



## **5.1 Land Use and Relevant Planning**





## 5.1 LAND USE AND RELEVANT PLANNING

This section identifies the existing land use conditions, evaluates the Project's consistency with relevant planning policies, and recommends mitigation measures that would avoid or lessen the significance of potential impacts. This section identifies on-site and surrounding land use conditions and relevant land use policies and regulations, as set forth by the City. Information in this section is based in part upon the *City of Azusa General Plan 2004* (General Plan), adopted April 2004, and the *City of Azusa Municipal and Development Code* (Municipal Code), enacted July 17, 2017.

### 5.1.1 EXISTING SETTING

#### ON-SITE LAND USES

The Site is approximately 23.27 acres and is located at 1025 North Todd Avenue and is currently developed with a former commercial nursery (Colorama Wholesale Nursery). Existing on-site development include an office, greenhouses, potting sheds, shade structures, an agricultural chemical storage building, a tractor repair building, parking areas, and other features typical of a wholesale nursery; refer to [Exhibit 3-2](#). The Site is relatively flat and gently slopes between elevations of 633 to 640 feet above mean sea level. There are also two ponds at the Site's northwest portion that were used for nursery irrigation. The ponds were formerly used to collect, treat, and recycle irrigation water from rain and nursery operations. Runoff and wastewater from nursery operations were collected in one pond, treated, then discharged to the second pond where water was stored until used for nursery irrigation.

Based on the General Plan Land Use Map, the Site is designated Light Industrial. Based on the City's Zoning Map, the Site is zoned West End Light Industrial (DWL). This district is appropriate for a variety of light industrial commercial activities.

#### SURROUNDING LAND USES

Surrounding land uses to the Site are described below.

- *North:* Light industrial uses (Army National Guard) and commercial/business park uses are located to the north across West Sierra Madre Avenue. Residential uses are located to the northeast. Areas to the north are zoned DWL, while areas to the northeast are zoned Moderate Density Residential.
- *East:* Recreational uses (Azusa Greens Golf Course) are located to the east across North Todd Avenue. Areas to the east are zoned Recreation.
- *South:* Light industrial uses (Lagunitas Brewing Company) are located to the south. The zoning district to the south is DWL.
- *West:* Light industrial uses (Laborers Training School) are located to the southwest, and open space uses (San Gabriel River) are located to the west. Areas to the southwest and west are zoned DWL and Open Space, respectively.



## **5.1.2 REGULATORY SETTING**

### **REGIONAL LEVEL**

#### **Southern California Association of Governments**

Regional planning agencies such as the Southern California Association of Governments (SCAG) recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as affordable housing, transportation, and air pollution have resulted in the adoption of regional plans that affect the City.

SCAG has evolved as the largest council of governments in the United States, functioning as the Metropolitan Planning Organization (MPO) for six counties (Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial) and 191 cities. The region encompasses an area of more than 38,000 square miles. As the designated MPO, the Federal government mandates SCAG to research and develop plans for transportation, growth management, hazardous waste management, and air quality. These mandates led SCAG to prepare comprehensive regional plans to address these concerns.

SCAG is responsible for the maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan (RTP) and a Regional Transportation Improvement Program (RTIP). SCAG is responsible for the development of demographic projections, and is also responsible for development of the integrated land use, housing, employment, transportation programs, measures, and strategies for the Air Quality Management Plan (AQMP).

#### **2016 REGIONAL TRANSPORTATION PLAN/ SUSTAINABLE COMMUNITIES STRATEGY**

The passage of California Senate Bill 375 in 2008 requires that an MPO, such as SCAG, prepare and adopt a Sustainable Communities Strategy (SCS) that sets forth a forecasted regional development pattern which, when integrated with the transportation network, measures, and policies, will reduce greenhouse gas emissions from automobiles and light duty trucks (Government Code Section 65080(b)(2)(B)). The SCS outlines certain land use growth strategies that provide for more integrated land use and transportation planning, and maximize transportation investments. The SCS is intended to provide a regional land use policy framework that local governments may consider and build upon.

On April 7, 2016, SCAG's Regional Council adopted the *2016 Regional Transportation Plan/ Sustainable Communities Strategy* (2016 RTP/SCS). The 2016 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2016 RTP/SCS closely integrates land use and transportation so that the region can grow smartly and sustainably. SCAG works closely with local jurisdictions to develop the 2016 RTP/SCS, which incorporates local growth forecasts, projects and programs, and includes complementary regional policies and initiatives. The 2016 RTP/SCS considers new patterns of development as the regional economy continues to recover and grow, the composition of population changes, the housing market responds to evolving needs, and demands and mobility innovations emerge. The



2016 RTP/SCS also includes a long-term strategic vision for the region that will help guide decisions for transportation and how land is used, as well as the public investments in both, through 2040.

## **GROWTH FORECASTS**

SCAG's Forecasting Section is responsible for producing socio-economic estimates and projections at multiple geographic levels and in multiple years. The Forecasting Section develops, refines, and maintains SCAG's regional and small area socio-economic forecasting/allocation models. Adopted 2016 RTP/SCS Growth Forecasts provide population, household, and employment data for 2040. The socio-economic estimates and projections are used by Federal and State mandated long-range planning efforts such as the RTP, Air Quality Management Plan (AQMP), Regional Transportation Improvement Program (RTIP), and the Regional Housing Needs Assessment (RHNA). SCAG's Adopted 2016 RTP/SCS Growth Forecasts are used to assess a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint; refer to [Section 6.3, \*Growth-Inducing Impacts\*](#).

## **INTERGOVERNMENTAL REVIEW**

SCAG's Intergovernmental Review Section is responsible for performing consistency review of regionally significant local plans, projects, and programs with SCAG's adopted regional plans. The criteria for projects of regional significance are outlined in *CEQA Guidelines* Sections 15125 and 15206. The Project would not be considered regionally significant as it would not meet the criteria identified in Section 15206, requiring consistency review.

## **LOCAL LEVEL**

### **City of Azusa General Plan**

Based on the community's vision for long-term physical growth and preservation, the General Plan informs residents, property owners, and public of the City's goals, policies, and implementation programs. The document's substantive function is to provide principles and an overall framework for detailed public and private development decisions. It also establishes requirements for additional planning studies where greater specificity is needed. State law requires that each General Plan specifically address at least seven subjects or elements: land use, circulation, open space, housing, conservation, safety, and noise. The General Plan groups these State-required elements into three themes: Built Environment; Economy and Community; and Natural Environment.

### **BUILT ENVIRONMENT ELEMENT**

The Built Environment Element focuses on five areas that are or have been constructed by people: City Design (land use and urban form); Mobility; Housing; Historic and Cultural Resources; and Infrastructure.

City Design. The Built Environment Element City Design portion fulfills the State's requirement for a land use element. The land use element has the broadest scope of the General Plan elements required by the State. To this end, the City Design portion (or land use element) regulates how land is to be used in the City. As a result, many issues and policies contained in all other plan elements are impacted and/or impact this element. General Plan Figure CD-2, *Urban Form Diagram*, illustrates



the location of neighborhoods, districts, and corridors that make up the City's urban form. According to Figure CD-2, the Site is in the North Portion of the West End Industrial District. The West End Industrial District is described as follows:

*The West End Industrial District is a regionally important source of jobs and wealth. A compatible mix of stores, restaurants, gas stations, offices, warehouses, public storage, and other uses strengthens the District's vitality...*<sup>1</sup>

Within each General Plan element are "big ideas" intended to bring about significant change for Azusa. The City Design "big idea" for the West End Industrial District is that it "provide industrial, manufacturing, and high-tech opportunities for small, midsize, and large companies."<sup>2</sup> Also, it is the City's vision to continue to promote its manufacturing (and commercial) West End by supporting the retention and expansion of existing businesses and continuing to attract new firms that supply good jobs.

Land use designations and appropriate density standards and development standards are established to ensure a balance of land uses, as defined in General Plan Table CD-2, *Land Use Diagram Classification*, and illustrated on General Plan Figures CD-3, *Regulating Plan*, and CD-4, *Land Use Diagram*. According to the Regulating Plan, the Site is designated North Portion of the West End Industrial District; according to the Land Use Diagram, the Site is designated Light Industrial. Pursuant to General Plan Table CD-2, the typical principal-uses (not all inclusive) and maximum allowable intensity for this land use designation are light manufacturing; professional offices; and industrial supporting retail, restaurants, and similar uses, with a maximum density of 0.5 to 2.0 floor area ratio.

Mobility. The Mobility portion provides a comprehensive approach to local transportation choices and complements the Regulating Plan and Land Use Diagram to reduce traffic congestion and pollution; create more prosperous and vital neighborhoods; and promote healthier environments. By putting people first, the City is working toward creating a pedestrian-friendly, transit-oriented community with well-planned transit corridors and extensive pedestrian and bicyclist networks.

Housing. The Housing Element is a program extending from 2014-2021, unlike other General Plan elements that typically cover a minimum ten-year planning period. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

Historic and Cultural Resources. This optional element is included in the General Plan given the rich cultural heritage of the City. The Historic and Cultural Resources Element would identify historic landmarks, designate historic districts, and to protect these cultural resources through development that preserves and embodies the City's social, commercial, architectural, and agricultural history.

Infrastructure. The Infrastructure portion focuses upon the City's water supply, water treatment, storm drainage, solid waste disposal, natural gas, electricity, and telecommunication systems.

<sup>1</sup> City of Azusa, *City of Azusa General Plan*, April 2004, page 3-9.

<sup>2</sup> City of Azusa, *City of Azusa General Plan*, April 2004, page 3-2.



## ECONOMY AND COMMUNITY ELEMENT

The General Plan Economy and Community Element focuses on subject areas that involve the City's economic vitality, its businesses, and residents, and it focuses on the community services that improve overall quality of life. This chapter specifically discusses: Economic Development and Public Services.

Economic Development. The Economic Development portion highlights the importance of economic vitality in the City and includes goals and policies related to ensuring the availability of land for various business types; focusing commercial activity in special districts; identifying distinct employment districts; monitoring the opportunity to reuse major heavy industrial sites in the City for other uses; attracting new industries to maintain a diverse and competitive labor force; maintaining a 'business climate' in the City; and strengthening the identity of key retail/commercial districts in the City.

Public Services. The Public Services portion of this element encompasses goals and policies related to Police Protection, Fire Protection, Emergency Medical Services, Governmental Administration, Library, and Schools.

## NATURAL ENVIRONMENT ELEMENT

The Natural Environment Element focuses on the natural environment, including air, water, flora and fauna, minerals, geology, and noise. Specifically, the focus areas for the Natural Environment include: Recreation (Parks and Recreation); Open Space and Biological Resources; Geologic Hazards; Mineral Resources; Air Quality; and Noise.

Parks and Recreation. This Recreation Element is intended to address ways in which the City can make parks, bicycle paths, and trails easily accessible to all residents; provide youth with recreational and educational activities throughout the year; ensure active and passive parks are within walking distance of each residential neighborhood; and expand recreation services for people of all ages and interests.

Open Space and Biological Resources. Goals and policies in this element address the City's open space and biological resources by preserving areas of natural animal and plant habitat; restoring fisheries and aquatic habitats; sustaining development while conserving wildlife habitat; and reducing conflicts between wildlife and people.

Geologic Hazards. This element identifies geologic hazards within the City, including fault zones, floodplains, and areas susceptible to liquefaction, and establishes goals and policies that help to reduce these hazards.

Mineral Resources. Goals and policies in this element recognize the continued operation of quarries in the City while addressing its impacts to biological and scenic resources. The City's vision related to mineral resources is to reclaim Azusa's hillsides and river basin and restore historic mining sites with natural looking grades and slopes and native vegetation.

Air Quality. This element identifies air quality conditions in the City and goals and policies that can improve air quality and reduce people's exposures to air pollutants.



Noise. The Noise element is a tool for including noise control in the planning process to ensure land uses that generate various noise levels are sited near compatible uses. This element identifies noise-sensitive land uses and noise sources, defines areas of noise impact, and develops policies to ensure that residents are protected from excessive noise intrusion.

## **City of Azusa Municipal Code**

### **CHAPTER 88, DEVELOPMENT CODE**

The City's zoning code is found in Municipal Code Chapter 88, *Development Code* (Development Code), and carries out the General Plan policies by regulating development and land uses within the City. The Development Code was adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the City's residents and businesses. The Development Code's purposes are, among others, to:

- Provide standards for the City's continuing orderly growth and development that assist in enhancing and maintaining distinct community identity, and contribute to the health and wellbeing of residents; and
- Ensure compatibility between different types of development and land uses.

Development Code Article 2, *Urban Standards*, provides standards and guidelines for development within the City, and establishes the City's planning and zoning areas (i.e., Zoning Classification Map). Development Code Chapter 88.20, *Regulating Plan*, establishes 17 planning areas within the City, based on the time periods and types of development and land uses that characterize each area. As depicted in Development Code Section 88.20.0470 Figure 2, *City Regulating Plan*, the Site is in the North Portion of the West End Industrial District. More specifically, as depicted on the City's Zoning Classification Map, the Site is zoned West End Light Industrial (DWL). Development Code Section 88.24.005 Table 2-2, *Allowed Land Uses and Permit Requirements for Districts*, establishes allowable land uses and permit requirements for new land uses and development in the DWL zone. Any one or more land uses identified by Table 2-2, as being allowable within the DWL zone, may be established on any parcel within that zone, subject to the listed planning permit requirement, and in compliance with all applicable Development Code requirements.

The West End Industrial District's purpose, desired future/proposed changes (i.e., non-regulatory sections), and site planning/building design (i.e., Development Code regulations) are summarized as follows, based on Development Code Section 88.24.040, *West End Industrial Districts*.

Purpose. The West End Industrial District is applied to areas of the City appropriate for a variety of manufacturing, industrial, and heavy commercial activities. The district is intended to accommodate a full range of light and medium-intensity manufacturing and industrial activities, automotive services, and the existing Azusa Land Reclamation landfill and gravel mining operations.

Desired Future and Proposed Changes (North District). The general objective for this district is to maintain the character as a light industrial area. General recommendations for development are:

- Implement streetscape improvements (i.e., install/repair sidewalks and install street lighting, of a design distinctive and consistent throughout the City);



- Improve landscaping (i.e., encourage drought tolerant plants, and plant shade trees on southern and western exposures to reduce cooling loads on buildings); and
- Buildings should be built facing onto the street creating a public, pedestrian character with the parking and truck access behind facing the obstructed views and noisy uses.

### Site Planning and Building Design

1. Building Placement: Buildings shall be placed within the shaded area as shown in the diagram (refer to Development Code Section 88.24.040.D.1, *Plan Diagram*).

- Front Setback: 10 feet minimum
- Side Street Setback: 10 feet minimum
- Sideyard Setback: 0 feet; 20 feet next to residential
- Rear Setback: 0 feet; 20 feet next to residential

2. Parking Placement: Parking not enclosed by a structure is allowed only in the shaded area as shown in the diagram (refer to Development Code Section 88.24.040.D.2, *Plan Diagram*).

- Front setback: Not required up to 50 percent of frontage
- Side street setback: 10 feet minimum
- Side and rear setbacks: Not required

Parking shall be provided according to Development Code Chapter 88.36; refer to discussion below.

3. Building Height and Profile:

- Height: 55.0 feet maximum
- Encroachments: Gallery/arcades, awnings, balconies, and outdoor dining furniture may encroach into the setback and public right-of-way.
  - Front encroachment: 10 feet maximum
  - Side Street encroachment: 10 feet maximum
  - Side encroachment: 10 feet maximum
  - Maximum encroachment height is two stories or 40 feet

4. Allowable frontage types: Gallery/arcade, shopfront, stoop, and forecourt

Chapter 88.30, Standards For All Development and Land Uses. Chapter 88.30 expands upon the zoning standards under Development Code Article 2 by addressing additional details related to site planning, project design, and the operation of land uses, relevant to the following issues, among others: Fences, Walls, Hedges, and Screening; Hazard Mitigation; Height Limits and Exceptions; Security Bards; Setback Requirements and Exceptions; and Underground Utilities. The intent of these standards is to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of stable and desirable character, consistent with the General Plan.



Chapter 88.31, *Operational Standards*. Chapter 88.31 provides standards that regulate the following operational aspects of an approved land use: noise standards; outdoor lighting; and other performance standards (i.e., air emissions, combustibles/explosives, ground vibration, liquid waste, odor, radioactivity, and electrical disturbance/electromagnetic interference).

Chapter 88.34, *Landscaping Standards*. Chapter 88.34 establishes requirements for landscaping to enhance the appearance of development projects, reduce heat and glare, control soil erosion, conserve water, screen potentially incompatible land uses, preserve the integrity of neighborhoods, improve air quality, and improve pedestrian and vehicular traffic and safety.

Chapter 88.36, *Parking and Loading*. Chapter 88.36 outlines parking requirements to ensure that sufficient off-street motor vehicle parking facilities are provided for all uses and structures, and that parking facilities are properly designed, attractive, and located to be unobtrusive, generally to the rear of the site, while meeting the needs of the specific use or structure.

Chapter 88.38, *Signs*. Chapter 88.38 details signage requirements related to the placement, type, size, and number of signs allowed within the City, and to require the proper maintenance of signs to promote the community's aesthetic and environmental values, avoid traffic safety hazards caused by visual distractions and obstructions, provide for signs as an effective channel of communication; and safeguard and protect the public health, safety, and general welfare.

Section 88.51.032, *Design Review*. Design Review is intended to ensure that the design of a proposed development and new land uses assists in maintaining and enhancing the City's appearance. Therefore, the purposes of these procedures are to:

- Recognize the interdependence of land values and aesthetics and encourage the orderly and harmonious appearance of development within the community;
- Ensure that new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhoods;
- Retain and strengthen the community's visual quality and attractive character;
- Assist project developers in understanding the City's concerns for the aesthetics of development; and
- Ensure that development complies with all applicable City standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

Section 88.51.040, *Use Permit and Minor Use Permit*. The Use Permit and Minor Use Permit required under Section 88.51.040 provide a process for reviewing proposed uses and activities that may be appropriate in the applicable zoning district, but whose effects on site and surroundings and, therefore, the appropriateness of the use or activity to the site or surroundings cannot be determined before a proposal is submitted for a specific site.

Section 88.51.050, *Variance and Minor Variance*. The Variance and Minor Variance provide a process for City consideration of requests to waive or modify certain Development Code standards when, because of special circumstances applicable to the property (i.e., location, shape, size, surroundings, topography, or other physical features), the strict application of the development standards



otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

### **5.1.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA**

Appendix G of the *CEQA Guidelines* contains the Environmental Checklist form that was used during the preparation of this EIR. Accordingly, a project may create a significant adverse environmental impact if it would:

- a) Physically divide an established community (refer to Section 8.0, *Effects Found Not To Be Significant*);
- b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (refer to Impact Statements LU-1 and LU-2 below); and/or
- c) Conflict with any applicable habitat conservation plan or natural community conservation plans (refer to Section 8.0).

For the purposes of this impact analysis, a significant impact may occur if Project implementation would result in inconsistencies or conflicts with the adopted General Plan goals and policies and/or applicable Development Code rules and regulations, as well as other specified regional and local plans. Based on these standards, the Project's effects have been categorized as either a "less than significant impact" or "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

### **5.1.4 IMPACTS AND MITIGATION MEASURES**

#### **CITY OF AZUSA GENERAL PLAN**

LU-1      **Would the Project conflict with Azusa General Plan Policies or Regulations?**

#### **Impact Analysis:**

#### **WAREHOUSE ONLY OPTION**

The proposed Warehouse Only Option would allow 412,816 square feet of warehouse distribution space, with 25,500 square feet of office space and 25,000 square feet of mezzanine space.

Big Ideas. As shown on General Plan Figure CD-2, *Urban Form Diagram*, the Site is in the North Portion of the West End Industrial District. The Big Idea for the West End Industrial District is to provide industrial, manufacturing, and high-tech opportunities for small, midsize, and large



companies.<sup>3</sup> The Warehouse Only Option proposes an industrial business park with approximately 463,316 square feet of warehousing use. Therefore, Warehouse Only Option development would further the City’s objective to provide industrial high-tech opportunities for companies within the West End Industrial District.

Land Use Designations. According to General Plan Figure CD-4, *Land Use Diagram*, the Site has a General Plan land use designation of Light Industrial. Pursuant to General Plan Table CD-2, *Land Use Diagram Classification*, the typical principal-uses for the Light Industrial designation are light manufacturing, professional offices, industrial supporting retail, restaurants, and similar uses. The proposed industrial business park would be consistent with the intended principal uses for the Light Industrial land use designation and no General Plan Amendment would be required.

General Plan Policy Consistency. The General Plan is the primary planning document that guides land uses in the City and contains goals and policies for development, which pertain to the Project. Table 5.1-1, *General Plan Policy Consistency Analysis – Warehouse Only Option*, analyzes the Warehouse Only Option’s consistency with the relevant General Plan goals and policies. As demonstrated in Table 5.1-1, the Warehouse Only Option is consistent with the relevant General Plan goals and policies.

**Table 5.1-1  
General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
<b><i>City Design Element (Land Use Element)</i></b>	
Goal LU 4: Azusa will have a thriving and well-balanced business sector located within three pedestrian oriented districts that provide dining, retail, office, and entertainment experiences, and one industrial/technology district that provides “tech-driven” manufacturing, warehousing, and other industrial uses along with supporting commercial uses.	
LU 4.2: Encourage the revitalization of the four districts each with its special or unique focus, identity, and mix of uses: <ul style="list-style-type: none"> <li>• West End Industrial District will be the main job center and economic base of Azusa providing specialized, technological, and manufacturing employment opportunities and supporting retail and commercial uses.</li> </ul>	<u>Consistent.</u> The Project would redevelop the former Colorama Wholesale Nursery on-site into an industrial business park with seven buildings totaling 463,316 square feet of warehousing use. The Warehouse Only Option would generate approximately 370 jobs and would strengthen the economic base of Azusa.
LU 4.8: Accommodate industrial, manufacturing and supporting commercial use within the West End Industrial District and in accordance with Table CD-2.	<u>Consistent.</u> The Project proposes 463,316 square feet of industrial development within the West End Industrial District. Refer also to the <i>Land Use Designations</i> section.
LU 4.9: Require buildings within the West End Industrial District to be uniquely identifiable, distinguished in their architecture and site planning, and compatible with adjacent uses and districts.	<u>Consistent.</u> Pursuant to Development Code Section 88.51.032, <i>Design Review</i> , the Project would be subject to site plan review to ensure that the proposed uses and structures enhance the Site and are compatible with the surrounding land uses. Surrounding uses include mostly industrial uses to the north and south and open space/recreation uses to the east and west. Design Review would ensure that the proposed development complies with all applicable Development Code standards and regulations, and General Plan Policies, and does not adversely affect community health, safety, aesthetics, or natural resources.

<sup>3</sup> Ibid.



**Table 5.1-1 [continued]**  
**General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
	Specifically, the proposed buildings would range in height between 28 and 32 feet, and would be constructed of concrete tilt-up panels and low-reflective glass. The Site, building perimeters, and internal roadways would be landscaped with a variety of trees, shrubs, accents, and groundcover as identified by the Project's Landscape Plan, which would follow all Municipal Code standards.
<p><u>LU 4.10:</u> In the West End Industrial District, establish and require new developments to provide pedestrian and landscape linkages to other areas and businesses within the district and to the Foothill Boulevard corridor, as appropriate.</p>	<p><u>Consistent.</u> The proposed Landscape Plan includes landscaping along the Site perimeter, building perimeters, and along internal roadways. There are no planned pedestrian or landscaping improvements that would link the Site to the adjacent San Gabriel River Trail, since the driveway between the Site and the San Gabriel River Trail is owned by the Laborers Training School, and Vulcan Materials Company has a conveyor easement next to the driveway. However, it is acknowledged that the Project would have features (e.g., wayfinding signage and pedestrian crossing pavers or stamped concrete, etc.) that encourage pedestrian and landscape linkages to other areas and businesses, as appropriate (Standard Condition of Approval [SCA] LU-1). Thus, the Project would meet the intent of this policy.</p>
<p><u>Goal LU 6:</u> Azusa will use its advantages (transportation access, affordable power and water, safe neighborhoods, proximity to natural resources) to bolster its technology and manufacturing base and to remain globally competitive.</p>	
<p><u>LU 6.1:</u> Accommodate industrial development in accordance with Table CD-2.</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 4.8.</p>
<p><u>LU 6.2:</u> Require all industrial buildings to be distinctive, constructed of high quality materials, and be of interesting and strong design. All buildings shall be visually attractive from the street, and from adjacent or nearby properties.</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 4.9 and <u>Section 5.2, Aesthetics/Light and Glare.</u></p>
<p><u>LU 6.3:</u> Require rooflines and building elevations to be visually attractive from all vantage points.</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 4.9 and <u>Section 5.2.</u></p>
<p><u>LU 6.4:</u> Require site development plans to:</p> <ul style="list-style-type: none"> <li>• Incorporate physical and visual design elements that buffer industrial use from any nearby residential neighborhood or use;</li> <li>• Provide elements that link commercial and industrial uses (sidewalks and paths, common architectural design, signage, landscape, etc.);</li> <li>• Require single level, “at grade” parking facilities to be generously landscaped with shrubs and trees.</li> </ul>	<p><u>Consistent.</u> The Project includes a Landscape Plan that would implement landscaping along the Site perimeter on Todd Avenue and Sierra Madre Avenue to buffer the proposed development from surrounding uses and landscaping within the Site along building perimeters, internal roadways, and surface parking areas with a variety of trees, shrubs, accents, and groundcover. The Project would also provide features (e.g., wayfinding signage and pedestrian crossing pavers or stamped concrete, etc.) that encourage pedestrian and landscape linkages to other areas and businesses, as appropriate (SCA LU-1).</p>
<p><u>Goal LU 9:</u> Ensure that land use development is adequately</p>	<p>served by supporting infrastructure and public services.</p>
<p><u>LU 9.2:</u> Require that type, amount, and location of development be correlated with the provision of adequate supporting infrastructure.</p>	<p><u>Consistent.</u> A Conceptual Utility Plan was prepared to identify the utility infrastructure improvements and services necessary to serve the Project's anticipated development. The Conceptual Utility Plan includes water, sewer, and drainage improvements. City review and approval of the Conceptual Utility Plan would occur as part of the project review process.</p>



**Table 5.1-1 [continued]**  
**General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
	<p><u>Water</u>. The Project would construct a network of private on-site water lines consisting of 3-inch pipelines aligned within the Project's main driveway, which would connect to an existing 12-inch Azusa Light and Water Department main in Todd Avenue.</p> <p><u>Sewer</u>. The Project would construct a private sewer system consisting of 8-inch pipelines aligned within the Project's main driveway, which would continue off-site to tie into an existing 8-inch Azusa Public Works Department sewer line located southwest of the Site within Todd Avenue.</p> <p><u>Drainage</u>. Runoff on the Site would be conveyed by a combination of storm drains and sheet flows. Except for the landscaped areas east of Buildings 1 and 2, which would drain to Todd Avenue, runoff would drain southeasterly to an existing catch basin (south of Building 1) and ultimately discharge to an existing 36-inch storm drain system south of the Site. On-site detention is proposed to reduce the overall peak flow discharge to less than the existing downstream storm drain system's capacity. On-site runoff would be collected into proposed grate inlets and conveyed into the subsurface water quality chambers for infiltration.</p>
<p><u>Goal LU 10</u>: Ensure the compatibility among various types of land uses.</p>	
<p><u>LU 10.1</u>: Require the consideration and mitigation of noise, light, vehicular, and other impacts on residential properties in the design of commercial and industrial development.</p>	<p><u>Consistent</u>. There are no residential properties located nearby. The nearest residential uses are situated greater than 360 feet northeast and are separated by the Azusa Greens County Club golf course across Todd Avenue and Sierra Madre Avenue. As discussed in <u>Sections 5.1 through 5.12</u> of this EIR, mitigation measures are recommended, in consideration of the Project's environmental impacts. More specifically, refer to <u>Sections 5.11, Noise, 5.2, Aesthetics/Light and Glare</u>, and <u>5.8, Traffic/Circulation</u> for discussions regarding the Project's noise, light, and vehicular impacts, respectively.</p>
<p><u>LU 10.2</u>: Require on-site lighting of institutional, commercial, and industrial uses be constructed or located so that only the intended area is illuminated, off-site glare is minimized, and adequate safety is provided.</p>	<p><u>Consistent</u>. Project lighting would consist of security lighting, interior and exterior building lighting, and landscaping lighting. The Project's lighting is subject to compliance with the provisions specified in Development Code Section 88.31.030, <u>Outdoor Lighting</u>, which outlines the requirements for outdoor lighting on private property, such as adequate lighting for public safety and minimization of light and glare spillover on adjacent properties. As concluded in <u>Section 5.2</u>, Project implementation would result in less than significant impacts involving light and glare.</p>
<p><u>LU 10.7</u>: Control the development of industrial and other uses that use, store, produce, or transport toxins, generate unacceptable levels of noise, air emissions, or contribute other pollutants requiring adequate mitigation measures confirmed by environmental review and monitoring.</p>	<p><u>Consistent</u>. Project impacts and required mitigation measures related to hazardous materials, noise, air quality, and water quality pollutants are summarized in <u>Section 5.7, Hazards and Hazardous Materials, Section 5.11, Noise, Section 5.9, Air Quality</u>, and <u>Section 5.6, Hydrology and Water Quality</u>, respectively.</p>



**Table 5.1-1 [continued]**  
**General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
<u>Goal LU 11:</u> Ensure the proper maintenance of buildings and properties.	
<u>LU 11.1:</u> Require all structures to be constructed in accordance with City building and other pertinent codes and regulations, including all new, adaptively re-used, and renovated buildings; allowing appropriate exceptions for historically-significant buildings.	<u>Consistent.</u> All Project buildings are required to comply with Municipal Code Chapter 14, <i>Buildings and Building Regulation</i> , which includes the Building Codes, Electrical Code, Mechanical Code, and Plumbing Code, among others. Approval of all Project plans would be required, prior to issuance of any building, plumbing, electrical, or mechanical permit.
<u>LU 11.3:</u> Require all developments including renovations and adaptive reuse of existing structures (except historically significant buildings) be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.	<u>Consistent.</u> The Warehouse Only Option would provide 554 parking spaces, which exceeds the City's parking requirements by nine spaces pursuant to Municipal Code Section 88.36.050 Table 3-7, <i>Parking Requirements by Land Use</i> . Landscaping would total approximately 138,409 square feet, or 24 percent of the parking area, which exceeds the City's minimum ten percent coverage requirement.
	The Project is subject to Design Review, to ensure that the proposed development complies with all applicable Development Code standards and regulations and General Plan policies. Further, the Project would require Use Permits and a Variance, subjecting the proposed development to further discretionary review by City Staff, Planning Commission, and City Council, to ensure the adequacy of the various Project elements.
<b>City Design Element (Urban Form Element)</b>	
<u>Goal UF 4:</u> Improve the visual appeal of the City.	
<u>UF 4.4:</u> Require signage to be designed considering the scale and materials of adjacent buildings, the desired character of the neighborhood, district, or corridor where the site is located, and pedestrian orientation.	<u>Consistent.</u> The Project is required to obtain Sign Permit approvals pursuant to Development Code Chapter 88.38, which establishes sign regulations intended to appropriately limit the placement, type, size, and number of signs allowed within the City, and to require the proper maintenance of signs. Each sign proposed as part of the Project would require a Sign Permit and shall comply with the standards of Section 88.38.050, <i>General Requirements for All Signs</i> , Section 88.38.060, <i>Sign Standards by Area</i> , and Section 88.38.070, <i>Standards for Specific Types of Signs</i> .
<b>City Design Element (Mobility Element)</b>	
<u>Goal M 1:</u> Balance the roadway with the planned land uses in the City.	
<u>M 1.2:</u> Maintain Level of Service D on roadway segments and at signalized intersections throughout the City, except in the downtown area, the University District, and in the vicinity of freeway interchanges where Level of Service E shall be maintained in these areas.  <u>M 1.3:</u> Require the cost of improvements to the existing circulation system and new circulation system necessitated by new development to be borne by that development that gains benefit.	<u>Consistent.</u> Project impacts related to traffic and circulation are summarized in <u>Section 5.8, <i>Traffic and Circulation</i></u> . As concluded in <u>Section 5.8</u> , the Project would have a less than significant impact on traffic, including roadway segment and intersection levels of service.
<u>Goal M 8:</u> Encourage walking, biking, and the use of transit through a variety of land use development and urban design measures.	
<u>M 8.1:</u> Plan for an adequate amount, not an oversupply, of parking for autos, carpool vans, and bicycles for each land use.	<u>Consistent.</u> Refer to Response to Policy LU 11.3.



**Table 5.1-1 [continued]**  
**General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
<p><u>M 8.1</u>: Plan for an adequate amount, not an oversupply, of parking for autos, carpool vans, and bicycles for each land use.</p> <p><u>M 8.2</u>: Allow and encourage shared use parking in order to gain the maximum efficiency from the parking supply and to minimize the overall amount of parking provided in the city.</p>	<p><u>Consistent</u>. Refer to Response to Policy LU 11.3.</p>
<p><b>City Design Element (Historic and Cultural Resources Element)</b></p>	
<p><u>Goal HR 1</u>: Acknowledge, preserve, and protect the City's Native American heritage.</p>	
<p><u>HR 1.1</u>: Determine, early in the planning process, through field surveys and Native American consultation, whether archaeological or cultural resources are located within a proposed development site.</p>	<p><u>Consistent</u>. Potential Project impacts on archaeological, paleontological, and tribal cultural resources and recommended mitigation measures are discussed in <u>Section 5.4, Tribal and Cultural Resources</u>. As summarized in <u>Section 5.4</u>, the Project would have less than significant impacts on tribal and cultural resources with implementation of recommended mitigation measures.</p>
<p><b>City Design Element (Infrastructure Element)</b></p>	
<p><u>Goal I 1</u>: Provide an electrical supply system that is able to meet the projected electrical demands; upgrade and expand supply, transmission, and distribution facilities; and pursue funding sources to reduce the cost of electric provision for the City.</p>	
<p><u>I 1.4</u>: Minimize electrical consumption through site design, use of efficient systems, and other techniques.</p> <p><u>I 1.6</u>: Continue to require the incorporation of electrical conservation features in the design of all new construction and site development. Encourage the retrofit to existing buildings and development to include electrical conservation features including, but not limited to, wireless technology and solar energy.</p> <p><u>I 1.8</u>: Ensure the costs of improvements to the existing electrical supply and distribution facilities necessitated by new development to be borne by the new development benefiting from the improvements, either through the payment of fees, or the actual cost of construction, or both in accordance with State Nexus legislation.</p>	<p><u>Consistent</u>. Refer to Response to Policy LU 11.1. Compliance with Electrical Code standards would ensure electrical consumption is minimized to the extent possible. The Applicant would be responsible for paying all required infrastructure costs to connect to the City's existing electrical supply and distribution facilities. Further, it is acknowledged that the Project proposed to underground a segment of powerlines along the eastern property boundary.</p>
<p><u>Goal I 2</u>: Provide a water supply system that is able to meet the projected water demands; upgrade and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the cost of water provision for the City.</p>	
<p><u>I 2.4</u>: Require that new development and retrofit existing developments to contain safeguards and measures preventing water supply degradation.</p>	<p><u>Consistent</u>. Project-generated water demands and impacts to the City's existing water supply are analyzed in <u>Section 5.12, Public Services and Utilities</u>. As summarized in <u>Section 5.12</u>, the Project would have a less than significant impact on water supply.</p>
<p><u>I 2.5</u>: Require all new development to connect to the sewer system.</p>	<p><u>Consistent</u>. The Project would construct a private sewer system consisting of an 8-inch pipeline generally aligned within the Project's main driveway. The private line would continue off-site to tie into an existing 8-inch Azusa Public Works Department sewer line located southwest of the Site within Todd Avenue. Refer to <u>Section 5.12</u>.</p>



**Table 5.1-1 [continued]**  
**General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
<p><u>I 2.6:</u> Minimize water consumption through site design, use of efficient systems, and other techniques.</p> <p><u>I 2.8:</u> Continue to require the incorporation of water conservation features in the design of all new construction and site development.</p>	<p><u>Consistent.</u> Refer to Response to Policy I 2.4. City-required water conservation features would be integrated in the Project design as conditions of approval prior to site plan approval and any permit issuance.</p>
<p><u>I 2.11:</u> Ensure the costs of improvements to the existing water supply and distribution facilities necessitated by new development to be borne by the new development benefiting from the improvements, either through the payment of fees, or the actual cost of construction, or both in accordance with State Nexus legislation.</p>	<p><u>Consistent.</u> Refer to Response to Policy I 2.4.</p>
<p><b>Goal I 3:</b> Provide a wastewater (sewer) collection and treatment system that is able to support permitted land uses; upgrading existing deficient systems, and pursue funding sources to reduce the cost of wastewater provision in the City.</p>	
<p><u>I 3.5:</u> Ensure the costs of improvements to the existing sewer collection and treatment facilities necessitated by new development to be borne by the new development benefiting from the improvements, either through the payment of fees, or the actual cost of construction, or both in accordance with State Nexus legislation.</p>	<p><u>Consistent.</u> Project-generated wastewater and its impacts on the City's sewer collection and treatment facilities are analyzed in <u>Section 5.12</u> and conclude the Project would have a less than significant impact to sewer collection and treatment facilities.</p>
<p><b>Goal I 4:</b> Provide a flood control system that is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the cost of flood control provisions in the City.</p>	
<p><u>I 4.7:</u> Require improvements to the existing storm drain and flood control facilities necessitated by new development to be borne by the new development benefiting from the improvements, either through the payment of fees, or the actual cost of construction, or both in accordance with State Nexus legislation.</p>	<p><u>Consistent.</u> Project-generated stormwater runoff and its impacts on the City's storm drain network and flood control facilities are analyzed in <u>Sections 5.6, Hydrology and Water Quality, and 5.12, Public Services and Utilities.</u> As summarized in <u>Sections 5.6 and 5.12,</u> the Project would have a less than significant impact to the City's storm drain system and flood control facilities.</p>
<p><u>I 4.8:</u> Require new developments to employ the most efficient drainage technology to increase ground percolation, control drainage, and minimize damage to environmentally sensitive areas.</p> <p><u>I 4.10:</u> Encourage using construction methods and technologies that will reduce the size or decrease the number of impervious surfaces in both new development and the retrofit of existing development.</p>	<p><u>Consistent.</u> On-site detention is proposed to reduce the Site's overall peak flow discharge to less than the existing downstream storm drain system's capacity. Specifically, "StormTec" subsurface infiltration systems are proposed at each parcel. On-site runoff would be collected into proposed grate inlets and conveyed into the subsurface water quality chambers for infiltration.</p> <p>Additionally, proposed landscaping would be provided in compliance with all Municipal Code standards, including the City's Water Efficient Landscape Regulations and minimum ten percent coverage requirement. Landscaping would total approximately 138,409 square feet, or 24 percent of the parking area, exceeding the City's minimum ten percent coverage requirement.</p>
<p><b>The Economy and Community Element</b></p>	
<p><b><i>Economic Development Element</i></b></p>	
<p><b>Goal EC 4:</b> Create a high-quality employment environment for Azusa residents.</p>	
<p>EC 4.1: Support the creation of high-quality jobs for relatively low skill levels.</p>	<p><u>Consistent.</u> The Project would redevelop the former Colorama Wholesale Nursery on-site into an industrial business park. The Warehouse Only Option would develop 463,316 square feet of warehousing use that would generate approximately 370 jobs. Compared to existing conditions, the Project would generate more jobs and strengthen the economic base of Azusa.</p>



**Table 5.1-1 [continued]**  
**General Plan Policy Consistency Analysis – Warehouse Only Option**

Relevant General Plan Policies	Project Consistency Analysis
<u>Goal EC 9</u> : Create a diverse and balanced revenue base with long-term value, avoiding excess reliance on a single revenue source.	
EC 9.3: Promote business development that can support the city's property tax base, generate business-to-business sales taxes, and enhance Azusa's economic health and quality of life.	<u>Consistent</u> . Refer to Response to Policy EC 4.1.
<b>Public Services Element</b>	
<u>Goal PS 1</u> : Protect the community from criminal activity, reduce the incidence of crime, and provide other necessary services within the City.	
PS 1.3: Require development projects contribute fees based on their proportional impact and demand for new resources, in accordance with State Nexus legislation.	<u>Consistent</u> . Project development would require payment of development impact fees associated with public services (e.g., fire and police) to offset Project-generated demand for such services. As analyzed in <u>Section 5.12</u> , impacts would be less than significant.
<u>Goal PS 2</u> : Ensure adequate protection from fire and medical emergencies for Azusa residents and property owners.	
PS 2.5: Require new development be assessed a prorated fee to pay for fire facilities and personnel.	<u>Consistent</u> . Refer to Response to Policy PS 1.3.
<b>The Natural Environment Element</b>	
<b>Air Quality Element</b>	
<u>Goal AQ 1</u> : Improve air quality in Azusa and reduce exposure to air pollutants.	
AQ 1.3: Reduce pollutant emissions from quarry operations, off-road vehicles use areas, industrial uses, and vehicular traffic.	<u>Consistent</u> . Project impacts and required mitigation measures related to operational air quality emissions are summarized in <u>Section 5.9</u> . Implementation of the mitigation measures would reduce operational air quality emissions associated with the proposed industrial use and vehicular traffic to the extent possible.
<b>Noise Element</b>	
<u>Goal N 1</u> : Maintain community noise levels that meet health guidelines and allow for a high quality of life.	
N 1.4: Maintain or reduce noise levels within acceptable levels adjacent to industrial processing and mining activities and the San Gabriel Valley Gun Club.	<u>Consistent</u> . Project impacts related to operational noise levels is summarized in <u>Section 5.11</u> and concludes impacts would be less than significant.
Source: City of Azusa, <i>City of Azusa General Plan</i> , April 2004.	

As concluded in the above discussions, the Warehouse Only Option would be consistent with all relevant General Plan policies. As such, impacts in this regard for the Warehouse Only Option are less than significant.

## WAREHOUSING AND MANUFACTURING OPTION

The Warehousing and Manufacturing Option would allow 362,124 square feet of combined warehouse distribution/mezzanine space, 80,289 square feet of manufacturing space, and 20,903 square feet of office space.

Big Ideas. As stated above, the Big Idea for the West End Industrial District is to provide industrial, manufacturing, and high-tech opportunities for small, midsize, and large companies. This development option would allow both warehousing and manufacturing uses in the proposed industrial business park. Development of this option would be consistent with and further the



City’s objective to provide industrial high-tech opportunities for companies within the West End Industrial District.

Land Use Designations. Pursuant to General Plan Table CD-2, *Land Use Diagram Classification*, the typical principal-uses for the Light Industrial designation are light manufacturing, professional offices, industrial supporting retail, restaurants, and similar uses. Thus, the proposed warehousing and manufacturing uses under this development option would be permitted under the Site’s land use designation and no General Plan Amendment would be required.

General Plan Policy Consistency. Table 5.1-1 analyzes the Warehouse Only Option’s consistency with relevant General Plan goals and policies. Table 5.1-2, *General Plan Consistency Analysis – Warehousing and Manufacturing Option*, identifies General Plan policies with consistency analyses that are different under the Warehousing and Manufacturing Option as compared to the Warehouse Only Option. All other policies analyzed in Table 5.1-1 are applicable to both development options.

**Table 5.1-2  
General Plan Policy Consistency Analysis – Warehousing and Manufacturing Option**

Relevant General Plan Policies	Project Consistency Analysis
<b>City Design Element (Land Use Element)</b>	
Goal LU 4: Azusa will have a thriving and well-balanced business sector located within three pedestrian oriented districts that provide dining, retail, office, and entertainment experiences, and one industrial/technology district that provides “tech-driven” manufacturing, warehousing, and other industrial uses along with supporting commercial uses.	
<u>LU 4.2:</u> Encourage the revitalization of the four districts each with its special or unique focus, identity, and mix of uses: <ul style="list-style-type: none"> <li>• West End Industrial District will be the main job center and economic base of Azusa providing specialized, technological, and manufacturing employment opportunities and supporting retail and commercial uses.</li> </ul>	<u>Consistent.</u> The Project would redevelop the former Colorama Wholesale Nursery on-site into an industrial business park with seven buildings totaling 463,316 square feet of warehousing and manufacturing uses. Specifically, the Warehousing and Manufacturing Option would provide manufacturing employment opportunities explicitly encouraged in Policy LU 4.2. Approximately 450 jobs would be generated under this development option.
<u>LU 4.8:</u> Accommodate industrial, manufacturing and supporting commercial use within the West End Industrial District and in accordance with Table CD-2.	<u>Consistent.</u> This development option would provide 463,316 square feet of warehousing and manufacturing use within the West End Industrial District. Refer also to the <i>Land Use Designations</i> section.
Goal LU 11: Ensure the proper maintenance of buildings and properties.	
<u>LU 11.3:</u> Require all developments including renovations and adaptive reuse of existing structures (except historically significant buildings) be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.	<u>Consistent.</u> The Warehousing and Manufacturing Option would provide 608 parking spaces, which exceeds the City’s parking requirements by six spaces pursuant to Municipal Code Section 88.36.050 Table 3-7, <i>Parking Requirements by Land Use</i> . Landscaping would total approximately 138,409 square feet, or 24 percent of the parking area, which exceeds the City’s minimum ten percent coverage requirement.  The Project is subject to Design Review, to ensure that the proposed development complies with all applicable Development Code standards and regulations and General Plan policies. Further, the Project would require Use Permits and a Variance, subjecting the proposed development to further discretionary review by City Staff, Planning Commission, and City Council, to ensure the adequacy of the various Project elements.
<b>The Economy and Community Element</b>	
<b>Economic Development Element</b>	
Goal EC 4: Create a high-quality employment environment for Azusa residents.	
<u>EC 4.1:</u> Support the creation of high-quality jobs for relatively low skill levels.	<u>Consistent.</u> The Warehousing and Manufacturing Option would develop 463,316 square feet of warehousing and manufacturing uses that would result in the creation of approximately 450 jobs. Compared to existing conditions, the Project would generate more jobs and strengthen the economic base of Azusa.
Source: City of Azusa, <i>City of Azusa General Plan</i> , April 2004.	



Similar to the Warehouse Only Option, the Warehousing and Manufacturing Option would be consistent with all relevant General Plan policies. As such, impacts in this regard for the Warehousing and Manufacturing Option are less than significant.

**Standard Conditions of Approval:**

SCA LU-1 The Applicant shall identify on the Landscape Concept Plan features (e.g., wayfinding signage and pedestrian crossing pavers or stamped concrete, etc.) that encourage pedestrian and landscape linkages to other areas and businesses, as appropriate.

**Mitigation Measures:** No mitigation measures are required.

**Level of Significance:** Less Than Significant Impact.

**CITY OF AZUSA MUNICIPAL CODE**

LU-2 Would the Project conflict with the City of Azusa Municipal Code Standards or Regulations?

**Impact Analysis:**

**WAREHOUSE ONLY OPTION**

The Site is zoned DWL. Development Code Section 88.24.005 Table 2-2, *Allowed Land Uses and Permit Requirements for Districts*, establishes allowable land uses and permit requirements for new land uses and development in the DWL district. As listed in Table 2-2, warehousing is a permitted use in the DWL district. Thus, Warehouse Only Option development would not require any amendments to the Municipal Code provisions.

The discretionary actions required by the City include a Use Permit, Minor Use Permit, Variance, Sign Permit, and Major Design Review, among others; refer to Section 3.6, *Agreements, Permits, and Approvals*. The following is an analysis of the Warehouse Only Option’s consistency with applicable Development Code sections.

**Chapter 88, Development Code**

Article 3, *Site Development and Operational Standards*. This article provides standards for the planning, design, and operation of new development with specifics regarding building height, setbacks, and parking requirements for the proposed industrial use. Table 5.1-3, *Development Regulations Consistency – Warehouse Only Option*, details the Warehouse Only Option’s consistency with applicable development regulations.

As shown in Table 5.1-3, the Warehouse Only Option would be consistent with applicable development regulations.



**Table 5.1-3  
Development Regulations Consistency – Warehouse Only Option**

Development Regulation	Requirement	Amount Required	Proposed Project
Maximum Building Height	55 feet maximum	—	34 to 42 feet
Setback (along North Todd Avenue)	10 feet minimum	—	20 feet
Parking Spaces	Office: one space per 300 square feet Warehouse: one space per 1,000 square feet	545 spaces	554 spaces
Landscape Requirement	10 percent of parking lot area	58,229 square feet <sup>1</sup>	138,409 square feet; 24 percent
Notes:			
1 The total parking lot area on-site is 582,290 square feet.			
Source: City of Azusa, <i>City of Azusa Municipal and Development Code</i> , Article 3, Site Development and Operational Standards, July 17, 2017.			

Section 88.51.040, Use Permit and Minor Use Permit. This section provides a process for reviewing proposed uses and activities that may be appropriate in the applicable zoning district, but whose effects on-site and surroundings cannot be determined before a proposal is submitted for a specific site. The Warehouse Only Option is requesting a Use Permit for the proposed 24-hour business operations and a Minor Use Permit for outdoor storage. Use Permits and Minor Use Permits approvals need to confirm the site is physically suitable for the proposed use, and that the proposed use is allowed within the applicable zoning district(s); consistent with the General Plan and any applicable Specific Plan; and compatible with existing and future land uses in the vicinity, among others. Approval of the proposed Use Permit and Minor Use Permit for 24-hour business operations and outdoor storage, respectively, would result in the Warehouse Only Option’s compliance with Development Code Section 88.51.040.

Section 88.51.050, Variance and Minor Variance. Section 88.51.050 establishes a process for City consideration of requests to waive or modify certain Development Code standards when, because of special circumstances applicable to the property (i.e., location, shape, size, surroundings, topography, or other physical features), the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The Warehouse Only Option is proposing a Variance to allow storage containers on-site. The Variance application would be reviewed by the Planning Commission to confirm that there are special circumstances (i.e., size, shape, topography, location, or surroundings) that deprives the property of privileges enjoyed by other properties in the same vicinity, and that the proposed Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity within the same zoning district, among others. Approval of the Variance allowing storage containers on-site would result in the Warehouse Only Option’s compliance with Development Code Section 88.51.050.

Chapter 88.38, Signs. Chapter 88.38 establishes sign regulations intended to appropriately limit the placement, type, size, and number of signs allowed within the City, and to require the proper maintenance of signs. Each sign proposed as part of the Warehouse Only Option would require a Sign Permit. The proposed signs shall comply with the standards of Section 88.38.050, *General Requirements for All Signs*, Section 88.38.060, *Sign Standards by Area*, and Section 88.38.070, *Standards for*



*Specific Types of Signs.* Approval of all required Sign Permits would ensure Warehouse Only Option compliance with Development Code Chapter 88.38.

Section 88.51.032, Design Review. Section 88.51.032 is intended to ensure that the design of a proposed development and new land uses assist in maintaining and enhancing the City’s attractive appearance. The Warehouse Only Option is requesting a site plan review. Design review approval requires that the review authority find that the Warehouse Only Option, as proposed or with changes resulting from the review process and/or conditions of approval: provides architectural design, building massing and scale appropriate to and compatible with the surroundings and the community; provides attractive and desirable site layout and design (e.g., building arrangement, exterior appearance, fences and walls, landscaping, lighting); provides efficient and safe public access, circulation and parking; and provides appropriate open space and landscaping, among others. Design review approval would result in the Warehouse Only Option site plan’s compliance with Development Code Section 88.51.032.

As analyzed above, the Warehouse Only Option would not conflict with the Development Code and impacts would be less than significant.

## WAREHOUSING AND MANUFACTURING OPTION

The Warehousing and Manufacturing Option would not require an amendment to the Municipal Code provisions. Warehousing and manufacturing use are permitted in the DWL district. Table 5.1-4, Development Regulations Consistency – Warehousing and Manufacturing Option, details the Warehouse and Manufacturing Option’s consistency with applicable development regulations.

**Table 5.1-4  
Development Regulations Consistency – Warehousing and Manufacturing Option**

Development Regulation	Requirement	Amount Required	Proposed Project
Maximum Building Height	55 feet maximum	—	34 to 42 feet
Setback (along North Todd Avenue)	10 feet minimum	—	20 feet
Parking Spaces	Office: one space per 300 square feet Warehouse: one space per 1,000 square feet Manufacturing: one per 500 square feet	602 spaces	608 spaces
Landscape Requirement	10 percent of parking lot area	58,229 square feet <sup>1</sup>	138,409 square feet; 24 percent
Notes:			
<sup>1</sup> The total parking lot area on-site is 582,290 square feet.			
Source: City of Azusa, <i>City of Azusa Municipal and Development Code</i> , Chapter 88, Development Code, July 17, 2017.			

As shown in Table 5.1-4, the Warehousing and Manufacturing Only Option would be consistent with applicable development regulations. Similar to the Warehouse Only Option, this development option would also be required to obtain discretionary approval by the City for a Use Permit, Minor Use Permit, Variance, Sign Permit, and Major Design Review. Compliance with the aforementioned Development Code sections would ensure impacts under the Warehousing and Manufacturing Option are less than significant.



**Standard Conditions of Approval:** No standard conditions of approval are applicable.

**Mitigation Measures:** No mitigation measures are required.

**Level of Significance:** Less Than Significant Impact.

## 5.1.5 CUMULATIVE IMPACTS

The following discussions are included per topic area to determine whether a significant cumulative effect would occur.

### CITY OF AZUSA GENERAL PLAN

- Would the Project have a cumulatively considerable impact on conflicts with the City of Azusa General Plan Policies and Regulations?

#### Impact Analysis:

##### WAREHOUSE ONLY OPTION

Development projects within the City undergo a similar plan review process to determine potential land use planning policy and regulation conflicts. Each cumulative project would be analyzed independent of other projects, within the context of their respective land use and regulatory setting. As part of the review process, each project would be required to demonstrate compliance with the provisions of the applicable land use designation(s). Like the Warehouse Only Option, each project would be analyzed to ensure that the goals, objectives, and policies of the General Plan. Thus, the Warehouse Only Option would not result in cumulatively considerable impacts.

##### WAREHOUSING AND MANUFACTURING OPTION

The analysis for the proposed Warehouse Only Option is also applicable to the Warehousing and Manufacturing Option. Development of the Warehousing and Manufacturing Option would not result in a cumulatively considerable impact.

**Standard Conditions of Approval:** No standard conditions of approval are applicable.

**Mitigation Measures:** No mitigation measures are required.

**Level of Significance:** Less Than Significant Impact.



## CITY OF AZUSA MUNICIPAL CODE

- Would the Project have a cumulatively considerable impact on conflicts with the City of Azusa Municipal Code Standards or Regulations?

### **Impact Analysis:**

#### **WAREHOUSE ONLY OPTION**

Future cumulative projects would undergo a similar plan review process to determine potential inconsistencies with the Municipal Code, within the context of their respective zoning and regulatory setting. Similar to land use consistency, each project would be required to demonstrate compliance with the provisions of the applicable zoning district(s). Thus, the Warehouse Only Option would not result in cumulatively considerable impacts.

#### **WAREHOUSING AND MANUFACTURING OPTION**

The analysis for the proposed Warehouse Only Option is also applicable to the Warehousing and Manufacturing Option. Development of the Warehousing and Manufacturing Option would not result in a cumulatively considerable impact.

**Standard Conditions of Approval:** No standard conditions of approval are applicable.

**Mitigation Measures:** No mitigation measures are required.

**Level of Significance:** Less Than Significant Impact.

### **5.1.6 SIGNIFICANT UNAVOIDABLE IMPACTS**

Project implementation would not cause significant and unavoidable impacts to land use and relevant planning.