

CITY OF ARCADIA

Arcadia Planning Commission Regular Meeting Agenda



Tuesday, May 25, 2021, 7:00 p.m.

COVID-19 NOTICE

As part of the City of Arcadia's COVID-19 transmission mitigation efforts, this meeting of the Arcadia Planning Commission will be conducted virtually. Per the Brown Act, the public will still be provided the ability to make public comments. For members of the public who would like to participate virtually, the meeting will be held via Zoom.

How to Submit Public Comment:

1. **Email:** Please submit your comments via email to planning@ArcadiaCA.gov at least 30 minutes prior to the posted meeting time. Your comments should be 300 words or less.
2. **Zoom:** To join the meeting from a phone, tablet, or internet browser please select the meeting link below and enter your name and email.

Meeting Link: <https://us02web.zoom.us/j/86559297824>

You may view the meeting live via Zoom as an Attendee; however, if you wish to provide a public comment, you will need a microphone enabled device. You will remain muted until you are recognized for public comment.

3. **Phone:** A dial-in number has been also established for public comment for those without internet access. Your call will be recognized in the order it was received. You will remain muted until you are recognized for public comment.

Dial-in Number: 1(669) 900 6833
Meeting ID: 865 5929 7824

Please contact the Planning Division at planning@ArcadiaCA.gov or at (626) 574-5423 for more information.

新型冠状病毒（COVID-19）通知

作为阿凯迪亚市政府缓解 COVID-19 传播工作的一部分，本次阿凯迪亚市议会会议将以虚拟方式举行。根据《布朗法案》，仍将向公众提供发表评论意见的机会。对于希望以虚拟方式参加会议的公众，会议将在 Zoom 网站上进行现场直播。

如何提交公众评论意见：

1. **电子邮件：**请通过向 planning@ArcadiaCA.gov 发电子邮件的方式提交您的评论意见，须在公布的会议时间至少提前 30 分钟收到提交的评论意见。您的电子邮件不得超过 300 个字。
2. **Zoom：**请通过电话，电脑或网路浏览器点选下面的会议链接即可加入会议，连结后请输入您的姓名和电子邮件。

会议链接：<https://us02web.zoom.us/j/86559297824>

您将以观众身分在 Zoom 上收看会议；若您希望提供公众意见，则需要启用麦克风的设备。在公众评论时段开始以前，您将被保持静音状态。

3. **电话：**已经为公众提交评论意见设立一条会议专线。公众打来的电话按先后顺序接听。您应当将您的电话设为“静音”，直至轮到您提出评论意见。

会议专线： 1(669) 900 6833
接入代码： 865 5929 7824

详情请洽规划部，电子邮件 planning@ArcadiaCA.gov，电话号码 (626) 574-5423。

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from Planning Services at (626) 574-5423. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

根据《美国残障人法案》的规定，需要提供残障相关调整或便利设施才能参加会议的残障人士（包括辅助器材或服务），可向规划服务部请求获得此类调整或便利设施，电话号码 (626) 574-5423。请在会前 48 小时通知规划服务部，以便作出合理安排，确保顺利参加会议。

Pursuant to the City of Arcadia's Language Access Services Policy, limited-English proficient speakers who require translation services in order to participate in a meeting may request the use of a volunteer or professional translator by contacting the City Clerk's Office at (626) 574-5455 at least 72 hours prior to the meeting.

根据阿凯迪亚市的语言便利服务政策，英语能力有限并需要翻译服务才能参加会议的人可与市书记官办公室联系（电话：626-574-5455），请求提供志愿或专业翻译服务，请至少在会前 72 小时提出请求。

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Marilynne Wilander, Chair
Zi Lin, Vice Chair
Kenneth Chan, Commissioner
Brad Thompson, Commissioner
Vincent Tsoi, Commissioner

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

Each speaker is limited to three (5) minutes per person, unless waived by the Planning Commission. Under the Brown Act, the Commission or Board Members are prohibited from discussing or taking action on any item not listed on the posted agenda.

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer in the discretion of the Commission) speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

You are hereby advised that should you desire to legally challenge in court or in an administrative proceeding any action taken by the City Council regarding any public hearing item, you may be limited to raising only those issues and objections you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the public hearing.

- 1. Resolution No. 2077** – Approving Administrative Modification No. PC AM 21-01 with a Categorical Exemption under the California Environmental Quality Act (CEQA) for setback modifications to the first and second story addition to the existing two-story residence at 1436 Oaklawn Road.

Recommendation: Adopt Resolution No. 2077

Applicant: Johnny Lee

There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 4:30 p.m. on June 7, 2021.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Commission, staff, or the public request that specific items be removed from the Consent Calendar for separate discussion and action.

2. Minutes of the March 23, 2021 Regular Meeting of the Planning Commission

Recommendation: Approve

MATTERS FROM CITY COUNCIL LIASION

MATTERS FROM PLANNING COMMISSIONERS

MATTERS FROM ASSISTANT CITY ATTORNEY

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

ADJOURNMENT

The Planning Commission will adjourn this meeting to Tuesday, June 8, 2021, at 7:00 p.m.



STAFF REPORT

Development Services Department

DATE: May 25, 2021

TO: Honorable Chair and Planning Commission

FROM: Lisa L. Flores, Planning & Community Development Administrator
By: Vanessa Quiroz, Associate Planner

SUBJECT: RESOLUTION NO. 2077 – APPROVING ADMINISTRATIVE MODIFICATION NO. PC AM 21-01 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR SETBACK MODIFICATIONS TO THE FIRST AND SECOND STORY ADDITIONS TO THE EXISTING TWO-STORY RESIDENCE AT 1436 OAKLAWN ROAD

Recommendation: Adopt Resolution No. 2077

SUMMARY

The Applicant, Johnny Lee is requesting three different modifications as part of a major remodel to the existing two-story house at 1436 Oaklawn Road. The proposed addition will add 798 square feet to the first floor and 1,704 square feet to the second floor. The proposed modifications will consist of: 1) A request to further encroach into the existing legal non-conforming front yard setback by 2 feet to accommodate a new front covered porch on the first floor, resulting in a front yard setback of 48'-3"; 2) A second floor front yard setback that ranges from 50'-3" to 54'-9", whereas 60'-0" is required; and 3) A 17'-0" northerly second story side yard setback, whereas 20'-0" is required. The project was approved by the Santa Anita Oaks Homeowners Association Architectural Review Board (ARB) on September 24, 2020, and an amendment to their project was approved on April 17, 2021. It is recommended that the Planning Commission adopt Resolution No. 2077 (Attachment No. 1) and find the project is Categorically Exempted under the California Environmental Quality Act (CEQA).

BACKGROUND

The subject property is a 28,660 square foot interior lot within the Santa Anita Oaks Homeowners Association area. The property is currently improved with a 3,149 square foot, two-story single family residence with an attached two-car garage, and a 264 square foot pool house that were built in 1951 (see Figure 1). The property is zoned R-0, Very

Low Density Residential– refer to Attachment No. 2 for an aerial photo with zoning information and photos of the subject property and surrounding properties.



Figure 1 - Existing Residence

On September 24, 2020, the Santa Anita Oaks Architectural Review Board (ARB) unanimously approved the design of the project. The meeting was held through a teleconference call due to COVID-19. There were no public comments on the project at this meeting. According to the ARB Findings and Action Report, the project was found to be compatible in terms of scale and design with the surrounding properties and consistent with the City's Single Family Design Guidelines - refer to Attachment No. 3 for the ARB's Findings and Action Report and ARB Meeting Minutes. On April 16, 2021, the ARB approved minor changes on the second floor per the Applicant's request - refer to Attachment No. 3 for the ARB's Short Review Form.

PROPOSAL

The Applicant is proposing to renovate an existing two-story house. The house has an existing legal non-conforming front yard setback of 50'-3", whereas 60'-0" is required by the Development Code. Most of the proposed additions will be within the existing footprint of the house, with the exception of a few areas where they will have to extend beyond the building footprint and encroach further into the required setbacks. This was mostly done to help alleviate some of the long wall planes and add a new front covered porch which will help enhance the architectural design of the house. Below is an image of the proposed changes to the existing residence.

The project will add 798 square feet to the first floor which will expand the kitchen, dining room, and family room areas, a 251 square foot covered patio at the rear below the second floor, and a 209 square foot covered front porch. The 1,704 square foot second floor addition will consist of two new bedrooms, an office, and a loft - refer to Attachment

No. 4 of the Architectural Plans. A new detached one-car garage is also proposed to provide a three-car garage as required for a house with five or more bedrooms (the house will now have 7 bedrooms). The house will have a new total floor area ratio (FAR) of 5,459 square feet, whereas up to 8,286 square feet is allowed. The site will have a total lot coverage of 4,303 square feet, whereas 10,027 square feet is allowed. The project will not impact any of the existing trees on the site.



Figure 2 – Proposed Design of First and Second Story Addition

The project is subject to the following modifications:

- Reduction to the Front Yard Setback for New Porch: Because the existing house currently does not comply with the required front yard setback of 60'-0" (currently at 50'-3"), any addition such as a front covered porch will have to further encroach into the front yard setback due to its existing location on the lot. As a result, the new front covered porch will encroach 2 feet into the front yard setback with a setback of 48'-3" – refer above to Figure No. 3 for the Site Plan. This front covered porch is necessary to help accommodate the second floor addition with the new dormers above it, and to create a balanced appearance.
- Reduction to the Second Floor Front and Northerly Side Yard Setbacks: Most of the second floor addition will be proposed over the existing building footprint, however a portion of the second floor will encroach beyond the existing footprint into the required side and front yard setbacks. These encroachments will help provide additional articulation that is necessary along the front and north side of the building to break-up the mass and enhance the overall design of the existing house. The proposed style will be similar to the two other homes across the street at 1415 Oaklawn Road and 1427 Oaklawn Road – refer to Attachment No. 2.

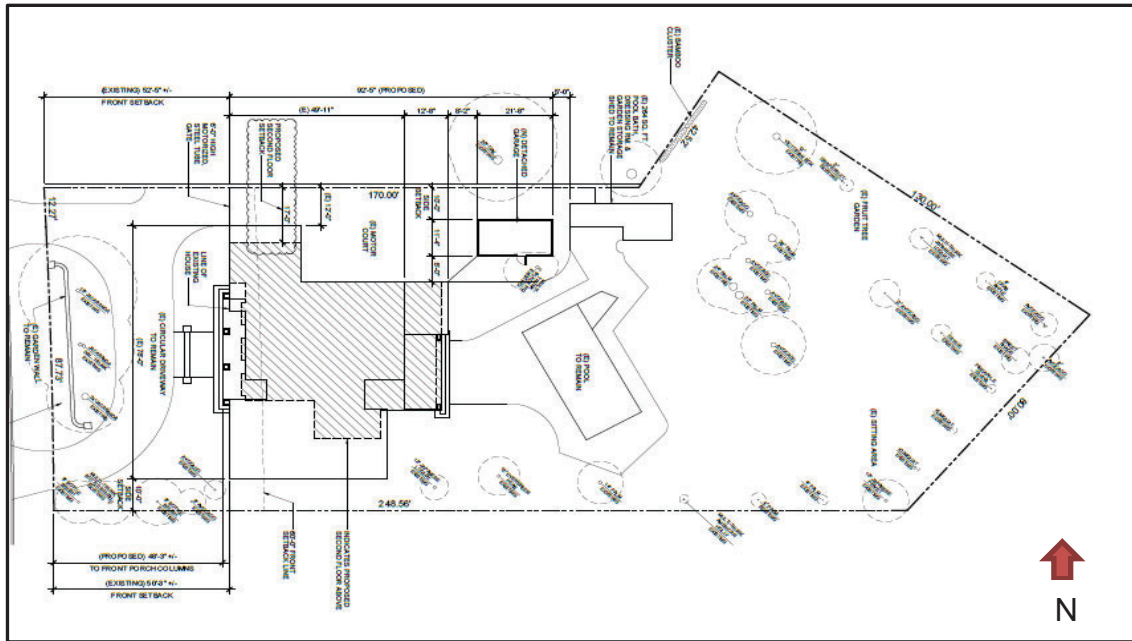


Figure 3 – Site Plan

With the exception of the modifications listed above, the project will comply with all the other required setbacks.

ANALYSIS

According to Arcadia Development Code Section 9107.05.050, it states that an Administrative Modification may be approved if at least one of the following findings can be made:

- 1. Secure an appropriate improvement of a lot;**
- 2. Prevent an unreasonable hardship; or**
- 3. Promote uniformity of development**

The proposed modifications will secure an appropriate improvement to the site and promote uniformity of development since the proposed project is to an existing residence with legal non-conforming front and side yard setbacks. As a result, any new addition cannot comply per code, unless it is added to the rear of the house and on the first floor. The modifications are for: 1) A 48'-3" front yard setback in lieu of 60'-0" for a new front covered porch (house is currently at 50'-3"); 2) A second floor front yard setback that ranges from 50'-3" to 54'-9", whereas 60'-0" is required; and 3) A 17'-0" northerly second story side yard setback, whereas 20'-0" is required for the proposed additions. The

proposed encroachments into the front and side yard setbacks are minimal and they will help enhance the overall architectural style of the house so it would not appear boxy. Therefore, the modifications are warranted since it will allow the property owner to continue to use their property in a manner that does not deprive them of a privilege that other property owners enjoy with a legal non-conforming house and allow them to still secure an appropriate improve to the property.

ENVIRONMENTAL ANALYSIS

The proposed project qualifies under a Class 1 and Class 5 Exemptions as a minor addition to an existing structure and a minor alteration to the land use limitations of the California Environmental Quality Act (CEQA) under Sections 15301(e) and 15305 of the CEQA Guidelines. Refer to Attachment No. 5 for the Preliminary Exemption Assessment.

PUBLIC COMMENTS

A public hearing notice for this project was mailed to the properties that were located within 300 feet of the subject property and published in Arcadia Weekly on May 13, 2021. As of May 20, 2021, staff did not receive any comments on this modification.

RECOMMENDATION

It is recommended that the Planning Commission approve Administrative Modification No. PC AM No. 21-01, find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2077, subject to the following conditions of approval:

1. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Development Code
2. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the

Building Official, Fire Marshal, Public Works Services Director, and Planning & Community Development Administrator, or their respective designees. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.

3. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with Administrative Modification Permit No. PC AM 21-02 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days’ notice from the City of any such action, Applicant shall provide to City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City’s legal team to continue working on the matter. City shall only refund to Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with such

third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, whether or not at the request of the Applicant.

4. Approval of PC AM 21-01 shall not be in effect unless the Property Owner/Applicant has executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has approved the appeal. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval


the Planning Commission intends to approve this project, the Commission should move to approve Administrative Modification No. PC AM 21-01, state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2077 that incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny Administrative Modification No. PC AM No. 21-01, stating that the finding(s) of the proposal does not satisfy with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the May 25, 2021, Planning Commission Meeting, please contact Vanessa Quiroz, Associate Planner by calling (626) 574-5422, or by email to vquiroz@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Planning & Community Development Administrator

- Attachment No. 1: Resolution No. 2077
- Attachment No. 2: Aerial Photo with Zoning Information & Photos of Subject Property and Vicinity
- Attachment No. 3: Santa Anita Oaks ARB Meeting Minutes, ARB Findings and Action Report, and Santa Anita Oaks ARB Short Review Form

PC AM No. 21-01 – Resolution No. 2077
1436 Oaklawn Road
May 25, 2021 – Page 8 of 8

Attachment No. 4: Architectural Plans
Attachment No. 5: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2077

RESOLUTION NO. 2077

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 21-01 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR SETBACK MODIFICATIONS TO THE FIRST AND SECOND STORY ADDITIONS TO THE EXISTING TWO-STORY RESIDENCE AT 1436 OAKLAWN ROAD

WHEREAS, on September 24, 2020, the Santa Anita Oaks Architectural Review Board (ARB) unanimously voted to approve Architectural Design Review for the first and second floor additions to the existing two-story house 1436 Oaklawn Road; and

WHEREAS, on April 16, 2021, the Santa Anita Oaks Architectural Review Board (ARB) approved an amendment to the second floor addition under a Short Review Form; and

WHEREAS, on February 16, 2021, an application for Administrative Modification PC AM No. 21-01 was filed by the Property Owner, Johnny Lee, requesting approval of three (3) modifications as part of a major remodel to an existing two-story house at 1436 Oaklawn Road. The modifications consist of: 1) A request to further encroach into the existing legal non-conforming front yard setback of 50'-3" by 2 feet to accommodate a new front entry porch on the first floor, resulting in a front yard setback of 48'-3"; 2) A second floor front yard setback that ranges from 50'-3" to 54'-9", whereas 60'-0" is required; and 3) A 17'-0" second floor side yard setback along the north side of building, whereas 20'-0" is required; and

WHEREAS, on March 4, 2021, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA") and recommends that the Planning Commission determine that the Project

qualifies as a Class 1 and Class 5 Categorical Exemptions under CEQA pursuant to sections 15301(e) and 15305 from the California Environmental Quality Act (CEQA) as a minor addition to an existing structure and minor alteration in land use limitations per the CEQA Guidelines; and

WHEREAS, on May 25, 2021, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated May 25, 2021 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9107.05.050 of the Arcadia Development Code, at least one of the following findings can be made.

1. Secure an appropriate improvement of a lot;
2. Prevent an unreasonable hardship; or
3. Promote uniformity of development

FACT: The proposed modifications will secure an appropriate improvement to the site and promote uniformity of development since the proposed project is to an existing residence with legal non-conforming front and side yard setbacks. As a result, any new addition cannot comply per code, unless it is added to the rear of the house and on the first floor. The modifications are for: 1) A 48'-3" front yard setback in lieu of 60'-0" for a new front covered porch (house is currently at 50'-3"); 2) A second floor front yard setback

that ranges from 50'-3" to 54'-9", whereas 60'-0" is required; and 3) A 17'-0" northerly second story side yard setback, whereas 20'-0" is required for the proposed additions. The proposed encroachments into the front and side yard setbacks are minimal and they will help enhance the overall architectural style of the house so it would not appear boxy. Therefore, the modifications are warranted since it will allow the property owner to continue to use their property in a manner that does not deprive them of a privilege that other property owners enjoy with a legal non-conforming house and allow them to still secure an appropriate improve to the property.

SECTION 3. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt per Section 15301(e) and 15305 of the California Environmental Quality Act (CEQA) Guidelines, and approves Administrative Modification No. PC AM 21-01 for the three setback modifications to accommodate a first and second story additions to the existing two-story house at 1436 Oaklawn Road, subject to the conditions of approval attached hereto.

SECTION 4. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted this 25th day of May, 2021.

Marilynne Wilander, Chair

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Stephen P. Deitsch
City Attorney

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RESOLUTION NO. 2077

Conditions of Approval

1. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
2. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Planning & Community Development Administrator, or their respective designees. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
3. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Administrative Modification Permit No. PC AM 21-02 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, Applicant shall provide to City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. City shall only refund to Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, whether or not at the request of the Applicant.

4. Approval of PC AM 21-01 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information and
Photos of the Subject Property and the
Surrounding Properties

Site Address: 1436 OAKLAWN RD

Property Owner(s): LEE,JOHNNY T AND LEE,ROLLEN T



Property Characteristics	
Zoning:	R-O (22,000)
General Plan:	VLDR
Lot Area (sq ft):	28,660
Main Structure / Unit (sq. ft.):	3,149
Year Built:	1951
Number of Units:	1
Overlays	
Architectural Design Overlay:	Yes
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





Adjacent property to the south: 1426 Oaklawn Road



Adjacent property to the south: 1418 Oaklawn Road



Property across the street: 1435 Oaklawn Road



Property across the street: 1427 Oaklawn Road



Property across the street: 1421 Oaklawn Road



Property across the street: 1415 Oaklawn Road

Attachment No. 3

Santa Anita Oaks ARB
Meeting Minutes, ARB
Findings and Action Report,
and ARB Short Review Form

SANTA ANITA OAKS HOMEOWNERS' ASSOCIATION BOARD

Meeting Minutes

Monday, September 28, 2020 6:30PM

6:30 PM

Virtual Conference on the Zoom Platform

Chairman Annette Wheat called the meeting to order at 6:40. In attendance were: Annette Wheat, Donna Perez, Ruth Bell, Jessica Louie, Sheryl Hunter, Chris Leong, Eva Walker, Cindy Forillo, Christine Lee, and Tom Walker.

Annette Wheat welcomes new Board Member, Christine Lee, Christine will make arrangement so that she can attend full meetings – after two partial meetings.

Approval of Minutes

Donna moved to approve August meeting minutes, Jessica seconded, everyone agreed and approved

Approval of ARB Public Hearing Minutes

ARB chair Tom has emailed/presented two hearing minutes:

1225 Rodeo and 1436 Oaklawn, Annette moved to approve, Donna seconded, everyone agreed and approved

No more concern: It's been clarified on building too close in backyard, and remodel doesn't need landscaping plan

ARB Status: Tom Walker

Tom shares his screen to show there's a lot of activities: 1305 Rodeo install ground solar, ADU & Roof mounted solar system is under state CA rule, ARB has no say, but if ground mounted solar, the structure self is to be approved by ARB. This case is first time for the city of Arcadia, after city attorney and negotiation with home owner, it's now approved 2'-6' high (was 18' high).

1225 Rodeo is historical home, no change on façade, another one plan is obsolete due to plan check delay, now a lot of activity.

Comments: Jessica: some neighbors are not friendly and no contact info (314 Arbolada), should they become HOA member? Annette says we can encourage, it's voluntary to join SAOHOA, Tom says will try to ask at the first meeting.

President's Report: Annette Wheat

Changing/Adapting to Pandemic Way of Life: her street organized group message, to check/help each other, take care of elderly, neighbors are grateful and thankful, sadly two passed away.

Farm Animals Trending: chicken is allowed in the Oaks, no roosters though

Pasadena Showcase House for the Arts Update: Can't open house, items are up for auctions, planned virtual tour Oct 2nd,

Vice President's Report: Donna Pérez

Neighborhood Projects for the HOA to Sponsor

Newsletter and Dues Considerations for This Year in a month, a short one, Annette agrees.

Treasurer's Report: Sheryl Hunter, Treasurer

Release of funds for payment of bills: \$149.90 to Eva for Zoom software app, \$228 for UPS store
There have been double paid dues per Jessica, \$45 x 293, there might be 64 double paid

Suggested wait until next year, add: “If you know you’ve paid twice, you don’t have to ..”
To fund: Coffee shop money for firefighters and police, and ask if we can help per their needs

Board Members’ Reports

Code Enforcement: Linda Semain

14 Sycamore- It was reported that the grass was very high on this vacant property. It has been a rental for years and is now vacant

20 Hacienda- This property has been an eyesore for a very long time, the front lawn is still all dirt.

1210 Rodeo- This property continues to be a mystery.

Empty houses continue to be a big problem

Neighborhood Safety : Jessica Louie

New Email Group for SAOHOA

Communication Assistance – Data administrator with GroupMe & Excel skill.

Annette moves that Matt Kai be the data admin, Donna seconded, all agreed with Aye, Matt Rimmer be the back up.

New Business

Cindy Forillo on Mail Security Issues: as mail order and delivery increased, mail package theft, credit card steal and sloppy delivery become problem, Cindy will write detail articles to Jessica (neighborhood safety) and Donna (newsletter).

Adjournment

Santa Anita Oaks
ARCHITECTURAL REVIEW BOARD
Findings and Action Report

Date: September 25, 2020 File No. _____

Project Address: 1436 Oaklawn Rd, Arcadia, CA 91006

Association Name: Santa Anita Oaks HOA

Applicant Name: Saito Design Group, Inc

Property Owner(s) Name: Johnny Lee

Project Description: Remodel and addition of existing 3,149 sq. ft. 2 story residence, adding 388 sq. ft. to the existing first floor and 1644 sq. ft. to the existing second floor.

FINDINGS

Only check those that are apply and provide a written explanation for each

The proposed project is, is not consistent with the **Site Planning Principles and Neighborhood Context** Guidelines.

Explanation: The design of the house is consistent with other homes and therefore blends in with a streetscape. The style of the project enhances the existing neighborhood character and is visually harmonious and compatible with the existing structures.

The proposed project is, is not consistent with the **Forms and Mass** Guidelines.

Explanation: The design of this 2-story house successfully disguises the massiveness of the house. The design respects existing structures on neighboring properties without overwhelming them with disproportionate size and scale.

The proposed project is, is not consistent with the **Frontage Conditions** Guidelines.

Explanation: The design is located in a manner compatible with the surrounding neighborhood and does not have significantly greater height and bulk than that of adjacent homes due to the thoughtful design.

The proposed project is, is not consistent with the **Garages and Driveways** Guidelines.

Explanation: The design places the garages in the rear of the house and away from the street view. The existing driveway is not wider than necessary to provide safe and efficient vehicular access.

The proposed project is, is not consistent with the **Architectural Styles** Guidelines.

Explanation: The design has a clear and distinctive style with consistent features, proportions, and detailing. The floor plan has been designed to allow proper placement and sizing of windows to compliment the architectural style.

Santa Anita Oaks

ARCHITECTURAL REVIEW BOARD

Findings and Action Report

The proposed project **✘** is, is not consistent with the **Height, Bulk, and Scale** Guidelines.

Explanation: The design utilizes simple building massing and roof forms to maintain the architectural style of the home. Symmetry is avoided. Second floor massing is hidden behind the traditional roof form to minimize impact on adjacent neighbors and to compliment the single story streetscape.

The proposed project **✘** is, is not consistent with the **Roofline** Guidelines.

Explanation: The roof plan is consistent with the architectural style. Traditional roof forms are used. Similar roof form and pitch to the immediate neighborhood are used.

The proposed project **✘** is, is not consistent with the **Entries** Guidelines.

Explanation: The entry design is recessed enough to provide the appearance of shelter. There are no vertical elements that emphasize scale and massing. Front entry doors and decorative elements are compatible with the style of the house. The entry is similar to prevalent entries in the neighborhood and is not a large formal structure that is out of scale with the home and the streetscape.

The proposed project **✘** is, is not consistent with the **Windows and Doors** Guidelines.

Explanation: The project uses appropriately detailed and articulated windows and doors. Windows are aligned and balanced. There are no oversized or two-story-high windows in this design. There are no shutters in this design.

The proposed project **✘** is, is not consistent with the **Articulation** Guidelines.

Explanation: Architectural detailing and articulation is consistent with the architectural style of the project. There are no large expanses of wall plane. Articulation provides interest and appearance is ordered. Chimneys are capped.

The proposed project **✘** is, is not consistent with the **Facade Details** Guidelines.

Explanation: Facade treatment is relevant to the architectural style and is carried consistently throughout the design. Detailing is not overly ornate and there are no false appearance details.

The proposed project **✘** is, is not consistent with the **Colors and Materials** Guidelines.

Explanation: Colors and materials reinforce the architectural style and are used consistently and appropriately throughout the design. Appropriate materials are used. Natural stone materials are used.

The proposed project **✘** is, is not consistent with the **Accessory Lighting** Guidelines.

Explanation: Exterior light fixtures are architecturally compatible with the main structure.

Santa Anita Oaks
ARCHITECTURAL REVIEW BOARD
Findings and Action Report

The proposed project is, is not consistent with the **Additions, Alterations, and Accessory Buildings/Structures** Guidelines.

Explanation: NA

The proposed project is, is not consistent with the **Hillside Properties** Guidelines.

Explanation: NA

The proposed project is, is not consistent with the **Fences, Walls, Gates, and Hedges** Guidelines.

Explanation: Existing fencing will be retained. There are no front yard fences.

The proposed project is, is not consistent with the **Impervious Coverage and Landscape Areas** Guidelines.

Explanation: The existing design exhibits a balance between landscape and hardscape. Existing driveway and walkways are wide enough for safe and convenient passage while not overpowering the design. Existing trees are to be maintained. Existing landscaping is complimentary to the architecture of the home.

ACTION

Pursuant to City's Development Code Section 9107.20.050, a Site Plan and Design Review in the Homeowners Association Areas may be approved only if it is found that the proposed development is consistent with the City's adopted Design Guidelines.

APPROVED **CONDITIONALLY APPROVED** **DENIED**

Date of ARB Meeting: SEPTEMBER 24, 2020

ARB Members Rendering the Above Decision:

Tom Walker (chair, ARB)
Matt Rimmer (ARB)
Loren Brodhead (ARB)
Vince Vargas (ARB)
Gilbert Perez (ARB)
Jessica Louie (ARB)
Peter Olson (ARB)

AYES: 7
NOES: 0
ABSENT: 0

Conditions of Approval:

Issued demolition permit is a required condition of approval.

**Santa Anita Oaks
ARCHITECTURAL REVIEW BOARD
Findings and Action Report**

Reason for Denial:

There is a ten (10) day appeal period for this application. To file an appeal, a completed Appeal Application form must be submitted to the City's Planning Division along with a \$600.00 appeal fee by 5:30PM p.m. on October 5, 2020. You will be notified if an appeal is filed.

Approved designs shall expire in one year (September 25, 2021) from the effective date unless plans are submitted to Building Services for plan-check, a building permit is issued and the construction is diligently pursued, a certificate of occupancy has been issued, or the approval is renewed. The final plans must be consistent with the approved design concept plans and any conditions of approval. Any inconsistency from the approved design concept plans may preclude the issuance of a building permit.

An extension **may be granted** by the ARB or designee, or the Review Authority that approved the project for a maximum period of one (1) year from the initial expiration date. An extension can only be granted if the required findings can be made. Please note that acceptance of an extension request does not indicate approval of an extension.

You may visit the City's website at www.ArcadiaCA.gov/noticesanddecisions to view this document. If you have any questions regarding the above decision, please contact the ARB Chairperson at sahoaarb@gmail.com. Thank you.

c: City of Arcadia, Planning Division

**CITY OF ARCADIA
HOA ARCHITECTURAL REVIEW BOARD
SHORT REVIEW APPLICATION**

File # _____

PLEASE COMPLETE THE FOLLOWING INFORMATION (REQUIRED):

PROJECT ADDRESS 1436 Oaklawn Road ZIP 91006
 APPLICANT(S) NAME Al Saito, Saito Design Group, Inc
 MAILING ADDRESS 20803 Valley Blvd., Suite 105
 CITY Walnut STATE CA ZIP 91789
 E-MAIL ADDRESS al@saitodesigngroup.com
 TELEPHONE NO. (909) 595-4600
 PROPERTY OWNER(S) NAME Johnny Lee
 MAILING ADDRESS 1436 Oaklawn Road
 CITY Arcadia STATE CA ZIP 91006
 E-MAIL ADDRESS johnnylee@gmail.com
 TELEPHONE NO. (626) 353-0300


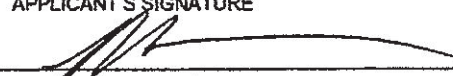
PROJECT TYPE (Check applicable):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Single-Story Remodel and Addition | <input type="checkbox"/> Landscaping and Hardscaping | <input type="checkbox"/> Sport Court and Related Features |
| <input type="checkbox"/> Detached Accessory Structure (not ADUs) | <input type="checkbox"/> Pool and Spa Equipment | <input type="checkbox"/> Fences and/or Walls |
| <input type="checkbox"/> Façade Improvement | <input type="checkbox"/> Mechanical Equipment | <input type="checkbox"/> Ground-Mounted Solar |
| <input type="checkbox"/> In-Ground Swimming Pools/Spa with Water Features | <input type="checkbox"/> Above Ground Swimming Pools and Spa | <input type="checkbox"/> Fountains, Water Features, or Statues |

GENERAL DESCRIPTION OF PROJECT: Addition & Remodel to existing 3,149 sq. ft. two-story residence. The total addition of 1,982 sq. ft. includes 338 sq. ft. to existing first floor & 1,644 sq. ft. to existing second floor. Includes third car garage space, covered patio & porch.

DOES THE PROJECT REQUIRE DISCRETIONARY APPROVAL BY THE DEVELOPMENT SERVICES DIVISION (E.G., PROTECTED TREES, ADMINISTRATIVE MODIFICATIONS, ETC.)? Yes No
If Yes, submit copies of the requests to the ARB for concurrent consideration

THE APPLICANT AND PROPERTY OWNER HEREBY DECLARE UNDER PENALTY OF PERJURY THAT ALL THE INFORMATION SUBMITTED FOR THIS APPLICATION IS TRUE AND CORRECT.

 APPLICANT'S SIGNATURE	<u>5/18/21</u> DATE
 PROPERTY OWNER'S SIGNATURE	<u>5/18/21</u> DATE

ACTIONS AND FINDINGS

- APPROVED CONDITIONALLY APPROVED DENIED

CONDITIONS OR REASONS FOR DENIAL: _____

BY:  DATE: 5/20/21 EXPIRATION: _____

THERE IS A TEN (10) DAY APPEAL PERIOD FOR THIS APPLICATION. APPEALS MUST BE SUBMITTED IN WRITING TO THE COMMUNITY DEVELOPMENT DIVISION WITH A \$600.00 APPEAL FEE BY _____ P.M. ON _____

Attachment No. 4

Architectural Drawings

REMODEL & ADDITION

for

JOHNNY LEE

1436 OAKLAWN ROAD

ARCADIA, CALIFORNIA

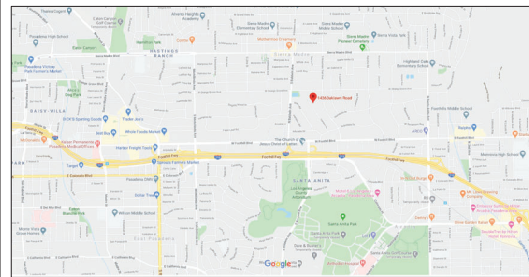
APN: 5769-018-004
 ADDRESS: 1436 Oaklawn Road
 Arcadia, CA
 HOMEOWNER'S ASSOC.: Santa Anita Oaks Association
 DESCRIPTION OF WORK: Addition & Remodel of existing 2-story residence. Project includes the demolition of the entire existing second floor and parts of the first floor, as indicated on the Demolition Plan. First floor remodel includes the addition of a single-car garage. Second story remodel includes 4 bedrooms, 3 baths, office, loft, and laundry.
 TREE REMOVAL: None
 LOT AREA: 28,680 sq. ft.

PROPOSED BUILDING AREA:	EXISTING:	PROPOSED:	CHANGE:
FIRST FLOOR:	2,494 sq. ft.	2,832 sq. ft.	338 sq. ft.
SECOND FLOOR:	655 sq. ft.	2,359 sq. ft.	1,704 sq. ft.
TOTAL FLOOR AREA:	3,149 sq. ft.	5,191 sq. ft.*	2,042 sq. ft.
VOLUME CEILING AREA (>14')		169 sq. ft.*	
ATTACHED 2-CAR GARAGE AREA:	529 sq. ft.		
DETACHED 1-CAR GARAGE AREA:		220 sq. ft.	220 sq. ft.
DETACHED ACCESSORY BLDG:	264 sq. ft.		
COVERED (NON-ENCLOSED) PORCH:		209 sq. ft.	209 sq. ft.
COVERED (NON-ENCLOSED) PATIO:		251 sq. ft.	251 sq. ft.

*FLOOR / AREA RATIO : 5,360 sq. ft. PROPOSED (18.5%)
 MAXIMUM ALLOWED F.A.R. (PER CITY OF ARCADIA ZONING CODE TABLE 2-3) = 6,550 sq. ft. + 20% (8,680 sq. ft.) = 8,286 sq. ft.
 (PER CITY OF ARCADIA ZONING CODE SEC 9103.01.030)
 EXCLUDE: UP TO 850 sq. ft. GARAGE + OPEN PORCHES

LOT COVERAGE : 15.0 % (35% Maximum Allowed)
 ZONING: R-0, First One Family (22,000 SF)
 OCCUPANCY GROUP: R-3 @ Liveable
 U @ Garage
 CONSTRUCTION TYPE: Type VB (Fully-Sprinklered)
 GOVERNING CODE: 2019 California Residential Code
 2019 California Building Code
 2019 California Electrical Code
 2019 California Mechanical Code
 2019 California Plumbing Code
 2019 California Fire Code
 2019 California Energy Code
 2019 CalGREEN Building Standards Code
 City of Arcadia Amendments

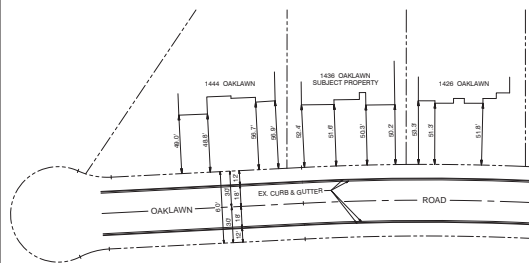
PROJECT DATA



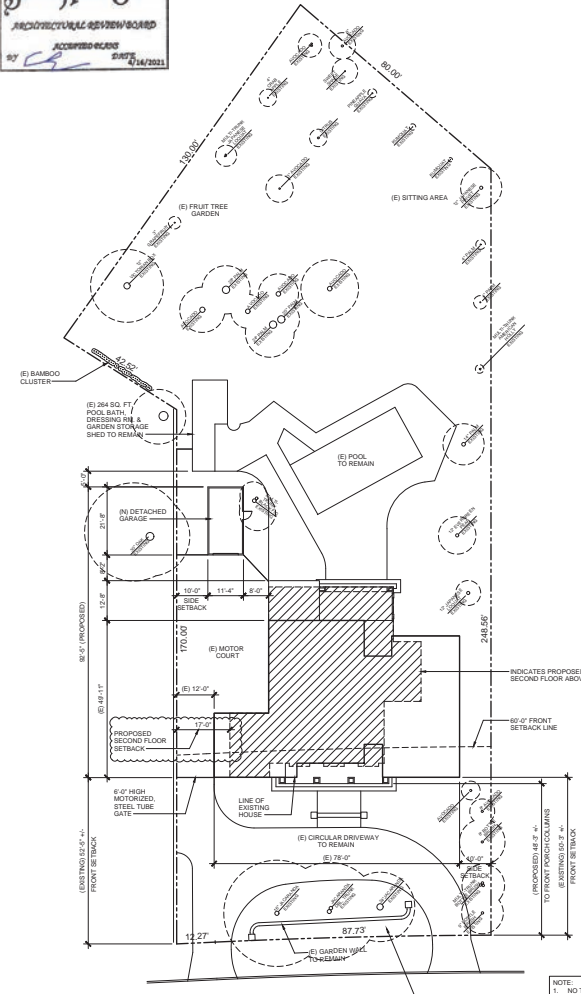
VICINITY MAP

- A1 TITLE SHEET / SITE PLAN
 - A2 EXISTING FIRST FLOOR / DEMOLITION PLAN
 - A3 EXISTING SECOND FLOOR / DEMOLITION PLAN
 - A4 FIRST FLOOR REMODEL / ADDITION PLAN
 - A5 SECOND FLOOR REMODEL / ADDITION PLAN
 - A6 EXTERIOR ELEVATIONS
 - A7 EXTERIOR ELEVATIONS
 - A8 ROOF PLAN
 - A9 DETACHED GARAGE PLANS
- COLORED EXTERIOR ELEVATIONS
 COLOR & MATERIAL BOARD

SHEET INDEX



SETBACK DIAGRAM



SITE PLAN

SCALE: 1/16" = 1'-0"



NOTE:
 1. NO TREES TO BE REMOVED.
 2. ALL EXISTING LANDSCAPE UNDER EXISTING TREES TO REMAIN.
 3. ALL EXISTING HARDSCAPE UNDER EXISTING TREES TO REMAIN.



SAITO DESIGN GROUP, INC
 2880 VALLEY BOULEVARD, #105
 WALNUT, CALIFORNIA 91790
 (909) 955-4800 FAX (909) 595-4800

NO.	REVISION	DATE

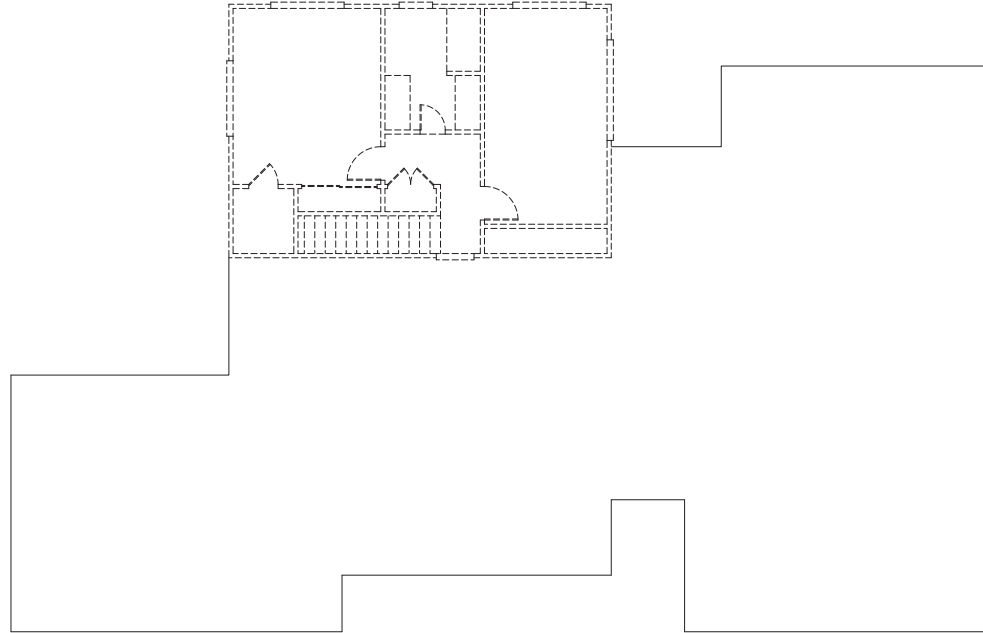


PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
 1436 OAKLAWN ROAD
 ARCADIA, CA
 APN 5769-018-004
 DRAWING: TITLE SHEET / SITE PLAN

OWNER/APPLICANT:
 JOHNNY LEE
 1436 OAKLAWN ROAD
 ARCADIA, CA 91006
 (626) 353-0300

DRAWN BY:
 JOB NO:
 SHEET NUMBER

A1



**EXISTING SECOND FLOOR /
DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"

SDG

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2080 VALLEY BOULEVARD, #105
WALNUT, CALIFORNIA 91790
(909) 955-4800 FAX (909) 595-4400

NO.	REVISION	DATE



PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
1436 OAKLAWN ROAD
ARCADIA, CA
APN 5769-018-004

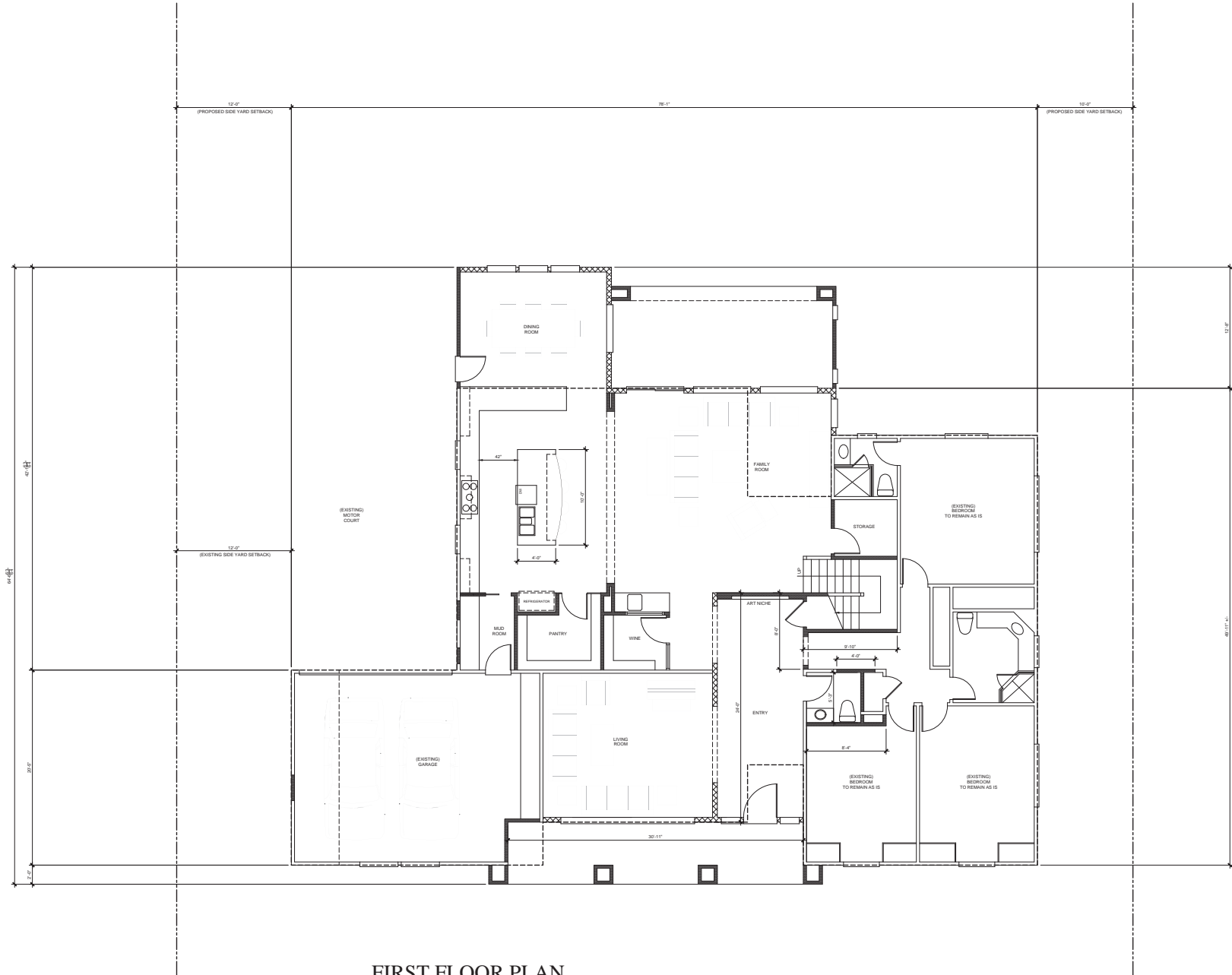
DRAWING: EXISTING SECOND FLOOR PLAN /
DEMOLITION PLAN

OWNER/APPLICANT:
JOHNNY LEE
1436 OAKLAWN ROAD
ARCADIA, CA 91006
(626) 353-0300

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SHEET NUMBER

A3



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

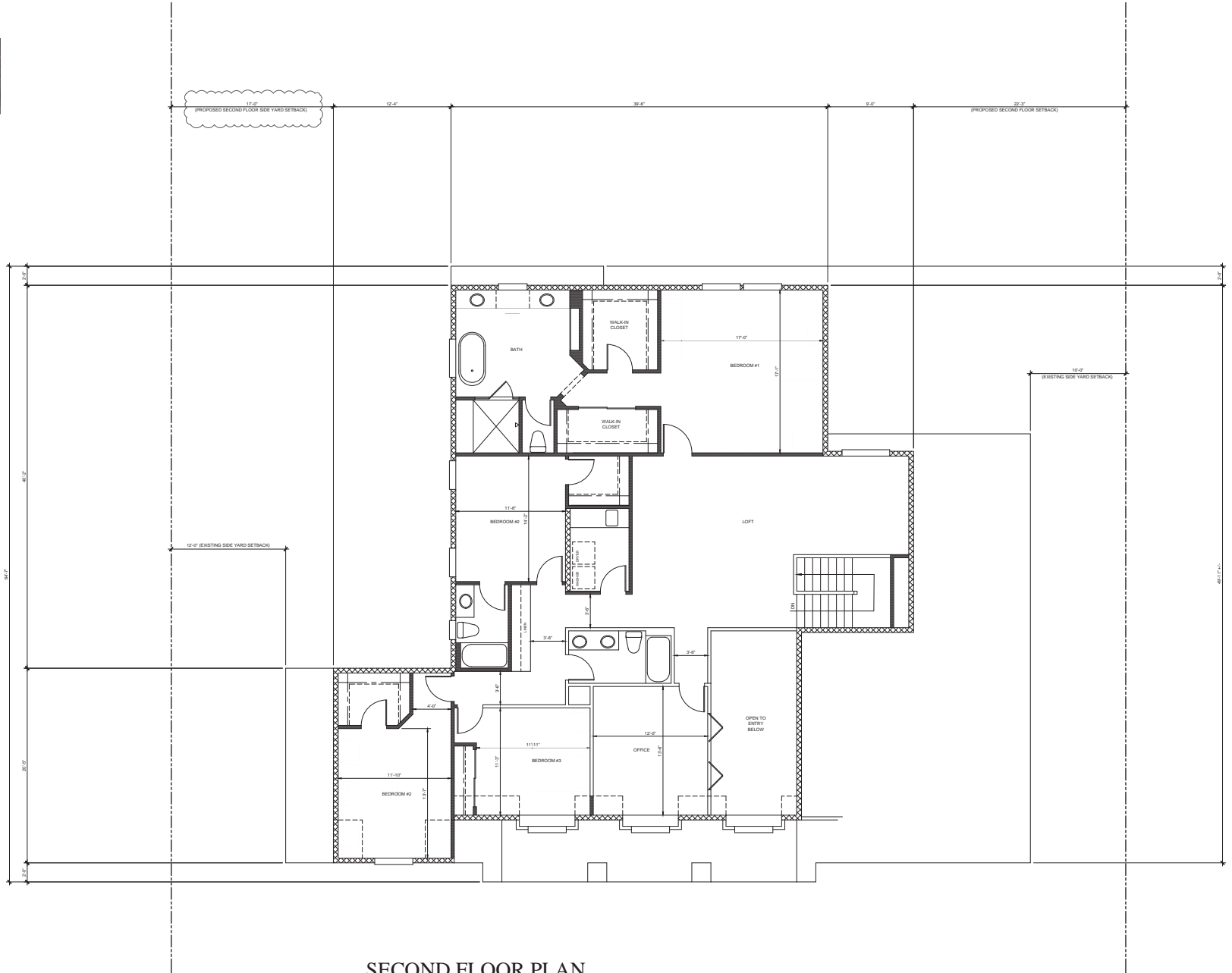
NO.	REVISION	DATE



PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
1436 OAKLAWN ROAD
ARCADIA, CA
APN 5769-018-004
DRAWING: FIRST FLOOR PLAN

OWNER/APPLICANT:
JOHNNY LEE
1436 OAKLAWN ROAD
ARCADIA, CA 91006
(626) 353-0300

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SHEET NUMBER



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
1436 OAKLAWN ROAD
ARCADIA, CA
APN 5769-018-004

DRAWING: SECOND FLOOR PLAN

OWNER/APPLICANT:
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1436 OAKLAWN ROAD
ARCADIA, CA 91006
(626) 353-0300

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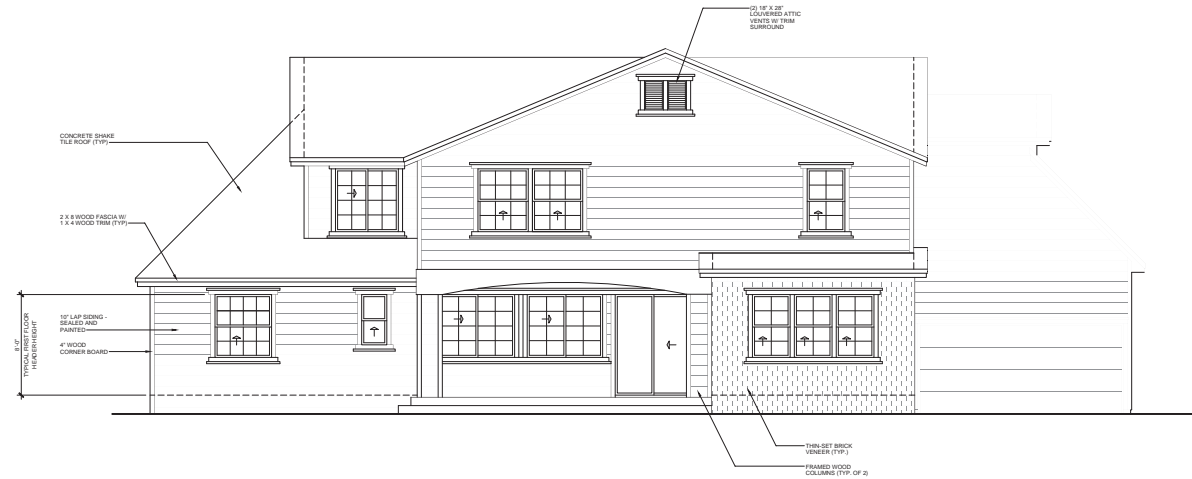
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JOB NO:
SHEET NUMBER

A5



WEST (STREET) ELEVATION

SCALE: 3/8" = 1'-0"



EAST ELEVATION

SCALE: 3/8" = 1'-0"

SDG

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NO.	REVISION	DATE



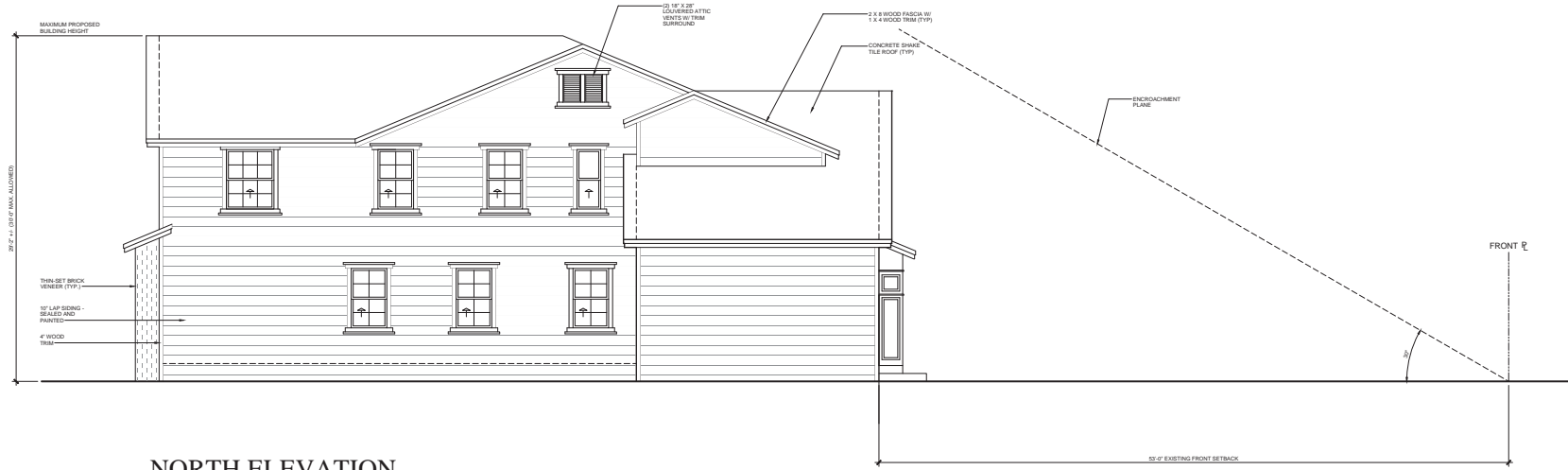
PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
1436 OAKLAWN ROAD
ARCADIA, CA
APN 57769-018-004

DRAWING: EXTERIOR ELEVATIONS

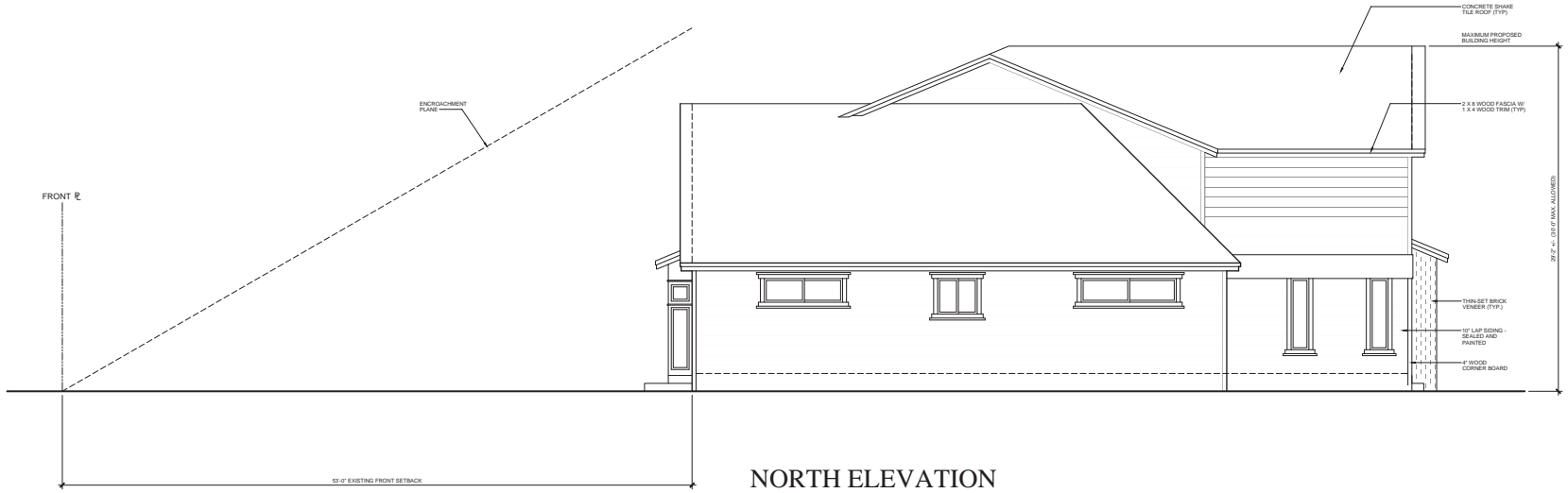
OWNER/APPLICANT:
JOHNNY LEE
1436 OAKLAWN ROAD
ARCADIA, CA 91006
(626) 353-0300

DRAWN BY:
JOB NO:
SHEET NUMBER

A6



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"

SDG

SAITO DESIGN GROUP, INC
2080 VALLEY BOULEVARD, #105
WALNUT, CALIFORNIA 91390
(909) 595-4800 FAX (909) 595-4800

NO.	REVISION	DATE



PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
1436 OAKLAWN ROAD
ARCADIA, CA
APN 5769-018-004

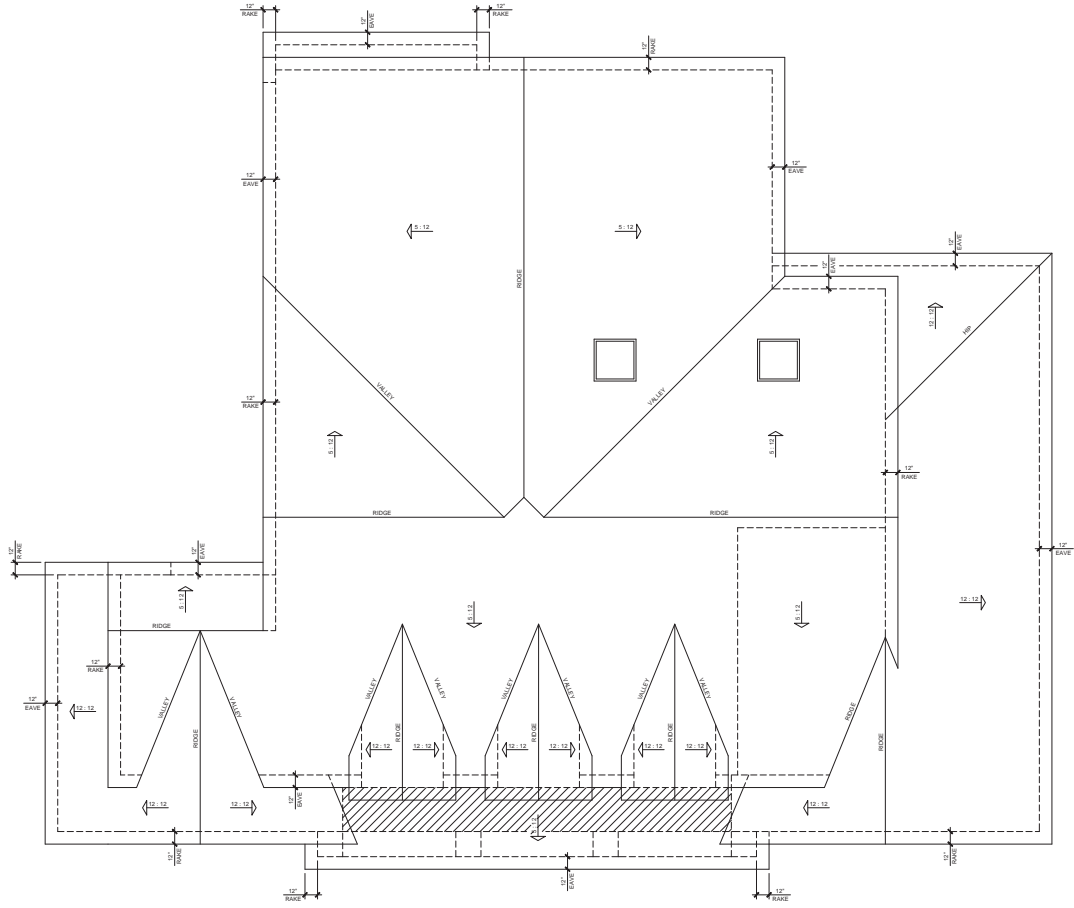
DRAWING: EXTERIOR ELEVATIONS

OWNER/APPLICANT:
JOHNNY LEE
1436 OAKLAWN ROAD
ARCADIA, CA 91006
(626) 353-0300

DATE: 04/14/2021
SCALE: 3/8" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/14/2021

DRAWN BY:
JOB NO:
SHEET NUMBER

A7



ROOF PLAN

SCALE: 1/4" = 1'-0"



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NO.	REVISION	DATE



PROJECT: SINGLE FAMILY RESIDENTIAL REMODEL
1436 OAKLAWN ROAD
ARCADIA, CA
APN 5769-018-004
DRAWING: ROOF PLAN

OWNER/APPLICANT:
JOHNNY LEE
1436 OAKLAWN ROAD
ARCADIA, CA 91006
(626) 353-0300

SAITO DESIGN GROUP, INC. (SDG) IS AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED INDIVIDUALS TO APPLY. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, SEXUAL ORIENTATION, MARITAL STATUS, PREGNANT STATUS, AGE, OR DISABILITY. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND YOU ARE HAVING DIFFICULTY ACCESSING THIS WEBSITE, PLEASE CONTACT US AT (909) 955-4800. WE WILL MAKE REASONABLE ACCOMMODATIONS TO ASSIST YOU IN ACCESSING THIS WEBSITE.

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SHEET NUMBER

A8

Attachment No. 5

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Planning Commission Administrative Modification No. PC AM 21-01 – A request to allow three modification as part of a major renovation and addition to an existing two-story house at 1436 Oaklawn Road. The modifications consist of: 1) A request to further encroach into the front yard setback by 2 feet to accommodate a new front entry porch on the first floor, resulting in a front yard setback of 48'-3" (the house currently encroaches into the required setback); 2) A second floor front yard setback that ranges from 50'-3" to 54'-9", whereas 60'-0" is required; and 3) A second floor side yard setback along the north side of 17'-0", whereas 20'-0" is required.									
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	1436 Oaklawn Road – The residential property is located towards the end of the cul-de-sac on Oaklawn Road. The closest intersection is located south of the residence at Oaklawn Road and Oawlann Place.									
3. Entity or person undertaking project:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">A.</td> </tr> <tr> <td colspan="2">B. Other (Private)</td> </tr> <tr> <td style="width: 10%;">(1) Name</td> <td>Johnny Lee</td> </tr> <tr> <td>(2) Address</td> <td>1436 Oaklawn Road Arcadia, CA 91006</td> </tr> </table>		A.		B. Other (Private)		(1) Name	Johnny Lee	(2) Address	1436 Oaklawn Road Arcadia, CA 91006
A.										
B. Other (Private)										
(1) Name	Johnny Lee									
(2) Address	1436 Oaklawn Road Arcadia, CA 91006									
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>									
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.									
b. <input type="checkbox"/>	The project is a Ministerial Project.									
c. <input type="checkbox"/>	The project is an Emergency Project.									
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.									
e. <input checked="" type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">The project is categorically exempt.</td> </tr> <tr> <td style="width: 40%;">Applicable Exemption Class:</td> <td>15301(a) – Class 1 (Addition to an existing facility) 15305 – Class (Minor alteration in land use limitations)</td> </tr> </table>		The project is categorically exempt.		Applicable Exemption Class:	15301(a) – Class 1 (Addition to an existing facility) 15305 – Class (Minor alteration in land use limitations)				
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f. <input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">The project is statutorily exempt.</td> </tr> <tr> <td style="width: 40%;">Applicable Exemption:</td> <td></td> </tr> </table>		The project is statutorily exempt.		Applicable Exemption:					
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g. <input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">The project is otherwise exempt on the following basis:</td> <td></td> </tr> </table>		The project is otherwise exempt on the following basis:							
The project is otherwise exempt on the following basis:										

h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.
	Name of Lead Agency: _____

Date: March 4, 2021

Staff: Vanessa Quiroz, Associate Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MARCH 23, 2021**

CALL TO ORDER Chair Wilander called the meeting to order at 7:00 p.m. on Zoom.

She informed the public of Zoom's "raise hand" feature for public comments.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT (Via teleconference): Chair Wilander, Vice Chair Lin, Chan, Thompson, and Tsoi
ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Planning & Community Development Administrator Lisa Flores announced that staff received four (4) late correspondence related to Agenda Item No. 1 and one (1) late correspondence related to Agenda Item No. 2 which will be read into the record during the public hearing section for each item.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

- Resolution No. 2076** – Denying the Appeal of Site Plan and Design Review for Single-Family Architectural Design Review No. SFADR 19-29 for a proposed first and second story addition to an existing one story residence with a Categorical Exemption under the California Environmental Quality Act (CEQA) at 139 Laurel Avenue

Recommendation: Adopt Resolution No. 2076

Appellant and Property Owner: Xinwnen Zhang and Vivian Li

Chair Wilander introduced the item and turned it over to Senior Planner Luis Torrico to present the staff report.

Mr. Torrico answered several questions of Planning Commissioners.

Chair Wilander asked if the Appellant would like to speak on the item.

Kongzhen Li responded on behalf of the Applicant and explained the need for a newly renovated, two-story residence to accommodate their family.

Chair Wilander opened the public hearing.

There were six (6) callers in opposition of the item:

- 1) Lily Liu: The second story addition poses a serious privacy concern and is out of character with the neighborhood.
- 2) Molly Hetick and Mehdi Tadayon: The second story addition will look out of place and block views of the San Gabriel Mountains; privacy issues also need to be considered; the expansion of the residence can be done without adding a second story; the property owner has never lived at the subject site, and it is being used as a short-term rental.
- 3) Carol and Gerald Wuenschell: The proposed two-story residence will detract from the single-story ranch-style character of the neighborhood; expansion can be accomplished by adding to the rear of the house.
- 4) Sanjay and Radhika Rao: The main concern is privacy; the neighborhood consists of single-level houses and this characteristic should be preserved; the Appellant offered no valid reasons for the second story addition.
- 5) Sally Shaw: The style of the proposed item looks out of character; it will obstruct the mountain views; the property is being used as a rental, which is a concern for the family-oriented neighborhood.
- 6) Joan Bloomfield: The subject site is over-built as it is and has not been maintained for years; the property appears to be vacant; the second story addition will upset the entire neighborhood.

Ms. Flores read two emails into the record that were received prior to the meeting from residents who did not speak during the public hearing. The first email was from Jin Wang who was in support of the item, and the second email was from Patricia Ruyter who was in opposition.

Chair Wilander asked if the Appellant would like to respond to any of the comments.

Mr. Li responded that the additions will be done according to the City's regulations and take into account the health and safety of the Appellant's family and neighbors.

Commissioner Chan inquired as to why the Appellant did not adopt or follow the recommendations made by Staff and the City's architectural consultant.

The Appellant did not respond.

MOTION- PUBLIC HEARING

It was moved by Vice Chair Lin, seconded by Commissioner Thompson to close the public hearing. Without objection, the motion was approved.

DISCUSSION

Commissioner Thompson stated that the architectural style, mass and scale of the item are inconsistent with the existing structures in the neighborhood, and do not comply with the Development Code, General Plan, or Design Guidelines. It also impacts privacy to neighboring properties. The City's architectural consultant provided recommendations which were not adopted. He agreed with Staff's recommendation to deny the Appeal.

Commissioner Chan expressed his disappointment in the Appellant's unwillingness to work with Staff and follow Staff's recommendations. He hoped the Appellant will work on finding an acceptable solution.

Commissioner Tsoi concurred with Commissioner Thompson and Commissioner Chan, and noted that the Appellant should be able to accommodate the square footage needed within a one-story structure by removing the swimming pool.

Vice Chair Lin stated that he has no issues with the second story addition; however, an expansion of the residence could be accomplished by a single-story addition. He found it unfortunate that the Appellant's architect did not explain why Staff's recommendations were not adopted.

Chair Wilander acknowledged the neighbors' reluctance to the proposed additions given that the neighborhood seems to be very cohesive and a two-story structure will impact privacy. The City went above and beyond to work with the Appellant, but the plans submitted were not in compliance with the City's guidelines.

MOTION

It was moved by Commissioner Thompson, seconded by Vice Chair Lin to adopt Resolution No. No. 2076, denying the Appeal of Site Plan and Design Review for Single-Family Architectural Design Review No. SFADR 19-29 for a proposed first and second story addition to an existing one story residence with a Categorical Exemption under the California Environmental Quality Act (CEQA) at 139 Laurel Avenue

ROLL CALL

AYES: Chair Wilander, Vice Chair Lin, Chan, Thompson, and Tsoi
NOES: None
ABSENT: None

There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 4:30 p.m. on April 2, 2021.

- 2. Resolution No. 2075** – Approving Multiple Family Architectural Design Review No. MFADR 20-05, Tentative Tract Map No. TTM 20-05 (83240), Protected Healthy Tree Removal Permit No. TRH 20-08, and Protected Tree Encroachment Permit No. TRE 20-20 with a Categorical Exemption under the California Environmental Quality Act (CEQA) for a 13-unit multi-family residential development at 901 W. Duarte Road

Recommendation: Adopt Resolution No. 2075

Applicant: Eric Tsang, on behalf of the property owner, 901 Duarte LLC

Chair Wilander introduced the item and turned it over to Assistant Planner Edwin Arreola to present the staff report.

Mr. Arreola answered several questions of Planning Commissioners.

Chair Wilander asked if the Applicant would like to speak on the item.

Architect Eric Tsang spoke on behalf of the Applicant.

Chair Wilander opened the public hearing.

There were no callers for this agenda item.

Ms. Flores read one email into the record that was received prior to the meeting from Nayan Pandya, a neighboring resident who was opposed to the item and concerned with privacy and traffic impacts due to the development.

Chair Wilander asked if the Applicant would like to respond to the comment.

Mr. Tsang responded that adequate foliage will be provided and act as a privacy screen for neighboring residents; the City's noise limits will be followed during the development; and the driveway to the entrance of the project site will provide sufficient parking space as to not obstruct traffic.

MOTION- PUBLIC HEARING

It was moved by Commissioner Chan, seconded by Commissioner Tsoi to close the public hearing. Without objection, the motion was approved.

DISCUSSION

Commissioner Tsoi complimented the architectural design of the project but expressed concerns regarding the encroachment upon one Oak tree.

Mr. Arreola explained that the pruning of the Oak tree will remove more than 30% of its existing canopy and the Arborist Report recommended several protective measures.

Commissioner Thompson stated that the 20 x 20 foot garages are functional for the development, the Carolina Cherry Trees will provide privacy along the west and north property lines, and that the item warrants approval.

Chair Wilander agreed that the architectural design of the project is well thought out and she would be inclined to support the item.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Tsoi to adopt Resolution No. No. 2075, approving Multiple Family Architectural Design Review No. MFADR 20-05, Tentative Tract Map No. TTM 20-05 (83240), Protected Healthy Tree Removal Permit No. TRH 20-08, and Protected Tree Encroachment Permit No. TRE 20-20 with a Categorical Exemption under the California Environmental Quality Act (CEQA) for a 13-unit multi-family residential development at 901 W. Duarte Road

ROLL CALL

AYES: Chair Wilander, Vice Chair Lin, Chan, Thompson, and Tsoi
NOES: None
ABSENT: None

There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 4:30 p.m. on April 2, 2021.

3. **Resolution No. 2074** – Approving Minor Use Permit No. MUP 20-03, Architectural Design Review No. ADR 19-13, and Tentative Tract Map No. TTM 20-03 (83042) with a Categorical Exemption under the California Environmental Quality Act (CEQA) for a new mixed-use development with 12 residential units above 3,480 square feet of ground floor commercial uses located at 122-128 E. Live Oak Avenue

Recommendation: Adopt Resolution No. 2074

Applicant: Thomas Li, Prestige Design, Planning, and Development Inc., on behalf of the property owner, North America DongHeng Holding Inc.

Chair Wilander introduced the item and turned it over to Associate Planner Christine Song to present the staff report.

Commissioner Chan expressed concerns over traffic volume in the alley and inquired about the safeguards against speeding.

Deputy Director of Development Services and City Engineer Phil Wray explained that the City can include speed limit signage in the alley but does not anticipate the project site to generate a lot of traffic.

Commissioner Thompson inquired about the monthly parking fee of \$60 per month.

Mr. Wray stated that parking stalls will be managed by the HOA and can be purchased separately from the residential units. This measure will reduce the number of vehicle miles travelled (VMT) as required by the City's VMT Guidelines and the SVGCOG Evaluation Tool Report.

Chair Wilander added that the monthly parking fee is intended to incentivize the use of public transportation.

Chair Wilander asked if the Applicant would like to speak on the item.

Mr. Li spoke on behalf of the property owner and stated that the design is in full compliance with Code. In response to Commissioner Thompson's inquiry, he added that the parking arrangement is a way to encourage alternative transportation and reduce the number of vehicles on the project site.

Chair Wilander opened the public hearing.

There were no callers for this agenda item.

MOTION- PUBLIC HEARING

It was moved by Commissioner Chan, seconded by Commissioner Tsoi to close the public hearing. Without objection, the motion was approved.

DISCUSSION

Vice Chair Lin stated that the parking arrangement is an interesting attempt to encourage public transportation and he is curious to see the result.

Commissioner Tsoi expressed concerns regarding the common trash enclosure on the ground floor and the lack of setback requirements for the private balconies on the east and west sides of the project site.

Commissioner Thompson stated that while he feels the VMT analysis does not provide relevant mitigation measures, the development is a welcomed addition that will revitalize Live Oak Avenue.

Commissioner Chan echoed Commissioner Tsoi's concern regarding the shared trash enclosure and Commissioner Thompson's apprehension about the parking arrangement; nonetheless, he agreed that the development is a positive addition to the area.

Chair Wilander concurred with her fellow Commissioners that the development is a well-designed and welcomed addition, but requested that the City install speed limit signage in the alley.

MOTION

It was moved by Commissioner Tsoi, seconded by Vice Chair Lin to adopt Resolution No. No. 2074, approving Minor Use Permit No. MUP 20-03, Architectural Design Review No. ADR 19-13, and Tentative Tract Map No. TTM 20-03 (83042) with a Categorical Exemption under the California Environmental Quality Act (CEQA) for a new mixed-use development with 12 residential units above 3,480 square feet of ground floor commercial uses located at 122-128 E. Live Oak Avenue

ROLL CALL

AYES: Chair Wilander, Vice Chair Lin, Chan, Thompson, and Tsoi
NOES: None
ABSENT: None

There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 4:30 p.m. on April 2, 2021.

CONSENT CALENDAR

4. Minutes of the March 9, 2021 Regular Meeting of the Planning Commission

Recommendation: Approve

It was moved by Commissioner Thompson, seconded by Vice Chair Lin to approve the minutes of the March 9, 2021 Planning Commission Regular Meeting.

ROLL CALL

AYES: Chair Wilander, Vice Chair Lin, Chan, Thompson, and Tsoi
NOES: None
ABSENT: None

MATTERS FROM CITY COUNCIL LIAISON

Council Liaison Cheng announced that the vaccination center located in Rosemead is currently in operation and those in need of a vaccine can contact him for more information. A total of 300,000 masks will be given to the Arcadia Unified School District for its teachers and students as schools begin to reopen. He also encouraged everyone to take action against negativity by giving back to the community.

MATTERS FROM THE PLANNING COMMISSONERS

Commissioner Chan inquired as to whether there have been any reported cases of anti-Asian attacks within the City of Arcadia given the recent rise in anti-Asian hate crimes.

Assistant City Manager Jason Kruckeberg responded that he had spoken to Police Chief Roy Nakamura and confirmed that there have been no reported cases; the City is on alert and will keep tracking.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Maurer informed the Commissioners of a new bill, AB 69, that will significantly impact local control. If passed, it will allow an appeal of housing development decision to the California Department of Housing and Community Development. He will continue to monitor how the bill progresses.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores announced that there is one item pending for the April 13, 2021 meeting: a modification to the second story of an existing home that is located within a Homeowners Association.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:20 p.m. to Tuesday, April 13, 2021, at 7:00 p.m. on Zoom for the next virtual meeting.

Marilynne Wilander
Chair, Planning Commission

ATTEST: _____
Lisa Flores
Secretary, Planning Commission