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# THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN

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**PROJECT SITE LOCATED IN THE  
CITY OF DUARTE AND CITY OF MONROVIA**

**June 21, 2011**

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## Chapter I. INTRODUCTION

### Specific Plan Purpose

The “Rose Gardens at Santa Teresita Specific Plan” (the RGST Specific Plan) provides a land use plan, development regulations, and design guidelines to facilitate the development of a campus that shall offer a continuum of care for the elderly. The project area covered by this Specific Plan document occupies 12-acres of land in the Cities of Duarte and Monrovia. The RGST Specific Plan includes the construction of new skilled nursing facilities as well as assisted living and independent living units; maintains the existing Chapel, 5-story medical office building, outpatient functions and convents; and provides for construction of new gardens, plaza, and pathways.

The RGST Specific Plan defines the uses that are permitted and their locations, as well as the guidelines for buildings and related on-site improvements. The Specific Plan ensures that the development of the area is coordinated, creating a campus-like feel with adequate consideration for infrastructure and services.

Development plans which provide for a phased development shall be prepared and submitted to the Cities of Duarte and Monrovia pursuant to applicable provisions of California state law, the City of Duarte Municipal Code and the City of Monrovia Municipal Code. The development plans shall comply with and be consistent with the RGST Specific Plan, and must be submitted for review prior to development of the RGST Specific Plan area. The City of Duarte shall be responsible for approving and issuing permits for the part of the development that is within its jurisdiction, and the City of Monrovia shall be responsible for approving and issuing permits for the part of the development that is within its jurisdiction.

### Planning Authority

#### *State of California Government Code Consistency*

The Rose Gardens at Santa Teresita Specific Plan has been prepared in conformance with California Government Code, Sections 65450-65457. After a city has adopted a general plan, it may prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan.



Section 65451 of the Government Code requires that specific plans include text and a diagram or diagrams that specify all of the following:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development shall proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specific plan.
- A statement of the relationship of the specific plan to the general plan.

The RGST Specific Plan is designed to meet these requirements of the California Government Code.

The California Government Code authorizes local governments to adopt specific plans by resolution or ordinance. All applicable development standards have been incorporated into this Specific Plan and the RGST Specific Plan replaces zoning and land use regulations currently existing in the City of Duarte and in the City of Monrovia for the project area. The RGST Specific Plan is adopted by separate ordinances in the City of Duarte and the City of Monrovia, respectively, and thereby establishes the zoning for the RGST Specific Plan area in each respective city.

#### *General Plan and Zoning Consistency*

The RGST Specific Plan serves as the planning tool for the systematic implementation of the City of Duarte General Plan and the City of Monrovia General Plan. The RGST Specific Plan was developed based on important guiding principles set forth in the Monrovia and Duarte General Plans and is consistent with goals and policies within both General Plans.

Before adoption of the RGST Specific Plan, the City of Duarte General Plan Land Use Map designated the site as Hospital. The Hospital designation is intended to accommodate hospitals, rest homes, sanitariums, and residential uses requiring a

state or county license. The designation is also intended to accommodate medical professional offices and attendant medical facilities. In Duarte, the project site is designated as a Hospital (H) zone. The H zone permitted and conditionally permitted uses encompass medical related uses such as ambulance fleet services, urgent care clinics, laboratories, surgery centers, and medical offices.

Before adoption of the RGST Specific Plan, the City of Monrovia General Plan Land Use Map designated the site as Public/Quasi-Public. Additionally the portion of the project site within Monrovia was within the Public/Quasi-Public zoning District. This land use classification is intended for application to all public uses such as schools, and government offices and facilities, as well as quasi-governmental offices and facilities such as those for the telephone company and other utilities.

The RGST Specific Plan implements various land use goals and associated policies identified in each city's respective General Plan.

In Duarte, the proposed project shall:

- Maintain a balanced community consisting of various residential housing types and densities, commercial activities, industrial development, mixed use where appropriate, and open space (Land Use Goal 1); and
- Develop compatible and harmonious land uses by providing a mix of uses consistent with future social, environmental, and economic conditions (Land Use Goal 2); and
- Provide a unique area to better serve the needs of Duarte residents and businesses (Land Use Goal 3); and
- Assist in providing affordable housing opportunities and services (Housing Goal 3), and
- Provide adequate housing sites to accommodate the needs of existing and future residents (Housing Goal 5).

In Monrovia, the proposed project shall:

- Provide for a mix of land uses (residential, commercial, industrial) which provides a balanced community (Land Use Goal 1); and
- Provide adequate infrastructure for all development (Land Use Goal 2); and
- Preserve the integrity of residential neighborhoods (Land Use Goal 3); and
- Promote land use patterns and development which contribute to community and neighborhood identity (Land Use Goal 4); and
- Encourage new development that is compatible with and complements existing land uses (Land Use Goal 5); and
- Reduce the impact of noise on residential uses (Land Use Goal 6).

The City of Duarte and the City of Monrovia propose to change both the zoning and land use designations in their respective cities to Specific Plan in order to facilitate the development of the various phases described in this Specific Plan. The RGST Specific Plan sets forth all goals and policies that are applicable to this Specific Plan. Upon Monrovia's adoption of this Specific Plan, the project area located within the City of Monrovia shall be changed to Specific Plan on the City of Monrovia General Plan map and the site shall be zoned Specific Plan, ensuring consistency between the Monrovia General Plan land use designation and the project area's zoning classification. Upon Duarte's adoption of the Specific Plan, the project area located within the City of Duarte shall be changed to Specific Plan on the City of Duarte General Plan map and shall be zoned RGST Specific Plan, ensuring consistency between the Duarte General Plan and land use designations and the project area's zoning classification.

The proposed project is unique since the various uses proposed are compatible and complementary to each other, which implement the Carmelite's Sisters' goal to offer continuum of care for the elderly. The RGST Specific Plan identifies the land uses that are permitted within each of the four proposed project phases as well as the building design, access and circulation requirements. For each identified land use within the Specific Plan, potential uses are classified as permitted, conditionally permitted, prohibited, or accessory uses. Development standards are provided for each land use and design guidelines have been created for the Specific Plan area. The RGST Specific Plan is further designed to provide flexibility to respond to the market at the time development occurs.

## Redevelopment

### *City of Duarte*

The southern portion of the project site located within the City of Duarte is within the Davis Addition of the Merged Redevelopment Project Area. The northern portion of the project located within the City of Duarte is not located within the Merged Redevelopment Project Area. The proposed project is consistent with meeting the implementation goals of the Merged Redevelopment Project Area to create affordable housing opportunities for low income households, including seniors as well as an opportunity for the City to meet many objectives and requirements mandated by State redevelopment and housing laws.

### *City of Monrovia*

The portion of the project site located within the City of Monrovia is not in a redevelopment project area

## Specific Plan Objectives

The following outlines the project objectives, which were developed by the Applicant, in consultation with the Cities of Duarte and Monrovia:

- Create a campus-like environment for a continuum of elder care based on the household model that promotes the dignity of elders;
- Design and construct a campus that includes all services to support the residential operations including wellness, nutrition, rehabilitation and other medical services to minimize off campus needs;
- Develop a highly sustainable, energy efficient campus by targeting LEED certification standards and renovating existing buildings;
- Maintain and renovate existing structures and services, where possible, to enhance sustainability and quality of life for the campus as a whole;
- Implement the Carmelite Sister's mission and vision for an Elder Care Model;
- Encourage compatible land use and interface with adjacent properties;
- Provide safe and efficient vehicular, pedestrian, and bicycle movement within and around the Specific Plan area;
- Comply with all State laws and local ordinances and policies pertinent to the preparation and adoption of Specific Plans.

## Project Background

In January 2009, the Mount Carmel Health Ministries, Inc (Carmelite Sisters), commissioned a Senior Housing Market Feasibility Study (prepared by MDS Research Company "MDS") for the project site located in the Cities of Duarte and Monrovia. The study concluded the proposed project, as described in this Specific Plan, would be feasible in the Duarte Primary Market Area (PMA), from a quantitative perspective. The study's results concluded that there is sufficient size and depth of the market to prudently introduce the number of living units evaluated for the campus. The PMA includes Arcadia, Duarte, Monrovia, Sierra Madre, Pasadena, Azusa, Baldwin Park, Covina, El Monte, Glendora, La Puente, Temple City and West Covina. MDS assumed that 65% to 75% of the new unit absorption shall come from 75+ years of age and income qualified households residing in this PMA. The 12-acre project site is uniquely located in City of Duarte and City of Monrovia. Both cities have coordinated their efforts to conduct the environmental analysis and zoning documents to facilitate the project described in this Specific Plan

## Project Summary

The Specific Plan area is a 12-acre integrated site located within the Cities of Duarte and Monrovia that crosses over the boundary between Duarte and Monrovia. The project site is bounded by Royal Oaks Drive to the north, Sierra Terrace to the west, Buena Vista Street to the east, and Sesmas Street and a private alley to the south. The project site shall be developed with a complementary mix of skilled nursing facilities, assisted and independent living units while retaining integral uses and buildings already located within the project area.

The existing structures to remain include the five-story office building (Duarte), the outpatient surgery facility (Duarte), Madonna Hall (Duarte), the Chapel (Duarte), Hayden Day Care facility (Monrovia), the Casa Convent (Monrovia), Duarte Convent (Duarte) and the Villa (Monrovia) (Exhibit 3, Existing Site Plan). The Specific Plan also includes demolition of existing facilities including the former hospital, assisted living building and skilled nursing center, located in Duarte, and the demolition of three smaller buildings in Monrovia.

Presently, the campus includes 17 structures totaling 400,465 square feet. Approximately 105,165 square feet of existing facilities are proposed to be demolished, leaving approximately 292,335 square feet of existing facilities to remain. The total project area increases the building square footage from 292,335 square feet to 487,350 square feet (increase of 195,015 square feet), not including a potential parking structure and increases the number of beds from the existing 169 beds to 360 beds, resulting in an increase of 191 beds, . It is expected that the development shall take place over four phases, with Phase 1 located partially in Monrovia and partially in Duarte, and the three remaining Phases 2-4 located in the City of Duarte. The on-site improvements include gardens, a plaza, and pathways in a variety of scales and functions with shared pedestrian and vehicular access from both cities.

## Specific Plan Setting

### *Specific Plan Location*

The Specific Plan area is located in the eastern portion of the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles and the County of Los Angeles. The project site is primarily located in the City of Duarte and the western portion of the project is located in the City of Monrovia. The Cities of Duarte and Monrovia are situated at the base of the San Gabriel Mountains. The City of Duarte is bordered by the City of Irwindale to the South, the City of

Monrovia to the west and the City of Bradbury and the Angeles National Forest to the North, and the City of Azusa to the east. The City of Monrovia is bordered by the City of Arcadia to the west and south, the Cities of Duarte and Bradbury to the east and Los Angeles National Forest land to the north. Exhibit 1, Regional Vicinity Map provides the location of the Specific Plan area in its regional context.

Locally, the project site is bounded by Royal Oaks Drive to the north, Sierra Terrace to the west, Buena Vista Street to the east, and Sesmas Street and a private alley to the south. Located to the north and west are single-family residential neighborhoods and to the east are office buildings, a convalescent facility and multiple residential complexes. Additionally, commercial uses and apartments are located immediately south of the project site; refer to Exhibit 2, Site Vicinity. The site's primary vehicular access points are located along Buena Vista Street and secondary access is taken from Royal Oaks Drive. Regional access to the site is provided by the Foothill Freeway (RTE 210), the San Gabriel River Freeway (RTE 605) and via Huntington Drive, the City's primary east-west arterial thoroughfare.



**Exhibit 2, Site Vicinity**



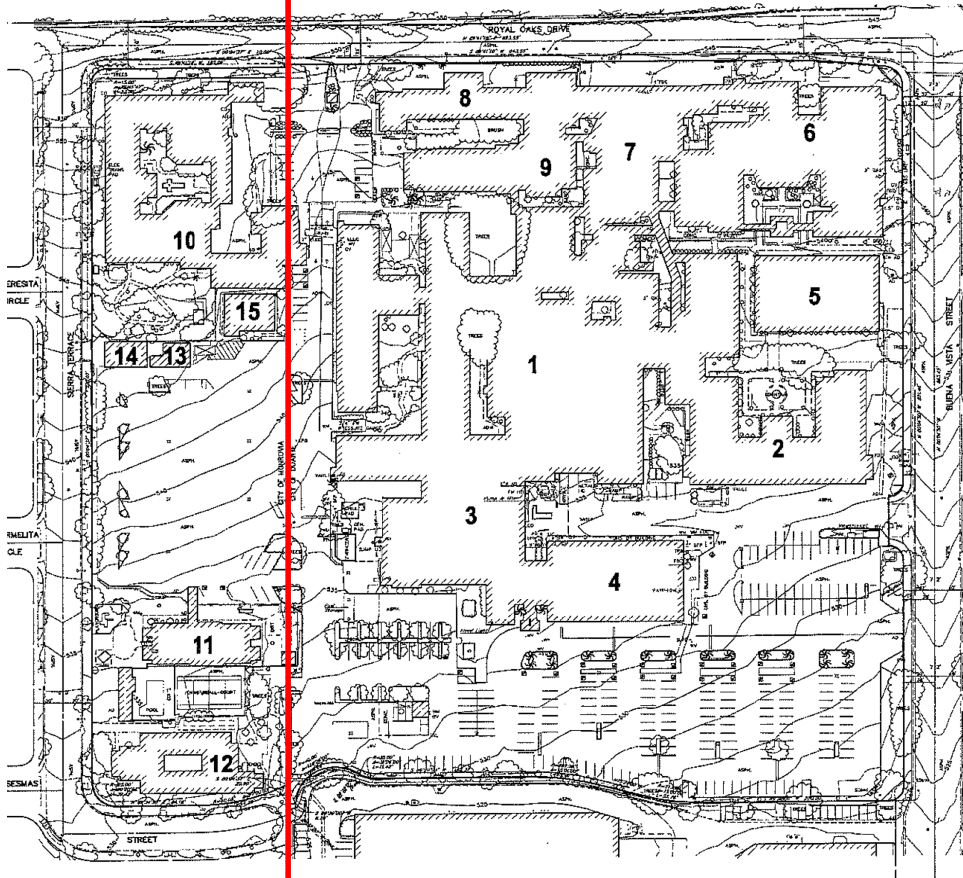


NOT TO SCALE  
Source: RBF Consulting

### *Existing On-Site Uses*

The 12-acre project site is developed with the existing Rose Gardens at Santa Teresita health and wellness center (Exhibit 3, Existing Site Plan). The campus originally opened in 1930 as a tuberculosis sanatorium and in 1955 as an acute care facilities and numerous medical services and acreage have been added over the years. The acute care hospital closed in 2004, although Santa Teresita continues to provide a continuum of care for seniors that includes assisted living, skilled nursing and hospice. Presently, the campus includes 17 structures totaling 400,465 square feet, with some areas of the campus remaining unoccupied and vacant since the closure of the acute care portion (Exhibit 3, Existing Site Plan).

### **Exhibit 3, Existing Site Plan**



**LEGEND**

- 1. GAC - Hospital
- 2. GAC - Bethany Assisted Living
- 3. GAC - Outpatient Surgery
- 4. Office Building
- 5. Madonna Hall
- 6. Manor SNF
- 7. Manor Kitchen
- 8. Duarte Convent
- 9. Chapel
- 10. Casa Convent
- 11. Hayden Daycare
- 12. Villa House
- 13. Thrift Store
- 14. Maintenance Garage
- 15. Chaplain's Residence

Source: PSOMAS, April 30, 2008

CITY OF  
Chapter  
MONROVIA

**CITY USES AND DEVELOPMENT STANDARDS**

Introduction

The total area of the integrated project site is 12-acres, which are located within the Cities of Duarte and Monrovia. The Specific Plan allows for the development of up to 195,015 additional square feet increasing the site square footage to 487,350 square feet. The new development consists of up to seven assisted living cottages (up to 192 beds), an 80-bed skilled nursing facility, two skilled nursing cottages (up to 40 beds), independent living units (up to 56 units), new town center (7,505 sq. ft.), and a new receiving building. The project increases the existing building square footage by 195,015 square feet to 487,350 and increases the number of beds by 191 from the existing 169 to 360 beds. It is expected that the development shall take place over four phases. The exterior environment would include gardens, plaza, and pathways in a variety of scales and functions.

The Specific Plan also identifies the uses and buildings that shall be retained and integrated into the campus. The Specific Plan development provides a variety of housing opportunities for the aging population. The intent of the project is to create a faith-enriched, campus style, non-institutional senior living environment

### Purpose and Intent

The Rose Gardens at Santa Teresita Use and Development Standards define uses permitted within the Specific Plan area and regulate the sizes and locations of buildings that may accommodate those uses. Innovation in design and the incorporation of sustainable development practices are a priority for the Specific Plan project. To facilitate high quality design, flexibility in the applicability of development standards as described in this Specific Plan shall be considered. This Chapter has been prepared in accordance with California Government Code 65450 et seq. and all applicable development and design standards of the Cities of Duarte and Monrovia, with modifications to provide flexibility and encourage innovative design within the Specific Plan.

### References

Any references to Development Standards shall mean the “Rose Gardens at Santa Teresita Specific Plan Use and Development Standards.” Any reference to Municipal Codes shall be specified to refer to Duarte Municipal Code (DMC) which includes Title 19 of the DMC, referred to as the Duarte Development Code (DDC) or Monrovia Municipal Code (MMC). Definitions contained in DDC Chapter 19.160 shall apply as applicable to the City of Duarte.

### Applicability

The Development Standards contained herein provide specific standards for land use development within the RGST Specific Plan area. The RGST Specific Plan supersedes the otherwise applicable City of Duarte and City of Monrovia development standards/regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the applicable Municipal Code or uncodified ordinance, the provisions of the Specific Plan shall take precedence. Any development standard, regulation or sustainable development practice not addressed in this document shall conform to those standards and regulations that are defined using the Planned Development Permit Process pursuant to DDC Chapter 19.118 in the City of Duarte for the part of the project area located in Duarte, and to those standards and regulations applicable to the “RH” zone in the City of Monrovia for the part of the project area located in Monrovia; provided, however, that if a proposed structure crosses the jurisdictional boundary between the

cities, all standards and regulations applicable to such structure shall be those of both cities.

### Resolution of Issues

In the City of Duarte, the Community Development Director of the City of Duarte (“Duarte Director”), pursuant to DDC Section 19.04.030 shall have the responsibility to interpret the meaning or applicability of any of the requirements or provisions of this Specific Plan. The Duarte Director may issue an official interpretation or refer the question to the Architectural Review Board or Planning Commission for determination. All interpretations shall be made in writing, and a permanent record of such interpretations and determinations shall be maintained by the City of Duarte.

In the City of Monrovia, the Community Development Director of the City of Monrovia (“Monrovia Director”), shall have the authority to resolve any issues that may arise with regard to interpretation or applicability of any of the requirements or provisions of this Specific Plan. The Monrovia Director may issue an official interpretation or refer the question to the Development Review Committee or the Planning Commission for determination. All interpretations shall be made in writing, and a permanent record of such interpretations and determinations shall be maintained by the City of Monrovia.

### Building Heights and Density

In general, new construction remains within the two-story scale of the existing on-site convents and neighboring residential uses. However, some buildings may require taller structures to accommodate all of the proposed uses and proposed numbers of beds on the project site. For example, a couple of the Assisted Living Cottages located in Duarte would need to be taller than the other cottages (located in Monrovia) to meet the overall residential target. This taller facility would be located on the eastern side of the campus (in Duarte). The proposed Skilled Nursing Facility would be located on the southern edge of the site (in Duarte) and would be four stories in height. Located within the existing Office Building (in Duarte), the proposed Welcome Center would be within an existing five-story building which also would include administrative and education uses and an attached Town Center to provide a location for retail or service oriented uses for on-site residents is proposed to be 2 stories tall. The proposed 1.5 Floor Area Ratio (FAR) is based on the final build-out of the site, including all four phases, other modifications, and a potential parking structure as described in Table 1, Proposed Development Program (Build-Out).

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

**Table 1  
THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN  
PROPOSED DEVELOPMENT PROGRAM (BUILD-OUT)**

City	Building	Stories	Current Beds	Proposed Beds	Building Gross Square Footage				
					Demolished	Existing to be Demolished	Existing to Remain	New Construction <sup>3</sup>	New Program in Existing <sup>4</sup>
<b>Health Care</b>									
Duarte	Manor Skilled Nursing	2	118	0		66,000			
Duarte	Cottages	2		40				29,373	
Duarte	Office Building	5					52,000		
Duarte	Hospital <sup>1</sup>	1				106,000			
Duarte	Rehabilitation	1				4,350			
Duarte	Chateau	1	7	0		6,350			
Duarte	Outpatient Surgery	2					29,870		
Duarte	Skilled Nursing	4		80				59,464	
<b>Residential</b>									
Duarte	Bethany Assisted Living	1	44	0		26,350			
Monrovia	Cottages (3 buildings)	2		72				92,815	
Duarte	Cottages (2 buildings)	2		48					
Duarte	Cottages (2 buildings)	3		72				46,001	
Duarte	Independent Living Apartments	3		48				60,596	
<b>Common Community Space</b>									
Duarte	Medical Office Building/ Administration	5							12,477
Duarte	Madonna Hall	1					12,000		
Duarte	Chapel	1					9,500		
Monrovia	Hayden Daycare	1					5,600		
Duarte	Town Center	2						7,505	
Duarte	Wellness Center and Rehabilitation	2							7,197
Monrovia	Thrift Store <sup>1</sup>	1			912				
<b>Convent and Other Residential Areas</b>									
Monrovia	Casa Convent	2					35,000		
Duarte	Duarte Convent	2					15,800		
Monrovia	Villa	2					15,800		
Duarte	Candidates Residence	2					11,600		3,766
Monrovia	Seminaries (Chaplain's) Residence	2				2,115		4,226	
<b>Service</b>									
Duarte	Facilities and Support	2							10,838
Duarte	Security (2 booths)	1						200	
Monrovia	Maintenance Garage <sup>1</sup>	1							
<b>Parking Structure</b>									
Duarte	Parking Structure <sup>2</sup>	TBD						TBD	
<b>Project Summary</b>									
	Existing		169		108,130	105,130	187,170		
	Total Existing						400,465		
	Total Existing (Minus demolished)						292,335		
	Proposed Program			360			187,170	300,180	34,,278

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

**Table 1  
THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN  
PROPOSED DEVELOPMENT PROGRAM (BUILD-OUT)**

City	Building	Stories	Current Beds	Proposed Beds	Building Gross Square Footage				
					Demolished	Existing to be Demolished	Existing to Remain	New Construction <sup>3</sup>	New Program in Existing <sup>4</sup>
	<b>Total Proposed Program<sup>4</sup></b>	--							487,350
	<b>Increase Over Existing (Minus Demolished)</b>			+191					+195,015
	<b>Project Site Area (s.f.)</b>	12 acres (522,720 square feet)							
	<b>Proposed FAR</b>	.93 (487,350)							
	<b>Maximum FAR</b>	1.5 (784,080)							
	<b>Notes:</b> 1. The hospital closed in 2004 and has been vacant since that time has been accounted for in the demolished column as an existing site condition. Demolition of the hospital permit ready and the surgery center is moving forward with tenant improvements to convert it to an office area and maintenance/service area. Additionally, the thrift store, maintenance garage, and a small shed located on the south side of the garden area behind the convent have recently been demolished. 2. The area and capacity of the parking structure shall be determined based on the requirements described in this Specific Plan. 3. New construction assumes Phase 1 – Option 1 (three assisted living cottages – total of 72 beds) 4. The Proposed Program does not include the square footage for the New Program in the Existing Facilities. Option 1 - Duarte: up to 288 beds; Monrovia up to 72 beds Option 2 - Duarte: up to 288 beds, Monrovia up to 56 beds Duarte Proposed Program : 333,909 sq.ft. Monrovia Proposed Program: 153,441 sq.ft. Source: Smith Group and T.C. Collins & Associates, The Rose Gardens at Santa Teresita Master Plan, November 2009.								

## Phasing

Implementation of the proposed project would occur in four phases. The following diagrams depict the components of each phase (also refer to Appendices 1-7 for detailed Phasing diagrams).

(SEE FOLLOWING PAGES)

**Exhibit 4, Phase 1 (Option 1) Diagram**

**Phase 1 (Option 1)** is located in Monrovia and Duarte. The following diagram illustrates the proposed development.

**New Construction:**

- Assisted Living Cottage #1 (24 beds), 2-stories - Monrovia
- Assisted Living Cottage #2 (24 beds), 2-stories - Monrovia
- Assisted Living Cottage #3 (24 beds), 2-stories – Monrovia
- Chaplain’s Residence, 1-story - Monrovia
- Skilled Nursing Facility #1 (80 beds), 4-stories - Duarte

Step 1: Restoration of Chapel, Villa, Madonna Hall and Convents

Step 2: Demolish existing Thrift Shop, Gardener’s Storage, and Priest Quarters

Step 3: Construct three Assisted Living Cottages; re-configure adjacent paving

Step 4: Construct Chaplains Residence

Step 5: Re-configure Oxygen, Relocate Trash, Demolish Oxygen/Trash area

Step 6: Construct Skilled Nursing Facility

Step 7: Renovate existing surgery center to Services Building (accommodates wellness and administrative and support/facilityfunctions)

Step 8: Disconnect all MEP for Bethany and Surgery Center from old hospital and install new

Step 9: Relocate administrative functions within the old hospital

Step 10: Demolish Old Hospital, Kitchen and Manor. Renovate Bethany @ connection to old hospital



Step 11: Construct surface parking lots for Services Building, AL cottages, and Skilled Nursing Facility; provide new landscaping in center island and south edge



**Exhibit 5, Phase 1 (Option 2) Diagram**

**Phase 1 Alternate (Option 2)**, is located in Monrovia and Duarte. The diagram below illustrates the proposed development.

**New Construction:**

- Assisted Living Cottage #1 (24 beds), 2-stories – Monrovia
- Assisted Living Cottage #2 (24 beds), 2-stories - Monrovia
- Independent Living Building (8 beds), 2-stories – Monrovia
- Chaplain’s Residence, 1-story - Monrovia
- Skilled Nursing Facility #1 (80 beds), 4-stories - Duarte

Step 1: Restoration of Chapel, Villa, Madonna Hall and Convents

Step 2: Demolish existing Thrift Shop, Gardener’s Storage, and Priest Quarters

Step 3: Construct two Assisted Living Cottages and one Independent Living Cottage; re-configure adjacent paving

Step 4: Construct Chaplains Residence

Step 5: Re-configure Oxygen, Relocate Trash, Demolish Oxygen/Trash area

Step 6: Construct Skilled Nursing Facility and Kitchen

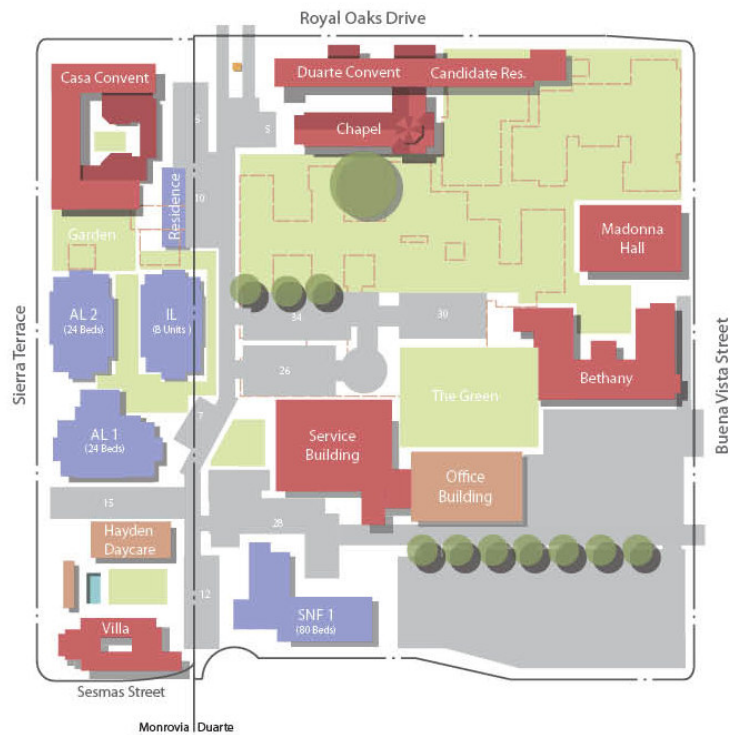
Step 7: Renovate existing surgery center to Services Building (accommodates wellness and administrative and support/facilityfunctions)

Step 8: Disconnect all MEP for Bethany and Surgery Center from old hospital and install new

Step 9: Relocate administrative functions within the old hospital

Step 10: Demolish Old Hospital, Kitchen and Manor. Renovate Bethany @ connection to old hospital

Step 11: Construct surface parking lots for Services Building, AL cottages, and Skilled Nursing Facility; provide new landscaping in center island and south edge

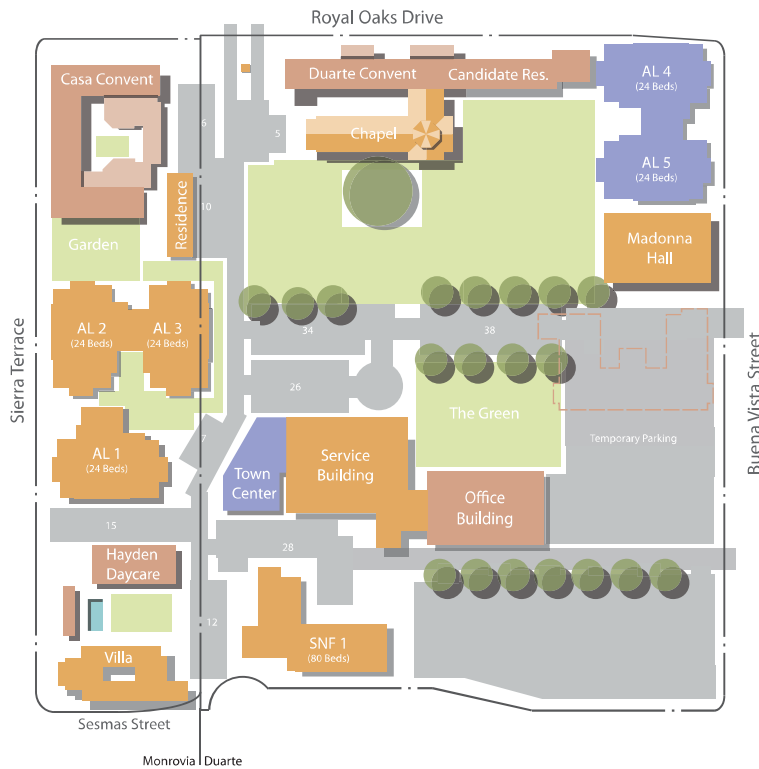


**Exhibit 6, Phase 2 Diagram**

**Phase 2**, located in Duarte, is illustrated in the following diagram.

**New Construction:**

- Assisted Living Cottage #4 (24 beds), 2-stories - Duarte
- Assisted Living Cottages #5 (24 beds), 2-stories - Duarte
- Town Center for resident on-site service uses (i.e. Beauty Salon, Pharmacy, Postal Services), 2-stories, Duarte



Step 1: Construct two Assisted Living Cottages

Step 2: Relocate residents from Bethany into any of the five Assisted Living Cottages

Step 3: Demolish Bethany

Step 4: Construct Temporary Parking between Office Building and Madonna Hall

Step 5: Construct Town Center to the west of new Services building; landscape and re-configure paving

Exhibit 7, Phase 3 Diagram

Phase 3, located in Duarte is shown below.

New Construction:

- Skilled Nursing Facility #2 (20 beds), 2-stories - Duarte
- Skilled Nursing Facility #3 (20 beds), 2-stories, Duarte
- Two guard booths, one located off of Buena Vista Street and one located off of Royal Oaks Drive, 1-story, Duarte



Phase 3

Step 1: Construct two Skilled Nursing Cottages

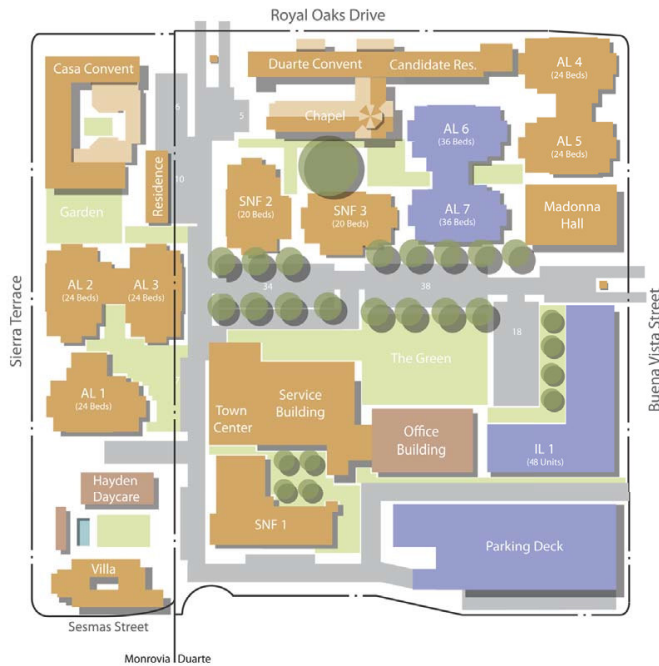
Step 2: Construct two guard booths

Exhibit 8, Phase 4 Diagram

Phase 4, located in Duarte, includes:

New Construction:

- Assisted Living Cottage #6 (36 beds), 3-stories - Duarte
- Assisted Living Cottage #7 (36 beds), 3-stories - Duarte
- Independent Living Facility (48 units), 3-stories, Duarte
- Parking deck/structure with integrated Receiving Building



Phase 4

Step 1: Construct two Assisted Living Cottages

Step 2: Construct Independent Living Apartment Building

Step 3: Construct Parking Structure and Receiving Building

## Uses and Permit Requirements

Table 2 describes the permitted uses. Each use is designated as either “Not Permitted” (--), “Permitted” (P), requiring a “Conditional Use Permit” (CUP), requiring a “Minor Conditional Use Permit” (mCUP), permitted as an Accessory Use (A) to a permitted use on site, or requiring a permit pursuant to the Planned Development (PD) Permit Process. This table is specific to permit requirements for uses, and nothing herein shall be interpreted as exempting a project from other permits, including without limitation, demolition and building permits.

- A Permitted Use (P) is one that can be established as the primary use of a building without need of a discretionary approval (e.g., Planning Commission review) provided the use complies with the Specific Plan and all applicable Zoning, Building and Safety, and related State and local ordinances and policies, including all other ministerial permits required by the respective municipal code applicable to the location of the use.
- A Conditional Use Permit (CUP) is required pursuant to DDC Chapter 19.114 for uses located in Duarte, or pursuant to MMC § 17.52.130 for uses located in Monrovia; provided, however, that if a proposed structure crosses the jurisdictional boundary between the cities, the CUP shall be reviewed and approved using both cities’ entitlement procedures. A CUP is required because certain uses, due to the nature of the use, intensity, or size, require special review to determine if the use proposed, or the location of that use is compatible with the surrounding uses, or through the imposition of conditions of approval, development and use can be made compatible with the surrounding uses. If a proposed structure crosses the jurisdictional boundary between the cities, the applicant must obtain all permits and land use entitlements required by each respective city. No work may commence on the structure within a particular city’s jurisdiction until that city has approved all required permits and land use entitlements for the portion of the building within its jurisdiction.
- A Minor Conditional Use Permit (mCUP) is required pursuant to MMC § 17.52.130, subject to Development Review Committee approval, for certain major alterations, additions and modifications in Monrovia.
- An Accessory Use (A) refers to a use customarily incidental to a principal use established on the same lot or parcel of land, which accessory use shall not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. Accessory uses in the City of Duarte must comply with requirements in DDC 19.60.020.

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

- A Planned Development (PD) Permit applies pursuant to DDC Chapter 19.118 in the City of Duarte. DDC 19.122 states that a PD Permit application shall undergo Site Plan and Design Review subject to Chapter 19.122.

<b>Table 2</b>				
<b>THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN</b>				
<b>ALLOWABLE USES AND PERMIT REQUIREMENTS</b>				
<b>P Permitted By Right</b> <b>CUP Conditional Use Permit</b> <b>mCUP Minor Conditional Use Permit</b> <b>A Permitted as Accessory Use</b> <b>PD* Planned Development Permit</b> <b>-- Not Allowed</b>	<b>P</b>	<b>CUP or mCUP</b>	<b>A</b>	<b>PD*</b>
<b>PHASE 1 - Duarte</b>				
<ul style="list-style-type: none"> <li>• Demolish Old Hospital, 7-bed chateau (wing of vacant Old Hospital);</li> <li>• Relocation of Administrative Functions from the Old Hospital into existing (5-story) Medical Office Building;</li> <li>• Re-purpose Outpatient Surgery Center to house Wellness Center and Services building;</li> <li>• Parking for Phase 1</li> </ul>	P			
<ul style="list-style-type: none"> <li>• New Skilled Nursing Facility (80 beds)</li> <li>• Demolish Manor Kitchen</li> <li>• Demolish Manor Skilled Nursing Facility (118-bed)</li> <li>• Parking for Phase 1</li> </ul>	P			PD
<b>PHASE 1 - Monrovia</b>				
<ul style="list-style-type: none"> <li>• Demolish Thrift Shop and Gardener’s Storage, and Priest (Chaplain’s) Quarters</li> </ul>	P			
<ul style="list-style-type: none"> <li>• New Chaplain’s Residence (residence for visiting priests)</li> </ul>		CUP		
<ul style="list-style-type: none"> <li>• Option 1 - Three new Assisted Living Cottages (72 beds)</li> <li>• Option 2 - Two Assisted Living Cottages (48 beds) and One Independent Living Facility (8 beds)</li> </ul>		CUP		
<b>PHASE 2 - Duarte</b>				
<ul style="list-style-type: none"> <li>• Two new Assisted Living Cottages (48 beds);</li> <li>• Demolish Bethany Assisted Living Facility (44 beds);</li> <li>• New Town Center (Retail and Services Uses for on-site residents);</li> <li>• Parking for Phase 2</li> </ul>	P			PD
<b>PHASE 3 - Duarte</b>				
<ul style="list-style-type: none"> <li>• Two Skilled Nursing Cottages (maximum 40 beds);</li> <li>• Two guard booths (along Buena Vista Street and Royal Oaks Drive)</li> <li>• Parking for Phase 3</li> </ul>	P			PD

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

<b>PHASE 4 - Duarte</b>				
<ul style="list-style-type: none"> <li>• Two Skilled Nursing Cottages (maximum 40 beds);</li> <li>• Independent Living Building (maximum 8 units/beds);</li> <li>• Receiving Building;</li> <li>• Parking Structure/Deck</li> </ul>	P			PD
<b>EXISTING USES - Duarte</b>				
• Medical Office Building (Five-Stories)	P			
• Duarte Convent	P			
• Chapel (St. Joseph's)	P			
• Candidate's Residence (Heart of Mary Building)	P			
• Madonna (Assembly/Meeting Facility) Hall	P			
• Surgery Center	P			
• Demolition and/or Reconstruction of any of the above		CUP		PD
<b>EXISTING USES TO REMAIN - Monrovia</b>				
• Child Day Care Center (Hayden Day Care)	P			
• Villa (Sister's Visitor Accommodations) House	P			
• Casa Convent	P			
• Demolition and/or Reconstruction of any of the above		CUP		
<b>PERMITTED USES</b>				
• Adult Day Care Services		CUP		
• Ambulance Services	--	--	--	
• ATMs (Town Center-Duarte)			A	
• Educational Classrooms (Services Building-Duarte)			A	
• Emergency/Urgent Care Clinics	--	--	--	
• Food and Beverage Sales (Town Center-Duarte)			A	
• Health Fitness Center (for on-site residents)			A	
• Indoor Retail Sales/General Personal Services (Town Center - Duarte)			A	
• Medical Supplies (Office Building; Town Center -Duarte)			A	
• Medical Laboratories related to on-site medical services			A	
• Outdoor Vending Machines	--	--	--	
• Outpatient Surgery/Care Services (only within 5-story Office Building)			A	
• Pharmacy (Office Building; Town Center - Duarte)			A	

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

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• Postal and Mailing Services (Town Center – Duarte)			A	
• Recycling Facilities	--	--	--	
• Commercial Oriented Visitor Accommodations	--	--	--	
<b>OTHER PERMITTED USES (Duarte &amp; Monrovia)</b>				
• Wireless Communications Facilities (on existing structures)**		CUP		
• Wireless Communications Facilities (Freestanding)**		CUP		

**\*Planned Development (PD) Permit Process applies in the City of Duarte pursuant to DDC 19.118, Planned Development Permits. Review under the PD for any Phase or development proposed pursuant to the RGST Specific Plan shall be used to allow review and approval of customized development standards for projects where flexibility in standards can produce unique living and business environments.**

**\*\*In the City of Duarte, subject to subject to DDC Section 19.60.180, Wireless Communications Facilities. In the City of Monrovia, subject to all wireless communications facilities permitting requirements, regulations and development standards in effect at the time of permitting.**

**Definitions:**

**Assisted Living is defined as a facility where senior residents live independently in a residential atmosphere with some assistance and support such as common meals, assistance with daily needs such as bathing, dressing, and medication management provided by on-site staff or as otherwise defined by the California Department of Social Services.**

**Skilled Nursing is defined as a facility for senior residents that need a high level of nursing care, including getting in and out of bed; assistance with feeding, bathing and dressing and other daily needs or as otherwise defined by the California Department of Social Services.**

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Additions or Alterations to Existing Buildings, Structures or Improvements

<b>Table 3                      THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN                      ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS,                      STRUCTURES, OR IMPROVEMENTS</b>				
<b>P Permitted By Right                      CUP Conditional Use Permit                      mCUP Minor Conditional Use Permit                      A Permitted as Accessory Use                      PD* Planned Development Permit                      -- Not Allowed</b>	<b>P</b>	<b>CUP or mCUP</b>	<b>A</b>	<b>PD*</b>
<b>ALTERATIONS/ADDITIONS - Duarte</b>				
Major Alterations				PD
Additions				PD
Modification or expansion to parking lots				PD
<b>ALTERATIONS/ADDITIONS - Monrovia</b>				
Major Alterations		mCUP		
Additions		mCUP		
Modification or expansion to parking lots	--	mCUP	--	--

### Temporary Uses and Special Events

Open space provides an opportunity to host activities that complement the objectives described in this Specific Plan. Temporary uses include but are not limited to: health fairs, anniversary ceremonies, community-oriented festivals, and seasonal events. Each temporary use requires written approval by property management or authorized agent. Since the project site is located within two cities, temporary uses may cross municipal boundaries. In each case where a temporary use shall take place within both municipalities, the applicant shall be required to obtain written approval from each jurisdiction.

*City of Duarte* - Temporary uses shall be regulated and defined by DDC Chapter 19.124, and only when conducted in compliance with Section 19.124.090 (Conditions of Approval).

*City of Monrovia* - The Development Review Committee shall review temporary uses. The Development Review Committee shall place necessary conditions of approval on the temporary use to ensure that surrounding areas and on-site uses are not impacted.

### Assisted and Skilled Nursing Living Amenities

New assisted and skilled living units should be designed in a high quality, residential manner. The following amenities, or their equivalent, shall be provided within new assisted and skilled nursing facilities:

- Represent a “residential/social” model of assisted living that shall be modeled and designed around the Green and Eden Principles
- Cottages designed with common areas and elevator and access to common garden
- Integrated ADA accessibility
- Each floor represents a self-contained “neighborhood area”
- Common areas on each floor comprised of the following: resident kitchen, pantry, dining room accommodations, living room, activity room including a computer/technology room.
- Each unit includes a private bathroom with a roll-in shower
- Meal service
- Housekeeping services, daily tidying, personal laundry services, and other congregate services
- Assistance with activities of daily living such as dining, dressing, bathing, medication schedule, etc.

### Independent Living Amenities

New independent living units should be designed in a quality, high residential manner. The following amenities, or their equivalent, shall be provided within new new independent facilities:

- Carpeting/floor coverings
- Window treatments/miniblinds
- Wall coverings and other types of interior design techniques found in state of the art senior housing units; access to common garden
- Private bathroom with safety features
- Integrated ADA accessibility
- Full-function kitchens with double sink
- Full-sized refrigerators
- Dishwasher, microwave and oven
- Meal service
- Weekly housekeeping, flat linen laundry service
- Monitored emergency call system
- 24-hour security/staffing
- Social activities
- Scheduled transportation
- Interior/exterior maintenance

Setbacks and Heights

<b>Table 4 THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN SETBACKS AND HEIGHTS</b>					
<b>MINIMUM SETBACKS FOR BUILDINGS ADJACENT TO PROPERTY LINE<sup>1</sup></b>	<b>STORIES</b>	<b>BUENA VISTA ST.</b>	<b>ROYAL OAKS DR.</b>	<b>SIERRA TERRACE</b>	<b>ADJACENT PRIVATE ALLEY (FORMERLY SESMAS ST.)</b>
Assisted Living Buildings - Monrovia	2	NA	NA	12'	NA
Surface Parking lots – Duarte	NA	25'	25'	25'	25'
Parking Structure/Deck – Duarte	2	50'	NA	NA	Approx.28'
Parking Structure/Deck – Duarte	3 or 4	100'	NA	NA	Approx.28'

1. Minimum Setbacks for structures adjacent to property line.
2. In the City of Monrovia, development standards not specified in the RGST Specific Plan shall be determined by the Development Review Committee; provided, however, that if the Development Review Committee is not the final approving authority, such standards shall be determined by the final approving authority. In the City of Duarte, development standards not specified in the RGST Specific Plan shall be determined in accordance with DDC Chapter 19.118.
3. NA – Not Applicable; not adjacent to property line.
4. The Planned Development Permit Process pursuant to DDC 19.118 may be used to consider a reduction to the setback from Buena Vista upon proving facts to support the findings described in DDC 19.118.050; Superior Quality and Excellence in Design, and High-Quality Architectural Design shall be considered pursuant to DDC 19.118.050. A request for a setback reduction from Buena Vista Street associated with a Parking Deck/Structure may considered under the PD Permit Process upon demonstrating that the additional high quality design features have been integrated into the design as compared to the design standards described under Chapter III of the RGST Specific Plan.

Modification and Determination of Setbacks

In the City of Monrovia, the Development Review Committee shall evaluate modifications to setbacks and determine appropriate setbacks based on the following:

- Consistency with Specific Plan Objectives.
- Consistency with Permitted Uses and Development Standards.
- Consistency with Architectural and Design Standards.
- Consistency with Infrastructure and Public Services.

However, if the Development Review Committee is not the final approving authority, such modifications shall be determined by the final approving authority based on the above bulleted criteria.

In the City of Duarte, the Planned Development Permit Process, described in DDC Chapter 19.118 shall be used to determine and/or modify any setback, maximum height, distribution of open space, fence and wall heights, landscaping, parking applicable development standard, fence and wall heights, landscaping, parking, open space, street layout, and other design and construction standards not otherwise established in this RGST Specific Plan. Pursuant to DDC 19.122, a PD Permit application shall undergo Site Plan and Design Review.

The Planned Development Permit allows for review and approval of customized development standards for projects where flexibility in standards can produce unique living and business environments. The Planned Development Permit is intended to: (1) Provide for efficient use of land and excellence in design, (2) Provide for enhanced amenities and innovation in energy efficiency, and (3) Meet the City of Duarte's expectations that the project shall result in a significantly higher quality than would be achieved through conventional design practices and standards.

### Required Parking

The Rose Gardens at Santa Teresita Specific Plan integrates a variety of complementary uses with varying parking needs. Each Phase shall be designed to provide on-site parking to accommodate all existing and proposed uses. The following table (Table 4) provides a summary of the parking that shall be required for Phase 1-3. Furthermore, Appendices 1-7 shall be used to provide guidance for the apportioning of on-site parking. Prior to Phase 4, a parking generation prepared by a Traffic Engineer shall be required to determine the required capacity of the parking structure/deck.

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

**Table 5  
THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN  
PARKING PROVIDED BY PHASE**

The Rose Gardens at Santa Teresita Specific Plan Parking Provided - Phases 1-4

Building	Sq.Ft.	Beds	Use	Stalls	Programming Limitations-Comments
Casa Convent	35,000		residential (sisters only)	6	Sister's only 4 cars available for use; 2 guest parking
Hayden Daycare	5,600		daycare school	10	Subject to meeting MMC parking requirements.
Villa	15,800		sisters use/retreats	21	Retreats generating over 21 driving guests shall required approval of Temporary/Special Event Permit and parking plan.
Private Staff Residence	4,226		priest house	2	SFR shall only be occupied by visiting priests
Service/Surgery Bldg	29,870		support functions; wellness; offices	58	Surgery center use (sorter term use) before building is converted into Wellness Center.
Office Building	52,000		offices/first flr retail	120	60% of building for lease MOB balance used by campus administration
Madonna Hall	12,000		multi-purpose	24	Currently uses Medical Office Building parking lot; Valet Parking approval per DDC for daytime events larger than 50.
Chapel	9,500		place of worship	13	per parking study use;restrict events to using valet parking after phase 3 implementation
Duarte Convent/Candidate's Residence (Heart of Mary)	27,400		residential (sisters only)	5	3 sister cars; 2 guest parking
Bethany	26,350	44	assisted living	10	During Phase 1 Construction will be in operation
Manor	66,000	114	skilled nursing	20	During Phase 1 Construction will be in operation
AL 1	19,260	24	assisted living	8	10% residents drive; 3 staff per DSS;balance visitors
AL 2	19,260	24	assisted living	8	10% residents drive; 3 staff per DSS;balance visitors
IL 2/AL 3	16,000	24	Assisted/Indep.	8	10% residents drive; 3 staff per DSS;balance visitors
SNF 1	59,464	80	skilled nursing	35	Existing peak 16 for 114 bed Manor
<b>Phase 1 Subtotals</b>				<b>348</b>	
<b>Phase 1 provided</b>				<b>428</b>	
Town Center	7,505		support functions; campus store/mail	14	Operations desgined to support on campus functions only.
AL 4	23,500	36	assisted living	10	2/20 current residents have DL/ & 3 staff req; park for 2 res, 3 staff, 3 guest
AL 5	23,500	36	assisted living	10	2/20 current residents have DL/ & 3 staff req; park for 2 res, 3 staff, 3 guest
<b>Phase 2 Subtotals</b>				<b>352</b>	includes deduct for Manor & Bethany
<b>Phase 2 provided</b>				<b>428</b>	
SNF 2	14,686	20	skilled nursing	9	
SNF 3	14,686	20	skilled nursing	9	
<b>Phase 3 Subtotals</b>				<b>370</b>	
<b>Phase 3 provided</b>				<b>411</b>	
IL 1	60,596	48	independent living	33	restrict DL okay; visitors; 5 staff peak
AL 6	15,378	24	assisted living	8	10% residents drive; 3 staff per DSS;balance visitors
AL 7	15,378	24	assisted living	8	10% residents drive; 3 staff per DSS;balance visitors
<b>Phase 4 Subtotals</b>				<b>419</b>	
<b>Phase 4 provided</b>				<b>420</b>	
<b>Totals</b>	<b>480,609</b>	<b>360</b>			
	New Construction				
	Existing to Remain				
	Existing to be demolished				

## Parking Reviews

It may be necessary to review each Phase of development for compliance with the Table 4. Flexibility in meeting these varying parking needs shall be accommodated by performing a parking generation study, if necessary, that considers the specific programmatic elements and operations of each building and its users. Furthermore, Appendices 1-7 shall be used to provide guidance for the apportioning of on-site parking. The following list of topics provides a guide for analyzing parking generation and needs:

- Employee shifts and number of employees
- Operation hours of facilities
- Designated areas for employee parking
- Visitor hours and location of parking for Visitors
- Limits imposed on the number of vehicle per resident
- On-site circulation and distribution of parking on-site
- Use of way-finding signage
- Location of short-term and restricted parking for Visitors and loading
- Monitoring of on-site parking compliance
- Clarity of proposed operations schedule for the campus
- Capacity of facilities
- Review of written parking procedures;
- Explanation of compliance with ADA regulations
- Review of on-site Circulation Plan
- Use of Shuttle transfers
- Valet Parking Plan for Special Events and Temporary Uses
- Other applicable factors

Based on the above criteria, the City of Monrovia shall determine the minimum number of required parking spaces, and their location, for a project component when project entitlements are secured for projects in Monrovia's jurisdiction, taking into account parking available in Duarte's jurisdiction.

Using the above criteria for guidance and Table 4, the City of Duarte shall determine the minimum number of required parking spaces, and their location, for a project component as part the Planned Development Permit Process in DDC Chapter 19.118.

## Parking Design and Access

- Parking space dimensions – The minimum size of a parking space shall be nine feet (9') wide and eighteen feet (18') long. The minimum size of a handicapped parking space shall be as directed by Title 24 of the California Code of Regulations.

- Parking access – The minimum width of required fire access parking lot drive aisles shall be twenty-six feet (26') or as required by the city with jurisdiction.
- All parking spaces and associated driveway shall be entirely paved with concrete or asphalt-type surfacing per the standards and requirements of the city with jurisdiction.
- Pavement graphics, directional signage, and arrows shall be provided on parking lot drive aisles.
- Parking space delineation - Parking spaces shall be clearly marked with paint and all spaces shall be delineated per the standards and requirements of the city with jurisdiction.

### Queuing

- Queuing areas shall not conflict or interfere with parking spaces, parking aisles, loading areas, internal circulation, driveway access, or spillover to a sidewalk or public street.
- All proposed queuing distances require review and approval by the respective reviewing authority of the city with jurisdiction.
- By-pass lanes are required at all guard booth locations.

### Internal Vehicular Circulation

- Configuration of parking and circulation aisles shall minimize conflicting movements by pedestrians and vehicles. Appendices 1-7 shall be used to provide guidance for the vehicular ingress and egress.
- Parking along the curb line adjacent to building fronts shall be discouraged to provide for good pedestrian visibility.
- Use of speed bumps and humps to reduce internal speeds is discouraged, but may be used if the City with jurisdiction determines the public health and safety deems such traffic controls are warranted.
- Drop-off and loading areas shall not interfere or block on-site circulation.
- Internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that shall be using the site.



### Pedestrian Circulation

- Site plan should clearly express the separation between vehicular and pedestrian traffic.
- Private sidewalks shall be clearly delineated. An internal sidewalk along the north-south boundary between the Cities of Duarte and Monrovia shall be provided.
- Decorative hardscape and paving shall be used to define pedestrian walkway.
- Walkway and sidewalks should be made comfortable for use by pedestrians through the use of landscaping, overhangs, and canopies in order to provide shade.

### Loading Space Requirements

Any loading area space shall afford adequate ingress and egress for trucks and other delivery vehicles. Loading areas and openings shall be screened from view of adjacent public streets and primary drive-aisles, to the extent feasible.

### Bicycle Parking

- In Duarte, designated bicycle parking/storage shall be located within the Specific Plan area subject to DDC Section 19.38.220. In Monrovia, designated bicycle parking/storage shall be considered at the time a conditional use permit is secured for construction of a building within the Specific Plan area.

### Transit Demand Management

- In Duarte, transit demand management shall be subject to DDC Section 19.38.240 and in Monrovia, subject to Monrovia Municipal Code Section 17.24.170.
- Additionally, transit demand management shall be subject to requirements per Southern California Air Quality Management District.

## Chapter III. ARCHITECTURAL AND DESIGN STANDARDS

### Style

The facilities shall be designed to mirror and/or complement the Craftsman Bungalow architectural style. The architectural features that may be included, but are not limited to: low-pitched, gabled (or hipped) roof with wide eave overhang; exposed roof rafters; decorative beams or braces under the gables; full- or partial-width porch; roof supported by tapered square columns; columns or pedestals extended to the ground level; siding; shingles; and natural stone (Exhibit 4, Sample Renderings). Note. Renderings depict 10-year growth.

**Exhibit 9, Sample Renderings**

**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

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**SMITHGROUP**  
architecture engineering interiors planning

Assisted Living Cottage 1 - North East View



**SMITHGROUP**  
architecture engineering interiors planning

Assisted Living Cottage 1 - Entry View



**Exhibit 9, Sample Rendering (continued)**

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# THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN

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SMITHGROUP  
architecture | engineering | interiors | design

Assisted Living Cottage 1 - Patio View



SMITHGROUP  
architecture | engineering | interiors | design

Assisted Living Cottage 1 - South East View



Materials and Colors

- Design of buildings must use materials that exhibit permanence and quality, and that unify buildings appearance on all sides. Materials and colors should promote visual harmony (Exhibit 5, Sample Materials and Colors).
- Use of muted earth-tone color palette is required.
- Colors on all façade elements shall be coordinated, including awnings and trim.

**Exhibit 10, Style, Sample Materials and Colors**

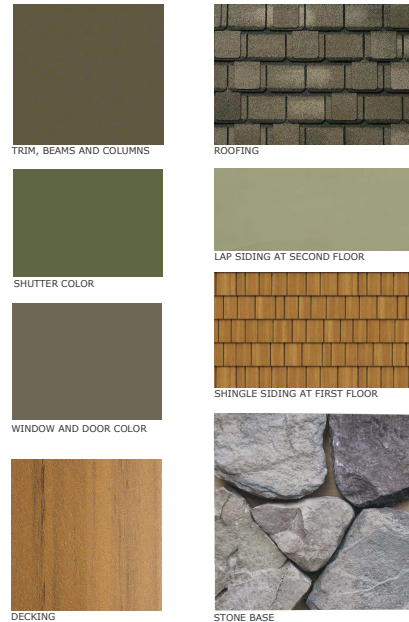


EXHIBIT A

July 14, 2019

SMITHGROUP  
reflective engineering interiors planning

EXTERIOR MATERIALS  
ASSISTED LIVING COTTAGE #1

THE ROSE GARDENS  
A Santa Teresa Center

Scale and Massing – All Structures

- Elevations must be treated with adequate articulation, materials, and color in keeping with the architectural style to enhance their appearance.
- A combination of a second- and upper balconies, decks, window fenestrations, and similar architectural features shall be used on facades to provide articulation and further reduce massing effects.

- Architectural features and style shall complement the character of the mass/scale in the immediate area.
- Building and structures adjacent to streets and sidewalks shall be designed with pedestrian-scaled building features, such as windows, doors, and entry features.

### Parking Structure Design

- Parking structure design shall clearly delineate a distinct base, middle, and top for the parking structures. The visual "weight" of the structure should decrease as the height increases. In taller structures, step upper levels of parking back and consider incorporation of irrigated terraced planters with appropriate plant material.
- Where parking structures and pedestrian areas adjoin, the exterior edge of the parking structure shall exhibit a high level of architecture detail such as decorative grill work, overhead trellises, tree canopy, planter/seat walls, pedestrian scaled lighting and the application of materials and textures that establish a comfortable and well proportioned human scale.
- Enhanced landscape treatments help "soften" the structure. Parking structure walls facing residential areas shall minimize openings to avoid noise and light impacts.
- Glare and visibility of pole mounted light fixtures on upper decks of parking structures shall be minimized by employing full cut-off fixtures and minimizing pole heights. Lights pole heights shall be limited and be located between internal parking rows rather than at the structure's perimeter. Lighting shall be planned at the minimum level required for security of areas.
- Lighting shall be designed to avoid external views of exposed light fixtures.
- Exterior lighting shall be designed to coordinate with the building architecture and landscaping.
- Above grade parking structures shall be designed to reduce their apparent mass which shall have stair towers and elevator cores to be distinct taller masses that intersect the mass of the main structure. Internalized ramping in parking structures shall be used to avoid an angular geometry to the perimeter of the structure.
- The exterior design of a structure shall minimize its visual identity as parking by disrupting the monotony of its underlying structure system through wall

mass and window opening and through variations in color, material, and/or texture.

- Adequate interior lighting, stairwell and elevator design shall be designed to enhance the safety for pedestrian in parking structures. The movement of pedestrian through the facility shall be considered during the design review process. Where feasible, natural lighting and irrigated landscape plantings shall be used to enhance the pedestrian experience.

### Lighting

- Lighting shall be provided in all parking areas, vehicular and pedestrian circulation, loading, and storage areas.
- Lighting levels shall be sufficient for the safety and security of vehicular and pedestrian traffic, but shall not spill onto adjacent properties.
- Use of low, decorative bollard-type lighting and/or landscape accent lighting shall be used, especially in open space and pedestrian areas.
- Building design shall exploit the use of natural light with windows, skylights, light shelves, and similar devices, minimizing dependence on artificial light.
- For public and private parking pedestrian walkways, and open space. Such lighting shall be designed in a manner that assures maximum lighting benefits without stray light to intrude into windows of residents or to create glare problems.
- For certain prominent architectural features, hidden lighting may be used to create dramatic effects, illuminating prominent architectural features
- Lighting and Photometric Plan - A lighting plan shall examine the degree to which exterior night lighting affects an adjacent street, property owner or community. Such plan shall consider the light source, level of illumination, hours of illumination and need for illumination in relation to the effects of the lighting on adjacent streets, property owners and the neighborhood. A photometric plan shall depict the anticipated light levels generated by all exterior lights across the site and ten feet (10') beyond the property lines.

### Walls and Fences

- The materials and construction of walls and fences shall comply with the permitting municipal code requirements of the city with jurisdiction. In both jurisdictions, the maximum allowable height for a fence is 6'-0" with a 12"



**THE ROSE GARDENS AT SANTA TERESITA SPECIFIC PLAN**

additional increase to allow the stone pillars and cap to protrude 12” (Exhibit 10 and 11). The overall maximum allowable height is 7’-0”. Walls and fences shall not interfere with fire department operations or distract from the architectural design of the building.

- Existing perimeter walls/fencing surrounding the project shall be upgraded and repaired or replaced with an approved perimeter wall system subject to the approval of the city with jurisdiction (Exhibit 10).

The following diagram depicts the wall/fence replacement plan with conceptual design:

**Exhibit 11, Fence and Wall Diagram**

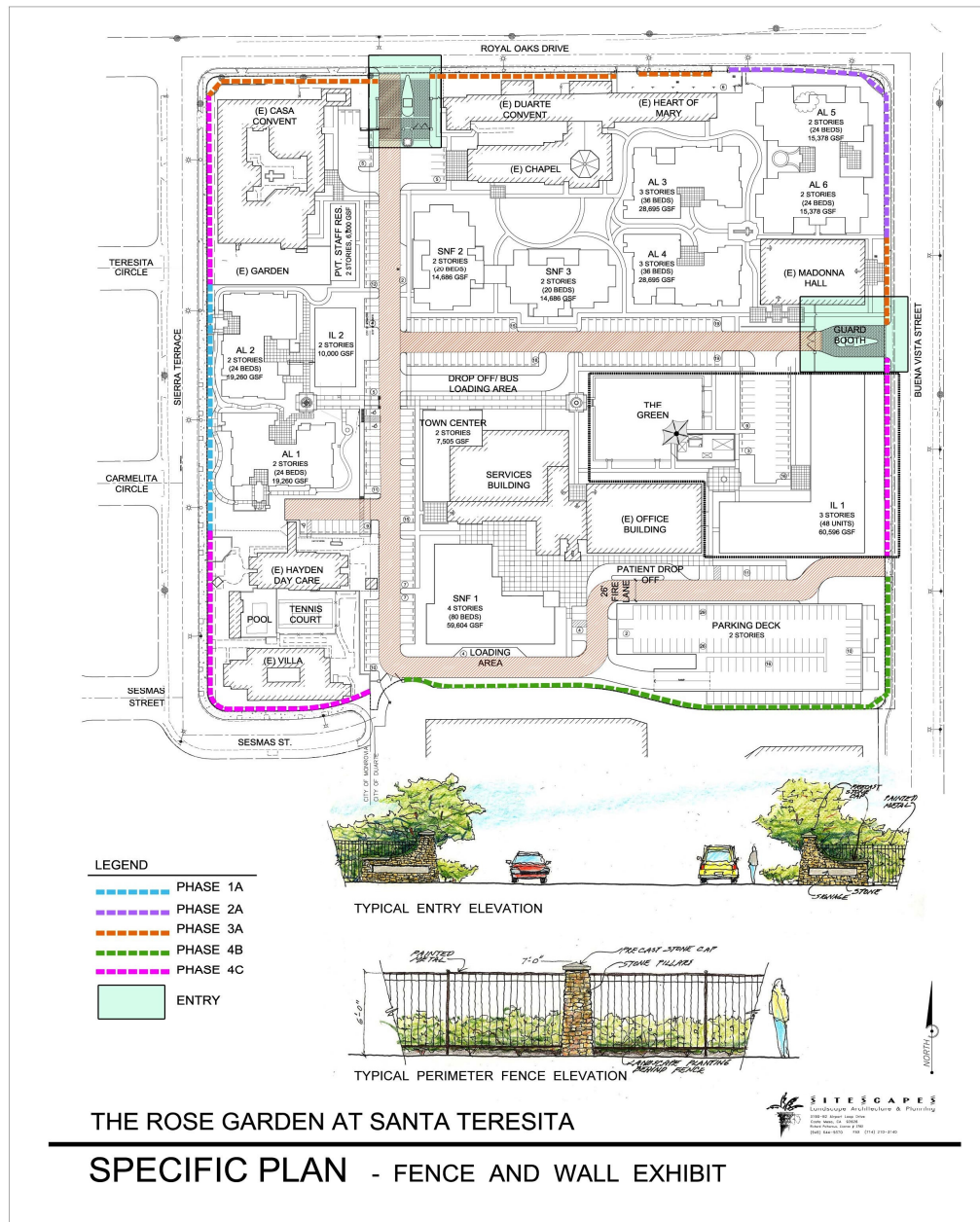
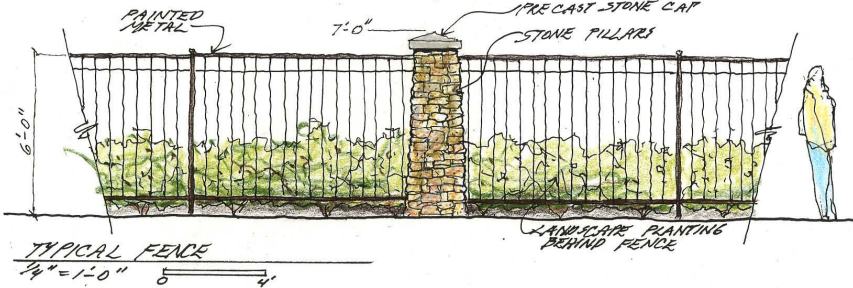


Exhibit 12, Fence Heights & Rendering



### Mechanical Equipment/Screening

- Mechanical equipment on the ground or on the roof shall be screened from view from adjacent properties and the public right of way by an architecturally compatible enclosure, designed as part of the building or by appropriate landscaping.
- Waters heaters, electrical boxes, gas meters, landscape irrigation equipment, and similar utility boxes shall be painted to match the structure or be appropriately screened from view, or shall preferably be integrated into the floor plan of the structure.
- Where feasible, appurtenant equipment, plumbing, and related solar energy fixtures shall be installed in the attic, or if not feasible, flush mounted or ground mounted. The location of appurtenant equipment, plumbing, and related solar energy fixtures shall be reviewed on a case by case basis taking into consideration proximity to property lines, distances from buildings and visibility inside the campus and visibility to neighboring properties outside the campus.

### Open Space

The Rose Gardens at Santa Teresita campus uses open space as a means for connecting elders to the core realities and joys of life. In this respect, the inside of living quarters, meandering gardens, and place for common gathering should be used to create an integral space for family members to come spend time with their loved ones. The physical layout of open space shall consider connectivity between on-site buildings, uses, transit stops, sidewalks and pathways to one another throughout the project site. Amenities within open space may include, but are not limited to:

- Orange grove
- Putting (golf) green
- Formal rose garden
- Raised covered stage & sunken turf village green
- Tree-lined promenades
- Open and enclosed courtyards
- BBQ Island(s) with decorative trellis with natural or veneer stone accents
- Walking trails lined by landscaped areas; complemented by decorative seating areas along the trail
- Decorative fountains with integrated seat walls
- Decorative trash receptacles
- Information kiosks and directories
- Shelters over transit or shuttle stops

A comprehensive landscape plan shall be submitted upon applying for permits, which analyzes the common and private open space and associated amenities and that reflects the distribution of open space depicted in Appendices 1-7. At maximum build out, the project shall increase the common open space to a total of 1.72 acres (75,000 square feet), resulting in an increase of 1.22 acres (53,000 sq.ft.).

The site contains a very large and mature Oak tree located south of the Chapel. The Oak tree is proposed to remain and shall not be damaged or removed during the development of this project or after completion. This Oak tree shall be protected in place. Prior to the issuance of building or grading permits for any phase of construction that may affect the Oak tree, a report shall be prepared by a licensed arborist outlining measures to preserve the Oak tree. Such measures shall be implemented during grading and construction to protect the Oak tree.

### Landscaping and Irrigation

- All landscape areas shall be permanently landscaped and irrigated with a variety of drought tolerant plants, shrubs, vines and ground cover. The use of large and small canopy trees and decorative hardscape material shall also be implemented into the overall site design.
- Landscape planters shall be continually maintained and permanently irrigated or as required per the selected plant material. All plant material shall be healthy and in a disease and pest-free condition.
- Landscaping and Irrigation Plans shall comply with water efficient landscaping regulations of the city with jurisdiction. In Duarte those regulations are found in the City of Duarte's Water Efficient Landscape Chapter, as further described in Chapter 19.40 of the DDC and for the City of Monrovia, MMC Section Sections 17.20.020 and 17.20.030. Additionally, the landscaping and irrigation plans shall meet the requirements of California Government Code Section 65591 et seq.
- In Duarte, landscaping and irrigation shall be processed using the Site Plan and Design Review Process as indicated in Chapter 19.122 of the DDC. In Monrovia, landscaping and irrigation shall be reviewed by the Monrovia Director in accordance to MMC Section 17.20.020.

### Sustainable Development Practices

- All phases of development under the jurisdiction of the City of Duarte, shall incorporate sustainable design approaches as set forth in the DDC Chapter 19.52 (Sustainable Development Practices).

- All phases of development shall comply with the 2010 California Green Building Code, or the most recent equivalent.
- All new buildings and structures shall be designed with sustainability as an integral feature.
- The project standard shall be Leadership in Energy and Environmental Design (LEED) Certified or equivalent.
- At a minimum, specific sustainable practices shall include, but not be limited to: reduction in water usage; reduction or construction waste, installation of energy efficient lighting systems; heating and cooling appliances, equipment and control systems; maximize use of passive solar design, use of cool roofs, integration of photovoltaic systems, water efficient landscaping and irrigation systems; subsurface retention systems; implement low-impact development practices, recycling programs; maximize benefits of public transit; provide amenities for non-motorized transportation.

### Hardscape & Pavers

- Paved areas throughout the Specific Plan project area shall be designed as an integral component of the surrounding architecture.
- Decorative paving material is encouraged in high visibility areas and at key vehicular drives.
- Decorative paving materials may include colored and textured concrete and decorative other decorative finishes and maximization of energy efficient design qualities shall take priority when selecting paving materials and colors.
- The use of pervious hardscape surfaces shall be utilized, except where it is not feasible to do so.

### Trash Enclosure/Recycling

- Enclosures shall be required for refuse and recycling bins and shall be screened from view from public right of way.
- Enclosures shall be a minimum six feet (6') in height and should be architecturally compatible with adjacent buildings.
- Enclosures are not permitted within any required street side setback, required parking or landscaping.

- Areas for trash enclosures shall be adequate in capacity, number, and distribution to serve the project and shall be depicted on all site plans.
- Medical waste materials shall be handled per current State regulations and appropriate enclosures shall be provided when required.

## Signs

### **Sign Program Submittal**

A Comprehensive Sign Program shall be submitted for the proposed development upon application for permits for Phase I, or earlier if feasible. A Comprehensive Sign Program shall comply with the following guidelines:

- The proposed signs shall enhance the overall development, be in harmony with and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.
- The sign program shall address all signs, including wayfinding signage, permanent, temporary, leasing, and exempt signs.
- The sign program shall accommodate future revisions that may be required because of changes in the site including future Phases.
- Energy-efficient lighting, use of systems to monitor and limit signage lighting at night, and other monitoring of nuisance lighting shall be integrated into the sign program.

### **Review and Approval of Sign Program**

In the City of Duarte, the Architectural Review Board (ARB) shall have authority to review and approve the Comprehensive Sign Program in Duarte's jurisdiction pursuant to DDC Chapter 19.122 pursuant to applicable sign regulations in the DDC. In the City of Duarte, the Duarte Director may approve revisions to an approved Comprehensive Sign Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new/revised Comprehensive Sign Program by the original reviewing authority.

In the City of Monrovia, the Development Review Committee (DRC) shall have authority to review and approve the Comprehensive Sign Program in Monrovia's jurisdiction. In the City of Monrovia, the Monrovia Director may also approve deviations to the Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new/revised Comprehensive Sign Program by the original reviewing authority.

## Chapter IV. INFRASTRUCTURE AND PUBLIC SERVICES

### Roadway System

The characteristics of the existing roadway system in the vicinity of the project site are described below:

- **Bradbury Road** is a two-lane undivided roadway trending in a north-south direction. The speed limit is not posted on Bradbury Road; on-street parking is permitted on Bradbury Road. Bradbury Road terminates southerly at Royal Oaks Drive.
- **Buena Vista Street** is a four-lane undivided roadway trending in a north-south direction. The posted speed limit on Buena Vista Street is 35 miles per hour; on-street parking is permitted on the east side of Buena Vista Street. Buena Vista Street terminates northerly at Orange Avenue.
- **Driveway 1** is a two-lane undivided driveway providing access to the Santa Teresita campus from Buena Vista Street. Driveway 1 serves visitors and staff and is the first access south of Royal Oaks Drive.
- **Driveway 2** is a two-lane undivided driveway providing access to the Santa Teresita campus from Buena Vista Street. Driveway 2 serves visitors and staff and is located south of Driveway 1.
- **Driveway 3** is a two-lane undivided driveway providing access to the Santa Teresita campus from Royal Oaks Drive. Driveway 3 serves visitors and staff and is located west of Buena Vista Street. Driveway 3 includes gates that currently remain 5:30 am – 7:00 pm.
- **Huntington Drive** is a four-lane divided roadway with a raised median trending in an east-west direction. The posted speed limit on Huntington Drive is 40 miles per hour; on-street parking is permitted on Huntington Drive.
- **Mountain Avenue** varies from a four-lane undivided roadway south of Royal Oaks Drive to a four-lane divided roadway with a continuous left-turn lane north of Royal Oaks Drive trending in a north-south direction. The posted speed limit on Mountain Avenue is 40 miles per hour; on-street parking is permitted on various segments of Mountain Avenue.

- **Royal Oaks Drive** is a two-lane undivided roadway trending in an east-west direction. The posted speed limit on Royal Oaks Drive is 30 miles per hour; on-street parking is permitted on various segments of Royals Oaks Drive.

### Project Site Access

Project site access is currently served by one full-access location on Royal Oaks Drive west of Buena Vista Street and two full-access locations on Buena Vista Street between Royal Oaks Drive and Huntington Drive. The proposed project does not change current site access on Royal Oaks Drive, however, changes to site access on Buena Vista Street are proposed based on a modified internal circulation system and location of parking areas. Additionally, operations for the access driveways shall be formalized through provision of gates that can be closed during evening hours and provision of an information booth at the northerly Buena Vista Street access location. The following modifications shall be the three access locations serving the project site:

- The Royal Oaks Drive (Driveway 3) full-access location shall accommodate staff and residents with limited access by visitors. During evening hours, an electronic access control gate shall restrict entry. During daytime hours the gate shall remain open allowing unrestricted vehicular access. The Royals Oaks Drive access driveway curb cuts shall remain unchanged from the current location and configuration.
- The northerly Buena Vista Street full-access (Driveway 1) location shall accommodate staff and residents, and shall be the primary access for visitors to the campus. During evening hours , an electronic access control gate shall restrict entry with the potential use of an attendant. During daytime hours the gate shall remain open allowing unrestricted vehicular access. An information kiosk shall be provided at this access to accommodate visitors to the campus to help with wayfinding and directional guidance to campus buildings and parking areas. The driveway entry shall be wide enough for staff and residents to pass visitors on the right side without waiting for visitor entry. The northerly Buena Vista Street access driveway location and curb cuts shall be relocated north of the current northerly driveway on Buena Vista Street.
- The southerly Buena Vista Street full-access (Driveway 2) location shall accommodate staff and residents with limited access by visitors. During evening hours , an electronic access control gate shall restrict entry. During daytime hours the gate shall remain open allowing unrestricted vehicular access. The Buena Vista Street access driveway curb cuts are planned to remain unchanged from the current location and configuration.



All access to the project area is within the City of Duarte. Access to and circulation around the project area shall comply the Duarte General Plan goals and policies in the Circulation Element, and the following

- Buena Vista/Royal Oaks Drive – The project applicant shall pay a proportionate share, as determined by the City of Duarte Engineering Division, to re-stripe the eastbound Royal Oaks Drive intersection from one left-turn lane and one shared through lane/right-turn lane to consist of one shared left-turn lane/through lane and one right-turn lane.
- Wayfinding signage shall be provided to direct visitors to the campus to use Driveway 1 entry on Buena Vista Street. Signage should include directions for visitors entering Driveway 2 or Driveway 3 to utilize Driveway 1 for information or late night entry.
- All entry gates shall operate in a manner that allows vehicles to enter when the gate opens as opposed to a system that only allows one vehicle at a time to minimize queue spillback onto adjacent streets.
- Driveway 1 on Buena Vista Street shall be wide enough for staff and residents to pass on the right when visitors are stopped at the information kiosk. Signage shall direct visitors to stay on the left upon entry.
- The gate location for Driveway 2 on Buena Vista Street shall be located adjacent to the public right of way to prevent queuing so as to not cause spillback onto Buena Vista Street.
- In the event that gates are planned to be closed during daytime hours, applicant shall provide a traffic analysis to ensure adequate queue storage is available to prevent queue spillback onto Buena Vista Street or Royal Oaks Drive.

Any proposed changes to the site access and on- and off-site circulation as described above shall be reflected on submitted site plans and circulation plans upon submittal for permits. In the event a re-design of the project proposes access to the project area from the City of Monrovia, the Monrovia General Plan Circulation Element goals and policies shall apply to such access.

### Bus Drop-Off and Pick-Up Area

As part of Phase 3, the proposed project will provide a bus drop-off and pick-area that is centrally located on the campus and accessible by the main entrances off Buena Vista Street and Royal Oaks Drive (Exhibit 12). The area will provide for safe and easy access for resident transports and for those using transportation services of local community service providers. It will also allow a cueing area

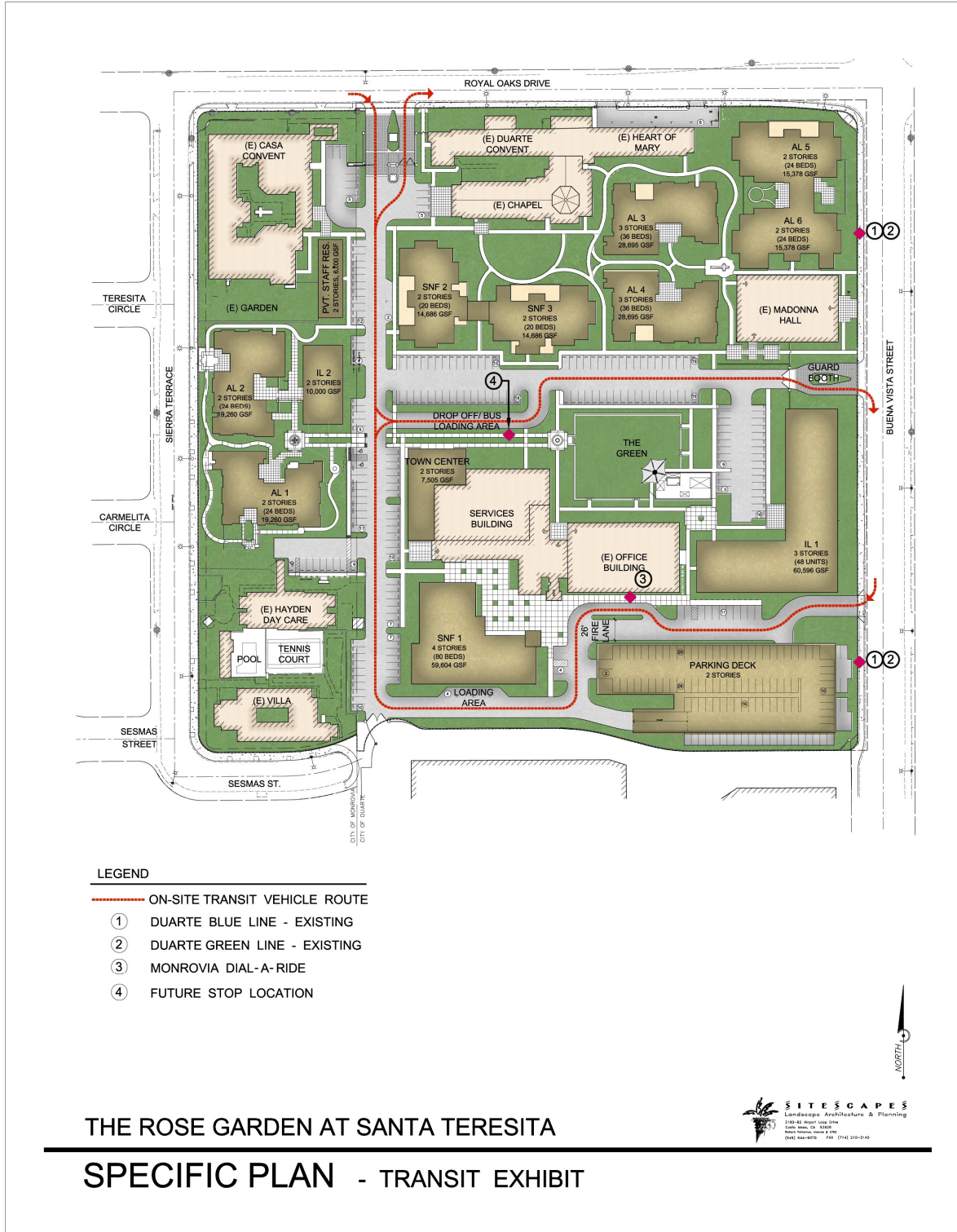
separate from the surface parking areas, so as to not impede pedestrian or traffic flow within the campus.

### Public Transportation

The City of Duarte provides a fixed bus route system with two main routes within the City known as the “Blue” and “Green” routes. Both routes are designed to operate in a circular pattern and serve venues within the City. A third route, “Commuter”, is omni-directional and basically overlays the “Green” route in easterly Duarte and overlays the “Blue” route in westerly Duarte. The City of Monrovia provides a curb to curb paratransit Dial-a-Ride service and medical transportation within a three mile radius of the City to Monrovia, Bradbury and Los Angeles County (southerly unincorporated areas) residents. Foothill Transit also provides fixed bus lines that run through the cities of Duarte and Monrovia. Additionally, the Los Angeles County Metropolitan Transportation Authority (MTA) may provide rail passenger service in the future to the City of Monrovia and the City of Duarte.

The proposed project has immediate access to transit (Exhibit 12). The Foothill Transit fixed bus lines 187, 272, and 494, travel along Huntington Drive approximately 500 feet south of the project site. Monrovia’s Dial-a-Ride is available citywide. Duarte Transit fixed Blue and Green lines, which travel along Buena Vista Street, are adjacent to the project site and on Royal Oaks drive east of the project site. Duarte’s bus routes connect with the transit routes operated by Foothill Transit. Bus routes may also be modified in the future to connect with the anticipated rail passenger service provided by MTA.

Exhibit 13, Transit Diagram



## Hydrology, Drainage, and Water Quality

**Hydrology** – Implementation of the proposed project shall not contribute to runoff that would exceed the capacity of the City of Duarte’s or Monrovia’s storm drains.

- The proposed project shall capture runoff from the newly constructed impervious surfaces.
- City of Duarte and City of Monrovia municipal codes already incorporate Federal and State regulations and guidelines pertaining to storm water runoff to reduce and eliminate regional water quality impacts, and those municipal code provisions shall apply to the RGST Specific Plan project area in the respective city’s jurisdiction.

**Drainage System Capacity** – Implementation of all phases of the proposed project shall not contribute to runoff that would exceed the capacity of the City of Duarte’s and Monrovia’s storms drains and the project shall incorporate the following:

- Design features, including those focusing on stormwater design, which would limit the disruption and pollution of natural water flows by managing stormwater runoff.
- Strategies to reduce stormwater runoff, including increasing landscaping areas, use of pervious paving systems, and subsurface retention systems, that allow stormwater to infiltrate the site.
- An integral part of the proposed project is to capture runoff from impervious areas, maximize use of pervious paving, increase on-site open space and landscaping, in addition to other sustainability standards described in this Specific Plan.

**Water Quality** – Implementation of all phases of the proposed project shall not cause significant short- or long-term water quality impacts. To prevent harmful pollutants from being washed or dumped in municipal storm water systems, the project shall adhere to NPDES permit requirements and develop a Stormwater Management Program. Applicant shall prepare reports required by and comply with Chapter 12.36 of the Monrovia Municipal Code for project components in Monrovia and DMC for project components in Duarte.

## Fire & Police

***Fire Protection and Paramedics***– The Los Angeles County Fire Department (LACFD) and Monrovia Fire Department (MFD) provide full fire protection and emergency medical services to the RGST Specific Plan project site.

Implementation of all phases of the proposed project pursuant to the development standards and requirements described below, shall reduce potential impacts on fire protection services.

- All phases of the proposed project shall comply with the City of Duarte Fire Code within Duarte’s jurisdiction, the City of Monrovia Fire Code for portions of the project within Monrovia’s jurisdiction, the Los Angeles County Fire Department’s fuel modification requirements for portions of the project in Duarte, the City of Duarte Natural Hazard Mitigation Plan for portions of the project within Duarte’s jurisdiction, and the City of Monrovia Disaster Management Plan for portions of the project within Monrovia’s jurisdiction, and all State, County code and ordinance requirements for fire protection.
- The following development standards and requirements shall apply to the proposed project:
  - New structures shall have automatic sprinkler systems, if required.
  - A supervised fire alarm that meets requirements of the Fire Code shall be placed in an accessible location with an annunciator.
  - Access to and around structures shall meet all LACFD, MFD, and California Fire Code requirements.
  - A water supply shall be in place to supply fire hydrants and automatic fire sprinkler systems.
  - Roadway medians, if provided, shall not exceed 1,000 feet without a turnaround. If medians are greater than 1,000 feet, emergency turnaround access for heavy fire equipment shall be provided.
  - All electric gates within the project shall install emergency opening devices approved by both the LACFD and MFD.
  - Fire-related impact fees shall be paid by the Applicant per current LACFD requirements in Duarte and City of Monrovia requirements in Monrovia.

- Construction and Operational Fire Related Impacts - The City of Duarte, City of Monrovia, Los Angeles County Fire Department, and Monrovia Fire Department review all development projects and the agency with jurisdiction shall require conditions of approval to mitigate project fire-related impacts.
- Operational-Related Fire Impacts – For the project area in each city’s jurisdiction, the project design shall implement the City of Duarte and the City of Monrovia respective Safety Element General Plan goals and policies related to fire prevention and mitigation.

**Police** – The Los Angeles County Sheriff’s Department (for Duarte) and the Monrovia Police Department provide law enforcement and police protection services to the RGST Specific Plan area.

Implementation of all phases of the proposed project pursuant to the development standards and requirements described below shall reduce potential impacts on police services from the RGST Specific Plan project site.

- The following development standards and requirements shall apply to the proposed project:
  - As final site and building plans are submitted to the City of Duarte and City of Monrovia for approval in the future, design requirements, which reduce demands for services and ensure adequate public safety (such as those pertaining to site access, site security and lighting) shall be incorporated into building designs. 24-hour on site security shall be provided for the site.
  - Landscape design shall incorporate low-growing groundcover and shade trees, rather than a predominance of shrubs that could conceal potential criminal activity around buildings and parking areas.
  - Lighting shall be provided around and through the development to enhance crime prevention and enforcement efforts.
  - Address signs and/or building numbers shall be clearly visible (during the day and night) in order to facilitate easy identification during emergencies.
  - Visibility to doors and windows from the street (where possible) and between buildings should be provided.
- Construction Related Police Impacts – During construction, private security guards shall be utilized to protect the construction site during non-construction hours.

- Operational-Related Police Impacts –The project design shall incorporate safety design techniques, to comply with the goals and policies of the applicable City of Duarte General Plan Safety Element or the City of Monrovia General Plan Safety Element, and the developer shall pay of applicable development fees. These measures shall reduce security impacts to person and property from the RGST Specific Plan project site.

### Water and Wastewater

**Water** – Potable water is provided to the RGST Specific Plan project site predominantly by the City of Duarte. The City of Monrovia shall continue to provide potable water/sewer to the buildings that shall remain and to the new construction that shall take place in Monrovia. For the project area located in Monrovia, the provision of potable water and treatment of wastewater shall comply with all applicable provisions in the MMC.

Prior to issuance of permits for each Phase, Cal Am Water, City of Duarte, and the City of Monrovia shall be notified and construction drawings shall be submitted to and reviewed by to ensure that existing infrastructure is adequate to accommodate each phase of development.

**Wastewater** - Sewer services for the RGST Specific Plan are provided by County of Los Angeles Department of Public Works Consolidated Sewer Maintenance District (CSMD)/or the City of Monrovia. Sewer connection in Monrovia shall be from Sierra Terrace.

The existing campus generates wastewater flows totaling approximately 74,568 million gallons per day (gpd). The net addition of 121,163 square feet would result in an additional 11,864 gpd from existing conditions. The total expected average wastewater flow from the project site is 86,432 gpd. The expected increase in average wastewater flow from the project site is 4,834. The daily wastewater flow projected for 2025 would constitute approximately .0008 percent of the wastewater capacity that the San Jose Creek Water Reclamation Plant (SJCWRP) and Whittier Narrows Water Reclamation Plant (WNWRP) Facilities are designed to treat.

The following development standards and requirements shall apply to the proposed project:

- Prior to each phase of development, a sewer study shall be submitted to County of Los Angeles Department of Public Works Consolidated Sewer Maintenance District (CSMD) or the City of Monrovia Public Works Department for review and approval.

- The sewer study shall identify availability of adequate capacity of the existing downstream sewer lines for the proposed project. The study shall also identify any necessary upgrades or improvements necessary to the system. Such improvements and upgrades shall be constructed for each phase of the project.
- New laterals, pipes, and improvements shall be per the CSMD's or the City of Monrovia's sewer design and construction standards.
- All appropriate wastewater fees (including Plan Check processing and permit) shall be paid by the Applicant.

### Solid Waste

The City of Duarte shall provide solid waste and recyclable materials collection and disposal services for the RGST Specific Plan project area within Duarte, and the City of Monrovia shall provide solid waste and recyclable materials collection and disposal services for the RGST Specific Plan project area within Monrovia.

In Duarte, the project area shall comply with applicable solid waste removal and diversion requirements in the DMC, including Chapters 6.08 and 6.09, 6.10, and 6.14 which detail policies, requirements and procedures for the collection of refuse and recyclable materials. Because Duarte is part of the Los Angeles Regional Agency (LARA), all development within the City of Duarte would be responsible for meeting diversion and recycling requirements in concert with LARA's standards to reduce the volume of solid waste entering landfills.

Based on the net increase of 56,510 square feet on-site buildout of the proposed project in the City of Monrovia the site would generate approximately 610 tons of solid waste per year, which is an approximate 1.6 percent increase to the solid waste generated by the City of Monrovia in 2009. This quantity represents the solid waste generated for buildout conditions of the proposed project without any recycling activities in place.

All solid waste generated within the City of Monrovia shall be subject to Chapter 8.10 of the Monrovia Municipal Code. The location of any recycling/separation areas is required to comply with all applicable federal, public health, state or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State and local regulations for the use, collection and disposal of solid and hazardous wastes is also mandated.

The project design shall include adequate, accessible, and convenient areas for collecting recyclable materials. Additionally, special medical waste is generated by uses that provide medical care and assistance. All hazardous and medical waste generated by the project area shall be disposed of in accordance with applicable regulations. Finally, the entitlement process for each project phase



shall address the diversion and recycling measures identified above as Conditions of Approval.

### Utilities

The project shall comply with DMC and MMC requirements as they pertain to distribution, location and extent and intensity of energy, utilization and conservation – electric, natural gas.

### Project Financing Measures

All phases of this Specific Plan within both the City of Duarte and City of Monrovia shall be privately funded.

## CHAPTER V. PERMITS AND APPROVALS

### Submittal and Review of Plans

- All development plans shall be submitted to the City of Duarte and City of Monrovia for review.
- If the proposed project is located only in one jurisdiction (only in Monrovia or only in Duarte), a review shall still be required by the other agency to ensure required site improvements are coordinated between the two jurisdictions.. Each jurisdiction shall review plans for all site improvements related to each phase of development, to ensure coordinated implementation of site improvements (i.e. grading, drainage, utilities, construction lay down areas, etc.), prior to final approval by the reviewing authority.
- The City of Duarte is responsible for approving and issuing permits for the part of the development that is solely within its jurisdiction, and the City of Monrovia is responsible for approving and issuing permits for the part of the development that is solely within its jurisdiction.
- If a proposed structure crosses the jurisdictional boundary between the cities, the applicant must obtain all permits and land use entitlements required by each respective city. No work may commence on the structure within a particular city's jurisdiction until that city has approved all required permits and land use entitlements for the portion of the building within its jurisdiction.
- For the project area within each city's respective jurisdiction, the design review and entitlement processes shall be as stated in this RGST Specific Plan, or, if not addressed in this RGST Specific Plan, shall be, for those portions of the project area in Duarte, the same as those described in the Duarte Municipal Code, or, for those portions of the project area in Monrovia, the Monrovia Municipal Code ("design review and entitlement processes are, i.e., Development Review Committee, Architectural Review Board, Conditional Use Permit, Planned Development Permits).
- Plan Submittal Requirements – At minimum, the following plans shall be required for each phase, or portion, of development:
  - Existing Site Conditions - Site Plan
  - Proposed Development – Site Plan
  - Building Floor Plan(s)

- Building Elevations
- Sample Materials and Colors Board
- Lighting and Photometric Plans
- Walls and Fences Plan
- Mechanical Equipment / Screening Plan
- Sign Program (or updated Sign Program)
- Parking Generation Study
- Grading and Drainage Plan
- Utility Plans
- Infrastructure Improvement Plan (i.e. Street, Utilities, etc)
- Landscape and Irrigation Plan
- Hardscape and Pavers Plan
- Reports and Plan to comply with NPDES Permit and applicable Municipal Code requirements for storm water and urban runoff pollution control, including submission of a Stormwater Management Program
- Construction and Demolition Diversion Plan
- Summary and Analysis of Implemented Sustainable Development Practices
- Summary of Project Amenities
- Submittal of a Planned Development (PD) Permit application for the RGST Specific Plan area (In Duarte).

### Upgrades to Existing Site Conditions – Phasing Plan

During the entitlement process, the appropriate approving body may impose conditions of approval, to ensure that older site conditions are upgraded to complement the alterations and construction proposed within Phases 1-4. Submittal of a phasing plan shall be required upon submittal for entitlement for Phase 1, or portion of Phase 1. The Phasing Plan shall identify improvements that shall be made to upgrade existing site conditions and shall identify the phase in which they shall be implemented. The following is provided as a guide to ensure that existing site conditions are upgraded along with planned phased development in order to create a cohesive character for the site.

#### **Phase 1**

- Submittal of a comprehensive sign program. Upgrades and compliance in accordance with comprehensive Sign Program, once approved.
- Submittal of Phasing Plan for upgrades to existing site conditions.
- Exterior rehabilitation and/or repairs to Casa Convent (in Monrovia).
- Exterior rehabilitation and/or repairs Duarte Convent & Candidate's Residence-Heart of Mary (in Duarte).

**Phase 2**

- Exterior rehabilitation and/or repairs to Surgery Center/Services Building (in Duarte).

**Phase 4**

- Exterior rehabilitation and/or renovation to 5-story Office Building (in Duarte).

**All Phases**

- Rehabilitation of existing landscaping to reflect water efficient and native plant landscape palette.
- Upgrades that enhance the site area in the vicinity of new construction.
- Upgrades to perimeter walls and fencing.
- Protect in place the Duarte Convent, Casa Convent, Chapel, and Villa due to their unique character.

Modifications to Specific Plan

**Major Changes** - The owner may initiate an amendment to the provisions of this Specific Plan if substantial changes are required in the project during the development process. An amendment shall be in conformance with California Government Code Sections 65450-65457. Additionally, changes that would affect the portion of the project within Duarte, the proposed amendment shall require public notification and review and approval by the City of Duarte and, for such changes that would affect the portion of the project within the City of Monrovia the proposed amendment shall require public notification and review and approval by the City of Monrovia in accordance with the MMC.

**Minor Changes** - The Duarte Director and/or Architectural Review Board for the City of Duarte or the Development Review Committee (City of Monrovia), as applicable, may approve minor revisions or modifications to components of this Specific Plan in their respective city's jurisdiction. All requests for such minor revisions or modifications shall be in writing and shall be limited to the following:

- Parking and circulation configurations, which do not change the basic parking areas, stall allocation or circulation concept.

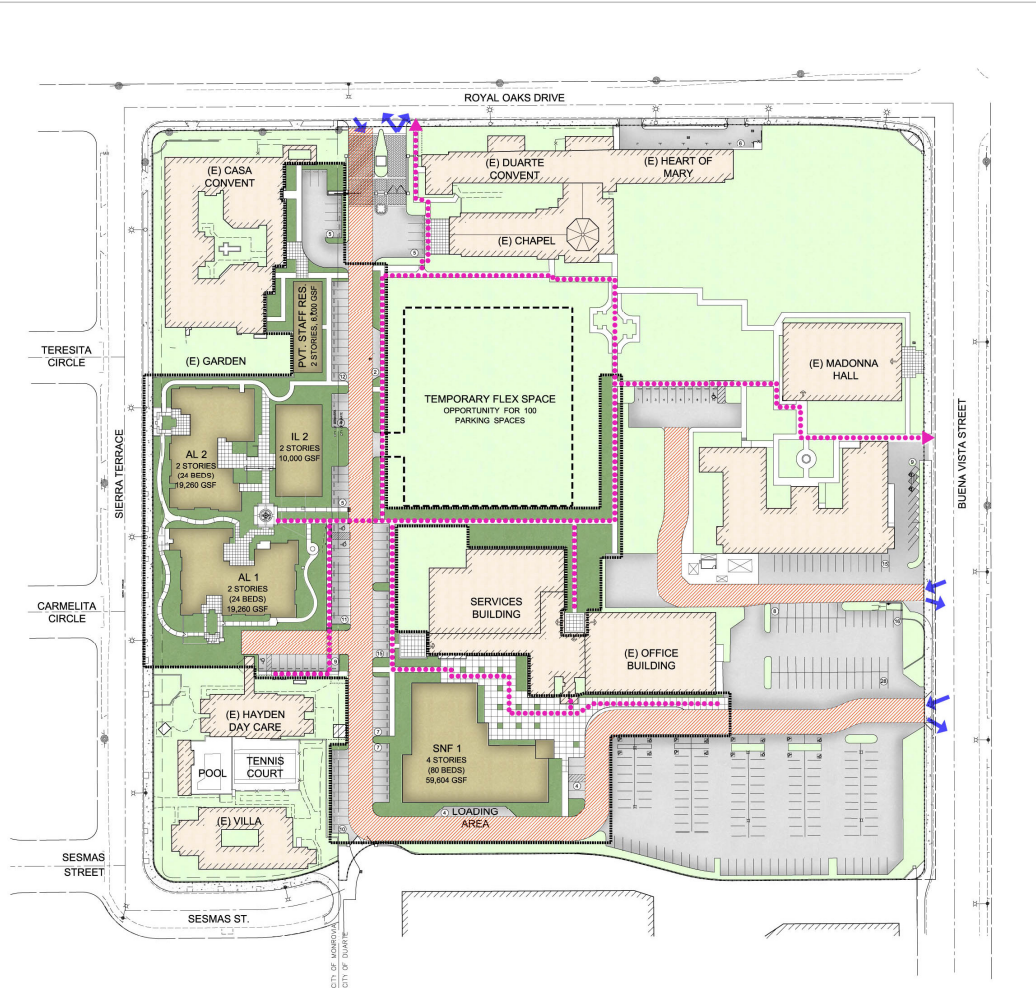
- Grading alternatives, which do not change basic concept, increase slopes or change course of drainage that could adversely affect adjacent or surrounding properties.
- Architectural or landscape modifications which do not alter the overall design concept or significantly reduce the effect originally intended.
- Proposals or minor modifications for small detached structures, such as arbors, trellis, and pergolas.

### Procedures and Effective Date of Specific Plan

The City of Monrovia and the City of Duarte shall each adopt an ordinance approving the Specific Plan for the project area in that city's respective jurisdiction. The RGST Specific Plan becomes effective for that city upon the effective date of the ordinance adopting it.

**Appendices**

Appendix 1  
Phase 1 (Option 1)



PHASE 1A

- 1A.0 - DEMOLISH EXISTING MANOR SNF AND VARIOUS PARKING AREAS
- 1A.2 - CONSTRUCT 2 NEW TWO STORY AL COTTAGES, 1 TWO STORY IL AND 1 FOUR STORY SNF
- 1A.3 - NEW SITE IMPROVEMENTS/LANDSCAPING

PERMANENT PARKING:	328
ADDITIONAL PARKING AVAILABLE:	100
TOTAL AVAILABLE PARKING:	428

LEGEND

- PEDESTRIAN PATH OF TRAVEL
- VEHICULAR TRAFFIC
- OPEN SPACE - 336,700 SF (50.7%)
- PROPOSED BUILDING
- EXISTING BUILDING
- VEHICULAR INGRESS / EGRESS

THE ROSE GARDEN AT SANTA TERESITA

SPECIFIC PLAN - CIRCULATION, OPEN SPACE, PARKING



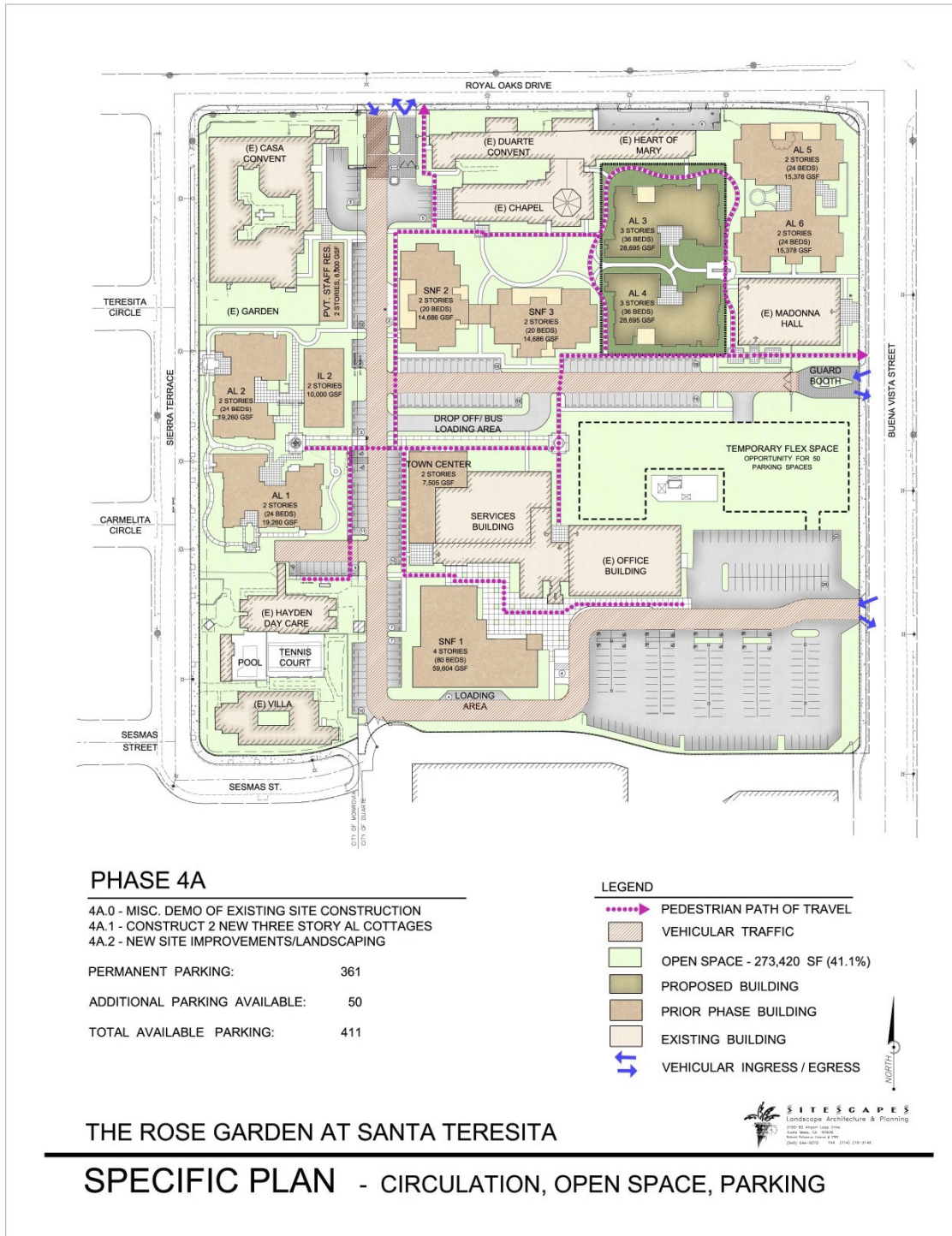






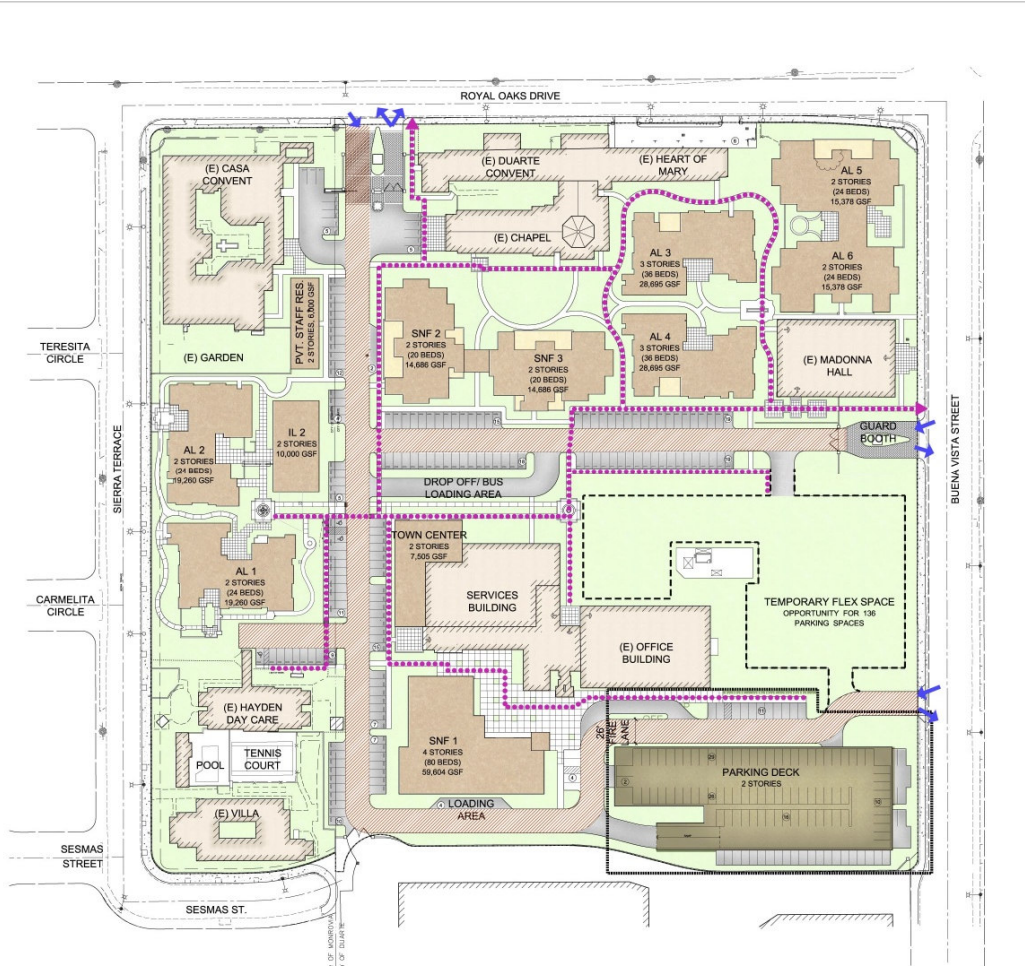


Appendix 5  
Phase 4A



Appendix 6

Phase 4B



PHASE 4B

- 4B.0 - DEMOLISH EXISTING PARKING AREA
- 4B.1 - CONSTRUCT NEW TWO STORY PARKING DECK
- 4B.2 - CONSTRUCT NEW 11 SPACE PARKING STRIP  
(FIRE LANE TO REMAIN OPERATIONAL)

PERMANENT PARKING:	240
ADDITIONAL PARKING AVAILABLE:	136
TOTAL AVAILABLE PARKING:	376

LEGEND

- PEDESTRIAN PATH OF TRAVEL
- VEHICULAR TRAFFIC
- OPEN SPACE - 301,820 SF (45.4%)
- PROPOSED BUILDING
- PRIOR PHASE BUILDING
- EXISTING BUILDING
- VEHICULAR INGRESS / EGRESS



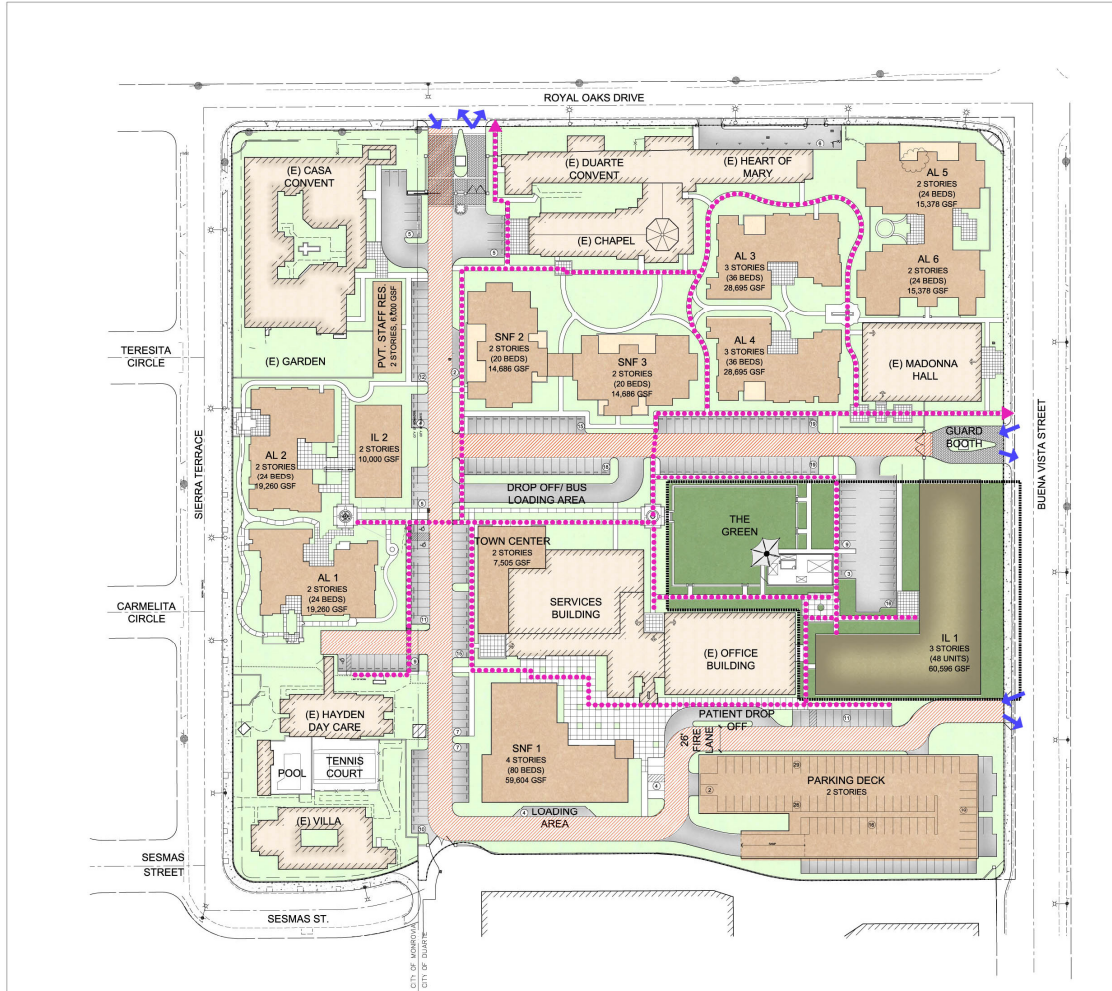
THE ROSE GARDEN AT SANTA TERESITA

SPECIFIC PLAN - CIRCULATION, OPEN SPACE, PARKING



Appendix 7

Phase 4C



PHASE 4C

- 4C.1 - NEW THREE STORY IL BUILDING
- 4C.2 - 28 SPACE PARKING LOT (STAGING DURING 4C.1)
- 4C.3 - DEMOLITION OF REMAINING TEMP PARKING
- 4C.4 - NEW GREEN CONSTRUCTION

PERMANENT PARKING: 420

LEGEND

- PEDESTRIAN PATH OF TRAVEL
- VEHICULAR TRAFFIC
- OPEN SPACE - 270,520 SF (40.7%)
- PROPOSED BUILDING
- PRIOR PHASE BUILDING
- EXISTING BUILDING
- VEHICULAR INGRESS / EGRESS



THE ROSE GARDEN AT SANTA TERESITA

SPECIFIC PLAN - CIRCULATION, OPEN SPACE, PARKING

