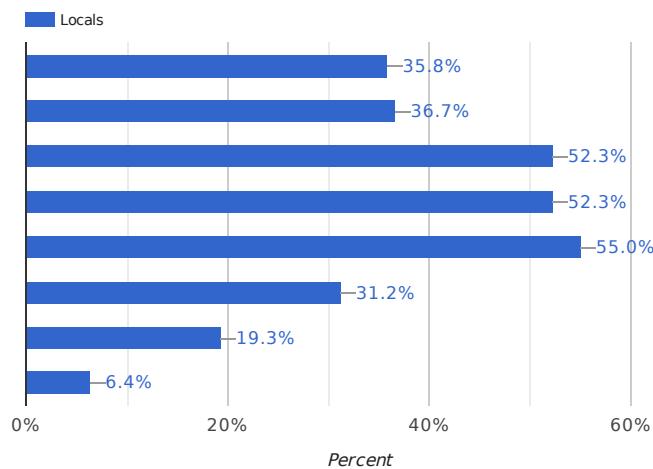
Retaining the historic character of older homes

There is subsidized senior housing in Duarte, but all have long waiting lists.

Q3 Which of the following approaches, if any, do you think the City should pursue to address its affordable housing needs and requirements? (You can choose up to FOUR)

(109 responses by locals)

Options	Locals (109)
Accessory dwelling units in single-family neighborhoods (aka in-law units/granny flats)	35.8% (39)
Affordable multi-family developments owned and managed by a not-for-profit	36.7% (40)
Mixed use (commercial/office and residential) projects that support walkable neighborhoods	52.3% (57)
Conversion of obsolete commercial/industrial space to housing	52.3% (57)
Acquisition of older apartments for rehabilitation and provision as affordable housing	55.0% (60)
Modular housing and other alternative construction methods to lower development costs	31.2% (34)
Micro (less than 400 square foot) apartment units	19.3% (21)
Other:	6.4% (7)



city people housing afford buy

As rental rates are nearly equivalent to monthly mortgages, help lower required down payments

Do nothing. Let the market work.

Assist, but not subsidize housing for Duarte residents children and city of hope workers.

no affordable housing is needed. people should buy a home if they can't afford it.

The city should buy land and contract developers.

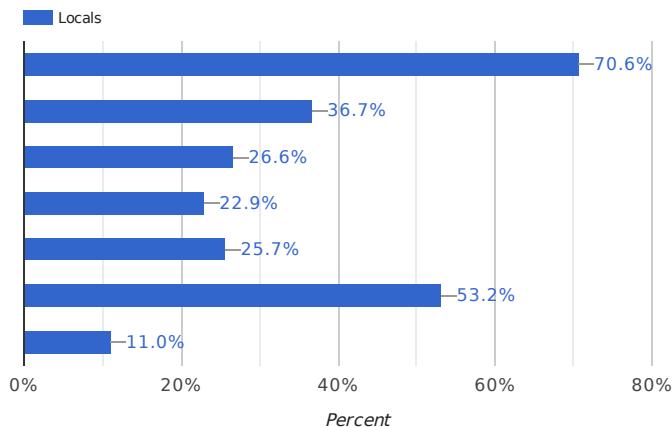
Investigate less housing. Do we all want to live with higher density?

These options are useless without enough parking for more people on smaller housing footprint!!!

Q4 Which of the following would you like to see more of, if any? (Choose all that apply)

(109 responses by locals)

Options	Locals (109)
Renovating older buildings	70.6% (77)
Teardowns (replace old housing with new housing on site)	36.7% (40)
Accessory dwelling units (apartment above/below a garage, or cottage separate from main house)	26.6% (29)
Senior housing complexes	22.9% (25)
Studios and one-bedroom apartment buildings	25.7% (28)
Mixed use housing (retail on first floor, living space above)	53.2% (58)
Other:	11.0% (12)



city
affordable areas
housing
likeless family
insulation

Empty lots rezoned for housing

Affordable, family-friendly safe neighborhoods with common play areas

Less super small like what is being done by the gold line near city of hope. More 2 bedroom senior

Affordable housing to match with limited federal income

More affordable single family homes

housing for homeless people

Micro housing might lower crime. Desperation is growing. Transition housing needed.

Less housing, more open green space.

The housing crisis here is at a critical point. My fiancé and I are now considering moving.

Be sure you require enough sound insulation and pipe insulation so neighbors don't hear all showers

None of the above!

Q5 What is a specific housing need, idea or solution that you think would be really helpful in Duarte?

(Think big or small, but please be specific if you can, like: "revitalize declining commercial areas with housing" or "make it easier to build smaller, more affordable units")

(63 responses by locals)

space make single center improve unit attract
focus lot home commercial
turn new revitalize
help family city area increase
work afford house traffic low
keep develop
mixed need build live shop high
parks use owner existing
senior homeless old people like
Mixed developments drive
Making our city LOOK PRETTY. Curb appeal city wide is key. Build you a central focus for the city, a place where commerce and community take place. Monrovia turned Myrtle ave around and has reaped the benefits since. We need a city focus.

Code enforcement in relation to maintenance of pall road verges and side walk obstructions would make Duarte even more attractive to young families.

You could do a subsidy for non-profit workers, for example, that move into the area and stay for x number of years.

The California housing crisis is based on affordability. Rental rates are so high that persons wanting to purchase a home cannot save enough money for a down payment. Many can afford the monthly, but can't save enough for the down and must find a way to be creative with the help of others. Duarte cannot continue to seek high density housing when the roadway infrastructure is insufficient for the traffic load. Huntington Drive, the famed Route 66, will be severely congested by the existing and future developments along that roadway.

The homeless issue in Duarte should be priority one. This issue supersedes all others.

The population density in Duarte is more than sufficiently high. We don't need more people.

Affordable housing including moderate to low income designated housing. Rent caps. Mandate building of affordable housing.

More section 8 housing to keep our families with children in Duarte.

eliminate some of the required permits for home renovations. they make regular home upkeep unnecessarily expensive.

Not building new buildings simply because they bring in more property tax \$\$, rather than ACTUALLY helping the lower income or homeless.

Shift from unused commercial to residential, but ensure infrastructure can support the increased population.

Maybe lose some of the sketchy hotels (that really do not add anything good) in and around the city and build NICE affordable housing. My biggest disappointment with the city is the lack of known/established stores/restaurants so most of our time and money is spent outside the city in Monrovia, Arcadia and Glendora. Duarte has turned the major thoroughfare of Huntington drive into a residential street instead of trying to capitalize on the heavy commuter traffic that passes through the city twice a day. If people saw stores/restaurants they were familiar with they would come back in their leisure time to shop and dine in the city. Duarte is a "drive through" city instead of a destination city even to some of its long-time residents. I know I would love to not have to get on the freeway to go to dinner or to the supermarket.

More commercial space to attract people to live in Duarte. Without things like grocery stores, people look to live elsewhere.

Duarte needs a "downtown" area. The intersection of Huntington Dr. and Buena Vista is the factual "downtown" and should be revitalized. Over the years the city has poured money into the "Grocery Outlet Center to keep it from being an eyesore. This has been done without cost to the multi;le owners of the units. The city needs to file mechanic liens on the owners to keep

the Center upgraded to except double standards. The city should be aggressive and foreclose on the liens if the owners are not cooperative. The same needs to be done on the Big Lots center. These areas are an embarrassment to the city of Duarte.

Build family apartments in declining commercial areas

Build more combined commercial and residential areas (i.e. Commercial on lower floors with residential on higher floors) to encourage new residents and revitalize the community.

Make it easier for long time Duarte residents to purchase not rent units

nothing comes to mind

Protect existing neighborhoods adjacent to the riverbed. This is a serious problem, and getting worse, and no agency wants to touch it. Nothing but finger pointing. To hear "there is nothing we can do" for our city officials is both disheartening and unacceptable. We will someone who will at least try, or we will have to move away. Simple as that.

Empty lots and commercial buildings should be rezoned for housing. Low income people should be given grants to update their homes.

Less apartments more renovations for the older and broken down houses.

Do not encourage/approve luxury condos for lease. Focus on creating housing specifically catering to low-income families with pathways to ownership.

Convert old unused buildings (both commercial and non-commercial) to homeless transition housing. Use empty lots for tiny homes, etc. for homeless transition housing. If the homeless were off the streets, then maybe more people would consider buying a home in Duarte. And it would increase our property values I believe. I think that's the MOST important thing we need to do here first - help the homeless.

There are too many senior living facilities. It has hampered the growth and progress of our school system. Families are moving out of Duarte to live in communities that are more diverse than just seniors.

Mixed-use development is incredibly important to improving an economy. I think the housing plans right off the Metro station would be best for this. I don't think mixed-use housing is feasible anywhere else besides for here because you would already be forced to own a car if it was too far. But, I cannot exaggerate how incredible mixed-use housing would be! The businesses below would be highly profitable and it would give residents above the opportunity to feel more satisfied. Mixed-use housing simply improves quality of life. I would love for cities like Duarte to follow this European theme because IT WORKS! Plants are neglected in southern Duarte. The streets need more nature. Besides for the privately-owned City of Hope and along Duarte Road, the entire south-side of the city barely has any greenery.

Senior housing that is pet friendly and close to public transportation. Single family homes (vs. multifamily apartments) so that some amount of yard space is available.

Rezoning of commercial/industrial areas for housing would be great, but we must be mindful not to overburden local resources and traffic infrastructure with more people per area. I would love to see mixed-use areas that combine green recreation space, single- and multi-family housing, and non-chain retail/restaurants. It would be wonderful to see a development where people could live and also have incentives to start a small business in the same space, so that the person opening a restaurant could walk between work and home and an artist could live/work in the same space.

Provide rebates for the refurbishment/remodeling/ updating for existing single family senior home owners .

I would love to see smaller units and a lot of the older ugly buildings removed

Low income housing like they built on Irwindale, multi family housing

I would not remove industrial areas as that would cost us in city revenue. But adding housing above businesses helps keep revenue in the city and also allows those who work near by to stay close to home. Better for the environment and people's well being

Smaller, more affordable units esp for singles

Take the industrial area below the 210 And turn in into new single bedroom units fir the homeless with Counseling and other services at the location. Have it run by a non profit. Take advantage of the funds available from the state. These individuals need our help to get out of the riverbed and into housing. In addition More senior housing offered to residents of Duarte first. There is always a ten year Wait list to get into the limited housing offered in Duarte. More of us are aging and wish to continue to live in Duarte but desperately need affordable housing offered to Is first. We must go in a better direction. The building currently under construction on Huntington Drive is not the answer. Units are way to small for a family and the look does not fit in with our quaint city.

No more senior housing. Build some homes. Tear down old empty building.

Requiring "sprucing up" of strip malls and shopping centers. They all look so dated.

Housing and services to attract families.

Revitalize dealing commercial areas with affordable housing and more parks and green space south of Duarte Road and Mountain Ave.

Helping get homeless population off the streets. Revitalizing declining commercial areas with affordable housing.

tiny homes for homeless people

Huntington Dr. is becoming too jammed by cars. Seniors can often chose travel hours if retired, and do not travel every day. Duarte keeps building and adding to traffic problems. Wiser to attract residents that do not add to existing rush hour jam. Also crime is growing. Micro housing ,if kept low cost, might aid transition from homelessness(likely desperate and inclined to turn to crime). Hard to seek work without a bed and bathroom available to prepare for interviews. Need a job to secure a permanent home. Children, need shelter to stay in school. Need micro housing to break the chain.

Duarte along with other communities and the county government must find a solution to the homeless population. I don't know what that solution is, but something must be done.

I can't even imagine that more housing is being considered without addressing Duarte traffic issues. I can barely get out of my driveway onto Huntington drive because the traffic backup is so horrible after after 2:30 PM until 7:00 PM. It's time to do something about traffic before we add more housing to a traffic-impacted community.

Incorporate as a city so we have our own police department. Unify with Bradbury and rename the new incorporated city "HOPE, California." Work to improve PR about our High School - so we will attract new buyers. Buy Rancho Duarte Golf course and turn into a housing, retail village. Require development of Home Owner's Associations to improve home quality.

revitalize declining commercial areas with housing and retail spaces - emphasis on restaurants

Make use that owners want easier. Why make owners pay high permit fees for instance new roof, then turn around and say help to keep up older homes?

Eliminate single-family housing zoning; build units on lots that have existing single-family homes; approve all new plans for apartments. Every vacant lot and dilapidated strip mall should be turned into multi family housing projects as soon as possible. The housing crisis here is so bad that my fiancé and are considering moving out of state if things do not improve here. My fiancé and I are both attorneys and together we earn around \$200k per year and can only afford to rent a house for \$2,600 per month here in Duarte. We should be able to purchase something but we can't unless housing supply is increased so that the prices come down.

Housing designed for lower income brackets and a focus on helping the high homeless population become housed

Grants for seniors to fix up their aging homes.

Again, more housing in a smaller footprint means parking congestion for renters and retailers. BE SURE neighbors don't have to listen to ever flush and shower! 3 parking spots needed (minimum) for every unit. This IS a commuter community. Even single person households need visitor parking, nurse parking, cleaner's parking, etc.

Make it easier for existing housing to expand/add rooms or units that can be used as affordable housing.

Revitalize the declining commercial areas with housing/and/or mixed use

develop the many empty lots with a not-for-profit entity and provide housing for nurses and carers

Tear down old buildings and replace with safe housing. Create a solution that deals with increase of homeless in area.

Clean up dilapidated apartments to provide safe, affordable housing for families.

mixed use commercial / housing

Make sure that the parks are safe for kids.

Tear down plighted strip malls, fast food trash and refurbish existing buildings

Safe housing to provide for the homeless population as well as mental health care for them as identified/necessary. I don't like to see buildings torn down just to make high-priced condos.

Bring more attractive businesses to the city and take care of the homeless to increase foot traffic.

Duarte needs to invest in our shopping centers and older buildings. They are old, run down, and in need of repair. Make our city presentable. I am always nervous in the shopping center which has Big Lots a, 99C store and across the street. Invest to revitalize our city

Continue to encourage revitalization of commercial areas with mixed use approached to match transportation opportunities so that more housing does not result in more traffic.

Face lift to all commercial properties!

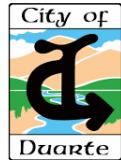
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Duarte Senior Housing Needs Survey - Responses

In order to solicit input from one of Duarte's most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the City website under “City News”;
- Posted on the Housing Element Update webpage;
- Published in the quarterly printed newsletter for Summer 2021 (which is also distributed in the senior lunches);
- E-mailed to the Parks & Recreation distribution list of approximately 2,200 people 55 years and older (residents and non-residents); and
- Hard copies distributed in Senior Center weekly meal pick-up and YMCA daily Meals on Wheels.

A total of 111 senior citizen residents completed the Housing Needs Survey, and the majority of respondents provided email contact information so the City could provide them with housing information in the future. The following presents the aggregated response to the survey questions.

1. Are you a resident within the City of Duarte? 93% Yes 7% No

2. Do you currently rent or own your home?

23% Rent 73% Own 4% Own a mobile home (pay park space rent) 0% Rent mobile home

3. Prior to its temporary closure due to the pandemic, did you visit the Duarte Senior Center?

66% Yes 34% No

4. Do you receive any of the following City newsletters?

20% Senior Center monthly newsletter (electronic)

78% City of Duarte newsletter (electronic)

19% Other

5. From 1-5, (5 being most important), please indicate how important the following issues are to you:

3.8 Additional affordable senior housing in Duarte

3.2 Assistance with rent

3.7 Assistance with housing maintenance

4.6 Having senior housing located near medical facilities and shopping centers

4.6 Having senior housing located near transit (such as bus routes)

3.6 Having senior housing located near the Duarte Senior Center

6. Accessory dwelling units (ADU)s, or “granny flats”, are small, self-contained units either attached or detached to a single-family dwelling. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property? 33% Yes 67% No

7. How would you like information about senior housing opportunities and programs to be provided?

68% Online/email
48% Written newsletter mailed to your home
19% Information posted at the Senior Center
5% Other

8. Please indicate your age:

12% 55-59 67% 60-75 21% Over 75

**NOR-LAUN-ANAWALT
1150 THREE RANCH ROAD
DUARTE, CA 91010
626-303-8856
FAX: 626-303-1207**

October 7, 2021

Ms. Maia McCurley
Associate Planner
Community Development Department
City of Duarte
1600 Huntington Drive
Duarte, CA 91010

Dear Ms. McCurley

After reviewing the City of Duarte's Planning Commission Notice of Public Hearing slated for Monday, October 18, 2021, and the separate Notice of Intent to Adopt a Negative Declaration (ND) and Notice of Public Hearing, same date and time, I request that the subject property #9 located at 1150 Three Ranch Road, aka 1159 Duarte Road be REMOVED from consideration of this proposed General Plan Amendment 2021-01.

I request this change based on several reasons. The first two include: 1) A Negative Declaration will undoubtedly be held unlawful if a CEQA challenge is made. I disagree with the assertion that adding an additional 888 housing units inside the City of Duarte's boundaries will have no negative environmental impacts. The City of Duarte is a small-town, population wise. Of course, adding 888 housing units will negatively affect the existing population. Increases in noise, traffic, parking, just to mention a few, will dramatically add to the detriment of the city's residents.

2) After reviewing the proposed AHO (Affordable Housing Overlay) proposed zone as it would pertain to previously mentioned subject property, with 30 total living units (15 Ultra Low Income and 15 Low Income units) the rental receipts derived from said units would be significantly below recouping construction costs associated in building the proposed 30 units. The stated plan for housing RHNA SURPLUS is said to be 1223 units. The reduction of 30 units will continue to leave a large surplus for proposed housing development. Thus, removing 1150 Three Ranch Road from the General Plan Amendment will not affect the city's increased housing goal.

The existing light manufacturing zoning of M1 for this property has successfully worked for more than 80 years.

The current industrial building on the property acts as a sound barrier for the neighboring residential from the continuous noise being generated by the passing “Gold Line” commuter trains.

If subject property is not removed as part of this proposed plan, all options including a CEQA challenge will have to be considered.

Again, I respectfully request that 1150 Three Ranch Road be removed from the Duarte General Plan Amendment 2021-01.

Regards,

D.J. Anawalt
Managing Partner
Nor Laun Anawalt – General Partnership

P: (626) 381-9248
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E: info@mitchtsailaw.com



139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

October 18, 2021

City of Duarte Planning Commission
Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Em: ajuarez@accessduarte.com; chensley@accessduarte.com

RE: City of Duarte's 6th Cycle RHNA Housing Element Update.

Dear Chair Sara Vasquez and Honorable Planning Commissioners,

On behalf of the Southwest Regional Council of Carpenters (“**SWRCC**” or “**Southwest Carpenters**”), my Office is submitting these comments for the City of Duarte’s (“**City**”) October 18, 2021 City Planning Commission Meeting for its 6th Cycle RHNA Housing Element Update, Agenda Item No. 5A (“**Project**”).

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens*

for Local Control v. Bakersfield (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, SWRCC requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“CEQA”), Cal Public Resources Code (“PRC”) § 21000 *et seq*, and the California Planning and Zoning Law (“Planning and Zoning Law”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

The City should require the use of a local skilled and trained workforce to benefit the community’s economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of

construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

. . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.¹

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area’s jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.²

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to

¹ California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, available at <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

² South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, available at <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”³

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City “contribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . .”⁴ In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”⁵

Locating jobs closer to residential areas can have significant environmental benefits. . As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.⁶

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.⁷ Some municipalities have tied local hire and skilled and

³ City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, available at https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

⁴ City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, available at <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>.

⁵ City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

⁶ California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, available at <https://cprroundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf>

⁷ Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, available at <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The city’s First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

10-18-2021

Good evening, my name is Marcus Baisley, I am a member of the Southwest Regional Council of Carpenters. I'm a resident of Duarte and I live, work, and recreate in the city. Please believe that You will be Impacted by the Environmental Impacts of the Project.

- Duarte should require that ALL Projects be built utilizing a local and skilled and trained workforce.
- Local hire and skilled and trained workforce requirements reduce construction-related environmental impacts while benefitting the local economy.
- In a recent 2020 report titled “Putting California on the High Road: A Jobs and Climate Action Plan for 2030” the California Workforce Development Board concluded that “investments in growing, diversifying and upskilling California’s workforce can positively affect returns on climate mitigation efforts.
- Moreover, just this year, the South Coast Air Quality Management District found that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.
- Recently, the City of Hayward in Northern California adopted skilled and trained workforce requirements into its General Plan and Municipal Code.
- Local Skilled and Trained Workforce requirements can boost economic development and mitigate transportation and greenhouse gas impacts by minimizing vehicle miles traveled.

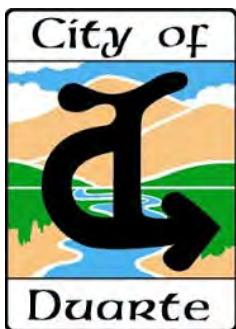
Appendix E

Inclusionary Housing Feasibility Study and
Affordable Housing Overlay Feasibility

Inclusionary Housing Feasibility Study

August 28, 2020

Prepared for:



City of Duarte

Prepared by:



**22 Executive Park, Suite 200
Irvine, California 92614
(949) 655-3900**

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Appendices

Appendix A – Residences at Duarte Station 30-year Cash Flow

Section 1 Executive Summary

As part of the 6th cycle Housing Element process currently underway, Harris & Associates (“Harris”) was retained by Karen Warner Associates to review the feasibility of implementing the City of Duarte’s (“City”) Inclusionary Housing Ordinance that was suspended in 2016 (“IH Ordinance”). Harris assessed the impact of the IH Ordinance on the financial feasibility of a prototype rental project in Duarte (similar to what a developer would do when considering a market-rate housing project). A pro forma analysis (i.e., a comparison of development costs and rental revenues) of a prototype rental development was prepared to determine if an Inclusionary Housing In-Lieu Fee (“In-Lieu Fee”) would affect the financial feasibility of development. The findings of the analysis include the following:

- 1. Overall, the required rate of return on multi-family housing projects in Duarte is below the Los Angeles County average without the In-Lieu Fee** – According to CBRE, the average rate of return for a multifamily project in LA County during the 4th Quarter of 2019 was 4.6%. The pro forma analysis shows a 4.32% rate of return without the In-Lieu Fees, but falls to 4.30% if In-Lieu Fees are included. With the rate of return below average to start with, additional fees will likely discourage housing development.
- 2. Declining Rents Resulting from the COVID-19 Pandemic Will Further Diminish Rate of Return** - Rent rates throughout LA County have decreased while vacancy rates have increased in recent months due to the COVID-19 pandemic. A lack of rental income growth negatively effects the financial feasibility of rental projects, especially as land values and prices have not declined. These trends could further suppress rates of return and limit the amount of potential In-Lieu Fee revenues, similar to previous years.
- 3. Only 2 Other San Gabriel Valley Cities have Inclusionary Housing Requirements** - An analysis of San Gabriel Valley cities show that only Pasadena and Claremont have implemented IH Ordinances. Implementing In-Lieu Fees in the City could create an uncompetitive environment for developers who may choose to pursue projects in neighboring cities without Inclusionary Housing Requirements.
- 4. Recent Legislative Changes Provide Incentives for Affordable Housing and Funding Sources (State vs. Local Funding)** – Legislative changes affecting all cities in the State since 2016 have provided incentives to developers to build affordable housing. Density bonus requirements allow for more units to be built on a site if affordable units are included. Accessory dwelling units are also allowed Statewide which is anticipated to produce additional market rate and affordable housing units. There has also been a shift in how affordable housing is funded – State grants are available for the planning and development of housing (including affordable housing). Prior to 2012, funding was available at the local level through Redevelopment.
- 5. Implementing an IH Ordinance Could Have a Negative Impact on Residential Construction** - Prior to 2016, the City experienced relatively slow housing production, even after the economy had recovered from the Great Recession. However, since 2017 (the first year after the IH Ordinance was suspended) over 900 residential units are either in the planning stages, have been approved or are under construction in the City. Therefore, other incentives

and policy measures that do not increase construction costs in the City may be more effective at increasing affordable housing development in the City.

Section 2 Background

IH Ordinances attempt to increase the supply of affordable units by requiring developers to reserve a certain percentage of housing units for very low, low and moderate-income households in new residential developments, or pay an In-Lieu Fee. In-Lieu Fees are typically deposited into a housing trust fund where they can be used to finance affordable housing development.

In 2005, the City adopted an IH Ordinance which imposed a 15% affordability requirement on new residential development projects with an option to pay an In-Lieu Fee of \$6.50 per square foot instead of constructing the affordable units. However, the City adopted a 5-year suspension of the program in 2016 due to the fact that residential development was not being proposed and therefore not generating In-Lieu Fee revenues. The program's lack of success can likely be attributed to the following factors:

- **The Great Recession** – housing production in the City diminished significantly due to market forces related to the 2008-09 recession.
- **Redevelopment Dissolution** – in 2012, the State of California moved to dissolve all Redevelopment Agencies. Prior to 2012, 20% of property tax increment revenues were set-aside to help finance the development of affordable housing. However, Redevelopment Dissolution eliminated the 20% affordable housing set-aside, which deprived the Inclusionary Housing Trust Fund from a steady source of funds to leverage collected In-Lieu Fee revenues.

The City is reevaluating the feasibility of the IH Ordinance in connection with the 6th Cycle Housing Element currently being prepared.

Section 3 Assumptions

Harris analyzed the financial feasibility of developing a multifamily rental project in the City under the current IH Ordinance. Harris modeled its analysis after an actual multifamily development in the City in order to accurately portray a scenario that reflects current market conditions and prospective development types. The most representative project appears to be The Residences at Duarte Station (“Project”), which would replace an existing warehouse with a six-story apartment building. Table 1 below provides further details about the Project.

Table 1 Project Characteristics	
Project Name:	The Residences at Duarte Station
Address:	1700 Business Center Drive
Building Size:	114,602 sq. ft.
Lot Size:	4.31 Acres
Units:	
Studio	10
1-Bed	194
2-Bed	132
3-Bed	8
Total	344

Sources: Duarte Partners, LLC; CoStar

Harris created a model development pro forma, including a development budget and 30-year cash flow, in order to analyze the financial feasibility of the Project and determine how the In-Lieu Fee would affect the expected rate of return. The development budget and cash flow utilize the following assumptions:

- **Land and Acquisition Costs** – determined the actual sale price of the property in 2019 using CoStar, one of the largest providers of information, analytics and marketing services for the commercial real estate industry.
- **Construction Costs** – estimated using 2020 Marshall & Swift construction cost estimates and assuming a 5% contingency.
- **Financing and Soft Costs** – calculated as a percentage of total Hard Costs based on March 2020 Reports from the University of California, Riverside and the University of California, Berkeley’s Terner Center for Housing Innovation.
- **Rent Rates** – estimated using average rents and unit mixes from similar developments in the San Gabriel Valley with a 10% decrease to account for location. Rents and unit mixes of comparable developments were obtained in July 2020 using CoStar.
- **Operating Expenses** – annual per unit operating expenses derived from a 2016 Operating Expense Analysis prepared by CohnReznick, LLP

Section 4 Feasibility Analysis

4.1 Rate of Return

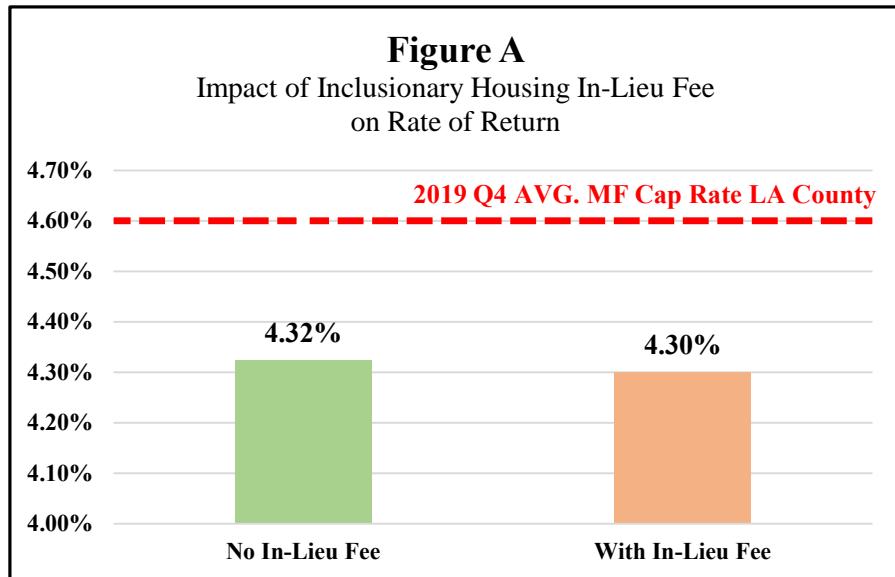
Harris estimated the capitalization rate (“Cap Rate”) of the Project in order to determine the impacts of the In-Lieu Fee on the expected rate of return. The Cap Rate is a measure of a property’s rate of return in a single year by dividing its annual net operating income (effective gross rent - operating expenses) by the total initial investment. Table 2 below provides a summary of the pro forma analysis for the Project. The analysis includes two scenarios: ***Scenario A does not include any In-Lieu Fees while Scenario B incorporates the In-Lieu Fees in the development cost.***

Table 2 Pro Forma Analysis - The Residences at Duarte Station		
	Scenario A No In-Lieu Fee	Scenario B With In-Lieu Fee
Development Costs:		
Land & Acquisition Costs	\$ 24,730,603	\$ 24,730,603
Hard Costs	78,458,370	78,458,370
Soft Costs	18,830,009	18,830,009
Financing Costs	11,309,706	11,309,706
In-Lieu Fee ¹	-	744,913
Total Development Costs	\$ 133,328,688	\$ 134,073,601
Net Operating Income	\$ 5,765,101	\$ 5,765,101
Rate of Return (Cap Rate)	4.32%	4.30%

¹ \$6.50 per sq. ft.

Sources: CoStar; CBRE; UC Riverside; UC Berkeley; Duarte Partners LLC; CohnReznick, LLP, Marshall & Swift

The expected Cap Rate for the Project without In-Lieu Fees is 4.32% compared to 4.30% with In-Lieu Fees (a difference of 0.02%). Appendix A provides a 30-year cash flow detailing the Cap Rate calculations for Scenarios A and B. While the addition of In-Lieu Fees to the development budget has a relatively small impact on the overall Cap Rate, it is important to note that the Cap Rate under both scenarios falls below industry standards. According to CBRE, the average Cap Rate for multifamily investments in Los Angeles County in the 4th quarter of 2019 was 4.6%. Figure A illustrates that the Project does not meet this benchmark under both scenarios. Given the existing market conditions and low expected rates of return, adding additional costs such as In-Lieu Fees could render a rental project financially infeasible and be the final cost that would dissuade a developer from moving forward with a residential project in Duarte.



4.2 COVID-19 Pandemic

In previous years, the City's IH Ordinance did not generate sufficient revenues to fund affordable housing development. The City received a total of \$508,045 in In-Lieu Fee deposits while the program was in effect, due in large part to market conditions related to the Great Recession of 2008-09.

The economic impacts of the COVID-19 pandemic may further influence the feasibility of implementing an IH Ordinance by creating market conditions similar to previous years. More specifically, rent rates have decreased while vacancy rates have increased as a result of the pandemic. An April 2020 CoStar report showed that multifamily rents in Pasadena dropped 2.54% between March 11 and March 30, 2020, while a separate report indicated that County-wide vacancies had reached as high as 5.5% in the 2nd Quarter of 2020. A prolonged recession as a result of the Pandemic, combined with additional development costs in the form of In-Lieu Fees, could lead to minimal In-Lieu Fee deposits comparable to previous years.

4.3 San Gabriel Valley Inclusionary Housing Ordinances

Given current conditions, the Inclusionary Housing requirements could also create an uncompetitive market environment when compared with neighboring cities. An analysis of San Gabriel Valley cities performed by Harris shows that only Pasadena and Claremont have implemented IH Ordinances. IH Ordinances represent less of an impediment to housing development in cities where rent rates and demand for housing are highest. For example, data from the Census Bureau shows that median rents in Pasadena were 5.3% higher than Duarte in 2018. If an IH Ordinance is implemented in the City, developers may opt to develop projects in neighboring Cities with more favorable fee structures.

Section 5 Findings

5.1 Changes in Affordable Housing Funding

Prior to 2011, affordable housing projects in many cities in California were primarily funded through Redevelopment. It is estimated that Redevelopment projects Statewide generated approximately \$1 billion per year. After Redevelopment Dissolution, the most significant funding source to fund affordable housing was lost. However, the following are some of the significant events that have occurred in recent years in an effort to replace the former funding source:

1. The State passed a number of legislative measures to significantly streamline housing development and remove barriers to building housing (e.g. automatic density bonuses for projects containing affordable units). The State also passed Senate Bill No. 751 establishing the San Gabriel Valley Housing Trust, a Joint Powers Authority funding low-income and homeless housing (Duarte is a member jurisdiction);
2. A tax on property transfers was established to fund housing initiatives in every city in the state (i.e. Building Homes and Jobs Act (“SB 2”)), and has provided for a number of grants to cities and counties for the planning and development of affordable housing projects (this recurring source of revenue will be available to cities annually); and
3. The Low-Income Housing Tax Credit (“LIHTC”) program was expanded in 2019, which has been the largest source of funding for affordable housing projects since Redevelopment Dissolution.

It is also important to note that the State is currently examining development impact and other fees imposed on housing projects and it is likely that these types of fees will be scrutinized moving forward as these fees increase the cost and affect the financial feasibility, and potentially discourage, the development of housing.

Overall, over the last ten years, affordable housing sources have shifted from a locally funded activity (i.e., Redevelopment) to a State-funded initiative. Given this shift and the additional grants and other resources through the State, it appears that affordable housing can be encouraged and built using the tools summarized above and described in more detail below.

5.2 Affordable Housing Grants

The State provides several planning grants to cities aimed at increasing affordable housing production. The SB 2 grant establishes a recording fee on all real estate transactions to increase the supply of affordable homes in California. The City was awarded SB 2 grant funding in 2020 to cover the costs of establishing an Acquisition and Rehabilitation program that demonstrates the financial feasibility of the acquisition and rehabilitation of specific multi-family projects in the

City to developers. The intent of this program is to encourage the development community to acquire and rehabilitate existing apartment projects using public and other funding sources to create and preserve income-restricted affordable housing units.

The Local Early Action Planning (“LEAP”) grant allocates \$119 million for cities and counties, providing one-time grant funding to update their planning documents and implement process improvements that will facilitate acceleration of housing production and help local governments prepare for their 6th cycle Regional Housing Needs Assessment (“RHNA”). The City was awarded preliminary approval of the LEAP grant application in 2020. If awarded, the City will utilize the LEAP grant funds for the 6th Cycle Housing Element, to be completed in 2021.

5.3 Density Bonus Law

The State Density Bonus Law (found in Government Code Sections 65915 – 65918) allows developers to obtain more favorable local development requirements in exchange for offering to build or donate land for affordable or senior units. The Density Bonus Law provides developers with up to a 35% increase in project density depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable. The Density Bonus Law is a state mandate and is required in every city and county in California, and developers who meet the requirements are entitled to receive the density bonus by-right.

5.4 Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit (“LIHTC”) is a tax incentive that subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. The federal government issues tax credits to state and territorial governments, who then award the credits to private developers of affordable rental housing projects. The LIHTC program contains two funding options that subsidize either 30 percent (“4% Tax Credits”) or 70% (“9% Tax Credits”) of the low-income unit costs in a project. The 9% Tax Credits are more competitive and have stricter requirements with regards to the amount of units reserved for tenants with extremely-low income levels (30% of area median income). In 2019, the State expanded its LIHTC program in the form of an additional \$500 million to provide more subsidies to qualifying developers.

5.5 Accessory Dwelling Units

Accessory Dwelling Units (“ADUs”) are separate small dwelling units embedded within single-family residential properties. ADUs often provide housing at more affordable rent rates due to their low cost and immediate feasibility, with homeowners building in their own backyards. The ADU legislation at the State level requires all cities and counties to allow these units with very minimal requirements and the waiver of development fees if the units are below a certain square footage threshold. According to McKinsey Global Institute, ADUs could account for as much as half of California’s new development capacity in coming decades.

Appendix A

The Residences at Duarte Station
30-year Cash Flow
Without Inclusionary Housing In-Lieu Fee

Cash Flow			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	Growth Rate																
Gross Rental Income	3.00%	9,170,150	9,445,254	9,728,612	10,020,470	10,321,084	10,630,717	10,949,638	11,278,127	11,616,471	11,964,965	12,323,914	12,693,632	13,074,441	13,466,674	13,870,674	
Other Income																	
Potential Gross Income		9,170,150	9,445,254	9,728,612	10,020,470	10,321,084	10,630,717	10,949,638	11,278,127	11,616,471	11,964,965	12,323,914	12,693,632	13,074,441	13,466,674	13,870,674	
Vacancy	7.00%	641,910	661,168	681,003	701,433	722,476	744,150	766,475	789,469	813,153	837,548	862,674	888,554	915,211	942,667	970,947	
Effective Gross Income		8,528,239	8,784,086	9,047,609	9,319,037	9,598,608	9,886,566	10,183,163	10,488,658	10,803,318	11,127,418	11,461,240	11,805,077	12,159,230	12,524,007	12,899,727	
Operating Expenses																	
Property Taxes	2.00%	1,031,890	1,052,528	1,073,578	1,095,050	1,116,951	1,139,290	1,162,075	1,185,317	1,209,023	1,233,204	1,257,868	1,283,025	1,308,686	1,334,859	1,361,557	
Payroll	3.00%	478,848	493,213	508,010	523,250	538,948	555,116	571,770	588,923	606,590	624,788	643,532	662,838	682,723	703,204	724,301	
Administrative	3.00%	229,792	236,686	243,786	251,100	258,633	266,392	274,384	282,615	291,094	299,826	308,821	318,086	327,628	337,457	347,581	
Repairs & Maintenance	3.00%	185,072	190,624	196,343	202,233	208,300	214,549	220,986	227,615	234,444	241,477	248,721	256,183	263,868	271,784	279,938	
Utilities	3.00%	346,752	357,155	367,869	378,905	390,272	401,981	414,040	426,461	439,255	452,433	466,006	479,986	494,385	509,217	524,494	
Insurance	3.00%	89,096	91,769	94,522	97,358	100,278	103,287	106,385	109,577	112,864	116,250	119,738	123,330	127,030	130,840	134,766	
Other Expenses	3.00%	1,329,560	1,369,447	1,410,530	1,452,846	1,496,431	1,541,324	1,587,564	1,635,191	1,684,247	1,734,774	1,786,817	1,840,422	1,895,635	1,952,504	2,011,079	
Management Fee	3.50% of EGI	298,488	307,443	316,666	326,166	335,951	346,030	356,411	367,103	378,116	389,460	401,143	413,178	425,573	438,340	451,490	
Reserve	\$300 per unit	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	
Total Op. Exp.		2,763,138	2,832,617	2,903,975	2,977,262	3,052,533	3,129,844	3,209,250	3,290,811	3,374,586	3,460,638	3,549,029	3,639,825	3,733,093	3,828,903	3,927,326	
Net Operating Income		5,765,101	5,951,469	6,143,634	6,341,775	6,546,075	6,756,723	6,973,913	7,197,847	7,428,732	7,666,780	7,912,211	8,165,252	8,426,136	8,695,103	8,972,401	
Annual Debt Service		5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	
Equity Cash Flow		751,970	938,338	1,130,503	1,328,644	1,532,944	1,743,591	1,960,782	2,184,716	2,415,601	2,653,649	2,899,080	3,152,121	3,413,005	3,681,972	3,959,270	
Total Development Cost			133,328,688														
Rate of Return			4.32%														

Cash Flow			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Year	Growth Rate																
Gross Rental Income	3.00%	14,286,794	14,715,398	15,156,860	15,611,566	16,079,913	16,562,310	17,059,179	17,570,955	18,098,083	18,641,026	19,200,257	19,776,264	20,369,552	20,980,639	21,610,058	
Other Income																	
Potential Gross Income		14,286,794	14,715,398	15,156,860	15,611,566	16,079,913	16,562,310	17,059,179	17,570,955	18,098,083	18,641,026	19,200,257	19,776,264	20,369,552	20,980,639	21,610,058	
Vacancy	7.00%	1,000,076	1,030,078	1,060,980	1,092,810	1,125,594	1,159,362	1,194,143	1,229,967	1,266,866	1,304,872	1,344,018	1,384,339	1,425,869	1,468,645	1,512,704	
Effective Gross Income		13,286,719	13,685,320	14,095,880	14,518,756	14,954,319	15,402,948	15,865,037	16,340,988	16,831,218	17,336,154	17,856,239	18,391,926	18,943,684	19,511,994	20,097,354	
Operating Expenses																	
Property Taxes	2.00%	1,388,788	1,416,563	1,444,895	1,473,793	1,503,268	1,533,334	1,564,001	1,595,281	1,627,186	1,659,730	1,692,924	1,726,783	1,761,319	1,796,545	1,832,476	
Payroll	3.00%	746,030	768,410	791,463	815,207	839,663	864,853	890,798	917,522	945,048	973,399	1,002,601	1,032,679	1,063,660	1,095,570	1,128,437	
Administrative	3.00%	358,008	368,749	379,811	391,205	402,942	415,030	427,481	440,305	453,514	467,120	481,133	495,567	510,434	525,747	541,520	
Repairs & Maintenance	3.00%	288,336	296,986	305,896	315,073	324,525	334,261	344,288	354,617	365,256	376,213	387,500	399,125	411,098	423,431	436,134	
Utilities	3.00%	540,228	556,435	573,128	590,322	608,032	626,273	645,061	664,413	684,345	704,875	726,022	747,802	770,236	793,343	817,144	
Insurance	3.00%	138,809	142,973	147,262	151,680	156,230	160,917	165,745	170,717</								

Appendix A

The Residences at Duarte Station
30-year Cash Flow
With Inclusionary Housing In-Lieu Fee

Cash Flow			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	Growth Rate																
Gross Rental Income	3.00%	9,170,150	9,445,254	9,728,612	10,020,470	10,321,084	10,630,717	10,949,638	11,278,127	11,616,471	11,964,965	12,323,914	12,693,632	13,074,441	13,466,674	13,870,674	
Other Income																	
Potential Gross Income		9,170,150	9,445,254	9,728,612	10,020,470	10,321,084	10,630,717	10,949,638	11,278,127	11,616,471	11,964,965	12,323,914	12,693,632	13,074,441	13,466,674	13,870,674	
Vacancy	7.00%	641,910	661,168	681,003	701,433	722,476	744,150	766,475	789,469	813,153	837,548	862,674	888,554	915,211	942,667	970,947	
Effective Gross Income		8,528,239	8,784,086	9,047,609	9,319,037	9,598,608	9,886,566	10,183,163	10,488,658	10,803,318	11,127,418	11,461,240	11,805,077	12,159,230	12,524,007	12,899,727	
Operating Expenses																	
Property Taxes	2.00%	1,031,890	1,052,528	1,073,578	1,095,050	1,116,951	1,139,290	1,162,075	1,185,317	1,209,023	1,233,204	1,257,868	1,283,025	1,308,686	1,334,859	1,361,557	
Payroll	3.00%	478,848	493,213	508,010	523,250	538,948	555,116	571,770	588,923	606,590	624,788	643,532	662,838	682,723	703,204	724,301	
Administrative	3.00%	229,792	236,686	243,786	251,100	258,633	266,392	274,384	282,615	291,094	299,826	308,821	318,086	327,628	337,457	347,581	
Repairs & Maintenance	3.00%	185,072	190,624	196,343	202,233	208,300	214,549	220,986	227,615	234,444	241,477	248,721	256,183	263,868	271,784	279,938	
Utilities	3.00%	346,752	357,155	367,869	378,905	390,272	401,981	414,040	426,461	439,255	452,433	466,006	479,986	494,385	509,217	524,494	
Insurance	3.00%	89,096	91,769	94,522	97,358	100,278	103,287	106,385	109,577	112,864	116,250	119,738	123,330	127,030	130,840	134,766	
Other Expenses	3.00%	1,329,560	1,369,447	1,410,530	1,452,846	1,496,431	1,541,324	1,587,564	1,635,191	1,684,247	1,734,774	1,786,817	1,840,422	1,895,635	1,952,504	2,011,079	
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Reserve	\$300 per unit	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	103,200	
Total Op. Exp.		2,763,138	2,832,617	2,903,975	2,977,262	3,052,533	3,129,844	3,209,250	3,290,811	3,374,586	3,460,638	3,549,029	3,639,825	3,733,093	3,828,903	3,927,326	
Net Operating Income		5,765,101	5,951,469	6,143,634	6,341,775	6,546,075	6,756,723	6,973,913	7,197,847	7,428,732	7,666,780	7,912,211	8,165,252	8,426,136	8,695,103	8,972,401	
Annual Debt Service		5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	5,013,131	
Equity Cash Flow		751,970	938,338	1,130,503	1,328,644	1,532,944	1,743,591	1,960,782	2,184,716	2,415,601	2,653,649	2,899,080	3,152,121	3,413,005	3,681,972	3,959,270	
Total Development Cost			134,073,601														
Rate of Return			4.30%														

Cash Flow			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Year	Growth Rate																
Gross Rental Income	3.00%	14,286,794	14,715,398	15,156,860	15,611,566	16,079,913	16,562,310	17,059,179	17,570,955	18,098,083	18,641,026	19,200,257	19,776,264	20,369,552	20,980,639	21,610,058	
Other Income																	
Potential Gross Income		14,286,794	14,715,398	15,156,860	15,611,566	16,079,913	16,562,310	17,059,179	17,570,955	18,098,083	18,641,026	19,200,257	19,776,264	20,369,552	20,980,639	21,610,058	
Vacancy	7.00%	1,000,076	1,030,078	1,060,980	1,092,810	1,125,594	1,159,362	1,194,143	1,229,967	1,266,866	1,304,872	1,344,018	1,384,339	1,425,869	1,468,645	1,512,704	
Effective Gross Income		13,286,719	13,685,320	14,095,880	14,518,756	14,954,319	15,402,948	15,865,037	16,340,988	16,831,218	17,336,154	17,856,239	18,391,926	18,943,684	19,511,994	20,097,354	
Operating Expenses																	
Property Taxes	2.00%	1,388,788	1,416,563	1,444,895	1,473,793	1,503,268	1,533,334	1,564,001	1,595,281	1,627,186	1,659,730	1,692,924	1,726,783	1,761,319	1,796,545	1,832,476	
Payroll	3.00%	746,030	768,410	791,463	815,207	839,663	864,853	890,798	917,522	945,048	973,399	1,002,601	1,032,679	1,063,660	1,095,570	1,128,437	
Administrative	3.00%	358,008	368,749	379,811	391,205	402,942	415,030	427,481	440,305	453,514	467,120	481,133	495,567	510,434	525,747	541,520	
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Utilities	3.00%	540,228	556,435	573,128	590,322	608,032	626,273	645,061	664,413	684,345	704,875	726,022	747,802	770,236	793,343	817,144	
Insurance	3.00%	138,809	142,973	147,262	151,680	156,230	160,917	165,745	170,717</								

Affordable Housing Overlay - Development Feasibility Analysis

City of Duarte

CHAPTER 7

HISTORIC PRESERVATION



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CHAPTER 7

HISTORIC PRESERVATION



INTRODUCTION

The City of Duarte is a city with a rich history. Although, not incorporated until 1957, the City's identity can be connected to its past through its physical elements, such as buildings and structures.

As an integral part of a comprehensive General Plan, the Historic Preservation Element is intended to help fuse the preservation and protection of historic resources into long-term planning goals. Through the broad goals outlined in this element, it provides continuity and guides the actions of City departments and commissions in preserving and protecting Duarte's resources that reflect the City's past.

Historic Preservation Element Statutory Requirements

Section 65303 of the California Government Code specifically includes historic preservation as an optional element of the general plan. It authorizes the preparation of an historic preservation element “*...for the identification, establishment and protection of sites and structures of architectural, historical, and archaeological or cultural significance...*” Although, the Historic Preservation Element is not one of the mandatory elements of a general plan, its inclusion implies the same level of importance as any other element of the City’s general plan.

Relationship to other General Plan Elements and Program EIR

One of the primary goals of the Historic Preservation Element is to help fuse the preservation goals of the City with other goals and policies of the General Plan. Within the Land Use Element, the policies and patterns work in concert with the preservation objectives. Fiscal and development economics as well as planning principles often drive land use deliberations, and the land use decisions rendered will affect the City's built environment legacy just as much as they will affect new projects – so the Economic Development Element is strongly related also. As a resource, the Open Space Element bears on and/or mirrors the preservation issue. Each of these elements contains certain discussions on preservation-related matters. Timely identification of cultural and historic resources and the open discussion of policy alternatives related to preservation is consequently essential and is reflected in all elements of the General Plan.

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HISTORIC PRESERVATION



A Program Environmental Impact Report (EIR) will be part of the 2005-2020 Duarte General Plan. Policies within the Historic Preservation Element will also become mitigation measures within the Program EIR.

GOALS, OBJECTIVES AND POLICIES

This section provides draft Goals, Objectives, and Policies for the Historic Preservation Element of the Duarte General Plan. To preserve the historic built environment of the City of Duarte for future generations requires putting commitments into actions. These goals and objectives have been developed to provide direction for the future development of Duarte's historic preservation program. By adopting these goals and objectives as part of the General Plan, Duarte affirms its commitment to historic preservation.

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

Objective 1.1 Create an educational program which focuses on providing information to allow residents and decision-makers to make informed decisions and supportable conclusions about the protection of historic resources.

Policies

HP 1.1.1 Establish and support all appropriate media for reaching all segments of the community to educate residents and decision-makers concerning the protection of historical resources.

HP 1.1.2 Encourage public outreach and access to historical information.

Objective 1.2 Promote the development of a comprehensive preservation program.

Policies

HP 1.2.1 Utilize creative funding sources to promote the development of a comprehensive historic preservation program for the City.

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HISTORIC PRESERVATION



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

Policies

HP1.3.1 Encourage training of City staff related to the development and application of historic preservation.

HP1.3.2 Develop a database and update maps which identify potentially historical resources and designated resources.

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

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

Policies

HP 2.1.1 Encourage on-going research regarding the City's history and built environment.

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

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

Policies

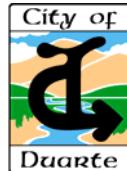
HP 3.1.1 Encourage property owners to preserve the character defining features of historical resources.

Policies

HP 3.1.2 Promote the preservation of historic and cultural resources by providing incentives and technical assistance.

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HISTORIC PRESERVATION



RELATED AGENCIES, LAWS AND PLANS

National/Federal: National Historic Preservation Act of 1966

Enacted in 1966, the National Historic Preservation Act (NHPA) established the National Register of Historic Places program under the Secretary of the Interior, authorized funding for state programs with provisions for pass-through funding and participation by local governments, created the Advisory Council on Historic Preservation, and established a review process for protecting cultural resources. The NHPA provides the legal framework for most state and local preservation laws.

The National Register of Historic Places program is maintained by the Keeper of the National Register, within the National Park Service division. The National Register program also includes National Historic Landmarks, which is limited only to properties of significance to the nation.

State Historic Preservation Officers and programs in all states and U.S. Territories received federal funding to carry out the provisions of the National Historic Preservation Act. This funding comes from a yearly appropriation by the legislative branch of the federal government. The NHPA requires that at least 10 percent of funds to the state be passed through the Certified Local Governments.

The NHPA established the Section 106 review procedure to protect historic and archaeological resources listed in or eligible for listing in the National Register of Historic Places from the impact of projects by a federal agency or project funded or permitted by a federal agency. Federal Highway and HUD-funded Community Development Block grants projects are examples of those subject to Section 106 review.

State: California Environmental Quality Act (Public Resources Code 21000-21178)

The California Environmental Quality Act (CEQA) is a state law enacted in 1971. It requires state and local governmental agencies to consider the impact proposed projects have on the environment, including historic resources. The CEQA review identified potential significant impacts as well as alternatives or mitigation measures to avoid or reduce the impacts. Properties listed in or deemed eligible for listing for the California Register of Historical Resources are subject to the CEQA review process. The California Register also includes properties listed on the National Register of Historic Places.

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The State of California Office of Historic Preservation administers the California Register program. As a recipient of federal funding, that office meets the requirements of the National Historic Preservation Act with a State Historic Preservation Officer which enforces a designation and protection process, has a qualified historic preservation review commission, maintains a system for surveys and inventories, and provides for adequate public participation in its activities. Most nominations to the National Register of Historic Places are processed through the California State Historical Resources Commission.

Historic Preservation Ordinance

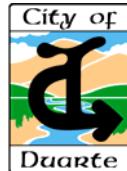
A historic preservation ordinance is the primary tool used by municipalities to protect historic resources in a community. Local governments in California have the authority to adopt a historic preservation ordinance to provide regulations regarding historic and cultural resources. Historic preservation ordinances are structured to address the particular needs and resources within a community. Though there is no standard historic preservation ordinance, a typical ordinance usually includes provisions regarding the following: (1) establishment of a local historic commission and the powers and responsibilities assigned to that commission (2) establishment of a local historic property register (3) establishment of criteria that can be used to designate historic resources and the process of designation (4) definition of the types of physical alterations that require design review and explanation of the design review process (5) guidelines for maintenance and appropriate treatment of a historic resource. Since historic preservation ordinances are designed to meet specific needs of a community, the City's ordinance may not include all the items described above.

Certified Local Government (CLG)

Local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments are endeavoring to keep for future generations what is significant from their community's past. In turn, NPS and states gain the benefit of local government partnership in the national historic preservation program. Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects--at least 10% of the

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State's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by NPS and SHPOs.

The CLG Program integrates local governments with the national historic preservation program through activities that strengthen decision-making regarding historic places at the local level. Because local planning office staff often play key roles in CLG projects, the thread of historic preservation becomes woven into the fabric of local land-use policy. Local governments collect and analyze information on the location and significance of archeological and historic properties for use by preservation commissions and by local, county, and state agencies. Using grants awarded by SHPOs, CLGs may produce historic theme or context studies, cultural resource inventories, assessments of properties to determine their eligibility for local and National Register of Historic Places designation, building reuse and feasibility studies, design guidelines and conservation ordinances, and publications to educate the public about the benefits of historic preservation.

Historic Preservation Incentives

Incentives are important to the success of the City's newly formed comprehensive historic preservation program. In some cases they may help offset costs related to maintaining historical structures.

Mills Act

The Mills Act of 1972 (Government Code Section 50280 et seq.; Revenue and Taxation Code Section 739 et seq.) provides a reduction in the property taxes for owners of qualified properties. The owner must enter into a ten-year contract with the local government. In return, the owner agrees to rehabilitate and/or maintain the historical and architectural character of the structure. To implement the program, the local government is required to adopt enabling legislation.

Mills Act contracts offer several advantages to property owners. Participation by the property is completely voluntary. In areas where land value represents a large portion of the market value, such as high-density commercial and residential districts, the Mills Act method of valuation adjusts the property tax to reflect the actual use of the site. This results in a property tax reduction. In an event the property is sold, the Mills Act contract continues and the reduced property tax is passed on to a new owner.

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California Historical Building Code

The intent of the State Historical Building Code (SHBC) is to protect California's architectural heritage by recognizing the unique construction issues applicable to historical buildings and by providing an alternative code to deal with these issues. The SHBC is the prevailing code for application to qualified historical buildings in that the City can recognize the use of these codes as they apply to qualified historical buildings. In some cases, the owner may find that the alternative regulations resolve conflicts between complying with the city's building code and retaining the historic fabric as required for historical sites, Mills Act contracts, or historical resources under CEQA. In some circumstances, the SHBC serves as an economic incentive to owners by reducing the amount of work required for code compliance.

Proposition 40

On March 5, 2002, voters passed Proposition 40 by 56.8 percent, the 2.6 billion dollar "California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002" (2002 Resources Bond). The passage of Proposition 40 provided funds for local assistance grants, as provided for in Sections 5096.600 through 5096.683 of the Public Resources Code. The California Cultural and Historical Endowment was created to administer the Proposition 40 funds dedicated to preserving historic and cultural resources. The California Cultural and Historical Endowment (CCHE) is a new state agency that funds projects through a competitive grant process to tell the stories of California as a unified society and of the many groups of people that together comprise historic and modern California. The Endowment is located in the California State Library office. Approximately \$128 million will be available to government entities and non-profit organizations through a competitive grant application process.

OVERVIEW OF DUARTE'S HISTORICAL RESOURCES AND PAST RESEARCH EFFORTS

Previously Identified Preservation Issues

In 1997, a community vision process was completed over a six-month period, which resulted in the Duarte: Vision for the 21st Century Plan "Vision Plan". During this process, over 100 participants from throughout the Duarte community, worked on identifying and analyzing issues, which are critical to Duarte's continued ability to prosper over the next century.

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During this visioning process, the community proposed various strategies, which are consistent with the goals and purpose of a Historic Preservation Element:

- Enhance Duarte's existing cultural assets and continue to develop cultural opportunities, including a cultural event to put Duarte on the map (Vision Plan, Page 9).
- Develop a series of community events and programs that will promote the City's image and businesses outside the community (Vision Plan, Page 28).
- Market the unique qualities and services offered in Duarte (Vision Plan, Page 32).
- Expand community events and enhance sense of community through increased publicity and information resources (Vision Plan, Page 35).

Between 2001 through present, the City Council expressed concern regarding the preservation of remaining historical resources in the City of Duarte and the possible need to adopt a historic preservation ordinance to protect these resources. Staff was directed to research this matter further.

During the process, staff met with the Duarte Historical Society on several occasions to develop a recommendation to Council. In 2003, staff presented material related to adopting a historic preservation ordinance in Duarte. This Element of the General Plan is an opportunity to create a historic preservation program that is comprehensive, which also will address other tools essential for the preservation of Duarte's past.

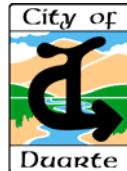
Survey of Historic Resources

In October 2002, staff conducted a "windshield" survey. The project area for the survey included all properties within the City of Duarte. The windshield survey was completed by driving through all streets of the City. The survey focused on identifying buildings and structures which displayed architectural elements and structures that contribute to the historical fabric of Duarte. A couple of limitations of using this survey method include the difficulty in identifying properties that may have only historical significance or to date the structure. The results of the survey were illustrated on a map and presentation binder with photos.

On December 2002, the City Council approved to have students from Cal Poly Pomona complete an intensive research survey for each identified property in order to catalog the historical and architectural significance of each identified structure. Generally, intensive research is intended to confirm and record the

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historical/architectural significance of each structure. This research would also aid future nominations of structures for historical designation under a local historic preservation ordinance. There are various factors which affect the amount of time to research a single property. These factors include the type of structure, structure location, availability of research resources, and the importance or prominence of the property being researched. The basic research begins with an attempt to date the building and identify the architect/builder. If original building permits are available this step can be a more streamlined process. However, in other cases it may be necessary to research old property tax assessment books, periodicals such as newspapers and the Southwest Builder and Contractor, Sanborn Maps, and history books, which can be time consuming.



There were various factors which affected the quality and completeness of the product submitted by the Cal Poly students. These factors included time limitations and availability and access to archival resources. In many cases, the students were unable to find family associations with the properties. Therefore, the forms submitted by Cal Poly still require additional research to complete the evaluation of

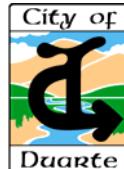
architectural and historical associations. The results of the Cal Poly research is also available in a presentation binder.

IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the general plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development (HCD) and State Office of Planning and Research on the status of the plan and

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progress in implementing the plan. HCD checks to see if the city is making progress in meeting its fair share of regional housing needs.

This section provides an implementation matrix for policies found in the Historic Preservation chapter. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the responsible agency or department that will be implementing the measure, the funding source and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments	AS = Administrative Services
CD = Community Development	PS = Public Safety
CM = City Manager	P&R = Parks and Recreation

Funding Source:

GF = General Fund	SF = State funds
RA = Redevelopment Agency	FF = Federal Funds
G = Grants	OF = Other Funds
DF = Development Fees	

Implementation Timeframe (or as resources provide):

ST = Short-term by 2009	LT = Long Term by 2020
MT = Mid-term by 2015	On = Ongoing

Table HP- 1
Historic Preservation Implementation Measures

Policy #	Implementation Measure(s)	Responsible Agency	Funding Source	Time-Frame
HP 1.1.1	Develop informational brochures which describe the history and architectural styles within the City. Develop the City's website to include information regarding the City's history and methods available for the protection of local historic resources including links to other websites. Publish press releases/articles/notices in local media, including DCTV, to inform citizens of opportunities for participating in decision-making and opportunities to volunteer in developing a local inventory of historic resources.	CD	GF	On

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Policy #	Implementation Measure(s)	Responsible Agency	Funding Source	Time-Frame
HP 1.1.2	<p>Work with the local Duarte Museum to increase public access to historic preservation related documents and local history collection at the Duarte Museum.</p> <p>Maintain correspondence and encourage outreach with local property owners whose properties have been identified as potentially historical.</p>	CD	G, SF	On
HP 1.2.1	<p>Pursue grants for developing the City's historic resources inventory and research documentation (through the State Office of Historic Preservation).</p> <p>Encourage staff to research benefits and actions necessary to meet the requirements for becoming a Certified Local Government which provides greater opportunity to receive grants for research and preservation program development.</p>	CD	G, SF	On
HP 1.3.1	<p>Provide training for City staff on the National Park Service, Secretary of Interior's Standards, preservation ordinances, the State Historical Building Code, and other preservation matters.</p> <p>Develop a database and update maps which identify potentially historical resources and designated resources.</p>	CD	GF, SF	On
HP 2.1.1	<p>Develop historic context statements, which describe the development and growth of the City.</p> <p>Establish a database which identifies resources for obtaining information on Duarte's historic resources.</p> <p>Inventory existing publications such as books, relating to Duarte's history.</p> <p>Update/reprint existing publications related to the history of Duarte, such as the book, "On the Duarte".</p>	CD	GF, SF	On

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Policy #	Implementation Measure(s)	Responsible Agency	Funding Source	Time-Frame
	Review and identify properties in the 2003 Cal Poly survey for historic significance.			
HP 3.1.1	<p>Prepare and adopt a comprehensive historic preservation ordinance that includes criteria for the designation and regulation of historic resources and provides incentives for historic preservation.</p> <p>Seek designation of resources under an adopted local preservation ordinance.</p> <p>Analyze all proposed additions or alterations to potentially historical properties prior to permit approval.</p> <p>Encourage adaptive reuse of structures, where appropriate.</p>	CD	GF, G	On
HP 3.1.2	<p>Prepare and implement an incentives and technical assistance program for the City.</p> <p>Seek grant opportunities for the development of a preservation incentives program in the City.</p> <p>Develop and promote a Mills Act Program which provides a tax reduction for property owners in return for maintenance and rehabilitation of the property.</p> <p>Establish a process with the Building and Safety Department which makes use of the State Historical Building Code.</p> <p>Develop literature that provides property owners with technical assistance for maintaining historical properties (i.e. maintenance of wood siding, repairing broken windows, etc.).</p>	CD	GF, SF	On

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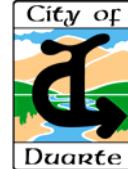
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INTRODUCTION

The aim of the Economic Development Element is to enhance the economic character of the City and community. The Economic Development Element is a non-mandatory element. It has been incorporated into the Duarte 2020 Comprehensive General Plan to assure the city is able to continue to provide high quality services. In addition, this element helps assure the community provides a balanced economy by taking advantage of its economic assets.

Economic Development Element Statutory Requirements

The Economic Development Element is not a mandatory element of the General Plan. The Government Code provides for cities to adopt optional elements if they so desire. An effective Economic Development Element will establish a consistent set of policies that provide general direction to local government on how the community can focus resources to retain local business, expand existing businesses, attract new value added businesses, support the tax base, and sustain the ability to provide public services for current and future residents.

Economic Development Elements can function beyond mere statements of policy. An effective element may be used as the basis for a more specific economic development strategy.

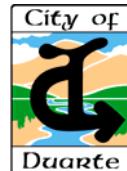
Relationship to other General Plan Elements and Program EIR

The Economic Development is most closely related to the Land Use Element, Circulation Element and Housing Element. Providing properly placed and ample land use designations for retail, office and industrial is important in maintaining a viable economy. The movement of people and goods in an efficient manner, as reflected in the Circulation Element, is vital to where businesses want to locate. Duarte's location is well served by the 605 and 210 freeways, expanding the market area and bringing regional populations through the community. Housing is becoming a bigger issue in attracting jobs and retail. The Housing Element is vital in providing workforce housing and the number of people and disposable income retailers seek.

A Program Environmental Impact Report (EIR) will be part of the 2005-2020 Duarte General Plan. Policies within the Economic Development Element will also become mitigation measures within the Program EIR.

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GOALS, OBJECTIVES AND POLICIES

This section provides draft Goals, Objectives and Policies for the Economic Development Element of the Duarte General Plan.

Fiscal Stability Goals, Objectives and Policies

Econ. Goal 1 Improve the City's current revenue stream.

Objective 1.1 Enhance city revenues so as to maintain city services.

Policies

Econ. 1.1.1 Develop economic development strategies which assess the appropriate mix of tax revenues, fees, city and Redevelopment Agency fiscal responsibility, and private sector job retention, expansion and attraction programs.

Econ. 1.1.2 The City should identify key industry clusters to retain and/or attract.

Econ. 1.1.3 Market the City of Duarte through publications, trade shows and brochures aimed at key targeted industries.

Econ. 1.1.4 Revise development fee schedule.

Econ. 1.1.5 Identify current and prospective sources of revenue to establish funding programs in anticipation of future capital outlays. Identify steps necessary to maintain a balanced budget to ensure that future obligations can be met by adding to reserves. Evaluate services to identify cost cutting measures and efficient delivery systems.

210 Freeway Corridor Goals, Objectives, Policies and Implementation Measures

Econ. Goal 2 Enhance the I - 210 Freeway corridor as the city's primary economic engine.

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Objective 2.1 Increase the economic potential provided by the regional traffic flow on the I - 210 freeway through Duarte.

Policies

- Econ. 2.1.1 Continue to improve landscaping and the visual character of the I - 210 freeway corridor.
- Econ. 2.1.2 Develop and maintain a database of all existing 210 corridor businesses with contact information.
- Econ 2.1.3 Expand regional economic development along the I – 210 corridor beyond current uses. In order to maximize revenue and enhance image, the Redevelopment Agency/City should investigate other major draws typical of an international trade center magnitude, hotel/convention complex, etc.

Commercial Centers Goals, Objectives, Policies and Implementation Measures

Econ. Goal 3 Maintain healthy businesses in commercial areas.

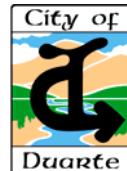
Objective 3.1 Promote an optimum mix of commercial uses in existing neighborhood and general commercial areas to meet both the shopping needs of residents and fiscal needs of the City.

Policies:

- Econ. 3.1.1 Develop creative marketing approaches with location criteria to attract retailers not already existing in Duarte and to assist existing retailers.
- Econ 3.1.2 Permitted uses along Huntington Drive should accurately reflect economic market conditions and incompatible uses and activities should be eliminated.
- Econ 3.1.3 Work to expand existing motels.

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Employment Base Goals, Objectives, Policies and Implementation Measures

Econ. Goal 4 Enhance Duarte's employment base with good paying, high quality jobs.

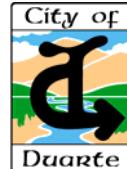
Objective 4.1 Retain, expand and attract value added jobs.

Policies

- Econ. 4.1.1 Collaborate with City of Hope to explore their workforce related needs.
- Econ. 4.1.2 Develop and maintain a database of all existing industrial businesses with contact information.
- Econ 4.1.3 Develop and maintain relationships with commercial, office and industrial brokers to keep up to date with vacancy rates, upcoming lease expirations, move-ins and move-outs.
- Econ. 4.1.4 Continue to partner with Duarte Unified School District to prepare (K-12) for college and/or local workforce.
- Econ. 4.1.5 Collaborate with Citrus and other colleges, California State University Los Angeles, California Polytechnic University, Chamber of Commerce and other higher education providers to encourage educational, and job reentry training opportunities for Duarte residents.
- Econ. 4.1.6 Perform a jobs/housing balance study and set goals to achieve and maintain a jobs/housing balance.
- Econ. 4.1.7 Collaborate with local employers on Succession Planning and Workforce Development Efforts.
- Econ. 4.1.8 Establish a business appreciation breakfast or lunch for top job and sales tax generators.
- Econ. 4.1.9 Help nurture business incubators.

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Gold Line Station Area Goals, Objectives, Policies and Implementation Measures

Econ. Goal 5 Create efficient Mixed Use Transit Oriented Development in and around the Duarte Gold Line Station.

Objective 5.1 Reduce vehicle miles traveled, provide transportation options for existing and future workforce and residents around the Gold Line station, provide location efficiency, expanded mobility, and provide public/private financial return and value recaptured.

Policies

Econ. 5.1.1 Create a flexible mixed use Transit Oriented Development Specific Plan for the non-residential area north of the Gold Line Station.

Econ. 5.1.2 Work with current employers to develop a Gold Line rider-ship program to be implemented once the Gold Line opens to Duarte.

Establish a City/Town Center on Huntington Drive and Buena Vista

Econ. Goal 6 Create a viable and sustainable mixed use area on Duarte's major thoroughfare.

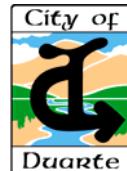
Objective 6.1 Provide a city center along a portion of the Huntington Drive and Buena Vista axis.

Econ.6.1.1 Develop a flexible specific and strategic plan for the commercial area along the Huntington Drive and Buena Vista axis capturing traffic off the I - 210 freeway.

Econ. 6.1.2 Assess the cost/benefits of providing City and/or Redevelopment Agency public improvements and assistance within a City Center area.

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RELATED AGENCIES, LAWS AND PLANS

Duarte Redevelopment Agency

The Duarte City Council also acts as the Board of Directors for the Duarte Redevelopment Agency. The Redevelopment Agency is a separate legal entity with its own budget.

The Redevelopment Agency budget is highly restricted to activities mandated by California Redevelopment Law. Implementation of the redevelopment plan is funded through the use of tax increment financing. When a redevelopment project area is established, a base value of all properties within the project area is established. When property within the project area is improved, sold or resold, property tax revenue is generated from the incremental valuation. Base year property taxes are distributed to other local taxing agencies and increases over the base value are distributed to the redevelopment agency to help finance redevelopment project cost.

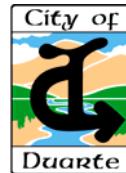
California Redevelopment Law was enacted in 1948 to provide a means for cities and counties to address physical and economic blight. The law provides that a redevelopment agency may establish designated areas within the community wherein the agency may assist private enterprise with property redevelopment and rehabilitation. The law also allows the redevelopment agency to pay for public improvements, specifically the value of land for and the cost of installation and construction of improvements. In order to make improvements eligible under the law, the Agency must make findings that (1) the improvements are of benefit to the project area, (2) no other reasonable means of financing the improvements are available, (3) the improvement will assist in the elimination of one or more blighting conditions inside the project area or provide affordable housing, (4) and the improvement is consistent with the Implementation Plan. The law also requires the redevelopment agency to increase and improve the supply of affordable housing to very low, low, and moderate income households.

Duarte's redevelopment efforts have eliminated many blighted areas, provided major sales tax generators for the community, resulted in workforce housing, street improvements, parks and recreation facilities, and more. Sales tax dollars can be used to provide city services.

A Redevelopment Plan is an implementation tool to a city's General Plan and must be consistent with that plan. Duarte's Redevelopment Plan is consistent with the General Plan and as will be seen in following sections has been the most significant economic tool for the community.

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Business Improvement Districts (BIDS)

BIDS are legally defined entities formed by property and business owners, where an assessment or a tax is levied for capital or operating improvements, as a means of supplementing city funding. The district is created by the public law or ordinance but is administered by an entity responsible to the district's members or to the local governing body. Recent BID programs include economic and social development, transportation, parking management, and conversion of redeveloped commercial buildings for residential use.

Community Development Block Grants (CDBG)

CDBG is a federally funded system of unified block grants under which communities are entitled to receive funding while other communities may apply for discretionary funding. Its purpose is to encourage more broadly conceived community development projects and expand housing opportunities for low- and moderate-income persons. The three primary goals of CDBG are to serve low- and moderate-income people, to eliminate slums and blight, and to address other community development needs that pose a serious and immediate threat to the health and welfare of the community. This program has provided significant support for economic development projects.

CDC (Bank CDC)

CDCs are bank-sponsored community development corporations that are a way for banks to contribute to economic revitalization by investing in local businesses and real estate investment projects that benefit low- and moderate-income groups. A community can establish a bank CDC by working with one or more local banks, the Federal Reserve, the Comptroller, and its respective state financial institutions' regulators. In the case of consortium bank CDCs, where several banks join together, the investors do not have to be just local banks. Bank CDCs can purchase, construct, or rehabilitate property.

Local Universities, Colleges, and Trade Schools

Many universities, colleges and trade schools work with public entities and organizations to provide workforce training. Often times if there is a significant need in specific industries for certain skill-sets, curriculum can be established to meet these skill-sets.

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Industrial Development Bonds (IDBs)

IDBs are used to finance acquisition, construction, expansion, or renovation of manufacturing facilities and the purchase of machinery and equipment depending upon state law. IDB financing is subject to state and local laws and federal income tax laws and regulations if the interest on the bonds is expected to be exempt from federal income taxation.

Minority Businesses Development Agency (MBDA)

As an agency of the U.S. Department of Commerce, MBDA was established in 1969. The MBDA provides assistance to socially or economically-disadvantaged individuals who own or want to start a business. MBDA provides funding for Minority Business Development Centers, Native American Business Development Centers, Business Resource Centers, and Minority Business Opportunity Committees.

Small Business Administration (SBA)

SBA was founded in 1953, SBA's mission is to "aid, counsel, assist and protect, insofar as is possible, the interests of small business concerns." Its charter also mandates that the SBA ensure small businesses a "fair proportion" of government contracts and sales of surplus property. Since its inception, the SBA has delivered more than 13 million loans, loan guarantees, contracts, and other forms of assistance to small businesses.

Workforce Investment Act (WIA)

The Workforce Investment Act of 1998 is the federal government's effort to adapt workforce training system to current economic conditions. The economic development impact of WIA includes: (1) decentralizing decision-making to the local level; (2) allows local businesses to determine skill needs; (3) adapt training to local growth patterns; (4) promotes inclusion of economic development principles in plans; and (5) state requirements to submit economic development plans with WIA implementation plan.

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OVERVIEW OF DUARTE'S ECONOMIC DEVELOPMENT RESOURCES AND CONSTRAINTS

Market Area

Duarte's proximity to the San Gabriel Mountains, Santa Fe Dam, spread basins and quarries in Irwindale create major challenges to the traditional market radius retailers prefer. Instead of having the traditional 360 degree market radius, because of the before mentioned constraints, Duarte has more of a 120 degree market radius. This limits population areas preferred by retailers. On the other hand, Duarte's proximity to the 210 and 605 Freeways expands its market area because drive time is reduced by these regional freeways. The 210 freeway carries 250,000 ADT (average daily trips) through Duarte, as opposed to Huntington Drive at Buena Vista which carries 23,810 ADT (counts taken in the fall of 2005). The 605 Freeway feeds the 210 freeway from the south. Retailers have and can continue to capitalize on the 210 freeway trips. Evidence of these vehicle trips being important to retailers is the fact that Duarte's four auto dealers, Wal-Mart, Target, and Staples have direct visibility and access to the 210 freeway. These seven businesses generated 53% of the city's total sales tax in 2005. Huntington Drive with only 23,310 ADT (fall 2005) has difficulty attracting national retailers.

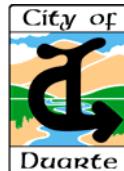
Duarte's competitors within a five mile market area are Monrovia, Arcadia and, Azusa. Pasadena, El Monte and West Covina are within a ten mile radius. One way for low population cities to gain market share is to attract good paying jobs into the community. This provides a daytime population local retailers can capture.

Job Market

The City of Hope, one of the major employers in this part of San Gabriel Valley includes 23 buildings dedicated to research and 13 to clinical research and treatment. These buildings are located on 112 acres of landscaped property with fountains and gardens within the City of Duarte. The facility has more than 300 physicians and scientists and more than 2,500 employees. The annual payroll for the City of Hope Duarte facility is \$160 million. This is an average salary of \$64,000 per employee. The Duarte median income from the 2000 census was \$50,744 in 1999 dollars. The latest effort to expand the City of Hope was the state-of-the-art, 144-bed Helford Clinical Research Hospital which opened in 2005. More than 5,200 bone marrow transplants have been conducted at the hospital. In 2003, the City of Hope was recognized as one of America's best

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hospitals by U.S. News and World Report. In addition to its treatment facilities, at least \$2.5 million is invested each week in research at the City of Hope.

The City of Hope is proposing to build a 360,000 square foot Science Park on its existing campus. The Park would house a research environment for biotechnology, bioengineering and biodefense companies. It will be dedicated to promoting the growth of research discoveries into commercial projects and leveraging the City of Hope's strengths in bioscience research, clinical trials and biological manufacturing.

The Los Angeles Economic Development Corporation lists Biotechnology (Biomedical and Health Services) as one of fifteen industry clusters in Los Angeles County. The City of Duarte could expand its biotechnology industry and/or attempt to attract one or more of the industry clusters already existing in L.A. County.

The Duarte Unified School District employs 424 people. It has a yearly payroll of about \$19,671,000 (most teachers are 9 month employees). Santa Teresita Medical Center, currently employs 250 people. While the medical center does not employ physicians, Santa Teresita has a 133 bed skilled nursing facility, a 44 bed assisted living unit, 20 independent living units for very low income persons and an urgent care center. Smith Engineering, located in the city's industrial area, is reported to employ 225 people.

Employment areas in Duarte are in three distinctive geographic areas. The highest concentration of jobs is located at the City of Hope and adjacent industrial area between Duarte Road and the 210 Freeway, generally east of Highland. The most westerly portion of the 210 Freeway corridor, generally west of Buena Vista, include most of the freeway oriented commercial retail jobs. The neighborhood and general commercial retail center jobs tend to be located along the Huntington Drive axis. Huntington Drive also includes most of the office jobs in Duarte.

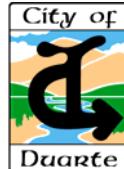
Redevelopment Efforts

Duarte's redevelopment efforts have eliminated some blighted areas, provided major sales tax generators for the community, resulted in workforce housing, street improvements, parks and recreation facilities, and more.

CarMax, Advantage Ford, Performance Nissan, Assael Mitsubishi created over 400 new jobs and generate between \$1.8 million to \$2 million, per year, in sales tax to the City of Duarte. Wal-Mart, another major sales tax generator brought

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regional shoppers to Duarte. Sales tax dollars can be used to provide city services.

Redevelopment Agency efforts began removing blighted residential units in Duarte during the 1970's. This resulted in the construction of approximately 1700 new dwelling units, during the 1990s, which provide quality housing for low and moderate income households assisted by the Duarte Redevelopment Agency. The resulting construction was chiefly responsible for raising the City's median income from below County averages to above the County average.

The Duarte Redevelopment Agency assisted in creating various neighborhood shopping centers, a 25,000 sq. ft. R&D building on Huntington Drive, conversion of the old Duarte High School Building, built in 1907, into the Old Spaghetti Factory Restaurant, new facilities for Duarte Unified School District, including administration offices, maintenance facility, a 500-seat auditorium for joint use by the City and the District, a new middle school, and various street improvements.

City Revenues

Duarte is a contract city. Police services are provided by the Los Angeles County Sheriffs Department. Fire protection is provided by the Los Angeles County Fire Department.

Cities are like businesses. They require revenues in order to provide services to the community. City budgets are usually adopted once a year, though many cities have multi-year budgets which are reviewed at least one a year. The City of Duarte adopts its budget every fiscal year beginning July 1 and like many cities includes a mid-year revenue and expenditure projections review. Total revenues and other resources received by the City of Duarte and the Duarte Redevelopment Agency during fiscal year 2005-06 are estimated to be \$21,063,000.

City General Fund revenues, which are discretionary, totaled \$10,518,000 for FY 2005-06. Sources of revenues are delineated in the pie chart that follows (Figure Econ – 1). Approximately 73% of the taxes shown on that chart are from sales taxes. As in prior years, because of the State's revenue/expenditure gaps, the State government continues to divert funds which would otherwise go to the cities.

Not shown on this pie chart are Special Revenue funds which total \$3,791,800. These revenues are not discretionary and must therefore be spent on specific activities. This will be discussed in more detail in the following section.

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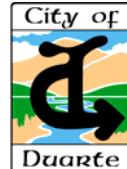
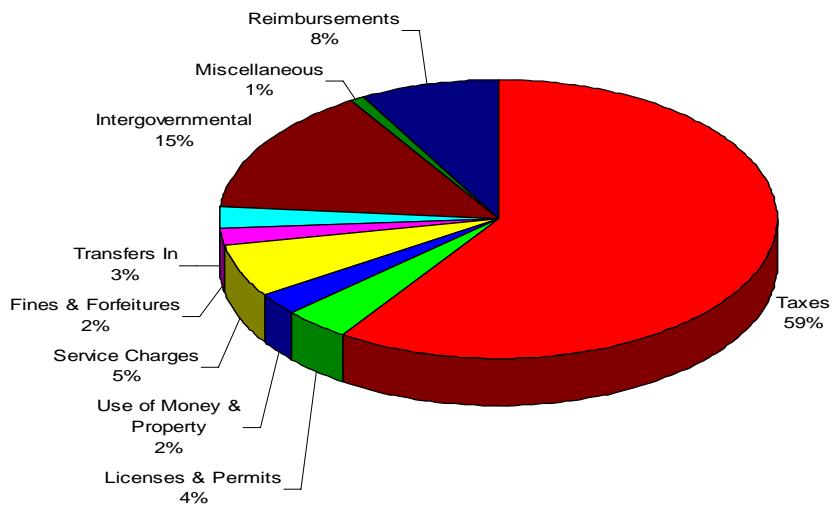


Figure Econ -1
General Fund Operating Budget Fiscal Year 2005-06
Total Revenue \$10,518,000 Comparison by Source



General Fund Expenditures

In total General Fund expenditures and other uses for fiscal year 2005-06 are budgeted to be \$10,518,000. These General Fund Expenditures are delineated in the following pie chart (Figure Econ -2). As with most cities, the biggest single portion of expenditures is in public safety.

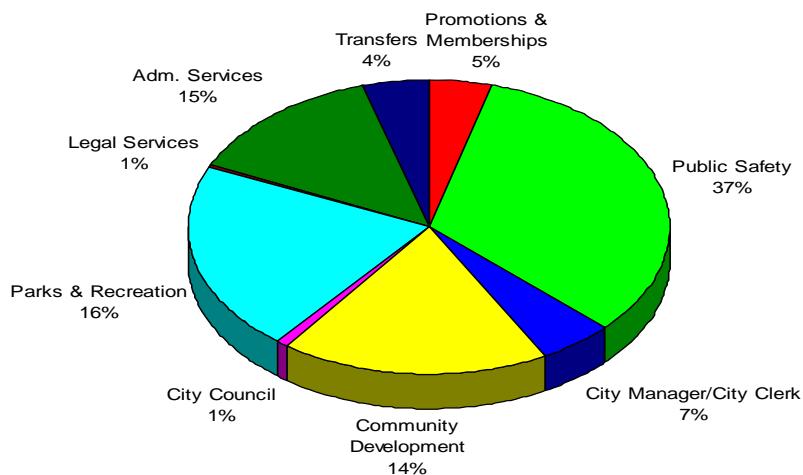
While General Fund expenditures are discretionary, Special Revenue funds, which totaled \$3,791,800 are restricted to those activities related to the revenue source. As an example, the City receives Community Development Block Grant Funds (CDBG) which can only be spent for certain projects to assist low and moderate income persons. The State Gasoline Tax and Proposition A Transportation Funds must be spent on streets and transportation. Lighting & Landscape District Assessment funds are restricted for those uses.

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Figure Econ -2
General Fund Operating Budget Fiscal Year 2005-06
Total Expenditures \$10,518,000 Comparison By Department



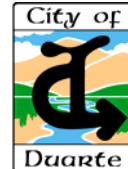
IMPLEMENTATION MEASURES

Government Code 65400 requires the legislative body to consider and adopt reasonable and practical means for implementing the general plan. This is necessary so that the plan will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The State also requires an annual report to the legislative body, State Department of Housing and Community Development (HCD) and State Office of Planning and Research on the status of the plan and progress in implementing the plan. HCD checks to see if the city is making progress in meeting its fair share of regional housing needs.

This section provides an implementation matrix for policies found in the Economic Development chapter. The matrix identifies the policy to be implemented, the implementation measure to be used for that policy, the

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responsible agency or department that will be implementing the measure, the funding source and the estimated timeframe to complete the implementation.

Responsible Agency:

All = All Departments

AS = Administrative Services

CD = Community Development

PS = Public Safety

CM = City Manager

P&R = Parks and Recreation

Funding Source:

GF = General Fund

SF = State funds

RA = Redevelopment Agency

FF = Federal Funds

G = Grants

OF = Other Funds

DF = Development Fees

Implementation Timeframe (or as resources provide):

ST = Short-term by 2009

LT = Long Term by 2020

MT = Mid-term by 2015

On = Ongoing

Table ECON - 1
Economic Development Implementation Measures

Policy #	Implementation Measure	Responsible Agency	Funding Source	Time frame
Econ 1.1.1	Within two years, develop a Fiscal Strategic Plan.	CM, AS, CD	GF, RA	ST
Econ 1.1.2	Inventory existing businesses to identify which industry clusters already exist and perform an industry cluster analysis for those in the region.	CM, AS, CD	GF	ST
Econ 1.1.3	Team with adjoining cities and businesses to promote the community and sub-region.	CM, CD	GF, RA	On
Econ 1.1.4	Every five years review development fee schedule and amend to reflect State unfunded mandates, operating cost and new technologies.	AS, CD	GF	On
Econ 1.1.5	During yearly budget preparation review existing and potential revenue sources and expenditures.	AS	GF	On
Econ 2.1.1	Devise a systematic program to monitor and maintain the visual character of the corridor.	CD	GF, RA	ST
Econ 2.1.2	Once every two years contact these businesses to keep them in touch with business opportunities and to provide a city liaison for future needs or concerns.	CD	GF, RA	On
Econ 2.1.3	Keep abreast of current economic development opportunities and pursue those which will implement this policy.	CM	RA, GF	On

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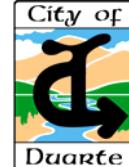
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Econ 3.1.1 Econ 3.1.3	Work with individual business owners to improve their appearance, provide better parking, access, marketing and expansion.	CD	GF, RA	ST
Econ 3.1.2	Conduct an annual review of activity on Huntington Drive to determine applicability of General Plan policies. Utilize the Redevelopment Agency's authority to acquire incompatible activities.	CD	GF	On
Econ 4.1.1	Develop a workforce plan with the City of Hope which will be shared with local colleges, universities, DUSD and other workforce providers with the aim to help meet current and future City of Hope workforce needs.	CM, CD	GF	ST
Econ 4.1.2	Once every other year contact industrial businesses to keep them in touch with business opportunities, financing options, and to provide a city liaison for future needs or concerns.	CM, CD	GF, RA	On
Econ 4.1.3	Once every year contact brokers to keep on top of vacancy rates, lease expirations, move ins and move outs. Post vacant property and building opportunities on the City's web site. Periodically review typical tax revenues generated by Duarte business by types to determine the kinds of businesses that are advantageous for Duarte to attract and/or grow. Review the permitted and conditionally permitted uses in the various zoning districts with respect to commercial vitality.	CD	GF, RA	On
Econ 4.1.4	Review DUSD curriculum with local workforce needs to prepare Duarte youth and residents for ultimate local jobs if desired. Work with DUSD on Career Day to help sell local businesses.	CD, P&R	GF	On
Econ 4.1.5	Work to establish educational opportunities available at these institutions, especially those that are consistent with local employers workforce needs, and post regularly on City web site and other local media or publications.	CM, CD	GF	On
Econ 4.1.6	Establish number of jobs in Duarte, exported and imported workforce, and set goals for a balance. Aggressively pursue grants from state and federal sources.	CD	GF, RA	MT
Econ 4.1.7	Work to retain the skills of retiring Baby Boomers through mentoring programs, rehire programs, flexible work hours, job sharing, telecommuting, etc.	AS	GF	ST
Econ 4.1.8	Twice a year honor top sales tax and top job generators.	CD	GF	On

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Econ. 4.1.9	Work to create good paying jobs and or revenue producing businesses incubators.	CM, CD	RA, GF, G	ST
Econ 5.1.1	Work with existing property owners to develop a Specific and Strategic Plan for the area immediately after the General Plan is adopted.	CD	G, RA, GF	MT
Econ 5.1.2	Once Gold Line is operative meet with employers within a half mile radius to develop rider-ship program.	CD	G, RA, GF	MT
Econ 6.1.1	Provide for vertical and horizontal mixed use with unique parking and design standards. Encourage land use intensification of the proposed City Center area for mixed-use development with an emphasis on retail development on the ground floor. Work to improve parking issues relative to overall numbers and proximity to businesses.	CD	GF, RA	ST
Econ 6.1.2	Continue to perform studies relative to land, relocation, demolition, remediation and construction cost. Identify potential businesses to locate in the City Center area.	CM	GF, RA	ST