

ORDINANCE NO. 885

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING THE CITY OF HOPE SPECIFIC PLAN DEFINING PERMITTED USES, REGULATING THE SIZES AND LOCATIONS OF BUILDINGS, SPECIFYING DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, IDENTIFYING PROJECT INFRASTRUCTURE AND SERVICES, AND PROVIDING ADMINISTRATIVE AND IMPLEMENTATION LANGUAGE, FOR THIRTY PARCELS OF LAND GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH; CINCO ROBLES DRIVE, THE DUARTE FLOOD CONTROL CHANNEL, AND BUENA VISTA STREET TO THE WEST; AND THE SANTA FE FLOOD CONTROL BASIN TO THE EAST AND SOUTH

WHEREAS, Chapter 19.150 of the Duarte Development Code provides a process for preparing, processing, reviewing, adopting, and amending specific plans in compliance with Government Code Section 65450 et seq. or as that section may be amended or replaced from time to time; and

WHEREAS, the City of Hope has proposed a City of Hope Specific Plan (“COHSP”), which provides, *inter alia*, for the planned use and long-term development of the City of Hope Campus for next 20+ years; and

WHEREAS, the project location for the COHSP is generally bounded by Duarte Road to the north; Cinco Robles Drive, the Duarte Flood Control Channel, and Buena Vista Street to the west; and the Santa Fe Flood Control Basin to the east and south; and includes thirty parcels in the City of Duarte { APN: 8533-005-009, 8533-005-(027-028), 8533-005-(030-035), 8533-006-(019-021), 8533-006-(031-032), 8533-006-(044-058), and 8533-007-066 }; and

WHEREAS, on January 16, 2018, the Planning Commission held a duly noticed public hearing on the proposed COHSP and corresponding General Plan Amendment (G.P.A. 15-1), Zone Change (ZC 15-1), and Draft Environmental Impact Report (“EIR”) for the COHSP (State Clearinghouse No. 2015101047), at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Department of the City of Duarte, and the Planning Commission received public testimony; and

WHEREAS, after careful study and the completion of the duly noticed public hearings, the Planning Commission adopted Resolution No. PC 18-3 recommending the City Council approve and adopt the COHSP; and

WHEREAS, notices of a public hearing before the City Council on the proposed COHSP adoption, was given in accordance with applicable law; and

WHEREAS, a copy of the proposed COHSP as presented to the City Council is on file with the Community Development Department at City Hall, 1600 Huntington Drive, Duarte, California 91010, additional printed copies are also posted at the Duarte Public Library and the City of Duarte Public Safety Office, and an electronic copy is provided on the City’s website; and

WHEREAS, on March 13, 2018, the City Council of the City of Duarte held a duly noticed public hearing on the proposed COHSP and corresponding General Plan Amendment (G.P.A. 15-1), Zone Change (ZC 15-1), and Final EIR and Mitigation Monitoring and Reporting Program (“MMRP”), Statement of Overriding Considerations and CEQA Findings for the COHSP and its corresponding implementing actions (State Clearinghouse No. 2015101047, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission and Planning Department of the City of Duarte, and the City Council received public testimony.

WHEREAS, on March 13, 2018, the City Council of the City of Duarte approved the corresponding General Plan Amendment (G.P.A. 15-1); and certified the Final EIR and Mitigation Monitoring and Reporting Program (“MMRP”), Statement of Overriding Considerations and CEQA Findings for the COHSP and its corresponding implementing actions (State Clearinghouse No. 2015101047); and introduced both the COHSP and the corresponding Zone Change 15-1; and

WHEREAS, a second reading of the ordinances (COHSP and Zone Change 15-1) was delayed allowing the City of Irwindale to conduct public hearings before their Planning Commission and City Council. On May 9, 2018, the Irwindale City Council, with a recommendation from their Planning Commission, adopted by both by resolution and ordinance the Final EIR, Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations; a General Plan Amendment; Zone Change; and an amended City of Hope Specific Plan that contained revisions informative and procedural in nature; and

WHEREAS, on October 9, 2018, the City Council of the City of Duarte held a duly noticed public hearing on the revised COHSP and the corresponding Zone Change 15-1, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission and Planning Department of the City of Duarte, and the City Council received public testimony; and

WHEREAS, the City Council has considered the proposed COHSP; and

WHEREAS, the City Council has considered the staff report and all of the information, evidence, and testimony received at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

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

Section 2. Based upon substantial evidence presented to the City Council during the public hearing, including written staff reports and verbal testimony, the City Council hereby finds and determines:

1. The proposed COHSP is in the best interests and welfare of the City and its residents. The proposed COHSP provides a comprehensive framework for the long-term growth and development of the entire Campus, provides clarity in processes and in the coordination between City of Hope and multiple jurisdictions, and strengthens the relationship between City of Hope and its neighbors.
3. The proposed COHSP is consistent with the City's General Plan. The Land Use Element of the General Plan promotes several goals that support the adoption of the COHSP and associated entitlements. Land Use Element Goal 2 seeks compatible and harmonious land use by providing a mix of uses consistent with projected future social, environmental and economic conditions. Land Use Element Goal 3 provides policy direction to provide unique areas to better serve the needs of Duarte residents and businesses. If adopted, the proposed City of Hope Specific Plan, which implements goals set forth in the General Plan, would provide standards and guidelines for the development of the campus over several decades, address sustainable practices both on and off-campus, promote compatibility with surrounding areas, and provide a unique and flexible regulatory document that facilitates Campus growth and recognizes connections with the greater community.
4. The COHSP and the adoption thereof complies with Government Code Section 65450 et seq.

Section 3. The City Council hereby accepts the recommendation of the Planning Commission to adopt the COHSP.

Section 4. Based upon the substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council hereby adopts the COHSP, on file with the Community Development Department and as presented to the City Council at the time of the adoption of this Ordinance, and the City Council hereby ratifies and approves any and all actions taken by the staff, departments, and commissions of the City of Duarte prior to the adoption of this Ordinance for the preparation, review, and consideration of the COHSP.

Section 5. The City Council finds and determines that the adoption of the COHSP is in compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21000 *et seq.* ("CEQA"), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* ("CEQA Guidelines") because a Final EIR, MMRP, and

Findings of Fact and Statement of Overriding Considerations for the COHSP and its implementing actions have been prepared and circulated for public review and comment, and have been certified by the City Council prior to the City Council's action on the COHSP.

Section 6. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end the provisions of this Ordinance are declared to be severable.

Section 7. This Ordinance shall take effect thirty (30) days after its adoption. The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner provided for in the Duarte Municipal Code.

PASSED, APPROVED, AND ADOPTED after second reading at a regular meeting of the City Council of the City of Duarte this 23rd day of October, 2018.

/s/ John Fasana
Mayor John Fasana

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

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. 885 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 23rd day of October, 2018, by the following Roll Call vote:

AYES: Councilmembers: Finlay, Kang, Paras-Caracci, Reilly, Fasana
NOES: Councilmembers: None
ABSENT: Councilmembers: None

/s/ Marla Akana
City Clerk Marla Akana
City of Duarte, California