

4.9 LAND USE AND PLANNING

4.9.1 METHODOLOGY

This section describes the existing land uses in Arcadia, along with planned land uses under the currently adopted General Plan. It also discusses the General Plan Update, proposed changes in existing land uses and planned land uses as allowed under the General Plan Update, and consistency with regional plans and policies. Information presented in this section is based on studies and reports developed as part of the General Plan Update process, review of relevant planning documents, and site reconnaissance performed by BonTerra Consulting.

4.9.2 RELEVANT PROGRAMS AND REGULATIONS

Regional and local land use and planning programs that affect the City include the Southern California Association of Government's (SCAG's) Compass Growth Vision Report and Regional Transportation Plan, the currently adopted *Arcadia General Plan*, the *Downtown Arcadia Central Redevelopment Plan*, and the City's Zoning Regulations.

Federal

Angeles National Forest

The City of Arcadia abuts the Angeles National Forest along its northern city boundary. The U.S. Forest Service (Forest Service) publishes a Land Management Plan, also referred to as the Forest Plan, that guides forest managers in site-specific planning and decision making for each forest. The Forest Plan for the Southern California National Forests (Forest Plan), which includes the Angeles National Forest, was most recently updated in 2005. While the Forest Plan acknowledges widespread urbanization adjacent to all four National Forests in Southern California as a primary management challenge, it describes goals and objectives for lands within the jurisdiction of the Forest Service only, and does not prescribe actions applicable to surrounding municipalities, such as the City of Arcadia (USFS ANF 2010).

Regional

Southern California Association of Governments

SCAG is the Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated MPO, SCAG is mandated by the Federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Among leading activities SCAG undertakes include the measures listed below.

- Maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan (RTP) and a Regional Transportation Improvement Program (RTIP).
- Development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategies portions of the South Coast Air Quality Management Plan (AQMP), as well as serving as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts.

- Responsibility under the Federal Clean Air Act for determining projects', plans', and programs' conformity with the applicable Air Plan (in this case, the AQMP).
- The function as the authorized regional agency for intergovernmental review of programs proposed for federal financial assistance and direct development activities.
- Review of environmental impact reports for projects having regional significance for consistency with regional plans.
- The function of the authorized areawide waste treatment management planning agency, pursuant to federal water pollution control statutes.
- Responsibility, under State law, to prepare the Regional Housing Needs Assessment.
- Responsibility, along with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council, for preparing the Southern California Hazardous Waste Management Plan pursuant to the *California Health and Safety Code*.

SCAG has developed several regional plans for the Southern California region relevant to analysis of a General Plan update: the Compass Growth Vision Report, the Regional Housing Needs Assessment, and the Regional Transportation Plan (RTP). All address growth and development in the 6 counties and 38,000 square miles that comprise the Southern California region (except for San Diego County). These plans were developed to provide a unified effort in addressing the needs, opportunities, resources, and issues that face the region. The Regional Housing Needs Assessment (RHNA) is discussed in Section 4.12, Population and Housing, of this EIR. The Regional Transportation Plan and Compass Growth Vision Report are discussed below in this section.

Regional Transportation Plan (RTP)

SCAG prepared the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) to maximize regional mobility and accessibility; to ensure safety and reliability; to preserve the transportation system; and to maximize productivity of this system while protecting the environment and encouraging land use and growth patterns that complement the transportation system. RTP strategies serve to link communities within the region, to meet air quality standards, and to improve the quality of life.

The RTP is a long-range transportation plan (with an approximate 30-year horizon) that projects population and employment growth and defines the vision and overall goals for the regional multi-modal transportation system. It identifies future transportation infrastructure needs and defines planned multi-modal transportation improvements, including freeways, high-occupancy vehicle facilities, bus and rail transit, freight movement, and aviation. Table 4.9-5 evaluates the proposed project's consistency with relevant RTP goals, as identified in the Notice of Preparation (NOP) response letter submitted by SCAG on the proposed project.

Compass Growth Vision Report

SCAG's Compass Growth Vision Report program considers future growth in the region in response to the land use and transportation challenges that face Southern California. The program developed a regional vision that defines the desired future scenario for Southern California. The program's Growth Vision is driven by the need to:

- Improve mobility for all residents;
- Foster livability in all communities;
- Enable prosperity for all people; and
- Promote sustainability for future generations.

The program takes the following into consideration for additional growth and includes the changing trends in these issues: population diversity; housing; jobs; transportation; land; and pollution. Research, surveys, and workshops were conducted throughout the region, coupled with extensive land use and transportation modeling of the future scenario to identify implementation tools to help achieve the Growth Vision. The Compass Growth Vision Report is designed to redistribute future growth into areas with available transportation capacity, transit nodes, employment centers and other necessary infrastructure, and calls for changes to land use- and transportation-related trends on two percent of the land area. These are identified as the 2% Strategy Opportunity Areas and include areas such as urban centers, industrial centers, transit corridors, and priority residential infill areas. There are no Compass 2% Strategy Opportunity Areas within the City of Arcadia. The nearest Compass 2% Strategy Opportunity Area is surrounding the intersection of I-210 and Rosemead Boulevard, near the existing terminus of Metro's Gold Line (SCAG 2010a). Table 4.9-6 evaluates the proposed project's consistency with relevant Compass Growth Vision Report principles and goals, as identified in the Notice of Preparation (NOP) response letter submitted by SCAG on the proposed project.

In developing the Compass Growth Vision, SCAG's 2008 RTP (adopted in May 2008) population, housing, and employment forecasts show that the County of Los Angeles would have an estimated 24 million residents, approximately 7.7 million households, and approximately 10.3 million jobs by the year 2035, while the City of Arcadia is projected to be occupied by 65,704 residents, with 23,045 households and 30,356 jobs by 2035 (SCAG 2008b).

SCAG proposes to achieve the principles of Mobility, Livability, Prosperity, and Sustainability by:

- Focusing growth in existing and emerging centers and along major transportation corridors,
- Creating significant areas of mixed-use development and walkable communities,
- Targeting growth around existing and planned transit stations, and
- Preserving existing open space and stable residential areas.

Local

Arcadia 1996 General Plan

The *Arcadia General Plan* serves as a comprehensive management plan for logical and orderly development in the City. The General Plan seeks to retain the City as a desirable place to live by regulating future land uses; providing high levels of public services; maintaining the City's economic vitality; protecting public health and safety; and effectively managing environmental resources.

Arcadia's first General Plan was adopted in 1972 and has been amended over the years. The current *Arcadia General Plan* was adopted in 1996 and includes four chapters that address land use, housing, circulation, open space, conservation, noise, and public safety. Each chapter includes goals, approaches, and strategies for achieving the main purposes of the

General Plan. With the Introduction at the front and Implementation and Monitoring Programs at the back, these chapters make up the *Arcadia General Plan*.

Community Development

The Community Development chapter addresses land use and urban design issues in the City, and the provision of adequate housing for all residents. This chapter also talks about regional coordination efforts with federal, State, County, surrounding city, and other public agencies. Since the City is developed primarily with single-family detached homes, the Community Development goals center on the preservation of Arcadia's residential neighborhoods, while providing the necessary public services and supporting commercial uses.

The City also has a commercial and recreational base at its approximate center that serves residents and the region. This base includes the Los Angeles County Arboretum, Santa Anita Park Racetrack, Westfield Santa Anita Mall, Arcadia Methodist Hospital, Arcadia Community Center, Arcadia County Park, and the Santa Anita Golf Course. Together with commercial areas along major streets, these uses define the City's identity and provide tax revenues to support City services. Thus, these uses are also intended to be preserved.

The Community Development chapter includes the City's Land Use Map, which identifies the types, extent, locations, intensities, and distribution of planned land uses. Exhibit 4.9-1 shows the current Land Use Map, and Table 4.9-1 provides the area breakdown for each land use designation.

TABLE 4.9-1
EXISTING LAND USE DESIGNATIONS

Existing Land Use Designation	Allowable Density/Intensity	City Land Area (acres)	Sphere of Influence Land Area (acres)
Residential			
Single Family 2	up to 2 du/acre	399.14	—
Single Family 4	up to 4 du/acre	1,061.81	—
Single Family 6	up to 6 du/acre	1,993.50	539.07
Multiple Family 12	up to 12 du/acre	55.51	—
Multiple Family 24	up to 22 du/acre ^a	419.42	28.00
Commercial			
Commercial	FAR 0.5 ^b	371.72	24.90
Horse Racing	Existing seating and infield capacity	301.45	—
Mixed Use			
Commercial/Multiple Family	FAR 0.4, up to 24 du/acre ^c	53.52	—
Commercial/Industrial	FAR 0.3	26.82	—
Industrial			
Industrial	FAR 0.45	221.20	—
Public Facilities			
Public Facilities	FAR 1.0	886.35	13.20
SCRRA ROW, washes, etc.	—	62.60	—
Roads and Freeways	—	1,255.96	201.81
Total		7,109.00	806.98

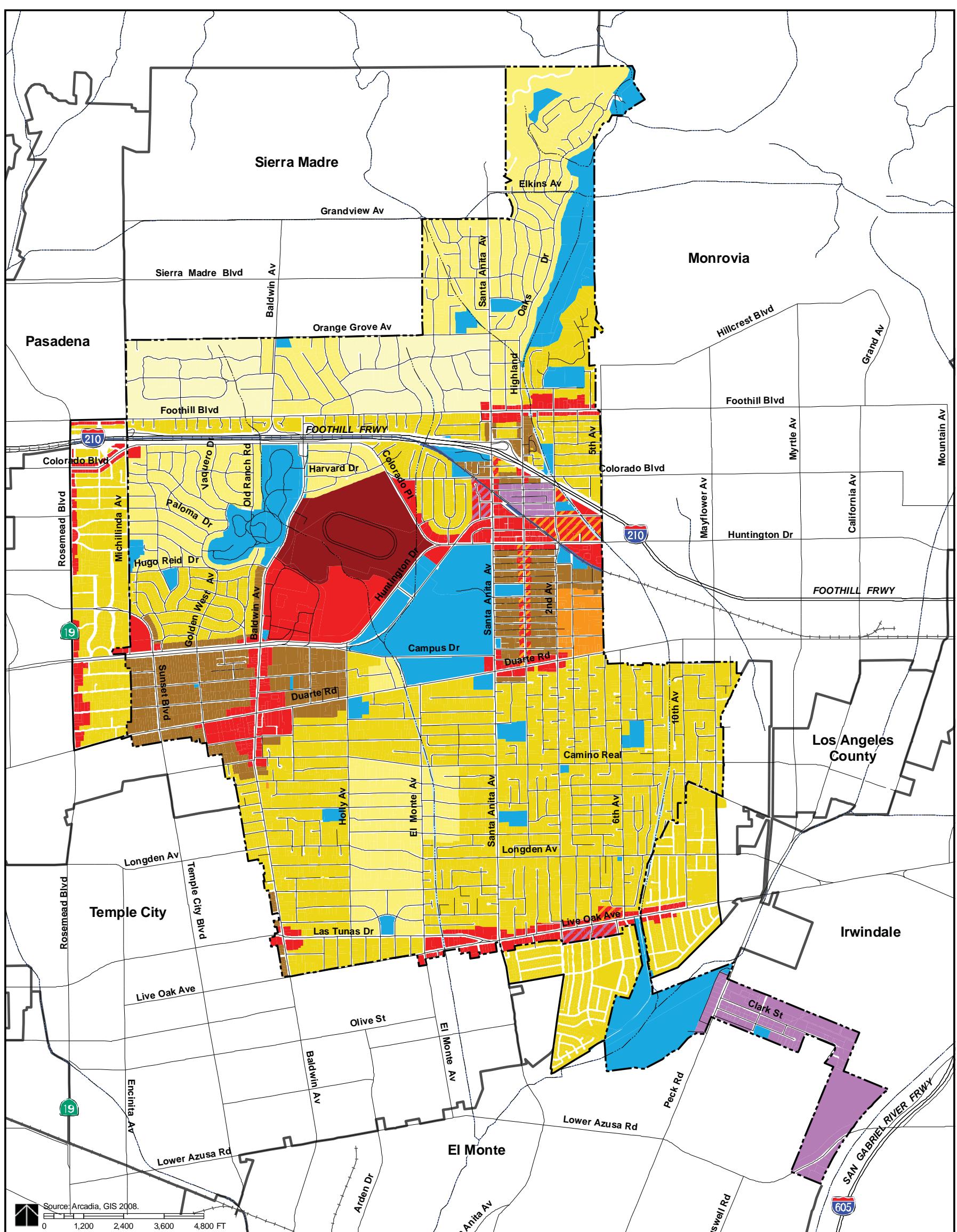
du: dwelling unit; FAR: floor area ratio; SCRRA ROW: Southern California Regional Rail Authority right-of-way

^a up to 24 du/acre with affordable housing and 30 du/acre for senior housing

^b FAR 0.4 for Santa Anita Mall and FAR 0.3 for Racetrack's southern parking lot

^c up to 30 du/acre for senior housing

Source: Arcadia General Plan, 1996 and Hogle-Ireland Land Use Summary, 2009.



Land Use

- Single Family Residential (SFR-2)
- Single Family Residential (SFR-4)
- Single Family Residential (SFR-6)
- Multiple Family Residential (MFR-12)
- Multiple Family Residential (MFR-24)
- Mixed Use - Commercial/Multiple Family Residential (MU-C/MF)
- Commercial (C)

- Horse Racing (HR)
- Industrial (I)
- Mixed Use - Commercial/Industrial (MU-C/I)
- Public Facility (PF)
- Wash (W)
- Southern California Regional Rail Authority (SCRRA)

Source: Hogle-Ireland, Inc. 2010

Current Land Use Map

Arcadia General Plan Update



Exhibit 4.9-1

Buildout under the 1996 General Plan Land Use Map is estimated at 22,128 dwelling units in the City and Sphere of Influence (SOI), with 60,940 residents and over 12.2 million square feet of non-residential development. The 1996 General Plan addresses the land use transitions that were happening at four specific areas in the City:

- **Santa Anita Race Track.** Dwindling attendance and use of the racetrack presents an opportunity to reuse its parking areas. The south parking lot is envisioned as a future commercial area that complements the Racetrack and the Santa Anita Mall.
- **Downtown Residential District.** The area between Huntington Drive and Duarte Road, east of Santa Anita Avenue is redeveloping from low density residential to higher density residential uses. The City sees this as the way to provide affordable housing in the City while promoting the redevelopment of older commercial land uses.
- **Mixed Use Area Along Santa Clara Street and Huntington Drive.** This area is located between the freeway and railroad tracks and is developed with vacant and underutilized industrial uses that could transition into a mix of industrial, commercial, and commercial/residential uses.
- **Industrial Area Along Lower Azusa Road.** Existing industrial uses are proposed to be preserved in this area. Also, the site of the former Rodeffer Quarry is being reclaimed and presents an opportunity for reuse into a light industrial development in the near future.

The Community Development chapter also calls for (1) revitalization of the City's downtown area; (2) management of the hillside areas; (3) monitoring of the intensity and design of land uses; (4) preservation of open space areas; (5) provision of adequate housing; and (6) regional coordination and cooperation.

Municipal Facilities and Services

The Municipal Facilities and Services chapter calls for the provision of adequate public services and facilities in the City, including the City's circulation and transportation system; utility and infrastructure systems; educational facilities; parks and recreational facilities; police, fire and emergency response services; and general City services.

This chapter includes the Circulation System Map of the City, which shows the roadway configuration of major streets. It sets the Level of Service (LOS) standard for roadways and intersections at LOS D or better (LOS C or better for local residential streets). The standard for Michillinda Avenue between Colorado and Sunset Boulevards has been retained at the existing LOS E due to heavy traffic loads and the constraints to the acquisition of additional right-of-way. During horse racing events, LOS E operations at peak hours are also acceptable.

This chapter also calls for the adequate provision of water and sewer services by the City, in coordination with the Los Angeles County Sanitation Districts for sewage treatment. Police protection services are centered on crime prevention, and fire protection services are centered on fire prevention. This chapter outlines the City's strategies for parks and recreational facilities, library services, schools, and general city services to meet the community's needs. The City seeks to promote excellence in the school services provided to residents through cooperative efforts with the Arcadia Unified School District.

Environmental Management

The Environmental Management chapter focuses on the management of natural resources and open space lands in the City. Strategies for the protection of air quality, biological resources, energy resources, water resources, mineral resources, and cultural and historic resources are contained in this chapter. The City's approach to regional issues, such as air quality and groundwater resources, focuses on cooperation with State and regional agencies on compliance and education programs, conservation and protection efforts, and agency coordination. Local efforts at biological resources protection, water conservation, urban runoff management, energy efficiency, solid waste reduction, and resource conservation and preservation are promoted in this chapter.

Environmental Hazards

The Environmental Hazards chapter evaluates natural and man-made hazards in the project area and determines appropriate levels of protection through hazard reduction programs for geologic and seismic hazards, flood hazards, noise, hazardous materials, and wildland fire. City-wide strategies address hazard prevention along with hazard protection from natural and man-made hazards and accidents through the reduction of threats to life and property, promoting public safety, and providing adequate emergency response. This chapter also includes interior and exterior noise standards for various land uses.

Implementation and Monitoring Program

The Implementation and Monitoring Program chapter lists the programs that implement the General Plan, including standards for determining the consistency of future development with the General Plan. The City's development review process includes review for compliance with the Land Use Map and consistency with development performance standards and design guidelines. Other programs in this chapter include the housing improvement program, intergovernmental coordination and community involvement program, and a General Plan review and update process.

Downtown Arcadia Central Redevelopment Plan

The Arcadia Redevelopment Agency (Agency) was established in 1968, and the Agency adopted the Downtown Arcadia Central Redevelopment project area in 1973. The Agency is largely funded by tax increments, which is the difference in the base tax valuation of parcels at the establishment of the redevelopment project area and the subsequent tax on the assessed value of developed or redeveloped parcels. The tax increments allow the Agency to re-invest in the project area to further increase property taxes and the Agency's tax increment share. The primary goal of the *Downtown Arcadia Central Redevelopment Plan*, most recently amended in 2007, is to remove blight and revitalize the Huntington Drive Corridor, the railroad tracks, and adjacent commercial and industrial uses. Exhibit 3-11 in Section 3.0 of this EIR shows the Redevelopment Project Area boundaries.

The Redevelopment Plan calls for the revitalization of the City's historic core in accordance with the "Downtown 2000" program. The Downtown 2000 program includes a number of street improvements in the downtown area, along with facade improvements and beautification efforts along major streets in the downtown area. Streets improvements on Huntington Drive and First Avenue, upgrades to the storm drain system, changes to the parking supply, pedestrian crossings, and bus stop relocations are included in the program.

A number of commercial developments and affordable housing projects have since been constructed as part of this redevelopment effort. These have included the development of 6 hotels, 19 office buildings, 4 restaurants, 4 retail buildings, and 60 units of affordable housing. Huntington Drive from Fifth Avenue to Santa Clara Street and First Avenue from Wheeler Avenue to California Street have been reconstructed with new landscaping, signage, street furniture, lighting, water system and roadway improvements, including the facade improvement of 28 buildings. Seven private hazardous waste sites were also cleaned up with Agency financial assistance (Arcadia Redevelopment Agency 2004).

Arcadia Zoning Regulations

The Arcadia Municipal Code (Article IX, Chapter 2) contains the City's Zoning Regulations. These regulations identify the permitted land uses on all parcels in the City through assigned zone districts, along with applicable development standards (i.e., for lot size, building height, yards, parking, landscaping, accessory structures, driveways) and design regulations (i.e., for lots, streets, building architecture, signs). The Zoning Regulations serve to implement the Land Use Map in the City's General Plan. Table 4.9-2 lists the City's existing zones and corresponding land use designations.

TABLE 4.9-2
ZONE/DISTRICT AND CORRESPONDING LAND USE DESIGNATION

Zone Symbol	Zone/District Name	Current Land Use Designation
R-M	Residential Mountainous Single Family Zone	Single Family 2
R-O. R-O. 30,000 R-O. 22,000 R-O. 15,000 R-O. 12,500	First One-Family Zone	Single Family 2 Single Family 2 Single Family 4 Single Family 4
R-1. R-1. 15,000 R-1. 12,500 R-1. 10,000 R-1. 7,500	Second One-Family Zone	Single Family 4 Single Family 4 Single Family 4 Single Family 6
R-2	Medium Density Multiple Family Residential Zone	Multiple Family 12
R-3-R	Restricted Multiple-Family Zone	Multiple Family 24
R-3	Multiple-Family Zone	Multiple Family 24
CPD-1	Commercial Planned Development-1	Commercial
C-O C-1 C-2	Professional Office Zone Limited Commercial Zone General Commercial Zone	Commercial
C-M	Commercial Manufacturing Zone	Commercial Industrial
M-1 M-2	Planned Industrial District Heavy Manufacturing Zone	Industrial
C-C	Community Commercial Zone	Commercial
CBD	Central Business District	Commercial
P D S-1 S-2 H OS	Overlay and Special Zones Automobile Parking Zone Architectural Design Zone Special Use Zone Public Purpose Zone Special Height Zone Open Space Overlay Zone	— Single Family Horse Racing Public Facilities — —

4.9.3 EXISTING CONDITIONS

Existing Land Uses

The City of Arcadia covers approximately 11.1 square miles, within another 1.3 square miles within the City's SOI. Existing land uses and developments in the City are shown in Exhibit 2-3 in Section 2.0, Environmental Setting, of this EIR. Approximately 55.80 percent of the City is developed with residential uses, the majority of which are single-family detached units on individual lots. Large lots are found at the northern section of the City, with moderately sized lots at the central and southern sections. Multi-family developments are limited to the area south of downtown, south of Huntington Drive and west of Holly Avenue and at scattered locations. Commercial uses cover 5.84 percent of the City's land area and industrial uses cover only 2.61 percent. Parks, schools and other public facilities occupy approximately 8.98 percent of the City. Open space areas cover 3.20 percent of the City. Roads, the freeway, and other rights-of-way cover 19.70 percent. Approximately 1.15 percent of the City remains vacant.

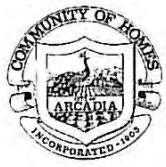
Major non-residential developments in the City include the following:

- **Santa Anita Park** occupies an approximately 304-acre area that is developed with a racetrack, grandstand, gardens, stables, and parking lots.
- **Westfield Santa Anita Mall** is a 79-acre regional mall located east of Baldwin Avenue in the central section of the City. It has over 1.4 million square feet of retail development on 2 levels.
- **Los Angeles County Arboretum and Botanic Garden** is a 127-acre garden that was the historic site of the Rancho Santa Anita. It is located just south of the I- 210 Freeway and west of Baldwin Avenue; it is operated by the Los Angeles Arboretum Foundation and the Los Angeles County Department of Parks and Recreation. It features plants from all over the world in various gardens, a lake and pond, historical landmarks, a waterfall, library, café, conference hall, classrooms, and gift shop.
- **Arcadia County Regional Park** is a County-owned park, located at 405 South Santa Anita Avenue. It features baseball diamonds, bowling greens, children's play areas, a community room, a multi-purpose field, a swimming pool, and tennis courts.
- **Arcadia Methodist Hospital** is a 460-bed not-for-profit hospital founded in 1903. It is located at 300 West Huntington Drive and offers medical, surgical, intensive care, and outpatient services in the fields of cardiology, gastric bypass surgery, neurology, maternal and child health, oncology, orthopedics, and emergency services.

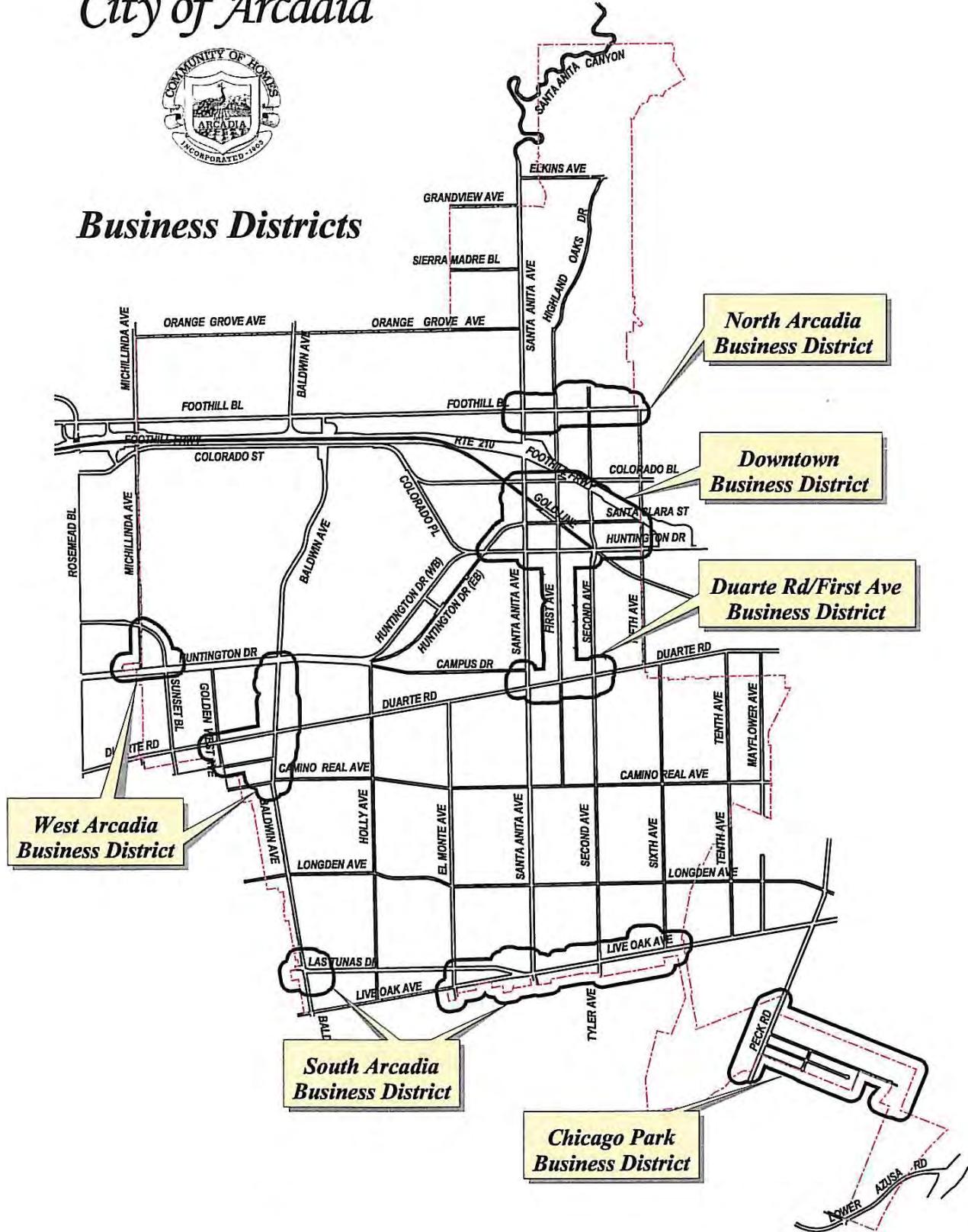
In addition, commercial and industrial land uses are confined to six business districts, as shown in Exhibit 4.9-2, Commercial and Industrial Land Uses:

- **North Arcadia:** Along Foothill Boulevard, between Santa Anita Avenue and Sixth Avenue.
- **Downtown:** South of the I-210, north of Huntington Drive, and east of Colorado Place.
- **West Arcadia:** Around the intersection of Duarte Road and Baldwin Avenue and along Huntington Drive, Michillinda Avenue, and Sunset Boulevard.
- **Duarte Road/First Avenue:** Around and north of the intersection of Duarte Road and First Avenue.

City of Arcadia



Business Districts



- **South Arcadia:** At the intersection of Las Tunas Road and Baldwin Avenue and along Live Oak Avenue from El Monte Avenue to Sixth Avenue.
- **Chicago Park:** Along and east of Peck Road.

4.9.4 THRESHOLDS OF SIGNIFICANCE

The following significance criteria are derived from Appendix G of the State CEQA Guidelines. A project would result in a significant adverse impact related to land use and planning if it would:

Threshold 4.9a: Physically divide an established community;

Threshold 4.9b: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or

Threshold 4.9c: Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.9.5 GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

A number of goals and policies in the Arcadia General Plan Update address the protection of the City's residential neighborhoods and enhancement of business districts. Implementation of these goals and policies would reduce impacts on land use and planning. These include:

Goal LU-1: *A balance of land uses that preserves Arcadia's status of a Community of Homes and a community of opportunity.*

Policy LU-1.1: *Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.*

Policy LU-1.2: *Promote new uses of land that provide diverse economic, social, and cultural opportunities, and that reinforce the characteristics that make Arcadia a desirable place to live.*

Policy LU-1.3: *Encourage community involvement in the development review process.*

Policy LU-1.4: *Encourage the gradual redevelopment of incompatible, ineffective, and/or undesirable land uses.*

Policy LU-1.5: *Require that effective buffer areas be created between land uses that are of significantly different character or that have operating characteristics which could create nuisances along a common boundary.*

Policy LU-1.6: *Establish consistency between the Land Use Plan and the Zoning Code.*

Policy LU-1.7: *Encourage developments to be placed in areas that reduce or better distribute travel demand.*

Policy LU-1.8: *Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking.*

Policy LU-1.9: Establish incentives and development standards to encourage development of land uses that provide public amenities and/or desirable facilities or features, as well as private open space and recreation areas.

Policy LU-1.10: Require that new development projects provide their full fair share of the improvements necessary to mitigate project generated impacts on the circulation and infrastructure systems.

Goal LU-2: A City with a distinctive and attractive public realm, with pedestrian-friendly amenities in commercial and mixed-use districts and single-family neighborhoods that continue to maintain Arcadia's standard of architectural and aesthetic quality.

Policy LU-2.1: Ensure that trees planted in the public right-of-way continue to be well maintained where they exist, are planted in areas where they are currently lacking, and encourage replacement of undesirable tree species in public right-of-ways.

Policy LU-2.2: Emphasize the use of public spaces and design that are oriented toward the pedestrian and use of transit throughout the community.

Policy LU-2.3: Encourage public art throughout the City, with an emphasis on art that draws upon local history and consider the development of a public art program to plan and guide the placement of public art at key locations.

Policy LU-2.4: Consider a dedicated funding source for public art to be paid for as a part of large development projects.

Policy LU-2.5: Develop a hierarchy of gateways to mark entrances into the City, as illustrated by Figure LU-6.

Policy LU-2.6: Ensure the aesthetic quality and pedestrian orientation of the City's commercial corridors by implementing the recommendations of this Community Design section, as well as the Architectural Design Guidelines for commercial and industrial properties.

Policy LU-2.7: Through a combination of incentives to business owners and enforcement measures, attain compliance with signage standards and guidelines throughout the City, with a priority placed on high-traffic commercial corridors and gateway areas.

Goal LU-3: Preservation and enhancement of Arcadia's single-family neighborhoods, which are an essential part of the City's core identity.

Policy LU-3.1: Protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features. Such features include but are not limited to tree-lined streets, building orientation, sidewalks, and architectural scale and quality.

Policy LU-3.2: Implement design guidelines to keep new homes and home additions consistent in scale, massing, and architectural quality with prevailing conditions in a neighborhood.

Policy LU-3.3: Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics.

Policy LU-3.4: Strengthen neighborhood identity with new development that is compatible with surrounding structures through scale, massing, and preferred architectural style.

Policy LU-3.5: Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context, building forms, scale, and colors.

Policy LU-3.6: Encourage preservation of the natural topography of a site and existing mature trees.

Policy LU-3.7: Ensure that the design and scale of new and remodeled single-family residential buildings are appropriate to their context.

Goal LU-4: High-quality and attractive multi-family residential neighborhoods that provide ownership and rental opportunities for people in all stages of life.

Policy LU-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

Policy LU-4.3: Require the provision of adequate private and common open space for residential units. Require sufficient on-site recreational facilities to meet the daily needs of residents, if possible, commensurate with the size of the development.

Policy LU-4.4: Strictly enforce City codes, including building and safety, zoning and land use regulations, and property maintenance codes, to maintain safe, high-quality residential neighborhoods.

Policy LU-4.5: Provide amenities that make a multifamily development a fully functional residential community.

Policy LU-4.6: Encourage multi-family projects built with quality materials that will physically endure and provide a positive long-term living environment for residents.

Policy LU-4.7: Arrange multi-family buildings on a site to meet the following criteria:

- Provide interest to the “street scene” within the development and give as open a feel as possible to the site.
- Create a sense of place by relating buildings to each other and to adjacent open space.
- Provide a variety of open spaces of different sizes and shapes that perform different functions on the site, including contiguous areas large enough to be used for both active and passive recreation.
- Separate balconies and patios on adjacent buildings from one another to increase the privacy of these spaces.

Goal LU-5: Hillside management approaches that balance desires for unique neighborhoods and home sites with the need to protect residents from environmental hazards and to respect wildlife habitat and viewsheds.

Policy LU-5.1: Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.

Policy LU-5.2: Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only minimal disruption.

Policy LU-5.3: Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.

Policy LU-5.4: Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.

Policy LU-5.5: Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.

Policy LU-5.6: Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.

Goal LU-6: Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development.

Policy LU-6.1: Encourage all new commercial development, through the use of entitlement incentives and/or requirements, to provide public gathering spaces and pedestrian facilities and connections.

Policy LU-6.2: Use code enforcement to address maintenance issues and to improve the overall appearance of the City's commercial corridors.

Policy LU-6.3: Establish parking districts in key commercial areas to make use of shared parking, public parking lots, and other creative approaches to parking. The aim of such an approach should be twofold: to reduce problems associated with parking and to create incentives for development.

Policy LU-6.4: Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses.

Policy LU-6.5: Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.

Policy LU-6.6: Develop landscaping that is compatible with the City's water efficient landscape ordinance and façade standards for commercial properties, and require all new development to adhere to them. Encourage the improvement of rundown buildings by offering entitlement incentives.

Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

Policy LU-6.8: Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.

Policy LU-6.9: Pursue public/private partnerships aimed at creating an investment strategy for the City's commercial corridors.

Policy LU-6.10: Identify and provide appropriate monumentation and signage for major City gateways where commercial corridors enter Arcadia from neighboring cities.

Policy LU-6.11: Provide mature street trees, continuous landscaping (that includes drought-tolerant plants), and pedestrian amenities along corridors and within districts to create a more visually pleasing and cohesive streetscape.

Policy LU-6.12: Create pedestrian connections along corridors and districts that link surrounding neighborhoods and provide a more pedestrian friendly atmosphere.

Policy LU-6.13: Redesign focal intersections and public areas to create outdoor amenities and improve the pedestrian experience.

Goal LU-7: Industrial areas that encourage local, well-paying employment while providing for the other industrial service needs of the Arcadia community.

Policy LU-7.1: Require the use of buffers and transition in industrial developments to minimize impacts on surrounding residential neighborhoods.

Policy LU-7.2: Encourage industrial uses that provide employment and revenue benefits to the City.

Policy LU-7.3: Require quality industrial development that includes visually appealing architectural design, site design, scale and massing, and landscaping design features consistent with the City's ordinance.

Policy LU-7.4: Require aggregate mining facilities to adequately buffer operations and facilities with appropriate landscaping and grading techniques.

Goal LU-8: Public and institutional uses that provide community-wide benefits and meet the needs of Arcadia residents and businesses.

Policy LU-8.1: Protect and maintain properties for public and institutional services which benefit the City as a whole.

Policy LU-8.2: Accommodate the provision of public and institutional uses that meet the needs of a changing demographic, such as those aimed at senior populations and day-care facilities to meet the needs of Arcadia families and workers.

Policy LU-8.3: Pursue the policies in the Parks, Recreation, and Community Resources Element regarding park lands and public school facilities.

Policy LU-8.4: Permit the orderly expansion and establishment of medical facilities to meet the growing demand for hospital and medical services.

Policy LU-8.5: Coordinate with the Arcadia Unified School District for the use of school facilities during off hours for City-sanctioned recreational and civic activities.

Policy LU-8.6: Continue to pursue the funding necessary to complete the planned construction of a new City Hall.

Policy LU-8.7: Incorporate outdoor public spaces designed for public use into civic and public institutions.

Policy LU-8.8: Minimize the visual impacts of parking, and locate primary entrances of public buildings to face the street, not a parking lot.

Policy LU-8.9: Incorporate design strategies to achieve compatibility between public and institutional uses and residential neighborhoods.

Goal LU-9: Preservation of the City's existing natural and recreation-oriented open space areas.

Policy LU-9.1: Ensure that new development does not infringe upon open space areas.

Policy LU-9.2: Maintain open spaces consistent with the Parks, Recreation, and Community Resources Element and the Resource Sustainability Element.

Policy LU-9.3: Consider creative open space uses such as native landscaping, community gardens, or creation of wildlife habitat along right-of-ways or other public spaces.

Goal LU-10: A thriving Downtown, with healthy commercial areas supported by high-quality, residential uses and supportive of the Metro Gold Line transit station.

Policy LU-10.1: Provide diverse housing, employment, and cultural opportunities in Downtown, with an emphasis on compact, mixed-use, transit- and pedestrian-oriented development patterns that are appropriate to the core of the City.

Policy LU-10.2: Promote the Metro Gold Line Extension and establishment of a transit station in Downtown Arcadia, and take full advantage of the opportunities the Gold Line station will bring to Downtown and the City as a whole.

Policy LU-10.3: Work toward the establishment of public gathering areas in Downtown to bring public activities and civic events into Downtown.

Policy LU-10.4: Establish commercial uses that complement the vision of the Downtown core with opportunities for more intense, quality development at key intersections that are unique from the regional offerings at the regional mall.

Policy LU-10.5: Encourage the transformation of Santa Anita Avenue into a premier office corridor by offering incentives for development while at the same time requiring the high-quality amenities that will attract the kinds of businesses the City would like to see.

Policy LU-10.6: Encourage high standards for property maintenance, renovation and redevelopment.

Policy LU-10.7: Provide accessible plazas and public spaces throughout Downtown that provide both intimate, outdoor rooms and larger spaces that could accommodate public gatherings and celebrations.

Policy LU-10.8: Establish an attractive and coordinated wayfinding sign program in Downtown with an overall consistent design theme.

Policy LU-10.9: Connect various activity areas and plazas via sidewalks, paseos, and pedestrian alleys to create a comprehensive pedestrian network.

Policy LU-10.10: Establish a “park once” system in Downtown with a collection of shared surface and parking structures.

Policy LU-10.11: Buildings should be oriented to the pedestrian and the street.

Policy LU-10.12: Encourage architecture that uses quality, lasting building materials; provides building scale that relates to intimate nature of Downtown; and applies a unified theme.

Policy LU-10.13: Recognize that well-designed public open spaces are vital to the success of Downtown. Work with private developers and landowners to facilitate the construction of such spaces.

Policy LU-10.14: Create a high-quality pedestrian experience in Downtown through the use of street trees, public art, street furniture, and public gathering spaces. Using signage, art, and unique uses, entice and encourage people to walk and explore the commercial core of Downtown.

Goal LU-11: An economically vibrant neighborhood with a mix of residential and commercial uses along First Avenue.

Policy LU-11.1: Work to improve the pedestrian experience along First Avenue between California Street and Duarte Road by looking for funding to extend the streetscape improvements already in place north of California Street.

Policy LU-11.2: Examine alternative parking options such as public/shared parking lots along First Avenue to help improve safety and traffic flow.

Goal LU-12: An attractive and economically thriving Live Oak Avenue.

Policy LU-12.1: Encourage mixed-use development on lots that have the size to support a higher intensity of development. Encourage lot consolidation to facilitate such development.

Policy LU-12.2: Encourage and support the private redevelopment of commercial properties in areas not designated appropriate for mixed use.

Policy LU-12.3: Encourage the improvement of the pedestrian environment between Santa Anita Avenue and Fifth Avenue by requiring new developments to be designed with an emphasis on pedestrian connectivity with neighboring uses.

Policy LU-12.4: Develop a streetscape improvement plan for Live Oak Avenue. Such a plan should address street trees, street furniture such as benches and planters, and pedestrian-friendly amenities such as awnings.

Policy LU-12.5: Encourage the creation of public driveways to shared parking behind businesses between Santa Anita and El Capitan Avenue on the south-side of Live Oak Avenue.

Goal LU-13: A developed Lower Azusa Road Reclamation Area that maximizes revenue to the City while minimizing negative impacts on surrounding neighborhoods.

Policy LU-13.1: Require that developers of properties within the Lower Azusa Road Reclamation Area provide infrastructure at the time of development that meets requirements specific to the uses planned, including road pavement that may be needed to support truck traffic for industrial uses.

Policy LU-13.2: Improve access to the Lower Azusa Road Reclamation Area through the upgrade of the roadway connection to the I-605 Freeway.

Goal LU-14: Maintaining the economic success of Baldwin Avenue while enhancing design.

Policy LU-14.1: Encourage new developments to incorporate public gathering spaces as part of their design.

Policy LU-14.2: Use code enforcement to address maintenance issues.

Policy LU-14.3: Facilitate landscaping and facade improvements through a combination of incentives and code enforcement.

Policy LU-14.4: Require traffic mitigation and landscape and design standards. Encourage design approaches that minimize expansive parking lots fronting Baldwin Avenue.

Policy LU-14.5: Require new developments on Baldwin to place entries on Baldwin Avenue to encourage increased pedestrian use of Baldwin Avenue.

Policy LU-14.6: Establish a marketing and branding strategy to unify Baldwin Avenue as a key shopping and dining destination.

Goal LU-15: Maintenance of the many benefits—cultural, fiscal—that live horse racing at Santa Anita Park brings to Arcadia.

Policy LU-15.1: Promote continued economic viability of the Santa Anita Park race track by providing opportunities for compatible commercial uses.

Policy LU-15.2: Recognize that Santa Anita Park and live horse racing are historically and commercially important to the community, and that the race track facility—and the grandstand in particular—is a significant community feature worthy of preservation.

Policy LU-15.3: In the event that horse racing is no longer a viable option at Santa Anita Park, any future alternative use of the site will meet the performance criteria set forth above in this Element for reuse of the site.

Goal LU-16: *Regional coordination and cooperation that represent Arcadia's interests at regional and statewide levels.*

Policy LU-16.1: *Work with lawmakers to provide the City the opportunity to contribute to legislation affecting the City.*

Policy LU-16.2: *Work with Los Angeles County, Caltrans, Metro, the South Coast Air Quality Management District, and other public agencies to ensure that actions taken by these agencies do not adversely affect Arcadia's quality of life or are inconsistent with policies contained in the General Plan.*

Policy LU-16.3: *Identify opportunities for joint programs to further common interests in a cost-efficient manner.*

Policy LU-16.4: *Assist agencies providing services within the City of Arcadia, as well as agencies involved in land use, transportation, and the provision of public services and facilities within the City, to understand the importance of the physical components of Arcadia's character, as well as the potential impacts of their actions on Arcadia.*

Policy LU-16.5: *Foster systems of inter-jurisdictional communications and development review, and provide that such review respects the values of adjacent municipalities and equitably distributes both the benefits and impacts associated with a given project.*

A number of implementation actions in the General Plan Update would reduce impacts related to land use and planning. These are provided in Appendix D and include:

Implementation Action 2-2: *Comprehensive Update of Zoning Regulations*

Implementation Action 2-3: *Annual Review of General Plan, Land Use Policy Map, and Environmental Indicators*

Implementation Action 2-15: *Site Planning*

4.9.6 STANDARD CONDITIONS

The regulation of land use and development is within the City's jurisdiction. Compliance with pertinent regulations and programs would be required for all new development in the City. These include the standard conditions listed below.

SC 4.9-1: As the primary land use policy document for the City, the Arcadia General Plan will regulate all future development. Consistency with the goals, policies, and programs of the Arcadia General Plan, as amended, will be required for all development projects.

SC 4.9-2: The City's Zoning Regulations provide development standards and design guidelines for the development of individual parcels in the City. Future development projects will need to comply with pertinent zoning regulations.

4.9.7 ENVIRONMENTAL IMPACTS

Future development pursuant to the General Plan Update would lead to the conversion of vacant and undeveloped land to urban land uses and changes in land use or development density/intensity.

Division of Established Communities

Threshold 4.9a: Would the 2010 General Plan Update physically divide an established community?

The City of Arcadia is largely developed, and a number of residential neighborhoods are considered established communities. These include:

- Santa Anita Village (western section),
- Rancho Santa Anita Property (northwestern section, north of I-210),
- Rancho Santa Anita Residents (northwestern section, south of I-210),
- Highland Oaks (northeastern section),
- Santa Anita Oaks (northern central section).

In addition, other residential neighborhoods are found at southern and eastern sections of the City. The current *Arcadia General Plan* calls for the preservation of the City's residential neighborhoods. The 2010 General Plan Update continues to articulate this goal by including a Land Use Policy Map that reflects the majority of existing residential land uses in the City. Thus, no division of any existing, established residential communities is expected with implementation of the General Plan Update. Also, future development would be confined to scattered vacant lands throughout the City. The individual development of these small, infill lots would reflect the surrounding land uses and, based on the Land Use Policy Map in the General Plan Update, would not lead to the division of established neighborhoods in Arcadia.

The General Plan Update would also preserve major commercial developments, commercial and business districts, parks, schools and other public facilities in the City. Public and private redevelopment activities would be confined to the following areas, which are generally established commercial corridors:

- Downtown Arcadia,
- Live Oak Avenue,
- Duarte Road/First Avenue,
- Baldwin Avenue/Duarte Road,
- Lower Azusa Road Reclamation Area,
- Santa Anita Park/Regional Commercial Area, and
- High Density Residential Areas.

Goal LU-1 calls for a balance of land uses in the City, and Goal LU-3 seeks to preserve and enhance Arcadia's single-family neighborhoods, which are an essential part of the City's core identity. Supporting policies identify ways to achieve these goals. The planned redevelopment of land use focus areas is meant to revitalize neighborhoods, rather than divide them.

All future development would be subject to the land use restrictions set forth in the General Plan Update (SC 4.9-1) and zoning requirements set forth in the Municipal Code (SC 4.9-2). Compliance with SC 4.9-1 and SC 4.9-2, as well as Goal LU-1, Goal LU-3, and associated policies, would prevent the division of physically established communities. Impacts would be less than significant, and no mitigation is required.

Plan Consistency

Threshold 4.9b: **Would the proposed 2010 General Plan Update conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

As discussed above, there are a number of regional and local land use planning documents and programs that apply to the City. The General Plan Update's consistency with these plans is discussed below.

Arcadia General Plan

Approval and implementation of the General Plan Update would result in a comprehensive update of the current *Arcadia General Plan*, with a significant majority of the existing goals and policy direction remaining in place. Since the General Plan Update would restate the City's vision for its future, conflict with the current General Plan is not of issue and no impact would result.

Comparison of the current and proposed Land Use Policy Maps shows that the majority of land use designations retain the same allowable development density/intensity, even if some names change. As discussed in Section 3.0, Project Description, the category name changes do not affect development density for the most part, except for those that are accompanied by a proposed change in density/intensity. Table 4.9-3, which repeats Table 3-1 from Section 3.0, Project Description, of this EIR, compares the existing and proposed land use designations, including names and allowable densities.

Because, once adopted, the General Plan Update would supersede the current General Plan, no conflict would occur. All future development projects shall be consistent with the goals, policies, and programs of the 2010 General Plan Update (SC 4.9-1), and no mitigation is required.

TABLE 4.9-3
EXISTING AND PROPOSED LAND USE DESIGNATIONS

Existing Land Use Designation	Allowable Density/Intensity	Proposed Land Use Designation	Allowable Density/Intensity
Residential Designations			
Single Family 2	up to 2 du/acre	Residential Estates	up to 2 du/acre
Single Family 4	up to 4 du/acre	Very Low Density Residential	up to 4 du/acre
Single Family 6	up to 6 du/acre	Low Density Residential	up to 6 du/acre
Multiple Family 12	up to 12 du/acre	Medium Density Residential	6.1 to 12 du/acre
Multiple Family 24	up to 24 du/acre ^a	High Density Residential	12.1 to 30 du/acre
Non-Residential Designations			
Commercial	FAR 0.5 ^b	Commercial Regional Commercial	FAR 0.5 ^d FAR 0.5
Mixed Use: Commercial/Multiple Family	FAR 0.4, up to 24 du/acre ^c	Mixed Use Downtown Mixed Use	FAR 1.0 and 22 to 30 du/acre FAR 1.0 and 30 to 50 du/acre
Horse Racing	Existing seating and infield capacity	Horse Racing	N/A

TABLE 4.9-3 (Continued)
EXISTING AND PROPOSED LAND USE DESIGNATIONS

Existing Land Use Designation	Allowable Density/Intensity	Proposed Land Use Designation	Allowable Density/Intensity
Mixed Use: Commercial/Industrial Industrial	FAR 0.3 FAR 0.45	Commercial/Light Industrial Industrial	FAR 0.5 FAR 0.5
Public Facilities	FAR 1.0	Public/Institutional Open Space – Outdoor Recreation Open Space – Resource Protection	Set by Zoning N/A N/A

FAR – Floor Area Ratio; du – dwelling unit; N/A: not applicable.

^a Allows up to 24 du/acre with affordable housing and 30 du/acre for senior housing.
^b Allows FAR 0.4 for Santa Anita Mall and FAR 0.3 for the Racetrack's southern parking lot.
^c Allows up to 30 du/acre for senior housing.
^d Allows FAR 0.30 for Santa Anita Park and FAR 1.0 for areas with a Downtown Overlay (along Colorado Place, Huntington Drive, and Santa Anita Avenue).

Sources: Arcadia 1996 and Hogle-Ireland 2010.

Downtown Arcadia Central Redevelopment Plan

The *Downtown Arcadia Central Redevelopment Plan* calls for development of the downtown area in accordance with the Downtown 2000 program. The General Plan Update promotes redevelopment within the downtown area through the Downtown Mixed Use designation, which would allow non-residential development at a floor-area ratio (FAR) of 1.0 and residential uses at 30 to 50 dwelling units per acre (du/acre). This increased development density/intensity would promote public and private redevelopment, consistent with the main purpose of the *Downtown Arcadia Central Redevelopment Plan*. Street and facade improvements and beautification efforts pursuant to the Downtown 2000 program would be supported with goals and policies of the General Plan Update, in particular the conceptual downtown land use plan and Goal LU-10 and its supporting policies that describe proposed development within the Downtown Arcadia Land Use Focus Area. Therefore, the proposed General Plan Update would not conflict with the *Downtown Arcadia Central Redevelopment Plan*, and no mitigation is required.

Zoning Regulations

Whereas the General Plan is a policy document and sets forth direction for development decisions, the Zoning Regulations in the Arcadia Municipal Code are the regulatory document that establishes specific standards for the use and development of all properties in the City. The Zoning Regulations regulate development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights; they also indicate which land uses are permitted in the various zones.

The proposed Land Use Policy Map is consistent with the Zoning Map for the City in terms of allowable intensity and planned land uses, although a new overlay zone is needed for the Commercial designation and new zones for the Mixed Use designations would avoid the need for a conditional use permit (CUP) for mixed use developments. The proposed land use designations and corresponding zones are shown in Table 4.9-4, which is a repeat of Table 3-18 from Section 3.0, Project Description.

TABLE 4.9-4
PROPOSED LAND USE DESIGNATIONS AND CORRESPONDING ZONE

General Plan Land Use Designation	Corresponding Zones
RE - Residential Estate	R-M: Residential Mountainous Single family R-O. 30,000: First One Family 30,000 R-O. 22,000: First One Family 22,000
VLDR – Very Low Density Residential	R-O. 22,000: First One Family 22,000 R-O. 15,000: First One Family 15,000 R-O. 12,500: First One Family 12,500 R-1. 15,000: Second One Family 15,000 R-1. 12,500: Second One Family 12,500 R-1. 10,000: Second One Family 10,000 R-1. 7,500: Second One Family 7,500
LDR – Low Density Residential	R-O. 12,500: First One Family 12,500 R-1. 15,000: Second One Family 15,000 R-1. 12,500: Second One Family 12,500 R-1. 10,000: Second One Family 10,000 R-1. 7,500: Second One Family 7,500
MDR – Medium Density Residential	R-2: Medium Density Multiple Family
HDR – High Density Residential	R-3: Multiple Family
C – Commercial	CPD-1: Commercial Planned Development-1 C-O: Professional Office C-2: General Commercial
C- Commercial (Santa Anita Avenue, Huntington Drive Colorado Place 1.0 FAR)	C-2: General Commercial CBD: Central Business District
RC – Regional Commercial	C-2: General Commercial
HR – Horse Racing	S-1: Special Use Zone H: Special Height Zone SP: Specific Plan
MU – Mixed Use	New Zone Required
DMU – Downtown Mixed Use	New Zone Required
C/LI – Commercial/Light Industrial	C-M: Commercial Manufacturing M-1: Planned Industrial District
I – Industrial	C-M: Commercial Manufacturing M-1: Planned Industrial District
P/I – Public/Institutional	S-2: Public Purpose Zone
OS-OR – Open Space-Outdoor Recreation	OS: Open Space
OS-RP – Open Space-Resource Protection	OS: Open Space

As stated in the General Plan Update, the City of Arcadia is a charter city and is governed on the basis of a charter that establishes its powers and authorities, as contrasted with a general law city, which enjoys only those powers specifically granted to it by the State. While general law cities are required by Section 65860 of the *California Government Code* to have zoning ordinances that are consistent with their General Plan, zoning ordinances in charter cities with a population of less than two million people, like Arcadia, are not required to be consistent with the General Plan. Nonetheless, the City of Arcadia strives to have a zoning ordinance that is compatible with the goals and policies in its General Plan, as the Municipal Code serves as the primary means for implementing the City's land use goals.

Under Implementation Action 2-1, focused updates of the Zoning Regulations would be undertaken to make them consistent with the General Plan Update. This would include creation of two Mixed Use zones, along with changes in definitions, allowable uses and density/intensity. Section 3.0, Project Description, discusses the changes to the Zoning Regulations and

Zoning Map. Upon adoption of zone changes, consistency would be achieved. The City plans to adopt these focused zoning amendments at the same time as adoption of the 2010 General Plan Update. Therefore, with the planned changes to the Zoning Regulations pursuant to Implementation Action 2-1, no conflict with the General Plan Update would occur.

SCAG Regional Planning Programs

The fundamental goals of SCAG's Regional Transportation Plan (RTP) and the Compass Blueprint effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity, or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity.

The 2010 General Plan Update's consistency with the principles and strategies of the Compass Growth Vision are discussed below.

Compass Principles:

- **Improve Mobility for All Residents.** The Circulation and Infrastructure Element of the Arcadia General Plan Update addresses the transportation network that allows people to move in and through Arcadia by identifying improvements needed to accommodate the circulation and mobility needs of the City and the surrounding area.
- **Foster Livability in All Communities.** The Land Use and Community Design Element of the General Plan Update encourages the preservation of stable residential neighborhoods in City, which are served by excellent schools and public services.
- **Enable Prosperity for All People.** The Economic Development Element of the proposed General Plan promotes the economic stability of the City. The Housing Element provides a variety of housing types to meet the needs of different income groups.
- **Promote Sustainability for Future Generations.** The Resources Sustainability Element of the proposed General Plan addresses air quality, water quality and water resource conservation, energy conservation, waste management and recycling, mineral resources, and the management of hillside areas to help existing residents use local resources in a manner that protects and even enhances them for future residents.

The General Plan Update reflects each principle of the Compass Growth Vision program.

Compass Strategies:

- **Focusing Growth in Existing and Emerging Centers and Along Major Transportation Corridors.** The proposed Land Use Policy Map focuses future development and redevelopment in the downtown area and along the future station of the Metro Gold Line Extension as emerging centers and transportation corridors in the City.
- **Creating Significant Areas of Mixed-Use Development and Walkable Communities.** The proposed Mixed Use and Downtown Mixed Use designations are intended to create walkable communities in the downtown area, along the future station of the Metro Gold Line Extension, and along Live Oak Avenue.

- **Targeting Growth Around Existing and Planned Transit Stations.** The proposed Downtown Mixed Use designation is planned around the future station of the Metro Gold Line Extension at First Avenue and Santa Clara Street.
- **Preserving Existing Open Space and Stable Residential Areas.** The proposed Land Use Policy Map preserves the City's residential areas, where no land use changes are proposed or expected. Also, the parks and open space areas are separated from the previous Public Facilities designation into the Open Space – Outdoor Recreation and Open Space – Resource Protection designations to prevent development on the City's open space resources.

The General Plan Update reflects each strategy of the Compass Growth Vision program.

In addition, the following RTP and Compass Blueprint goals and principles promote sustaining mobility with the goals of economic development; enhancing and preserving the environment; reducing energy consumption; and promoting transportation friendly development patterns and fair and equitable access to residents affected by socio-economic, geographic, and commercial limitations. Table 4.9-5 provides an assessment of the General Plan Update's consistency with applicable RTP and Compass Blueprint goals and principles. As demonstrated through this analysis, implementation of the General Plan Update would be consistent with the goals and policies of SCAG's RTP and Compass Growth Vision Report.

TABLE 4.9-5
SCAG RTP AND COMPASS GROWTH VISION CONSISTENCY ANALYSIS

Consistency Analysis		
2008 Regional Transportation Plan Goals		
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent: The Circulation and Infrastructure Element calls for a multi-modal transportation system integrated with the proposed mix of land uses.
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent: Convenient accessibility to multiple safe travel modes within the City (pedestrian, bike, rail, bus, and auto) provides travel safety and reliability.
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent: The Circulation Plan in the Circulation and Infrastructure Element includes a focus on existing and planning public transit corridors and cooperation with public transit agencies to promote alternative transportation modes.
RTP G4	Maximize the productivity of our transportation system.	Consistent: The Circulation and Infrastructure Element calls for a multi-modal transportation system integrated with the proposed mix of land uses, maximizing the productivity of the existing transportation system.
RTP G5	Protect the environment, improve air quality and promote energy efficiency.	Consistent: The Resource Sustainability Element addresses sustainable management of air, water, mineral, energy, and hillside resources as well as waste management and recycling. Goals PR-1, PR-2, PR-3, and their supporting policies (from the Parks, Recreation, and Community Resources Element) call for the preservation of parks and other recreational facilities, open space resources, and the urban forest within the City.
RTP G6	Encourage land use and growth patterns that complement our transportation investments.	Consistent: The Circulation and Infrastructure Element calls for a multi-modal transportation system integrated with the proposed mix of land uses.

TABLE 4.9-5
SCAG RTP AND COMPASS GROWTH VISION CONSISTENCY ANALYSIS

Consistency Analysis				
RTP G7	Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.			
Compass Growth Vision Principles and Goals				
Principle 1: Improve mobility for all residents				
GV P1.1	Encourage transportation investments and land use decisions that are mutually supportive.	Consistent: While ensuring the security of the region's transportation system is not the purview of the City, Goal CI-8 of the Circulation and Infrastructure Element calls for coordination with other jurisdictions and agencies on regional transportation issues.		
GV P1.2	Locate new housing near existing jobs and new jobs near existing housing.	Consistent: The proposed Land Use Focus Areas in the Land Use and Community Design Element describe areas where change is desired to diversify housing and businesses, including introduction of greater mixed-use developments, while maintaining the stability of the City's established single-family neighborhoods.		
GV P1.3	Encourage transit-oriented development.	Consistent: The Circulation and Infrastructure Element identifies existing and proposed bus and light rail transit corridors in the City.		
GV P1.4	Promote a variety of travel choices.	Consistent: Goal CI-1 of the Circulation and Infrastructure Element calls for an efficient roadway system that supports all transportation modes.		
Principle 2: Foster livability in all communities				
GV P2.1	Promote infill development and redevelopment to revitalize existing communities.	Consistent: Goals LU-10, LU-11, and LU-12, and supporting policies, of the in the Land Use and Community Design Element seek to revitalize areas through redevelopment and infill development.		
GV P2.2	Promote developments that provide a mix of uses.	Consistent: The Land Use Policy Map in the Land Use and Community Design Element includes two Mixed Use designations, which apply to a total of 68.9 acres in the City.		
GV P2.3	Promote "people scaled," pedestrian-friendly (walkable) communities.	Consistent: The Circulation and Infrastructure Element addresses walkability improvements and pedestrian amenities.		
GV P2.4	Support the preservation of stable, single-family neighborhoods.	Consistent: Goal LU-1 of the Land Use and Community Design Element calls for the preservation of Arcadia's "Community of Homes" status.		
Principle 3: Enable prosperity for all people				
GV P3.1	Provide, in each community, a variety of housing types in each community to meet the housing needs of all income levels.	Consistent: The Land Use Policy Map in the Land Use and Community Design Element includes five Residential designations that allow for varying densities and two Mixed Use designations that allow residential development.		
GV P3.2	Support educational opportunities that promote balanced growth.	Consistent: Goals PR-4, PR-5, PR-6, PR-7, and their supporting policies (from the Parks, Recreation, and Community Resources Element) call for the provision of high quality public and community educational resources.		
GV P3.3	Ensure environmental justice regardless of race, ethnicity or income class.	Consistent: The proposed General Plan Update promotes equality by addressing the needs of all residents, regardless of race, ethnicity, or income class.		
GV P3.4	Support local and state fiscal policies that encourage balanced growth.	Consistent: The Economic Development Element promotes the long-term fiscal sustainability of the City through a diverse and strengthened local economy.		

TABLE 4.9-5
SCAG RTP AND COMPASS GROWTH VISION CONSISTENCY ANALYSIS

Consistency Analysis		
GV P3.5	Encourage civic engagement.	Consistent: Goal PR-5 and supporting policies of the Parks, Recreation, and Community Resources Element calls for the provision of social service programs that encourage community involvement.
Principle 4: Promote sustainability for future generations		
GV P4.1	Preserve rural, agricultural, recreational and environmentally sensitive areas.	Consistent: Goals PR-1, PR-2, PR-3, and their supporting policies (from the Parks, Recreation, and Community Resources Element) call for the preservation of parks and other recreation facilities, open space resources, and the urban forest within the City.
GV P4.2	Focus development in urban centers and existing cities.	Consistent: The proposed Land Use Focus Areas in the Land Use and Community Design Element are selected commercial corridors where change is desired to diversify housing and businesses while preserving established residential neighborhoods and other community resources.
GV P4.3	Develop strategies to accommodate growth that use resources efficiently, eliminate pollution and significantly reduce waste.	Consistent: The Land Use Policy Map in the Land Use and Community Design Element identifies areas where future development may occur. The Resource Sustainability Element addresses sustainable management of air, water, mineral, energy and hillside resources as well as waste management and recycling.
GV P4.4	Utilize “green” development techniques.	Consistent: The Resource Sustainability Element promotes the use of sustainable development practices.

The proposed General Plan Update implements the same strategies as the RTP and the Compass Growth Vision Report programs; therefore no conflict would occur with the General Plan Update.

Future development pursuant to the General Plan Update and public and infrastructure projects will need to be consistent with the Land Use Policy Map and the goals and policies of the Arcadia General Plan, as amended (SC 4.9-1). At the same time, future development projects and public and infrastructure projects in the City would need to comply with pertinent zoning regulations (SC 4.9-2). Therefore, there would be no conflict with the *Downtown Arcadia Central Redevelopment Plan*, the City’s Zoning Regulations, SCAG’s RTP, or SCAG’s Compass Growth Vision with the General Plan Update. Impacts would be less than significant, and no mitigation is required.

Land Use Compatibility

Future development pursuant to the proposed General Plan Update, including expected development within the focus areas, have been considered during the planning process to create a balance among land uses and promote land use compatibility within the City. No changes to existing and planned land uses are proposed along the boundaries of Arcadia with the Cities of Monrovia, Sierra Madre, and Pasadena. However, there are focus areas (where future development may occur) that are located near the boundaries of the City of Arcadia with the Cities of Irwindale, El Monte and Temple City and unincorporated County areas. These include:

- ***Baldwin Avenue and Duarte Road Focus Area:*** Current land uses within the Baldwin Avenue and Duarte Road focus area include multi-family residential and

single-family residential areas. The southwestern edge of this focus area is located adjacent to unincorporated County land, where existing land include single-family residential uses and the Temple City High School (located at 9501 E. Lemon Avenue in Temple City). The County has designated the area adjacent to Arcadia as Low Density Residential and zoned it as Residential Agriculture. The residential land uses in the County are similar to the residential uses within the Baldwin Avenue and Duarte Road Focus Area of Arcadia. As a result, no land use compatibility impacts would occur.

- **Live Oak Avenue Focus Area:** Current land uses within the Live Oak Avenue Focus Area include commercial, mixed-use and multi-family residential uses. The southwestern edge of this focus area (west of Santa Anita Avenue) is located adjacent to Temple City. Land uses within Temple City include single-family and multi-family residences and Live Oak Park (located at 10144 Bogue Street). Temple City's Land Use Plan designates the adjacent area as Low Density Residential, Flood Control Channel, Institutional, High Density Residential and Commercial. Corresponding zones are Single Family Residential (R-1), Heavy Multiple Residential, Light Multiple Residential, and General Commercial. The southeastern edge of this focus area (east of Santa Anita Avenue) is located adjacent to unincorporated County land, where single-family residences and the Rio Hondo Elementary School are present. The County has designated this adjacent area as Low Density Residential and Public Facilities and zoned it as Single Family residential (R-1) and Light Agriculture (A-1). Potential impacts that may result from future development in this focus area include, but are not limited to, noise impacts from future commercial uses and mixed use development on neighboring residential uses, air pollutant emissions, visual impacts to residential uses, and traffic impacts from commercial areas. These impacts are analyzed in separate sections of this EIR.
- **Lower Azusa Road Reclamation Focus Area:** Current land uses within the Lower Azusa Road Reclamation Focus Area include industrial and commercial/light-industrial uses. This Focus Area is located adjacent to the cities of Irwindale and El Monte. Land uses within the City of Irwindale to the north of this Focus Area include commercial, industrial and mining operations to the north and east, including the Hansen quarry site and Peck Road gravel pit. In addition, the Irwindale Speedway is located within an existing commercial zone farther north. The Irwindale General Plan designates surrounding areas as parks, quarry overlay, and industrial/business park. Land uses within the City of El Monte and west of this focus area include single-family residential uses and Cherrylee School (located at 5025 Buffington Road). The El Monte General Plan designates surrounding areas as Low Density Residential (0.0-6.0 du/ac) and Public Facilities (1.0 FAR) and zoned R-1B one-family dwelling and R-1C 10,000 dwelling zones. Future commercial/industrial uses in this focus area would not conflict with adjacent quarries or the Speedway in the City of Irwindale but may generate potential impacts on adjacent residences that would include air pollutant emissions and noise impacts from construction, stationary sources and vehicles generated within the focus area, traffic impacts, and changes in views and new sources of light and glare. These impacts are analyzed in separate sections of this EIR.

Implementation of SCs 4.9-1 and 4.9-2 would provide setbacks, lot coverage, floor area ratio, walls and other development standards that would prevent incompatibility associated with the location of differing land uses beside each other. Implementation of SCs and MMs for noise, air quality traffic and aesthetic impacts would also prevent land use conflicts with land uses in adjacent jurisdictions. Impacts would be less than significant, and no mitigation is required.

Conflict with Habitat Conservation Plan

Threshold 4.9c: Would the General Plan Update conflict with any applicable habitat conservation plan or natural community conservation plan?

There is no adopted habitat conservation plan (HCP) or natural community conservation plan (NCCP) for any land within the City of Arcadia or its SOI. The City of Arcadia is primarily developed with residential land uses, with supporting commercial and industrial developments, schools, parks, and public facilities. Future development pursuant to the General Plan Update and public and infrastructure projects are expected on disturbed sites, formerly developed parcels, and scattered undeveloped lots.

Since no habitat conservation plan or natural community conservation plan has been adopted for the undeveloped areas of the City, no conflict would occur. There would be no impact, and no mitigation is required.

4.9.8 CUMULATIVE IMPACTS

Growth and development in the City of Arcadia and surrounding jurisdictions would be accompanied by changes in existing land uses throughout the San Gabriel Valley and the region. New development on vacant areas and underutilized lots would lead to an intensification of housing development and commercial and industrial land uses, as well as public and institutional uses, throughout the area.

SCAG estimates an increase in housing stock of the San Gabriel Valley to 685,034 units and in the County to 4,003,501 units by 2035. In addition, approximately 890,626 jobs in the valley and 5,041,172 jobs countywide would be found within commercial, industrial, public, institutional, and infrastructure development projects by 2035 (SCAG 2008b).

Increasing urbanization and development in the valley and the County are indicative of the ongoing growth and development in the City and the region, as urbanization increases and vacant lands are replaced with more urban land uses and as underutilized lots are redeveloped into uses that are more intensive.

The General Plan Update would not divide established communities or result in the introduction of incompatible uses in the area, provided compliance with the City's development standards and applicable regulations. New development is generally evaluated for consistency with the local jurisdiction's land use policies, including the General Plan and Zoning Code.

Each proposed development project would be subject to the City's jurisdictional development review process and, if discretionary actions are needed, would be subject to evaluation for potential environmental impacts as required by CEQA. This review process would address potential land use compatibility issues and planning policy conflicts. Future growth and development in the City of Arcadia and the surrounding area would proceed in accordance with applicable General Plans and Zoning Ordinances. As part of permit processing, the development plan review processes for new development would analyze a project for conformity to applicable land use plans and policies, and within the context of existing and planned developments relative to the environmental goals, objectives, and policies of the applicable General Plan. Projects requiring General Plan Amendments or Zone Changes/Variances would need to show consistency with the goals of the applicable General Plan and purposes of the Zoning Code, and thus are not expected to lead to land use incompatibilities or conflicts.

Planned infrastructure and public facilities would provide the necessary facilities and services to existing and future developments. Thus, these projects would complement the private development projects planned for the Valley. The cumulative land use impacts of growth and development in the San Gabriel Valley would be less than significant.

The potential conservation areas are located in the areas designated by the proposed Arcadia Land Use Policy Map as Open Space – Resource Protection or Open Space – Outdoor Recreation areas, where no development would occur. The City also has an Oak Tree Preservation Ordinance. Thus, future development pursuant to the General Plan Update would not contribute to cumulative impacts of development projects within and near the potential Oak Woodland conservation areas. There is no HCP or NCCP in or near the City of Arcadia with which future development may conflict and result in cumulative adverse impacts.

4.9.9 MITIGATION MEASURES

No significant land use impacts have been identified with implementation of the relevant goals, policies, and implementation actions in the General Plan Update and the standard conditions; therefore, no mitigation is required.

4.9.10 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Division of Established Communities

Less Than Significant Impact

Plan Consistency

Less Than Significant Impact

Conflict with Habitat Conservation Plan

No Impact

Cumulative Impacts

Less Than Significant Impact