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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: N/A

Project Title: Westminster Gardens/Morrison House Renovation Project

Lead Agency: City of Duarte

Contact Name: Nick Baldwin

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Project Location: 1420 Santo Domingo Ave., Duarte, Los Angeles County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The project involves the renovation of the Morrison House, a historic house repurposed for living, administrative, and communal spaces for the senior community. Interior improvements to the Morrison House include: the renovation of the interior space for administrative offices, enclosure of the existing portico, the addition of new entry shade structure at arrival, a new entry door at main lobby, the addition of a new elevator with three (3) stops, new public restrooms, a new lounge, a new kitchen, interior finish and cosmetic repair work, accessible restroom, and new accessible guest suites. Exterior improvements to the Morrison House include: the redesign of the courtyard, the addition of a reflection pond, the replacement of existing pathway to make it ADA accessible, the enhancement of the building entry path, the incorporation of a service pathway around the building, an accessible entrance to the existing pool, the renovation of the existing BBQ patio outside El Sueño, a footbridge across the existing concrete channel wash, and built ready areas for rooftop solar panel installation.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential impacts related to the proposed project involve the historic and local cultural significance of the Morrison House building. Mitigation Measures related to cultural resources include the following: Prior to the issuance of a building permit, the applicant shall retain a qualified historic preservation professional to document the existing condition of the eligible historic resource. The photographs shall include overall views, exteriors, interiors, and specific elements that contribute to the historic integrity of the structure. Archival photographic documentation shall be assembled and sent to the Southern California Information Center at California State University, Fullerton and the City of Duarte, and also retained by the applicant.

The City of Duarte may approve a replacement window if: the applicant can demonstrate that the window is deteriorated beyond repair. A determination as to when deterioration is sufficiently severe to justify replacement shall be based on documentation of the condition of the window. The proposed replacement window must fit within the existing opening, and shall match the existing window in design, color, texture, material, and operation. Moreover, the window sections provided for replacement windows must clearly follow the features of the former.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No controversies have been raised by the public or other agencies. Concerns regarding the preservation of historic windows during renovations are addressed in through Mitigation Measures and summarized in the prior section.

Provide a list of the responsible or trustee agencies for the project.

The City of Duarte is the only land use authority for this project.