



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 18, 2018.

5.1.1 EXISTING SETTING

ON-SITE LAND USES

The Site is approximately 19.36 acres located at the Azusa Greens Country Club at 1100 North Todd Avenue (Assessor's Parcel Number 8617-001-005) between West Sierra Madre Avenue and 10th Street, east of North Todd Avenue. Specifically, the Site is at the locations of golf holes 3, 4, 5, and 6; refer to [Exhibit 3-2](#). The Site is developed as a golf course with mostly vegetative cover, grass fairways, several sand traps, and ornamental trees lining both sides of each fairway. No water features are present on this portion of the golf course. A single concrete block restroom structure is located between the north/south holes (holes 3 and 6) and the east/west holes (holes 4 and 5). Concrete paved golf cart paths are provided along the fairways adjacent to North Todd Avenue, 10th Street, and Rain Bird Corporation.

Based on the General Plan Land Use Map, the Site is designated Open Space (OS) within the West End Industrial District. Based on the City's Zoning Map, the Site is zoned Recreation (Rec).

SURROUNDING LAND USES

Surrounding land uses include a mixture of light industrial, recreation, and residential. The 4.48-acre Specific Plan Area is bounded by West Sierra Madre Avenue, Azusa Greens Country Club, and attached single-family residences (Rancho Azusa) to the north; light industrial uses (Rain Bird Corporation) to the east; and North Todd Avenue and light industrial uses (Colorama Wholesale Nursery) to the west. The 14.88-acre Golf Course Reconfiguration Area is bounded by light industrial uses (Rain Bird Corporation) and multi-family residential uses (Le Med Apartment Homes) to the north; attached single-family residences (Sierra Village) to the east; 10th Street and light industrial uses to the south; and North Todd Avenue and light industrial uses (Lagunitas Brewing Company) to the west.

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, AQMP, 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.

SCAG REGIONAL HOUSING NEEDS ASSESSMENT

California State Housing Element Law enacted in 1980 requires SCAG and other regional councils of government in California to determine the existing and projected regional housing needs for persons at all income levels. SCAG is also required by law to determine each jurisdiction’s share of the regional housing need in the six-county southern California region. The intent of SB 375 and the RHNA process is to create a better balance of jobs and housing in communities, ensure the availability of decent affordable housing for all income groups and achieve sustainability through long term strategic land use planning. SCAG takes the lead in overseeing the assessment by identifying measures to gauge housing demand and comparing those numbers against socioeconomic factors throughout the region. The RHNA consists of two measurements: 1) existing need for housing, and 2) future need for housing.

The State’s Housing Element law requires local governments to make plans to adequately address their share of existing and projected population growth, taking into consideration affordability of available and future housing. The California Department of Housing and Community Development (HCD) enforces the State Housing Element Law by requiring Housing Elements as part of every city’s General Plan. The City of Azusa’s Housing Element was certified in 2013. The 5th cycle Final RHNA Allocation Plan was adopted by the SCAG Regional Council on October 4, 2012 and covers the planning period from October 15, 2013 to October 15, 2021.

Table 5.1-1, RHNA Allocation (2014-2021), identifies Azusa’s fair share housing needs allocation for the 2014 to 2021 planning period.

**Table 5.1-1
RHNA Allocation (2014-2021)**

Income Category	Number of Units	Percentage of Units
Very Low (30-50% of median)	198	25.4%
Low (51% to 80% of median)	118	15.5%
Moderate (80% to 120% of median)	127	16.4%
Above Moderate (>120% of median)	336	42.7%
Total	779	100%
Source: Southern California Association of Governments Website, 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014-10/1/2021, http://rtpscsc.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf , accessed September 10, 2018.		

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 be considered regionally significant as it would meet the following criteria, requiring consistency review.

- (1) A proposed local general plan, element, or amendment thereof for which an EIR was prepared.

A proposed plan, project, or program is directed to demonstrate how it is consistent with the 2016 RTP/SCS, which is established through consistency with 2016 RTP/SCS Goals and Adopted Growth Forecasts.

SCAG encourages review of the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible.

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 surrounded by properties identified as part of the North Portion of the West End Industrial District; however, the Site itself is designated as Open Space. However, the West End Industrial District has its own goals and policies that would be relevant to the Project.



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...*¹

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.”² 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*. As stated, according to the Regulating Plan, the Site is surrounded by properties within the North Portion of the West End Industrial District; however, it is not specifically identified as part of the district. According to the Land Use Diagram, the Site is designated Open Space (golf course). Pursuant to General Plan Table CD-2, the typical principal-uses (not all inclusive) for this land use designation are privately or publicly owned and intended as open space for passive recreation, aesthetic, resource-management, and vested mining; no applicable maximum density/intensity is identified.

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.

¹ City of Azusa, *City of Azusa General Plan*, April 2004, page 3-9.

² 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 surrounded by properties within the North Portion of the West End Industrial District; however, it is not specifically identified as part of the district. As depicted on the City's Zoning Classification Map, the Site is zoned Recreation (REC).

Chapter 88.28, *Special Purpose Zones.* Chapter 88.28 establishes the intent, land uses and permit requirements, and site planning and building design requirements for the REC zone. The REC zone is applied to public park and recreation sites within the City and is consistent with and implements the recreation land use classification of the General Plan.

Section 88.28.030 Table 2-4, *Allowed Land Uses and Permit Requirements for Special Purpose Zones*, establishes allowable land uses and permit requirements for new land uses and development in the REC zone. Any one or more land uses identified by Table 2-4, as being allowable within the REC 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.

Section 88.28.040 Table 2-5, *Special Purpose Zone Development Standards*, establishes development standards applicable to the REC zone. There are no development standards established for the REC zone, except for a maximum height limit of 50 feet.

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 88.51.070, *Specific Plans*. This section establishes the procedures for initiation and consideration of a specific plan within the City. The Planning Commission and City Council are required to make the following findings before approving a specific plan:



- The proposed specific plan is consistent with the goals, policies, and objectives of the general plan, any applicable specific plan, development agreement, owner participation agreement or disposition and development agreement; and
- A proposed specific plan will not adversely affect surrounding properties.

Section 88.51.080, General Plan Amendments. This section establishes the procedures for initiation and consideration of a General Plan Amendment. Like a Specific Plan, the Planning Commission and City Council are required to make the following findings before approving a General Plan Amendment:

- The proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;
- The proposed amendment is consistent with the other goals, policies, and objectives of the general plan;
- The proposed amendment will not conflict with provisions of the Development Code, subdivision regulations, or any applicable specific plan; and
- In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

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, LU-2, and LU-3); 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

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

LU-1 Would the Project conflict with SCAG’s Regional Planning Efforts?

Impact Analysis: As stated above, SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted 2016 RTP/SCS. SCAG refers to *CEQA Guidelines* Section 15206, Projects of Statewide, Regional or Areawide Significance, in determining whether a project meets the criteria to be deemed regionally significant. The following criteria are relevant to the project:

- *Criteria 1:* A proposed local general plan, element, or amendment thereof for which an EIR was prepared.

The Project proposes an amendment to the General Plan Land Use Element to change the land use designation for the 4.48-acre portion of the Site from Open Space to Specific Plan to allow for the development of the Senior Village. Because the Project satisfies Criteria 1 above, it is considered regionally significant and must demonstrate consistency with the 2016 RTP/SCS, which is established through consistency with 2016 RTP/SCS goals and adopted growth forecasts. Table 5.1-2, SCAG Consistency Analysis, provides an analysis of the Project’s consistency with the applicable 2016 RTP/SCS goals and adopted growth forecasts.

**Table 5.1-2
SCAG Consistency Analysis**

SCAG Goals and Growth Forecasts		Consistency Determination
2016 RTP/SCS Goals¹		
RTP/SCS G1	Align the plan investments and policies with improving regional economic development and competitiveness.	<u>Consistent.</u> The Project would allow for the development of an independent senior living community while maintaining the 18-hole golf course (upon reconfiguration), providing additional employment opportunities within the City, and supporting regional economic development.
RTP/SCS G2	Maximize mobility and accessibility for all people and goods in the region.	<u>Consistent.</u> The Site is located adjacent to existing arterials, which provide direct access to the regional transportation system that connects Azusa and the surrounding area. Further, Class II bike paths are provided along Vernon Avenue, West Sierra Madre Avenue and North Todd Avenue, north of West Sierra Madre Avenue. To the west of the Site, a Class I bike path is provided along the San Gabriel River Trail. The Project would provide new sidewalks, improving connections to surrounding facilities. Three public transit bus routes operate within the vicinity of the Site along Foothill Boulevard providing access to the larger regional transportation system. As discussed in response to RTP/SCS G6, below, the Project proposes improvements that encourage accessibility through active transportation options.



**Table 5.1-2 [continued]
SCAG Consistency Analysis**

SCAG Goals and Growth Forecasts		Consistency Determination
RTP/SCS G3	Ensure travel safety and reliability for all people and goods in the region.	<u>Consistent</u> . The Project does not propose any new streets; however, North Todd Avenue would be restriped to provide a 12-foot wide center turn lane, 11-foot interior through lanes, and 14-foot curb lanes required as part of Mitigation Measure TRA-1; refer to <u>Section 5.8, Traffic and Circulation</u> . Project implementation would also provide new six-foot wide ADA-compliant sidewalks adjacent to the Site and enhanced pedestrian and golf cart crossings along West Sierra Madre Avenue (refer to <u>Section 5.8</u>). The roadway restriping and enhanced crossings would be in accordance with the City's engineering standards to ensure travel safety, accessibility, and reliability for all people and goods. In addition, Los Angeles County Fire Department would review roadway and interior circulation improvements to ensure adequate fire safety access is provided.
RTP/SCS G4	Preserve and ensure a sustainable regional transportation system.	<u>Consistent</u> . Refer to Responses to Goals RTP/SCS G2, G3, and G4.
RTP/SCS G5	Maximize the productivity of our transportation system.	<u>Consistent</u> . Refer to Responses to Goals RTP/SCS G2 and G4.
RTP/SCS G6	Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).	<u>Consistent</u> . The Project proposes circulation improvements including new sidewalks along North Todd Avenue and West Sierra Madre Avenue. The sidewalk along North Todd Avenue would provide a pedestrian connection from multi-family residential uses on 10th Street to a multi-purpose trail (walking and bicycling) located north of West Sierra Madre Avenue at the intersection with North Todd Avenue that connects to the San Gabriel River Trail, which is a mountain-to-sea trail system. An enhanced pedestrian crossing of West Sierra Madre Avenue and restriping at North Todd Avenue would also be provided. A new golf cart path would continue to serve the golf course. Removable bollards would be placed at the proposed sidewalk entries to prevent golf carts from using the sidewalk, while maintaining ADA accessibility. Internal walkways would also be provided with gated pedestrian access to West Sierra Madre Avenue. Bicycle racks would be located in the parking structure for the Senior Village.
RTP/SCS G7	Actively encourage and create incentives for energy efficiency, where possible.	<u>Consistent</u> . The Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage.
RTP/SCS G8	Encourage land use and growth patterns that facilitate transit and active transportation.	<u>Consistent</u> . The Project would allow for the development of an independent senior living community while maintaining the existing 18-hole golf course, upon reconfiguration. The increased residential uses within the area would encourage the use of transit and active transportation options. The Project would provide sidewalk improvements, facilitating connections to the surrounding area, including the San Gabriel River Trail.
RTP/SCS G9	Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	<u>Not Applicable</u> . This policy addresses the security of the regional transportation system, which is beyond the proposed project's scope.



**Table 5.1-2 [continued]
SCAG Consistency Analysis**

SCAG Goals and Growth Forecasts		Consistency Determination
RTP/SCS Adopted Growth Forecasts for Lancaster		
Adopted Growth Forecasts ² :	<u>2035 Growth Forecasts</u> Population: 53,000 Households: 15,000 Employment: 19,800	<u>Consistent.</u> Section 6.3, <i>Growth-Inducing Impacts</i> , discusses the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly. As concluded in Section 6.3 and summarized in Table 6-4, <i>Proposed Project Compared to SCAG Growth Forecasts</i> , project implementation would result in 253 dwelling units, with a resultant population of approximately 303 persons in the City. The proposed project would not cause SCAG's 2035 growth forecasts for the City to be exceeded. As concluded in Section 6.3, the proposed project's potential population and housing growth is considered less than significant.
Notes: *SCAG does not yet have an agreed-upon security performance measure. 1. Southern California Association of Governments, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction, https://scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJurisdiction.pdf , accessed September 10, 2018.		

It is further noted, the City distributed the NOP of this Draft EIR to responsible and trustee agencies, including SCAG, on June 27, 2018. The City requested the agencies' views and specific concerns related to the Project's potential environmental effects. SCAG did not respond to the NOP. As concluded in Table 5.1-2, the Project is consistent with the 2016 RTP/SCS goals and adopted growth forecasts, resulting in a less than significant impact in this regard.

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 GENERAL PLAN

LU-2 Would the Project conflict with Azusa General Plan Policies or Regulations?

Impact Analysis: The Project would involve reconfiguration of the 14.88-acre Golf Course Reconfiguration Area to accommodate four golf holes (golf holes 3, 4, 5, and 6) instead of the two existing golf holes (golf holes 4 and 5) and development of the California Grand Village Specific Plan (Specific Plan). The Project requests approval of the golf course reconfiguration plan, Tentative Tract Map to subdivide the property to separate the 4.48-acre Specific Plan Area from the Golf Course Reconfiguration Area, and Design Review (to evaluate the proposed golf course reconfiguration plan for consistency with the Municipal Code). Reconfiguration of the golf course would not conflict with the Azusa General Plan policies or regulations. The Open Space designation for the 14.88-acre portion of the golf course would remain Open Space and the golf course would continue to operate as an 18-hole, PAR 70 golf course.

In order to accommodate the senior-living residential community facility, the Project requests adoption of the Specific Plan and approval of a General Plan Amendment (GPA), Zone Change, and Tentative Tract Map for the 4.48-acre portion of the Site. The Specific Plan is a regulatory



document and provides a means for implementing the Azusa General Plan for the Site. The policies and regulations contained in the Specific Plan would serve as the zoning for the property. The Specific Plan proposes a senior-living residential community for seniors ages 62 and older (“Senior Village”). The Specific Plan also provides goals and objectives, land use plan, development plan, design guidelines, development standards, infrastructure plan, and implementation plan to guide development of the property.

Based on the Conceptual Site Plan, the Senior Village would provide a maximum of 253 residences consisting of 199 independent living residences, 28 assisted living suites, and 26 memory care suites; refer to [Table 3-1](#). While primarily an independent living village, the limited assisted living and memory care suites would provide continuing care as needed for either existing residents or others in need. In addition to the residences, the Senior Village would provide amenities for residents and guests.

The Specific Plan and proposed GPA are analyzed below for consistency with the Azusa General Plan land use designations and policies.

GENERAL PLAN LAND USE DESIGNATION

The General Plan Land Use Map designates the Site as Open Space. Per California Law, the proposed Specific Plan must be consistent with the General Plan. To ensure consistency between the proposed Specific Plan and the General Plan, the General Plan Land Use Map would be amended alongside adoption of the proposed Specific Plan. More specifically, the proposed GPA would amend the General Plan Land Use Map to change the land use designations for the 4.48-acre site to Specific Plan. Upon approval of GPA, the Specific Plan would be consistent with the General Plan Land Use Map.

GENERAL PLAN POLICIES

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 5.1-3, *General Plan Policy Consistency Analysis*](#), provides an analysis of the Project’s consistency with the relevant General Plan policies. As the golf course reconfiguration would not involve a change in use or operations a detailed discussion of consistency with the General Plan policies is not applicable, as the golf course and its operations would remain consistent with the General Plan. Therefore, the consistency analysis provided in [Table 5.1-3](#) focuses on the proposed Specific Plan and development of the Senior Village. However, it should be noted that [Section 5.0, *Environmental Analysis*](#), of this EIR includes the golf course reconfiguration within the analysis and therefore it is inherently included within the policy consistency discussion.

As concluded in the discussions below, the Project would be consistent with all relevant General Plan policies with the implementation of Mitigation Measure LU-1. As such, impacts in this regard are less than significant.



**Table 5.1-3
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
Land Use Element	
<u>Goal LU 1:</u> Provide for a complete and integrated mix of residential, commercial, industrial, recreation, public and open space meeting the needs of existing and future residents and businesses.	
<p><u>LU 1.2:</u> Establish land use designations and appropriate density standards and development standards to:</p> <ul style="list-style-type: none"> • ensure a balance of land uses; and • enhance the City’s long-term economic and fiscal well-being, including housing units of all types and prices; retail and commercial uses; employment generating industrial businesses; recreational facilities; governmental services; utilities and infrastructure; institutional and religious; and open space as defined in Land Use Diagram Classification, Table CD-2, and shown on the Regulating Plan, Figure CD-3 and Land Use Diagram, Figure CD-4. (LU1, LU2, and LU24) 	<p><u>Consistent.</u> The Project proposes a senior living facility on a portion of a Site currently designated as Open Space. The remainder of the Site would remain Open Space and four of the existing golf holes would be reconfigured to provide for continued operations of the 18-hole, 70 PAR golf course. Through a Specific Plan, the Project would allow for development of a Senior Village that would consist of independent living residences, assisted living suites, and memory care suites, as well as associated amenities. The introduction of a Senior Village would provide needed housing for seniors, as well as employment opportunities within the City, improving the overall balance of residential land uses. Although the Project would introduce senior housing, it would also result in the loss of 4.48-acres of open space within the City. With implementation of Mitigation Measure LU-1 requiring the Project Applicant to provide a mitigation payment to provide improvements to City recreational facilities, impacts to open space resources would be reduced to less than significant; refer to Response to Policy LU 8.9.</p>
<u>Goal LU 2:</u> Azusa is a renewed community of beautiful homes and stable neighborhoods providing a safe environment, green space, and a broad community life.	
<p><u>LU 2.1:</u> Establish Azusa as a “community of neighborhoods”. Using a scale of a five-minute walk, each interconnected neighborhood will develop its own unique character, but all neighborhoods will share common elements:</p> <ul style="list-style-type: none"> • a “neighborhood center” that provides a place for neighbors to gather. The center can be located in the middle of the neighborhood or at its edge. The center might include a school, a park, a neighborhood store, or perhaps, all three; • high-quality new and renovated homes available to a broad range of buyers; • single family homes will be the predominate type of housing within the neighborhood, but a mix of other housing types will be permitted if they currently exist or if they are compatible in scale and character as the surrounding neighborhood. (LU1, LU3, LU6 and LU9) 	<p><u>Consistent.</u> The Site is not located directly within an area identified as a “neighborhood” by the General Plan but is in immediate proximity to the Foothill Neighborhoods. The Project would not conflict with the City’s vision to establish Azusa as a community of neighborhoods. The Project would provide high-quality senior housing comprised of independent living residences, assisted living suites, and memory care suites along with a variety of amenities including, but not limited to, walking trails and outdoor spaces; recreational facilities; services such as dining, bistro, salon/spa; as well as transportation services to local shopping, dining, medical, and institutional uses. Pedestrian improvements within the area would include new sidewalks and improved crossings that would facilitate opportunities for residents to walk to and connect with neighboring areas.</p>
<p><u>LU 2.3:</u> Establish neighborhood associations and organizations to create neighborhood improvement strategies and foster neighborhood social and safety events. (LU15)</p>	<p><u>Consistent.</u> The Senior Village would be managed by a full-time on-site management company that would be responsible for organizing, promoting, and implementing on-site social activities. A concierge serve would also be available to organize events off-site and provide transportation to other areas within the City. On-site security would also be provided.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<p><u>LU 2.5:</u> Enhance neighborhoods by adding traditional elements such as pedestrian oriented, street lighting, street trees, landscaped parkways, traffic calming measures, and neighborhood centers. (LU1, LU3, LU13, LU14, LU16, and LU18)</p>	<p><u>Consistent.</u> The Senior Village would provide new sidewalks along West Sierra Madre Avenue and North Todd Avenue to facilitate pedestrian circulation. The sidewalk along North Todd Avenue would be separated from a parallel golf cart path by landscaping and a four-foot-high mesh fence with landscaping. Street lighting along North Todd Avenue and West Sierra Madre Avenue would be provided along with street trees. The Specific Plan includes design standards and guidelines to provide human-scale architecture, through a variety of materials, building articulation, and landscaping at the ground level. Landscaping would be provided throughout the Site and include a variety of plant species of varying height, texture, and color.</p>
<p><u>LU 2.9:</u> Require both single family residential and multi-family units and sites be designed to convey a high level of quality and character and reflect and complement surrounding neighborhood character. This includes, but not limited to:</p> <p><u>Single-Family and Multi-Family</u></p> <ul style="list-style-type: none"> • using “living space forward” design concepts; • modulation and building elevation articulation and masses (avoiding undifferentiated “boxlike structures”); • incorporating well-defined roof lines; • using extensive site landscape to complement the architectural design of the structure; and • minimizing the amount and width of paving in front and side yards for driveway and garage access. <p><u>Multi-Family</u></p> <ul style="list-style-type: none"> • conveying the visual character of individual units rather than a singular building mass and volume for multi-family structures; • including separate, well-defined entries for each residential unit; • locate the first occupiable floor at or near the predominate grade elevation, ensure subterranean parking facilities are not visible from the street frontage; and • siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure. (LU1, LU2, LU6 and LU9) 	<p><u>Consistent.</u> Refer to Response to Policies LU 1.2 and LU 2.5. As stated above, the Site is not located with an area identified as a “neighborhood” by the General Plan. Although designated as Open Space, the Site is located within the West End Industrial District. Light industrial uses are located immediately east of the Specific Plan Area and to the west, across North Todd Avenue. However, a portion of the golf course (Golf Course Reconfiguration Area) is located immediately south of the Specific Plan Area and attached single-family residential uses are located to the north, across West Sierra Madre Avenue. The Site is located within the northern portion of the West End Industrial District, as it transitions to the Foothill Neighborhoods to the north.</p> <p>The proposed structure would use “living space forward” design concepts through the use of patios and balconies along West Sierra Madre Avenue and North Todd Avenue. The structure would also incorporate modulation and articulation through the use of building materials, varying heights, and architectural elements to avoid a “boxlike” structure; refer to <u>Exhibit 5.2-3</u>. The main structure would not exceed four stories and would be stepped back along West Sierra Madre Avenue at the fourth level reducing the scale of the building along the frontage. New sidewalks and street trees would be provided along North Todd Avenue and Sierra Madre Avenue. The building frontage along North Todd Avenue would be set back to accommodate a new sidewalk and 9-foot-wide golf cart path for two-way traffic, located outside of right-of-way and separated from the sidewalk by a vegetated fence. Shrubs and planters with a range of plant species to vary height, texture, and color would also be incorporated along the Project’s frontage. A circular driveway with a porte-cochere would provide vehicular access to the parking structure located within the interior of the project site.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
	<p>Due to the nature of the Project, as a Senior Village with secured access, it would not include separate entries from the street, but would be articulated to feel like separate entrances rather than a singular mass through the use of individual patios along the ground floor and balconies adjacent to North Todd Avenue and West Sierra Madre Avenue. As stated above, varying heights, façade articulation, and use of building materials would provide visual interest and limit the look and feel of a singular building mass. The parking garage would be located within the interior of the Site and would be wrapped by residences, concealing the parking structure from surrounding streets and providing residents with direct access to their residential floor.</p> <p>Overall, the Project would be required to comply with the Design Guidelines and Development Standards contained in the Specific Plan. As part of the City’s Design Review process, findings would be made regarding the Project’s architectural design, building massing, and scale to ensure it is consistent with the City’s General Plan and Development Code.</p>
<p>LU 2.11: Require the design of new residential developments to include the following:</p> <ul style="list-style-type: none"> • greenbelts, sidewalks, landscaped parkways, parks, recreation amenities, and other community amenities; • minimizing the width of streets to encourage pedestrian activity and to slow traffic, as appropriate; • potentially, include well designed and lighted alleys to minimize the dominance of garages along street frontage; • siting of development to avoid disturbances of sensitive areas and maintain important environmental resources, including topographical formations and habitat; and • accommodate the development of recreational, community meeting, educational, and day care facilities in all residential areas, provided that they are compatible with the intended residential function and character of the neighborhood, and subject to City review and approval. (LU1, LU2, LU6, LU8, LU9, and UF4) 	<p><u>Consistent.</u> Refer to Response to Policy LU 2.9. As a self-contained neighborhood, the Senior Village would include extensive landscaping including greenbelts, dog park, meditation garden and walking path, as well as other recreational amenities such as pool, and gym/fitness rooms. On-site facilities would provide community activity/meeting space for residents and guests of the Senior Village. Alterations to the widths of streets are not proposed; however, the Project would provide street trees and sidewalks along North Todd Avenue and West Sierra Madre Avenue, as well as an improved pedestrian crossing. As discussed in <u>Section 5.3, Biological Resources</u>, the Project would not disturb sensitive habitat. Mitigation Measure BIO-1 would require preconstruction nesting bird surveys in the event Site disturbance/vegetation removal cannot occur outside of the nesting season to determine the presence of nests or nesting birds and their protection.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<p><u>LU 2.12:</u> Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households provided that the units are designed to be compatible with adjacent residential structures. (LU1, LU2, and LU3)</p>	<p><u>Consistent.</u> The development of the Senior Village would provide senior housing, restricted to those age 62 and older, as well as additional care for those seniors who need more assistance in Assisted Living and Memory Care. There are no existing residential structures immediately adjacent to the Project site. The Senior Village would be developed on a site currently designated as Open Space and comprised of a portion of a golf course within the West End Industrial District. Although the West End Industrial District is primarily developed with industrial uses, there are residential uses located north of the Site, north of West Sierra Madre Avenue just outside of the District. The Senior Village is designed to ensure compatibility with existing uses within the area. The main structure would not exceed four stories and would be stepped back along West Sierra Madre Avenue at the fourth level reducing the scale of the building along the frontage. Balconies and ground floor patios would also be provided. Most of the independent living residences would be located within the northern portion of the Site. Common outdoor spaces would be oriented toward the interior of the property, surrounded by residential uses. The eastern property boundary would have a block wall up to 15 feet tall and landscaping to provide screening from the adjacent light industrial use.</p>
<p><u>Goal LU 3:</u> Azusa's corridors will be transformed into well-planned transit corridors, providing some retail and commercial opportunities in mixed-use settings, providing opportunities for new homes, and connecting all our neighborhoods and districts.</p>	
<p><u>LU 3.2:</u> Multi-family and mixed-use units and sites are designed to convey a high level of quality and character, and reflect and complement surrounding neighborhood character. This includes, but is not limited to:</p> <ul style="list-style-type: none"> • using “living space forward” design concepts; • modulation and building elevation articulation and masses (avoiding undifferentiated “boxlike structures”); • incorporating well-defined roof lines; • using extensive site landscape to complement the architectural design of the structure; • conveying the visual character of individual units rather than a singular building mass and volume for multi-family structures; • including separate, well-defined entries for each residential unit; • locating the first occupiable floor at or near the predominate grade elevation, ensure subterranean parking facilities are not visible from the street frontage; and • siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure. (LU1, LU2, LU3, LU4, LU6, and LU9) 	<p><u>Consistent.</u> Refer to Response to Policies LU 1.2, LU 2.5, LU 2.9, and LU 2.12.</p>
<p><u>LU 3.3:</u> Require new developments to provide for on-street landscaping, landscaped parkways, and other streetscape as specified in the Urban Form Element and Development Code. (LU1 and LU6)</p>	<p><u>Consistent.</u> The Project would provide new sidewalks and street trees planted every 30 feet along North Todd Avenue and West Sierra Madre Avenue.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<p><u>Goal LU 4:</u> 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.</p>	
<p><u>LU 4.2:</u> Encourage the revitalization of the four districts each with its special or unique focus, identity, and mix of uses:</p> <ul style="list-style-type: none"> • 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. (LU1, LU4, LU6, and LU14) 	<p><u>Not Applicable.</u> The Project proposes a General Plan Amendment to change the Site’s land use designation to Specific Plan. The proposed Specific Plan is a regulatory document and would provide a means for implementing the General Plan for the Specific Plan Area. The policies and regulations contained in the proposed Specific Plan would serve as the zoning for the property. The Specific Plan also provides goals and objectives, land use plan, development plan, design guidelines, development standards, infrastructure plan, and implementation plan to guide development of the property. The Specific Plan would designate the Site Residential Care Facility for the Elderly (RCFE), which would be consistent with the Azusa Municipal Code. Upon adoption of the Specific Plan, the Site would no longer be subject to the West End Industrial District policies but would be subject to the policies and regulations contained in the Specific Plan and General Plan goals and policies associated with the residential development. As demonstrated through this consistency analysis, the Project would be consistent with applicable residential policies.</p>
<p><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. (LU1)</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 4.2.</p>
<p><u>LU 4.9:</u> 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.</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 2.9. The architecture of the Senior Village would be Santa Barbara architectural style with buildings having complementary color shading to create visual articulation and interest. The architectural intent is to create a Senior Village that feels like separate residences, which would be achieved through architectural differentiation, human-scale elements, use of color, and complementary architecture. The Senior Village would be distinct and uniquely identifiable within the West End Industrial District due to its use and design. However, it would be compatible in that the Senior Village would be located south of West Sierra Madre Avenue, across from existing residential uses and north of the reconfigured golf course area. Although located within the West End Industrial District, the design of the Senior Village takes into consideration surrounding uses through design elements, such as placement of outdoor space toward the interior of the site, the use of walls and landscaping to buffer from adjacent uses to the east and use of insulation and windows as well as climate-controlled interiors to reduce noise.</p>
<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 Senior Village would improve pedestrian linkages in the area through the provision of new sidewalks and street trees along North Todd Avenue and West Sierra Madre Avenue. The sidewalk along North Todd Avenue would be separated from a golf cart path. The crosswalk at the intersection of North Todd Avenue and West Sierra Madre Avenue would be improved with red signal warning and pedestrian crossing lighting. Improvement of this crossing would facilitate pedestrian access to the San Gabriel River Trail.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<p><u>Goal LU 8:</u> Preserve and provide open space for City’s residents that provide visual amenity, recreational opportunities, protect environmental resources, and protect the population from natural hazards.</p>	
<p><u>LU 8.9:</u> Require developers of any use whose scale may significantly impact existing open space resources to allocate sufficient lands as permanent open space for recreation, visual amenity, and/or environmental resources protection (by dedication, easement, or other City approved technique). (LU5, LU6, and LU7)</p>	<p><u>Consistent.</u> The Senior Village would be developed on a 4.48-acre portion of the existing golf course, designated Open Space. Although the golf course would be reconfigured to maintain current operations as an 18-hole, PAR 70 golf course, permanent loss of open space would occur with the Project. In order to reduce the impact associated with the loss of open space resources, the Project Applicant would be required to provide a mitigation payment to provide improvements to City recreational facilities; refer to Mitigation Measure LU-1. Upon compliance with Mitigation Measure LU-1, the Project would be consistent with Policy LU 8.9.</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. (LU1, LU11, and LU12)</p>	<p><u>Consistent.</u> As discussed in Section 5.12, <i>Public Services and Utilities</i>, implementation of the Specific Plan would require the construction of new wastewater connection lines, private on-site water lines, and storm drain facilities. The wastewater and water lines would connect to existing facilities that would be adequate to support the Senior Village development. The proposed storm drain facilities would be designed to completely store and infiltrate the 5th percentile storm event. Thus, adequate infrastructure would be provided.</p>
<p><u>Goal LU 10:</u> Ensure the compatibility among various types of land uses.</p>	
<p><u>LU 10.3:</u> Require that the elevation of all parking structures facing residential parcels be lined with residential or commercial uses, enclosed, or controlled to prevent adverse noise and air emissions impacts on residences. Incorporate architectural design elements, such as surface treatments, off-set planes, and structural articulation and landscape, to provide visual interest and to be compatible with adjacent residences. (LU1 and LU6)</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 2.9.</p>
<p><u>LU 10.4:</u> Require rooftop parking adjacent to residential areas be enclosed by a wall or other appropriate element within an adequate distance to prevent adverse visual and noise impacts. (LU1 and LU6)</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 2.9. Because the parking structure would be surrounded by residential units and associated building architecture, rooftop parking would not be visible from surrounding uses. Due to the location of the structure within the interior of the property and distance from existing residential structures, noise impacts associated with rooftop parking would not occur.</p>
<p><u>Goal LU 11:</u> Ensure the proper maintenance of buildings and properties.</p>	
<p><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.</p>	<p><u>Consistent.</u> Construction of the Project would be 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.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<p><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.</p>	<p><u>Consistent.</u> The Project is subject to Design Review, to ensure that the proposed development complies with the Specific Plan and all applicable Development Code standards and regulations and General Plan policies. The Senior Village would include on-site parking and a variety of services and amenities including open space, recreation programs, gathering spaces, and programming and services for its residents.</p>
<p><u>LU 11.7:</u> Require new development and existing development be maintained in a safe manner. (LU23)</p>	<p><u>Consistent.</u> The Senior Village would provide full-time on-site security. Additionally, the Senior Village has been designed to ensure the safety of its residents, secured entries, gated parking garage, walls and fencing with deterrent landscaping, first floor patios with fencing, wrought iron railing, exterior security lighting, balconies to provide forward living, and landscaping that minimizes potential hiding areas. Further, a Fire Master Plan would be designed to minimize fire risk and comply with the current Fire Code.</p>
<p>City Design Element (Urban Form Element)</p>	
<p><u>Goal UF 4:</u> Improve the visual appeal of the City.</p>	
<p><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.</p>	<p><u>Consistent.</u> Signage for the Senior Village is proposed to be incorporated into an entry monument located on either side of the main entry drive aisle and at the corner of North Todd Avenue and West Sierra Madre Avenue to identify the Senior Village. The signage and associated monument wall would be designed to include natural materials and a color palette consistent with the main structure and would be up lit. A final Master Sign Plan would be required for review and approval by the City to ensure compliance and consistency with the Specific Plan.</p>
<p><u>Goal UF 5:</u> Maintain the visual character and scale of existing neighborhoods.</p>	
<p><u>UF 5.1:</u> Encourage new residential projects to be built in a form and scale compatible with and appropriate to their surroundings. (UF4)</p>	<p><u>Consistent.</u> Refer to Response to Policies LU 1.2, LU 2.5, LU 2.9, LU 2.12, LU 4.9, and LU 8.9.</p>
<p><u>Goal UF 8:</u> Encourage a variety of housing types and sizes to accommodate the diverse needs of the population.</p>	
<p><u>UF 8.1:</u> Support the development of multiple housing types in corridors and the districts, require high quality design, construction methods, materials, and maintenance. (UF4)</p>	<p><u>Consistent.</u> Refer to Response to Policy LU 2.9 and LU 4.9. The development of the Senior Village would provide senior housing, restricted to those age 62 and older, as well as additional care for those seniors who need more assistance in Assisted Living and Memory Care, thereby providing a needed housing type within the community. The Senior Village is proposed to be of high quality design and materials and would provide ongoing maintenance to ensure the quality is maintained.</p>
<p>City Design Element (Mobility Element)</p>	
<p><u>Goal M 1:</u> Balance the roadway with the planned land uses in the City.</p>	
<p><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.</p>	<p><u>Consistent.</u> Project impacts related to traffic and circulation are summarized in <u>Section 5.8, Traffic and Circulation</u>. As concluded in <u>Section 5.8</u>, the Project would have a less than significant impact on traffic, including intersection levels of service.</p>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<p><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.</p>	<p><u>Consistent.</u> As concluded in <u>Section 5.8</u>, the Project would not contribute to a significant traffic impact requiring the implementation of improvements to the circulation system. The Senior Village would provide new sidewalks with street trees, a golf cart path, enhanced pedestrian crossing and restriping on North Todd Avenue.</p>
<p><u>Goal M 4:</u> Design/Redesign streets to encourage pedestrian and bicycles and to accommodate vehicles. Make City streets more pedestrian-friendly and bicycle-friendly.</p>	
<p><u>M 4.3:</u> Provide sidewalks on all city streets, as appropriate (see Mobility Policy 3.1). (M8)</p>	<p><u>Consistent.</u> Refer to Response to Policies LU 4.10 and M1.3.</p>
<p><u>Goal M 8:</u> Encourage walking, biking, and the use of transit through a variety of land use development and urban design measures.</p>	
<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>Consistent.</u> Due to the unique nature of the proposed Senior Village as a Residential Care Facility for the Elderly (RCFE), parking is not specifically defined in the City of Azusa Municipal Code. A parking study specific to the RCFE land use was prepared. The parking study determined a minimum of one parking space shall be provided for each residence. The Senior Village would provide 253 parking spaces, resulting in an estimated surplus of 82 spaces. The Specific Plan also requires a minimum of 10 bicycle parking racks be provided within the garage. Additionally, the Senior Village would provide transportation services for residents to participate in off-site activities within the greater community.</p>
<p>Housing Element</p>	
<p><u>Goal H 3:</u> Provide adequate sites for the development of new housing through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.</p>	
<p><u>H 3.7:</u> Support the provision of high-quality rental housing for large families, students and senior households.</p>	<p><u>Consistent.</u> The development of the Senior Village would provide senior housing, restricted to those age 62 and older, as well as additional care for those seniors who need more assistance in Assisted Living and Memory Care, thereby providing a needed housing type within the community.</p>
<p><u>Goal H 4:</u> Minimize the impact of governmental constraints on housing production and affordability.</p>	
<p><u>Policy H 4.2:</u> Use the specific plan or a similar process as a tool to provide flexible and creative solutions to housing on larger pieces of property.</p>	<p><u>Consistent.</u> The Project proposes a Specific Plan to implement the development of a Senior Village providing needed senior housing with Assisted Living and Memory Care facilities.</p>
<p>City Design Element (Historic and Cultural Resources Element)</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>



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
City Design Element (Infrastructure Element)	
Goal I 1: 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><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 would require installation of an additional underground electrical circuit from the existing substation on North Angelina Avenue to the Project site.</p>
Goal I 2: 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><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. The Senior Village would include a new looped water system with connections at West Sierra Madre Avenue and North Todd Avenue, designed in compliance with City standards.</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 Specific Plan's main driveway. The private line would continue off-site to tie into the existing 8-inch Azusa Public Works Department sewer line located west and then south of the Site at North Todd Avenue and 10th Street. Refer to <u>Section 5.12</u>.</p>
<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. The Senior Village would include water efficient landscaping and the latest in water saving fixtures.</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>
Goal I 3: 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.	



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
<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><u>Goal I 4:</u> 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 provide storm drain facilities resulting in 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>Consistent.</u> As described in <u>Section 5.6, Hydrology and Water Quality,</u> underground stormwater storage units would be installed to hold stormwater, promote groundwater infiltration, and release storm flows to North Todd Avenue. Parkway culverts would be constructed adjacent to drop inlets connected to the underground stormwater storage units. The underground stormwater storage units would be designed to completely store and infiltrate the 85th percentile storm event. In accordance with the County's Low Impact Development requirements, a 25- and 50-year hydrology analysis has been conducted for the Specific Plan Area under its proposed condition. Specific Plan implementation would result in a decrease in 25- and 50-year storm flow rates.</p>
<p><u>Goal I 5:</u> Maintain solid waste collection and disposal service in accordance with the California Integrated Waste Management Act of 1989, pursue funding sources to reduce the cost of the collection and disposal services in the City.</p>	
<p><u>I 5.1:</u> Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with State law. (I3, I5, and I9)</p>	<p><u>Consistent.</u> Project-generated solid waste and its impacts on collection are analyzed in <u>Section 5.12</u> and conclude the Project would have a less than significant impact to solid waste collection services.</p>
<p>The Economy and Community Element</p>	
<p>Economic Development Element</p>	
<p><u>Goal EC 4:</u> Create a high-quality employment environment for Azusa residents.</p>	
<p><u>EC 4.1:</u> Support the creation of high-quality jobs for relatively low skill levels.</p>	<p><u>Consistent.</u> The Senior Village would create 90 full-time equivalent jobs with a range of skills from custodial and food service to professional management and administrative to highly trained nursing and therapy. Thus, the Senior Village would contribute to the City's economic base while providing independent living residences and active living and memory care facilities for seniors.</p>
<p><u>Goal EC 8:</u> Housing opportunities.</p>	
<p><u>EC 8.1:</u> Work to ensure a range of housing opportunities for Azusa residents of all ages, incomes, and family structures. (EC8)</p>	<p><u>Consistent.</u> The development of the Senior Village would provide senior housing, restricted to those age 62 and older, as well as additional care for those seniors who need more assistance in Assisted Living and Memory Care, thereby providing a needed housing type within the community.</p>



Table 5.1-3 [continued]
General Plan Policy Consistency Analysis

Relevant General Plan Policies	Project Consistency Analysis
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.
Goal EC 11: Create a unique place with high quality of life for all its residents.	
EC 11.1: Promote quality of life for its own sake as well as making it part of an economic development strategy. Coordinate carefully with the other elements of the General Plan that address such key features of Azusa's physical setting such as the natural environment. (EC2, EC3, EC7, and EC8)	<u>Consistent.</u> The development of the Senior Village would provide senior housing, restricted to those age 62 and older, as well as additional care for those seniors who need more assistance in Assisted Living and Memory Care, thereby providing a needed housing type within the community. The Senior Village would promote quality of life for its residents by providing a high-quality and safe environment with services and amenities. Additionally, the Senior Village would provide a range of employment opportunities within the community.
EC 11.2: Build long-term value in the community. (EC2, EC3, EC6, EC7, and EC8)	<u>Consistent.</u> The Senior Village would provide an opportunity for existing residents who are in need of a senior independent living facility or more assistance in Assisted Living and Memory Care to remain in the community.
EC 11.3: Connect housing development and residential quality to all aspects of the economic development strategy. (EC1 and EC8)	<u>Consistent.</u> Refer to Response to Policy EC 11.1.
Public Services Element	
Goal PS 1: 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> As analyzed in Section 5.12, the Project would increase demand for public services (e.g., fire and police); however, impacts would be less than significant. The Project would be subject to payment of a pro-rated fee to pay for additional fire facilities and personnel in conformance with General Plan Public Services Policy 2.5 and Resolution No. 2018-C07. ³ Further, development of the Senior Village would result in the loss of 4.48 acres of designated open space. Implementation of Mitigation Measure LU-1 would require the Project Applicant to provide a mitigation payment to provide improvements to City recreational facilities.
PS 1.8: Ensure that project development site designs provide "defensible space." (PS5)	<u>Consistent.</u> The Specific Plan proposes a landscape plan designed to minimize hiding areas in landscaped areas near sidewalks and buildings through species selection and maintenance practices. A Fire Master Plan for the Senior Village has been approved by the LA County Fire Department to ensure sufficient access and defensible space is provided in accordance with the Fire Code is provided.
Goal PS 2: Ensure adequate protection from fire and medical emergencies for Azusa residents and property owners.	
PS 2.5: Require new development be assessed a pro-rated fee to pay for fire facilities and personnel.	<u>Consistent.</u> Refer to Response to Policy PS 1.3.
PS 2.6: Require all new development to design site plans and structures with fire and emergency access and safety in mind. (PS5)	<u>Consistent.</u> Refer to Response to Policy PS 1.8.

³ City of Azusa, Resolution No. 2018-C07: A Resolution of the City Council of the City of Azusa, California, Approving and Adopting a Revised Schedule of Fees and Charges for Various Municipal Activities and Services, January 16, 2018.



**Table 5.1-3 [continued]
General Plan Policy Consistency Analysis**

Relevant General Plan Policies	Project Consistency Analysis
PS 2.7: Ensure that buildings and lots are maintained in a manner that is consistent with fire prevention and personal safety. (PS5 and PS6)	<u>Consistent.</u> Refer to Response to Policy PS 1.8. The Senior Village would maintain on-site management to ensure the property is maintained.
The Natural Environment Element	
Geology Hazards	
<u>Goal GEO 1:</u> Ensure the continued functioning of essential (critical, sensitive and high-occupancy) facilities following a disaster; help prevent loss of life from the failure of critical and sensitive facilities in an earthquake; and help prevent major problems for post-disaster, response, such as difficult or hazardous evacuations or rescues, numerous injuries, and major cleanup or decontamination of hazardous materials.	
<u>GEO 1.3:</u> Prohibit the location of Critical Facilities within an identified fault zone or potentially active fault zone of concern (or future Alquist-Priolo Earthquake Fault Zone, Figure Geo-2), unless it is determined by a qualified geologic engineer that a closer location will not result in undue risks based on detailed site investigations. (Geo1, Geo11, Geo14 and Geo27).	<u>Consistent.</u> Geology and soil conditions and their potential impacts on the Project, including fault zones, are addressed in <u>Section 5.5, <i>Geology and Soils</i></u> . The Senior Village would not be located within an identified fault zone or potentially active fault zone of concern.
<u>GEO 1.4:</u> Prohibit the location of Sensitive and High-Occupancy facilities within 100 feet of the identified active fault zone or potentially active fault zone of concern, unless it is determined by a qualified geologic engineer that a closer location will not result in undue risks based on detailed site investigations. (Geo1, Geo2, Geo11, Geo14, and Geo27)	<u>Consistent.</u> Refer to Response to Policy GEO 1.3.
Air Quality Element	
<u>Goal AQ 1:</u> Improve air quality in Azusa and reduce exposure to air pollutants.	
<u>AQ 1.1:</u> Integrate air quality concerns into land use planning decisions (AQ1 through AQ4, and AQ8).	<u>Consistent.</u> Project impacts related to air quality are summarized in <u>Section 5.9, <i>Air Quality</i></u> , and concludes impacts would be less than significant.
<u>AQ 1.2:</u> Integrate air quality concerns into site design review (AQ1 and AQ5).	<u>Consistent.</u> Refer to Response to Policy AQ 1.1.
Noise Element	
<u>Goal N 1:</u> Maintain community noise levels that meet health guidelines and allow for a high quality of life.	
<u>N 1.1:</u> Integrate noise considerations in the City's land use planning and project approval process (N1, N2, N3, N5, N6, N10, N11, and N12).	<u>Consistent.</u> Project impacts related to noise levels are summarized in <u>Section 5.11</u> and concludes impacts would be less than significant.
<u>N 1.4:</u> 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> Refer to Response to Policy N 1.1.
Source: City of Azusa, <i>City of Azusa General Plan</i> , April 2004 and City of Azusa, <i>2014-2021 Housing Element</i> , adopted October 21, 2013.	



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

Mitigation Measures:

LU-1 Prior to issuance of grading permits, the Project Applicant shall provide a mitigation fee payment in the amount of \$325,000 to provide improvements to City recreational facilities that have been programmed into the City’s Capital Improvement Program and Parks Master Plan. The facilities where the improvements shall be applied to shall be at the discretion of the City’s Community Development Director, or his/her designee. Mitigation fees shall be placed in a separate fund and specifically used toward the improvement of passive open spaces for recreational purposes, consistent with General Plan Land Use Policies 8.10 and 8.11.

Level of Significance: Less Than Significant Impact With Mitigation Incorporated.

CITY OF AZUSA MUNICIPAL CODE

LU-3 **Would the Project conflict with the City of Azusa Municipal Code Standards or Regulations?**

Impact Analysis: As stated, the Project would involve reconfiguration of the 14.88-acre Golf Course Reconfiguration Area to accommodate four golf holes (golf holes 3, 4, 5, and 6) instead of the two existing golf holes (golf holes 4 and 5) and development of the Specific Plan. The Project requests approval of the golf course reconfiguration plan, Tentative Tract Map to subdivide the property to separate the 4.48-acre Specific Plan Area from the Golf Course Reconfiguration Area, and Design Review (to evaluate the proposed golf course reconfiguration plan for consistency with the Municipal Code). Reconfiguration of the golf course would not conflict with the Zoning for the Site. The Site is currently zoned Recreation and the 14.88-acre portion of the Site would remain Recreation and the golf course would continue to operate as an 18-hole, PAR 70 golf course, consistent with its use permit.

To ensure consistency with the proposed Specific Plan and the Azusa Zoning Map, the Zoning Map would be amended alongside adoption of the Specific Plan for the 4.48-acre portion of the Site. The approval of the Zone Change is requested to amend the Azusa Zoning Map to change the zoning for the 4.48-acre portion of the Site from Recreation to Specific Plan.

Azusa Municipal Code Section 88.51.060, *Zoning Amendments*, establishes the conditions and requirements for consideration of a zone change. In accordance with Section 88.51.060, in recommending and approving a zone change, the Planning Commission and City Council are required to make findings of fact:

- 1. That the proposed amendment is consistent with the goals, policies, and objectives of the general plan, any applicable specific plan, development agreement, owner participation agreement or disposition and development agreement; and*
- 2. That a proposed zone change will not adversely affect surrounding properties.*



Azusa Municipal Code Section 88.51.070, *Specific Plans*, establishes the procedures for initiation, consideration, and approval of a Specific Plan. In accordance with Section 88.51.070, the Planning Commission and City Council are required to make findings of fact before recommending and approving a Specific Plan:

1. *That the proposed specific plan is consistent with the goals, policies, and objectives of the general plan, any applicable specific plan, development agreement, owner participation agreement or disposition and development agreement; and*
2. *That a proposed specific plan will not adversely affect surrounding properties.*

The proposed Zone Change of the 4.48-acre portion of the Site from Recreation to Specific Plan would allow the California Grand Village Specific Plan to regulate the use and development of the 4.48-acre Site. A Specific Plan is intended to ensure development occurs in a coordinated fashion, with adequate public/private services and infrastructure, rather than as a series of isolated individual projects. A Specific Plan also provides the opportunity for unique and creative designs that are not possible under the City's typical development regulations.

In addition to the Zone Change, the Project requests approval of a Tentative Tract Map to subdivide the property to create the 4.48-acre parcel for development of the Specific Plan. Azusa Municipal Code Division 2, Tentative, establishes the provisions for the form, content, and approval of tentative maps.

Upon adoption of the proposed Specific Plan and approval of the Zone Change and Tentative Tract Map, the project would be consistent with the Azusa Municipal Code and Zoning Map. The California Grand Village Specific Plan would provide the regulatory framework to provide design guidance, development regulations, and implementation measures for development of the Specific Plan Area. Development within the Specific Plan Area would be evaluated by the City to ensure consistency with the Specific Plan and would concurrently undergo Design Review, consistent with Municipal Code Section 88.51.032 to evaluate the Senior Village for consistency with the permitted uses, development/design standards, and requirements per the proposed Specific Plan. Impacts would be less than significant in this regard.

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.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

- Would the Project have a cumulatively considerable impact on consistency with SCAG's regional planning efforts?

Impact Analysis: SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted 2016 RTP/SCS. SCAG refers to CEQA Guidelines Section 15206, Projects of Statewide, Regional or Areawide Significance, in determining whether a project meets the criteria to be deemed regionally significant. Each cumulative project would be evaluated on a project-by-project basis, to determine its regional significance, if any. As stated, the Project would be consistent with the 2016 RTP/SCS goals and adopted growth forecasts. Thus, the Project would not cumulatively contribute to impacts resulting from inconsistencies with the 2016 RTP/SCS. A less than significant impact would occur in this regard.

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 GENERAL PLAN

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

Impact Analysis: Upon adoption of the proposed Specific Plan, approval of the GPA and Zone Change, and implementation of Mitigation Measure LU-1, the Project would be consistent with the General Plan policies and would be consistent with the General Plan Land Use Map and Zoning Map. 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). As with the proposed Project, each project would be analyzed to ensure that the goals, objectives, and policies of the General Plan. Thus, the Project would not result in cumulatively considerable impacts.

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

Mitigation Measures: Refer to Mitigation Measure LU-1.

Level of Significance: Less Than Significant Impact With Mitigation Incorporated.



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: 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 Project would not result in cumulatively considerable impacts.

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.



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