

# CITY OF ARCADIA

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## Arcadia Planning Commission Regular Meeting Agenda



**Tuesday, April 26, 2022, 7:00 p.m.**

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。

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### CALL TO ORDER

### ROLL CALL

Zi Lin, Chair  
Kenneth Chan, Vice Chair  
Brad Thompson, Commissioner  
Vincent Tsoi, Commissioner  
Marilynne Wilander, 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. 2092** – Approving Single Family Architectural Design Review No. SFADR 21-17 and Planning Commission Administrative Modification No. PC AM 21-05 with a Categorical Exemption Under the California Environmental Quality Act (CEQA) for a front yard setback modification of a proposed two-story residence at 172 W. Palm Drive

**Recommendation:** Adopt Resolution No. 2092

**Applicant:** Thomas Li

*There is a ten day appeal period after the adoption of the Resolution. if adopted, appeals are to be filed by 5:30 p.m. on Monday, May 09, 2022.*

#### **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 April 12, 2022, 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, May 10, 2022, at 7:00 p.m.



# STAFF REPORT

Development Services Department

**DATE:** April 26, 2022

**TO:** Honorable Chair and Planning Commission

**FROM:** Lisa L. Flores, Planning & Community Development Administrator  
By: Edwin Arreola, Assistant Planner

**SUBJECT:** RESOLUTION NO. 2092 – APPROVING SINGLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. SFADR 21-17 AND PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 21-05 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A FRONT YARD SETBACK MODIFICATION OF A PROPOSED TWO-STORY RESIDENCE AT 172 W PALM DRIVE  
**Recommendation: Adopt Resolution No. 2092**

## SUMMARY

The Applicant, Thomas Li, on behalf of the property owner, Fong Yu Liu, is requesting approval of Single Family Architectural Design Review No. SFADR 21-17 and Planning Commission Administrative Modification No. PC AM 21-05 to construct a new 3,400 square foot, two-story home with a front yard setback modification. The proposed modification is for a front yard setback of 25'-5" in lieu of the required front yard setback of 44'-11". It is recommended that the Planning Commission adopt Resolution No. 2092 (refer to Attachment No. 1), find that the project is Categorically Exempt under the California Environmental Quality Act (CEQA), and approve SFADR 21-17 and PC AM 21-05, subject to the conditions listed in this staff report.

## BACKGROUND

The subject property is a 8,021 square foot interior lot, currently improved with a 1,617 square foot, one-story residence with an attached two-car garage that was built in 1952 (see Figure 1). The property is zoned R-1, Low Density Residential with a General Plan Land Use Designation of Low Density Residential – refer to Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the Subject Property. The property is surrounded by other R-1 zoned properties to the north, south, east, and west.

A Certificate of Demolition (COD) for the subject property was approved on June 21, 2021 – refer to Attachment No. 3 for the Historical Evaluation. Based on the evaluation prepared by an Architectural Historian, the property does not meet any of the minimum requirements for recognition as a historical resource nor is eligible for listing on the California Register or as a local landmark. The existing home is not a unique example of a particular architectural style and is not representative of or associated with any important historical events or people.



Figure 1 – Existing Residence

## **PROPOSAL**

The Applicant is proposing to construct a new 3,400 square foot, Mediterranean style, two-story residence on the property (see Figure 2) with a front yard setback modification. The modification is to allow a 25'-5" front yard setback in lieu of 44'-11". In the R-1 zone, the Development Code requires a front yard setback of either 25'-0" or the average of the two adjacent front yard setbacks, whichever is greater. The two adjacent front yard setbacks are 25'-0" and 64'-9", therefore the average is 44'-11" for the subject property. Any modification to the front yard setback for new homes is subject to Planning Commission review.

The proposed home will consist of 4 bedrooms, 4.5 bathrooms, an attached 441 square foot two-car garage, and a 48 square foot front porch – refer to Attachment No. 3 for Architectural Plans. The total floor area ratio (FAR) of the residence will be 3,568 square feet, whereas 3,609 square feet is allowed. The site will have a total lot coverage of 33% (2,654 square feet), whereas 35% (2,807 square feet) is allowed. Aside from the front yard setback, the proposed project will comply with all of the other development standards and will not impact any protected trees.



Figure 2 – Front Elevation

**ANALYSIS**

The required front yard setback of the subject property is largely being affected by the adjacent property to the east (166 W. Palm Drive) since it has a front yard setback of 64'-9". This adjacent property is one of the largest in the neighborhood and, according to the front yard setback diagram for the properties on W. Palm Drive between El Monte Avenue and the Arcadia Wash (see Figure 3), it is the only home with a setback of over 26'-0" within the vicinity. Requiring a 44'-11" front yard setback would push the proposed single family home to the rear half of the lot since it is not as deep as the lot next door at 166 W. Palm Drive and it would limit the amount of privacy available to the home with a smaller rear yard area. The Applicant is proposing a 25'-5" front yard setback that would be more in line with the majority of the properties in the vicinity and is the average of the other six properties located on W. Palm Drive shown in the diagram (not including the subject property or 166 W. Palm Drive).

**NEIGHBOR SETBACK DIAGRAM:**

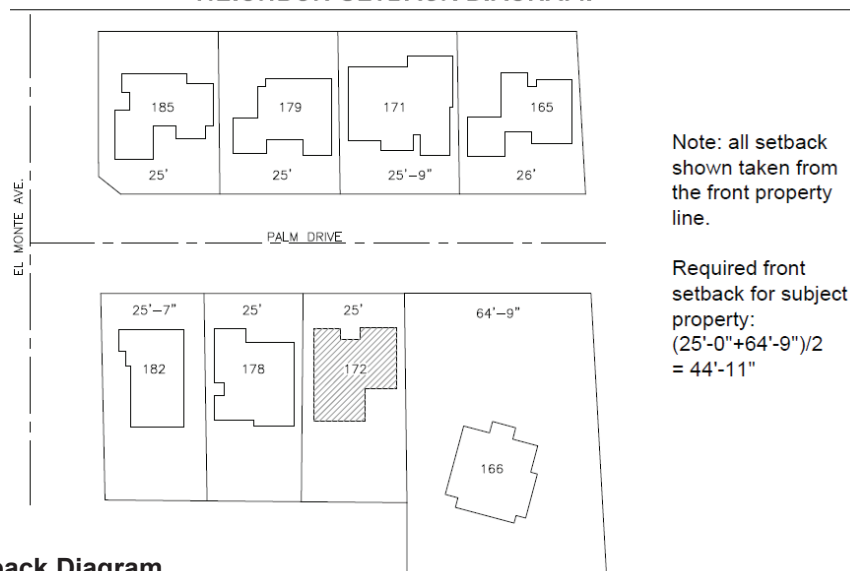


Figure 3 – Setback Diagram

## **FINDINGS**

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 modification will promote uniformity of development by allowing the new home to have a front yard setback of 25'-5" in lieu of the required front yard setback of 44'-11". The proposed front yard setback is uniform with the majority of the homes within close proximity of the subject property and with those properties within the vicinity that are similar in size. The required front yard setback for the subject property is largely skewed by the existing 64'-9" front yard setback for the adjacent property to the east. Additionally, the adjacent lot is one of the largest in the neighborhood. The remaining seven out of the eight properties located between El Monte Avenue and the Arcadia Wash on W. Palm Drive are much smaller in size and have front yard setbacks of 26'-0" or less. If required to comply with the 44'-11" front yard setback, the majority of the proposed home would be located in the rear half of the property and would be limited in the amount of rear yard area that would be screened by the home for privacy. The proposed front yard setback encroachment would not result in any negative impacts to the neighboring properties.

Overall, the project is compatible with existing homes in the vicinity in terms of scale and design, will adequately fit in with the streetscape, and is consistent with the Single-Family Residential Design Guidelines. For those reasons, it is recommended that the Planning Commission approve the project.

## **ENVIRONMENTAL ASSESSMENT**

The proposed project qualifies under Class 3 and Class 5 exemptions as new construction of a single-family house and a minor alteration to the land use limitations of the California Environmental Quality Act (CEQA) under Sections 15303(a) and 15305 of the CEQA Guidelines. Refer to Attachment No. 5 for the Preliminary Exemption Assessment.

## **PUBLIC NOTICE/COMMENTS**

A public hearing notice for this item was published in the Arcadia Weekly newspaper and mailed to the property owners located within 300 feet of the subject property on April 14, 2022. As of April 21, 2022, staff has not received any public comments.

## **RECOMMENDATION**

It is recommended that the Planning Commission approve SFADR 21-17 and PC AM 21-05, find that the project is Categorical Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2092, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for SFADR 21-17 and PC AM 21-05.
2. The plans submitted for Building plan check 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
3. 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.
4. 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 SFADR 21-17 and PC AM 21-05 (“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.

5. Approval of SFADR 21-17 and PC AM 21-05 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**

If the Planning Commission intends to approve this project, the Commission should move to approve Single Family Architectural Design Review No. SFADR 21-17 and Planning Commission Administrative Modification No. PC AM 21-05, state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2092 that

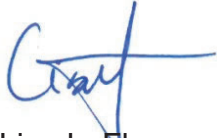
incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

### Denial

If the Planning Commission is to deny this project, the Commission should state the specific findings that the proposal does not satisfy based on the evidence presented with specific reasons for denial, and move to deny Single Family Architectural Design Review No. SFADR 21-17 and Planning Commission Administrative Modification No. PC AM 21-05, 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 April 26, 2022, hearing, please contact Assistant Planner, Edwin Arreola, at (626) 821-4334, or by email at earreola@ArcadiaCA.gov.

Approved:



Lisa L. Flores  
Planning & Community Development Administrator

- Attachment No. 1: Resolution No. 2092
- Attachment No. 2: Aerial Photo and Zoning Information and Photos of the Subject Property
- Attachment No. 3: Architectural Plans
- Attachment No. 4: Preliminary Environmental Assessment

# Attachment No. 1

Resolution No. 2092

RESOLUTION NO. 2092

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING SINGLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. SFADR 21-17 AND PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 21-05 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FOR A FRONT YARD SETBACK MODIFICATION OF A PROPOSED TWO-STORY RESIDENCE AT 172 W PALM DRIVE

WHEREAS, on June 8, 2021 and September 17, 2021, applications for Single Family Architectural Design Review No. SFADR 21-17 and Planning Commission Administrative Modification PC AM No. 21-02 were filed, respectively, by Thomas Li on behalf of the property owner, Fong Yu Liu, requesting approval to construct a new 3,400 square foot, two-story home with an attached 441 square foot two-car garage and a 48 square foot front porch with a modification for a front yard setback of 25'-5" in lieu of the required front yard setback of 44'-11" (collectively, "Project"); and

WHEREAS, on April 7, 2022, 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 3 and Class 5 Categorical Exemptions under CEQA pursuant to sections 15303(a) and 15305 from the California Environmental Quality Act ("CEQA") pertaining to the new construction of a single-family house and a minor alteration to the land use limitations per the CEQA Guidelines; and

WHEREAS, on April 26, 2022, 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 April 26, 2022 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

This Commission further finds that the Project is consistent with the City's Single Family Residential Design Guidelines, pursuant to Section 9107.19.050 of the Arcadia Development Code.

FACT: The Project will promote uniformity of development by allowing the new home to have a front yard setback of 25'-5" in lieu of the required front yard setback of 44'-11". The proposed front yard setback is uniform with the majority of the homes within close proximity of the Project and with those properties within the vicinity that are similar in size. The required front yard setback for the Project is largely skewed by the existing 64'-9" front yard setback for the adjacent property to the east. Additionally, the adjacent lot is one of the largest in the neighborhood. The remaining seven out of the eight properties located between El Monte Avenue and the Arcadia Wash on W. Palm Drive are much smaller in size and have front yard setbacks of 26'-0" or less. If required to comply with the 44'-11" front yard setback, the majority of the Project would be located in

the rear half of the property and would be limited in the amount of rear yard area that would be screened by the home for privacy. The proposed front yard setback encroachment would not result in any negative impacts to the neighboring properties.

Overall, the project is compatible with existing homes in the vicinity in terms of scale and design, will adequately fit in with the streetscape, and is consistent with the Single-Family Residential Design Guidelines.

SECTION 3. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt per Section 15303(a) and 15305 of the California Environmental Quality Act ("CEQA") Guidelines, and approves Single Family Architectural Design Review No. SFADR 21-17 and Administrative Modification No. PC AM 21-05 for the construction of a new 3,400 square foot, two-story home with an attached 441 square foot two-car garage and a 48 square foot front porch with a modification for a front yard setback of 25'-5" in lieu of the required front yard setback of 44'-11" at 172 W. Palm Drive, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 26TH day of April, 2022.

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Zi Lin  
Chair, Planning Commission

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:

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Stephen P. Deitsch  
City Attorney

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RESOLUTION NO. 2092

**Conditions of Approval**

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for SFADR 21-17 and PC AM 21-05.
2. The plans submitted for Building plan check 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
3. 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.
4. 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 SFADR 21-17 and PC AM 21-05 ("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.

5. Approval of SFADR 21-17 and PC AM 21-05 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.

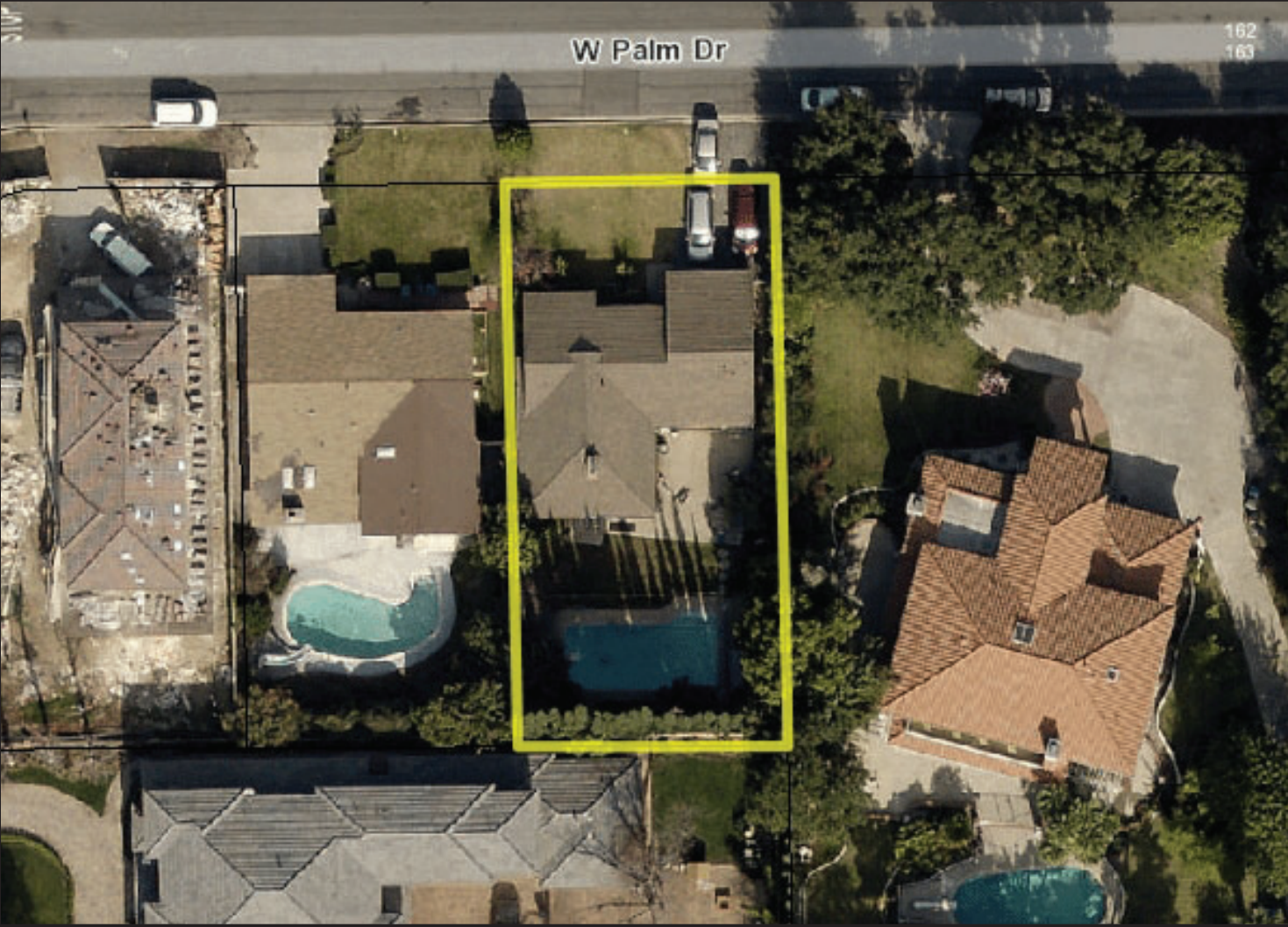
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# Attachment No. 2

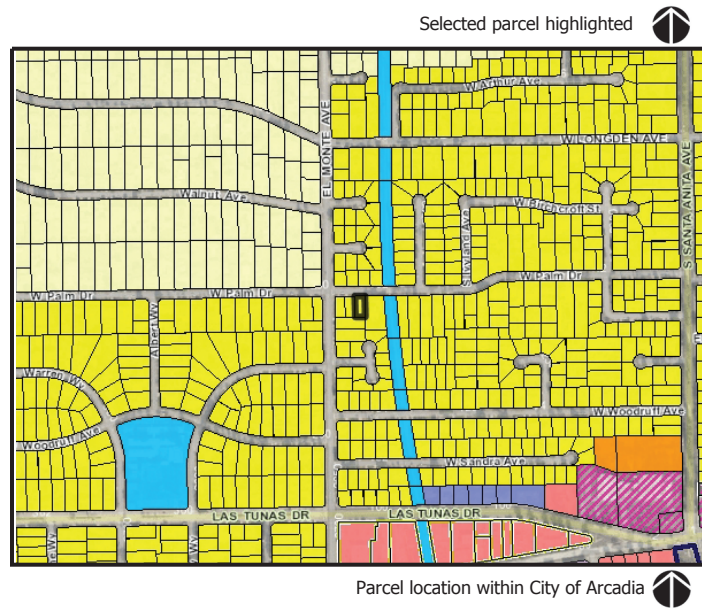
Aerial Photo and Zoning Information and  
Photos of the Subject Property

Site Address: **172 W PALM DR**

Property Owner(s): Property Owner



Property Characteristics	
<b>Zoning:</b>	R-1 (7,500)
<b>General Plan:</b>	LDR
<b>Lot Area (sq ft):</b>	
<b>Main Structure / Unit (sq. ft.):</b>	1,617
<b>Year Built:</b>	1952
<b>Number of Units:</b>	1
Overlays	
<b>Architectural Design Overlay:</b>	N/A
<b>Downtown Overlay:</b>	N/A
<b>Downtown Parking Overlay:</b>	N/A
<b>Parking Overlay:</b>	N/A
<b>Racetrack Event Overlay:</b>	N/A
<b>Residential Flex Overlay:</b>	N/A
<b>Special Height Overlay:</b>	N/A



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.

172 W. Palm Drive



Subject Property



Adjacent Property to the West

172 W. Palm Drive



Adjacent Property to the East



Neighbor to the Northeast across the street

172 W. Palm Drive



Neighbor to the North across the street



Neighbor to the Northwest across the street

# Attachment No. 3

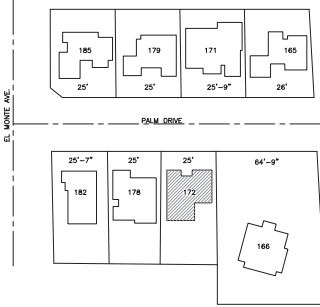
## Architectural Plans

# NEW 2 STORY, SINGLE FAMILY DWELLING

172 W PALM DR.  
ARCADIA, CA. 91007

REVISIONS	
1.	
2.	
3.	
4.	

### NEIGHBOR SETBACK DIAGRAM:



Note: all setback shown taken from the front property line.  
  
Required front setback for subject property:  
(25'-0" + 64'-9")/2 = 44'-11"

### CONSULTANT INFO:

**DESIGNER:**  
PRESTIGE-DESIGN, PLANNING, & DEVELOPMENT, INC.  
P.O. Box: 666866  
ARCADIA, CA 91066  
(626) 538-7373

**LANDSCAPE ARCHITECT:**  
TWO TREES DESIGN, INC.  
1832 SAN DIEGO ST.  
WEST COVINA, CA 91790  
(626) 475-9819

### SHEET INDEX:

- T1.0 | SITE PLAN, GENERAL NOTES
- A1.0 | FIRST FLOOR PLAN
- A2.0 | SECOND FLOOR PLAN
- A3.0 | ROOF PLAN
- A4.0 | ELEVATIONS
- A5.0 | ELEVATIONS
- L-1 | LANDSCAPE PLAN

### PROJECT INFORMATION:

**OWNER:**  
MARY FONG LIU  
4656 FLORA PARK WAY  
CYPRESS, CA 90720  
(626) 252-8292

**ZONING:** R-1  
**OCCUPANCY GROUP:** R3 and U

**SPRINKLERED:** PER CITY ORDINANCE  
CODE 9130.14

**APPLICABLE CODES / CODE COMPLIANCE**  
2019 CGC; GBC; CBC; DEC  
2019 TITLE - 24 ENERGY STANDARDS  
2019 CALIFORNIA GREEN BUILDING CODE

### PROJECT TABULATION:

**FIRST FLOOR:** 2,165 SQ. FT.  
**SECOND FLOOR:** 1,403 SQ. FT.  
(2ND FLOOR AREA: 1,235 SQ. FT.)  
(HIGH CLG AREA = 168 S.F.)  
**TOTAL LIVING:** 3,400 SQ. FT.  
**GARAGES:** 441 SQ. FT.  
**FRONT PORCH:** 48 SQ. FT.

**FAR CALCULATION**  
**MAIN FLOOR AREA:** 3,400 SQ. FT.  
**HIGH CLG AREA:** 168 SQ. FT.  
**GARAGES:** (441+450) = 0 SF.  
  
3,400+168 = 3,568 SQ. FT.  
3,568 SQ. FT. = MAX FAR 3,609 S.F.

**LOT COVERAGE**  
**LOT SIZE:** 8,021 S.F.  
**1st FLOOR:** 2,165 + GARAGES 441 + PORCH 48 = 3,467 S.F.  
2,954 / 8,021 = 33.2% < 35% MAX

**HARDSCAPE AREA**  
**FRONT YARD:** 1,588 S.F. (62.3' x 25.41')  
**DRIVEWAY/WALKWAY:** 628 S.F.  
**COVERAGE = 39.9 %**

### CITY REQUIRED NOTES:

**NOTE:**  
ALL BLOCK WALLS ARE ON PROPERTY IF ANY WALLS ARE SHARED A CONSENT PERMIT SHALL BE OBTAINED.

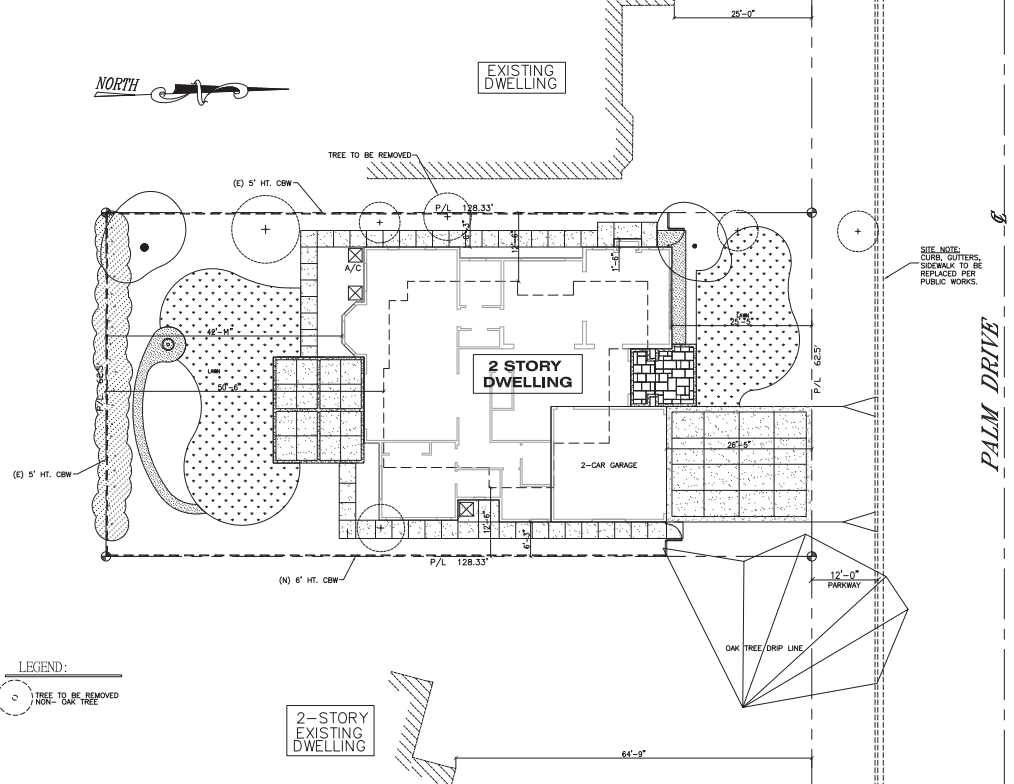
**FIELD VERIFICATION CONTROLLER:**  
1. VERIFY CONTROLLER INSTALLATION WHEN THE CONTROLLERS ARE INSTALLED BY THE CONTRACTOR AT THE TIME OF BUILDING FINAL.

**WASTE NOTE:**  
1. MUST SAVE FOR RECYCLE OR RE-USE ATLEAST 50% OF THE NON HAZEROUS CONSTRUCTION AND DEMOLITION DEBRIS.

**VERIFICATION NOTE:**  
1. FIELD VERIFICATION WILL BE PROVIDED BY A THIRD PARTY.

**PLUMBING NOTE:**  
1. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS MENTIONED IN CGBC TABLE 4.304.1, CGBC 4303.3.

**FIELD VERIFICATION:**  
1. DUCT SEALING, SUPPLY DUCT LOCATION, SURFACE AREA AND R-FRATOR.



**LEGEND:**  
○ TREE TO BE REMOVED  
○ NON-OAK TREE

2-STORY EXISTING DWELLING

**Prestige**  
Design, Planning, and Development, Inc.  
P.O. Box 666866  
ARCADIA, CA 91066  
(626) 538-7373

**NEW SINGLE FAMILY**  
172 W PALM DR  
ARCADIA, CA. 91007

**SITE PLAN**  
**TITLE SHT.**

12/12/2021

**SHEET**  
**T1.0**

**NOTES:**

- INSPECTION OF NAILING REQUIRED FOR DRYWALL AND LATH WHEN IN PLACE, CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/4" MAX. SPECIFY THAT TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.
- SPECIFY A WEEP SCREED BELOW FOUNDATION PLATE LINE AND 4" ABOVE GRADE ON ALL EXTERIOR STUD WALLS.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION MFG. TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.
- SHOW A MIN. 72" HIGH NON-ABSORBENT SURFACE AT SHOWER AND TUB AREA.
- SPECIAL ON PLANS THAT THE GOVERNING CODES FOR THIS PROJECT ARE THE 2013 CALIFORNIA BUILDING (CBC), ELECTRICAL(CEC), ENERGY(24-6), MECHANICAL(CMC), AND PLUMBING(CPC) CODES WITH LOCAL AMENDMENTS.
- PROVIDE RECEPTACLES WITHIN 2 FEET OF KITCHEN SINK AND AT 4 FEET ON-CENTER AT COUNTERS AND ISLANDS.
- ALL DOOR AND WINDOWS AND COMPLIANCE MEASURES SHALL FOLLOW SHEET M-1.
- FAU LOCATION IN ATTIC PROVIDE A MIN. 30" X 30" ACCESS 24" WIDE WALKWAY AND 30" DEEP WORK PLATFORM PROVIDE ELEC. LIGHT OUTLET AND AID. TO FURNACE SWITCHED BY OPENING. DOUBLE JOIST SUPPORTING UNIT AND PROVIDE SEISMIC SWAY BRACES. CONDENSATE DRAIN TO APPROVED PLUMBING FIXTURE IF ANY.
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL, TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (CBC 2509.2).
- PROVIDE A 3/4"x3/4" WIDE MINIMUM FLYWOOD PATH FROM ACCESS TO FAU WITH 30" MINIMUM SPACE AT PLATFORM AT UNIT FOR SERVICE. PROVIDE GAS STUB OUT AND SWITCH TO FURNACE BY THE OPENING. (CMC 90411.1).
- FIRE SEPARATION- AT ALL GARAGE WALLS AND O.L.C. AND BELOW STAIRS DRYWALL TO BE 5/8" TYPE (X) FIRE RATED GYP. BOB W/ 68 COVER WALLS @ 7' O.C.

**KEY NOTES:**

- 30" X 60" OR 36" X 60" (SEE PLAN) BATH TUB WITH CERAMIC TILE AT (3) WALLS TO 70" HT., PROVIDE RECESSED SOAP DISH (W/ TEMPERED GLAZING ENCLOSURE).
- 1.25 GALLON MAX.
- SHOWER OR TUB PAN CERAMIC TILE FINISH W/ TEMPERED GLAZING ENCLOSURE
- FAU LOCATION IN ATTIC PROVIDE A MIN. 30" X 30" ACCESS 24" WIDE WALKWAY AND 30" DEEP WORK PLATFORM PROVIDE ELEC. LIGHT OUTLET AND AID. TO FURNACE SWITCHED BY OPENING. DOUBLE JOIST SUPPORTING UNIT AND PROVIDE SEISMIC SWAY BRACES, CONDENSATE DRAIN TO APPROVED PLUMBING FIXTURE IF ANY.
- \*FAU\* SHALL BE BDP CO. 561A70 ENS. CERTIFICATION REQUIRED ATTIC SPACE OR EQ. W/14 SEER\*
- 2-INCH WIDE GUARD HANDRAIL 42" HIGH.
- 42" HIGH WALL
- 4" DIAMETER WATER DRAINAGE
- ACCESS PANEL 2'X3' SOLID WOOD 20 MIN RATED, LISTED GASKET, SELF CLOSING.

**GLAZING NOTE:**  
ALL GLAZING GREATER THAN 9 S.F. WITH SILL LESS THAN 18" ABOVE WALKING SURFACE SHALL BE SAFETY GLAZING PER R308.4 ITEM 3

**PLUMBING NOTE:**  
PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CODE TABLE 4.303.3, CSBC 403.3

**NOTE:** DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE & A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 0.010 INCH SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (406.14(2) CBC)

**FIREPLACE NOTE:**  
ALL GAS FIREPLACES SHALL HAVE AN APPROVED INSTALLED SPARK ARRESTOR.

**NOTE: LANDING AT EXTERIOR DOOR**  
THE LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. (CBC SECTIONS 1008.1.5 & 1008.4)

**NOTE: SAFETY GLAZING**  
ALL GLAZING LESS THAN 9 S.F. ABOVE A WALKING SURFACE SHALL BE SAFETY GLAZING PER R308.4 ITEM 3

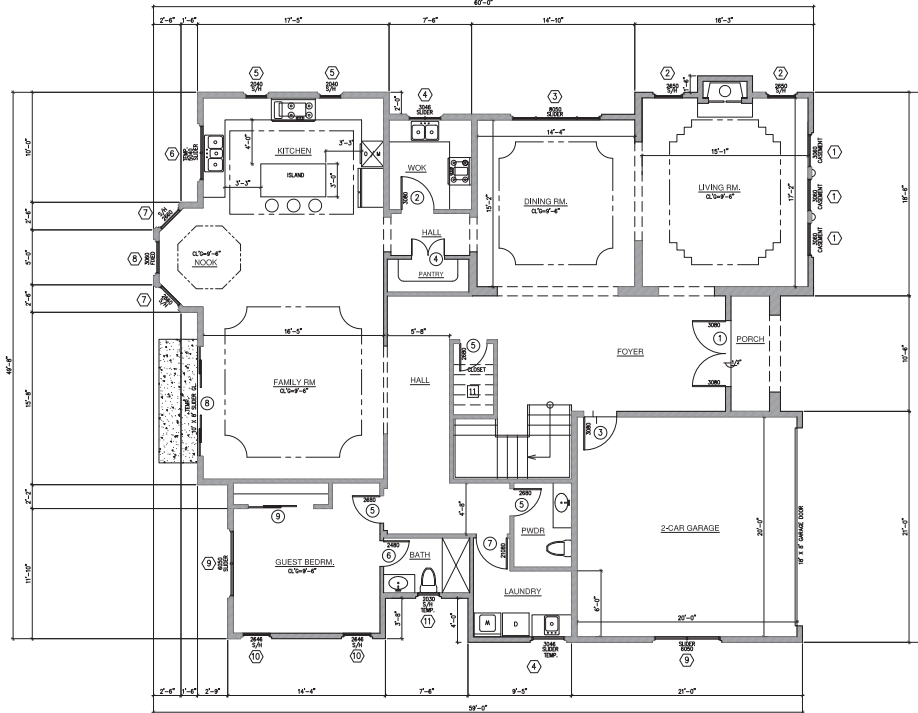
**NOTE: SHOWER**  
A 30" X 60" OR 36" X 60" BATH TUB WITH CERAMIC TILE AT (3) WALLS TO 70" HT., PROVIDE RECESSED SOAP DISH (W/ TEMPERED GLAZING ENCLOSURE).

**NOTE: SHOWERS AND WALLS ABOVE BATHTUBS**  
SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER SHALL BE FINISHED WITH A SMOOTH, HARD, NON ABSORBENT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. (CSBC 403.3)

**VENTILATION EXHAUST FAN NOTE:**  
EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 ZONE OPERATE WHEN FAN IS IN USE. REFER ON EXCEPT WHEN DONE OTHERWISE.

**NOTE: MECHANICAL**  
MECHANICAL FILTERS MUST BE MERV-4 OR BETTER.  
MECHANICAL HVAC SYSTEMS (3) EXHAUST SYSTEMS OR EXHAUST AIR SYSTEM CM 2025.

**PLUMBING FIXTURES NOTE:**  
SHOWER HEADS= 2.0 GPM  
LAVATORY FAUCETS= 1.5 GPM  
KITCHEN FAUCETS= 1.8 GPM  
WATER CLOSETS= 1.28 GPM



**FIRST FLOOR PLAN**  
2,165 S.F. 3/16" = 1'-0"

WINDOW SCHEDULE				
SIZE	TYPE	DESCRIPTION	DESIGN	QUANTITY
(1) 3060	JELD-WEN	NEW CASEMENT	GRDS	3
(2) 2450	JELD-WEN	NEW SINGLE HUNG	GRDS	2
(3) 8000	JELD-WEN	NEW SLIDER	GRDS	1
(4) 3040	JELD-WEN	NEW SLIDER	GRDS	2
(5) 2040	JELD-WEN	NEW CASEMENT	GRDS	2
(6) 5040	JELD-WEN	NEW SLIDER	GRDS	1
(7) 2860	JELD-WEN	NEW SINGLE HUNG	GRDS	2
(8) 3360	JELD-WEN	NEW PICTURE	GRDS	1
(9) 6350	JELD-WEN	NEW SINGLE HUNG	GRDS	1
(10) 2848	JELD-WEN	NEW SINGLE HUNG	GRDS	2
(11) 2030	JELD-WEN	NEW SINGLE HUNG	GRDS	1

DOOR SCHEDULE				
SIZE	MATERIAL	DESCRIPTION	TYPE	QUANTITY
(1) 6000	WOOD	NEW FRENCH, EXTERIOR	DOUBLE	1
(2) 3000	WOOD	NEW FRENCH, INTERIOR	SINGLE	1
(3) 3080	WOOD	NEW FRENCH, FIRE RATED	SINGLE, SOLID	1
(4) 3080	WOOD	NEW FRENCH, INTERIOR	DOUBLE	1
(5) 2440	WOOD	NEW FRENCH, INTERIOR	SINGLE	3
(6) 2100	WOOD	NEW FRENCH, INTERIOR	SINGLE	1
(7) 10' X 4'	WHL	NEW GLASS SLIDER, TEMP	DOUBLE	1
(8) 6000	WOOD	NEW SLIDERS, INTERIOR	DOUBLE, CLOSET	1

REVISIONS	
1.	
2.	
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**Prestige**  
Design, Planning, and Development, Inc.  
P.O. Box 60000 Arcadia, CA 91007  
TEL: 626-444-1000 FAX: 626-444-1001

**NEW SINGLE FAMILY**  
172 W PALM DR  
ARCADIA, CA. 91007

**FIRST FLOOR PLAN**

12/12/2021

**SHEET**  
**A1.0**

**NOTES:**

- INSPECTION OF NAILING REQUIRED FOR DRYWALL AND LATH WHEN IN PLACE, CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/4" MAX. SPECIFY THAT TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.
- SPECIFY A WEEP SCREED BELOW FOUNDATION PLATE LINE AND 4" ABOVE GRADE ON ALL EXTERIOR STUD WALLS.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION MFG. TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.
- SHOW A MIN. 72" HIGH NON-ABSORBENT SURFACE AT SHOWER AND TUB AREA.
- SPECIAL ON PLANS THAT THE GOVERNING CODES FOR THIS PROJECT ARE THE 2013 CALIFORNIA BUILDING (CBC), ELECTRICAL(CEC), ENERGY(24-6), MECHANICAL(CMC), AND PLUMBING(CPC) CODES WITH LOCAL AMENDMENTS.
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**KEY NOTES:**

- 30" X 60" OR 36" X 60" (SEE PLAN) BATH TUB WITH CERAMIC TILE AT (3) WALLS TO 70" HT., PROVIDE RECESSED SOAP DISH (W/ TEMPERED GLAZING ENCLOSURE).
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- \*FAU\* SHALL BE BDP CO. 561A70 ENS. CERTIFICATION REQUIRED ATTIC SPACE OR EQ. W/14 SEED\*
- 2-INCH WIDE GUARD HANDRAIL 42" HIGH.
- 42" HIGH WALL
- 4" DIAMETER WATER DRAINAGE
- ACCESS PANEL 2'X3' SOLID WOOD 20 MIN RATED, LISTED GASKET, SELF CLOSING.

**GLAZING NOTE:**  
ALL GLAZING GREATER THAN 9 S.F. WITH SILL LESS THAN 18" ABOVE WALKING SURFACE SHALL BE SAFETY GLAZING PER R308.4 ITEM 3

**PLUMBING NOTE:**  
PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CODE TABLE 4.303.3, CSBC 403.3

**NOTE:** DUCTS PENETRATING WALL OR OR CEILING SEPARATIONS BETWEEN A GARAGE & A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 0.010 INCH SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (406.14(2) CBC)

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**NOTE: SAFETY GLAZING**  
ALL GLAZING LESS THE 66" ABOVE A FINISH FLOOR SHALL BE SAFETY GLAZING

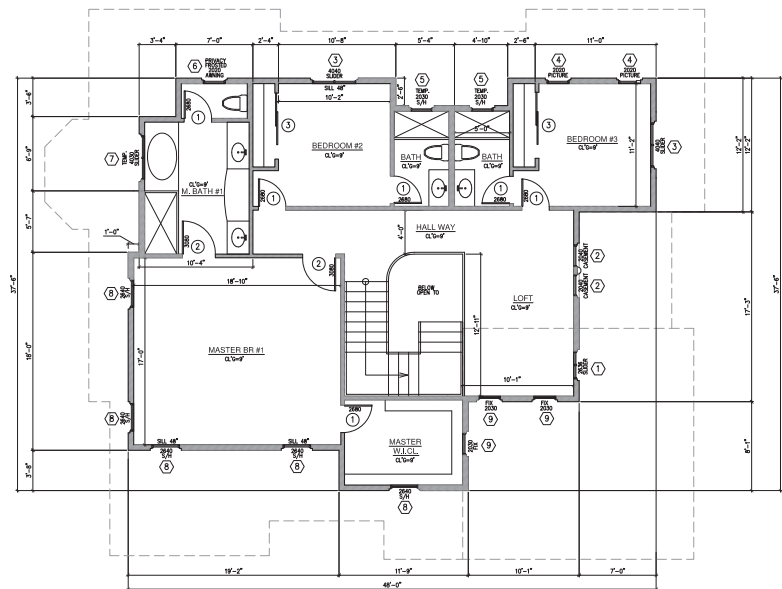
**NOTE: THRESHOLD**  
ALL DOOR THRESHOLDS THAT IS NOT MORE THAN 0.50" OF FINISH FLOOR AND IS NOT MORE THAN 0.50" OF FINISH FLOOR

**NOTE: SHOWERS AND WALLS ABOVE BATHTUBS**  
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**NOTE: MECHANICAL**  
MECHANICAL FILTERS MUST BE MERV-4 OR BETTER.  
MECHANICAL HVAC SYSTEMS (3) PRIVATE SWIMMING OR SPA/SAUNA AIR SYSTEM CM 2025.

**PLUMBING FIXTURES NOTE:**  
SHOWER HEADS= 2.0 GPM  
LAVATORY FAUCETS= 1.5 GPM  
KITCHEN FAUCETS= 1.8 GPM  
WATER CLOSETS= 1.28 GPM



**SECOND FLOOR PLAN**  
1,403 S.F. (1,235 S.F. FLOOR AREA) 3/16" = 1'-0"

WINDOW SCHEDULE				
SIZE	TYPE	DESCRIPTION	DESIGN	QUANTITY
① 2636	JELD-MEN	NEW SLIDER	GR05	1
② 2040	JELD-MEN	NEW CASSETT	GR05	2
③ 4040	JELD-MEN	NEW SLIDER	GR05	2
④ 2020	JELD-MEN	NEW PICTURE	GR05	2
⑤ 2030	JELD-MEN	NEW SINGLE HUNG	GR05	2
⑥ 2020	JELD-MEN	NEW ANIM, PROSIED	GR05	1
⑦ 4030	JELD-MEN	NEW SINGLE HUNG	GR05	1
⑧ 2040	JELD-MEN	NEW SINGLE HUNG	GR05	5
⑨ 3030	JELD-MEN	NEW FIXED	GR05	3

DOOR SCHEDULE				
SIZE	MATERIAL	DESCRIPTION	TYPE	QUANTITY
① 2000	WOOD	NEW FRENCH, INTERIOR	SINGLE	6
② 3000	WOOD	NEW FRENCH, INTERIOR	SINGLE	2
③ 6000	WOOD	NEW SLIDERS, INTERIOR	DOUBLE CLOSET	2

REVISIONS	
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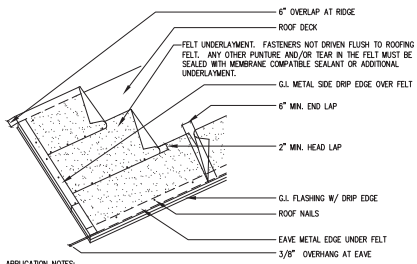
**Prestige**  
Design, Planning, and Development, Inc.  
P.O. Box 60000, Arcadia, CA 91709  
TEL: 626-444-1000 FAX: 626-444-1001

**NEW SINGLE FAMILY**  
172 W PALM DR  
ARCADIA, CA. 91007

**SECOND FLOOR PLAN**

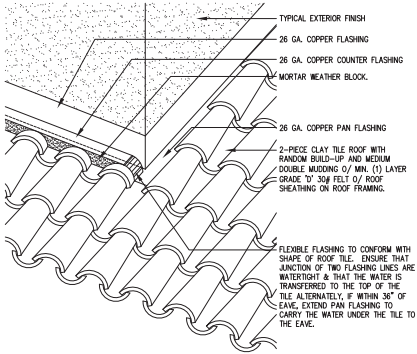
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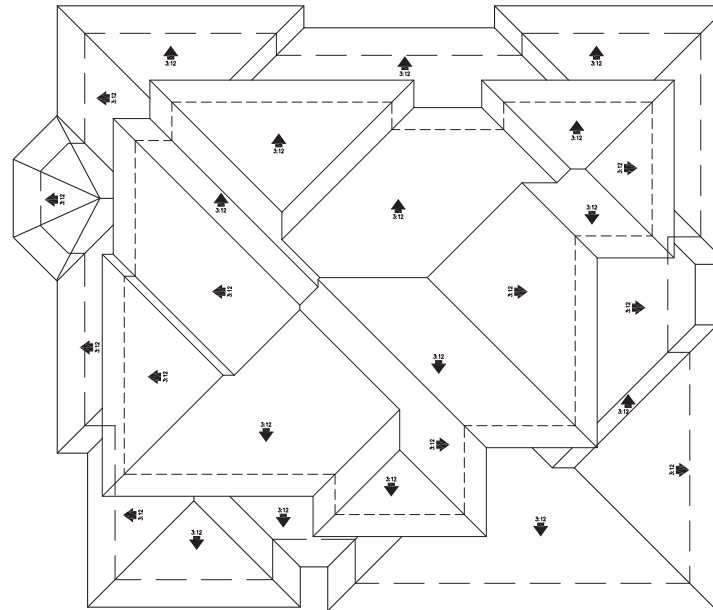


- APPLICATION NOTES:**
1. START W/ 1 - 19" WIDE SHEET OF FELT ALONG EAVE W/ 3/8" OVERHANG.
  2. TROWEL A CONTINUOUS LAYER OF ROOFING CEMENT (AT A RATE OF 2 GALLONS PER 100 SQ. FT.) ON TO THE FELT.
  3. PRESS 1 - 36" WIDE SHEET OF FELT FIRMLY ONTO THE CEMENT, & NAIL DOWN WITH GALV. ROOFING NAILS AT 12" O.C. ALONG A LINE 18" ABOVE THE Btm. EDGE OF THE FELT.
  4. APPLY ROOFING CEMENT TO THE UPPER 19" OF THE EXPOSED FELT.
  5. COVER THE CEMENTED PORTION W/ THE NEXT SHEET OF FELT & NAIL.
  6. REPEAT PROCESS UNTIL 24" INSIDE THE INTERIOR WALL LINE.
  7. COVER THE REMAINING ROOF W/ DGL. LAYERS OF FELT, W/D CEMENT, UP TO THE RIDGE.

**1 FELT UNDERLAYMENT** NTS



**2 PARALLEL AT CORNER** NTS



**ROOF PLAN**  
3/16" = 1'-0"

REVISIONS	
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**Prestige**  
Design, Planning, and Development, Inc.  
P.O. Box 660000 Arcadia, CA 91006  
TEL: 626-441-8822 FAX: 626-441-8823

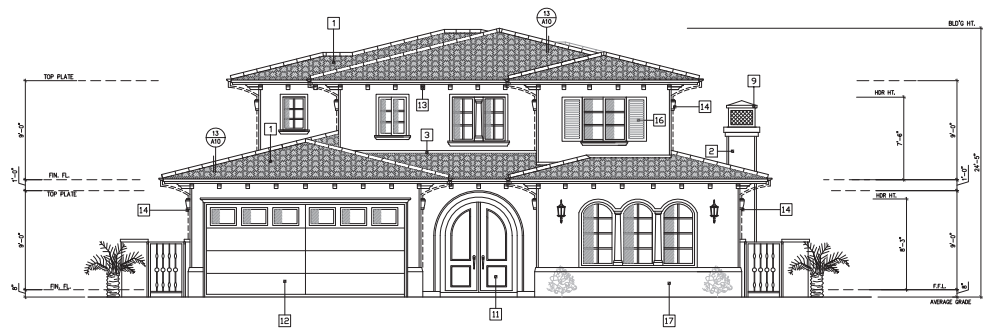
**NEW SINGLE FAMILY**  
172 W PALM DR  
ARCADIA, CA. 91007

**ROOF PLAN**

12/12/2021

**SHEET**  
**A3.0**

REVISIONS	
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**NORTH ELEVATION**  
3/16" = 1'-0"

**KEY NOTES:**

- 1 — CLAY ROOF TILE OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT) 3601 CONCORD BLEND.
- 2 — LA HABRA STUCCO, BASE COLOR— DESERT BRIDGE P-174 BASE 200.
- 3 — #26 G.A. G.I. FLASHING AT VALLEYS (TYP.) DESERT BRIDGE P-174 BASE 200.
- 4 — ALL WINDOW AND DOOR TRIMS PRECAST MOULDING (COLOR= PACIFIC STONE ROMA 08) 4" WIDE PRE-CAST CONCRETE, OR EQUIVALENT.
- 5 — PRE-CAST WINDOW SILL COLOR— PACIFIC STONE— ROMA 08. OR EQUIVALENT.
- 6 — WINDOW GRIDS TO BE CHESTNUT BRONZE COLOR OR EQUIVALENT. MANUFACTURER JELD-WEN. TRUE DIVIDED LITES.

- 7 — PRE-CAST ARCH OPENING TRIM— PACIFIC STONE— ROMA 08. OR EQUIVALENT.
- 8 — WROUGHT IRON (COLOR RUSTIC BROWN) (JANSEN ORNAMENTAL SUPPLY COMPANY OR EQUIVALENT)
- 9 — PRE-CAST DECORATIVE COLUMN. ROMA 08.
- 10 — EXTERIOR DOOR (CHESTNUT BROWN COLOR)
- 11 — BORRANO WOOD DOOR. DOUBLE DOOR. VERIFY WITH OWNER
- 12 — AMARR GARAGE DOORS (COLOR WALNUT BROWN OR EQUIVALENT)
- 13 — DECORATIVE WOOD CORBELS. WALNUT BROWN COLOR.
- 14 — RAIN GUTTER— COLOR COATES ALUMINUM, RUSTIC BROWN COLOR.
- 15 — LIGHT FIXTURE (MORROW BAY CAST) 3-LIGHT WALL LANTERN. HT. 24", WT. 9"
- 16 — WOOD SHUTTER COLOR— WOODEN PEG.
- 17 — PRE-CAST BASE— PACIFIC STONE— ROMA 08. OR EQUIVALENT.

**GENERAL NOTE:**

- 1. RAIN GUTTER TO MATCH FASCIA COLOR & DOWN SPOUT TO MATCH EXTERIOR WALL.
- 2. A SMOOTH-TROWELED FINISH SHALL BE USED FOR THE STUCCO.
- 3. ALL WINDOWS TO BE RECESSED A MIN. OF 2" AT EXTERIOR WALL.

**EXTERIOR FINISH NOTE**

- 1. EXTERIOR PLASTER (STUCCO) 3/4" MINIMUM THICKNESS. (3 COAT) PORTLAND CEMENT W/PAPER BACK METAL LATH. PER [CRC 2510.6]. PROVIDE TWO (2) LAYERS GRADE "D" BUILDING PAPER WHEN APPLIED OVER WOOD SHEETING.



**SOUTH ELEVATION**  
3/16" = 1'-0"

**Prestige**  
Design, Planning, and Development, Inc.  
P.O. Box 666666 Arcadia, CA 91006  
TEL: 626-444-2222

**NEW SINGLE FAMILY**  
172 W PALM DR  
ARCADIA, CA. 91007

**ELEVATIONS**

03/23/2022

SHEET  
**A4.0**

REVISIONS	
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**Prestige**  
Design, Planning, and Development, Inc.  
P.O. Box 66000 Arcadia, CA 91006  
TEL: 627-963-9333



**NEW SINGLE FAMILY**  
172 W PALM DR  
ARCADIA, CA. 91007

**ELEVATIONS**

03/23/2022

SHEET  
**A5.0**



**EAST ELEVATION**  
3/16" = 1'-0"

**KEY NOTES:**

- 1 CLAY ROOF TILE OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT) 3601 CONCORD BLEND.
- 2 LA HABRA STUCCO, BASE COLOR- DESERT BRIDGE P-174 BASE 200.
- 3 #26 G.A. G.I. FLASHING AT VALLEYS (TYP.) DESERT BRIDGE P-174 BASE 200.
- 4 ALL WINDOW AND DOOR TRIMS PRECAST MOULDING (COLOR= PACIFIC STONE ROMA 08) 4" WIDE PRE-CAST CONCRETE, OR EQUIVALENT.
- 5 PRE-CAST WINDOW SILL COLOR- PACIFIC STONE- ROMA 08. OR EQUIVALENT.
- 6 WINDOW GRIDS TO BE CHESTNUT BRONZE COLOR OR EQUIVALENT. MANUFACTURER JELD-WEN. TRUE DIVIDED LITES.

- 7 PRE-CAST ARCH OPENING TRIM- PACIFIC STONE- ROMA 08. OR EQUIVALENT.
- 8 WROUGHT IRON (COLOR RUSTIC BROWN) (JANSEN ORNAMENTAL SUPPLY COMPANY OR EQUIVALENT)
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- 10 EXTERIOR DOOR (CHESTNUT BROWN COLOR)
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**EXTERIOR FINISH NOTE**

- 1. EXTERIOR PLASTER (STUCCO) 3/4" MINIMUM THICKNESS. (3 COAT) PORTLAND CEMENT W/PAPER BACK METAL LATH. PER [CRC 2510.6]. PROVIDE TWO (2) LAYERS GRADE "D" BUILDING PAPER WHEN APPLIED OVER WOOD SHEETING.



**WEST ELEVATION**  
3/16" = 1'-0"



# Attachment No. 4

## Preliminary Exemption Assessment



CITY OF  
ARCADIA

## PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Single Family Architectural Design Review No. SFADR 21-17 & Planning Commission Administrative Modification No. PC AM 21-05 – A request to construct a new 3,400 square foot, two-story home and a modification for a front yard setback of 25'-5" in lieu of the required front yard setback of 44'-11".	
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):	172 W. Palm Drive – The closest intersection is located east of the property at W. Palm Drive and El Monte Avenue.	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Thomas Li, Applicant
	(2) Address	P.O. Box 660866 Arcadia, CA 91066
4. Staff Determination:		
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:		
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"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15303(a) – Class 3 (Construction of a single-family home) 15305 – Class 5 (Minor alteration to land use limitations)
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	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: April 7, 2022

Staff: Edwin Arreola, Assistant Planner



**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 12, 2022**

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**CALL TO ORDER** Chair Lin called the meeting to order at 7:00 p.m.

**ROLL CALL**

PRESENT: Chair Lin, Vice Chair Chan, Thompson, Tsoi, Wilander

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

There was no supplemental information.

**PUBLIC COMMENTS (5 minute time limit per person)**

There were none.

**PUBLIC HEARING**

1. **Resolution No. 2091** – Approving Conditional Use Permit No. CUP 22-01 with a Categorical Exemption Under the California Environmental Quality Act (“CEQA”) to allow the operation of a tutoring center with up to 20 students at 1 East Foothill Boulevard, Unit 1A

**Recommendation:** Adopt Resolution No. 2091

**Applicant:** Brenda Esfandiary

Chair Lin introduced the item and Planning Services Manager Fiona Graham presented the staff report.

Commissioner Thompson asked if the shuttle service would be provided by one of the staff members from the tutoring center, and Ms. Graham confirmed that the service will be provided by the business.

Commissioner Wilander expressed concern over the ability to provide shuttle to all students if there are only two additional staff members and only one shuttle vehicle in operation. Staff explained that it is not anticipated that all students will utilize the shuttle service and added that the existing business location in San Dimas has two shuttle vehicles, so an additional vehicle is available should it be needed in the future.

Chair Lin opened the public hearing and asked if the Applicant would like to speak on the item.

The business owner, Brenda Esfandiary, spoke about opening her first location in 2018 after recognizing a need for this type of service for her own children, and wanting to provide it for her community. She chose Arcadia as the next location after relocating to the city and wanting to provide a similar service.

Commissioner Tsoi asked if students would be using both entrances of the facility since most would be coming from the rear parking lot, expressing some concern over the younger aged students entering from the front entrance since the location is on the corner of a busy intersection. The Applicant answered that they intend to keep the front entrance locked and that the rear

entrance will be used by most students, and that those using the shuttle service will be escorted into the building by the driver.

Commission Wilander asked for clarification on the fire system requirements for the building. City staff explained that the Fire Code specified two different options for the building fire system, which will be determined upon the final layout of the classrooms.

There were no public comments on the item.

## **MOTION- PUBLIC HEARING**

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

## **DISCUSSION**

Commissioner Thompson noted that the Commission had concerns with the parking lot lighting when the fitness facility was approved at this site, but since they have been addressed, he was in favor of the project.

Vice Chair Chan had no concerns about the proposed location and supported the project.

Commission Wilander felt the proposed project will be a good use of the existing property as well as for the community. She was in favor of the project.

Commissioner Tsoi had no comments or concerns.

Chair Lin agreed with the rest of the Commission that the project was a good use for the location and would benefit the community.

The Commissioners found the project to meet the requirements of the Conditional Use Permit and that the facts to support the findings can be supported.

## **MOTION**

2. It was moved by Commissioner Wilander, seconded by Commissioner Thompson to adopt Resolution No. 2091, approving Conditional Use Permit No. CUP 22-01 with a Categorical Exemption Under the California Environmental Quality Act ("CEQA") to allow the operation of a tutoring center with up to 20 students at 1 East Foothill Boulevard, Unit 1A
- 3.

## **ROLL CALL**

AYES: Chair Lin, Vice Chair Chan, Thompson, Tsoi, Wilander  
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 5:30 p.m. on Monday, April 25, 2022.*

## **CONSENT CALENDAR**

1. Minutes of the March 22, 2022, Regular Meeting of the Planning Commission

**Recommendation:** Approve

It was moved by Vice Chair Chan, seconded by Commissioner Tsoi to approve the minutes of the March 22, 2022, Planning Commission Regular Meeting.

**ROLL CALL**

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

**MATTERS FROM CITY COUNCIL LIAISON**

Council Member Beck explained that he called up the Adult Day Care that was approved by the Planning Commission at their last meeting. He explained that while he was supportive of the proposed project, he had some concerns with the services and operations, and he wanted to make sure his concerns are addressed or at least clarified.

Council Member Beck also updated the Commission on which district map was chosen and the Council appointed Michael Danielson as the new Council Member for District 5.

**MATTERS FROM THE PLANNING COMMISSONERS**

Commissioner Thompson commented on how nice the commercial development looks at 288 N. Santa Anita Avenue,

**MATTERS FROM ASSISTANT CITY ATTORNEY**

Vice Chair Chan asked about a recent issue in Pasadena regarding SB9, and Mr. Maurer provided what he knew of the situation.

**MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

Ms. Flores informed the Commission that there are two items tentatively scheduled for the next meeting, including the Alexan Mixed Use project, which is the first mixed use development in the City with affordable housing. She also shared that that the 626 Night Market will be returning this summer at Santa Anita Park and updated the Commission on recent changes to the hotel project that will be before them in the coming months.

**ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:33 p.m., to Tuesday, April 26, 2022, at 7:00 p.m. in the City Council Chamber.

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Zi Lin  
Chair, Planning Commission

ATTEST: \_\_\_\_\_  
Lisa Flores  
Secretary, Planning Commission