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NOTICE OF AVAILABILITY/COMPLETION

CITY OF DUARTE

WESTMINSTER GARDENS SPECIFIC PLAN UPDATE
DRAFT ENVIRONMENTAL IMPACT REPORT

Date: October 29, 2026

SCH#: 2024040196

Project Title: Westminster Gardens Specific Plan Update

Project Location: The project site is located in the City of Duarte in Los Angeles County. Duarte is within the north-central portion of the San Gabriel Valley, approximately 17 miles northeast of the City of Los Angeles. Duarte is situated at the base of the San Gabriel Mountains and is bordered by the City of Irwindale to the south, the City of Monrovia to the west, the City of Bradbury and the Angeles National Forest to the north, and the City of Azusa to the east. Locally, the project site is bordered by Huntington Drive to the north, Central Avenue to the south, Santo Domingo Avenue to the west and Bradbourne Avenue to the east. The site is located on the eastern edge of the recently adopted Town Center Specific Plan and within ½ mile proximity to the Metro A Line (formerly Gold Line) Duarte/City of Hope Station and the Duarte Station Specific Plan area.

Lead Agency: City of Duarte

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Review Period: **October 29, 2026 – December 14, 2026**

Public Hearing: A public hearing to discuss the Final Environmental Impact Report (FEIR) and the proposed amendment to the Westminster Gardens Specific Plan will be held before the Duarte Planning and Economic Development Commission at 7:00 p.m. on Tuesday, **January 19, 2026.** The hearing will be held in the Council Chambers of the City Hall, located at 1600 Huntington Drive, Duarte, CA 91010.

EXISTING LAND USE AND DEVELOPMENT

The approximately 32-acre site is comprised of four parcels under single ownership and is developed with a senior residential community known commonly as Westminster Gardens and identified by the applicant as a Life Plan Community (LPC). LPCs, also known as Continuing Care Retirement Communities (CCRCs), provide residential and assisted living housing options for adults age 60+ by providing a wide range of care, services, and activities in one place, and offering residents a sense of stability and familiarity as their abilities or health conditions change. The Westminster Gardens LPC campus is currently licensed by the California Department of Social Services (CDSS), which oversees the Senior Care Licensing Programs for both CCRCs and Residential Care Facilities for the Elderly (RCFE). The Westminster Gardens license is currently for a capacity of 200 persons. Three of the four project parcels are developed. The remaining fourth parcel (parcel 3) is undeveloped.

PROJECT CHARACTERISTICS

The proposed project would amend the Westminster Gardens Specific Plan (WGSP or Specific Plan) through a comprehensive update, repealing in its entirety the 1990 Specific Plan, inclusive of the 1998 administratively approved minor modification, replacing it with a new Specific Plan update to facilitate redevelopment of the existing LPC and add new uses to the vacant northwest corner. The updated WGSP identifies the long-term vision and objectives for private redevelopment, new residential and non-residential development capacity, and associated public and private improvements within the WGSP area over the 20-year life of the plan. The WGSP update establishes the general type, parameters, and character of the development aimed at expanding the current Westminster Gardens LPC campus to support a vibrant and dynamic environment with senior-centric amenities, services, and multiple housing and continuum of care options at various price points, providing aging Duarte residents a destination to continue to reside within the Duarte City limits.

Redevelopment under the updated WGSP is intended to address the unmet demand for senior housing and services within Duarte and the surrounding communities. Implementation of this amendment for redevelopment of the Westminster Gardens LPC campus would allow build-out capacity as follows:

- A maximum of 310 Independent Living Units (market rate)
- A minimum of 150 Independent Living Units (affordable)
- A maximum of 90 Assisted Living/Memory Care Units/Beds
- A maximum of 65,000 square feet of Resident Amenity space, plus 7,000 square feet of Utility and Maintenance space
- A maximum of 15,000 square feet of Retail
- A maximum of 25,000 square feet of Office

This development concept would allow for continued availability of both market-rate and rent-restricted housing, while maintaining and refurbishing parking, open space, and on-site amenities to retain a high-quality living environment. Through multiple phases of redevelopment, the amended WGSP development plan proposes to significantly increase capacity in the overall number of units and provides the opportunity for retail and office space. The development plan also provides for a corresponding increase in the square footage and areas devoted to administrative and on-site resident amenities, including improvements to upgrade existing infrastructure, and provide additional vehicular and pedestrian access.

Development Plan, Standards, and Design. One of the major goals of amending the WGSP is to achieve a coordinated, cohesive environment and character within the Westminster Gardens LPC by updating development and design standards. The amended WGSP includes a proposed Land Use Plan for the redevelopment of Westminster Gardens LPC. Allowable uses, intensity and density of development, and specific development and design standards are defined for each of the respective land use districts contained within the WGSP. The Land Use Districts are described below:

- LPC: Life Plan Community – LPC is the underlying district for the entire Specific Plan area, with the exception of the northwestern corner, which is designated as the Mixed-Use District. LPC uses include independent living, assisted living, skilled nursing, memory support, and office, along with a variety of common facilities to provide amenities and supportive services for residents.
- AR: Affordable Residential – While affordable senior independent and assisted living may occur throughout the campus, buildings in the AR District are intended to be entirely or a majority affordable units. The AR district may be applied either to the Santo Domingo Avenue or Central Avenue frontage, providing flexibility in the location of affordable independent living units. Alternatively, or in conjunction with building-specific affordable senior housing, affordable senior independent living units may be integrated throughout the LPC campus rather than in a specific AR district.
- MU: Mixed-Use – The MU district is limited to the northwest area of the WGSP and allows for LPC uses, independent senior living, and a variety of non-residential uses compatible with LPC uses. This parcel may be developed as a stand-alone parcel, which may or may not retain LPC resident and campus connectivity, or as an integrated part of the LPC campus.
- OS: Open Space – This district is designed to preserve and improve the existing open space area in the north-central portion of the Westminster Gardens LPC campus with appropriate open space uses; alternatively, this open space area may be relocated elsewhere within the campus as part of redevelopment, provided open space of equal or greater area and amenities are provided.

Parking. Redevelopment of Westminster Gardens LPC would result in multiple buildings with associated parking areas located within structures, partially subterranean, or at surface. Parking for independent senior living units would be located adjacent to, or directly accessible from, the unit or building and located within 300 feet of the applicable unit/building.

Project Site Access and Circulation. Vehicular access to the LPC campus will continue to be provided via the existing main entrance driveway on Santo Domingo Avenue. A separate access driveway is planned to be provided on Santo Domingo Avenue north of the existing main entrance driveway, as described below. The actual locations of certain ingress/egress points will depend upon the ultimate implementation of the flexible land use districts.

Pedestrian access to the project site will be accommodated via the existing public sidewalks and pedestrian facilities provided along Santo Domingo Drive, Huntington Drive, and Central Avenue. Pedestrian access within the project site will be accommodated by Americans with Disabilities Act (ADA) compliant walkways and curb ramps that will connect the building entrances to the public right-of-way.

Growth Over Existing Conditions. Table 1 shows the anticipated growth in both the residential and non-residential components beyond existing (2026) conditions within the WGSP project area,

and represents the growth analyzed within the DEIR. As shown in Table 1, the net difference between existing conditions and buildout of the proposed WGSP is as follows:

- Increase of 353 Independent Living Units (market rate and/or affordable)
- Increase of 48 Assisted/Memory Care Units/Beds
- Increase of 625,492 square feet of Residential space
- Increase of 84,337 square feet of Non-Residential space, broken down as follows:
    - Increase of 46,878 square feet of Resident Amenity space
    - Increase of 3,109 square feet of Utility and Maintenance space
    - Increase of 19,350 square feet of Office space
    - Addition of 15,000 square feet of Retail space
- Increase of 754 Residents
- Increase of 102 Employees

Table 1: Growth Relative to Existing Conditions

Land Use	Residential (Units/Beds)	Residential (SF)	Non-Residential (SF)	Residents	Employees
Existing (2026) Conditions					
Independent Living Unit (market-rate)	107	113,453	--	214	--
Independent Living Unit (affordable)	--	--	--	--	--
Assisted Living/Memory Care Unit	42	24,055	--	42	--
Resident Amenity	--	--	18,122	--	47
Utility and Maintenance	--	--	3,891	--	10
Office	--	--	5,650	--	10
Retail	--	--	--	--	--
Total	***149***	***137,508***	***27,663***	***256***	***67***
Proposed Build-Out (2045) Assumptions					
Independent Living Unit (market-rate)	310	539,500	--	620	--
Independent Living Unit (affordable)	150	142,500	--	300	--
Assisted Living/Memory Care Unit	90	81,000	--	90	--
Resident Amenity	--	--	65,000	--	75
Utility and Maintenance	--	--	7,000	--	10
Office	--	--	25,000	--	63
Retail	--	--	15,000	--	21
Total	***550***	***763,000***	***112,000***	***1,010***	***169***
NET DIFFERENCE	**+401**	**+625,492**	**+84,337**	**+754**	**+102**

Notes:

1. Residential density conservatively assumes two residents for each independent living unit, and one resident for each assisted living/memory care unit/bed.
2. Resident amenity accounts for operations staff of the LCP, including nursing and administrative staff (estimates provided by Human Good). Utility and maintenance staff provide for building and landscaping maintenance throughout campus (estimates provided by Human Good).
3. Office and retail employee estimates are based on Natelson Company Employment Density Study (https://www.mwcog.org/file.aspx?A=QTTITR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6IXOU%3D)

Project Objectives. Section 15124(b) of the State CEQA Guidelines requires "[a] statement of objectives sought by the proposed project. The statement of objectives should include the underlying purpose of the project." The following objectives have been identified for the project:

- Redevelop the Life Plan Community to provide a high-quality residential development containing an integrated mix of independent living, assisted living, and memory care units and skilled nursing that responds to growing demand and caters to existing and future needs of seniors.
- Create a self-sufficient community that provides services and amenities for facility residents and offers integrated mixed-use office and retail opportunities that welcome the entire Duarte community.
- Create affordable independent living units in support of the City's Regional Housing Needs Allocation (RHNA), providing additional housing options for low- and moderate-income senior residents.
- Expand housing opportunities within an existing community that remains compatible with and respectful to surrounding land uses.
- Provide additional site access and improve pedestrian connectivity within the community and to surrounding neighborhoods and districts.
- Implement an updated development plan, including specific use, development, and design standards consistent with the City's General Plan and with minimal deviation from the City's Zoning Code regulations for setbacks, height, parking, etc.
- Retain the historic Morrison House and associated grounds for administrative support functions and as a Community Hub.

Permits and Approvals. The City of Duarte is the Lead Agency for the project and has discretionary authority which includes, but is not limited to, the following:

- Certification of the Final EIR;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP);
- Adoption of a Zone Change to amend the Westminster Gardens Specific Plan;
- Approval of any required subdivision maps, or lot line adjustments;
- Design and/or discretionary review as necessary, including any applicable CEQA review, for future development proposals within the Specific Plan area.

Future development proposals within the Specific Plan area would be expected to also require review or approvals from other jurisdictional agencies, potentially including, but not limited to:

- California Department of Social Services (CDSS)
- Los Angeles County Fire Department
- Los Angeles County Public Works/Flood Control Department
- Los Angeles County Health Department

DRAFT ENVIRONMENTAL IMPACT REPORT: The DEIR evaluates the anticipated buildout associated with the WGSP update. The DEIR assesses the anticipated development that could occur within the Specific Plan Area if every parcel is developed at the densities and intensities expected under the Specific Plan Update. Actual future development would depend on future real estate market conditions, new state and federal laws and regulations, property owner preferences, site-specific constraints, technological advancements, and other factors.

SIGNIFICANT ENVIRONMENTAL IMPACTS: The DEIR determined that, even with implementation of all feasible and recommended mitigation, the following impacts would remain significant and unavoidable: Air Quality and Greenhouse Gas Emissions.

PROJECT ALTERNATIVES: In accordance with CEQA Guidelines Section 15126.6(d), alternatives to the project were considered. The No Project alternative would be considered the environmentally superior alternative although it does not meet any project objectives. The CEQA Guidelines (Section 15126.6[e][2]) stipulate, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." Neither Alternative 2 nor Alternative 3 would eliminate any of the significant impacts of the proposed project to less than significant levels, even with mitigation. However, Alternative 3, the Reduced Residential Alternative would reduce potential impacts to the greatest degree and would therefore be the "environmentally superior alternative."

HAZARDOUS MATERIALS: As described in the DEIR, no parcels within the Specific Plan Area are on the lists of sites enumerated under Government Code Section 65962.5.

DOCUMENT AVAILABILITY: The DEIR and related documents are available for review at the following locations:

- City of Duarte Community Development Department, 1600 Huntington Drive, Duarte, California 91010
- Duarte Library, 1301 Buena Vista Street, Duarte, CA 91010
- City of Duarte Website: cityofduarte.ca.gov/environmental

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this DEIR is at least 45 days. The DEIR will be available for public review and comment beginning **Thursday, October 29, 2026 and ending Monday, December 14, 2026 at 5:00 p.m.**

WHERE TO SEND COMMENTS: Members of the public and interested agencies and individuals are invited to provide written comments on the DEIR. All written comments must be provided to the City at the following address during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be submitted no later than 5:00 p.m. on December 14, 2026.

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