

## **ATTACHMENT "C"**

### **RESOLUTION NO. 2018-28-3022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AS A RESPONSIBLE AGENCY CONSIDERING AND ADOPTING: (1) THE FINAL ENVIRONMENTAL IMPACT REPORT, STATE CLEARINGHOUSE NO. SCH# 2015101047; (2) THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (3) THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM; AND (4) STATEMENT OF OVERRIDING CONSIDERATIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE CITY OF HOPE SPECIFIC PLAN, GENERAL PLAN AMENDMENT NO. 01-2018; ZONE ORDINANCE NO. 02-2018; AND ZONE CHANGE NO. 01-2018**

**WHEREAS**, Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made the following requests: 1) General Plan Amendment (GPA) NO. 01-2018 (To Change the Land Use Designation from Open Space/Easements, Commercial and Industrial/Business Park to City of Hope Specific Plan); 2) Zone Change (ZC) Ordinance No. 723 (To Change the Zoning Map Designation from A-1 [Agricultural], C-2 [Heavy Commercial] and M-1 [Light Manufacturing] To City of Hope Specific Plan); and 3) Zone Ordinance (ZO) NO. 722 to Adopt the City of Hope Specific Plan for Property Located at 1500 E. Duarte Road, Irwindale, CA 91010 (APNs: 8533-003-012, 8533-003-013 AND 8533-005-014 IN THE A-1 (Agricultural Zone, APNs: 8533-003-007 and 8533-003-010 IN THE M-1 (Light Manufacturing Zone, and APN 8533-005-015 in both the C-2 (Heavy Commercial) and A-1 (Agricultural) Zones); and

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

**WHEREAS**, the City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to CEQA. The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA.

**WHEREAS**, pursuant to the authority and criteria contained in the CEQA of 1970, as amended, and the City of Irwindale environmental guidelines, the City of Irwindale, as a Responsible Agency, has analyzed the project and has considered the Final Environmental Impact Report ("FEIR") prepared for the COHSP project and certified by the City of Duarte as the Lead Agency on March 13, 2018.. A copy of the FEIR was circulated through the State Clearinghouse (SCH# 2015101047), posted on the City of Irwindale's website, and was available at the Irwindale Public Library and Chief Deputy City Clerk's Office, along with the Mitigation Monitoring and Reporting Program; and

**WHEREAS**, the FEIR for the proposed COHSP provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with

the COHSP, and has been prepared in accordance with the CEQA, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

**WHEREAS**, pursuant to the authority and criteria contained in the California Environmental Quality Act (“CEQA”) and the CEQA guidelines, the Final Environmental Impact Report (FEIR) (SCH# 2015101047) and the COHSP Mitigation Monitoring Program were prepared and analyzed potential environmental impacts from the proposed COHSP project; and

**WHEREAS**, the FEIR for the proposed COHSP provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the COHSP, and has been prepared in accordance with the CEQA, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

**WHEREAS**, comments received during the public review period were responded to and included as part of the FEIR in accordance with CEQA; and

**WHEREAS**, the proposed “Findings of Fact and Statement of Overriding Considerations” with respect to environmental impacts, including environmental impacts identified in the FEIR as potentially significant are described in Exhibit “B” to this Resolution; and

**WHEREAS**, the proposed Mitigation Monitoring and Reporting Program (MMRP), included as Exhibit “A” to this Resolution, sets forth the mitigation measures to which the City shall bind itself in connection with the COHSP project; and

**WHEREAS**, on March 13, 2018, the City of Duarte, as the Lead Agency, certified the FEIR SCH# 2015101047 for the COHSP; and

**WHEREAS**, on March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting; and

**WHEREAS**, On April 18, 2018, the Planning Commission conducted a duly noticed public hearing on the City of Hope Specific Plan and corresponding General Plan Amendment No. 01-2018, Zone Change No. 01-2018, Zone Ordinance No. 02-2018, and the FEIR for the COHSP (SCH#2015101047) at which time it received input from staff, the City Attorney, and the Applicant, heard public testimony, and discussed the proposed Project; and closed the public hearing; and

**WHEREAS**, the Planning Commission adopted Resolution No. 748(18) recommending the City Council consider and adopt the FEIR, Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations for the COHSP project; and

**WHEREAS**, on May 9, 2018, City Council conducted a duly noticed public hearing, as required by law, on the COHSP project and Final EIR; and

**WHEREAS**, at the public hearing, the City Council received and independently considered the staff report and all of the information, evidence, and testimony presented in connection with the COHSP project; and

**WHEREAS**, the FEIR was independently reviewed by the City Council, and the City Council's determinations reflect the independent judgment of the Council; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRWINDALE AS FOLLOWS:**

Section 1. The City Council, as a Responsible Agency, hereby specifically finds that all of the facts set forth in Recitals of this Resolution are true and correct.

Section 2. The City Council hereby confirms that the Final EIR, as certified by the City of Duarte as the Lead Agency on March 13, 2018, and the City of Irwindale as a Responsible Agency, includes the following:

- a. Final EIR (dated February 2018) (SCH#2015101047)
  - (i.) Draft EIR (dated November 2017)
  - (ii.) Draft EIR Technical Appendices
  - (iii.) Mitigation Monitoring and Reporting Program (MMRP)
  - (iv.) Comments and Responses
  - (v.) List of persons commenting on the Draft EIR
  - (vi.) Errata for Final EIR

Section 4. All significant effects of the COHSP project that can feasibly be avoided or mitigated will be avoided or mitigated by imposing the mitigation measures as set forth in the MMRP (with the exception of Greenhouse Gas Emissions, Noise, and Transportation/Traffic). The MMRP is attached as Exhibit "A" to this Resolution and incorporated herein by this reference.

Section 3. The facts set forth in the Statement of Facts and Findings and Statement of Overriding Considerations Regarding the Environmental Effects for the City of Hope Specific Plan Environmental Impact Report set forth in Exhibit "B" (the "Findings of Fact and Statement of Overriding Considerations"), attached to this Resolution, are true and correct and based upon substantial evidence in the record, including the Final EIR, and are hereby incorporated herein by this reference.

Section 5. The City Council, as a Responsible Agency, does hereby find that the Final EIR complies with CEQA. Furthermore, the City Council does hereby find that the FEIR (Electronic copy attached to this Resolution); Findings of Fact and the Statement of Overriding Considerations (Exhibit "B"); and the Mitigation Monitoring and Reporting Program (Exhibit "A"), attached to this Resolution and a copy which is on file with the office of the Chief Deputy City Clerk) have been prepared in accordance with requirements of CEQA, the CEQA Guidelines and the Environmental Guidelines of the City of Irwindale.

Section 6. The City council, as a Responsible Agency, does hereby find the following regarding the CEQA Findings of Fact, Mitigation Monitoring and Reporting Program and Statement of Overriding Consideration:

- a. *Adoption of Findings of Fact.* The City Council hereby approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings contained in the attached Findings of Fact (Exhibit "A") and a copy of which is on file in the office of the Chief Deputy City Clerk.
- b. *Certification of Final Environmental Impact Report.* The City Council hereby certifies that (1) the FEIR has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FEIR reflects the City Council's independent judgment and analysis.
- c. *Adoption of Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FEIR and in the Findings of Fact for this Project, which was provided as part of the public hearing, a copy of which is on file in the office of the Chief Deputy City Clerk, and as required by applicable law, the City Council finds that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program. The City Council finds that the Program is designed to ensure that, during project implementation, the City as a Responsible Agency, implement the project components and comply with the mitigation measures identified in the Findings of Fact and the Mitigation Monitoring and Reporting Program.
- d. *Adoption of Statement of Overriding Considerations.* Even after the adoption of all feasible mitigation measures, certain significant or potentially significant environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the City Council hereby issues and adopts a Statement of Overriding Considerations in the form set forth in Exhibit "B" and a copy of which is on file in the office of the Chief Deputy City Clerk, identifying the specific economic, legal, social, technological and other considerations that

render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

Section 7. The City Council, as a Responsible Agency under CEQA, hereby considers and adopts the Final EIR for the COHSP project, is adequate and complete in that it addresses all environmental effects of the project and fully complies with the requirements of CEQA and the CEQA Guidelines.

**BE IT FURTHER RESOLVED THAT** a copy of this resolution be transmitted to the City Council and to the Applicant.

The Chief Deputy City Clerk shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> day of May 2018.

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Chief Deputy City Clerk  
STATE OF CALIFORNIA        }  
COUNTY OF LOS ANGELES    } ss.  
CITY OF IRWINDALE            }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2018-28-3022 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 9<sup>th</sup> day of May 2018, by the following vote:

AYES:       Councilmembers:

NOES:       Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Laura M. Nieto, CMC  
Chief Deputy City Clerk

## **ATTACHMENT "D"**

### **RESOLUTION NO. 2018-26-3020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING GENERAL PLAN AMENDMENT NO. 01-2018 TO AMEND THE GENERAL PLAN LAND USE MAP OF THE CITY'S GENERAL PLAN FROM OPEN SPACE/EASEMENTS, COMMERCIAL AND INDUSTRIAL/BUSINESS PARK TO CITY OF HOPE SPECIFIC PLAN FOR SIX PARCELS LOCATED IN THE CITY OF IRWINDALE AT 1500 EAST DUARTE ROAD, GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH; THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST, AND SANTA FE DAM FLOOD CONTROL BASIN TO THE EAST AND SOUTH AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made a request for a General Plan Amendment to amend the Community Development Element and Land Use Plan Map from Open Space/Easements, Commercial and Industrial/Business Park to City of Hope Specific Plan (Application) for property located at 1500 East Duarte Road – APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015, (The General Plan Amendment is being processed concurrently with Zone Ordinance No. 722 adopting the City of Hope Specific Plan, Zone Change Ordinance No. 723 to modify the Zoning Map to City of Hope Specific Plan, and FEIR SCH# 2015101047).

**WHEREAS**, the proposed City of Hope Specific Plan (COHSP) provides for the planned use and long-term development of the City of Hope Campus for the next 20+ years and the proposed implementing actions for the COHSP, which includes the proposed General Plan Amendment.

**WHEREAS**, pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA guidelines, the Final Environmental Impact Report (FEIR) (SCH# 2015101047) and the COHSP Mitigation Monitoring Program were prepared and analyzed potential environmental impacts from the proposed COHSP project.

**WHEREAS**, the City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to CEQA. The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA.

**WHEREAS**, on March 13, 2018, the City of Duarte, as the Lead Agency, certified the FEIR SCH# 2015101047 for the COHSP.

**WHEREAS**, the Planning Commission, in connection with the implementing actions necessary for the adoption of the COHSP, has considered proposed General Plan Amendment No. 01-2018, an amendment to the Community Development Element and Land Use Plan Map from Open Space/Easements,

Commercial and Industrial/Business Park to the City of Hope Specific Plan Land Use Designation.

**WHEREAS**, on March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting.

**WHEREAS**, on April 18, 2018, the Planning Commission conducted a duly noticed public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; closed the public hearing; and, after discussion, approved this Resolution.

**WHEREAS**, on May 9, 2018, City Council conducted a duly noticed public hearing, as required by law, on the COHSP project and Final EIR; and

**WHEREAS**, at the public hearing, the City Council received and independently considered the staff report and all of the information, evidence, and testimony presented in connection with the COHSP project; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

#### **A. RESOLUTION.**

**NOW, THEREFORE**, it is hereby found, determined and resolved by the City Council of the City of Irwindale as follows:

Section 1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

Section 2. By Resolution No. 2018-28-0322, adopted concurrently herewith, the City Council determined the project, as proposed, is in compliance with the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, and as amended, pursuant to Public Resources Code Section 21000 *et seq.*, State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines) and the City of Irwindale environmental guidelines, and the City, as a Responsible Agency, has the reviewed and considered the Final EIR and Mitigation Monitoring Program for the COHSP prepared by the City of Duarte as the Lead Agency, and determined that the Final EIR adequately analyzed environmental impacts.

Section 3. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and evidence in the City's record for the project, this City hereby specifically finds as follows:

- a. The proposed change in land use designation from Open Space/Easements, Commercial and Industrial/Business Park to the City of Hope Specific Plan is intended to encourage the highest and best use for the subject property and to be in the best interests and welfare of the City and its residents. Therefore, the proposed general plan amendment is consistent with Section California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."
- b. The proposed General Plan Amendment is internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, the proposed General Plan Amendment would implement the proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, to provide direction for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.
- c. The proposed General Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The purpose of the proposed General Plan Amendment is to implement the COHSP, which 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. If adopted, the proposed COHSP would define permitted uses, regulate the sizes and locations of buildings, specify design guidelines and development standards, address mobility and connectivity issues, identify project infrastructure and services, and provide administrative and implementation language for the entire 116-acre Campus.
- d. The affected properties are physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public

services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The City of Hope Campus and adjacent environs were studied for physical suitability as part of the preparation for the COHSP and associated Final Environmental Impact Report.

Section 4. Based upon the substantial evidence and conclusions set forth herein above, this City Council hereby approves the amendment to the General Plan Land Use Map adopting the City of Hope Specific Plan (Exhibit "A"), which is deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes Title 17 of the Irwindale Municipal Code.

The Chief Deputy City Clerk shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> day of May 2018.

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Chief Deputy City Clerk  
STATE OF CALIFORNIA        }  
COUNTY OF LOS ANGELES    } ss.  
CITY OF IRWINDALE            }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2018-26-3020 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 9<sup>th</sup> day of May 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

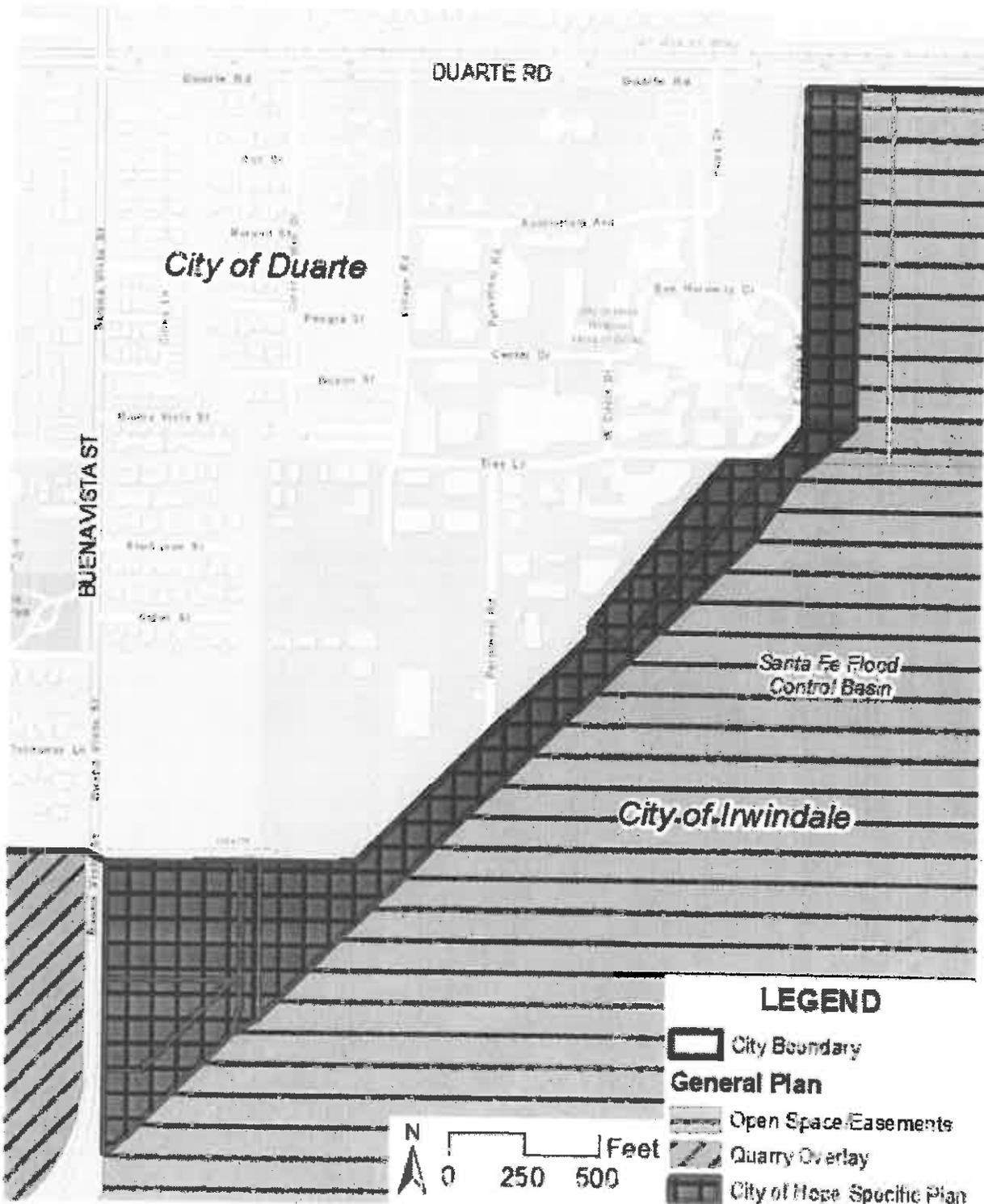
ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Laura M. Nieto, CMC  
Chief Deputy City Clerk

# PROPOSED GENERAL PLAN LAND USES



Source: City of Irwindale, SCAG, ESRI

EXHIBIT "A"

## ATTACHMENT "E"

### ORDINANCE NO. 722

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, 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 SIX (6) PARCELS OF LAND IN THE CITY OF IRWINDALE, GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH; THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST, AND THE SANTA FE FLOOD CONTROL BASIN TO THE EAST AND SOUTH

**WHEREAS**, Government Code Section 65450 *et seq.* provides a process for preparing, processing, reviewing, adopting, and amending specific plans; 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; that portion of the City of Hope Campus in the City of Duarte to the west; and the Santa Fe Flood Control Basin to the east and south; and includes six parcels in the City of Irwindale (APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015); and

**WHEREAS**, the City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to CEQA. The City of Irwindale is a Responsible Agency for the COHSP pursuant to CEQA; and

**WHEREAS**, pursuant to the authority and criteria contained in the CEQA of 1970, as amended, and the City of Irwindale environmental guidelines, the City of Irwindale, as a Responsible Agency, has analyzed the project and has considered the Final Environmental Impact Report ("FEIR") prepared for the COHSP project and certified by the City of Duarte as the Lead Agency on March 13, 2018. A copy of the FEIR was circulated through the State Clearinghouse (SCH# 2015101047), posted on the City's website, and was available at the Irwindale Public Library and Chief Deputy City Clerk's Office. A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website; and

**WHEREAS**, the FEIR for the proposed COHSP provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the COHSP, and has been prepared in accordance with the CEQA, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

**WHEREAS**, on March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting; and

**WHEREAS**, on April 18, 2018, the Planning Commission held a duly noticed public hearing on the proposed COHSP and corresponding General Plan Amendment (GPA No. 01-2018), Zone Ordinance (ZO No. 02-2018), Zone Change (ZC No. 01-2018), and Final Environmental Impact Report (FEIR SCH# 2015101047) for COHSP, at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale Planning Commission, received public testimony; and

**WHEREAS**, notice 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, additional printed copies are also posted at the Library Public Library, and a link to the document is provided on the City's website; and

**WHEREAS**, on May 9, 2018, the City Council held a duly noticed public hearing on the proposed COHSP and corresponding applications including: General Plan Amendment (GPA No. 01-2018), Zone Ordinance No. 723, Zone Change (ZC No. 01-2018), and Final Environmental Impact Report (FEIR) for COHSP (SCH# 2015101047), at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony; and

**WHEREAS**, all legal prerequisites to the adoption of this Ordinance have occurred.

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

SECTION 1. The Recitals above are true and correct and incorporated herein by the 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 residents.
2. The proposed COHSP is consistent with the City's General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, would provide standards and guidelines for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.
3. The COHSP and the adoption thereof complies with Government Code Section 65450 *et seq.*

SECTION 3. Based upon the substantial evidence and testimony received at the public hearing and the findings and conclusions set forth hereinabove, the City Council hereby accepts the recommendation of the Planning Commission and 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.

**SECTION 4.** 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 severable.

**SECTION 5.** This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

**SECTION 6.** The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale.

**PASSED, APPROVED AND ADOPTED on the 9th day of May 2018.**

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 722 was duly introduced at a regular meeting of the Irwindale City Council held on the 9<sup>th</sup> day of May 2018, and was duly approved and adopted on second reading at its regular meeting held on the 23<sup>rd</sup> day of May 2018, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Laura M. Nieto, CMC  
Deputy City Clerk

# ATTACHMENT "F"

## ORDINANCE NO. 723

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE MODIFYING THE CITY OF IRWINDALE ZONING MAP (ZC NO. 01-2018) FROM A-1 (AGRICULTURAL), C-2 (HEAVY COMMERCIAL) AND M-1 (LIGHT MANUFACTURING) TO CITY OF HOPE SPECIFIC PLAN FOR SIX PARCELS OF LAND IN THE CITY OF IRWINDALE GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH, THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST, AND SANTA FE DAM FLOOD CONTROL BASIN TO THE EAST AND SOUTH (APNs: 8533-003-012, 8533-003-013 AND 8533-005-014 IN THE A-1 (AGRICULTURAL) ZONE, APN's: 8533-003-007 and 8533-003-010 IN THE M-1 (LIGHT MANUFACTURING) ZONE, AND APN 8533-005-015) IN BOTH THE C-2 (HEAVY COMMERCIAL) AND A-1 (AGRICULTURAL) ZONES), 1500 E DUARTE ROAD**

**WHEREAS**, Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made a request for a Zone Change (ZC No. 01-2018) (Application) to change the zoning designations and modify the Zoning Map to the "City of Hope Specific Plan" designation for City of Hope for property located at 1500 East Duarte Road as set forth in Exhibit "A" attached hereto and made a part of this Ordinance, - (This Zone Change is being processed concurrently with General Plan Amendment No. 01-2018 and Zone Ordinance No. 722 and FEIR State Clearinghouse No. SCH# 2015101047); and

**WHEREAS**, Section 17.84 (Amendments) of the Irwindale Municipal Code allows for amendments to the Zoning Code to change the zoning of six (6) parcels of land located at 1500 East Duarte Road (APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015); and

**WHEREAS**, the proposed City of Hope Specific Plan (COHSP) provides for the planned use and long-term development of the City of Hope Campus for the next 20+ years and the proposed implementing actions for the COHSP, which includes the proposed entitlement applications; and

**WHEREAS**, the City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to California Environmental Quality Act (CEQA). The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA; and

**WHEREAS**, pursuant to the authority and criteria contained in the CEQA of 1970, as amended, and the City of Irwindale environmental guidelines, the City of Irwindale, as a Responsible Agency, has analyzed the project and has considered the Final Environmental Impact Report ("FEIR") prepared for the COHSP project and certified by the City of Duarte as the Lead Agency on March 13, 2018. A copy of the FEIR was circulated through the State Clearinghouse (SCH# 2015101047), posted on the City's website, and was available at the Irwindale Public Library and Chief Deputy City Clerk's

Office. A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website; and

**WHEREAS**, the FEIR for the proposed COHSP Zone Change provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the COHSP, and has been prepared in accordance with the CEQA, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

**WHEREAS**, on March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application, considered proposed Zone Change No. 01-2018, an amendment to modify the Zoning Map designation for six (6) parcels {APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015} to City of Hope Specific Plan and continued the public hearing to the April 18, 2018 Planning Commission meeting; and

**WHEREAS**, on April 18, 2018, the Planning Commission adopted Resolution No. 751(18) approving the Zone Change request; and

**WHEREAS**, notice of a public hearing before the City Council on the proposed Zone Change for the COHSP project, was given in accordance with applicable law; and

**WHEREAS**, On May 9, 2018, City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony; and

**WHEREAS**, all legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council hereby specifically finds that all of the facts set forth in Recitals of this Ordinance are true and correct.

**SECTION 2.** Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:

- a) The proposed Zone Change from A-1 (Agricultural), C-2 (Heavy Commercial) and M-1 [Light Manufacturing] to City of Hope Specific Plan is

intended to encourage the highest and best use for the subject property and be in the best interests and welfare of the City and its residents.

- b) The proposed Zone Change is internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, the proposed Zone Change would implement the proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, to provide direction for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.
- c) The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to implement the COHSP, which 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. If adopted, the proposed COHSP would define permitted uses, regulate the sizes and locations of buildings, specify design guidelines and development standards, address mobility and connectivity issues, identify project infrastructure and services, and provide administrative and implementation language for the entire 116-acre Campus.
- d) The affected properties are physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The City of Hope Campus and adjacent environs were studied for physical suitability as part of the preparation for the COHSP and associated Final Environmental Impact Report.

SECTION 3. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City

Council adopts and approves proposed Zone Change No. 01-2018 to change the Zoning Map as shown in attached Exhibit "A" to this Ordinance.

SECTION 4. 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 severable.

SECTION 5. This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

SECTION 6. The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale

**PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> day of May 2018.**

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Chief Deputy City Clerk  
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.  
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 723 was duly introduced at a regular meeting of the Irwindale City Council held on the 9<sup>th</sup> day of May 2018, and was

duly approved and adopted on second reading at its regular meeting held on the 23rd day of May 2018, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

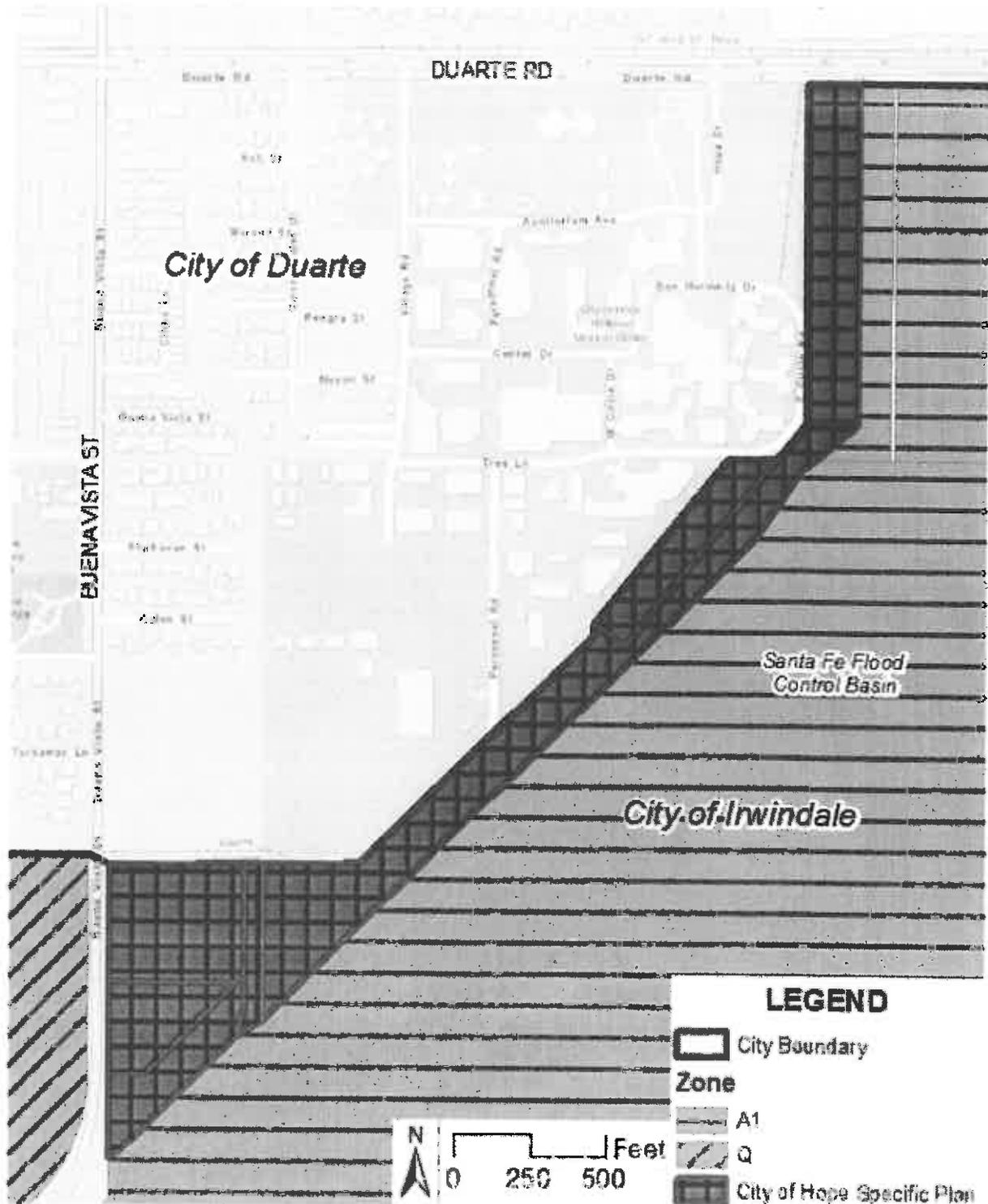
ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Laura M. Nieto, CMC  
Chief Deputy City Clerk

# PROPOSED ZONING



Source: City of Irwindale, SCAG, ESRI

**EXHIBIT "A"**

# ATTACHMENT "G"



## CITY OF IRWINDALE PLANNING COMMISSION STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION



**Date:** April 18, 2018 **Agenda Item No.** 3-A

**To:** Honorable Chair and Members of the Planning Commission

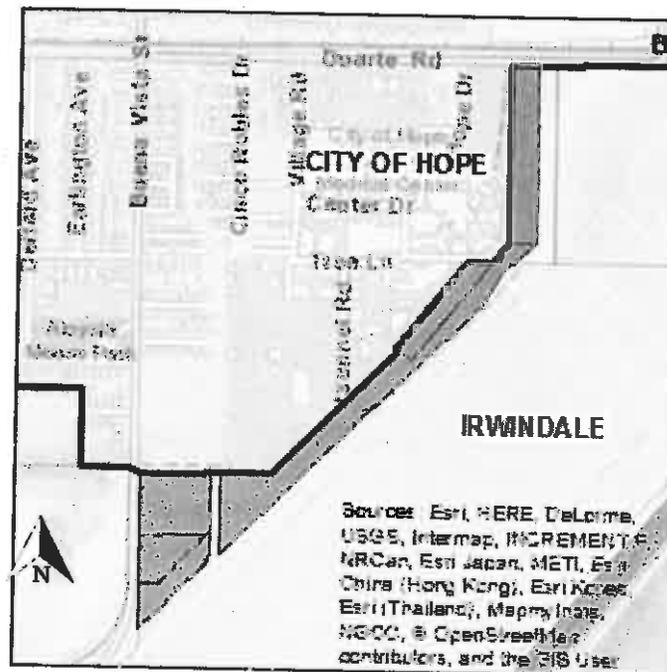
**From:** Marilyn Simpson, AICP, Community Development Manager/City Planner

**Project:** City of Hope Specific Plan - Final Environmental Impact Report (SCH# 2015101047); and General Plan Amendment (GPA) No. 01-2018; Zoning Ordinance (ZO) No. 02-2018; and Zone Change (ZC) No. 01-2018

**Applicant:** Sam Staley on behalf of City of Hope

**Property Owner:** City of Hope

**Project Location:** 1500 E. Duarte Road – APNs: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015



**Staff Recommendation:** That the Planning Commission take the following action:

1. Adopt Resolution No. 748(18) recommending that the City Council certify the City of Hope Final EIR, MMRP, & Statement of Overriding Considerations, SCH# 2015101047
2. Adopt Resolution No. 749(18) recommending that the City Council approve GPA No. 01-2018; and
3. Adopt Resolution No. 750(18) recommending that the City Council approve ZO No. 02-2018; and
4. Adopt Resolution No. 751(18) recommending that the City Council approve ZC No. 01-2018

**Alternative Actions:**

2. Direct staff to prepare a resolution or resolutions of denial based on recommended findings of fact to be brought back at the next regularly Planning Commission meeting for adoption; OR
3. Direct staff to work with the applicant to revise the project and continue the hearing to a date certain.

### **REQUEST**

City of Hope, the Applicant, is requesting approval of the City of Hope Specific Plan (COHSP) which would provide direction for development of the site at 1500 E. Duarte Road over the next 20+ years. The COHSP provides a comprehensive framework for the long-term growth and development of the entire 116-acre campus. If developed to the fullest extent of the COHSP, City of Hope would add approximately 1,038,500 net new square feet of floor area to the campus. The Specific Plan is designed to help City of Hope implement its long-term vision for the site, while meeting the community-wide goals of the cities of Irwindale and Duarte.

Entitlements for the proposed project include: 1) General Plan Amendment (GPA) NO. 01-2018 (To Change the Land Use Designation from Open Space/Easements, Commercial and Industrial/Business Park to City of Hope Specific Plan); 2) Zone Change (ZC) NO. 01-2018 (To Change the Zoning Map Designation from A-1 [Agricultural], C-2 [Heavy Commercial] and M-1 [Light Manufacturing] To City of Hope Specific Plan); 3) Zone Ordinance (ZO) NO. 02-2018 to Adopt the City of Hope Specific Plan for Property Located at 1500 E. Duarte Road, Irwindale, CA 91010 (APNs: 8533-003-012, 8533-003-013 AND 8533-005-014 IN THE A-1 (Agricultural Zone, APNs: 8533-003-007 and 8533-003-010 IN THE M-1 (Light Manufacturing Zone, and APN 8533-005-015 in both the C-2 (Heavy Commercial) and A-1 (Agricultural) Zones); and 4) Certify the Final Environmental Impact Report for the project.

### **BACKGROUND/HISTORY**

City of Hope was founded in 1913 as a tuberculosis sanatorium and has transitioned to become an internationally known comprehensive cancer center. It is an independent, non-profit medical center, hospital and transitional research facility that currently employs approximately 5,000 people and serves hundreds of patients daily on its campus.

The City of Hope Specific Plan encompasses the 116-acre project site, primarily located in the City of Duarte (approximately 89.5 acres), and the City of Irwindale (approximately 26.5 acres). [The project site within the City of Irwindale is generally bounded by Duarte Road to the north; the portion of the City of Hope campus in the City of Duarte to the west; and the Santa Fe Dam Flood Control Basin to the east and south.

City of Hope and the Cities of Duarte and Irwindale have been working collaboratively in the development of the COHSP for the past several years. The City of Duarte is the Lead Agency for the project under the California Environmental Quality Act (CEQA) and the City of Irwindale is a Responsible Agency. Development of the City of Hope campus will be implemented and regulated through the COHSP. The approach taken to create the COHSP involved careful consideration of the goals of City of Hope; the unique circumstances involving uses and activities held on the site; considerations to create a comprehensive campus approach to building placement and architectural design; recognition and enhancement to the campus infrastructure, circulation, parking, and utilities; and a community-wide approach to adjacent properties. The specific plan process is crafted to meet the unique circumstances of the project.

Since its inception, City of Hope has developed its campus by constructing buildings, demolishing older buildings, and reconstructing newer structures to provide services to its

patients. Many buildings were constructed from the 1930's-1950. Construction activities increased in the 1980's and 1990's, as additional research functions were conducted after the creation of the Beckman Research Institute. Beginning in the early 2000's, City of Hope undertook a series of larger-scaled construction projects, including Helford Hospital, Gonda expansion, the Amini, Beckman and Brawerman buildings, all reviewed as independent projects. Patient and employee growth increased comparatively with these new building areas. Increased outpatient services and continued expansion of on-campus research functions occurred correspondingly. By the beginning of 2010, City of Hope had begun to explore master planning as a way to better plan for future growth. At the same time, the City of Duarte had become interested in understanding the overall scope of City of Hope's plans. In addition to building expansion, additional research and increased outpatient services, the physical City of Hope campus boundaries began to grow. This growth included residential properties on the west side of the campus in the City of Duarte and properties to the south in the City of Irwindale.

Expansion and development created pressures to address potential impacts such as traffic, on-site parking, stormwater, and pedestrian accessibility for the campus. The challenge to address land use compatibility and potential environmental impacts related to campus growth resulted in the idea of creating a City of Hope Specific Plan. In early 2013, City of Hope began to discuss a Facilities Master Plan, but realized that a more robust process was necessary and discussions began on the development of a Specific Plan and EIR for the campus.

Approval of the COHSP project will allow City of Hope to continue to grow and expand their operations in a way that provides them flexibility in design and building placement, consistency in process and procedures, expands mobility and parking within the campus, provides compatibility with adjacent neighborhoods, and addresses on and off-site impacts to local infrastructure and other environmental factors. Understanding the future desires of City of Hope helps to make better land use decisions for the area by ensuring future growth impacts have been analyzed and that adequate off-site public improvements are made. It also promotes mutual goals related to site development and architectural design consistency, and provides safeguards for adjacent neighborhoods.

The site is surrounded by the following uses and zoning as described in Table 1, "Surrounding Land Use".

**Table 1. Surrounding Land Use**

Direction	Existing Land Use	Zoning District
North	City of Duarte/Metro Gold Line	PF (Public Facility)
South	Santa Fe Dam Flood Control Basin	A-1 (Agricultural)
East	Santa Fe Dam Flood Control Basin	A-1 (Agricultural)
West	City of Duarte, City of Hope	H (Hospital)

### **CITY OF HOPE SPECIFIC PLAN OVERVIEW**

City of Hope is seeking approval of the City of Hope Specific Plan which would provide direction for enhancement and development over a 20+ year period. 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 City of Hope campus would be implemented through the City of Hope Specific Plan, 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 communities of Irwindale and Duarte, and help enable City of Hope to meet its commitment to transform the future of medicine.

Ultimately, the vision for the City of Hope campus is to create a walkable and compact campus core that builds upon and enhances existing inpatient and outpatient facilities, research, office, assembly, parking, and open space uses. In addition, the project proposes to consolidate modular buildings that are currently dispersed throughout the site, demolish outdated buildings, and construct new floor area within larger development sites that provide flexibility for future buildout of the campus.

The maximum development capacity allowed by the Specific Plan consists of approximately 1,426,000 square feet of new development (approximately 1,038,500 net new square feet following the proposed demolition of approximately 387,500 square feet of existing structures), which would result in up to approximately 2,639,350 gross square feet of development on the City of Hope campus.

### **ENTITLEMENTS**

Both the City of Irwindale and Duarte must approve the entitlements associated with the project. The City of Duarte is the Lead Agency for the project under CEQA. The Duarte City Council approved a General Plan Amendment, Zone Change, and certified the Final EIR for the COHSP on March 13, 2018. The City of Irwindale is a Responsible Agency under CEQA and must consider and certify the Final EIR as the environmental document for the COHSP before approving a General Plan Amendment, Zone Change, and Zone Ordinance.

The Planning Commission will be considering a recommendation to the Irwindale City Council for approval of entitlements necessary to permit the development of properties within the Specific Plan area, which include:

**Final Environmental Impact Report (FEIR)** including: comments received during the 45-day review period and proposed Mitigation Monitoring Program. The FEIR analysis determined that the proposed project, with implementation of mitigation measures, would result in significant and unavoidable environmental impacts in the areas of greenhouse gas emissions, noise, and transportation and traffic. Due to this determination, it requires the Irwindale City Council, as a Responsible Agency, to approve a Statement of Overriding Considerations.

**General Plan Amendment No. 01-2018** to Change the Land Use Designation from Open Space/Easements, Commercial and Industrial/Business Park to City of Hope Specific Plan

**Zone Ordinance No. 02-2018** to adopt the City of Hope Specific Plan (COHSP) as the Zoning document for the six (6) parcels located within the City of Irwindale. The COHSP will define permitted uses, regulate the sizes and locations of buildings, specify design guidelines and development standards, address mobility and connectivity topics, identify project infrastructure and services, and provide administrative and implementation language. City of Hope Specific Plan constitutes the regulatory and policy document that guides and governs the growth of the City of Hope campus over the next 20+ years.

**Zone Change No. 01-2018** to change the existing zoning designations and zoning map from A-1 [Agricultural], C-2 [Heavy Commercial] and M-1 [Light Manufacturing] to City of Hope Specific Plan. Pursuant to the provisions of Chapter 17.84 (Amendments) of the Irwindale Municipal Code (IMC), "the classification of property 'or existing zoning designation' may be amended whenever the public interest and necessity so require."

### **RESPONSIBLE AGENCY ROLE**

A responsible agency complies with the California Environmental Quality Act (CEQA) by considering the EIR prepared by the lead agency, the environmental effects of the project disclosed in the EIR, and by reaching its own conclusions on whether and how to approve the project involved. Section 15096 of Title 14 of the California Code of Regulations identifies the duties a public agency will have when acting as a responsible agency.

In the case of the COHSP, multiple public agencies must approve the project because the project will be located in both Duarte and Irwindale. "Where a project is to be carried out or approved by more than one public agency, one public agency shall be responsible for preparing an EIR or negative declaration for the project. This agency shall be called the lead agency." 14 CCR § 15050. Here, Duarte is the lead agency and therefore was responsible for preparing an EIR for the project or a negative declaration. Since Duarte is the lead agency, Irwindale is a "responsible agency": a "responsible agency" is "a public agency, other than the lead agency, which has responsibility for carrying out or approving a project." *Pub. Res. Code § 21069.1*

A responsible agency's basic responsibilities are (1) to consult with the lead agency regarding the need for an EIR or negative declaration, (2) to review and comment on the EIR or negative declaration prepared by the lead agency, and (3) to consider the EIR or negative declaration and make findings concerning significant environmental effects prior to approving the project.

#### **THE CITY OF HOPE SPECIFIC PLAN**

The City of Hope Specific Plan provides a comprehensive framework for the long-term growth and development of the entire Campus and allows City of Hope a tool to implement its long-term vision of the campus while meeting the community-wide goals of the cities of Irwindale and Duarte. 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 City of Hope and its neighbors. Accordingly, this Specific Plan, in accordance with California Government Code 65450 et. seq., establishes the necessary land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, project-related development activities will be founded.

#### **Vision & Goals**

COHSP was developed cooperatively between the City of Hope and the Cities of Irwindale and Duarte guided by the following vision for the future of the Specific Plan Area:

- **Compatibility** – in relationship to its adjacent neighborhoods, surrounding community and public improvements, and within campus boundaries. One goal of the COHSP is to provide long-term stability and the preservation of land use rights for adjacent residential neighborhoods located in the City of Duarte, while recognizing the potential for future campus growth. Compatibility is also integrated into development standards that minimize impacts near campus boundaries adjacent to residential areas and planned infrastructure upgrades that harmonize with current and future public improvements. Design guidelines have been crafted to allow for creative and inspiring architecture, while maintaining elements and principles that ensure overall campus compatibility and aesthetic coordination.
- **Flexibility** – recognizing the need for the City of Hope to fulfill its mission and grow to meet the needs of its patients and faculty within its campus boundaries, the Specific Plan provides customized development standards and design guidelines that address both planned buildings and future development not yet considered by City of Hope. This includes streamlined development review processes, an adaptive parking supply tracking system, and phased infrastructure implementation. Phasing plans are illustrative in nature, which allows broad flexibility for the campus to expand and improve over time, and in a way to meet the most current trends in medical care and research.

- **Sustainability** – referring to both environmental sustainability and in the long-term nature of the Specific Plan. City of Hope and the Cities of Irwindale and Duarte are committed to environmental sustainability through the preparation of a comprehensive EIR, implementation of mitigation measures and sustainable development practices, and various other aspects (e.g., energy efficiency, mobility, landscaping, and healthy design) integrated into the COHSP. The plan is also designed as a policy and regulatory document that allows consistency in project processing and implementation, and certainty for adjacent neighborhoods over the 20+ year planning period.
- **Connectivity** – addressing the ways that hospital staff, patients, and visitors move through the campus and improving access to and from public roadways. The Specific Plan establishes the framework for improved campus circulation by integrating with local and regional transit facilities; integrating safe, accessible and efficient pathways for pedestrians and bicycles across and adjacent to the campus; creating efficient traffic flows; adequately sizing on-campus roadways; incorporating thoughtful parking area and lighting standards; and providing sufficient parking capacity on campus.
- **Identity** – in both campus design and name recognition. Design Guidelines, development standards and a campus Sign Program will assure that the design of future buildings, grounds, landscape, branding and infrastructure projects will achieve City of Hope's goals of a campus with designs that reflect and enhance its mission of excellence in health care delivery. Emphasis has been placed on creating a sense of place, such as the establishment of a Cultural Amenities District to retain the historic, landscaped ceremonial entrance.

#### **Differences Between COHSP & Current Zoning**

The Specific Plan regulates the entire scope of the project and prescribes the processes for development approvals, including: allowed land uses; development standards (such as height, setbacks), parking standards, administration and implementation processes. Unlike traditional zoning, the Specific Plan process allows customization of the factors listed above, based upon the location, circumstances and intensity of planned development. The Specific Plan may also focus and provide a modified design and approval processes.

The current zoning would not allow the City of Hope campus to develop in a manner that achieves City of Hope's goals, while also minimizing protections for adjacent properties. To highlight some of the most important differences, there would be significant restrictions to allowable land uses and temporary uses, limitations to building heights, and higher parking ratios. Standards designed to address proximity to abutting residential neighborhoods are built into the COHSP. City of Hope is exempt from the Irwindale Commercial and Industrial Design Guidelines, however, distinctive design principals that apply exclusively to the campus are considered for compatibility and pleasing aesthetics. Finally, use of current zoning designations would lead to undesirable piecemeal and incremental planning for the site; accordingly, there is a desire for a flexible and long-term plan.

#### **Analysis of Key Topics**

The following sections focus on key differences between the COHSP and current zoning designations and addresses other distinctive elements included in the Specific Plan.

##### **Land Use Districts, Development Standards and Permitted Uses**

COHSP creates five (5) land use districts and two (2) overlay areas (discussed below) that allow for a range of development types (see COHSP, Fig. 6, p. 29).

*Core Medical District (CM)*, located in the center of the Campus, provides for the most intense development potential. Development standards have been increased to allow taller buildings (up to 140', compared to 75' in the H zone), with no restrictions to floor to area ratios. The widest range of land uses are permitted within this District, with some limitations to industrial and residential uses.

*Transition Medical District (TM)*, located adjacent to residential neighborhoods to the west and north of COH Campus are designed to provide a buffer area of reduced building scale and intensity. Building heights are limited to 60' for the primary structure. Setbacks have been increased from generally 25' in the Hospital Zone to 30' from public streets and property boundaries. Land uses that create or have the potential to create disturbance to residential properties, are intense by nature or are designed for inpatient and outpatient services are limited within the TM district.

*Cultural Amenities District (CA)*, located along Duarte Road, aims to retain the historic, landscaped ceremonial entrance to the Campus. Building heights are capped at 50' for the primary structure; setbacks have been increased to 50' from Duarte Road; and buildings must be oriented towards open spaces, to maintain current development patterns and feature prominent landscaped areas associated with the "front door" of Campus. Cultural facilities, open space areas and other limited office uses are allowed in this District.

*Infrastructure and Utility District (IU)*, located primarily in the City of Irwindale along the east and south sides of the property, provide areas on the Campus for industrial, warehousing, utility and infrastructure uses. Office and research uses are also allowed in IU. Development standards (e.g. building heights and setbacks) have been relaxed in this District to account for its distance from sensitive uses and public roadways.

*Residential Medical Flex District (RMF)*, located generally at the southeast corner of the Cinco Robles and Duarte Road intersection (at the northwest corner of the Campus), is intended to allow flexibility for existing COH residential units to continue to operate as Campus housing for students, faculty, and guests at the Campus, or to transition to new uses over time, such as hospitality or open space. Office and some retail uses are also permitted within this area. Like the TM District, development standards are restricted due to the proximity to adjacent residential neighborhoods.

#### Overlay Areas - Non-COH Owned Properties Along Cinco Robles Drive

In recognition of several non-City of Hope owned residential parcels, located along the east side of Cinco Robles Drive that borders Campus, the COHSP has incorporated two (2) overlay areas that maintain the development rights for these properties under their current zoning designations. So long as the properties in these overlay areas are owned by persons or entities other than City of Hope, R-2 or R-4 zoned properties maintain allowable uses, development standards and other rights of their current respective zoning district within the newly created *TM District with R-2 Overlay* or *RMF District with R-4 Overlay*. If any of these parcels are purchased by COH in the future, the Plan requires COH to transition the properties to uses and regulations allowed within the underlying TM or RMF District. Alternatively, COH may continue to own and operate current residential uses for up to 36 months after purchase, and thereafter are obligated to transition the purchased properties to the regulations of TM and/or RMF Districts.

#### Parking & Circulation

Based upon the analysis of the COHSP and associated DEIR, City of Hope's current daily population on Campus consists of approximately 6,448 persons distributed across both daytime and nighttime hours, with a parking inventory of 3,482 spaces. Projected growth over the life of the Specific Plan will add a substantial number of patients, visitors, staff and faculty to the Campus, resulting in the need for additional parking, adequately sized internal roadways and connections for non-motorized forms of transportation.

Providing parking for the Campus is one of the paramount issues facing the development of the Specific Plan over the 20-year planning period. COHSP utilizes a *Parking Supply Tracking System* to manage the supply of parking relative to changes in population and new construction (see COHSP, Table 1Q p. 104). The *Parking Supply Tracking System* is intended to provide flexibility from existing Development Code parking requirements through the use of

an adaptable system that accounts for population growth as development is proposed on Campus; acknowledges reductions in parking demand based upon proximity to the Gold Line and other forms of non-motorized forms of transportation; and recognizes potential advances in transportation technologies or trends that may result in the need for less on-site parking. In essence, the *Parking Supply Tracking System* requires significantly sized project proposals to calculate on-site parking supply. If parking is not available to accommodate the needs of the proposed project, additional parking will need to be provided as part of project approval. To address ambient population growth on Campus, not associated directly with a development project, a yearly reporting system and periodic third-party analysis has been incorporated to monitor available parking and the resulting increases or decreases to Campus population.

Proposed methods to accommodate the number of parking stalls include the construction of two large parking structures and other surface parking lots (see COHSP, Fig. 19, p. 52) distributed amongst the Campus. COHSP addresses a number of topics and issues related to parking and parking structures. This includes parking and design standards that address dimensional requirements, lighting, alternative fuel vehicle provisions, internal on-street parking, valet services and use of recreational vehicles. Design guidelines have been carefully drafted to align parking structure design with the architectural character and quality of other Campus buildings, address light spillover and glare issues, and promote landscaping and design features that meld structures into the overall fabric of the Campus.

The adequacy and design of internal roadways has been carefully considered. Chapter 4 of the COHSP provides the framework for roadway expansion, construction and implementation (see COHSP, Fig. 15 p. 43). Drawings are provided to guide COH in the design of adequately sized roadways that can accommodate Campus growth and increase efficiency in moving cars to and from parking areas and structures. Furthermore, Chapter 4 promotes and requires elements of the "Complete Street" policies being advanced in current planning trends and law (see COHSP, Fig. 18, p. 48). This includes improvements to accommodate all users, including: pedestrians, bicyclists, automobiles, and a Campus shuttle system. Sidewalks are required as part of roadway improvements to promote and protect pedestrian activities, while accommodating access for those with disabilities. An *Accessibility and Pedestrian Connectivity Plan* has been required to analyze and develop safe and accessible pathways from public streets, parking areas and between buildings on Campus, especially related to public assembly and cultural uses/activities generally located along Duarte Road (CA District). Bike lanes or sharrows have been integrated into larger roadways to provide convenient access for bicyclists. Access to transit facilities and the community's bike network have been incorporated.

#### Infrastructure and Utilities Implementation

Chapter 6 of the COHSP provides an in-depth overview of the necessary infrastructure and utilities needed to support the development potential of the Plan. Along with the EIR, impacts to public infrastructure and utility systems have been addressed and mitigation measures required to alleviate environmental impacts to the community. Some of the most critical of these relate to water, stormwater and traffic. Based on discussions with California-American Water, COH is working on providing additional water supply resources and implementing water efficiency measures to accommodate planned growth. A comprehensive stormwater infrastructure does not currently exist on Campus. COHSP incorporates a series of best management practices to collect and transport stormwater to infiltration areas that retain and replenish local aquifers. Off-Campus traffic mitigation includes signalization of several key intersections – Duarte and Village Roads, Duarte Road and Circle Drive, and Buena Vista Street and Village Road. These new signalized intersections will be installed

within the first few years of the planning period and will help to alleviate traffic impacts to both the community and Campus populations.

In order to monitor and ensure proper timing of infrastructure upgrades, an *Implementation Action Plan* (see COHSP, Table 12, p.121) has been created. The Plan provides flexible timeframes for the completion of utility and infrastructure improvements. COH will have the option to construct infrastructure to accommodate an individual project(s) or they can choose a more comprehensive and Campus-wide implementation strategy.

#### Design Guidelines, Signage & Public Art

Chapter 5 provides direction for site, architectural, landscaping, lighting, and signage features. The design guidelines within that chapter are intended to identify and establish visual themes that are aesthetically pleasing, ensure that the Specific Plan area remains compatible with surrounding residential areas, and create a cohesive sense of place for the City of Hope Campus. An emphasis was placed on providing design flexibility that allows creativity and advances to cutting-edge medical, hospital and research designs, while requiring high-quality architectural style that fosters and supports consistent aesthetic themes throughout the Campus. Landscaping requirements have been simplified to focus on street-facing elevations and required setbacks. Landscape guidelines call for climate-adapted designs and a variety of plant and paving materials that create interest within the Campus and from public roads, while reducing water consumption.

Signage guidelines provide for City of Hope identity and branding, identifiers to the public and visitors, and ensure consistent sign quality and appearance throughout Campus. Focus has been placed on signs facing public roadways, such as Campus entrance signs, visible wall mounted signs and donor recognition signage. A comprehensive City of Hope Master Sign Program is the guiding document related to the vision, regulation and implementation of Campus-wide signage. This document has been previously approved by the City of Duarte's Architectural Review Board and remains a living document that can be adjusted through a separate design review process based upon the needs of COH and the greater community.

Public art has been encouraged and featured at City of Hope for many years. It is a part of their Campus identity, reflects the visual and cultural setting of the Campus as well as its character, spirit, and personality. Art is currently installed in publicly accessible or visible places throughout the Campus, both indoors and outdoors, to help create a healing environment for patients and their families. To continue this tradition, a Campus public art program has been integrated into the COHSP, setting aside a percentage of project valuation to contribute to future public art works.

#### Design Review & Project Approval Process

The City of Hope Specific Plan (Chapter 7, p. 110-120) provides for an expedited development project review process (slightly modified compared to the standard Irwindale Municipal Code review process) that acknowledges the unique nature of the Campus, assigns more intense uses into prescribed Specific Plan land use districts, and affords a customized Design Guidelines Chapter that provides significant detail and direction related to site planning and architectural design. Standards of Review, the criteria and principles of good design used to evaluate the merits of a particular project and its aesthetic qualities, are similar to the Irwindale Municipal Code with revisions related to differences or conflicts with the language of the Specific Plan. Public hearing provisions have been augmented to focus on notification to abutting owners for large or taller projects abutting or near adjacent residential neighborhoods. Otherwise, public notification related to a design review process has been eliminated.

A *Development Project Review Authority Table* (see COHSP, Table 11, p. 111) has been created to provide clarity and consistency in the processing of proposed projects. Based upon the Site Plan and Design Review Authority table contained within the Specific Plan, the review authority table provided in the COHSP reduces the level of authority needed to review particular types of development projects. The project review process proposed under the COHSP intends for Staff and Planning Commission approvals, with Planning Commission and City Council available as an appellate body. This will allow for expedited reviews of proposed COH projects and increase certainty in the review process. In addition, several minor project types and more routine construction activities have been removed from the Development Project Review Authority Table. These include landscaping, parking lot restriping and certain signs under an already approved sign program.

#### Administration and Modifications

Chapter 7 concentrates on administration, implementation and other procedural requirements of the Specific Plan. Due to the City of Hope Campus being located in both the Cities of Irwindale and Duarte, several sections are spent on the describing and coordinating the differences between project processing, plan adoption, appeals and interpretations between the two cities. Additional emphasis is placed on the processing of projects that are located along a city boundary or have greater potential impact to a particular jurisdiction. This is critically important for parking structures that may be built within or primarily in Irwindale, but will primarily affect Duarte roadways and infrastructure.

This chapter also provides language on allowable minor modifications and amendments to the Specific Plan that are made by the Department Director. The Minor Modifications section of the COHSP allows for minor changes and technical adjustments, such as small deviations to development standards, slight changes to design guidelines intended to be conceptual in nature, adjustments based upon locational or contextual circumstances or other minor modifications that are in substantial conformance with the Plan. Amendments to the Specific Plan are major items that require review and approval by both the Planning Commission and City Council. These include exceeding the maximum plan buildout of 2,639,350 gross square feet of development on the City of Hope Campus, changes to Specific Plan boundaries, and other changes that would significantly alter the basic intent or fundamental concepts of the Plan.

#### **ENVIRONMENTAL REVIEW**

A Final Environmental Impact Report has been prepared to analyze environmental impacts, discuss feasible alternatives and recommend mitigation measures related to implementation of the proposed City of Hope Campus Plan. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. An EIR is the most comprehensive form of environmental documentation under CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts. Certification of an EIR will enable the City of Hope to pursue their development goals outlined in the COHSP that have been previously analyzed under and are within the project description and maximum buildout contemplated by the EIR.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as a Responsible Agency, analyzed the project and the Environmental Impact Report ("FEIR")

State Clearinghouse (SCH# 2013051029) prepared by the City of Duarte as the Lead Agency. The FEIR was certified by the City Council of the City of Duarte on March 13, 2018. The FEIR is posted on the City of Irwindale's website at [www.irwindaleca.gov/index.aspx?nid=391](http://www.irwindaleca.gov/index.aspx?nid=391) and available at the Irwindale Public Library and Deputy City Clerk's Office.

For purposes of the environmental analysis, a maximum development capacity allowed by the Specific Plan and considered by the EIR consists of approximately 1,426,000 square feet of new development (approximately 1,038,500 net new square feet following the proposed demolition of approximately 387,500 square feet of existing structures), which would result in up to approximately 2,639,350 gross square feet of development on the City of Hope Campus.

Based upon the aforementioned scenario, the consultants have analyzed the project under 17 environmental study areas, prepared three (3) project alternatives, offered a series of mitigation measures, and identified three (3) significant and unavoidable environmental impacts areas.

The FEIR analyzed the environmental impacts to the following study areas: 1) aesthetics, 2) air quality, 3) biological resources, 4) cultural resources, 5) geology and soils, 6) greenhouse gas emissions, 7) hazards and hazardous materials, 8) hydrology and water quality, 9) land use and planning, 10) noise, 11) population and housing, 12) public services, 13) recreation, 14) transportation and traffic, 15) tribal cultural resource, 16) utilities and service systems, 17) energy. Impacts related to geology and soils, hydrology and water quality, land use and planning, population and housing, public services, recreation, and energy were determined to be less than significant. Impacts related to aesthetics, air quality, biological resources, cultural resources, hazards and hazardous materials, tribal cultural resources, and utilities and service systems were determined to be significant, but less than significant after incorporation of mitigation measures. The DEIR analysis determined that the proposed project, with implementation of mitigation measures, would result in significant and unavoidable environmental impacts in the areas of greenhouse gas emissions, noise, and transportation and traffic; and because of this, the EIR will require the City Council to approve a Statement of Overriding Considerations.

The following summarizes the FEIR alternatives, less than significant effects with mitigation and significant environmental effects.

Each EIR is required to consider alternatives to the proposed project that are capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the proposed project objectives. The alternatives to the proposed project under consideration within this EIR consist of:

- No Project Alternative/No Development - 1,600,850 existing s.f.
- No Project/Existing General Plan & Zoning Alternative - total of 2,944,670 s.f. of hospital uses, and a population of 10,479 persons. Restrictions to proposed COHSP development standards based upon existing Hospital, R-2 and R-4 zoning.
- Reduced Intensity Alternative - total of 2,243,448 s.f. of hospital uses, and a population of 8,374 persons.

The FEIR provides a description of the potential environmental impacts of the proposed project scenario and recommends mitigation measures to reduce impacts to a less than significant level, where possible. After implementation of mitigation measures, most of the potentially significant impacts associated with the proposed project would be reduced to less than significant levels. However, The DEIR analysis determined that the proposed

project, with implementation of mitigation measures, would result in significant environmental impacts in the areas of greenhouse gas emissions, noise, and transportation and traffic; and because of this, the EIR will require the City Council to approve a Statement of Overriding Considerations.

Less than Significant Impacts with Mitigation Measures:

- Aesthetics
  - Mitigation measure AQ-1 and N-1.
- Air Quality
  - AQ-1. Fugitive dust control.
  - AQ-2. Compliance with equipment maintenance and particulate filters.
- Biological Resources
  - Mitigation measure N-1
  - BI0-1. Bird survey.
- Cultural Resources
  - CUL-1. Historical Resources Evaluation Report.
  - CUL-2. Archaeological monitor.
  - CUL-3. Paleontological monitor.
- Greenhouse Gas Emissions
  - GHG-1. Sustainable development features, non-OSHPD regulated.
  - GHG-2. Sustainable development features, OSHPD regulated.
- Hazardous Materials
  - HAZ-1. Environmental Site Assessment.
- Noise
  - N-1. Construction noise management plan.
  - N-2. Vibration mitigation plan.
- Traffic
  - TRF-1. Signal installation and/or signal warrant analyses shall be conducted for the following intersections:
    - 8. 1-605 Northbound Off-Ramp & Live Oak Avenue (Irwindale)
    - 16. Buena Vista Street & Village Road
    - 17. 1-210 Westbound Off-Ramp & Central Avenue
    - 19. Village Road & Duarte Road
    - 22. Circle Road & Duarte Road
  - TRF-2. Fair share payment to City of Irwindale related to traffic improvements at Avenida Barbosa at Arrow Highway.
  - TRF-3. Construction management/traffic plan.
- Water Supply and Distribution Systems
  - WAT-1. Provide water utility will serve letter from Cal-Am Water.

This FEIR identifies three significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City must prepare a "statement of overriding considerations"

before it can approve the project, attesting that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impacts that were found in the FEIR to be significant and unavoidable are related to:

- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic

Although the FEIR identifies certain significant environmental effects that will result if the project is implemented, all significant effects that can feasibly be avoided or mitigated will be by the imposition of conditions and/or mitigation measures. Based on current State Law, unavoidable Greenhouse Gas Emissions impacts are common with many projects such as the proposed COHSP.

The significant impacts of the COHSP that have not been reduced to a level of insignificance will have been substantially reduced in their impacts by the imposition of mitigation measures. Staff will be recommending that the Planning Commission recommend that the City Council find that the significant unavoidable adverse impacts of the COHSP are clearly outweighed by the economic, social and other benefits of the project, as set forth in the Statement of Facts and Findings and Statement of Overriding Considerations that will be provided to the City Council.

The Notice of Availability related to the FEIR was released by the City of Duarte for public comment on November 15, 2017 and concluded on January 4, 2018. The required 45-day comment period was extended by several days to account for the holidays. 10 comments were received during the comment period. These comments were provided by CalTrans, City of Irwindale, Gabrieleno Band of Mission Indians-Kizh Nation, Los Angeles County Fire Department, Los Angeles County Sanitation Districts, Lozeau-Drury (Laborers International Union, No. 300), METRO, South Coast Air Quality Management District, State Office of Planning and Research/State Clearinghouse, and Steve Hernandez. The comment letters and response to comments have been included in the FEIR.

## **CONCLUSION/RECOMMENDATION**

The City of Hope Specific Plan is a positive project for the City of Hope and Irwindale. It provides the framework for coordinated and comprehensive expansion and will allow the City of Hope to continue to expand and grow, meeting the needs of their patients and faculty, over the next 20 plus years. It provides the City of Hope the mechanisms to meet its core mission and development goals, while promoting compatible design that is sustainable, attractive and connective to the City of Hope campus and surrounding community. The COHSP provides City of Hope certainty to invest and grow within boundaries and consistency in process and procedures.

Staff recommends that the Planning Commission adopt the attached Resolutions:

1. Resolution No. 748(18) recommending that the City Council adopt the COHSP FEIR (SCH#2015101047)
2. Resolution No. 749(18)) recommending that the City Council approve General Plan Amendment No. 01-2018; and
3. Resolution No. 750(18) recommending that the City Council approve ZO No. 02-20186; and
4. Resolution No. 751(18) recommending that the City Council approve ZC No. 01-2018; and

**ATTACHMENTS:**

- Exhibit A: City of Hope Campus Specific Plan
- Exhibit B: City of Hope FEIR (SCH#2015101047)
- Exhibit C: Resolution No. 748(18) for Final Environmental Impact Report (SCH# 2015101047)
- Exhibit D: Resolution No. 749(18) General Plan Amendment No. 01-2018
- Exhibit E: Resolution No. 750(18) for Zoning Ordinance No. 02-2018
- Exhibit F: Resolution No. 751(18) for Zone Change No. 01-2018
- Exhibit G: Duarte City Council Minutes from March 13, 2018 Certifying COHSP FEIR

## EXHIBIT "C"

### RESOLUTION NO. 748(18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) CONSIDER AND ADOPT THE FINAL ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2015101047) (2) THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (3) THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, AND (4) STATEMENT OF OVERRIDING CONSIDERATIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE CITY OF HOPE SPECIFIC PLAN, GENERAL PLAN AMENDMENT NO. 01-2018; ZONE ORDINANCE NO. 02-2018; AND ZONE CHANGE NO. 01-2018.

#### A. RECITALS.

- (i) Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made the following requests: 1) General Plan Amendment (GPA) NO. 01-2018 (To Change the Land Use Designation from Open Space/Easements, Commercial and Industrial/Business Park to City of Hope Specific Plan); 2) Zone Change (ZC) NO. 01-2018 (To Change the Zoning Map Designation from A-1 [Agricultural], C-2 [Heavy Commercial] and M-1 [Light Manufacturing] To City of Hope Specific Plan); and 3) Zone Ordinance (ZO) NO. 02-2018 to Adopt the City of Hope Specific Plan for Property Located at 1500 E. Duarte Road, Irwindale, CA 91010 (APNs: 8533-003-012, 8533-003-013 AND 8533-005-014 IN THE A-1 (Agricultural Zone, APNs: 8533-003-007 and 8533-003-010 IN THE M-1 (Light Manufacturing Zone, and APN 8533-005-015 in both the C-2 (Heavy Commercial) and A-1 (Agricultural) Zones); and
- (ii) The City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to California Environmental Quality Act (CEQA). The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA; and
- (iii) Pursuant to the authority and criteria contained in the CEQA of 1970, as amended, and the City of Irwindale environmental guidelines, the City of Irwindale, as a Responsible Agency, has analyzed the project and has considered the Final Environmental Impact Report ("FEIR") prepared for the COHSP project and certified by the City of Duarte as the Lead Agency on March 13, 2018.. A copy of the FEIR was circulated through the State Clearinghouse (SCH# 2015101047), posted on the City's website, and was available at the Irwindale Public Library and Chief Deputy City Clerk's Office. A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website; and
- (iv) The FEIR for the proposed COHSP provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the COHSP, and has been prepared in accordance with the CEQA, Public

Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

- (v) The Planning Commission of the City of Irwindale (Planning Commission) has considered the FEIR and its implementing actions (State Clearinghouse No. SCH#2015101047) for the COHSP, which COHSP provides, among other provisions, for the planned use and long-term development of the City of Hope Campus for the next 20+ years, generally bounded in the City of Irwindale by Duarte Road to the north; the portion of the City of Hope Campus in the City of Duarte to the west; and the Santa Fe Dam Flood Control Basin to the east and south; and
- (vi) Notice of public hearing before the Planning Commission concerning its consideration of the FEIR was given in accordance with the laws, including CEQA, and policies of the City of Irwindale; and
- (vii) On March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting; and
- (viii) On April 18, 2018, the Planning Commission conducted a duly noticed public hearing on the City of Hope Specific Plan and corresponding General Plan Amendment No. 01-2018, Zone Change No. 01-2018, Zone Ordinance Amendment No. 02-2018, and the FEIR for the COHSP (SCH#2015101047) at which time it received input from staff, the City Attorney, and the Applicant, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and
- (ix) The 45-day public review period began on November 15, 2017 and ended on January 4, 2018; and
- (x) Said comments and testimony was responded to through a Comments and Responses as part of the FEIR for the COHSP at the City Council of the City of Duarte public hearing held on March 13, 2018; and
- (xi) The City of Irwindale, as a Responsible Agency, has not received any oral or written comments on the FEIR; and
- (xii) All legal prerequisites to the adoption of this Resolution have occurred.

## **B. RESOLUTION.**

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION of the City of Irwindale, having reviewed and considered the information in the certified FEIR and supporting documents and materials, does hereby find, determine, resolve and order as follows:

## 1. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at its public hearing on the Final EIR held on April 18, 2018, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, including all documents specified under applicable State law shall comprise the entire record of proceedings for any claims under CEQA.

## 2. FEIR CONTENTS

The FEIR certified by the City of Duarte as the Lead Agency consists of the following:

- a. Draft EIR (SCH# 2015101047) for the City of Hope Specific Plan
- b. Draft EIR Technical Appendices
- c. Comments and Responses
- d. Errata for Final EIR
- e. Mitigation Monitoring and Reporting Program

(All hereafter collectively referred to as "FEIR")

## 3. ACCOMPANYING DOCUMENTS TO FEIR.

Documents that shall accompany the FEIR are:

- a. Findings of Fact; and
- b. Statement of Overriding Considerations

## 4. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL REGARDING CEQA

- a. *Recommendation to Consider Adopt Findings of Fact.* The Planning Commission hereby recommends to the City Council that it approve, accept as its own, incorporate as if set forth in full herein, and make each and every one of the findings contained in the Findings of Fact, a copy of which is on file in the office of the City Clerk.
- b. *Recommendation to Consider and Adopt the FEIR, certified by the City of Duarte as the Lead Agency.* The Planning Commission does hereby find that the FEIR, the Findings of Fact and the Statement of Overriding Considerations (A copy which is on file with the office of the City Clerk), and the Mitigation Monitoring and Reporting Program to this Resolution, (a copy which is on file with the office of the City Clerk) have been prepared in accordance with requirements of CEQA, the CEQA Guidelines and the Environmental Guidelines of the City. The Planning Commission hereby recommends to the City Council that it consider and adopt the FEIR which has been certified by the Duarte City Council as the Lead Agency, that (1) the FEIR has been

completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FEIR reflects the City Council's independent judgment and analysis.

- c. *Recommendation on Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FEIR and in the Findings of Fact for this Project, a copy of which is on file in the office of the City Clerk, the Planning Commission hereby recommends to the City Council that it find that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program.
- d. *Recommendation to Adopt Statement of Overriding Considerations.* Even after the adoption of all feasible mitigation measures and, certain significant or potentially significant environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the Planning Commission hereby recommends that the City Council issue and adopt a Statement of Overriding Considerations in the form set forth in the Electronic Exhibit, a copy of which is on file in the office of the City Clerk, identifying the specific economic, legal, social, technological and other considerations that render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

**BE IT FURTHER RESOLVED THAT** a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 18<sup>th</sup> day of April 2018.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 18<sup>th</sup> day of April, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary

Exhibits:

- Final Environmental Impact Report
- CEQA Findings of Fact which include: Impacts Determined to be Less Than Significant; Impacts Mitigated to Less Than Significant; Significant Unavoidable Adverse Impacts; Alternatives Considered and Rejected; and Statement of Overriding Considerations
- Mitigation Monitoring and Reporting Program

## EXHIBIT "D"

### RESOLUTION NO. 749 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF IRWINDALE AMEND THE COMMUNITY DEVELOPMENT ELEMENT AND LAND USE PLAN MAP OF THE CITY'S GENERAL PLAN (GPA NO. 01-2018) FROM OPEN SPACE/EASEMENTS, COMMERCIAL AND INDUSTRIAL/BUSINESS PARK TO CITY OF HOPE SPECIFIC PLAN FOR SIX PARCELS LOCATED IN THE CITY OF IRWINDALE AT 1500 EAST DUARTE ROAD, GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH; THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST, AND SANTA FE DAM FLOOD CONTROL BASIN TO THE EAST AND SOUTH AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

#### A. RECITALS.

- (i.) Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made a request for a General Plan Amendment to amend the Community Development Element and Land Use Plan Map from Open Space/Easements, Commercial and Industrial/Business Park to City of Hope Specific Plan for property located at 1500 East Duarte Road – APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015, (This General Plan Amendment is being processed concurrently with Zone Change No. 01-2018 and Zone Ordinance No. 02-2018 and FEIR State Clearinghouse No. SCH# 2015101047).
- (ii.) The proposed City of Hope Specific Plan (COHSP) provides for the planned use and long-term development of the City of Hope Campus for the next 20+ years and the proposed implementing actions for the COHSP, which includes the proposed General Plan Amendment.
- (iii.) The City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to California Environmental Quality Act (CEQA). The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA; and
- (iv.) On March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting.
- (v.) On April 18, 2018, the Planning Commission conducted a duly noticed public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony;

discussed the Proposed Project; closed the public hearing; and, after discussion, approved this Resolution.

- (vi.) The Planning Commission, in connection with the implementing actions necessary for the adoption of the COHSP, has considered proposed General Plan Amendment No. 01-2018, an amendment to the Community Development Element and Land Use Plan Map from Open Space/Easements, Commercial and Industrial/Business Park to the City of Hope Specific Plan Land Use Designation.
- (vii.) In accordance with Planning Commission Resolution No. 748(18) for the COHSP project, the Planning Commission considered the FEIR which has been certified by the City of Duarte as the Lead Agency that (1) the FEIR (SCH#2015101047) has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FEIR reflects the City Council's independent judgment and analysis
- (viii.) All legal prerequisites to the adoption of this Resolution have occurred.

## **B. RESOLUTION.**

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
  - a. The proposed change in land use designation from Open Space/Easements, Commercial and Industrial/Business Park to the City of Hope Specific Plan is intended to encourage the highest and best use for the subject property and to be in the best interests and welfare of the City and its residents. Therefore, the proposed general plan amendment is consistent with Section California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

- b. The proposed General Plan Amendment is internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, the proposed General Plan Amendment would implement the proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, to provide direction for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.
- c. The proposed General Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The purpose of the proposed General Plan Amendment is to implement the COHSP, which 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. If adopted, the proposed COHSP would define permitted uses, regulate the sizes and locations of buildings, specify design guidelines and development standards, address mobility and connectivity issues, identify project infrastructure and services, and provide administrative and implementation language for the entire 116-acre Campus.
- d. The affected properties are physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements

in the vicinity in which the property is located. The City of Hope Campus and adjacent environs were studied for physical suitability as part of the preparation for the COHSP and associated Final Environmental Impact Report.

3. Based upon the substantial evidence and conclusions set forth herein above and upon other oral evidence presented at the public hearing, and subject to the City Council considering and adopting the FEIR, certified by the City of Duarte as the Lead Agency, this Planning Commission hereby recommend that the City Council adopt General Plan Amendment No. 01-2018, which amends the Community Development Element and Land Use Plan Map (attached Exhibit "A") from Open Space/Easements, Commercial, and Industrial/Business Park to City of Hope Specific Plan.

**BE IT FURTHER RESOLVED THAT** a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 18<sup>th</sup> day of April 2018:

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 18<sup>th</sup> day of April 2018, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

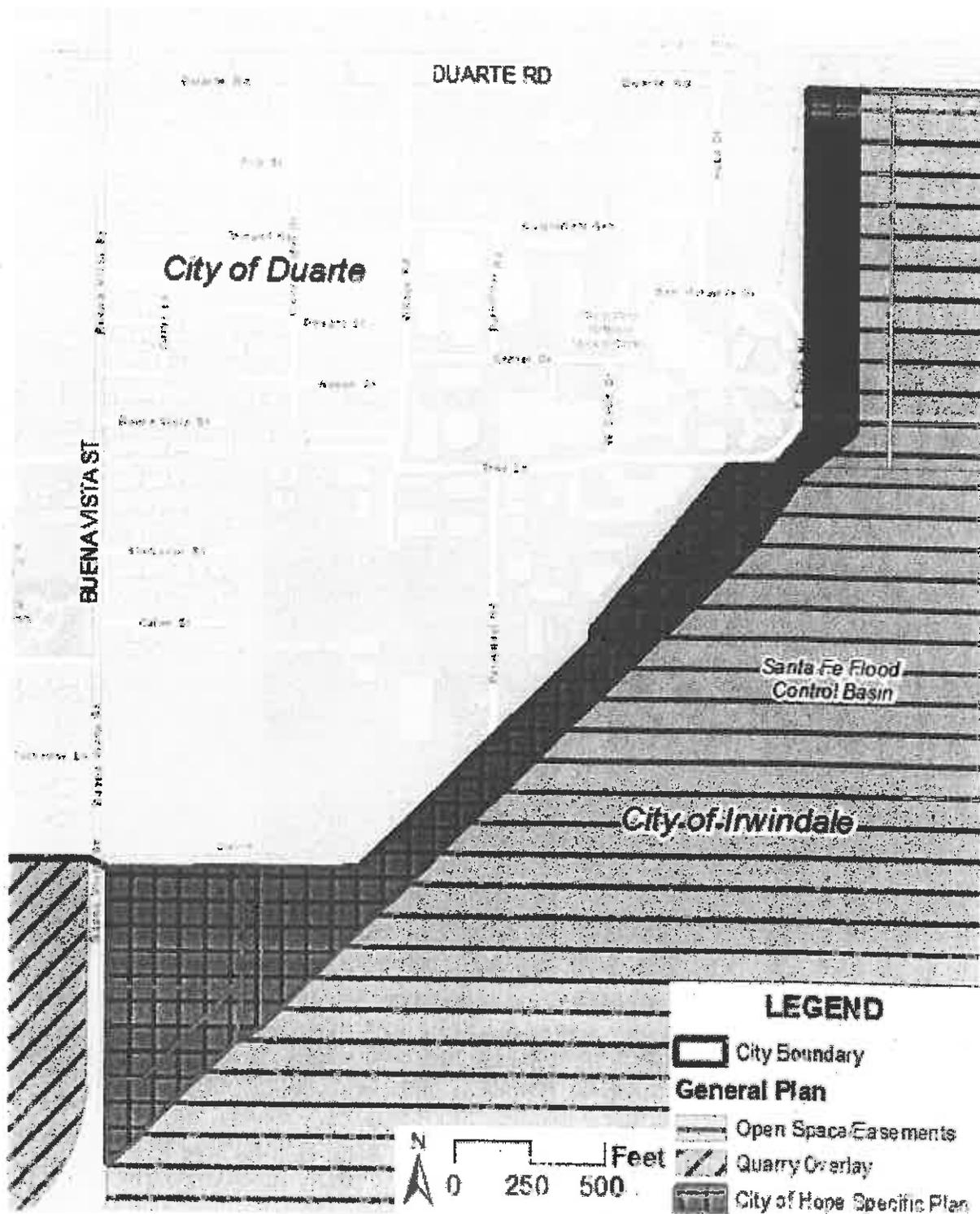
ABSENT:        COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary

# PROPOSED GENERAL PLAN LAND USES



Source: City of Irwindale, SCAG, ESR!

**EXHIBIT "A"**

## EXHIBIT "E"

### RESOLUTION NO. 750(18)

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE ORDINANCE NO. 02-2018 THE CITY OF HOPE SPECIFIC PLAN ("COHSP"), DEFINING PERMITTED USES, REGULATING THE SIZES AND LOCATIONS OF BUILDINGS, SPECIFYING DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ADDRESSING MOBILITY AND CONNECTIVITY TOPICS, IDENTIFYING PROJECT INFRASTRUCTURE AND SERVICES, AND PROVIDING ADMINISTRATIVE AND IMPLEMENTATION LANGUAGE FOR SIX PARCELS OF LAND LOCATED IN THE CITY OF IRWINDALE GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH; THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST; AND THE SANTA FE FLOOD CONTROL BASIN TO THE EAST AND SOUTH (1500 DUARTE ROAD)

#### A. RECITALS.

- (i) Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made a request for a Zone Ordinance (ZO) NO. 02-2018 to Adopt the City of Hope Specific Plan for Property Located at 1500 E. Duarte Road, Irwindale, CA 91010 (APNs: 8533-003-012, 8533-003-013 AND 8533-005-014 IN THE A-1 (Agricultural Zone, APNs: 8533-003-007 and 8533-003-010 IN THE M-1 (Light Manufacturing Zone, and APN 8533-005-015 in both the C-2 (Heavy Commercial) and A-1 (Agricultural) Zones). (This Zone Ordinance is being processed concurrently with General Plan Amendment No. 01-2018, Zone Change (ZC) NO. 01-2018, and FEIR State Clearinghouse No. SCH#2015101047); and
- (ii) Government Code Section 65450 allows for the adoption of a specific plan after the legislative body has adopted a general plan, and the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. A specific plan may be adopted/amended per Government Code Section 65453; and
- (iii) The proposed project will allow for the establishment of the City of Hope specific Plan (COHSP). The "COHSP" area within the City is generally bounded by Duarte Road to the north; the portion of the City of Hope campus in the City of Duarte to the west, and the Santa Fe Flood Control Basin to the east and south; and includes six (6) parcels in the City of Irwindale (APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015); and
- (iv) An electronic copy of the proposed COHSP is available on the City's website (<http://ci.irwindale.ca.us/index.aspx?nid=391>), printed copies are available at City Hall, the Irwindale Public Library and the Irwindale Community Development Department; and

- (v) The proposed COHSP, provides for the planned use and long-term development of the City of Hope Campus for the next 20+years and the proposed implementing actions for the COHSP; and
- (vi) The City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to California Environmental Quality Act (CEQA). The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA; and
- (vii) On March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting; and
- (viii) On April 18, 2018, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff, the City Attorney, and the Applicant, heard public testimony, discussed the ZO No. 02-2018 for the COHSP, closed the public hearing; and, after discussion, adopted Resolution No. 750(18) approving the Zone Ordinance request; and
- (ix) In accordance with Planning Commission Resolution No. 748(18) for the COHSP project, the Planning Commission considered the FEIR which has been certified by the City of Duarte as the Lead Agency that (1) the FEIR (SCH#2015101047) has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FEIR reflects the City Council's independent judgment and analysis; and
- (x) All legal prerequisites to the adoption of this Ordinance have occurred.

#### **A. RESOLUTION.**

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports and verbal testimony, this Planning Commission hereby specifically finds as follows:

- a. The proposed City of Hope Specific Plan Land Use Designation, Zone, and policy and regulatory document is intended to ensure the highest and best use for the subject property.
  - b. The proposed City of Hope Specific Plan is in the best interests and welfare of the City and its residents. The purpose of the proposed Zone Ordinance Amendment is to implement the City of Hope Specific Plan, which 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; and
  - c. That the proposed amendments and additions are consistent with the City's General Plan Land Use Designations and the Zoning Designation, as amended. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, the proposed General Plan Amendment would implement the proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, to provide direction for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.
3. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council adopt the Ordinance adopting the City of Hope Specific Plan (Exhibit A), which is deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes Title 17 of the Irwindale Municipal Code.

**BE IT FURTHER RESOLVED THAT** a copy of this resolution be transmitted to the City council and to the Applicant.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and

PC Resolution No. 750(18)

ZO No. 02-2018

Page 3 of 4

b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 18<sup>th</sup> day of April 2018.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 18<sup>th</sup> day of April 2018, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

\_\_\_\_\_  
Secretary

## ORDINANCE NO. 722

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, 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 SIX (6) PARCELS OF LAND IN THE CITY OF IRWINDALE, GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH; THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST, AND THE SANTA FE FLOOD CONTROL BASIN TO THE EAST AND SOUTH

**WHEREAS**, Government Code Section 65450 *et seq.* provides a process for preparing, processing, reviewing, adopting, and amending specific plans; 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; that portion of the City of Hope Campus in the City of Duarte to the west; and the Santa Fe Flood Control Basin to the east and south; and includes six parcels in the City of Irwindale (APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015); and

**WHEREAS**, the City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to CEQA. The City of Irwindale is a Responsible Agency for the COHSP pursuant to CEQA; and

**WHEREAS**, pursuant to the authority and criteria contained in the CEQA of 1970, as amended, and the City of Irwindale environmental guidelines, the City of Irwindale, as a Responsible Agency, has analyzed the project and has considered the Final Environmental Impact Report ("FEIR") prepared for the COHSP project and certified by the City of Duarte as the Lead Agency on March 13, 2018.. A copy of the FEIR was circulated through the State Clearinghouse (SCH# 2015101047), posted on the City's website, and was available at the Irwindale Public Library and Chief Deputy City Clerk's Office. A copy of the FEIR and Mitigation Monitoring and

EXHIBIT "A"

Reporting Program was posted on the City's website; and

**WHEREAS**, the FEIR for the proposed COHSP provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the COHSP, and has been prepared in accordance with the CEQA, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

**WHEREAS**, on March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting; and

**WHEREAS**, on April 18, 2018, the Planning Commission held a duly noticed public hearing on the proposed COHSP and corresponding General Plan Amendment (GPA No. 01-2018), Zone Ordinance (ZO No. 02-2018), Zone Change (ZC No. 01-2018), and Final Environmental Impact Report (FEIR) for COHSP (SCH# 2015101047), at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale Planning Commission, received public testimony; and

**WHEREAS**, notice 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, additional printed copies are also posted at the Library Public Library, and an electronic copy is provided on the City's website; 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 IRWINDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

Section 1. The Recitals above are true and correct and incorporated herein by the 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: 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 residents.

1. The proposed COHSP is consistent with the City's General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, would provide standards and guidelines for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.
2. The COHSP and the adoption thereof complies with Government Code Section 65450 *et seq.*

Section 3. Based upon the substantial evidence and testimony received at the public hearing and the findings and conclusions set forth hereinabove, the City Council hereby accepts the recommendation of the Planning Commission and 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.

Section 4. 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 severable.

SECTION 5. This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

SECTION 6. The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale.

**PASSED, APPROVED AND ADOPTED on the \_\_\_\_ day of \_\_\_\_\_ 2018.**

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Chief Deputy City Clerk

## EXHIBIT "F"

### RESOLUTION NO. 751(18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT A ZONE CHANGE (ZC) AND MODIFY THE CITY OF IRWINDALE ZONING MAP (ZC NO. 01-2018) FROM A-1 (AGRICULTURAL), C-2 (HEAVY COMMERCIAL) AND M-1 (LIGHT MANUFACTURING) TO CITY OF HOPE SPECIFIC PLAN FOR SIX PARCELS OF LAND IN THE CITY OF IRWINDALE GENERALLY BOUNDED BY DUARTE ROAD TO THE NORTH, THAT PORTION OF THE CITY OF HOPE CAMPUS IN THE CITY OF DUARTE TO THE WEST, AND SANTA FE DAM FLOOD CONTROL BASIN TO THE EAST AND SOUTH (APNs: 8533-003-012, 8533-003-013 AND 8533-005-014 IN THE A-1 (AGRICULTURAL) ZONE, APN's: 8533-003-007 and 8533-003-010 IN THE M-1 (LIGHT MANUFACTURING) ZONE, AND APN 8533-005-015) IN BOTH THE C-2 (HEAVY COMMERCIAL) AND A-1 (AGRICULTURAL) ZONES), 1500 E DUARTE ROAD

#### A. RECITALS.

- (i) Sam Staley, on behalf of City of Hope, 1500 East Duarte Road, City of Irwindale, CA 91706, the Applicant, has made a request for a Zone Change (ZC No. 01-2018) (Application) to change the zoning designations and modify the Zoning Map to the "City of Hope Specific Plan" designation for City of Hope for property located at 1500 East Duarte Road as set forth in Exhibit "A" attached hereto and made a part of this Resolution, - (This Zone Change is being processed concurrently with General Plan Amendment No. 01-2018 and Zone Ordinance No. 02-2018 and FEIR State Clearinhouse No. SCH# 2015101047); and
- (ii) Section 17.84 (Amendments) of the Irwindale Municipal Code to change the zoning of six (6) parcels of land located at 1500 East Duarte Road (APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015); and
- (iii) The proposed City of Hope Specific Plan (COHSP), provides for the planned use and long-term development of the City of Hope Campus for the next 20+ years; and
- (iv) The City of Hope Campus is located in two jurisdictions: the City of Duarte and the City of Irwindale. The City of Duarte is the Lead Agency for the COHSP project pursuant to California Environmental Quality Act (CEQA). The City of Irwindale is a Responsible Agency for the COHSP project pursuant to CEQA; and
- (v) On March 21, 2018, the Planning Commission conducted a duly noticed public hearing, at which time, took testimony on the Application and continued the public hearing to the April 18, 2018 Planning Commission meeting; and

- (vi) The Planning Commission, in connection with the implementing actions necessary for the adoption of the COHSP, has considered proposed Zone Change No. 01-2018, an amendment to the Zoning Code and the Zoning Map designation for six (6) parcels {APN's: 8533-003-012, 8533-003-013, 8533-005-014, 8533-003-007, 8533-003-010, and 8533-005-015} to City of Hope Specific Plan; and
- (vii) On April 18, 2018, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff, the City Attorney, and the Applicant, heard public testimony, discussed ZC No. 01-2018 for the COHSP project, closed the public hearing; and, after discussion, adopted Resolution No. 751(18) approving the Zone Change request; and
- (viii) In accordance with Planning Commission Resolution No. 748(18) for the COHSP project, the Planning Commission considered the FEIR which has been certified by the City of Duarte as the Lead Agency that (1) the FEIR (SCH#2015101047) has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FEIR reflects the City Council's independent judgment and analysis; and
- (ix) All legal prerequisites to the adoption of this Resolution have occurred.

## **B. RESOLUTION.**

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
  - a. The proposed Zone change from A-1 (Agricultural), C-2 (Heavy Commercial) and M-1 [Light Manufacturing) to City of Hope Specific Plan is intended to encourage the highest and best use for the subject property and be in the best interests and welfare of the City and its residents.
  - b. The proposed Zone Change is internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the COHSP and associated entitlements. Community

Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, the proposed Zone Change would implement the proposed City of Hope Specific Plan, which implements policies set forth in the General Plan, to provide direction for the development of the City of Hope Campus over several decades, addresses sustainable practices on and off-Campus, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates Campus growth in relation to the communities in Irwindale and Duarte.

- c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to implement the COHSP, which 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. If adopted, the proposed COHSP would define permitted uses, regulate the sizes and locations of buildings, specify design guidelines and development standards, address mobility and connectivity issues, identify project infrastructure and services, and provide administrative and implementation language for the entire 116-acre Campus.
  - d. The affected properties are physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The City of Hope Campus and adjacent environs were studied for physical suitability as part of the preparation for the COHSP and associated Final Environmental Impact Report.
3. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve

proposed Zone Change No. 01-2018 to change the Zoning Map as shown in attached "Exhibit A".

**BE IT FURTHER RESOLVED THAT** a copy of this resolution be transmitted to the City Council and the Applicant.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED by the Planning Commission of the City of Irwindale this 18<sup>th</sup> day of April 2018.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 18<sup>th</sup> day of April 2018, by the following vote:

AYES:                      COMMISSIONERS:

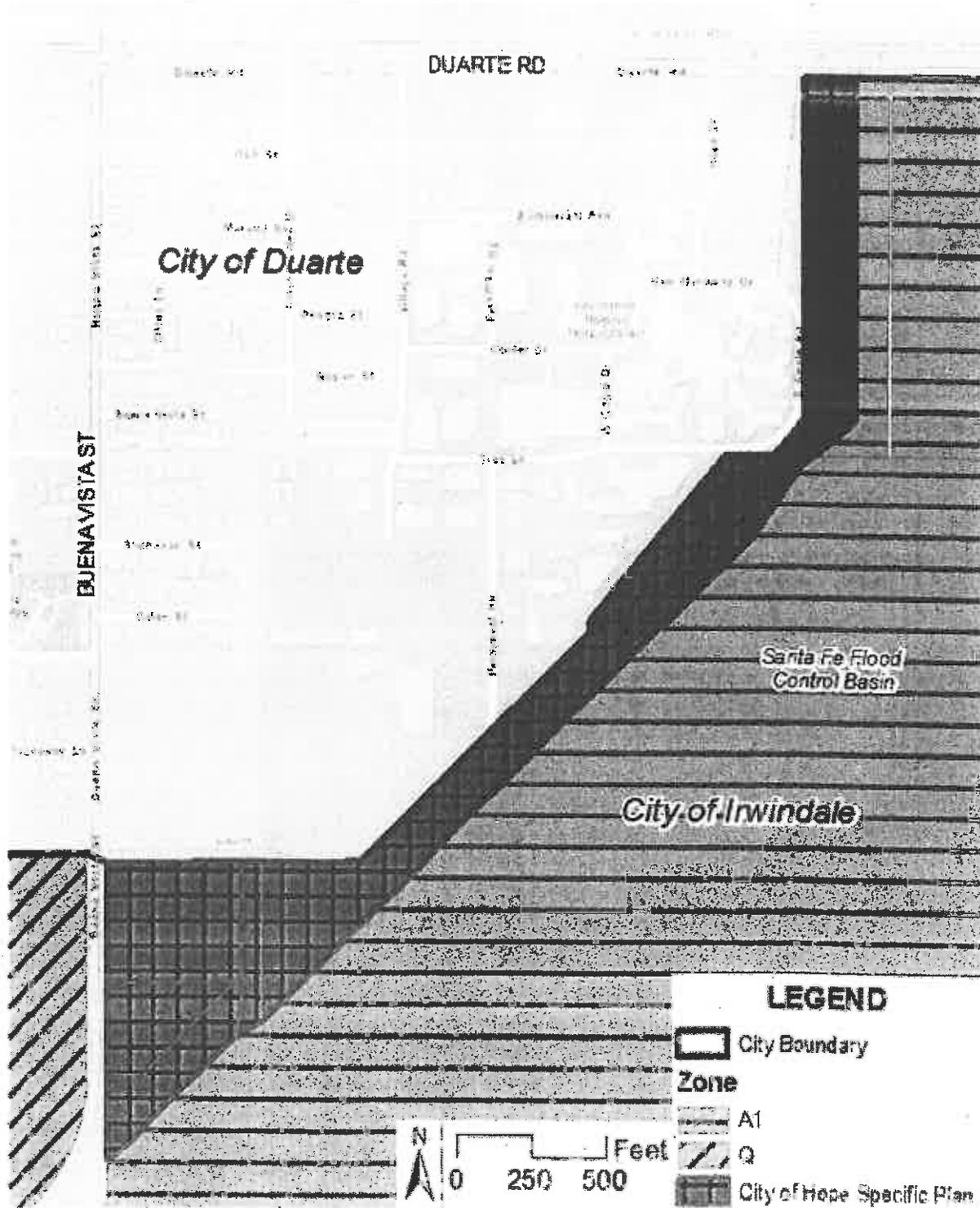
NOES:                      COMMISSIONERS:

ABSENT:                    COMMISSIONERS:

ABSTAIN:                   COMMISSIONERS:

\_\_\_\_\_  
Secretary

# PROPOSED ZONING



Source: City of Irwindale, SCAG, ESRI

**EXHIBIT "A"**

# EXHIBIT "G"

## MINUTES

### JOINT CITY COUNCIL/CITY COUNCIL AS SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY/HOUSING AUTHORITY/COMMUNITY FACILITIES FINANCING AUTHORITY OF THE CITY OF DUARTE REGULAR MEETING – MARCH 13, 2018

- CALL TO ORDER** The City Council/City Council as Successor Agency to Dissolved Redevelopment Agency/Housing Authority/Community Facilities Financing Authority of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Fasana called the meeting to order at 6:09 p.m.
- RECORDATION OF ATTENDANCE** The following were in attendance:  
**PRESENT:** Finlay, Kang, Paras-Caracci, Reilly, Fasana  
**ABSENT:** None  
**ADMINISTRATIVE STAFF PRESENT:** City Manager George, City Attorney Cosgrove
- ADOPTION OF AGENDA** Finlay moved, Paras-Caracci seconded to adopt the Agenda, and carried unanimously.
- WORKSHOP**  
**Street Name Signs** A Workshop was conducted to review and discuss the proposed new street name signs. The Workshop concluded at 6:40 p.m. City Council reconvened at 7:06 p.m., with all members present.
- PLEDGE TO THE FLAG** Robert Stone led the Pledge of Allegiance to the Flag.
- MOMENT OF REFLECTION** There was no moment of reflection provided.
- FITNESS/MENTAL WARM-UP** George and Finlay provided the warm-up.
- SPECIAL ITEMS**  
**Mayor's Youth Council update** Samantha Martinez and Yesenia Chavez presented an update about the Mayor's Youth Council meeting and activities.
- Item Added--Recognition of DHS Boys Basketball Team** Mayor Fasana introduced and presented certificates to the Duarte High School Boys Basketball Team members for winning the CIF Division 5A Section Title on March 3, 2018.
- Presentation by Foothill Family** Maria Muñiz, Director of Youth and Family Services, Foothill Family, provided a video presentation of life stories from those who have benefitted from Foothill Family, and presented information about its personnel, doctors, therapies, programs, partnerships, and array of services offered.
- Recognition--Prolacta Bioscience** Mayor Fasana introduced and presented a certificate to Joseph Fournell, CIO, Prolacta Bioscience, for receiving the Leadership in Energy and Environmental Design (LEED) Gold Certification for its Duarte headquarters.
- ANNOUNCEMENTS** Joanna Gee, Duarte Library, announced programs, story times, services, and workshops in March and April.  
Sheryl Lefmann, Duarte Chamber, announced upcoming Cham-

03/13/18

ber events and meetings in March.

Darrell George announced that Karen Herrera was one of eight women recognized for outstanding service by Assemblymember Blanca Rubio. Mayor Fasana presented Karen with a certificate of recognition for receiving the 48<sup>th</sup> Assembly District's 2018 Woman of the Year Award for Community Service, and congratulations were extended.

Karen Herrera announced upcoming community events, meetings, programs, and activities in March, April, and May.

#### ORAL COMMUNICATIONS

The following spoke on items not on the Agenda.

Andrew Raubitschek – Septic tank overflow.

Lee Wilkins – Septic tank repair.

Kristi Lopez – Senator Portantino statement of support for City of Hope.

Barbara Dickerson – Citrus College programs, Measure G.

Gene Jones – Pool hours.

Manny Perez – City of Hope, flooding, rodent, vegetation issues.

#### CONSENT CALENDAR

Kang moved, Finlay seconded to approve the Consent Calendar as follows, and carried unanimously.

Approve Items A, B, C, E.

Receive and File Item D.

Remove Items F, G, H.

ITEMS REMOVED – Item F  
Montgomery Naming Plaque

Cesar Monsalve presented a staff report about the item. Reilly moved, Paras-Caracci seconded to approve the recommendation from the Parks and Recreation Commission to approve the request from the Duarte Historical Society for a Monty Montgomery naming plaque, and carried unanimously.

ITEM F – APPROVED

Item G – City Manager Employment Agmt – Amendment #12

Finlay noted two typos in the document. Finlay moved, Kang seconded to approve Amendment No. 12 to the City Manager Employment Agreement, extending the City Manager's contract from September 26, 2018, until December 31, 2019, subject to the correction of two typos, and carried unanimously.

ITEM G – APPROVED

Item H – Conference Attendance

Finlay inquired about attendees. Finlay moved, Kang seconded to approve City Council Conference Attendance at the California Contract Cities Annual Municipal Seminar, May 17-20, 2018, in Indian Wells, and carried unanimously.

ITEM H – APPROVED

PUBLIC HEARING  
City of Hope Specific Plan

Mayor Fasana announced this was the time and place set for a Public Hearing to consider this item.

Craig Hensley presented introductory comments about the City of Hope Specific Plan, General Plan Amendment 15-01, Zone Change 15-01, and adoption of the City of Hope Specific Plan and draft Environmental Impact Report, and stated this growth is good for the City of Hope, it is good for the community, and it is good for the City.

Jason Golding, Planning Division Manager, presented a detailed staff report, including Specific Plan overview, CEQA overview, General Plan Amendment, Zone Change, outreach, campus plan details, proposed campus land use plan, land use districts, illustrative campus site plan, parking and circulation plan, infrastructure implementation plan, design guidelines, signage, public art, design review and project approval process, and revised language pertaining to jurisdictional authority requested by the City of Irwindale.

Kang declared a conflict of interest, as his wife is employed by the City of Hope, and left the building.

Nicole Morse, Placeworks, presented a PowerPoint about the CEQA process, public participation, environmental topic areas requiring mitigation, significant unavoidable impacts, transportation, traffic, and comments on the Final Environmental Impact Report.

Golding stated staff's recommendation is that Council review and comment on the proposed project, gather public testimony, and approve Council Bills 18-R-02 and 18-R-03, and introduce for first reading Council Bills 18-O-02, and 18-O-03, with the second readings to be considered after the City of Irwindale's final action.

City Attorney Cosgrove noted for the record that all factual findings in Exhibit "A" of Council Bill 18-R-02 are offered in support of each of the four action items. He further noted that there was a change to the language on Page 99 of the Specific Plan relating to overlapping authority between the City of Irwindale and the City of Duarte with respect to parking structures, and the modified language was considered to be acceptable to both the applicant and the City of Irwindale. A copy of that modified language was provided to City Council and the public, and is part of the administrative record.

Cosgrove read by title the following:

Council Bill 18-R-02  
Final Environmental Impact Report

Council Bill 18-R-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF HOPE SPECIFIC PLAN AND ITS RELATED IMPLEMENTING ACTIONS AS ADEQUATE AND COMPLETE, APPROVING CERTAIN FINDINGS RELATED THERETO, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS

Council Bill 18-R-03  
General Plan Amendment 15-01

Council Bill 18-R-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, AMENDING THE LAND USE ELEMENT AND LAND USE DIAGRAM

OF THE CITY'S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS FOR THE 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 FROM "HOSPITAL (H)," "MEDIUM DENSITY RESIDENTIAL (MDR)," "HIGH DENSITY RESIDENTIAL (HDR)," AND "RESEARCH & DEVELOPMENT (R&D)" TO "CITY OF HOPE SPECIFIC PLAN" (GENERAL PLAN AMENDMENT 15-1

Council Bill 18-O-02  
Zone Change 15-01  
(First Reading)

Council Bill 18-O-02 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, AMENDING THE CITY OF DUARTE ZONING MAP TO CHANGE THE ZONING OF THIRTY PARCELS OF LAND FROM "HOSPITAL (H)," "TWO-FAMILY RESIDENTIAL (R-2)," AND "MULTIPLE-FAMILY RESIDENTIAL-HIGH DENSITY (R-4)" TO "CITY OF HOPE SPECIFIC PLAN" (ZONE CHANGE 15-1) (First Reading)

Council Bill 18-O-03  
Adopt City of Hope Specific Plan  
(First Reading)

Council Bill 18-O-03 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 (First Reading)

Notice of the hearing was given, the affidavit is on file, and the following written communications were received, and will become part of the administrative record: 1) Alan Lin, P.E. Project Coordinator, State of California Department of Transportation; 2) Senator Anthony J. Portantino; 3) Assemblymember Blanca E. Rubio.

Mayor Fasana asked if there was anyone in the audience who wished to speak on the item.

Robert Stone, President and CEO, City of Hope, discussed the City of Hope Campus Plan, and asked City Council to approve the plan, as it will expand facilities to touch more lives and bring tomorrow's discoveries to the patients who need them today.

Jon Reuter, Vic President Facilities, City of Hope, presented a

PowerPoint about the City of Hope's legacy of healing since 1913, its commitment to innovation, long-range campus plan, main objectives, principles, proposed plan phased over the next 20 years, project benefits, and commitment to neighbors, and requested that City Council approve the project.

There was discussion about parking spaces and impact, bikes, ride sharing, charging stations, car/van pooling, vehicular circulation, signalized intersections, and turn lanes.

Victor Benavides, Government/Community Relations Manager, City of Hope, introduced the following supporters of the City of Hope project, who requested approval of the project, and expressed their reasons for support:

Steve Pashby, resident – Lives nearby, worked at City of Hope, soundwall installed in response to his concerns about noise.

Yvonne Bernal, resident – Lives nearby, problems and concerns were addressed by City of Hope, they were transparent.

Lois Gaston, former Mayor/City Councilmember – Family and friends worked at City of Hope, friends were patients and volunteers, nurturing environment, they change lives and the world.

Dr. Mucerino, DUSD Superintendent – City of Hope partnership with School District exposes students to real science, they spend time on campus, what's good for the City of Hope is good for the School District.

Doug Edwards, School Board President – City of Hope's due diligence is impeccable, it is what the City's identity is going to become, thousands are coming to our town, this singular action constitutes the City Council's greatest legacy.

Ken Bell, School Board – Previous patient, greatest doctors and care, City of Hope changed his life, students are future doctors.

Sheryl Lefmann, Chamber President – City of Hope provides jobs and commerce, it is a respected community asset, she is a cancer survivor, its reputation elevates all of Duarte, the expansion will help them keep pace with the evolving field, it will strengthen the entire San Gabriel Valley.

Tina Carey, Duarte Kiwanis, Chamber Board, EDC Chair – City of Hope's plan is outstanding, this will be a growth opportunity for the entire City.

Rana Madain, resident, business owner – City of Hope changed many lives, this will bring growth to the community, it is our biggest asset.

Ernesto Pantoja, LIUNA Local 300 – The union represents 8,000 active and retired workers, they support the project and urge approval.

Dr. Ashing, City of Hope – Works with the City and School District to reach out to children and parents for healthy lifestyles, this will help City of Hope transform new developments in treatment to help save lives.

Dr. Lacey, City of Hope – Asked for support to keep the City of Hope at the forefront of research.

Dr. Sistrunk – City of Hope is building a plan for each student in Duarte and the surrounding areas to work there, the goal is for no students to fall through the cracks.

Bob Cruz, past Chamber Chair – City of Hope is a community, crown jewel, compassion for people, all have done an amazing job on the project, this is the right thing to do.

Steve Hernandez, resident – City of Hope not only treats cancer, it also helps people, he has gratitude for that, wants this to go through and succeed.

D.J. Moore, Latham & Watkins, responded to questions from City Councilmembers about parking lot spaces, and discussed charging stations, planned pedestrian crossing, appropriate connection to Emerald Necklace, and designated ride share/van pool parking.

Finlay moved, Reilly seconded to close the Public Hearing, and carried with Kang absent.

There was further discussion about the Gold Line, projected outpatient increase, consolidation of on-site facilities, appreciation for workable document that will bring substantial increases in patient care and jobs, and appreciation for the City's partnership with the City of Hope.

**RESOLUTION NO. 18-02**

Finlay moved, Reilly seconded to adopt Resolution No. 18-02, and carried by the following Roll Call vote:

AYES: Paras-Caracci, Finlay, Reilly, Fasana

NOES: None

ABSENT: Kang

**RESOLUTION NO. 18-03**

Reilly moved, Finlay seconded to adopt Resolution No. 18-03, and carried by the following Roll Call vote:

AYES: Paras-Caracci, Finlay, Reilly, Fasana

NOES: None

ABSENT: Kang

**COUNCIL BILL 18-O-02**  
Introduced for First Reading

Paras-Caracci moved, Fasana seconded to introduce Council Bill 18-O-02 for first reading, and carried by the following Roll Call vote:

AYES: Paras-Caracci, Finlay, Reilly, Fasana

NOES: None

ABSENT: Kang

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COUNCIL BILL 18-O-03  
Introduced for First Reading

Fasana moved, Paras-Caracci seconded to introduce Council Bill 18-O-03 for first reading, and carried by the following Roll Call vote:

AYES: Paras-Caracci, Finlay, Reilly, Fasana

NOES: None

ABSENT: Kang

Kang returned to the building and assumed his seat on the dais.

RECESS

Mayor Fasana called a Recess at 10:37 p.m. City Council reconvened at 10:46 p.m., with all members present.

BUSINESS ITEM

Contract – Royal Oaks Drive  
Traffic Signal/Crossing  
(Continued from 2/27/18)

Craig Hensley presented a staff report about the item.

Dominic Milano, City Engineer, discussed the proposed curb extension/bulb-out, stated the task was to create the greatest pedestrian safety, noted as an alternative to the bulb-out, stripes and signage can be used, and answered questions from Councilmembers about temporary bulb-out, use of asphalt rather than concrete, as asphalt can be removed if the bulb-out does not work as anticipated, bicycle lane, liability, and use of stripes with bumps on the outer perimeter.

Brian Villalobos answered questions from Councilmembers pertaining to traffic collisions and diversion of traffic.

Paras-Caracci moved, Fasana seconded to award the contract to PTM General Engineering Services, Inc., in the amount of \$277,077 for Royal Oaks Drive Traffic Signal and Pedestrian Crossing Improvements Project, with the use of asphalt for a temporary bulb-out, and failed by the following Roll Call vote:

AYES: Paras-Caracci, Fasana

NOES: Kang, Finlay, Reilly

Kang moved, Finlay seconded to award the contract to PTM General Engineering Services, Inc., in the amount of \$277,077 for Royal Oaks Drive Traffic Signal and Pedestrian Crossing Improvements Project, with the use of stripes painted on the bulb-out area (no bumps), and carried by the following Roll Call vote:

AYES: Kang, Finlay, Paras-Caracci, Reilly, Fasana

NOES: None

ITEMS FROM CITY COUNCIL/  
CITY MANAGER

GEORGE: Thanked Council for approving his contract extension, stated the City of Hope project is the third major plan recently adopted, and noted there is a planned 17-minute walkout at the high school tomorrow at 10:00 a.m.

PARAS-CARACCI: Thanked Andres Duarte School for inviting her to read to students, congratulated Karleen Daugherty as the Woman's Club Woman of the Year, attended Hayden 5K event, she understands signs on the sidewalk on Vineyard below Gardi will get fixed, and asked for an update about the crosswalk on

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Vineyard that connects the bike trail to Royal Oaks Park.

REILLY: Congratulated Karen Herrera for her recognition as Woman of the Year, attended legislative leadership luncheon with Assemblymember Rubio, Valley View talent show, and re-opening of Sport Clips, she would like to review the political sign ordinance, as the current code allows signs in illegal locations for 72 hours, and thanked staff for the welcome sign by Avila Gardens on Encanto.

FINLAY: Attended Hayden 5K run and Valley View reading event, traveled to Sacramento for SCAG, inquired about the root intrusion on the bike path on Mt. Olive, and asked if we can grind it down (Hensley responded).

KANG: Stated the City of Hope expansion is a great project for our City, he would like to see a hotel here, congratulated staff on the monument and street signs, he has seen graffiti and small tagging on the Huntington medians, and asked how we can deter tagging in the blank space area on the back of the street signs.

FASANA: Attended Eagle Scout Court of Honor event, Hayden 5K run, and Assemblymember Rubio's meeting with Mayors, stated we should be looking at SB 827 (Wiener) as it needs amendments, attended Rubio luncheon, Women of the Year recognition, and Mayor Garcetti's meeting with L.A. County Mayors, suggested we need to look at AB 1857 (Nazarian) about updating building codes, attended 150-year Elks event and youth recognition day, and thanked staff for the Emergency Fair.

## ADJOURNMENT

Paras-Caracci moved, Kang seconded to adjourn the meeting at 12:05 a.m., March 14, 2018, in memory of Gregory Casillas and Steven Hawking, and carried unanimously. It was noted that any or all of the members of City Council may, prior to the next regularly scheduled meeting and pursuant to Government Code Section 54952.2(c)(2), meet with LeSar Development Consultants and community members for a discussion on homelessness on Thursday, March 15, 2018, 5:30 p.m., at the Duarte Community Center. The public is welcome to attend.

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Mayor John Fasana

ATTEST:

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City Clerk

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