

CITY OF ARCADIA

Arcadia Planning Commission Regular Meeting Agenda



Tuesday, July 25, 2023, 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《美国残疾人法案》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

ROLL CALL

Vincent Tsoi, Chair
Marilynne Wilander, Vice Chair
David Arvizu, Commissioner
Angela Hui, Commissioner
Domenico Tallerico, Commissioner

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

Each speaker is limited to five (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. 2129** – Recommending that the City Council approve Text Amendment No. 23-01 amending various sections of Article IX, Chapter 1 (Development Code) of the Arcadia Municipal Code pertaining to artificial turf in residential zones and allowing tutoring and educational centers in places of religious assembly

CEQA: Exempt

Recommendation: Adopt

Applicant: City of Arcadia – Development Services

DIRECTOR’S ITEM

2. Approving a subsequent one-year extension for vesting Tentative Tract Map No. TTM 19-01 (82734) at 117 - 129 E. Huntington Drive and 124 - 134 Wheeler Avenue

CEQA: Exempt

Recommendation: Approve

Applicant: Arcadia Huntington Plaza, LLC

If the Tentative Map extension request is denied, the Subdivider may appeal the denial by 4:30 p.m. on Friday, August 4, 2023.

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.

3. Minutes of the June 27, 2023, 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, August 8, 2023, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

The Planning Commission encourages public participation, and invites you to share your views on City business.

MEETINGS: Regular Meetings of the Planning Commission are held on the second and fourth Tuesdays of each month at 7:00 p.m. in the City Council Chambers. A full Planning Commission agenda packet with all backup information is available at City Hall, the Arcadia Public Library, and on the City's website at www.ArcadiaCA.gov. Copies of individual Agenda Reports are available via email upon request (Planning@ArcadiaCA.gov). Documents distributed to a majority of the Planning Commission after the posting of this agenda will be available for review at the Planning Services Office in City Hall, 240 W. Huntington Drive, Arcadia, California.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planning Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Planning Commission. The City requests that persons addressing the Planning Commission refrain from making personal, slanderous, profane, or disruptive remarks. When the Chair asks for those who wish to speak please come to the podium and state your name and address for the record. Please provide a copy of any written materials used in your address to the Planning Commission as well as a copy of any printed materials you wish to be distributed to the Planning Commission.

MATTERS NOT ON THE AGENDA should be presented during the time designated as "PUBLIC COMMENTS." In general, each speaker will be given (5) minutes to address the Planning Commission; however, the Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers time to address the Planning Commission. **By State law, the Planning Commission may not discuss or vote on items not on the agenda. The matter will automatically be referred to staff for appropriate action or response, or will be placed on the agenda of a future meeting.**

PUBLIC HEARINGS AND APPEALS are items scheduled for which public input is either required or desired. Separate and apart from an applicant or appellant (who may speak longer at the discretion of the Planning Commission), speakers shall be limited to (5) minutes per person. The Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers to address the Planning Commission. The applicant or appellant may also be afforded an additional opportunity for rebuttal comments.

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine by the Planning Commission and may be acted upon by one motion. There will be no separate discussion on these items unless a member of the Planning Commission, Staff, or the public so requests. In this event, the item will be removed from the Consent Calendar and considered and acted on separately.

DECORUM: While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the Planning Commission or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the audience from being heard when it is their opportunity to speak, or which prevents members of the audience from hearing or seeing the proceedings. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons attending the meeting are expected to adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation, or age. The Chief of Police, or such member or members of the Police Department, may serve as the Sergeant-at-Arms of the Planning Commission meeting. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. Any person who violates the order and decorum of the meeting may be placed under arrest and such person may be prosecuted under the provisions of Penal Code Section 403 or applicable Arcadia Municipal Code section.

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

会议：规划委员会的例会于每月的第二个及第四个星期二下午七时在市议会会议厅举行。可在市政厅、阿卡迪亚公共图书馆 (Arcadia Public Library) 和市政网站 (www.ArcadiaCA.gov) 上查阅包含所有备份信息的完整的规划委员会议程包。个人议程报告的副本可通过电子邮件的方式 (Planning@ArcadiaCA.gov) 索取。本议程发布后，分发至大多数规划委员会的文件可在规划服务办公室 (地址：City Hall, 240 W. Huntington Drive, Arcadia, California) 查阅。

公民参与：欢迎并邀请您参加规划委员会的所有会议。每次例会都为希望向规划委员会发表意见的听众预留时间。本市政要求向规划委员会发表意见的个人不得发表人身攻击、诽谤、亵渎或破坏性言论。当主持人邀请想要发言之人上台发言时，请说出自己的姓名和地址，以便记录。请向规划委员会提供您所在地址所使用的任何书面材料的副本，以及您希望分发给规划委员会的任何印刷材料的副本。

未列入日程的事项应在“公众征求意见”所指定的时间提出。一般而言，每位发言者都将获得 (5) 分钟的时间来向规划委员会表达自己的意见；但是主持人可以酌情缩短发言时间，以便可以让所有发言者都可以向规划委员会表达自己的想法。**根据州法律，规划委员会不得讨论或就议程外事项进行投票。此事项将自动提交至工作人员采取适当地行动或回应，或将列入今后会议的议程。**

公众听证会或上诉是需要或希望公众发表意见的计划项目。除了申请人或上诉人（规划委员会可酌情延长其发言时间）外，每位发言者的发言时间不得超过 (5) 分钟。市长可以酌情缩短发言时间，确保所有发言者都可以向市议会表达意见。申请人或上诉人也可获得额外的反驳意见机会。

议程事项：该议程包括规划委员会的正常议事日程。市政工作人员一般会在会议前审查和调查议程内事项，以便规划委员会在作出决定前充分了解有关事项。

获准日历：“获准日历”上所列事项被规划委员会视为例行公事，可通过一项动议采取行动。除非规划委员会成员、工作人员或公众要求，否则不会单独讨论这些事项。若出现这一情况，则该事项将从“获准日历”中删除，并对其进行单独审议和行动。

礼节：虽然公众可以自由地批评城市政策以及规划委员会或其成员的行动或拟议的行动，但公众不得采取破坏诉讼有序进行的行为，包括但不限于阻止其他听众在有机会发言时发表意见的行为，或阻止听众听到或看到诉讼进程。公众不得以人身伤害威胁任何人，或以可合理地解释为迫在眉睫的人身伤害威胁的方式行事。所有参加会议的人都应遵守本市的政策，禁止基于个人的种族、宗教信仰、肤色、国籍、血统、身体残疾、医疗状况、婚姻状况、性别、性取向或年龄而进行骚扰。警务处处长或警务处的此类成员可担任规划委员会会议的警卫官。警卫官应执行主持会议的官员为维持会议秩序和礼仪而发出的所有命令和指示。任何违反会议秩序和礼仪的人均可被逮捕，并可根据《刑法典》第403条或适用的《阿卡迪亚市政法典》相关部分的规定对其提起诉讼。



STAFF REPORT

Development Services Department

DATE: July 25, 2023

TO: Honorable Chair and Planning Commission

FROM: Lisa Flores, Deputy Development Services Director
By: Edwin Arreola, Associate Planner

SUBJECT: RESOLUTION NO. 2129 – RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT AMENDMENT NO. 23-01 AMENDING VARIOUS SECTIONS OF ARTICLE IX, CHAPTER 1 (DEVELOPMENT CODE) OF THE ARCADIA MUNICIPAL CODE PERTAINING TO ARTIFICIAL TURF IN RESIDENTIAL ZONES AND ALLOWING TUTORING AND EDUCATIONAL CENTERS IN PLACES OF RELIGIOUS ASSEMBLY
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Development Services Department has initiated a Text Amendment No. TA 23-01 to amend various sections of the City’s Development Code that consists of: 1) An amendment to increase the allowable area for artificial turf on residential zoned properties; and 2) Allow tutoring and educational centers in places of religious assembly through a Conditional Use Permit (refer to Attachment No. 1). It is recommended that the Planning Commission adopt Resolution No. 2129, recommending that the City Council approve Text Amendment No. TA 23-01 and determine the Text Amendment is statutory exempt from the California Environmental Quality Act (“CEQA”).

BACKGROUND

Artificial Turf

The City originally created regulations to allow artificial turf in the front and street side (corner) yards of residential properties in 2016. This was as a result of Governor Brown signing AB 1164 into law, which prevented cities from prohibiting the installation of artificial turf, along with 23 other related bills, to help with the ongoing drought in 2015. Prior to 2016, artificial turf was not permitted on any residential properties in this City. Due

to persistent drought conditions and more community interest in the installation of artificial turf in residential areas, the City received numerous requests from residents to give additional considerations to the limitations on artificial turf as a means for water conservation and/or landscape maintenance. Additionally, there are at least nine properties where artificial turf has been installed in the front yard areas that exceed the permitted amount allowed by the City. Two of these properties are located within the Very High Fire Hazard Severity Zone (VHFHSZ) area where it is no longer permitted. There were more properties that were in violation of the artificial turf standards over the years, but they have since been brought into compliance.

At the March 7, 2023 City Council meeting, a PowerPoint presentation was provided to better illustrate the issues and options for consideration. The City Council discussed whether the policies should remain the same, allow for an increased use of artificial turf as hardscape, or allow for an unlimited application of artificial turf. The City Council agreed that the City should increase the artificial turf limit, include information of what other cities allow, and provide information on any maintenance issues they should be aware of.

Tutoring and Educational Centers in Places of Religious Assembly

In recent years, several places of religious assembly have contacted the Planning Division asking if they can lease their vacant classrooms to tutoring businesses. Arcadia has several religious properties throughout the City containing classrooms and other spaces which are underutilized, especially during the work week. Places of religious assembly are often uniquely suited to accommodate tutoring and educational centers due to the complementary operating schedules, large parking lots, and available classroom space. To make better use of these spaces, and generate income to support the religious organizations, leasing these rooms to businesses such as tutoring and educational centers has been requested. Currently, the Development Code does not allow tutoring and educational centers to operate at places of religious assembly. The only accessory uses allowed are day care centers, or schools that are run and operated by the religious organization itself. This text amendment would allow a third party to operate a tutoring and educational center at a place of religious assembly through approval of a Conditional Use Permit. If approved, the text amendment would also allow an existing, unpermitted tutoring center, TECC at the Arcadia Community Church at 121 Alice Street, to apply for a Conditional Use Permit.

ANALYSIS

Section 9103.09.040 of the Arcadia Development Code sets forth development standards for landscape requirements throughout the City, including artificial turf. This section is proposed to be updated to expand the amount of artificial turf permitted in the front and street side yard setbacks for residential properties. The Development Code is also being

updated to allow for tutoring and educational centers at places of religious assembly in all zones, subject to a Conditional Use Permit.

1. Artificial Turf

Current Standards

The standards below are what is currently permitted per the Development Code regarding the installation of artificial turf on all residential properties within the City:

- Hardscape materials of driveways and pedestrian walkways, including pavement, concrete, interlocking pavers, and the use of artificial turf, shall not cover more than 40 percent of the required front setback or street side.
- In any zone, a maximum of 15 percent of the yard area within the front or street side yards may be installed with artificial turf. Artificial turf shall not be installed within 10 feet of a sidewalk or within 20 feet from the curb if there is no sidewalk.
- Artificial turf is permitted in any zone within any back yard and/or interior side setback areas.
- Artificial turf is not permitted within any parkway areas.
- Artificial turf must have a minimum eight-year no-fade warranty as issued by the manufacturer; be cut-pile infill and made from lead-free polypropylene, polyethylene or a blend of such fibers on a permeable backing; and, have a minimum blade length (pile height) of 1.5 inches, or as determined by the Director as manufacturing processes are updated. Nylon-based or plastic grass blades are not permitted. The use of indoor/outdoor carpeting, and artificial shrubs, flowers, trees and vines instead of natural plantings is prohibited. Infill medium must consist of ground rubber; rubber coated sand or other approved mixtures and must be brushed into the fibers of the artificial turf. The style of the fiber, color, and texture shall resemble fescue, rye, and other common natural grass blades.
- Artificial turf must be installed per all manufacturer's requirements and must include removal of all existing plant material and top three inches of soil in the installation area; placement of filter fabric or synthetic porous material over compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage; and, the area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.
- Artificial turf must be maintained in a green, fadeless condition, free of weeds, stains, debris, tears, holes, depressions, ruts, odors, and looseness at edges and seams. Damaged or worn areas in the artificial turf surface must be repaired or removed and replaced in a manner that results in consistent appearance with the

existing artificial turf. The artificial turf surface must be replaced once it is unable to be maintained as required. Vehicle parking on artificial turf is prohibited.

Additionally, landscape alterations which include artificial turf or that are larger than 2,500 square feet must comply with the City's Water Efficient Landscape Ordinance and be approved by the Planning Division prior to installation.

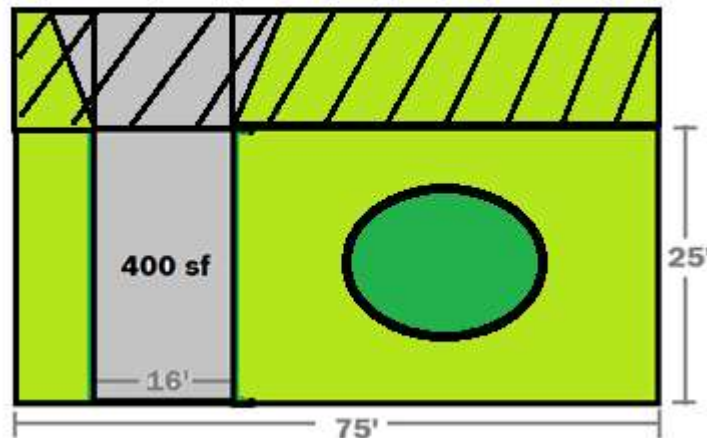


Figure 1 - 15% Artificial Turf Coverage

Figure 1 above shows a 25 foot front yard setback on a 75 foot wide lot, a typical lot size in the City, with a 16 foot wide driveway (gray), a typical driveway width that leads into a two car garage. The **dark green** represents artificial turf, **light green** represents natural landscaping, the gray represents driveway, and hatched lines represent the City's parkway (in some cases it contains a paved sidewalk). A total of 281 square feet of artificial turf (or 15 percent of the front yard) is permitted for a front yard of this size. The diagram gives an idea of what the percentage of artificial turf area would look like when taking into account the City's parkway area at the front of the yard.

Percentage Increase Study

The ongoing statewide drought and subsequent watering limitations affecting the City of Arcadia in recent years has required residents to rethink the fully landscaped yards and green grass lawns typical of Arcadia residences. During this time, drought tolerant landscaping has been promoted as an alternative to encourage water conservation. As we continue to experience drought, the City has received numerous requests from residents to give additional consideration to the limitations on artificial turf as a means for water conservation and/or landscape maintenance. Additionally, a few residential properties have been improved with artificial turf amounts that exceed the permitted amount allowed by the City. As a result, many of these properties currently have code violations since the improvements were not approved.



Figure 2 – Narrow Lot that Cannot Apply Any Artificial Turf Under Current Standards

City staff studied various options for potentially increasing the artificial turf limitations in the front and street side yard areas ranging from a slight increase up to 100% artificial turf on different lot sizes typically found in Arcadia. The current 15% maximum, while allowing some artificial turf on lots with a width of 75 feet or greater, prevented most smaller lots from including any artificial turf in the front yard, as their driveways and walkways took up all of the allowed 40% maximum hardscape (see Figure 2 above). In reviewing these options, properties that were in violation of the artificial turf regulations were also studied. The two properties shown below show examples of what properties look like with larger amounts of artificial turf and what the property owners did to bring those sites into compliance with the current regulations.



Figure 3, Before – With Artificial Turf that Exceeds the Maximum Limit



Figure 3, After – Artificial turf was replaced with natural landscape. This is the same house above but was brought into compliance.

The property above in Figure 3, while providing a balance of natural landscaping and artificial turf type that meets the specifications of the code, was in violation for having over 15% of the front yard covered in artificial turf and was required to remove a significant portion of artificial turf to bring it into compliance.



Figure 4, Before – With Artificial Turf



Figure 4, After – Artificial turf replaced with natural landscape.

The property above in Figure 4 had a majority of the front yard covered in hardscape consisting of the driveway, walkway, and artificial turf with very small pockets of natural landscaping. Since the driveway and walkway areas took up 40% of the front yard on this narrower lot, the artificial turf was removed and replaced with natural turf in order to comply with the current regulations.

While some of the properties presented cohesive applications of artificial turf mixed with natural landscaping, the maximum hardscape and artificial turf requirements required most of the artificial turf to be removed. This leads to one of the main issues with artificial turf in the City today, which is that a large expense goes into applying artificial turf and approval is not always sought out.

At the March 7, 2023 City Council meeting, Staff presented three options to the City Council; 1) Keep the artificial turf standards the same, 2) Increase the percentage to allow more artificial turf, or 3) Do not limit the amount of artificial turf. In consideration of the cohesive applications of artificial turf seen in some of the code cases which presented a balanced look while still providing significant portions of natural landscaping and smaller lots which were hindered by the current regulations, Staff recommended increasing the amount of artificial turf in the front and street side yards while not increasing the amount of other hardscape materials. This would allow more leniency in the amount of turf for sites in violation of the code, still require a generous portion of natural landscaping, and allow the front and street-side yards to remain green throughout the year. After much

discussion, the City Council agreed that the existing regulations should be amended to allow more artificial turf.

Proposed Changes to the Standards

After initially considering a sliding scale that would allow a tiered artificial turf percentage for the different lot sizes in the City, it was determined that a set percentage for all properties would be easier for the public to understand and to regulate. Ultimately it would not make much of a difference to the amount of artificial turf on each lot.

Under the proposed amendment, the amount of hardscape will remain at 40% if artificial turf is **not** used but will expand to a maximum of 60% if artificial turf is proposed. In other words, any hardscape over 40% **must** be artificial turf - refer to Attachment No. 1, Exhibit A for the entire text amendment. Artificial turf will continue to not be permitted within the public parkway. All remaining area outside of the percentages listed above must be natural landscape.

A property maximizing the proposed changes would have at least 40% of naturally landscaped materials within the front and/or street yard areas. At most, 40% of the front and corner yards will have hardscape materials that comprise the driveways and walkways. The remaining 20% would consist of artificial turf. The proposed percentage of 60% would still provide a reasonable area of natural landscaping that can be blended with artificial turf and still provide an adequate and functional driveway and walkways.

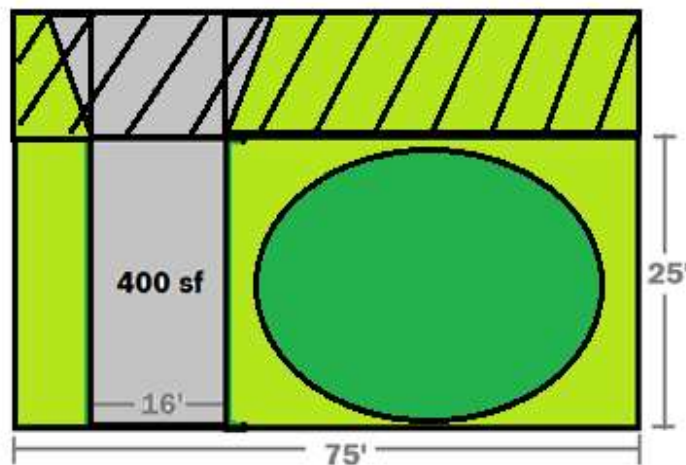


Figure 5 - Artificial Turf Under the Proposed Regulations

Figure 5 is another example of how much more artificial turf a property owner could have under this amendment, when compared to Figure 1 under the existing regulations. A total of 725 square feet of artificial turf (or about 38.5% of the front yard) is permitted on a lot

that is 75 wide with a 16 foot wide driveway. The diagram also shows the parkway area in relation to the private property, which will be required to be naturally landscaped, aside from any sidewalks that are present. Any landscaping within the City's parkway would give the adjacent front yard a sense of a larger naturally landscaped area.

Another proposed change to the City's artificial turf regulations is where the artificial turf may be placed on the property. Currently, artificial turf is not allowed to be installed within 10 feet of a sidewalk, or within 20 feet from the curb if there is no sidewalk. This means that properties that have a landscaped parkway must set any artificial turf eight (8) feet inside the front and/or street-side property lines (because parkways are typically 12' in width). The text amendment will change the City's regulations to allow artificial turf at a minimum of one foot inside the property line. This proposed change will allow sufficient area for property owners to install artificial turf up to the maximum allowed under the new regulations. The one-foot setback will ensure the City's Engineering Division and Public Works Department have sufficient space to complete any sidewalk or parkway improvements without damaging the artificial turf. Artificial turf is still not allowed within the City's public right-of-way (or public parkway/sidewalk) to ensure the City has access to utilities, street trees, and other public infrastructure. This limitation will not change under this amendment and will essentially provide additional naturally landscaped areas to the front and street side yard.

Any application of artificial turf within the front and street side yard areas will require the approval of a landscape plan and is subject to the City's design review process with the Planning Division or, if the property is located within one of the five designated Homeowners Association (HOA) areas, it is subject to the Architectural Review Board (ARB) Chair's review. This will ensure that front and street side yards present a cohesive design and meet the intent of the Design Guidelines for landscaping. Additionally, through this process, Staff may ensure that there are sufficient artificial turf buffers around protected trees which may differ on a case-by-case basis. To ensure that the artificial turf is of high quality and a durable material, the City's regulations on artificial turf material, length, color, durability, installation, and maintenance will not change under this text amendment. This includes requiring that the turf has:

- A minimum eight-year no-fade warranty
- Material made from specific lead-free products
- A minimum blade height of 1.5 inches
- Is green in color with a tan fiber base layer and soil colored fill
- Is maintained over time

Figure 7 below shows the general composition of layers for an artificial turf application.

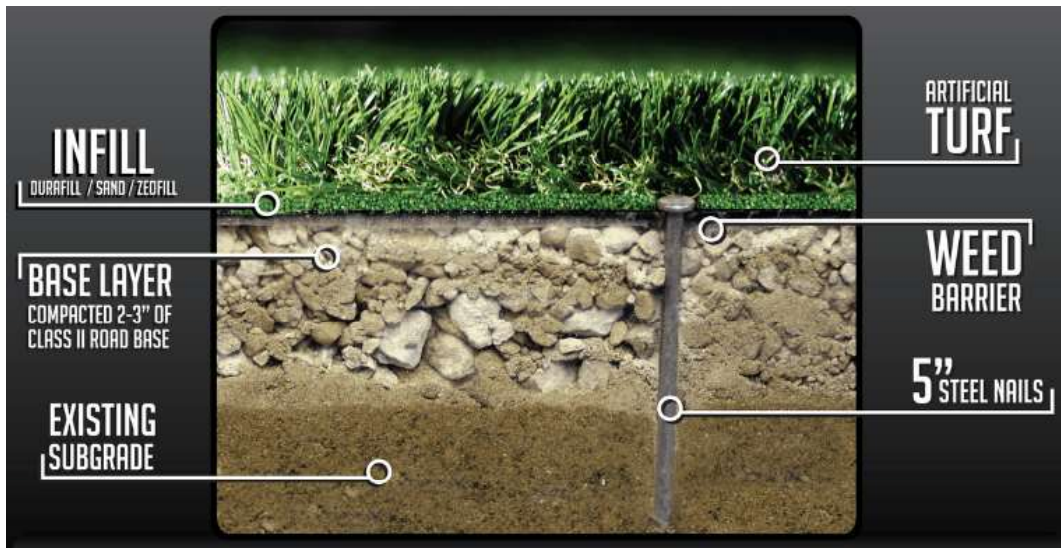


Figure 7 – Artificial Turf Layer Detail

Very High Fire Hazard Severity Zone

A recent change in the law with regard to fire safety also impacts the placement of artificial turf. State law prohibits installation of any non-State Fire Marshal listed petroleum-based products, such as artificial turf, within 100 feet of any structures if the property is located within a VHFHSZ – refer to Attachment No. 2 of the VHFHSZ area. The Public Resources Code 4291 created the concept of “defensible space” in 1965 as a response to unmitigated wildfires throughout the state. The original defensible space required only 30 feet of reduction of combustible and flammable materials around the structure. In 2006, this distance was increased to 100 feet. In 2023, the State added petroleum materials to the list such as polyethylene, PVC, polypropylene, polystyrene, polyester, nylon and acrylic. This is what artificial turf is made from since it is made of artificial fibers. These products are highly flammable, release highly toxic gasses when ignited, and would hinder firefighting efforts in the event of a wildfire. Currently, there are no artificial turf manufacturers that produce California State Fire Marshal listed products for the VHFHSZ. As a result, a regulation is being added to the Development Code to make it clear to residents that artificial turf is not permitted within a defensible space area in the VHFHSZ. Restricting petroleum based artificial turf within the defensible spaces will ensure there are no fire fuels located within the vicinity of a structure in areas subject to wildfires.

Non-Compliant Properties with Artificial Turf

With the proposed changes, three of the nine non-compliant properties would become compliant subject to artificial turf being removed from the City’s parkway areas. Two of the properties currently located in the VHFHSZ will have to remove their artificial turf in

its entirety. The last four remaining properties which contain close to 100% hardscape in the front yard, including artificial turf, will need to remove approximately 40% of the hardscape to meet the new regulations, if approved by the City Council. However, under the current regulations, these properties would essentially need to remove close to all of the artificial turf, as their existing pavement takes up a majority of the 40% maximum hardscape.

Comparison to Other Cities

The proposed changes are in line with other cities in San Gabriel Valley, some of which have recently updated their regulations to be even more permissive with regard to artificial turf. Table 1 below shows what other cities allow. Like Arcadia, many of them require design review to ensure the landscape plan is a well-thought design that is cohesive, and the plan must be prepared by a licensed landscape architect since it is subject to the Water Efficiency Landscape Ordinance (WELo).

Table 1– Surrounding Cities Artificial Turf Regulations

CITY	ARTIFICIAL TURF PERCENTAGE
Alhambra (updated in 2016) & Monterey Park	No limit; artificial turf counted as landscaping
Temple City (updated in 2023)	43% max artificial turf; minimum 22% live vegetation required
Duarte (updated in 2016) and El Monte (updated in 2023)	40% max artificial turf; minimum 20% landscape required
La Canada Flintridge, Sierra Madre, and Rosemead	50% max. hardscape (includes artificial turf)
San Marino	45% max. hardscape (includes artificial turf)
South Pasadena	30% max. hardscape (includes artificial turf)
San Gabriel	25% max. artificial turf
Pasadena & Monrovia	Requires submittal of landscape plan – These cities do not have a maximum limit.

There was a wide range of artificial turf percentages throughout the various cities in the vicinity. Currently, Arcadia is one of the more restrictive cities in terms of allowed artificial turf area compared to neighboring cities. Temple City, El Monte, Duarte and Alhambra have changed their artificial turf regulations since 2016. While Alhambra does not have a limit, the other cities have set a higher maximum amount of artificial turf and a minimum amount of natural landscaping in the front and street side yard areas. In comparison to the 20% and 22% minimum landscaping set by those cities, Arcadia would essentially require more, with a minimum of 40% landscaping required when using artificial turf. With

the proposed changes, Arcadia would fall within the middle of the list of the surrounding cities in regard to artificial turf allotment.

Advantages of Artificial Turf

Some of the advantages of using artificial turf are that it requires very little maintenance, conserves water, and reduces greenhouse gas emissions and pollutants since it does not need to be mowed or fertilized. It is also ideal for certain areas on properties that get very little sunlight, always appears green and healthy, looks well-manicured, is manufactured to be non-toxic and non-allergenic, is typically warranted to last between 8 to 15 years, is uninhabitable by mosquitos, fleas, and ticks, and allows water/rainwater to percolate through the turf and into the ground. An artificial turf area that is approximately 750 square feet can conserve 22,000 gallons of water per year.

Disadvantages of Artificial Turf

While artificial turf can be considered environmentally friendly in some regards, there are also disadvantages in using this material. One of the disadvantages of artificial turf is that it is made of rubber and plastic and can reach much higher temperatures (20 to 50 degrees higher) than the outdoor temperature causing a “heat island” effect. Heat islands contribute to higher daytime temperatures, reduce nighttime cooling, and can contribute to higher air-pollution levels. Many types of artificial turf are not biodegradable and typically are disposed of in landfills. Also, it can trap bacteria from animal droppings. Furthermore, it can be costly to install as a 500 square foot application typically costs over \$6,000. Despite these disadvantages, artificial turf installation has been improved to now provide products which may reduce the overall heat island effect and prevent odor and bacteria from animals. Additionally, the installation and maintenance regulations in the Development Code are in place to ensure no additional issues arise with the quality of the artificial turf being used.

While there are pros and cons to installing artificial turf, many property owners have made it known to Staff that they would like to install more artificial turf to meet their preferences and needs. Given that the State is still in a drought and that many residents are trying to do the right thing by conserving water, relaxing the standards to allow more artificial turf will give property owners the option to be more flexible and creative with their landscape design.

2. Allowing Tutoring and Educational Centers as an Accessory Use to Places of Religious Assembly

Currently, the Development Code does not allow any accessory uses at places of religious assembly other than day care centers or part-time or full-time schools, which are

incidental to the place of worship. Places of religious assembly are often used only one or two days per week, on weekends, and contain large spaces suitable for gatherings and classroom style teaching. Tutoring and educational centers typically operate throughout the week during after school hours. This means the two uses would be compatible with one another as they would occupy the same space at different times throughout the week. Being able to rent the otherwise underutilized space provides opportunities for places of religious assembly to generate income, allowing for ongoing financial stability. Many places of religious assembly continue to suffer from reduced attendance after COVID-19 and need ongoing income to maintain their services and buildings. The proposed text amendment will allow tutoring and educational centers as an accessory use at places of religious assembly in all zones, subject to the approval of a Conditional Use Permit.

Tutoring and educational uses require the approval of a Conditional Use Permit to operate within other zones throughout the City. A Conditional Use Permit will ensure that such a business will be suitable for the space it is occupying, that the hours of operation will not create any issues with the primary use or neighboring properties, that there will be sufficient parking and drop-off areas on site, and that the tutoring or educational center will not create any potential impacts. Conditional Use Permits are subject to public hearings at the Planning Commission under all circumstances.

FINDINGS

Pursuant to Section 9108.03.060, an amendment to the Development Code may be approved only if all the following findings are made:

- 1. The proposed Development Code amendment is consistent with the goals, policies, and objectives of the General Plan and any applicable specific plan(s).**

Facts to Support the Finding:

The proposed amendments are consistent with the policies of the General Plan, which serves as a guide to address the long-term physical development and growth of the City. The amendment to allow more artificial turf on residentially zoned properties will ensure that the urban design practices will further reduce water consumption, pollution, and greenhouse gas emissions and support the needs of the City residents with the following General Plan goal and policies:

Resource Sustainability Element

- Goal RS-4: Wise and sustainable water use practices that respond to and support the needs of City residents and businesses.

- Policy RS-4.3: Require that applications for major new development projects address the adequacy and reliability of water supplies as described in SB 610.
- Policy RS-4.6: Implement aggressive public and private programs to reduce water use and water waste associated with landscape irrigation, including the planting of native and drought-tolerant plants, use of efficient irrigation systems, and collection and recycling of runoff.

The proposed amendment to allow tutoring and educational centers to serve as accessory uses at places of religious assembly through a Conditional Use Permit process is consistent with the General Plan because it encourages the City to tailor its regulations to respond to the market as it changes, maximize revenue, and maintain appropriate business mix and to provide economic opportunities for the various uses in the City. Allowing a tutoring and educational center would be an appropriate mix of uses within a place of religious assembly since many of these facilities offer this type of service or programs through their ministry and have the facility to accommodate such use. This proposed amendment is consistent with the following General Plan goal and policies:

Economic Development Element

- Policy ED-1.9: Tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate business mix.

Land Use Element

- Goal LU-1: A balance of land uses that preserves Arcadia's status as a Community of Homes and a community of opportunity.
- Policy LU-1.2: Promote new uses of land that provide diverse economic, social, and cultural opportunities, and that reinforce the characteristics that make Arcadia a desirable place to live.

The proposed amendment to the artificial turf is consistent with the City's General Plan because it puts measures in place that will promote water conservation through landscaping, and the amendment to allow tutoring and educational centers in places of religious assembly will help their existing organization provide other opportunities that are currently compatible with their existing operation. Therefore, the proposed Text Amendment and ordinance are consistent with the City's adopted General Plan and any applicable specific plan(s).

2. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

Facts to Support the Finding: The proposed amendments are internally consistent with other applicable provisions of this Development Code in that artificial turf is currently allowed on residentially zoned property. The amendment would only increase the percentage to allow more, and the applicable provisions concerning the installation, specification of the products, and ensuring that it is a well thought-out design with other landscaping and hardscape materials will remain the same. As for the amendment to allow a tutoring and educational center within a place of religious assembly, it will also be internally consistent with provisions of the Development Code because any approval would be subject to a discretionary review through a Conditional Use Permit to ensure that all potential impacts will be addressed and that the proposed use would be compatible with the existing use on-site and with the surrounding business and/or community. Therefore, the proposed amendment is internally consistent with other applicable provisions of this Development Code.

ENVIRONMENTAL ASSESSMENT

The proposed text amendments to the Development Code are exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, therefore the project is not subject to CEQA. A Preliminary Exemption Assessment is included as Attachment No. 3.

PUBLIC COMMENTS/NOTICE

The public hearing notice for the Text Amendment was published in the Arcadia Weekly on June 29, 2023. On June 28, 2023, a letter was sent to all the affected property owners that have non-permitted artificial turf and to the five City designated Homeowners Association Presidents and Architectural Review Board Chairs informing them of the proposed changes. As of July 21, 2023, Staff received one verbal comment in favor of the proposed changes from one of the affected property owners that has non-permitted artificial turf.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2129, recommending that the City Council approve Text Amendment No. TA 23-01 amending various sections of Chapter 1, Article IX, of the Arcadia Development Code pertaining to artificial turf in residential zones and allowing tutoring and educational centers in places of religious assembly.

Text Amendment No. 23-01

July 25, 2023

Page 16 of 16

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the July 25, 2023 hearing, please contact Associate Planner, Edwin Arreola at (626) 821-4334, or by email at earreola@ArcadiaCA.gov

Approved:

A handwritten signature in blue ink, appearing to read 'Lisa L. Flores', with a long horizontal stroke extending to the right.

Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Resolution No. 2129 with Exhibits - Text Amendments

Attachment No. 2: Map of the Very High Fire Hazard Severity Zones

Attachment No. 3: Preliminary Exemption Assessment

RESOLUTION NO. 2129

RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT AMENDMENT NO. 23-01 AMENDING VARIOUS SECTIONS OF ARTICLE IX, CHAPTER 1 (DEVELOPMENT CODE) OF THE ARCADIA MUNICIPAL CODE PERTAINING TO ARTIFICIAL TURF ON RESIDENTIALLY ZONED PROPERTIES AND ALLOWING TUTORING AND EDUCATIONAL CENTERS IN PLACES OF RELIGIOUS ASSEMBLY

WHEREAS, the Development Services Department has initiated a text amendment No. TA 23-01 to amend and update various sections of the City's Development Code (Article IX, Chapter 1 of Arcadia's Municipal Code) (referred to as "Text Amendment"); and

WHEREAS, the proposed Text Amendment would result in changes to the Development Code to "Division 2: Land Use Regulations and Allowable Uses" to allow tutoring and educational centers in places of religious assembly through a Conditional Use Permit, to "Division 3: Landscaping" to allow more artificial turf on residentially zoned properties, and to "Division 9: Definitions", as shown in Exhibit "A through C" of this Resolution; and

WHEREAS, on June 5, 2023, Planning Services completed an environmental review of the proposed Text Amendment and determined that the project is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the Text Amendment would not have a significant effect on the environment and, thus, is not subject to CEQA review; and

WHEREAS, on June 29, 2023, the City published notice of the public hearing for the Text Amendment in a newspaper of general circulation (Arcadia Weekly) of the

Planning Commission public hearing at which the Text Amendment would be reviewed with a recommendation to the City Council; and

WHEREAS, on July 25, 2023, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the Text Amendment; and

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the factual data set forth in the Recitals of this Resolution and by the Development Services Department in the staff report dated July 25, 2023, are true and correct.

SECTION 2. The Planning Commission finds, based on the entire record, and all written and oral evidence presented, as follows:

1. The proposed Text Amendment is consistent with the City's adopted General Plan and any applicable specific plan(s).

FACT: The proposed amendments are consistent with the policies of the General Plan, which serves as a guide to address the long-term physical development and growth of the City.

The amendment to allow more artificial turf on residentially zoned properties will ensure that the land uses and urban design practices will further reduce water consumption, pollution, and greenhouse gas emissions and support the needs of the City residents with the following General Plan goal and policies:

Resource Sustainability Element

- Goal RS-4: Wise and sustainable water use practices that respond to and support the needs of City residents and businesses.
- Policy RS-4.3: Require that applications for major new development projects address the adequacy and reliability of water supplies as described in SB 610.
- Policy RS-4.6: Implement aggressive public and private programs to reduce water use and water waste associated with landscape irrigation, including the planting of native and drought-tolerant plants, use of efficient irrigation systems, and collection and recycling of runoff.

The proposed amendment to allow tutoring and educational centers to serve as accessory uses at places of religious assembly through a Conditional Use Permit process is consistent with the General Plan because it encourages the City to tailor its regulations to respond to the market as it changes, maximize revenue, and maintain appropriate business mix and to provide economic opportunities for the various uses in the City. Allowing a tutoring and educational center would be an appropriate mix of uses within a place of religious assembly since many of these facilities offer this type of service or programs through their ministry and have the facility to accommodate such use. This proposed amendment is consistent with the following General Plan goal and policies:

Economic Development Element

- Policy ED-1.9: Tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate business mix.

Land Use Element

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

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

The proposed amendment to the artificial turf is consistent with the City's General Plan because it puts measures in place that will promote water conservation through landscaping, and the amendment to allow tutoring and educational centers in places of religious assembly will help their existing organization provide other opportunities that are currently compatible with their existing operation. Therefore, the proposed Text Amendment and ordinance are consistent with the City's adopted General Plan and any applicable specific plan(s).

2. For Development Code amendments only, the proposed amendment is internally consistent with other applicable provisions of this Development Code.

FACT: The proposed amendments are internally consistent with other applicable provisions of this Development Code in that artificial turf is currently allowed on residentially zoned property. The amendment would only increase the percentage to allow more, and the applicable provisions concerning the installation, specification of the products, and ensuring that it is a well-thought out design with other landscaping and hardscape materials will remain the same. As for the amendment to allow a tutoring and educational center within a place of religious assembly, it will also be internally consistent with provisions of the Development Code because any approval would be subject to a discretionary review through a Conditional Use Permit to ensure that all potential impacts will be addressed and that the proposed use would be compatible with the existing use on-site and with the surrounding business and/or community. Therefore, the proposed

amendment is internally consistent with other applicable provisions of this Development Code.

Section 3. The Planning Commission determines that the proposed Text Amendment is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines, which exempts from review where it can be seen with certainty that the Text Amendment would not have a significant effect on the environment and, thus, is not subject to CEQA review.

Section 4. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission hereby recommends that the City Council approve Text Amendment No. TA 23-01, as reflected in Exhibits "A through C" of Draft Ordinance No. 2397 of this Resolution.

SECTION 5. The Secretary shall certify as to the adoption of this Resolution.

(SIGNATURES ON NEXT PAGE)

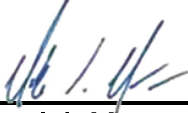
Passed, approved and adopted this 25th day of July, 2023.

Vincent Tsoi,
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Mauer
City Attorney

EXHIBIT “A”

Development Code, Division 2 – Land Use Regulations and Allowable Uses

Development Code - Division 2 – Land Use Regulations and Allowable Uses

9102.01.020 Land Use Regulations and Allowable Uses

Amended by Ord. No. 2347

Amended by Ord. No. 2348

Amended by Ord. No. 2363

Amended by Ord. No. 2369 & 2370

A. Allowed Uses. Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) indicates the uses allowed within each residential zone and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

“M” designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permit and Minor Use Permit) of this Development Code.

“C” designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permit and Minor Use Permit) of this Development Code.

“--” designates uses that are not permitted.

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Land Use	Table 2-1 Allowed Uses and Permit Requirements for Residential Zones						Specific Use Regulations
	R-M	R-0	R-1	R-2	R-3	R-3-R	
Other Uses							
Antennas and Wireless Communication Facilities - Co-location or Panel	--	--	--	--	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in

Antennas and Wireless Communication Facilities - Standalone Facility	--	--	--	--	--	--	Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities).
Places of Religious Assembly	--	C	C	C	C	--	Tutoring and Educational Centers may be permitted as an Accessory Use under a Conditional Use
Sports Courts (Private)	P	P	P	P	P	P	Must comply with Subsection 9104.02.330 (Sports Courts in Residential Zones)
Sports Courts (Private) with Lighting	M	M	M	M	M	M	
Recharging Stations	A	A	A	A	A	A	
Utility Structures and Service Facilities	C	C	C	C	C	C	

9102.03.020 Land Use Regulations and Allowable Uses Amended by Ord. No. 2375

A. Allowed Uses. Table 2-8 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) indicates the land use regulations for Commercial and Industrial zones and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

“M” designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

“C” designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

“--” designates uses that are not permitted.

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-8 includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted by Right ⁽¹⁾				
	A	Permitted as an Accessory Use				
	M	Minor Use Permit				
	C	Conditional Use Permit				
	--	Not Allowed				
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations	

Other Uses					
Assembly/Meeting Facilities, Public or Private	M	M	--	M	
Donation Box – Outdoor	M	M	--	M	See Subsection 9104.02.120 (Donation Box – Outdoor)
Drive-Through or Drive-Up Facilities	--	C	--	C	See Subsection 9104.02.130 (Drive-through and Drive-up Facilities)
Extended Hours Uses	C	C	M	C	See Subsection 9104.02.150 (Extended Hours Uses)
Places of Religious Assembly	M	M	--	M	Tutoring and Educational Centers may be permitted as an Accessory Use under a Conditional Use Permit.
Stable, Public and Private	--	--	--	C	
Reverse Vending Machines – Consumer Goods	P	P	P	P	Allowed indoors only
Vending Machines	P	P	P	P	Allowed indoors only

9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones

Amended by Ord. No. 2348 & 2356

Amended by Ord. No. 2369 & 2370

Amended by Ord. No. 2375

A. Allowed Uses. Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) indicates the land use regulations for the Downtown zones and any permits required to establish the use, pursuant to Division 7

(Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

“M” designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

“C” designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

“UF” designates uses that are permitted on upper floors only, and are not allowed on the ground floor of a structure.

“--” designates uses that are not permitted.

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-10 (Allowed Uses and Permit Requirements for

Downtown Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor				Specific Use Regulations
		CBD	MU	DMU	CM	
Land Use						
Utility Structures and Service Facilities	P	P	P	P		Subject to Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review).
Other Uses						
Assembly/Meeting Facilities, Public or Private	--	--	--	M		
Donation Box – Outdoor	--	--	--	M		
Extended Hours Use	M	C	M	C		See Subsection 9104.02.150 (Extended Hours Uses)
Places of Religious Assembly	--	--	--	M		Tutoring and Educational Centers may be permitted as an Accessory Use under a Conditional Use Permit
Drive-Through or Drive-Up Facilities	--	--	--	C		See Subsection 9104.02.130 (Drive-through and Drive-up Facilities)
Reverse Vending Machines – Consumer Goods	P	P	P	P		Allowed indoors only
Vending Machines	P	P	P	P		Allowed indoors only
Urban Agriculture	A	A	A	A		

(1) Accessory dwelling units are subject to the development standards in Subsection 9102.01.080.

EXHIBIT “B”

Development Code, Division 3 - Landscaping

Development Code – Division 3 – Landscaping

Section 9105.09 – Landscaping

Subsections:

- 9103.09.010 Purpose and Intent
- 9103.09.020 Applicability
- 9103.09.030 Landscape Plan Required; What Constitutes Landscape Materials
- 9103.09.040 Landscape Requirements
- 9103.09.050 Landscape Irrigation and Maintenance

9103.09.010 Purpose and Intent

The City promotes the value and benefits of landscapes while recognizing the need to conserve water and other resources as efficiently as possible. This Section establishes minimum landscape standards for all uses in compliance with applicable state standards and guidelines and to promote sustainable development. The purpose of this Section is to establish a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and rehabilitated projects.

9103.09.020 Applicability

- A. **General.** This Section shall supplement the Water Efficient Landscaping Ordinance (Sections 7554.2–7554.9) and shall be apply to all of the following landscape projects, as listed in Section 7554.3:
1. New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review;
 2. Rehabilitated landscapes projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review; and
 3. Existing landscape areas that are one acre or more for which a water efficient landscape worksheet shall be prepared according to the specifications for existing landscapes in the Landscape Documentation Package.
- B. **Exemptions.** The provisions of this Section shall not apply to:
1. Registered local, state or federal historical sites;
 2. Ecological restoration projects that do not require a permanent irrigation system;
 3. Mined-land reclamation projects that do not require a permanent irrigation system; or
 4. Botanical gardens and arboretums open to the public.

9103.09.030 Landscape Plan Required; What Constitutes Landscape Materials

- A. **Plan Check Requirements and Content.** A Landscape Documentation Package prepared by a licensed landscape architect shall be required for all applicable projects as described in the Water Efficient Landscaping

Ordinance (see Section 7554.3), and for any project involving the installation of artificial turf within the front or street side yards.

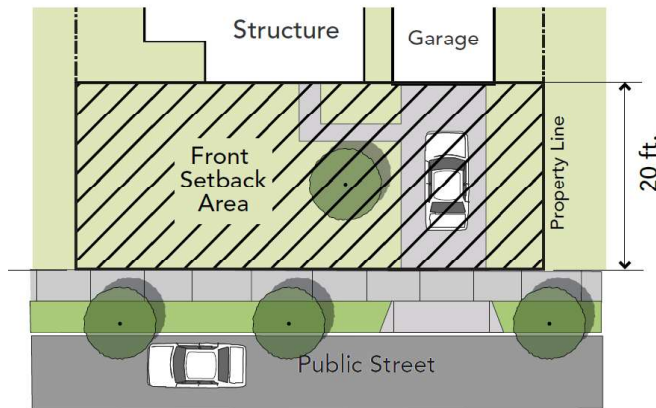
9103.09.040 Landscape Requirements
Amended by Ord. No. 2375

- A. **Applicability.** The standards in this Section shall apply to residential and non-residential uses.
- B. **Landscape Requirement for Residential Zones.** All areas of a site not devoted to structures, driveways, or walkways shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.

1. **R-M, R-0 and R-1 Zones**

- a. The front and street-side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.
- b. ~~Hardscape materials of driveways and pedestrian walkways, including pavement, concrete, interlock pavers, and the use of artificial turf~~ **rock, stone, brick, block, wooden planks, or similar material**, shall not cover more than 40 percent of the required front setback or street side. See Figure 3-17 (Front Setback Area-60% Landscaping Required). **For the use of artificial turf as hardscape within the required front and street side yard areas, see subsection 9103.09.040(D)(b).**

Figure 3-17
Front Setback Area – 60% Landscaping Required



- 2. **R-M Zone.** All cut or fill slopes exceeding six feet six inches in vertical height between two or more contiguous lots shall be planted with adequate plant material to protect the slope against erosion. The planting shall cover the bank within two years from the time of planting. The permittee, owner, or developer shall water the planted slopes at sufficient time intervals to promote growth.
- 3. **R-2 and R-3, and R-3-R Zones.**
 - a. The front/street side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.

- b. Hardscape materials of driveways and pedestrian walkways, including pavement, concrete, interlock pavers, and the use of artificial turf **rock, stone, brick, block, wooden planks, or similar material**, shall not cover more than 40 percent of the required front setback or street side. See Figure 3-17 (Front Setback Area-40% Landscaping Required). **For the use of artificial turf as hardscape within the required front and street side yard areas, see subsection 9103.09.040(D)(b).**

C. Landscape Requirement for Commercial, Mixed Use, and Industrial Zones

1. **Required Areas.** All setbacks, parkways, open areas, plazas, paseos, and non-work areas that are visible from a public street/alley or from a parking lot available to the general public shall be landscaped.
2. **Landscape Coverage Requirement.** Shrubs, groundcover, and other plant material shall cover all areas not occupied by structures, parking areas, storage, trash enclosures, driveways, and sidewalks at the time of issuance of a Certificate of Occupancy. Embellished pavement, fountains, and similar hardscape materials may, in part, be substituted for the required landscaping through the Site Plan and Design Review process.
3. **Parkway-adjacent Planting and Maintenance.** All landscaped parkway areas located between the sidewalk and the edge of development shall meet the following requirements:
 - a. The ground surface shall contain low shrubbery, mulch, or ground cover to provide coverage within two years.
 - b. If a wall or fence separates the development from the street, planting vines or espalier shrubs shall be incorporated into the planting design.
4. **Required Landscaping for Loading Areas.** Loading areas shall incorporate landscaping to provide screening if visible from the public right-of-way, adjacent uses, and pedestrians.
5. **Special Requirements for Drive-through Businesses**
 - a. Five-foot-wide raised planters shall be located along the street side property line, except for curb cut openings.
 - b. Three-foot-wide raised planters shall be located along the walls of the interior property lines to a distance equal to the front building line. For this purpose, canopies and other such structural appurtenances shall not be considered the front building line.
 - c. A minimum of 150 square feet of raised planting area shall be located at the intersection of two property lines at a street corner.
 - d. A minimum of 30 square feet of raised planting area shall be located along the building facades fronting on the street.
 - e. All planting areas shall be separated from adjacent asphaltic concrete paving by six-inch minimum curb walls.

D. Artificial Turf

1. **Locations Permitted**

- a. **Back Yards and Interior Side Setback Areas.** Artificial turf is permitted in any zone within any back yard and/or interior side setback areas.
 - b. **Front and Street-Side Yards.** In any residential zone, artificial turf is treated as hardscape. The hardscape shall be limited to 60 percent within the required front or street side yard areas and all the hardscape over the 40 percent maximum shall be artificial turf. If no artificial turf is proposed, then the hardscape shall be limited to 40 percent within the required front or street side yard areas. ~~a maximum of 15 percent of the yard area within the front or street side yards may be installed with artificial turf.~~ Artificial turf shall not be installed within ~~10 feet of a sidewalk or within 20 feet from the curb if there is no sidewalk~~ one foot of the front and street side property line or within one foot of any public easements located in the front or street side yards.
 - c. **Not Permitted in Parkways.** Artificial turf is not permitted within any parkway areas.
 - d. **Very High Fire Hazard Severity Zone.** Artificial turf that is petroleum based shall not be allowed within 100 feet of a structure in the front, side, or rear yard areas, on properties that are located in the Very High Fire Hazard Severity Zone, per Public Resources Code 4291, to ensure that the defensible space of these properties is clear of any fire fuels.
2. **Minimum Standards.** To be used in the front or street-side yard, artificial turf must meet minimum standards for materials, installation, and maintenance.
- a. **Materials and Style.** Artificial turf must have a minimum eight-year no-fade warranty as issued by the manufacturer; be cut-pile infill and made from lead-free polypropylene, polyethylene or a blend of such fibers on a permeable backing; and, have a minimum blade length (pile height) of 1.5 inches, or as determined by the Director as manufacturing processes are updated. Nylon-based or plastic grass blades are not permitted. The use of indoor/outdoor carpeting, and artificial shrubs, flowers, trees and vines instead of natural plantings is prohibited. Infill medium must consist of ground rubber; rubber coated sand or other approved mixtures and must be brushed into the fibers of the artificial turf. The style of the fiber, color, and texture shall resemble fescue, rye, and other common natural grass blades.
 - b. **Installation.** Artificial turf must be installed per all manufacturer's requirements and must include removal of all existing plant material and top three inches of soil in the installation area; placement of filter fabric or synthetic porous material over compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage; and, the area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property. Artificial turf areas must be sufficiently drained to live planting areas to provide complete infiltration of runoff. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
 - c. **Maintenance.** Artificial turf must be maintained in a green, fadeless condition; free of weeds, stains, debris, tears, holes, depressions, ruts, odors, and looseness at edges and seams. Damaged or worn areas in the artificial turf surface must be repaired or removed and replaced in a manner that results in consistent appearance with the existing artificial turf. The artificial turf surface must be replaced once it is unable to be maintained as required. Vehicle parking on artificial turf is prohibited.

9103.09.050 Landscape Irrigation and Maintenance

- A. The owner of any property, or any other person or agent in control of a property, on which is located any retaining walls, cribbing, drainage structures, planted slopes and other protective devices, required according to a permit granted under this Code or required under the issuance of a grading permit, shall maintain the retaining walls, cribbing, drainage structures, planted slopes, and other protective devices in good condition and repair at all times.

- B. All landscaped areas in nonresidential zones shall be provided with a permanent irrigation system installed below grade except for sprinkler heads. All domestic water supply lines to which irrigation systems are connected shall, when necessary, be protected by installation of atmospheric or pressure type vacuum breakers. At least one hose bibb shall be located each 100 linear feet, starting with one hose bibb at the front wall. Hose bibbs, wherever possible, shall be located in planting beds. In no case shall hose bibbs be located where they will interfere with pedestrian or vehicular circulation.

EXHIBIT “C”

Development Code, Division 9 - Definitions

Development Code – Division 9 – Definitions

Section 9109.01 – Definitions

9109.01.020 – “A” Definitions

Artificial Turf. A synthetically derived, natural grass substitute that may be used as a decorative feature in lieu of natural turf in landscape areas. Also known as artificial grass and synthetic turf.

9109.01.050 – “D” Definitions

Defensible Space. The area surrounding a structure that is required to have reduced vegetation and combustible fuels in a very high fire hazard zone. It is required to both protect structures from wildland fires and provide emergency personnel access to perform fire suppression operations.

9109.01.090 – “H” Definitions

Amended by Ord. No. 2348

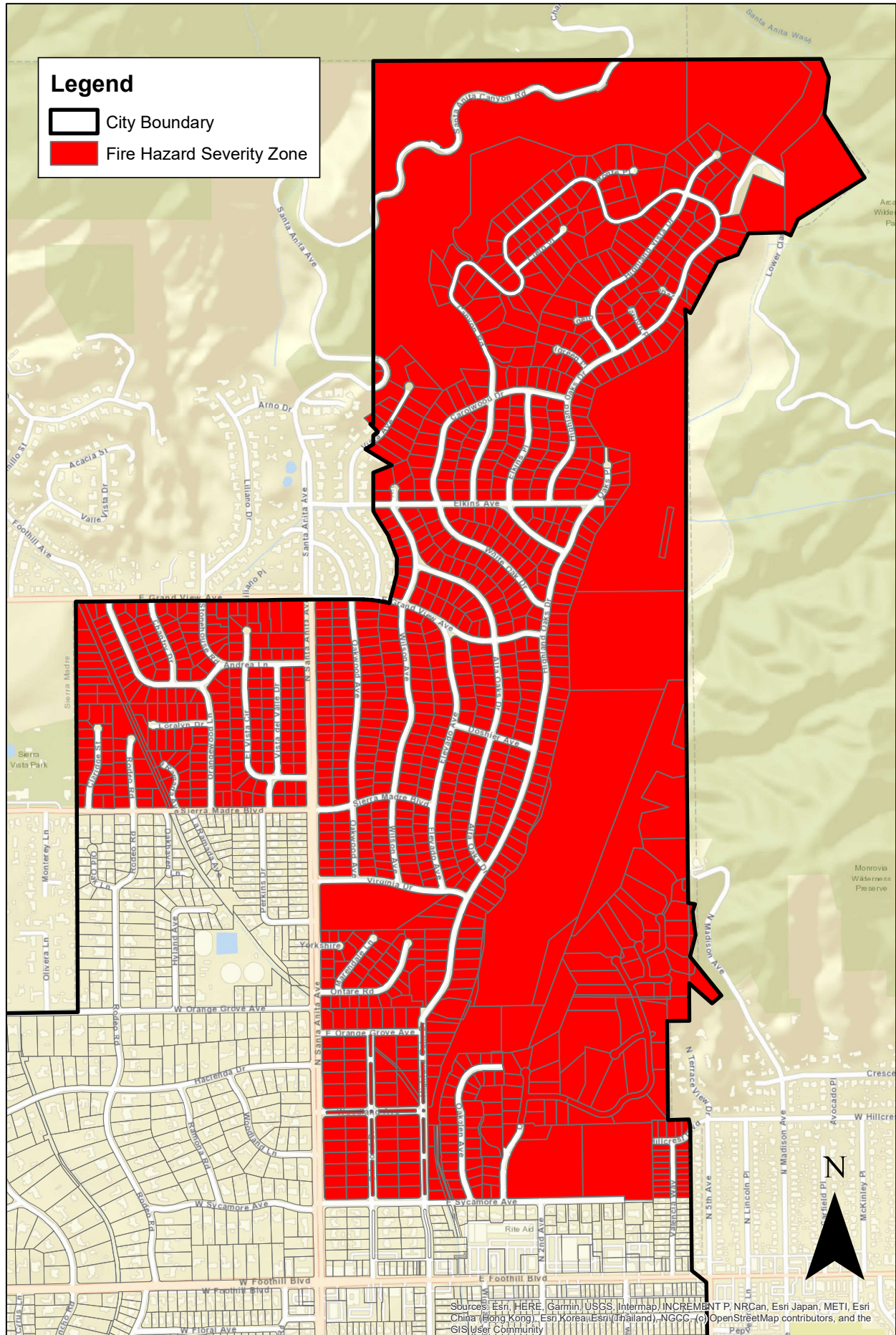
Amended by Ord. No. 2375

Hardscape. Areas covered by pavement, concrete, interlock pavers, rock, stone, brick, block, wooden planks, artificial turf, or similar materials such as patios, decks, driveways, paths and sidewalks that do not require irrigation. Artificial turf shall not be considered hardscape.

9109.01.130 – “L” Definitions

Landscaping. Any combination of native or exotic plants, lawn, groundcover, trees, shrubs, and other plant materials, plus decorative outdoor and complementary elements such as pools, fountains, water features, paved or decorated walkways or surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops or porches or in boxes attached to structures typically are not considered landscaping.

Very High Fire Hazard Severity Zones - City of Arcadia



0 0.25 0.5 Miles

Sources: City of Arcadia, Cal Fire, ESRI



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Text Amendment No. 23-01 amending various sections of Article IX, Chapter 1 (Development Code) of the Arcadia Municipal Code pertaining to artificial turf on residentially zoned properties and allowing tutoring and educational centers in places of religious assembly.	
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):	City of Arcadia - Citywide	
3. Entity or person undertaking project:	A City of Arcadia – Development Services Department	
	B Other (Private)	
	(1) Name	
	(2) Address	
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 type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input checked="" type="checkbox"/>	The project is otherwise exempt on the following basis:	The proposed update to the artificial turf regulations on residentially zoned properties and allowing tutoring and educational centers in places of religious assembly through a Conditional Use Permit are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that they would not have a significant effect on the environment and, thus, are not subject to CEQA review.
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: June 5, 2023

Staff: Edwin Arreola, Associate Planner



STAFF REPORT

Development Services Department

DATE: July 25, 2023

TO: Honorable Chairman and Planning Commission

FROM: Lisa Flores, Deputy Development Services Director
Prepared By: Fiona Graham, Planning Services Manager

SUBJECT: APPROVING A SUBSEQUENT ONE-YEAR TIME EXTENSION FOR VESTING TENTATIVE TRACT MAP NO. TTM 19-01 (82734) AT 117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE

CEQA: Not a Project

Recommendation: Adopt

SUMMARY

The Applicant and Property Owner, Arcadia Huntington Plaza, LLC, is requesting approval of Extension No. 23-05, extending Vesting Tentative Tract Map No. TTM 19-01 (82734) for one (1) year to August 18, 2024, for the approved mixed-use development project (known as "Huntington Plaza") at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue (referred to as the "Project"). TTM 19-01 (82734) previously had a one (1) year extension approved by staff on August 2, 2022, extending the expiration date to August 18, 2023. It is recommended that Planning Commission approve the subsequent one (1) year extension. It should also be noted that the City Manager intends to initiate the Periodic Review process to evaluate the associated Development Agreement.

BACKGROUND

On August 18, 2020, the City Council approved a mixed-use development project on the subject site which included 10,200 square feet of commercial space, 139 condominiums, a publicly accessible plaza fronting Huntington Drive, and a single level of subterranean parking. To facilitate the Project, a portion of the alley between Huntington Drive and Wheeler Avenue must be vacated to accommodate the basement parking. An easement for public access will subsequently be granted to maintain surface-level vehicular and pedestrian access through the alley. Furthermore, the Project included a Development Agreement between the City and the Applicant/Property Owner. The Development Agreement allowed for the inclusion of the City-owned public parking lot on Wheeler Avenue as part of the Project subject to the replacement of 55 public parking spaces within the project boundaries. A parking and access easement agreement was also recorded along with the Development Agreement to facilitate public parking. Refer to Exhibit No. 3 for the August 18, 2020, City Council staff report with select attachments.

Construction plans were submitted to the City's Building Division for review on May 20, 2021. The plans have undergone four plan-check reviews, and a fifth plan-check is currently under review. In addition, many of the steps necessary to facilitate the issuance of a building permit have not yet been accomplished and/or very little progress has been made toward them. This lack of progress will be evaluated in a Periodic Review process of the Development Agreement.



Figure 1: Rendering of the approved Project; a view from E. Huntington Drive.

TIME EXTENSION REQUEST

The request is for an extension to keep the Vesting Tentative Tract Map active for one (1) additional year. The Applicant has stated the additional time is required to allow for the approval of the building plans and due to unforeseen delays caused by a fire at the site in October 2022. Refer to Exhibit No. 1 for the Applicant's Extension Request Letter.

The Project approval was for a mixed-use project comprising 139 condominiums and 10,200 square feet of commercial space at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue. The Project was approved with the following entitlements:

- Minor Use Permit No. MUP 20-04
- Major Administrative Modification No. Major AM 20-11
- Architectural Design Review No. ADR 18-05
- Vesting Tentative Tract Map No. TTM 19-01 (82734)
- Development Agreement (Ordinance No. 2373)

The various entitlement components have differing expirations. The approval for MUP 20-04, Major AM 20-11, and ADR 18-05 remains valid as the building plan check was submitted within 12 months of the initial approval. The Development Agreement has a 10-year term, expiring by October 2, 2030, and remains in effect. Per the Subdivision Map Act, the Vesting Tentative Tract Map had an initial validity of two (2) years. A 12-month extension for the map was approved by staff on August 2, 2022, which expires on August 18, 2023. Any subsequent extension is subject to the Planning Commission's review. If this extension is granted, the vesting tentative tract map will expire on August 18, 2024.

ANALYSIS

The Applicant is currently in the Building Division's plan check process and is working toward getting building permits issued to commence construction. However, prior to building permit issuance, various actions need to be completed including the approval of a Final Vesting Tract Map. Staff has corresponded with the Applicant multiple times during the plan check process outlining outstanding actions, however the majority of these have not been completed. For example, on May 12, 2022, staff provided a comprehensive list of items required to be completed prior to building permit issuance for the Project (Refer to Exhibit No. 2). To date, most of these items remain incomplete. These items are conditions of approval which the Applicant acknowledged and agreed to in August 2020. It is the opinion of staff that these delays are unreasonable and are not attributable to unforeseen circumstances.

A significant outstanding item is the alley vacation which must be completed prior to approval of a Final Vesting Tract Map, and therefore prior to the issuance of building permits. Approval of the alley vacation requires all utilities be relocated from the alley first, however this has not yet occurred. Approval to connect the new sewer line to the Los Angeles County Sanitation District line was approved in late 2022, yet an application to relocate the sewer has not yet been received by the City. This delay is emblematic of the multiple, ongoing delays from the Applicant throughout the plan check process.

Development Services Staff have expressed concerns about the Applicant's slow progress in writing (Refer to letters dated August 18, 2022 and May 12, 2023 in Exhibit No. 2). To date, the Applicant has not made notable progress moving the Project forward and significant concerns remain about the ongoing delays and the Applicant's ability to successfully complete the Project.

As mentioned in the Applicant's extension request application, there was a significant fire at 128 Wheeler Avenue which destroyed the building and damaged the adjacent buildings at 124 and 134 Wheeler Avenue. This fire occurred on October 8, 2022. As of July 10, 2023, the buildings have not been fully demolished despite a demolition permit being issued on January 30, 2023, and three (3) asbestos abatements having been completed. It is the opinion of staff that this is an unreasonably long time to complete demolition of fire damaged buildings. Furthermore, although the fire has added additional workload to the Applicant, the demolition itself should have no bearing on the progress of the ongoing building plan check and coordination with utility providers on relocation and removal of utilities. All outstanding items required for building plan check can and should be completed independently of demolishing the fire damaged buildings.

Section 9107.11.080 of the Development Code lays out the process of Periodic Review of approved development agreement. This is a method of ascertaining the good faith compliance by the Applicant of the terms of the agreement. Per the Development Code, the City Manager can begin the Periodic Review process by providing notice to the Applicant of an upcoming hearing by the Planning Commission. At that hearing, the burden of proof will be on the Applicant to prove good faith compliance. The Commission's decision and findings will then be provided to the City Council. It is anticipated that the City Manager will call for Periodic Review in the coming weeks.

FINDINGS

Section 9105.03.110(E) of the Arcadia Development Code requires that the Planning Commission may approve an extension to a tentative map if all of the following findings can be made:

- 1. There have been no changes to the provisions of the General Plan, any applicable specific plan, or this Development Code applicable to the project since the approval of the tentative parcel or tract map;**

Facts to support finding: There have been no changes to the provisions of the General Plan or the Development Code since August 18, 2020, which would impact the subject development and Vesting Tentative Tract Map No. TTM 19-01 (82734). The City approved a Housing Element update in February 2022. The updated Housing Element does not change the City's intent for the subject site, and further encourages mixed-use development throughout the City's commercial zones. The subject site is not within a Specific Plan area. The Development Code has not been changed in a way that would impact or preclude the approved development and vesting tentative tract map from being developed. Therefore, this finding can be made.

- 2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable specific plan, or other standards of this Development Code apply to the project; and**

Facts to support finding: There have been no changes to the site or surrounding properties that would affect how the General Plan or Development Code applies to the Project. The site maintains commercial uses on E. Huntington Drive, and a public parking lot on Wheeler Avenue. The buildings damaged by fire on Wheeler Avenue were previously used for commercial activities and were to be demolished to accommodate the Project, irrespective of the fire. The surrounding area maintains a mix of commercial uses and has remained largely unchanged since the Project was approved. As such, there have been no changes to the site or surrounding area that would affect how the General Plan or Development Code applies to the Project. Therefore, the finding can be made.

- 3. There have been no changes to the capacities of community resources, including but not limited to roads, sewage treatment or disposal facilities, schools, or water supply so that there is no longer sufficient remaining capacity to serve the project.**

Facts to support finding: There have been no changes to the capacities of community resources which will serve the Project. No significant development projects have been proposed or approved in the immediate vicinity which would impact the City's ability to adequately service the project. Recent, nearby mixed-use projects have undertaken the applicable environmental reviews with the assumption that the Huntington Plaza project will proceed, and all analyses have shown sufficient capacity of the roads, sewer, schools and water supply to service the proposed new developments and the Project. Therefore, there will continue to be sufficient capacities of community resources to service the Project.

ENVIRONMENTAL ASSESSMENT

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City has determined that the extension to the Project will not change the environmental findings that were previously adopted in the Initial Study/Mitigated Negative Declaration, and thus, no further CEQA review is required as an extension is not a project under CEQA Guidelines Section 15061(b)(3). Refer to Exhibit No. 4 for a Preliminary Exemption Assessment.

RECOMMENDATION

It is recommended that the Planning Commission approve Extension No. EXT 23-05 extending Tentative Tract Map No. TTM 19-01 (82734) for one (1) more year, with a new expiration date of August 18, 2024.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve a time extension of this Vesting Tentative Tract Map approval, the Commission should approve a motion for a one (1) year extension, find that the extension is not subject to the California Environmental Quality Act (CEQA), and that the map extension is consistent with the findings.

Denial

If the Planning Commission intends to deny a time extension of this Vesting Tentative Tract Map approval, the Commission should approve a motion to deny an extension and state the reason for not granting an extension.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the July 25, 2023, Planning Commission Meeting, please contact Planning Services Manager, Fiona Graham at (626) 574-5442, or fgraham@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Deputy Development Services Director

- Exhibit No. 1: Extension Request Letter from the Applicant
- Exhibit No. 2: Select correspondence to the Applicant between May 2022 and May 2023
- Exhibit No. 3: City Council Staff Report, dated August 18, 2020, including the following selection of attachments:

- Attachment No. 3 – Aerial Photo and Zoning Information and Photos of the Subject Property
- Attachment No. 6 – Architectural Plans
- Attachment No. 7 – Vesting Tentative Tract Map

The staff report with all attachments can be found here:

<https://laserfiche.arcadiaca.gov/WebLink/DocView.aspx?id=808898&dbid=0&repo=CityofArcadia>

Exhibit No. 4: Preliminary Exemption Assessment

Exhibit No. 1

Extension Request Letter from the
Applicant

Subject: Extension of TTM # 19-01 (82734)

Hello,

I hope this finds you well. I am writing to formally request an extension for the TTM # 19-01 (82734) that was approved at the August 18, 2020 City Council Meeting and extended on August 2, 2022. Due to unforeseen circumstances and delays, I kindly ask for an extension of 1 year.

We are requesting an additional extension of TTM # 19-01 (82734) due to construction plans being in the plan-check process and so that it does not expire. The plan check files included below and attached via Dropbox Link for your review were submitted to the City of Arcadia on March 31, 2023.

- Drainage Plan: Grading & Drainage Concepts were approved by the Engineering Department after the three reviews.
- Off Site Improvements: These have been completed and have been reviewed by the Engineering Department including the alley design.
- Haul-off Route: The haul-off route and construction staging plans were reviewed and approved by the Engineering Department in the 2nd round of plan checks.
- Public Sewer: This was approved by the City and County back in December 2022.
- Alley Vacation: The alley vacation is being worked on by Kevin Lai at Caliland Engineering.
- Files: bit.ly/43qX0kx

In regard to the Final Map, we have been working with Kevin Lai at Caliland Engineering and he has assured us that he has finished the survey monuments at the site and is waiting for the County to inspect. I will continue to follow up with the status and to mitigate any speed bumps should they arise.

In addition, due to the unforeseen need for an emergency demolition because of a fire last October, this unforeseen circumstance has significantly impacted the project



timeline and necessitates additional time to complete the requirements of the TTM. This resulted in the allocation of resources towards the mitigation of the effects of the incident and the progress of the TTM was unavoidably affected.

We remain committed to working closely with the plan check department and are available to provide any additional information or address any feedback or concerns promptly.

With best regards,

A handwritten signature in black ink, appearing to read "Ben Zhang", is written over a light blue horizontal line.

Ben Zhang, Project Manager

Exhibit No. 2

Select correspondence to the Applicant
between May 2022 and May 2023



City of Arcadia

Development Services Department

Jason Kruckeberg
*Assistant City Manager/
Development Services
Director*

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021
(626) 574-5415
(626) 447-3309 Fax
www.ArcadiaCA.gov

May 12, 2022

SENT VIA EMAIL

Zhiling Sun
Giantech Construction Inc.
Email: zhiling@giantechinc.com

Subject: Plan Check corrections

Project Address: 117 – 129 E. Huntington Drive and 124 – 134 Wheeler Avenue

Dear Mr. Sun:

The Development Services Department has reviewed the building plans for conformance with City requirements, mitigation measures, conditions of approval, and the development agreement. The following are outstanding items at this stage of the project. There might be additional items since we haven't received many of the required items listed below. :

1. Before the City can issue any permits, the Final Map must be filed and approved by the City Council. We understand that you are trying to resolve the relocation of the easements and sewer line, however the Final Map must be recorded prior to issuance of a building permit, and it must comply with condition no. 11. Please note the tentative tract map is only valid for 2 years and expires on (August 18, 2022). It is best you apply for a 1 year extension at least one month prior to the expiration date. Attached is the application.
2. Prior to approval of the Final Map or the issuance of a demolition permit, whichever comes first, the Owner/Applicant shall either construct or post security for all public improvements shown on the Vesting Tentative Map 82734 and the following item(s):
 - a. Remove and replace existing sidewalk, curb, and gutter from property line to property line for all adjacent public right-of-way.
 - b. Coordinate with Public Works Services on replacement or protection of street trees.
 - c. Install new driveway per City Standard plans.
 - d. Improvements to alley shall be through the project and extend westerly to First Avenue. The improvement concept shall be in accordance with the City's alley improvement plan currently in design at the time of this action. This concept plan is intended to include enhancements like pavers, bollards lighting etc.
3. Prior to the recordation of the Final Map, the owner shall dedicate to the City a triangular portion of property in the northeast corner of the property adjacent to Wheeler Avenue and Indiana Street, measuring a minimum of 12-foot perpendicular to Indiana Street, for street and parking purposes (See condition 12 of Resolution No. 7331).

4. The City has not received a parking management plan to replace the 55 parking spaces during construction. The City requires a tentative lease agreement for 55 parking spaces subject to the City's review process prior to executing those lease agreements (See condition 6 of Resolution No. 7331).

Prior to issuance of a building permit, a parking management plan needs to be submitted (See condition 4 of Resolution No. 7331).

5. A haul route map and construction staging plan is required prior to issuance of a grading plan (See condition 2 of Resolution No. 7331). Also, a Construction Management Plan shall be prepared by the Developer for the review and approval of the City of Arcadia and any other affected jurisdictions in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) (See Mitigation Measure No. 44 for details on the minimum requirements for the Construction Management Plan).
6. All the requirements necessary to vacate the alley need to be completed (See condition 11 of Resolution No. 7331).
7. Provide a copy of the CC&R's for the development. The CC&R's must include a section on maintenance.
8. As the Planning & Community Development Administrator mentioned to you by email the only access that residential unit has at 16 N. First Avenue is through a door off the alley. Obviously, this is an issue, so we ask that you resolve this problem prior to issuance of a grading permit.
9. Please be aware that if the trees are removed during the nesting period, a report prepared by a Biologist is required to be completed and it can't be more than 2 weeks before the demo the site and/or grade. I believe nesting period ends on Sept.
10. Submit a Sewer area study to the Department of Public Works.
11. Mitigation measures outlined below have yet to be met:
 - a. Prior to the issuance of a demolition permit, the Applicant shall submit the name and qualifications of a qualified paleontologist to the City of Arcadia Development Services Department for review and approval. Once approved, the qualified paleontologist shall be retained by the Applicant on an on-call basis to observe grading activities in the older Quaternary Alluvium on the Project site and to salvage and catalogue fossils as necessary. A receipt for the paleontologist's services must be submitted to Development Services Department (See Mitigation Measure No. 41).

- b. Prior to the issuance of a demolition permit, pre-demolition surveys for asbestos-containing materials (ACMs) and lead-based paint (LBP) shall be performed for the structures proposed for demolition (See Mitigation Measure No. 42).
- c. Prior to the issuance of a demolition permit for the Project, the Applicant shall submit written proof to the City that engineering drawings and calculations as well as construction work plans and methods including any crane placement and radius have been submitted to Metro for review (See Mitigation Measure No. 45).

12. Please see minor redline comments on the plans.

Please note that grading plans and LID documentation are still to be reviewed. Additional comments may be forthcoming from that review.

If you have any questions regarding the requirements outlined above, please contact me at (626) 574-5442 or by email at FGraham@ArcadiaCA.gov. Thank you.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT
Community Development Division / Planning Services



Fiona Graham
Planning Services Manager



City of Arcadia

Development Services Department

Jason Kruckeberg
Assistant City Manager/
Development Services
Director

August 18, 2022

Andy Zhang and Ben Zhang
New World International, LLC.
23341 Golden Springs Drive, #200
Diamond Bar, CA 91765

**Subject: Huntington Plaza Project – 117-129 E. Huntington Drive/124-134
Wheeler Avenue**

Dear Andy and Ben:

This letter concerns the situation with the plan check and processing of the Huntington Plaza project. This entitlement was approved in August 2020, after years of work and effort to develop a project scope that included the City's parking lot property. It has now been two years since this approval, and no building permit has been issued. In fact, my staff have informed me that there have been recent meetings where we have had to outline processes related to utility relocation, vacation of easements, and the Final Subdivision Map approval for the project that will take many months and likely well over a year to resolve.

As you know, you have entered into a Development Agreement with the City of Arcadia and, as part of the project, you purchased City property as well as adjacent buildings. In the time you have owned these properties, they have fallen into disrepair, have had many code violations, and have become an eyesore in Downtown Arcadia. For example, the parking lot has degraded to the point where it is a liability concern and it needs to be resurfaced. Additionally, the buildings have been broken into frequently and utilized by homeless individuals, and weeds, trash, torn awnings, and broken windows are prevalent.

Because of the lack of movement on your Plan Check, and the fact that issuance is not imminent, we have significant concerns that: 1) You will be unable to complete this project, and 2) The property will continue to degrade and become a true nuisance in Downtown Arcadia. As a result, we have reached a point where the performance requirements under the Development Agreement must be formally reviewed and the City must decide whether to continue pursuing the Agreement.


The issues that came to light recently with regard to your Map, utilities, and vacation of easements are items that should have been in process long ago. There appears to be a significant lack of understanding of the complexities of development of a project of this type and the necessary steps required. Over the years, we have repeatedly made you aware of this and suggested you hire experienced project managers and mixed-use development teams. This has not been done. Because of this, we are also very concerned with the rest of your pending projects in Arcadia. New World International owns several other

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prominent and important properties in the City, and we continue to expend staff time reviewing iterations of these other projects while you have not been able to move Huntington Plaza forward.

Through this letter, we are requesting that you provide us with a full and complete timeline for the construction of the Huntington Plaza project, complete with milestones and key steps. We are also requesting that you provide us with your maintenance and use plan for the existing buildings and uses on the property to maintain these properties until such time as you can move forward with construction. Once we have your information, we would like to schedule a time for you to present this information to the City Council, so the City Council can make decisions about the existing Development Agreement and whether to continue with it. Thank you for your cooperation.

Sincerely,



Jason Kruckeberg
Assistant City Manager/Development Services Director

C: Dominic Lazzaretto, City Manager
Stephen P. Deitsch, City Attorney
Phil Wray, Deputy Director of Development Services/City Engineer
Lisa Flores, Planning & Community Development Administrator
Ken Fields, Building Official

ITEMS AND ISSUES PRIOR TO FINAL MAP APPROVAL/RECORDATION

There are still many steps that are needed prior to final recordation of the Map, including but not limited to:

- The plans still do not include a feasible drainage plan. This has been a plan check comment since the first round of plan check.
- As part of the recordation of the Final Map (and prior to issuance of a building permit), they have to dedicate to the City a triangular portion of the property in the northeast corner of the property adjacent to Wheeler and Indiana Street, measuring 12-feet for street and parking purposes.
- Plans for off-site improvements have not been completed. Also will need to Post bond for all public improvements such as sidewalk, driveways, alley improvements etc.
- Submit parking management plan to replace the 55 parking spaces lost during construction.
- Submit comprehensive haul route and construction staging plan.
- Pre-demolition surveys and materials testing must be completed.
- Coordinate with the property owner at 16 N. First Avenue since their only access to the residential unit is through a door off the alley.
- Obtain utility company approvals for all utility relocations, new poles, and property owner approvals as necessary
- Show all new utility easements and elimination of unnecessary utilities on the Map. Each utility Company (SCE, AT&T, Spectrum) to perform their own relocation work. City will issue permits for work in ROW. Utility Companies typically don't work concurrently on these types of relocation projects, so each Company will schedule its work separate from the others. (Project Utility Coordination from a third party is vital to make this happen in a timely manner.)
- Obtain new Public Sewer Main plan approval from City, and clearance from LACSD
- Install new sewer in alley from west property Boundary to First Avenue, keep all sewer laterals active, and reconnect all active services to the new line, Abandon the old sewer. Obtain formal acceptance of all work by City
- The Applicant shall submit a reciprocal access easement over the alley for public use and the maintenance section of the development's CC&R's. This shall be subject to review and approval by the City's Attorney.
- Once Huntington Plaza Portion of the alley is free and clear of all underground and overhead utilities and poles, make application for alley vacation
- City to obtain clearances from all utility companies
- City to administer the Alley vacation process with the notice of intent resolution and posting/noticing for a month before the vacation Public hearing
- Once vacated, the Vacation Resolution must be recorded and recording information added to the final map
- Obtain County approval letter for final map and City to review final map
- Remove all existing structures from the site and abandon utilities
- Final Tract Map approved by City Council
- Final Tract Map, Easements, and CC&Rs recorded by the County at the same time



City of Arcadia

Development Services Department

Jason Kruckeberg
*Assistant City Manager/
Development Services
Director*

May 12, 2023

Andy Zhang and Ben Zhang
New World International, LLC.
23341 Golden Springs Drive, #200
Diamond Bar, CA 91765

Daniel Wu
Giantech Construction, Inc.
2 La Porte Street
Arcadia, CA 91006

**Subject: Huntington Plaza Project – 117-129 E. Huntington Drive/124-134
Wheeler Avenue**

Dear Andy, Ben, and Daniel,

This letter is related to the status of the plan check and entitlements for the Huntington Plaza project. As you know, this entitlement was approved in August 2020, after years of work and effort to develop a project scope that included the City's parking lot property. It is rapidly approaching three years since this entitlement, and we are nearing a critical deadline related to your Tentative Tract Map.

Tentative Tract Map No. 82734 was extended administratively last August and expires on August 18, 2023. In order to receive any further extension, the Arcadia Planning Commission must hold a public hearing on your project well in advance of this date. Please submit a request for extension with the Planning Division as soon as possible in order for us to schedule a hearing with the Planning Commission to consider extending your project. We are tentatively planning this hearing for **July 25, 2023**, so it is critical that these materials be submitted quickly. The application form is attached.

Along with your application, you must also submit rationale and justification to the Planning Commission in order for them to extend this Map. It is clear from the state of the plans that they are not close to permit issuance. The plan set we are currently reviewing is the 4th submittal. There was a seven month gap between the last returned set of comments and the current set. Even with that time, there are still many original conditions of approval that have not been dealt with and additional corrections on the plans from both the Planning and Engineering Divisions. Many of the comments from these divisions are carried over from the very first review of the plans. A letter was provided to you on May 12, 2022, detailing many of the necessary items for Plan Check, and another letter on August 18, 2022, was provided laying out our concerns with the project and requesting a timeline for completion. Obviously, the timeline you provided has not been met.

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021
(626) 574-5415
(626) 447-3309 Fax
www.ArcadiaCA.gov

In the August 18 letter, we also raised our concerns with the state of the buildings and properties you own. They are in a constant state of disrepair and are an eyesore and embarrassment for Downtown Arcadia. We have repeatedly provided notices and citations to clean up the buildings and keep them secure, in addition to a request to resurface and maintain the parking lots. Despite these efforts, a fire occurred in these buildings on October 8, 2022. Even with our assistance and efforts, one building remains standing on this site as you have been unable to secure a demolition clearance for more than seven months. These properties continue to be a nuisance in the Downtown area, and we will unfortunately continue to cite for Code violations.

A Building Permit for your project cannot be issued until a Final Map is approved, and there are many steps needed before you can get Final Map approval. At the hearing with the Planning Commission, it will be your responsibility to provide information that supports a request to extend the Tentative Tract Map in light of all the problems with the Plan Check process and properties. In the meantime, the City will continue to evaluate the Development Agreement that exists between you and the City.

For your reference, copies of the May 18, 2022, letter, August 18, 2022, letter, and a list of items required prior to Final Map approval, have been attached to this correspondence. Please feel free to reach out to me or Lisa Flores, Deputy Development Services Director, with any questions at 626-574-5414.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Kruckeberg", with a long horizontal flourish extending to the right.

Jason Kruckeberg
Assistant City Manager/Development Services Director

Attachments

C: Dominic Lazzaretto, City Manager
Michael Maurer, City Attorney
Kevin Merrill, City Engineer
Lisa Flores, Deputy Development Services Director
Ken Fields, Building Official

Exhibit No. 3

City Council Staff Report, dated August 18,
2020 with select attachments



STAFF REPORT

Development Services Department

DATE: August 18, 2020

TO: Honorable Mayor and City Council

FROM: Jason Kruckeberg, Assistant City Manager/Development Services Director
Lisa L. Flores, Planning & Community Development Administrator
By: Luis Torrico, Senior Planner

SUBJECT: RESOLUTION NO. 7331 AND ORDINANCE NO. 2373 RELATED TO A MINOR USE PERMIT, MAJOR ADMINISTRATIVE MODIFICATION, ARCHITECTURAL DESIGN REVIEW, VESTING TENTATIVE TRACT MAP (82734), DEVELOPMENT AGREEMENT, AND A MITIGATED NEGATIVE DECLARATION FOR THE DEVELOPMENT OF A MIXED-USE PROJECT WITH 139 RESIDENTIAL UNITS AND 10,200 SQUARE FEET OF COMMERCIAL AREA LOCATED AT 117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE

RESOLUTION NO. 7331 APPROVING MINOR USE PERMIT NO. MUP 20-04, MAJOR ADMINISTRATIVE MODIFICATION NO. MAJOR AM 20-11, ARCHITECTURAL DESIGN REVIEW NO. ADR 18-05, VESTING TENTATIVE TRACT MAP NO. TTM 19-01 (82734), AND A MITIGATED NEGATIVE DECLARATION FOR THE DEVELOPMENT OF A MIXED-USE PROJECT WITH 139 RESIDENTIAL UNITS AND 10,200 SQUARE FEET OF COMMERCIAL AREA LOCATED AT 117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE

Recommendation: Adopt

ORDINANCE NO. 2373 APPROVING A DEVELOPMENT AGREEMENT WITH NEW WORLD INTERNATIONAL, LLC RELATING TO THE HUNTINGTON PLAZA MIXED USE PROJECT LOCATED AT 117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE

Recommendation: Introduce

SUMMARY

The property owner, New World International, LLC, is requesting approval of Minor Use Permit No. MUP 20-04, Major Administrative Modification No. Major AM 20-11, Architectural Design Review No. ADR 18-05, and Vesting Tentative Tract Map No. TTM 19-01 (82734) to redevelop two sites and an existing City parking lot with a new mixed-use development consisting of two separate buildings and a shared subterranean parking structure. The first building consists of four stories of residential units (39 condominiums) over 10,200 square feet of ground floor commercial at 117-129 E. Huntington Drive. The second building is a five-story residential building (100 units) with surface parking on the ground floor that consists of private and public parking stalls at 124-134 Wheeler Avenue. With the required conditions, the project will improve the area and advance the goals of the Downtown as well as the community generally.

It is recommended that the City Council adopt Resolution No. 7331 (Attachment No. 1), introduce Ordinance No. 2373 (Attachment No. 2) approving the proposed project and the Development Agreement, and adopt the Mitigated Negative Declaration in accordance with the California Environmental Quality Act ("CEQA").

BACKGROUND

The project site consists of seven (7) parcels, including a City parking lot, totaling 1.74 acres in size that fronts on Huntington Drive and Wheeler Avenue, located at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue. The alley between both areas will be vacated for the construction of the subterranean parking structure; however, it will still be used for vehicular access via a public easement. The parcels fronting on Huntington Drive are zoned Central Business District ("CBD") and have a Commercial Land Use Designation with a density of 80 units per acre and a Floor Area Ratio of 1.0. The parcels fronting on Wheeler Avenue are zoned Downtown Mixed Use ("DMU") and have a Mixed Use Land Use Designation with a residential density allowance of 80 units per acre and a Floor Area Ratio of 1.0. The project site is currently developed with five commercial buildings and a surface City-owned parking lot (see Figure 1) - refer to Attachment No. 3 for an Aerial Photo with Zoning Information and Photos of the subject site.

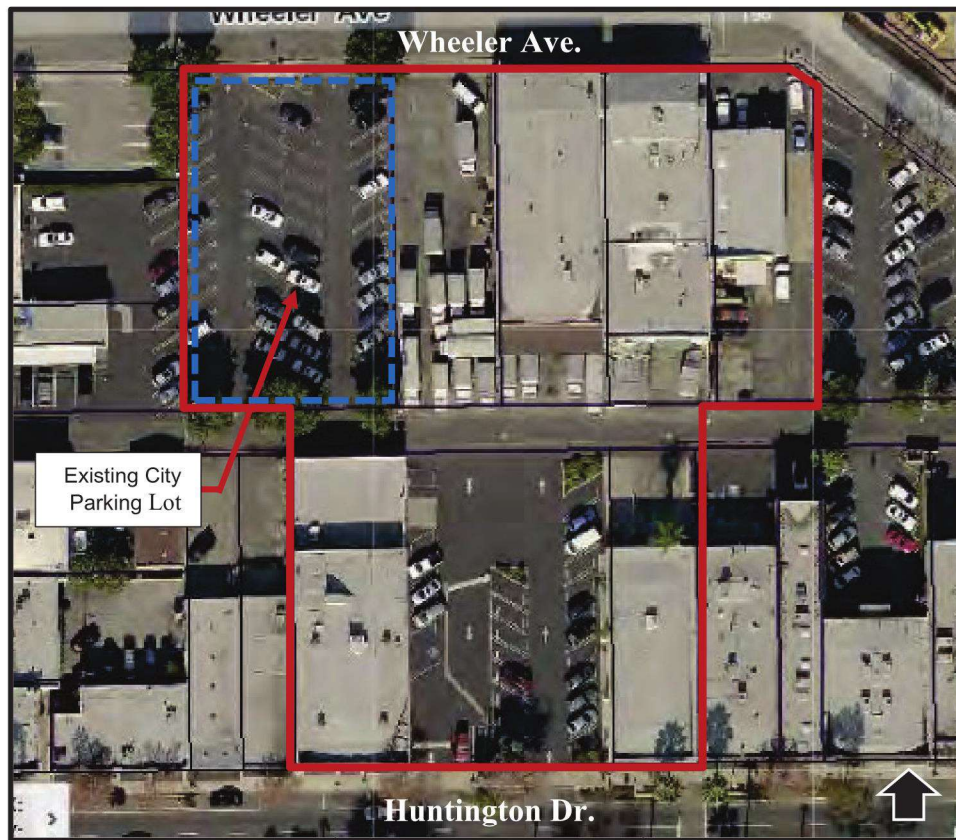


Figure 1 - Aerial of Subject Site

The existing City-owned parking lot includes 55 public parking stalls and is accessed from the alley and Wheeler Avenue. As part of the development, a Development Agreement will need to be approved to facilitate the sale of the parking lot to the Applicant to include into the overall project site. As required by the Development Agreement, the Applicant will need to replace the 55 public parking stalls at a 1:1 ratio, within the proposed mixed-use development site. Conceptual plans of the proposed mixed-use development were presented to the City Council at three (3) study sessions, all of which included discussion of the City-owned parking lot. The proposed Development Agreement includes the following deal points:

- \$2.15 million purchase price
- 10-year term
- Applicant will provide 55 public parking stalls in perpetuity
- Requires City and Applicant to enter into Access and Parking Easement Agreement
- Requires Applicant to maintain public access to the existing 55 public parking stalls until building permits are issued for the proposed mixed-use development.

PROPOSAL

Mixed-Use Development

The proposed mixed-use development will be parceled into two separate areas on either side of the alley. The first area will front on Huntington Drive, and two of the parcels will be merged to accommodate a development that consists of four residential stories (39 units) above 10,200 square feet of commercial. For the second area, five of the parcels, including the City's parking lot, will be merged to accommodate a five-story residential building (100 units) over surface parking. This area is located across from the alley and fronts on Wheeler Avenue. Both areas will include a total of five stories with a total height of 58'-6"; therefore, the development will comply with the maximum height of 60 feet. Residential units, located throughout both areas, will consist of two (2) one-bedroom units, 100 two-bedroom units, and 37 three-bedroom units ranging in size from 867 square feet to 1,727 square feet. All of the units will have a private deck or balcony ranging in size from 42 square feet to 106 square feet.

The ground floor commercial will be divided into five units ranging in size from 1,100 square feet to 3,200 square feet. The commercial units will be centered around an outdoor public plaza intended to interact with the streetscape along Huntington Drive. Several iterations were reviewed to ensure that the project included a component that would activate the street frontage, as required by the General Plan and City Center Design Plan. The plaza, as depicted on the architectural plans (Attachment No. 6) is proposed to include a lawn area and outdoor seating; however, it is recommended that the entire area be hardscaped (See Condition No. 7). The plaza will act as an activity node where people can congregate and experience the outdoors. The plaza will be accessible to the public from Huntington Drive and via a retail paseo walkway that will connect the alley, residential units, and the parking structure on the north portion of the site, and will be accessible to residents of the project and the general public.

Open space for the project will be provided through private unit balconies and common outdoor space. The area fronting on Huntington Drive will provide common open space on the fourth floor and will include two (2) rooftop decks totaling approximately 3,000 square feet of common open space. The decks will include outdoor seating areas and landscaping. The second area, on the north side of the site, will provide approximately 5,500 square feet of common open space located on the second level, which will include an indoor clubhouse and two open-air courtyards. The courtyards will include a wading pool, seating areas, landscaping, and an outdoor kitchen with pergola and community table. The common open space and other project amenities in both areas will be accessible to all residents of both buildings.

Parking and Public Alley

Both private and public parking will be provided on this site within the covered parking lot area, and a one-level subterranean parking structure is proposed for resident and guest parking. The parking structure has openings off Wheeler Avenue and the alleyway. Both options allow patrons and residents to access from either side. In order to allow the subterranean parking structure to be built under the alley, the City has to vacate the rights beneath the surface area; however, an easement will be required over the alley as a public easement in order to maintain vehicular access at all times. As part of the project, the alley within the project boundaries will be improved with enhancements such as pavers, bollards, and lighting. In addition, as part of the sewer relocation discussed later in this report, the Applicant will be required to extend the alley improvements westerly to First Avenue.

Parking for the entire development will be provided via surface parking and a subterranean parking structure. A total of 350 parking stalls will be provided, which complies with the Code. The surface parking garage will provide parking for the commercial uses, for some of the residential uses, and the 55 replacement public parking stalls, as required as part of the Development Agreement, which will be discussed later in this report. The subterranean parking structure will provide parking for the majority of the residential units, most of which are provided via tandem parking, and guest stalls. All the residential stalls will be enclosed as required by the Development Code. The project will also provide a total of 32 bicycle parking stalls in the surface parking garage, complying with the City's requirements.

Included with the Applicant's request is a Major Administrative Modification for parking design. The modifications include reduced parking widths for the proposed tandem stalls, and reduced parking lengths for stalls that are adjacent to and facing a wall, building, walkway, utility cabinet, or structure. The modification request will be discussed later under the Parking Analysis section of this report.

Zoning

The subject site is zoned Central Business District ("CBD") and Downtown Mixed Use ("DMU"). Both zoning designations can remain in place as both Zones have very similar development standards and permitted uses.

In terms of development standards for the Zones, the only difference pertains to minimum lot size and rear yard setback when adjacent to residential zones (see Table 1). The project site will be merged and re-subdivided as part of the Vesting Tentative Tract Map process, and the site is not adjacent to residential zones; therefore, there are no concerns with keeping both zones.

Development Standards		
	CBD and DMU Requirements	Provided
Density (Units/acre)	80	79
Height (Maximum)	60'	58'-6"
Floor Area Ratio (Non-Residential Uses)	1.0	0.14
Open Space (Minimum)	13,900 Sq. Ft.	24,296 Sq. Ft.
Setbacks: (Minimum)		
Front	0 ft. (10 ft. max)	5 ft.
Side	0 ft.	5 ft.
Rear	0 ft.	0 ft.

Table 1 – Development Standards in CBD & DMU Zones

The project site's zoning and location in the Downtown Area subject it to compliance with the City Center Design Plan. The City Center Design Plan was created to guide development in the Downtown by providing a set of guidelines, including increasing pedestrian activity and street interaction and stepping buildings to be respectful to the existing one- and two-story developments in the Downtown. Several design iterations were reviewed to ensure the development provided ground floor commercial that would activate the streetscape and that the overall building massing was stepped back from Huntington Drive to maintain a pedestrian scale at the street level. In compliance with the policies of the City Center Design Plan, the ground floor commercial will be setback five feet from the front property line and will be centered around an outdoor public plaza to

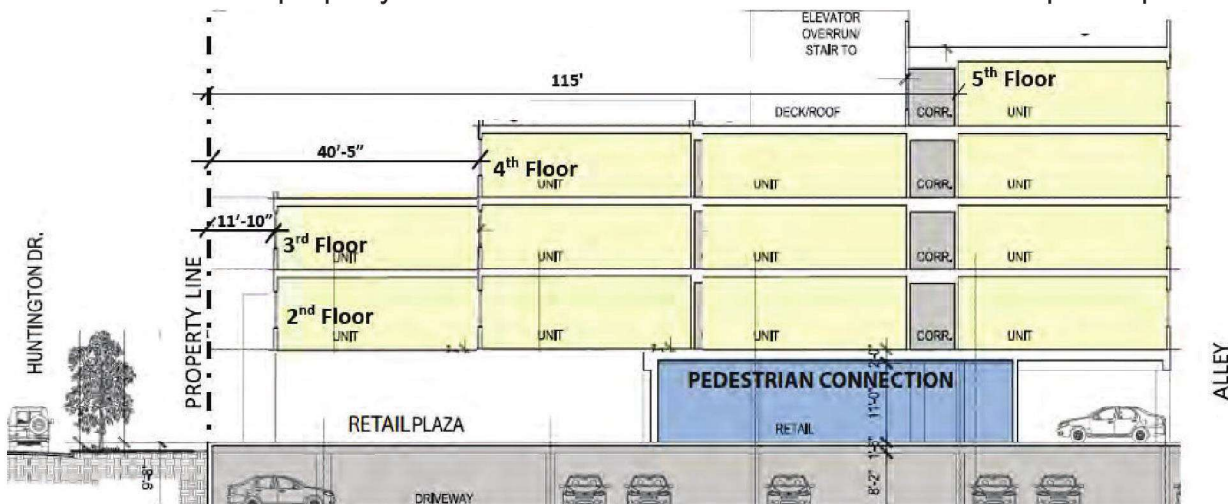


Figure 2 – Building 1 section view

act as an activity node. The second and third levels of residential will be stepped back 11'-10" from the front property line, the fourth level 40'-5", and the fifth level will be stepped back 115' from the front property line (see Figure 2). This design will provide relief for the streetscape and will also be complimentary to the adjacent single- and two-story buildings.

Relocation of Utilities

In order to construct the subterranean parking structure, the Applicant will be required to relocate existing utilities, including electricity, telephone, cable, and sewer, which span the length of the project site running east to west along the alley.

The dry utilities will be relocated underground around the perimeter of the project site. The relocated underground lines will span north from the alley to Wheeler Avenue along the west project perimeter, and east along Wheeler Avenue along the north project perimeter to service the proposed development. Two existing electrical power poles located along the alley at the west and east boundary of the subject site will be relocated adjacent to the alley, outside of the subject site. These power poles cannot not be removed as it would require undergrounding of all electrical services to the properties south of the alley. Meetings were held with Southern California Edison (Edison) on several occasions to identify any issues with the proposed relocation and ensure that it could be completed. In addition, the Applicant met with adjacent property owners to inform them of the proposed relocation and to obtain consent for related work to be completed on their properties. Existing utility services to adjacent neighbors and nearby parcels will be maintained throughout construction of the project and would only temporarily be turned off to switch from the existing to the new underground conduits and power poles once they are constructed and ready for use. The relocation plans are currently being reviewed by Edison and no issues are anticipated.

The existing sewer line is located along the alley to be vacated. The line will be capped at the eastern project boundary; the remaining portion, which connects to a Los Angeles County Sanitation District ("LACSD") trunk line sewer main located in First Avenue, will be removed and replaced. As part of the project, a new 8-inch sewer line will be installed from the project's western boundary to the existing LACSD main line in First Avenue. LACSD has confirmed that sewage generated by the project can be accommodated with the existing sewage infrastructure, and no capacity driven expansions and/or relocations are required.

Vesting Tentative Tract Map

The Development Code allows a Vesting Tentative Tract Map to be submitted and processed in lieu of a Tentative Parcel Map. If approved, the Vesting Tentative Tract Map is intended to establish vested rights pertaining to development standards for the project and protects those rights in the event there are changes to the applicable standards. For

this map, the Applicant has requested that current development standards be vested, such as minimum lot area, density, floor area ratio, and building height. The Vesting Tentative Tract Map will be processed to subdivide the airspace through the Vesting Tentative Tract Map process – see Attachment No. 7. The map proposes to merge the existing seven (7) parcels and re-subdivide the property into six (6) new lots including one (1) comprehensive ground lot (Lot 1) and five (5) air-space lots for the residential condominium units, commercial units, and residential, commercial, and public parking. Lot 2 will contain the residential parking and the 55 public parking stalls, Lots 3 & 4 will contain the retail parking, Lot 5 will contain the commercial units and retail parking, and Lot 6 will contain all the residential units.

As part of the map, a triangular portion of property in the northeast corner of the project site adjacent to Wheeler Avenue and Indiana Street will be dedicated to the City for streets, sidewalks, and parking purposes. Adjacent to the east of the project site is a City owned parking lot which is not part of this project. The City has plans to improve the City parking lot by reconfiguring and restriping the parking lot to improve circulation and increase the number of parking stalls. The proposed dedication will be incorporated into the proposed parking lot improvements. The City parking lot improvements will not be completed until after the mixed-use project is completed.

DISCUSSION

Parking

For a mixed-use development, the Development Code requires 1.5 parking stalls for every residential unit and one guest stall for every three (3) units, which amounts to a total of 256 required stalls for the residential component. The Code requires one stall for every 200 square feet of commercial space, which amounts to 51 required stalls for the commercial component. Since the project site is located within a ¼ mile from the Metro light rail station, the Code allows up to a 25% reduction for commercial uses; therefore, 39 stalls are required for the commercial uses rather than 51 parking stalls. The total parking requirement for the project is 295 stalls, which is being provided by the proposed development. In addition to the required parking for the residential and commercial uses, the development is required to provide 55 public parking stalls as part of a Development Agreement, as discussed later in this staff report. The majority of the parking stalls provided for the residential units will be provided in a tandem format, while the commercial, guest, and replacement parking will be in a standard format. Parking for the project will be as shown in Table 3 below.

Parking			
	Code Required Parking Stalls	Applicable Parking Ratio	Proposed Parking Stalls
Residential Units	209	1.5 Per Unit	209
Residential Guests	47	1 Per Every 3 Units	47
Commercial*	39	1 Per 200 SF, less 25%	39
Public Parking**	55	N/A	55
Total	350		350

Table 2 – Parking Requirements

*The Code allows a 25% reduction for commercial uses that are located within ¼ mile of a light rail station.

**55 public parking stalls are required as part of a Development Agreement.

In order to construct the subterranean parking structure, the alley running the length of the project site will be vacated. This request has been reviewed by the applicable City departments and no concerns were raised. While the alley will be vacated, following construction, public access will still be provided at all times throughout the alley via a public easement provided to the City. Therefore, vacating the alley will not cause any impacts as public access will continue to be provided.

The Code also requires bicycle parking for both the residential and commercial uses. A total of 0.2 spaces per residential unit are required, for a total required 28 spaces. For commercial uses, both short-term and long-term bicycle parking are required at a rate of 5% of non-residential parking for each, for a total of 4 required spaces. Therefore, a minimum of 32 bicycle spaces are required for the development. The development will provide a total of 32 spaces, including 30 long term spaces in the surface parking garage, in compliance with Code.

At the Planning Commission meeting, parking concerns were raised by some of the Commissioners related to the dimensions and functionality of the proposed tandem stalls (discussed in further detail in the Planning Commission Hearing section of the staff report). In response to the Commission’s comments, the Applicant has analyzed the spaces to address the parking concerns, and also to address other parking development standards, including dimensions for stalls adjacent to a wall, dimensions for parking stalls that face a wall or are adjacent to a wall, and parking stalls located within the first 20 feet of parking lot entrances.

The Applicant reconfigured the parking layout since the Planning Commission meeting. This reconfiguration includes providing stalls that are adjacent to a wall with Code required width dimensions, removing all stalls within the first 20 feet of the parking lot

entrances, and providing tandem stalls that comply with the 19'-6" parking stall depth dimension. However, the revised parking configuration still includes tandem stalls that measure 9' in width in lieu of the 11' required by Code, and parking stalls that face a wall or are adjacent to a wall that measure 18 feet in depth in lieu of the required 20 feet required by Code. While these dimensional changes are at the discretion of the City Council, they are being treated as parking modifications for ease of understanding the issues.

Parking Modifications

The Applicant is requesting approval of a parking modification to allow the mixed-use development to be constructed with parking space dimensions that meet the standard dimension of 9' x 18' but do not meet additional dimensional requirements for length and width for tandem spaces and those facing a wall.

The primary reason for this request is the replacement of the City's 55 parking spaces and resulting space needs. Inclusion of these parking spaces into the project does require a significant amount of space that cannot be dedicated to the residential and commercial spaces proposed in the project. As a result, the modifications are sought for some relief from the space requirements while still providing functional and accessible parking spaces. To achieve this, parking spaces provided in the project show tandem stalls with a reduced width of 9 feet in lieu of the required 11 feet, and for stalls that face a wall or are adjacent to a wall that measure 18 feet in depth in lieu of a 20 foot depth. The modification would be applicable to all 158 parking stalls that face walls, and to all 170 tandem parking stalls. The Code requirements are shown in Table 3, along with the requested modifications:

Parking Modifications		
Parking Space Type	Minimum Requirement	Proposed Dimensions
Tandem Space	Width: 11'	Width: 9'
Spaces adjacent to and facing a wall, building, walkway, utility cabinet, or structure.	Length: 20'	Length: 18'

Table 3 – Parking Modifications

In terms of the tandem parking spaces, these spaces will be dedicated to the residential units only, and will not apply to guest spaces, replacement public parking spaces, or commercial spaces. Tandem parking is a common parking style in urban-style developments as a space saving option for residential units. Although there is certainly some maneuvering and repositioning that needs to occur to get the internally parked car out of the space, this is the responsibility of each individual housing unit and there should be no reliance on other residents or visitors to access vehicles. Tandem parking spaces will be allocated through a parking management plan as required by Condition No. 4. The parking management plan will specify how the units will be organized in terms of how

many spaces each unit is provided and whether the spaces are tandem or regular. These parking allocations are typically managed through the lease, rental, or sales agreement on units like this. Condition No. 4 requires that the parking management plan be approved prior to the issuance of a building permit. As part of this review, the allocation of the spaces will be evaluated to ensure that all units have at least an allocated parking space and that the proposed allocation is functional, even if it means if the Applicant has to find other solutions such as reconfiguring the parking layout.

In terms of dimensions, the proposed tandem parking stalls at 9' x 19'-6" for each stall will be 2 feet narrower in width than the requirement in the City's Code. This additional width in the Code is viewed as a method of ensuring ease of entering and exiting a vehicle while parked, as well as for additional maneuvering space. However, this requirement is seen as being somewhat overly restrictive. As part of the analysis, nearby cities were evaluated to inquire about their required tandem stall dimensions (see Table 4). With the exception of the City of Duarte, which has the same standard as Arcadia, all the cities evaluated have a width requirement for tandem stalls less than what the City of Arcadia's Development Code states.

Similarly, the project will also require a modification to reduce the length of all the standard parking stalls that face the wall or are adjacent to a wall from 20 feet to 18 feet in length. The Code requires the stalls to be slightly longer when they face a wall to allow additional space for a full drive aisle. As can be seen in Table 4, while Azusa and Monrovia require the extra length, Pasadena, Duarte, and Temple City do not. At 18', these spaces are functional and very common, but they may require additional care in maneuvering through the aisle ways if large vehicles are parked in these spaces. Table 4 provides the dimensional standards for the reviewed cities.

Parking Design Requirement				
City	Standard Stall	Tandem Stall	Stall Adjacent to a Wall	Stall Facing a Wall
Arcadia	9' x 18'	11' x 19'-6"	11'- 6" x 18'	9' x 20'
Pasadena	8'-6" x 18'	9' x 17'	10'-6" x 18'	8'-6" x 18'
Azusa	9' x 20'	10' x 18'	9' x 20' ¹	9' x 20'
Duarte	9' x 18'	11' x 19'-6"	9' x 18' ²	9' x 18'
Monrovia	8'-6" x 18' (Open Stall) 9' x 20' (Parking Structure Stall)	9' x 19' ³	11' x 20'	9' x 20'
Temple City	8'-6" x 18'	10' x 20'	⁴	9'-6" x 18'

1. A 5' gap is required between the stall and the wall as an end stall turnaround
2. The aisle must be extended by 3' beyond the wall for spaces located adjacent to a wall
3. Allowed at a recent mixed-use development through a specific plan
4. The width of all spaces next to a vertical obstruction exceeding six inches in height shall be increased provide a minimum of one foot of additional clearance on each side

Table 4 – Neighboring City's Parking Requirements

To provide context for this issue, when the last Development Code Update was completed in 2016, much of the Code work was focused on regulations to allow the Downtown to densify and to promote mixed-use development and residential uses. In addition to parking modifications, residential densities were allowed up to 50 dwelling units an acre and heights up to 50 feet. Subsequently, densities and heights were increased again (to 80 dwelling units an acre and 60 feet in height) to further encourage more urbanized projects. The parking changes that were made along with these Code Amendments included: allowing more intense uses to establish in existing buildings without providing additional parking, expanded regulations to allow parking lease agreements and sharing of spaces, and reductions in parking requirements for mixed-use projects. All of these changes were adopted in response to the difficulty of providing urban-scale projects in Arcadia's Downtown.

One thing that was not changed, however, was the dimensions of parking spaces. While this had been discussed, it was not changed in the Development Code. Parking space dimensions for such projects is an important consideration in the feasibility of urban projects and, as such, it is included in a list of items for a planned Text Amendment that is being prepared for Planning Commission and City Council review later this calendar year. It is anticipated that recommendations will be brought forward to reduce parking space dimensions to be more in line with neighboring cities and more urban-style development standards in the Downtown area.

In addition to researching the requirements of adjacent cities, the proposed stalls were also analyzed for their functionality. As part of this analysis, the public parking stalls in the City's Downtown Parking District 2 located north of Huntington Drive, between Santa Anita Avenue and First Avenue, were measured. The parking stalls measured 9' x 18', which includes a two-foot overhang over the landscaped planter. There are also several stalls that face a light post, which are protected with a wheel stop. These stalls measure 9' x 15'. The parking lot also includes a 25-foot wide drive aisle. The Applicant is proposing stalls with the same 9' x 18' dimension as those in the City's parking lot, and the same drive aisle dimensions of 25 feet. All of these stalls in the City parking lot, including the reduced ones, are both functional and accessible, and have not created issues related to parking or maneuvering. Therefore, approval of the modifications would not be out of character with parking dimensions in the region.

In addition to the dimensions of the City's surface parking lots, five additional parking structures in the City of Pasadena were evaluated for functionality. They included structures that service retail and commercial areas as well as some employees in high turnover situations. In each of these situations, the dimensions taken are for spaces that face a wall or obstruction. Therefore, many of these spaces exceed the minimum parking space dimension that the City of Pasadena requires. The structures evaluated are shown

in Table 5 below:

Parking Structure	Dimension of Space	Aisle Width
“The Commons” Structure – Shoppers Lane near Lake Ave.	9’ x 18’-8”	24’
473 Union Street (Fuller Seminary, Pacific Asia Museum)	8’6” x 16’	25’
20 Union Street (One Colorado Development)	9’ x 20’	20’ 6”
Caltech Employee/Public Structure	9’ x 18’	24’
Gold Line at Del Mar Station	9’ x 20’	24’

Table 5 – Parking Structure Dimension

All of these parking structures are heavily used and popular. There is not a standard dimension used across the board, as the mix of length, width, and aisle width is different in every case. The proposed parking dimensions in the Huntington Plaza are slightly larger collectively than the Commons and Caltech structures, with a larger aisle width and similarly sized spaces. While the structure at Union is two feet smaller in length, the Gold Line Parking Structure at Del Mar is two feet larger but has one foot less of aisle width, for an overall space allowance 1 foot longer than proposed. Interestingly, the Arcadia Gold Line Station has spaces measuring 8’8” x 18’ 8” with a 25-foot aisleway. In all cases, these spaces are functional and accessible, despite their differences.

Attachment No. 10 provides additional analysis on parking dimensions, further information on requirements from other cities, and images of tandem spaces in the cities of Pasadena and Glendale at dimensions less than what the Arcadia Development Code requires. Three of the examples provided have a dimension of 8’ or 8’ 6” x 32’, and another is 9’ x 38’, comparing favorably to what is being proposed with the project (9’ x 37’6”). All are from active projects serving residential users. The purpose of the information in the Attachment is to show that these dimensions are used effectively elsewhere. Again, this issue will be brought back in a proposed Text Amendment for further review as an incentive for similar urban projects throughout the Downtown.

In summation on this issue, as part of this development, the Applicant must replace the 55 angled public parking stalls within the project’s parking structure. The provision of these stalls creates a unique condition on the property owner and creates limitations within the parking areas. Given that the proposed reductions will not be smaller than the standard 9’ x 18’ parking stall required by Code, and that they are similar to parking dimensions allowed by and used effectively in neighboring cities, the proposed modifications would not create substandard parking stalls. The spaces will be functional and accessible.

The proposed parking modifications will not change the CEQA determination or its conclusions. A Consistency Memorandum was prepared for the IS/MND that provides a summary of the proposed changes as well as a brief analysis and because there was no

new information added to the IS/MND, a recirculation was not required (see Attachment No. 11).

Development Agreement

The project site is made up of seven (7) parcels, including a City owned parking lot that contains 55 public parking stalls (See Figure 1). The Applicant intends on purchasing the City-owned parking lot from the City and incorporating it into the overall project site. As part of the Development Agreement for the purchase of the City owned parking lot, the 55 public parking stalls will need to be replaced at a 1:1 ratio within the proposed development, and be dedicated as public parking stalls in perpetuity – see Attachment No. 8. The Development Agreement will have a 10-year term and requires that a parking access easement agreement be recorded within 30 days of the effective date of the Development Agreement to ensure that the 55 parking stalls remain public and accessible at all times – see Attachment No. 9. A Condition of Approval has been placed on this project that requires the Parking Access Easement be approved by the City prior to recordation of the Final Tract Map. The Development Agreement also requires that access to the existing 55 public parking stalls be maintained by the Applicant until building permits are issued for the proposed mixed-use development.

The 55 public parking stalls will be located within the surface parking garage on the north end of the project site. They will be dispersed throughout the parking garage and will be primarily located along the perimeter. The public parking stalls will be available for use by any member of the public whether they are visiting the mixed-use development or any other use in the Downtown area. The stalls will not be metered; however, the parking access easement allows the City to install parking meters or other forms of parking management systems in the future should it be necessary.

Traffic

As part of the Initial Study, a Traffic Impact Analysis was prepared, by Psomas, an environmental consulting firm. Based on the analysis, the proposed mixed-use development is expected to generate 856 new daily trips over a 24-hour period. It was determined that the proposed project would not change the existing Level of Service (“LOS”) of D at any of the intersections shown below:

1. Colorado Boulevard and Santa Anita Avenue
2. Santa Clara Street and Santa Anita Avenue
3. Wheeler Avenue and Santa Anita Avenue
4. Huntington Drive and First Avenue
5. Wheeler Avenue and First Avenue
6. Santa Clara Street and First Avenue
7. Huntington Drive and Second Avenue

In addition, the analysis also determined that the proposed project would not change the existing LOS, of E, at the intersections below:

1. Santa Anita Avenue and Huntington Drive

Architectural Design

The proposed mixed-use development will be a contemporary architectural style building. Several iterations were reviewed to achieve a design that would not only comply with the City's Design Guidelines and City Center Design Plan, but also be complimentary to the existing uses in the general area and provide architectural interest along the Huntington Drive streetscape. The proposed design includes a variety of finishes and materials including smooth stucco, different colored brick veneer, brushed carbon and bronze accents, and metal siding (See Figure 3). The ground floor commercial uses were designed in a manner to interact with the street by orienting the project's retail



Figure 3 – E. Huntington Drive Elevation

components and a public open stall area towards the Huntington Drive streetscape. The commercial storefronts will have a ceiling height of 13 feet, exceeding the Code minimum of 12'-6". Metal accent canopies will be installed over the windowpanes and doorways to highlight the commercial areas.

This will be the first development to take advantage of the increased height and density in the Downtown area since the Development Code Update. The design went through significant changes and complies with the City Center Design Plan and is complimentary to the adjacent structures. The purpose of the City Center Design Plan is to provide a set of standards, including but not limited to, increasing pedestrian activity and street interaction, and stepping buildings to be respectful to the existing single-story developments in the Downtown area. Both buildings will include five stories with a total building height of 58'-6", complying with the Code maximum of 60 feet. The development is designed to step back from Huntington Drive. The ground floor commercial will be set back five feet from the front property line. The second and third levels of residential will be stepped back 11'-10" from the front property line, the fourth level 40'-5", and the fifth level will be stepped back 134' from the front property line (See Figure 4). This design will provide relief from the streetscape and will also be complimentary to the adjacent one- and two-story buildings. The public outdoor plaza is designed to interact with the streetscape along Huntington Drive. The public plaza will include a lawn area and outdoor seating; however, as previously mentioned, and it is recommended that the entire area be hardscaped. The plaza will be accessible to the public from Huntington Drive and via a retail paseo walkway that will connect the alley, residential units, and the parking structure on the north portion of the site.



Figure 4 – E. Huntington Drive Elevation

Building 2, located on the north portion of the project site, will include four levels of residential over one level of at-grade parking for a total of five stories. The development will include two residential lobbies, both located within Building 2. The main entry lobby will be accessed from Wheeler Avenue. The entry will include a metal canopy over the entry, similar to the ones over the commercial storefronts (See Figure 5). The second lobby will be located in the parking garage, north of the alley. The second lobby will be accessible from Huntington Drive and the public plaza via a pedestrian paseo. In addition to the residential entry, one of the vehicular entry points will also be located along the Wheeler elevation. (See Figure 6). Lastly, the east elevation of Building 2 (See Figure 7) will provide key signage opportunities for project identification, and/or murals that are reminiscent of the City's history and heritage. Such signage will be returned for review at a later time.



Figure 5 - Residential Entry at Wheeler Avenue

The proposed mixed-use development has been designed to comply with the City's Design Guidelines, the City Center Design Plan, and to complement the existing commercial structures in the Downtown area. The overall design, including the public plaza, have been thoughtfully designed to interact with the Huntington Drive streetscape, and provides architectural interest. Therefore, the proposed design is adequate and complementary to the surrounding area.



Figure 6 – Rear Elevation along Wheeler Avenue

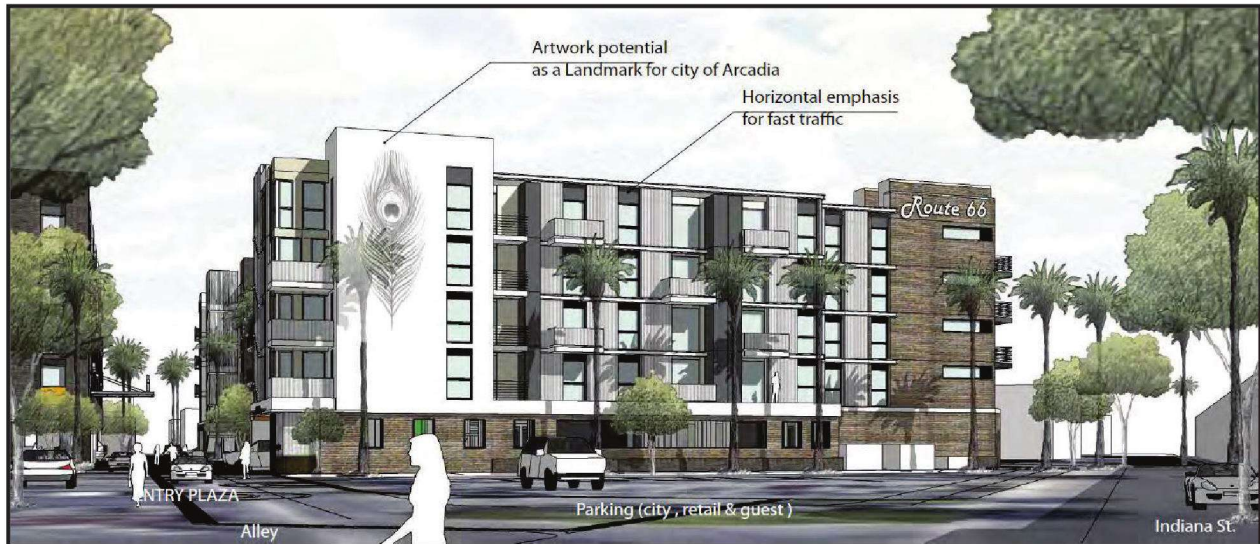


Figure 7 – Building 2 East Elevation along Indiana Street

Minor Use Permit

Section 9107.09.050(B) of the Development Code requires that for a Minor Use Permit to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

1. The proposed use is consistent with the General Plan and any applicable specific plan.

Facts to Support This Finding: Approval of the proposed mixed-use development would be consistent with the General Plan Land Use Designation of Commercial and Mixed Use, both of which allow a residential density of 80 units per acre, and a Floor Area Ratio of 1.0. Both land use designations allow mixed-use developments that encourage a strong pedestrian-oriented environment that takes advantage of easy access to transit. The proposed commercial uses integrate well with the proposed residential use and both will assist in increasing activity in the Downtown area. The proposed mixed-use development will not adversely affect the comprehensive General Plan, and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-1.8: Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking.

- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City’s neighborhoods and districts.
- Policy LU-4.3: Require the provision of adequate private and common open stall for residential units. Require sufficient on-site recreational facilities to meet the daily needs of residents, if possible, commensurate with the size of the development.
- Policy LU-6.4: Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses.
- Policy LU-6.5: Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.

2. The proposed use is allowed within the applicable zone, subject to the granting of a Minor Use Permit, and complies with all other applicable provisions of the Development Code and the Municipal Code.

Facts to Support This Finding: The Project Site is zoned Central Business District (“CBD”) and Downtown Mixed Use (“DMU”), which both allow for mixed-use developments subject to the review and approval of a Minor Use Permit. The proposed mixed-use development complies with all the development standards of the CBD and DMU zone. As required by the California Environmental Quality Act (“CEQA”), the Development Services Department prepared an Initial Study/Mitigated Negative Declaration (“IS/MND”) for the proposed project, which determined that the project, with mitigation measures, will have less-than-significant impacts. Lastly, the proposed mixed-use development complies with all other applicable provisions of the Development Code and the Municipal Code.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

Facts to Support This Finding: The subject site for the proposed mixed-use development measures approximately 1.74 acres in lot area and is located within the Central Business District (“CBD”) and Downtown Mixed Use (“DMU”) Zones. The site is located within the City’s Downtown area and is bounded by commercial uses to the west, east, north and south, across Huntington Drive. The proposed mixed-use development will provide ground floor commercial uses, which will be compatible with the existing and future land uses in the vicinity. The project will also provide residential units, which will bring a much needed residential population to the Downtown area to support the commercial uses in the area. In addition, as part of the proposed mixed-use development, and as required by the CEQA, an IS/MND was prepared for the proposed development and it concluded that with implemented mitigation measures, the project will have less-than-significant impacts. Therefore, the development and

operation of the mixed-use development will be compatible with the existing and future land uses in the vicinity.

4. The site is physically suitable in terms of:

- a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;**

Facts to Support This Finding: The project site measures approximately 1.74 acres in lot area and can physically support the proposed mixed-use development. The proposed commercial component of the proposed development will not exceed the Floor Area Ratio of 1.0 (proposed: 0.14), and the residential component will not exceed the maximum density of 80 units per acre (proposed at 79 du). In addition, the site is physically suitable to accommodate the 295 parking stalls required for the proposed development, and the 55 public parking spaces, as required by a Development Agreement. Lastly, the Code requires a minimum of 5% of the parking lot area to be landscaped. This requirement is only applicable to open parking lots and not parking structures. However, the proposed development proposed approximately 700 square feet of landscaped area provided throughout the residential common areas of the project. Therefore, the site is adequate in size to accommodate the existing uses and the proposed mixed-use development.

- b. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access.**

Facts to Support This Finding: The project site is located along Huntington Drive and Wheeler Avenue, both of which are designated and designed with the capacity to accommodate both public and emergency vehicles. The streets are adequate in width and pavement type to carry the traffic that would be generated by the proposed mixed-use development, and to support emergency vehicle access. In addition, as part of the environmental review for the project, a Traffic Impact Analysis was prepared. The analysis evaluated eight (8) intersections in the vicinity of the proposed mixed-use development. The analysis concluded that the project will not create significant traffic impacts at any of the studied intersections. Therefore, no traffic mitigation measures are required for the proposed development.

- c. Public protection services (e.g., fire protection, police protection, etc.).**

Facts to Support This Finding: The proposed mixed-use development will be constructed on seven commercial parcels which will be subdivided as part of the proposed development. The existing commercial parcels are serviced by the

Arcadia Fire and Police Departments. As part of the environmental review process, the IS/MND determined that Fire and Police protection services would not be impacted. The need for new or altered Fire or Police services is usually associated with substantial population growth. The proposed mixed-use development is not anticipated to cause substantial population growth; therefore, no impacts to public protection services are anticipated.

- d. **The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).**

Facts to Support This Finding: The proposed mixed-use development will be located on seven commercial parcels which will be subdivided as part of the proposed development and all are serviced by existing utilities. As part of the development, new utility connections, including connections for potable water and storm drainage, will be required. The IS/MND prepared for the project determined that no impacts to the provision of utilities would be created by the proposed mixed-use development.

5. **The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.**

Facts to Support This Finding: The proposed mixed-use development is not expected to be detrimental to the public health or welfare, or the surrounding properties. The project will be compatible with the surrounding commercial uses in the general area. The IS/MND prepared for the mixed-use development analyzed all the potential impacts and all the project impacts are less than significant or can be reduced to less than significant level with the implementation of the recommended mitigation measures. Therefore, no impacts to the uses in the vicinity and zone in which the property is located are anticipated.

Vesting Tentative Tract Map

The proposal to subdivide the airspace for the commercial component, parking, and the 139 residential condominium units requires a subdivision through the Vesting Tentative Tract Map process – see Attachment No. 7 for Vesting Tentative Tract Map No. TTM 19-01 (82734). The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act and will not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a Vesting Tentative Tract Map:

A. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and the Subdivisions Division of the Development Code.

Facts in Support of the Finding: Approval of the proposed mixed-use development with a Vesting Tentative Tract Map to subdivide the airspace is consistent with the Commercial and Mixed-Use Land Use designations. Both land uses are intended to accommodate mixed-use development with a residential density of up to 80 units per acre, and a floor area ratio of 1.0. The proposed mixed-use development is located in the Downtown area and is in conformance with the City's General Plan, Development Code, and the Subdivision Map Act. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale and character of the existing neighborhood. The proposal will not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-1.8: Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.
- Policy LU-4.3: Require the provision of adequate private and common open space for residential units. Require sufficient on-site recreational facilities to meet the daily needs of residents, if possible, commensurate with the size of the development.
- Policy LU-6.4: Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses.
- Policy LU-6.5: Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.

B. The site is physically suitable for the type and proposed density of development.

Facts in Support of the Finding: The subject site measures approximately 1.74 acres in lot size and is located within the Central Business District ("CBD") and Downtown Mixed Use ("DMU") zones. Both zones have a minimum residential density of 80 units per acre, and a floor area ratio of 1.0 for non-residential uses.

The proposed mixed-use development proposes a residential density of 79, and a commercial FAR of 0.14; therefore, the development is in compliance with the Development Code and the site is physically suitable for the proposed development. In addition, there are no physical impediments to the development of this site for residential condominiums or the proposed commercial and parking airspace subdivision.

C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Facts in Support of the Finding: The proposed Vesting Tentative Tract Map to subdivide the air space for the proposed mixed-use development is a minor subdivision of an infill site within an urbanized area; therefore, it will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

D. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

Facts in Support of the Finding: The proposed subdivision is to subdivide the air space of the proposed mixed-use development. The construction of the proposed development will be done in compliance with Building and Fire Codes and all other applicable regulations. The proposed density will be below the maximum allowed by the Central Business District (“CBD”) and Downtown Mixed Use (“DMU”) zones and the City’s existing infrastructure will adequately serve the new development. In addition, the Project meets all health and safety requirements and will not cause any public health or safety problems.

E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).

Facts in Support of the Finding: The proposed mixed-use development will include the construction of a subterranean parking structure underneath a public alley. As part of the development, the alley will be vacated and an access easement will be provided to the City for public alley access purposes. Based on the Vesting Tentative Tract Map, there are no other easements on the subject properties.

F. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

Facts in Support of the Finding: The Arcadia Public Works Services Department determined that the City's existing infrastructure will adequately serve the new development, and the requirements of the California Regional Water Quality Control Board will be satisfied.

G. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

Facts in Support of the Finding: The proposed Vesting Tentative Tract Map and mixed-use development have been reviewed by Building Services to ensure compliance with the California Building Code, which includes requirements associated with heating and cooling requirements.

H. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the City's Development Code and the regulations of any public agency having jurisdiction by law.

Facts in Support of the Finding: The proposed subdivision as conditioned complies with the density requirements of the City's Development Code, and all the improvements required for the site and each unit will comply with the regulations in the City's Development Code.

Major Administrative Modification

Section 9107.050(B) of the Development Code requires that for an Administrative Modification to be approved, the Review Authority must make at least one of the following findings:

- A. Promote uniformity of development;
- B. Prevent an unreasonable hardship; or
- C. Secure an appropriate improvement of a parcel

The Modification request is to provide tandem stalls that measure 9 feet in width in lieu of the 11 feet required by the City's Development Code, and parking stalls that face or adjacent to a wall that measure 18 feet in depth in lieu of the 20 feet required by the City's Development Code. The Modification would secure an appropriate improvement to the site in that the tandem parking spaces will be dedicated to the residential units only, it is a common parking style in urban-style developments as a space saving option for residential units, and tandem parking spaces will not be applied to guest spaces,

replacement public parking spaces, or commercial spaces. In terms of the reduction to the parking dimensions for the parking stalls, either tandem or standard, they are still functional parking spaces. The proposed dimensions are common in neighboring cities and are considered standard size stalls in the parking industry. The additional width and/or length for these types of stalls are provided in the City's Development Code as a matter of convenience and to provide additional maneuvering space. If the modification is granted, it would still allow the property owner to utilize their property to the fullest, similar to the mixed-use project that was recently approved at the Le Meridien site with the same parking dimensions. Therefore, the proposed project would secure an appropriate improvement to this site and for the mixed-use development.

Development Agreement

Section 9107.11.030(E) of the Development Code requires that for Development Agreement to be approved, the Review Authority must make the following findings:

1. The Development Agreement is in the best interests of the City.

Facts in Support of the Finding: The Development Agreement is in the best interests of the City because it helps to achieve several of the City's primary goals related to development in Downtown Arcadia. Starting with the 2010 General Plan Update, the City Council has prioritized Downtown Arcadia as a major land use focus area, and a location appropriate for new development. Along with that, the preservation and enhancement of parking to support Downtown businesses and visitors has also been a goal. The Development Agreement provides a means for the City to replace a City parking lot with the same amount of parking, facilitate the development of a major revitalization project for the Downtown, and realize an economic benefit in receiving funds for the sale of the City's surface parking lot. Through the required parking easement granted by the Developer to the City, the Development Agreement provides a means for the City to protect and enhance its parking resource, and effectuate the General Plan's goal of a vibrant, walkable downtown through the construction of over 10,000 square feet of new commercial floor area along with 139 residential units.

2. The Development Agreement is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan, any applicable specific plan, the City's Development Code, and the Zoning Map.

Facts in Support of the Finding: The uses contemplated for the Project as described in the Development Agreement are consistent with the land use designations in the General Plan, Development Code and Zoning Map as more particularly described in Development Agreement finding (3), below, and the Project will further the intent, goals policies, and programs of the General Plan for

the reasons described in Development Agreement finding (1), above, and Development Agreement finding (6), below.

3. The Development Agreement will promote the public convenience, necessity, interest, safety, general welfare, and good land use practice.

Facts in Support of the Finding: The project as proposed promotes the goals and policies of the City's General Plan and is compatible with the Development Code in terms of land use regulations. As such, it is based on sound land use practice. In addition, several years ago, the City adopted the "City Center Design Plan", a document that established design guidelines, massing recommendations, streetscape details, and other design components to guide the revitalization and redevelopment of the Downtown. This project is based on the City Center Design plan, and incorporates many of the tenets of that Plan, including the "tiering" of the height of structure from Huntington Drive to ensure compatibility with surrounding developments, and the placement of the most vertical elements to the rear of the site along Wheeler Avenue. The project also consolidates parking as recommended by the plan and provides pedestrian connectivity to and through the site.

The Development Agreement is an integral part of the project because it requires that the public convenience and necessity be served through the inclusion of public parking into the project. The associated parking easement will ensure that this parking remains public and is maintained over time.

4. The project will be compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is located.

Facts in Support of the Finding: The property is split between two zoning designations, Downtown Mixed Use and Central Business District. The General Plan Land Use and Community Design Element provides guidance for the types of projects expected in these zones. For the Central Business District area, the General Plan states that this designation, "...allows mixed-use development with a density of 80 du/acre and a 1.0 Floor Area Ratio". "This commercial designation is intended to encourage a strong pedestrian-oriented environment that provides a variety of retail and service uses, restaurants, and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas. In order to provide the residential population that is required to support the uses in the Downtown and around the Metro Gold Line Transit station, residential uses in a mixed-use development are permitted above ground floor commercial."

Similar language can be found in the Downtown Mixed-Use Zone, which also goes on to state, "Development approaches encourage shared use of parking areas and

public open spaces, pedestrian travel ways, and interaction of uses within the district.”

With regard to the Zoning Code, the proposed project is compatible with all of the regulations within the two Zones in question. The project fits within the prescribed height, FAR, density, setbacks, parking and the full range of development standards found within these two zones.

5. The project will not adversely affect the orderly development of the property or the preservation of property values.

Facts in Support of the Finding: The proposed project will inject a substantial investment into Downtown Arcadia, an investment that will increase the value of surrounding properties. The public parking lot that is being removed as part of this project would certainly be an impact to the surrounding businesses and impact orderly development in the area if it was not going to be replaced. However, the 55 parking stalls that are in this particular public parking lot will be replaced within the parking structure for this project. Additionally, a condition of approval would require leased parking during the period of construction, which will ensure that there is a parking resource available for surrounding properties during construction.

6. The project will further important Citywide goals and policies that have been officially recognized by the Council.

Facts in Support of the Finding: The Arcadia General Plan provides the following goal for Downtown Arcadia:

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

To achieve this goal, a number of polices are provided in the General Plan that the proposed project directly effectuates and supports. They include:

- Policy LU-10.1 – Provide diverse housing, employment, and cultural opportunities in Downtown, with an emphasis on compact, mixed-use, transit and pedestrian oriented development patterns that are appropriate to the core of the City.
- Policy LU-10.9 – Connect various activity areas and plazas via sidewalks, paseos and pedestrian alleys to create a comprehensive pedestrian network.
- Policy LU-10-10 – Establish a “park once” system in Downtown with a collection of shared surface and parking structures.

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

By providing housing, commercial uses, an open plaza, and shared parking, the project meets many of the official adopted policies of the City for the Downtown and will help to realize the overarching goal listed as Goal LU-10.

7. The project will provide the City with important, tangible benefits beyond those that may be required by the City through project conditions of approval.

Facts in Support of the Finding: The primary purpose for the Development Agreement is to ensure that public parking is required for the project. The project covers a current surface lot containing 55 public parking stalls. These 55 stalls will be replaced in the project's parking structure in addition to the provision of new parking stalls for both the commercial and residential uses proposed. In addition to the replacement of the parking, the Developer will pay the City fair market value for the parking lot. The payment agreed upon (\$2.1 million) will be placed into a Downtown Parking Fund which will be used to provide improvements or enhancements to the City's downtown parking resources. Therefore, not only does the City receive the replaced parking stalls on a 1:1 basis, but the funding received for the City's surface parking lot sale will also be used for additional parking in the future.

All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the Applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees.

PLANNING COMMISSION

The project was presented to the Planning Commission at their regular meeting on July 14, 2020, for their consideration and recommendation to the City Council – refer to Attachment No. 4 for the Planning Commission Minutes, dated July 14, 2020, and Attachment No. 5 for the Planning Commission Staff Report, dated July 14, 2020, which includes the public comments. After discussion, the Commission voted 3-2 to recommend approval to the City Council, with Commissioners Thompson and Wilander opposing the project. They both had concerns that there was insufficient parking for this project, and that the tandem parking spaces are not functional for units like this. They would be more in favor of this project if the project was proposed at a lesser density. The other

Commissioners were in favor of this project as it would improve the Downtown area, and that the project's proximity to transit and having that as an alternative transportation for the residents, addressed the parking concerns. All Commissioners commented that a mixed-use development in this area would be positive for the City.

ENVIRONMENTAL ASSESSMENT

Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the Development Services Department has prepared the attached Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed project (refer to Attachment No. 11). The project with mitigation measures will have less-than-significant impacts for the following areas: Geology & Soils, Hazards & Hazardous Materials, Noise, and Transportation/Traffic. A detailed review is included in the Initial Study. The mitigation measures have been added as conditions of approval (condition nos. 41-47) for the project. The City has prepared a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program ("MMRP") – refer to Attachment No. 11.

In accordance with Section 21091 of the California Environmental Quality Act ("CEQA") and Section 15073 of the CEQA Guidelines, the Draft IS/MND for the mixed-use development was circulated for public review and comments for 29 days from April 23, 2020, to May 22, 2020. Due to Covid-19, the IS/MND circulation period was extended from 20 to 29 days to give additional time for comments. CEQA also requires the lead agency (City of Arcadia) to specify the location and custodian of the documents and other materials which constitute the record of proceedings upon which the lead agency's decision is based. Due to Covid-19, City Hall was closed to the public during the circulation period; therefore, these documents were made available to the public on the City's website. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft IS/MND and submit written comments regarding the documents and the proposed project.

During the comment period, two comments were received from:

- Law firm Lozeau Drury LLP on behalf of their client Supporters Alliance For Environmental Responsibility ("SAFER") dated May 20, 2020

The comment indicated that they believe the proposed project may have adverse environmental impacts, including impacts related to air quality, health risk impacts, greenhouse gas emissions, potential release of hazardous materials, and noise during construction, and requested that the City prepare an Environmental Impact Report for the project.

The comment letter did not identify any specific deficiencies in the content or analysis provided in the IS/MND; therefore, the City determined that no further responses or analysis is warranted due to the general nature of the comment – refer to Attachment No. 11.

- Los Angeles County Sanitation Districts, dated May 21, 2020

The comment letter submitted by the Los Angeles County Sanitation Districts (Districts) provides clarification related to the project's wastewater generation factors and provides clarification related to the wastewater treatment facility that would treat wastewater from the project.

The comments on the Draft IS/MND necessitated clarification on the project's wastewater section.

The City Council is required to consider the IS/MND together with any comments received during the public review process. Attached is the Response to Comments, which adequately addresses the comments made by Lozeau Drury LLP and the Districts on the IS/MND. The comments and their responses do not change the determination of the project IS/MND (i.e., that all the project impacts are less than significant or can be reduced to less than significant levels by implementation of the recommended mitigation measures).

PUBLIC NOTICE/COMMENTS

Public hearing notices for this item were mailed on July 30, 2020, to the property owners and tenants of those properties within 300 feet of the subject property and published in the Arcadia Weekly. In addition to the comments listed above related to the CEQA document, a total of three letters of concern were received (all prior to the Planning Commission hearing) (Attachment No. 5); two from property owners/tenants of adjacent parcels and the third from a property owner on First Avenue. The first comment was from the property owner/tenant located at 131 E. Huntington Drive who had concerns with impacts to their property and medical business, related to dust control, noise, liquefaction, and general impacts to the operation of their business; the second comment was from the property owner of 12 – 16 N. First Avenue who had concerns regarding parking during and after construction; and the third comment was from the property owner of 133 – 137 E. Huntington Drive, who had concerns regarding access to the property's parking lot accessed from the alley, and concerns with dust and debris during construction.

The project IS/MND analyzed potential impacts from dust, noise, and liquefaction and concluded that, with the implementation of required regulatory requirements and mitigation measures, no impacts are anticipated. In response to concerns about parking, as previously discussed in the Staff Report, the 55 public parking stalls will be replaced at a 1:1 ratio within the project, and the Applicant will work with the adjacent property owners to ensure access to their parking areas will be maintained during construction.

The Applicant also held a neighborhood meeting on November 14, 2019, at a local business adjacent to the subject site to inform the residents/business owners about the proposed project and to canvas their concerns/comments early on the process. All the

property owners within the 300 feet radius were invited to the meeting. The meeting was well attended mainly by local business owners, including members of the Downtown Arcadia Improvement Association. A majority had questions about the proposed project, construction issues, and parking. The final proposal before the City Council has been developed with these comments in mind.

RECOMMENDED CONDITIONS OF APPROVAL

The following Conditions of Approval and Mitigation Measures are recommended for the project and are included in Resolution No. 7331.

1. The project shall be developed and maintained by the Owner/Applicant in a manner that is consistent with the plans submitted and approved by the City Council for MUP 20-04, Major AM 20-11, ADR 18-05, TTM 19-01 (82734) and a Development Agreement, subject to the satisfaction of the Planning & Community Development Administrator or designee.
2. The Owner/Applicant shall submit a haul route map and construction staging plan to Planning Services prior to issuance of a grading permit.
3. The Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site.
4. Prior to issuance of a building permit, the Owner/Applicant shall submit a parking management plan, which will include information on how the public parking spaces will be managed, and which stalls will be allocated to each of the residential units. The Planning & Community Development Administrator, or designee, shall have the authority to approve revisions to the parking during plan-check, except to the 55 public parking spaces. The changes to the rest of the parking lot may include, but shall not be limited to, minor changes to the layout, reconfiguration, and/or the additions of mechanical parking lifts. Any of these changes may be handled administratively by the Planning & Community Development Administrator, or designee.
5. The Applicant/Owner shall prepare and record in the Office of the Los Angeles County Recorder the Development Agreement and the Access and Parking Easement Agreement. Such easement shall be in a form and substance approved by the City Attorney. The easement shall be approved prior to approval by the City and recordation of the Final Tract Map.
6. Prior to issuance of any permits from the City, the Owner/Applicant shall find and by means of lease make available 55 parking stalls within 1,000 feet of the subject

- site, on a temporary basis for the general public to use. The parking stalls shall be made available until the completion of the project. A copy of the tentative lease agreement shall be provided to Planning Services and shall be subject to review and approval by the City Attorney, the Planning & Community Development Administrator and Deputy Development Services Director/City Engineer prior to executing the lease agreement with the affected owners.
7. The outdoor plaza fronting on Huntington Drive shall be entirely hardscaped with no lawn area provided. The final layout and materials shall be reviewed and approved by the Planning & Community Development Administrator, or designee, during the Building plan check review.
 8. 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
 9. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
 10. The Owner/Applicant will be required to pay the City's Map and Final Approval Fee prior to approval of the Final Map.
 11. Prior to the recordation of the Final Map, the public alley shall be formally vacated, and a public access easement shall be retained in its place. The following steps shall be taken to formally vacate the alley:
 - a. All utilities shall be relocated out of the alley.
 - b. All utility companies shall be notified of the intend to vacate the alley and utility clearances shall be submitted to the City.
 - c. The landowner shall make application with the City to vacate the alley and pay the necessary fees.
 - d. The City shall conduct a formal street vacation process for the alley per the requirements of the California Streets and Highways Code.
 - e. An access easement shall be retained by the City for public access across the alley alignment with a minimum height clearance of fifteen feet.

- f. The alley Vacation Resolution shall be recorded and documented on the final map.
12. Prior to the recordation of the Final Map, the owner shall dedicate to the City a triangular portion of property in the northeast corner of the property adjacent to Wheeler Avenue and Indiana Street, measuring a minimum of 12 feet perpendicular to Indiana Street, for street and parking purposes.
13. Prior to approval of the Final Map or the issuance of a demolition permit, whichever comes first, the Owner/Applicant shall either construct or post security for all public improvements shown on the Vesting Tentative Tract Map 82734 and the following item(s):
 - a. Remove and replace existing sidewalk, curb, and gutter from property line to property line for all adjacent public right-of-way.
 - b. Coordinate with Public Works Services on replacement or protection of street trees.
 - c. Install new driveway per City Standard plans.
 - d. Improvements to alleys shall be through the project and extend westerly to First Avenue. The improvement concept shall be in accordance with the City's alley improvement plan currently in design at the time of this action. This concept plan is intended to include enhancements like pavers, bollards lighting etc.
14. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. This shall be determined by the Planning & Community Development Administrator and Public Works Director during construction and up until issuance of a certificate of occupancy.
15. The proposed development will require a Low Impact Development ("LID") plan for the permanent treatment of the stormwater runoff and a Stormwater Pollution Prevention Plan ("SWPPP") for the handling of stormwater runoff during construction. Plan requirements include using infiltration trenches, bioretention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
16. The buildings on Huntington Drive and Wheeler Avenue shall have separate fire sprinkler systems and fire alarm systems.
17. Class 1 standpipes shall be provided on all floors inside stairwells and shall extend to the roof.

18. A minimum of one elevator capable of accommodating at 24-inch by 84-inch gurney shall be provided for each building.
19. An emergency radio responder system shall be provided for both buildings.
20. Number and placement of fire hydrants shall be determined once the final building areas and construction types have been determined. Hydrants may be required in alleyway.
21. The ladder truck access road for each building shall be a minimum 26 feet in width, located at least 15 feet away but no farther than 30 feet away from the tallest roofline of the structure, and be clear to the sky.
22. The Owner/Applicant shall provide calculations to determine the maximum domestic demand, maximum commercial demand, and maximum fire demand in order to verify the required water service size required.
23. The Owner/Applicant shall provide separate water services and meters for each separate structure as well as designated services for specific residential, commercial, and irrigation uses.
24. The Owner/Applicant shall provide a separate landscape meter for common area landscape irrigation. The backflow preventer on the common area irrigation shall be Reduce Pressure Backflow Assembly as approved by the Public Works Services Department.
25. Domestic water service for residential condominiums for each building shall be provided by a common master meter installed within the public right-of-way. Approved back flow prevention devices shall be installed for meter services protection.
26. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall be conformed to Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (“DCDA”) shall be installed for each fire service required.
27. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to final plan check approval.
28. New water service installations shall be by the Owner/Applicant. Installation shall be according to the specifications of the Public Works Services Department, Engineering Section. Abandonment of existing water services, if necessary, shall be by the Owner/Applicant, according to Public Works Services Department, Engineering Section specifications.

29. An 8-inch City sewer main is available in the alley between Wheeler Avenue and Huntington Drive. A portion of this sewer main will be under the proposed underground parking structure, which is not acceptable to the City. If a portion of this line is removed or abandoned to accommodate the proposed underground parking structure, the developer shall re-establish all affected services in the area.
30. If a connection to a City sewer main is proposed, the Owner/Applicant shall provide a Sewer Area Study to determine whether or not the existing City sewer system is capable of meeting all anticipated demands of the proposed improvements. If the developer connects directly to the County trunk line on First Avenue, the Owner/Applicant shall coordinate with the County and obtain a "will serve" letter from the County.
31. If connecting to a City sewer main, the Owner/Applicant shall utilize existing sewer lateral(s) if possible.
32. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve is required.
33. The Owner/Applicant shall contact Dave Thompson, or designee, from the Public Works Services Department prior to removal of any trees located within City-owned parking lot area.
34. Existing trees on Huntington Drive and Wheeler Avenue shall remain and be protected in place. Should any of those trees be damaged during construction, replacement trees may be required subject to review and approval by the Public Works Services Department.
35. The proposed project is subject to the State Water Resources Control Board's NPDES General Construction Permit requirements, including:
 - a. Applicant shall submit Notice of Intent along with applicable fees to the State.
 - b. Applicant to prepare a Stormwater Pollution Prevention Plan ("SWPPP").
 - c. City will not issue a grading permit until Waste Discharge ID # can be furnished.
36. The trash enclosure area shall comply with the following:
 - a. Provide a minimum of 9'-7" space for each 3-yard bin.
 - b. Provide a minimum roof clearance to allow the bin lids to open completely.
 - c. Need to accommodate all required bins, including, but not limited to, trash, recycling, and organics recycling bins.
 - d. Provide a minimum of one (1) foot clearance around each required bin.

37. The project shall comply with the City's Water Efficient Landscaping Ordinance ("WELO"). The application shall be submitted with the plans for plan check in Building Services.
38. The Applicant/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.
39. The Owner/Applicant shall defend, indemnify, and hold harmless the City of Arcadia and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Arcadia, its officials, officers, employees or agents to attack, set aside, void, or annul any approval or conditional approval of the City of Arcadia concerning this project and/or land use decision, including but not limited to any approval or conditional approval of the City Council, Planning Commission, or City Staff, which action is brought within the time period provided for in Government Code Section 66499.37 or other provision of law applicable to this project or decision. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and/or land use decision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees, and agents in the defense of the matter.
40. Approval of Minor Use Permit No. MUP 20-04, Major Administrative Modification No. Major AM 20-11, Architectural Design Review No. ADR 18-05, and Vesting Tentative Tract Map No. TTM 19-01 (82734) 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 City Council has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Mitigation Measures as Conditions of Approval

The following conditions are found in the Mitigation Monitoring and Reporting Program ("MMRP"). They are recorded here to facilitate review and implementation. More information on the timing and responsible parties for these mitigation measures is detailed in the MMRP.

41. **Geology & Soils – MM GEO-1** Prior to the issuance of a demolition permit, the Applicant shall submit the name and qualifications of a qualified paleontologist to the City of Arcadia Development Services Department for review and approval. Once approved, the qualified paleontologist shall be retained by the Applicant on an on-call basis to observe grading activities in the older Quaternary Alluvium on the Project site and to salvage and catalogue fossils as necessary. At the Project's Pre-Grade Meeting, the paleontologist shall discuss the sensitivity of the sediment being graded and shall establish procedures for monitoring. Protocols must be developed and explained for temporarily halting or redirecting work to permit sampling, identification, and evaluation of any fossils discovered. If the fossils are deemed significant, the paleontologist shall determine appropriate actions, in cooperation with the City of Arcadia, to recover and treat the fossils and to prepare them to the point of identification. A final Paleontological Resources Monitoring Report shall include a catalogue and analysis of the fossils found; a summary of their significance; and the repository that will curate the fossils in perpetuity.

42. **Hazards & Hazardous Materials - MM HAZ-1** Prior to the issuance of a demolition permit, pre-demolition surveys for asbestos-containing materials ("ACMs") and lead-based paint ("LBP") shall be performed for the structures proposed for demolition. All surveys, inspections, and analyses shall be performed by fully licensed and qualified individuals in accordance with all applicable federal, State, and local regulations. If the pre-demolition surveys/inspections do not identify ACMs or LBP, the Developer shall provide documentation to the City of the survey/inspection showing that no further abatement actions are required. If the pre-demolition surveys/inspections identify ACMs or LBP, all such materials shall be handled in accordance with applicable regulations, including, but not limited to 15 *United States Code* ("USC") Chapter 53 Toxic Substances Control; Division of Occupational Safety and Health ("Cal/OSHA") regulations (8 CCR Section 1529 [Asbestos] and Section 1532.1 [Lead]); and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). After demolition, the Developer shall provide documentation to the City illustrating that abatement of any ACMs or LBP identified in the demolished structure has been completed in full compliance with applicable regulations.

43. **Noise MM NOI-1** The Developer shall require that all construction contractors restrict the operation of the following construction equipment to beyond the following distances from off-site buildings: (1) vibratory rollers and large bulldozers – 25 feet, and (2) loaded trucks and other large equipment (vehicle weight greater than 25,000 lbs.) – 15 feet. Any activities occurring within 5 feet of existing property line shall use non-vibration intensive methods such as use of concrete saws, universal processors, expansive agents for demolition.

44. **Transportation MM TRANS-1** Prior to the issuance of a grading permit, a Construction Management Plan shall be prepared by the Developer for the review and approval of the City of Arcadia and any other affected jurisdictions in accordance with the Manual on Uniform Traffic Control Devices (“MUTCD”). Construction activities shall comply with the approved plan to the satisfaction of the City of Arcadia. The Developer will begin coordination with the City on the Construction Management Plan as soon as practicable during the final design process and in advance of construction so that effective measures can be developed to avoid, minimize, and mitigate construction impacts to parking and circulation within the City of Arcadia downtown. At a minimum, the Construction Management Plan shall:
- a. Describe the duration and location of lane closures (if any).
 - b. Address traffic control for any partial street closures, detours, or other disruption to traffic circulation during project construction, including as-needed use of flag persons and signage.
 - c. Identify the routes that construction vehicles would utilize for the delivery of construction materials to access the project site. Haul routes would follow the City's approved truck routes and avoid residential streets.
 - d. Identify the location of parking and materials storage for construction workers during all phases of construction. Parking for construction workers would be provided on-site or at additional off-site locations that are not on public streets.
 - e. Identify of emergency access points/routes.
 - f. Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.
 - g. Require the contractor to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The contractor shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material, which may have been spilled, tracked, or blown onto adjacent streets or areas.
 - h. All hauling or transport of oversize loads would occur between the hours of 7:00 AM and 5:00 PM only, Monday through Friday, unless approved otherwise by the City Engineer. No hauling or transport shall be allowed during nighttime hours, weekends or Federal holidays.
 - i. Include details on the maintenance of bicycle and pedestrian facilities and connectivity through the Project to the satisfaction of the City Engineer.
 - j. Require that haul trucks entering or exiting public streets shall at all times yield to public traffic, pedestrians, bicyclists, and other users.
 - k. Provisions for the contractor to repair existing pavement, streets, curbs, sidewalks, and/or gutters that may be altered during project construction. The repairs shall be completed in consultation with and to the satisfaction of the City Engineer.

- I. Require that all construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and will occur either on-site or on designated off-site parcels that would not adversely affect access to or parking within the downtown.
 - m. Use of temporary fencing around the project site (e.g., temporary fencing with opaque material).
45. **Transportation MM TRANS-2 Technical Review**: Prior to the issuance of a demolition permit for the Project, the Applicant shall submit written proof to the City that engineering drawings and calculations as well as construction work plans and methods including any crane placement and radius have been submitted to Metro for review. Approval from Metro shall not be required to proceed with the Project.
46. **Transportation MM TRANS-3 Overhead Catenary System (“OCS”)**: The Applicant shall take all necessary measures to protect the OCS from damage due to Project activities during and after construction. During construction, the Applicant shall post warning signage for equipment working around the OCS wires.
47. **Transportation MM TRANS-4 Construction Safety**: The construction and operation of the Project shall not disrupt the operation and maintenance activities of the Metro Gold Line or the structural and systems integrity of Metro’s light rail infrastructure. Not later than one month before Project construction, the Applicant shall schedule a pre-construction meeting to discuss Project construction, communication protocols, and other related topics. The meeting would include the Applicant, key Project construction personnel, the City of Arcadia, and Metro staff, which may include staff from Real Estate, Construction Management, and Construction Safety staff. During Project construction, the Applicant shall coordinate with Metro as needed to ensure that Metro infrastructure and operations are not compromised by construction activities or permanent build conditions. The Applicant shall notify Metro of any changes to construction activities that may impact the use of the ROW. The Applicant shall allow Metro staff to monitor demolition and/or construction activities to confirm no impacts have occurred to the Gold Line right-of-way.

FISCAL IMPACT

The proposed project will increase the assessed value of the subject property, which will result in additional property taxes to the City. Sales taxes are also expected from the commercial development proposed. Together, these additional revenues are expected to offset any new City costs required to service the site and the expanded development.

Approval of the proposed mixed-use development would also facilitate the sale of the City owned parking lot on the site for \$2.15 million and the construction of 55 new public

parking spaces within the development to replace those that would be removed. The proceeds from the sale of the property will be set aside in a Parking Fund to facilitate additional parking improvements within the Downtown.

RECOMMENDATION

It is recommended that the City Council take the following actions to approve the project.

- a. Adopt Resolution No. 7331 approving Minor Use Permit No. MUP 20-04, Major Administrative Modification No. Major AM 20-11, Architectural Design Review No. ADR 18-05, Vesting Tentative Tract Map No. TTM 19-01 (82734) with a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (“CEQA”) at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue; and
- b. Introduce Ordinance No. 2373 approving the Development Agreement related to the Huntington Plaza Mixed-use Project, for a parking access easement and provisions for 55 public parking stalls at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue.

Approved:



Dominic Lazzaretto
City Manager

- Attachment No. 1: Resolution No. 7331
- Attachment No. 2: Ordinance No. 2373
- Attachment No. 3: Aerial Photo and Zoning Information and Photos of the Subject Property
- Attachment No. 4: Planning Commission Minutes, dated July 14, 2020
- Attachment No. 5: Resolution No. 2057 and Planning Commission Staff Report, dated July 14, 2020, which includes the public comments
- Attachment No. 6: Architectural Plans
- Attachment No. 7: Vesting Tentative Tract Map
- Attachment No. 8: Development Agreement
- Attachment No. 9: Access and Parking Easement Agreement
- Attachment No. 10: Memo from the Applicant Regarding Parking, dated July 27, 2020
- Attachment No. 11: Draft Initial Study/MND with Errata, Consistency Memorandum, Response to Comments, and MMRP. Technical Studies (Appendix

Huntington Plaza Mixed Use Project
117-129 E. Huntington Drive & 124-134 Wheeler Avenue
August 18, 2020
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A-H) for the Draft IS/MND can be found at
www.arcadiaca.gov/projects.com

Attachment No. 3

Aerial Photo with Zoning Information &
Photos of the Subject Property

Site Address: 117 E HUNTINGTON DR

Property Owner(s): NEW FEILUN USA INTERNATIONAL INVESTMENT INC AND NEW WORLD INTERNATIONAL LLC C/O SIHUI WANG



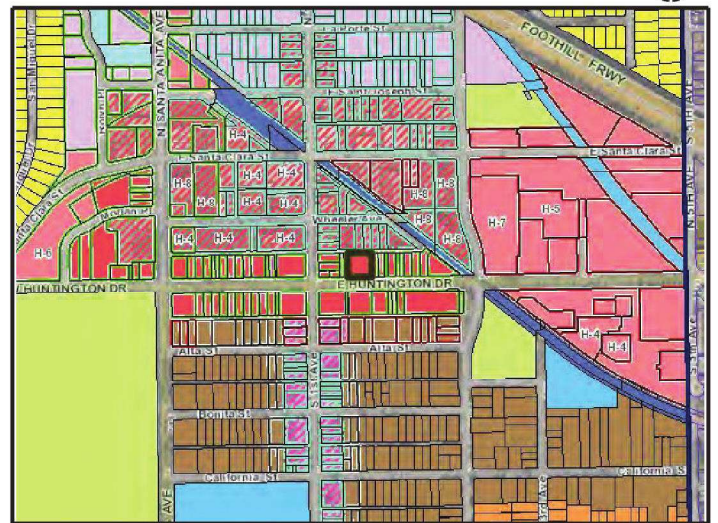
Property Characteristics

Zoning:	CBD
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	7,704
Year Built:	1950
Number of Units:	0

Overlays

Architectural Design Overlay:	N/A
Downtown Overlay:	Yes
Downtown Parking Overlay:	Yes
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

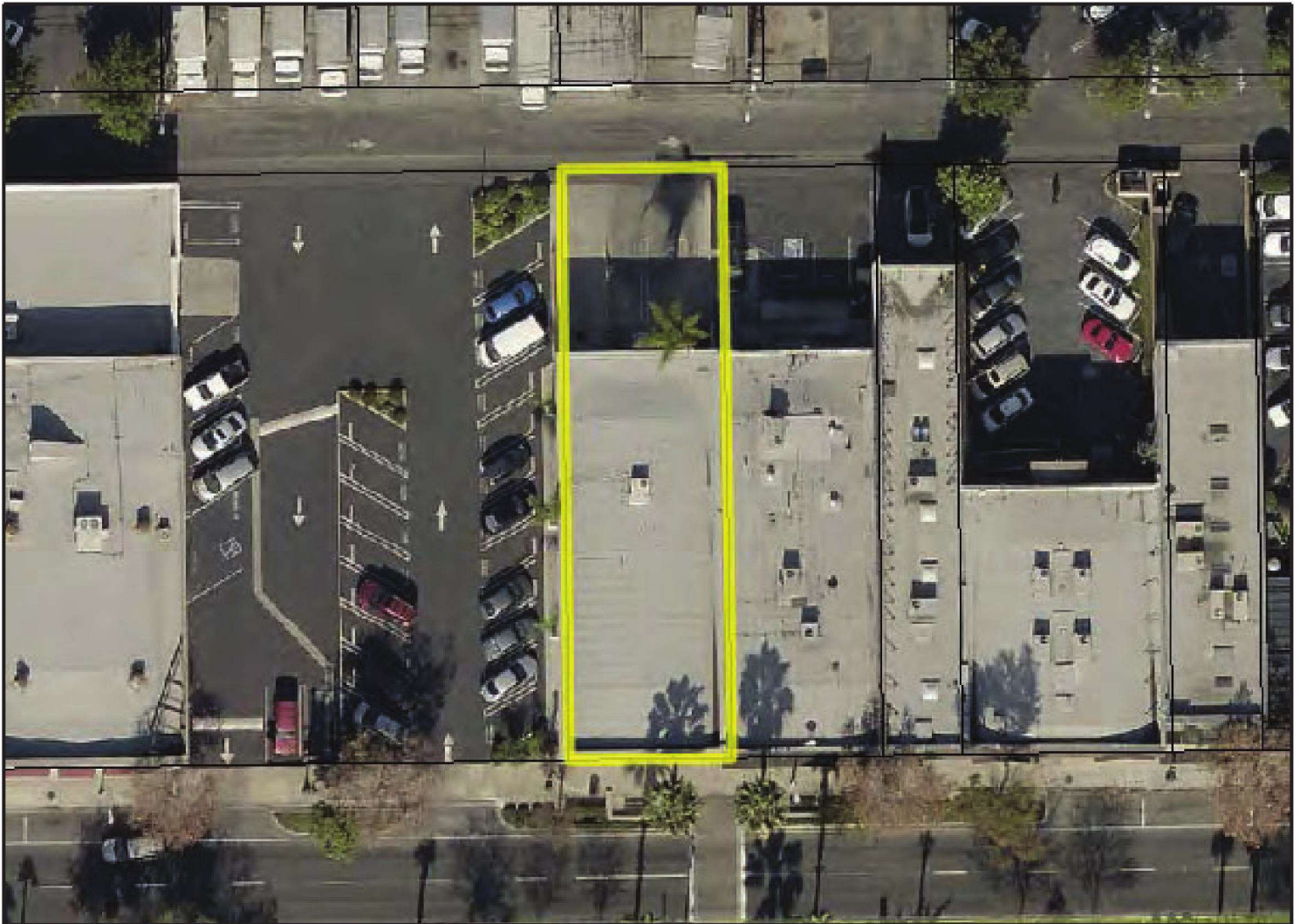
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Report generated 24-Jun-2020

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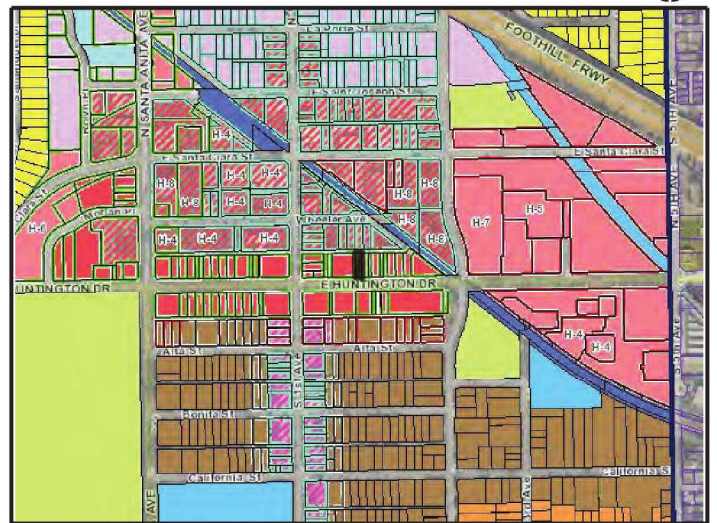
Site Address: 129 E HUNTINGTON DR

Property Owner(s): NEW FEILUN USA INTERNATIONAL INVESTMENT INC AND NEW WORLD INTERNATIONAL LLC C/O SIHUI WANG



Property Characteristics	
Zoning:	CBD
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	4,000
Year Built:	1948
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	Yes
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted

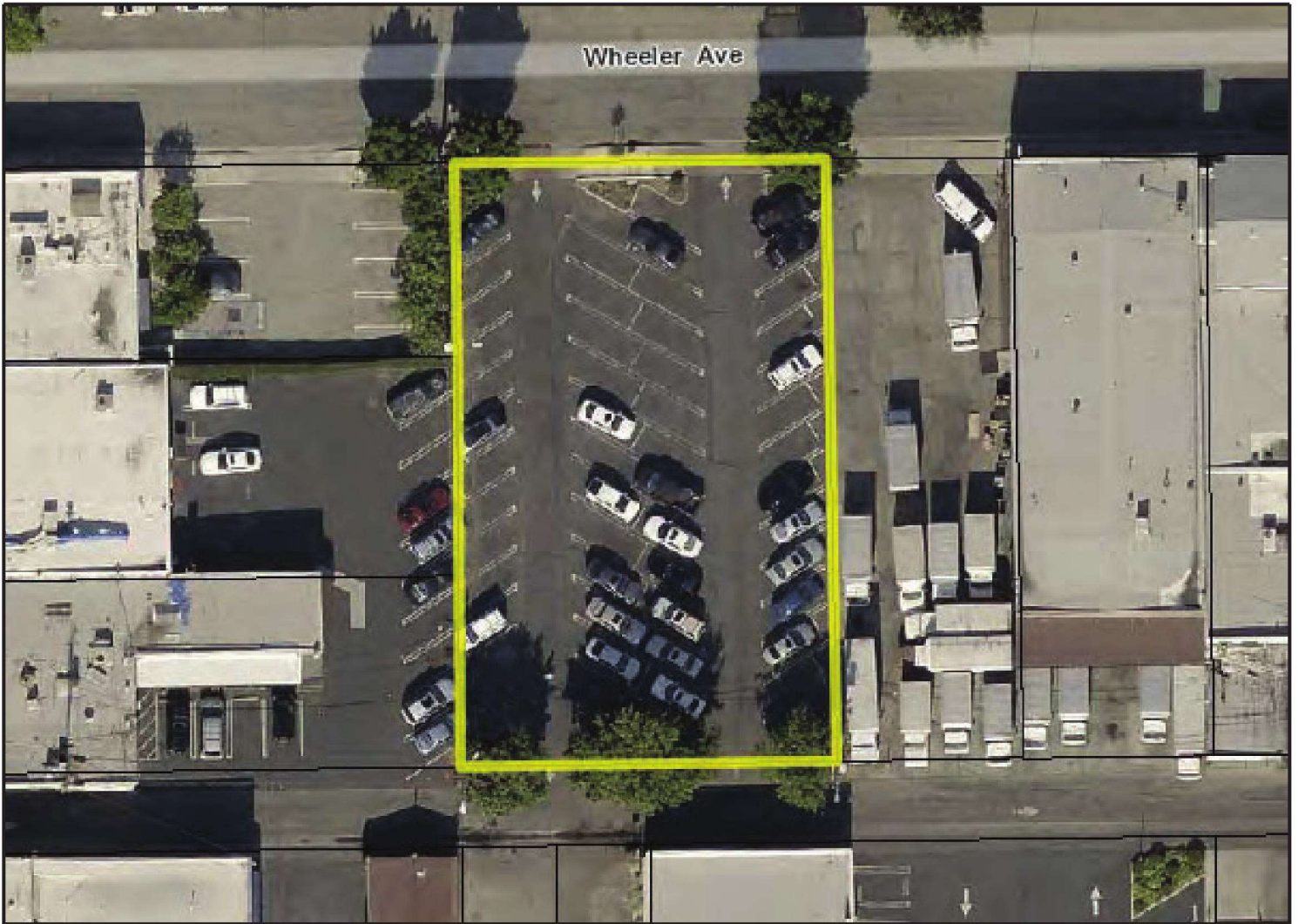


Parcel location within City of Arcadia

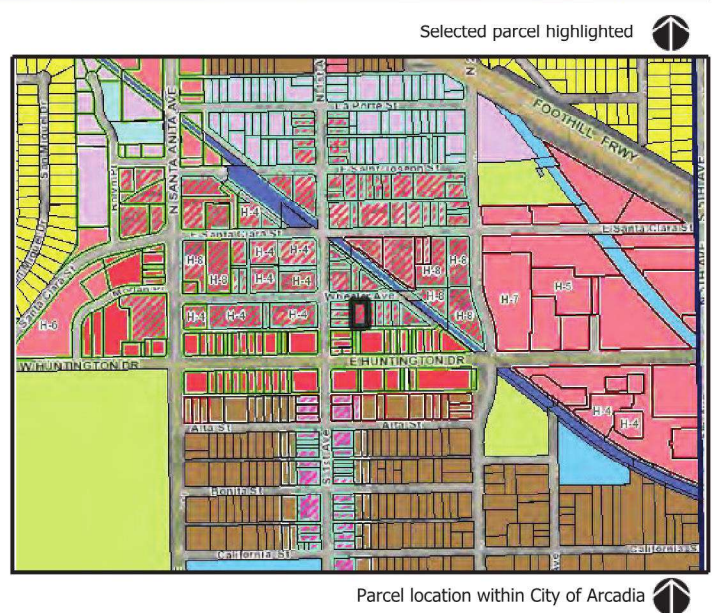
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Site Address:

Property Owner(s): ARCADIA CITY



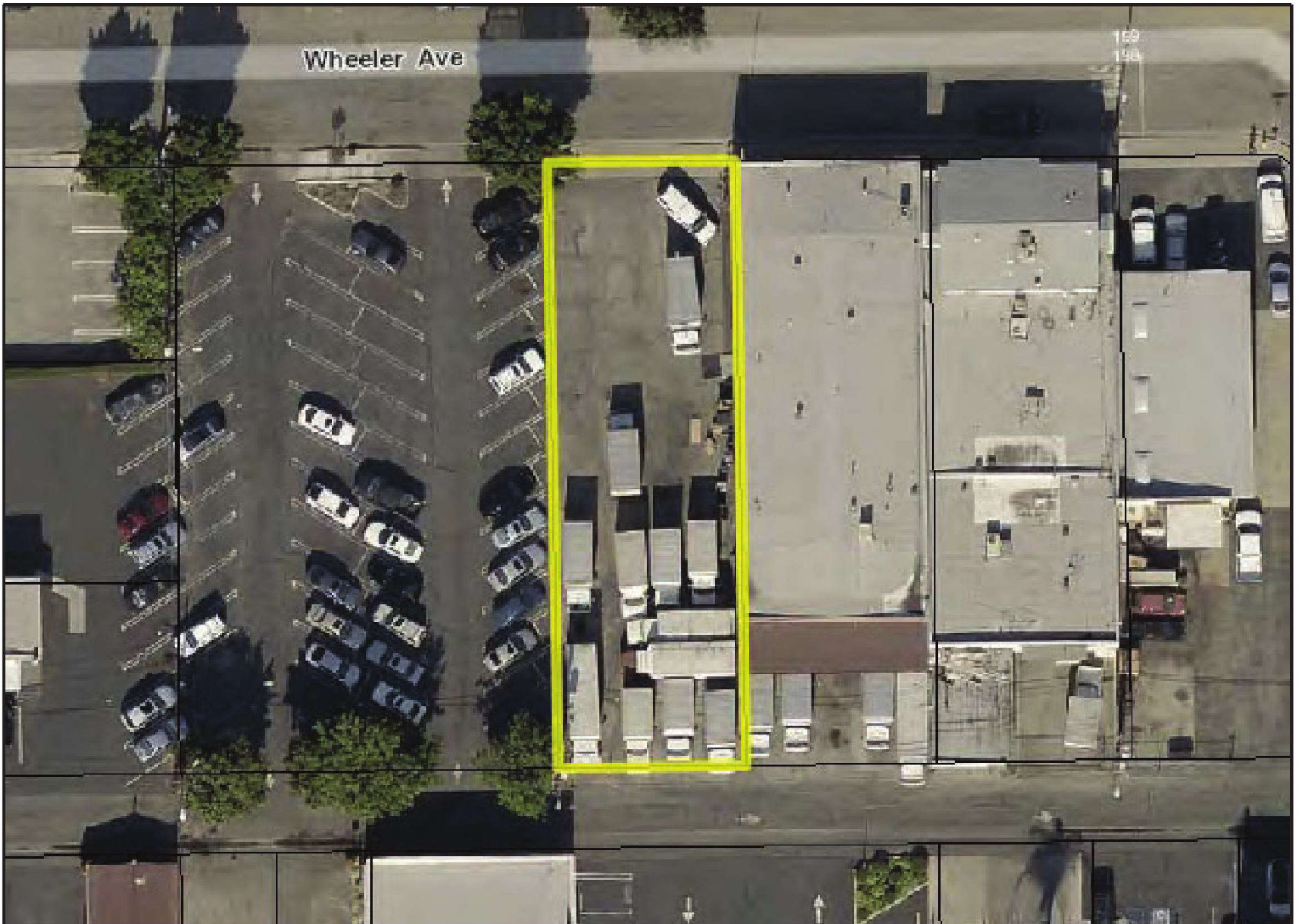
Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	
Year Built:	
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	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.

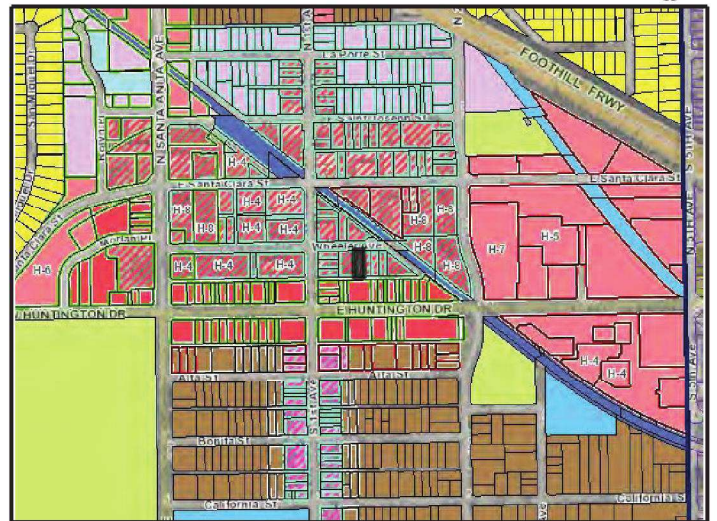
Site Address:

Property Owner(s): **NEW FEILUN USA INTERNATIONAL INVESTMENT INC AND NEW WORLD INTERNATIONAL LLC C/O SIHUI WANG**



Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	8,000
Year Built:	1953
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted

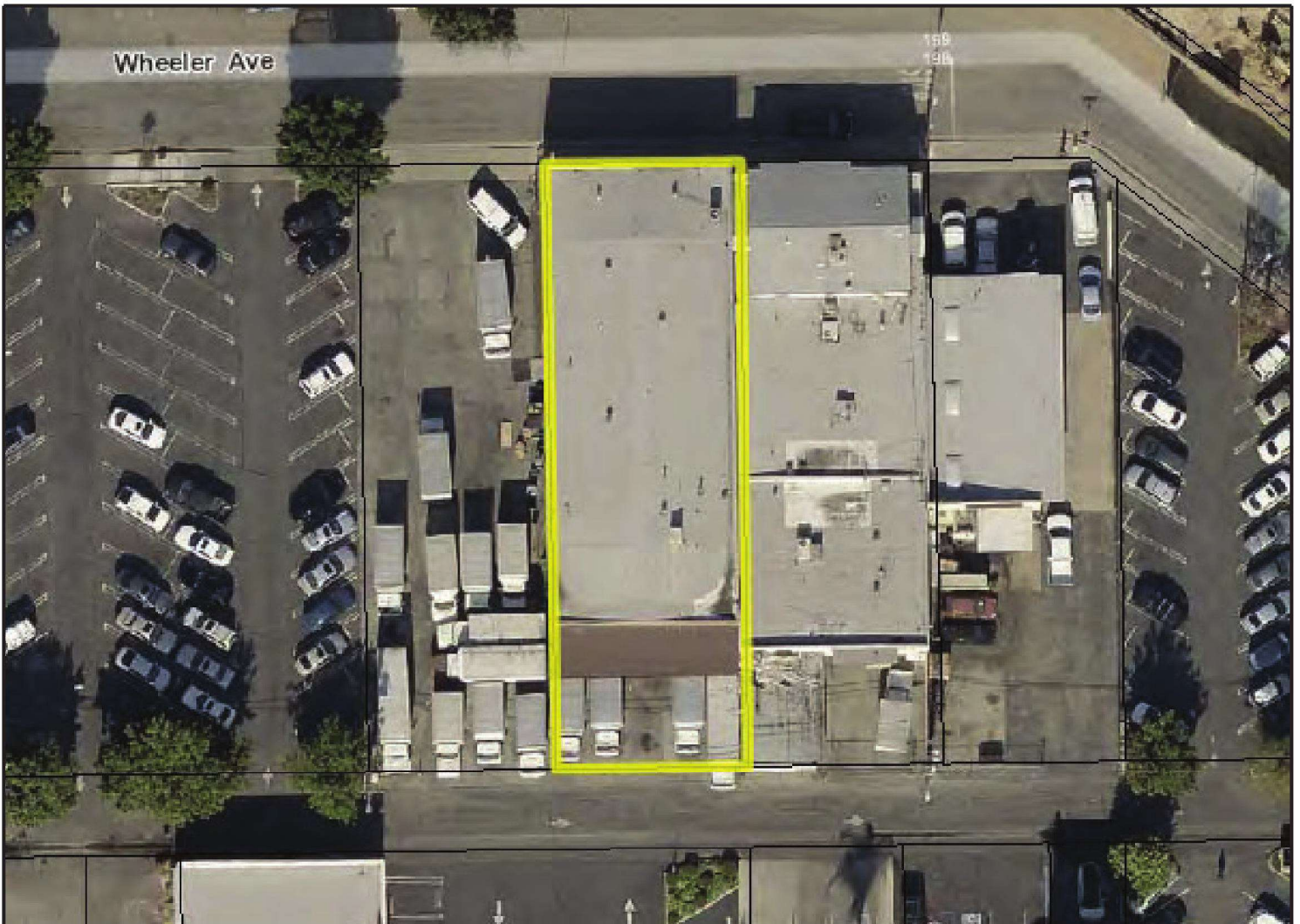


Parcel location within City of Arcadia

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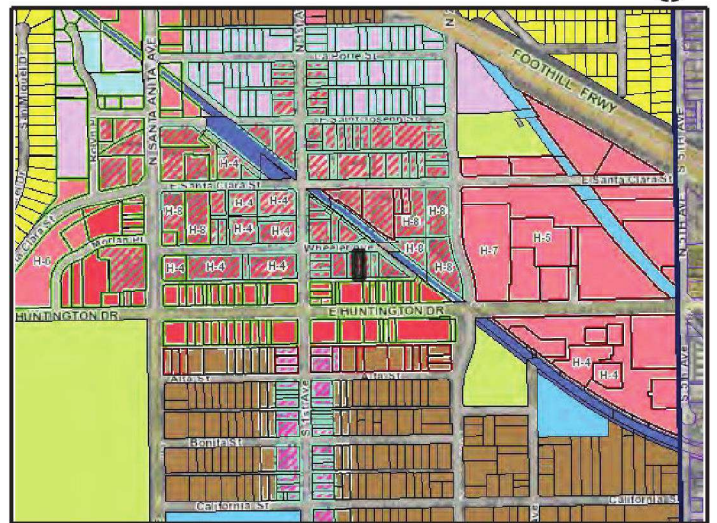
Site Address: **124 WHEELER AVE**

Property Owner(s): NEW FEILUN USA INTERNATIONAL INVESTMENT INC AND NEW WORLD INTERNATIONAL LLC C/O SIHUI WANG



Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	6,000
Year Built:	1953
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
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.

Site Address: **126 WHEELER AVE**

Property Owner(s): NEW FEILUN USA INTERNATIONAL INVESTMENT INC AND NEW WORLD INTERNATIONAL LLC C/O SIHUI WANG



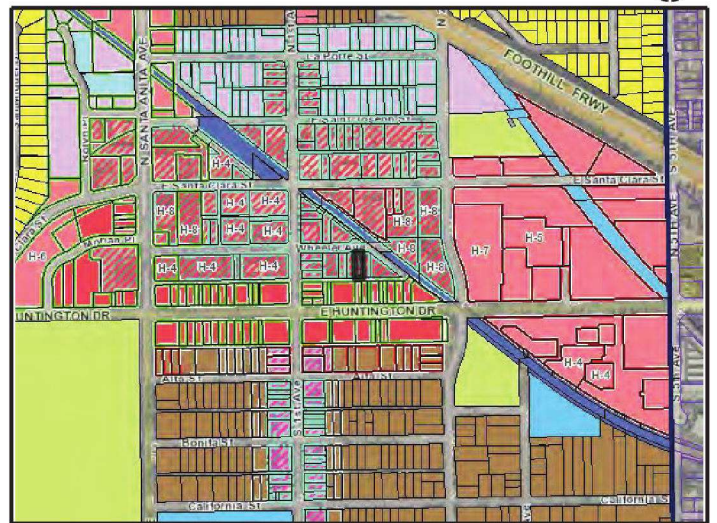
Property Characteristics

Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	7,624
Year Built:	1946
Number of Units:	0

Overlays

Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted

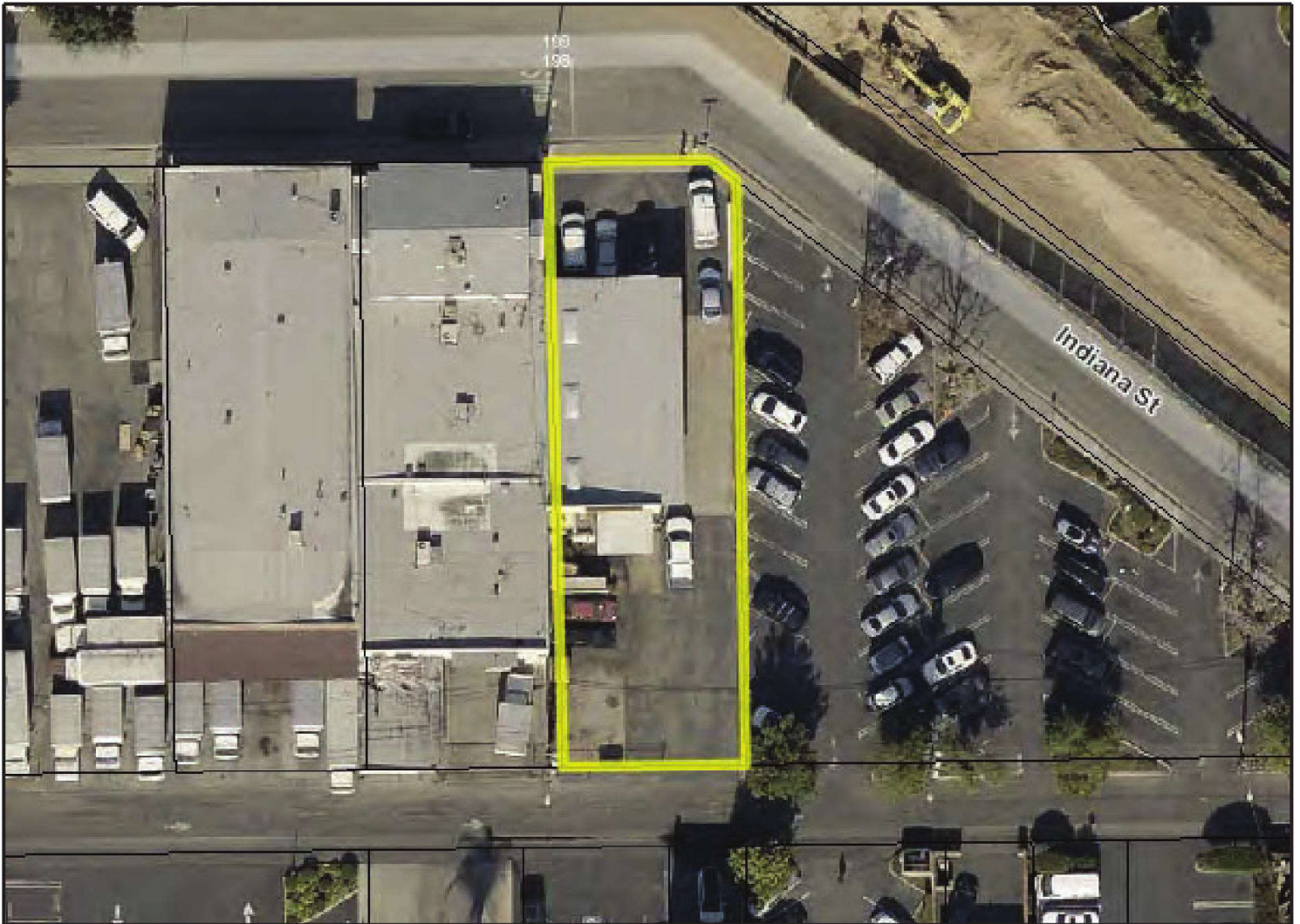


Parcel location within City of Arcadia

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.

Site Address: 134 WHEELER AVE

Property Owner(s): NEW FEILUN USA INTERNATIONAL INVESTMENT INC AND NEW WORLD INTERNATIONAL LLC C/O SIHUI WANG



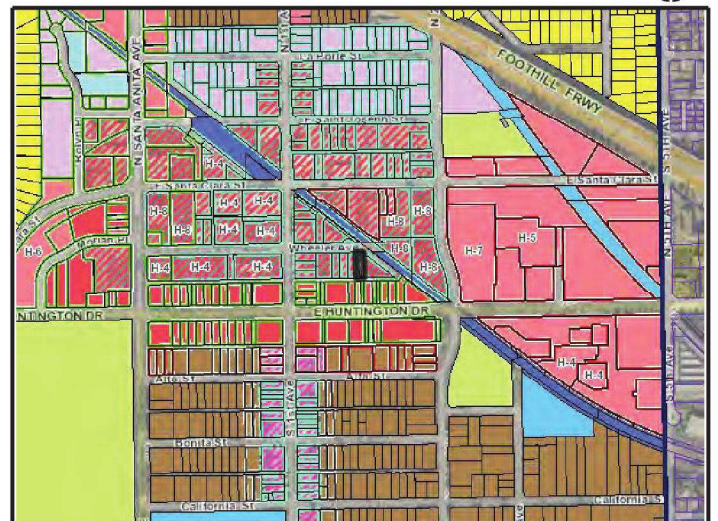
Property Characteristics

Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,825
Year Built:	1955
Number of Units:	0

Overlays

Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

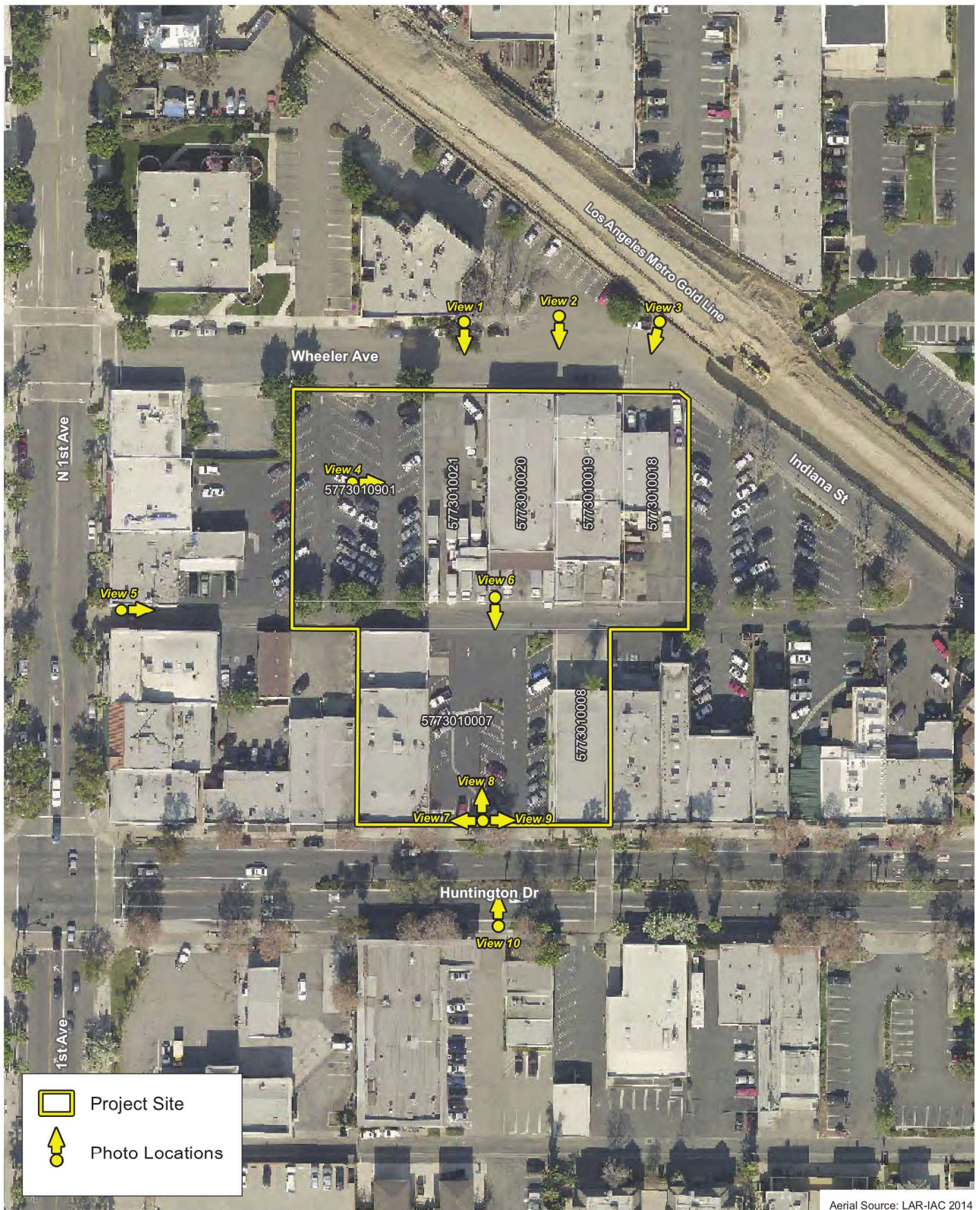
Selected parcel highlighted



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.

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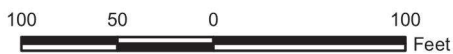


Aerial Source: LAR-IAC 2014

Photos of Existing Project Setting

Exhibit 3a

Huntington Plaza Mixed-Use Project





View 1



View 2

D:\Projects\3NW\10100\Graphics\MND\ex_SP1_20190613.ai

Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3b





View 3



View 4

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Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3c





View 5



View 6

Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3d



(06/13/2019 SAK) R:\Projects\3NW1010100\Graphics\Ex_SP3.pdf



View 7



View 8

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Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3e





View 9



View 10

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Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3f



Attachment No. 6

Architectural Plans



Huntington Plaza, Mixed-use
ARCADIA, CALIFORNIA
Architectural Design Review Set
Parking Modification Set

Date: 08/06/2020
Job # 17476

Ownership: **NEW WORLD
INTERNATIONAL
INVESTMENT. LLC**

Architect: **HUMPHREYS & PARTNERS ARCHITECTS, L.P.**
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

APN:	TBD
Address:	Wheeler Ave, Huntington Dr, Arcadia, CA 91007
Current Zoning:	Central Business District (CBD), Downtown Mixed Use (DMU)
Proposed Zoning:	Central Business District (CBD), Downtown Mixed Use (DMU) no change
Site Area (Net):	75,530 SF
	27,530 SF
	48,000 SF
Max Height Proposed:	60'
Proposed Units:	139
Proposed Density:	79.9 DU/AC NET
	80 du/AC max.
Setbacks Required:	
Front:	0' min., 10' max.
Side (incl. abutting nonresidential or mixed use zone):	0'
Side (Street Side):	0' min., 10' max.
Rear (abutting nonresidential or mixed use zone):	0'
Setbacks Proposed:	
Front:	+/- 31.72' avg. min.
Side (incl. abutting nonresidential or mixed use zone):	+/- 1', 2' min.
Side (Street Side):	+/- 2' min.
Rear (abutting alley):	+/- 11', 10'-3" min.
Floor Area Ratio - Allowed:	
Net Site Area:	75,530 sf
Max FAR:	1.0 du/AC
Max Nonresidential Floor Area:	75,530 sf
Floor Area Ratio - Proposed:	
Nonresidential Floor Area:	10,200 sf
Nonresidential Floor Area (FAR):	0.14 du/AC
*note: Max FAR is applicable only to non residential component of a development	
*note: FAR is measured as Gross floor area (less parking) divided by Net lot area.	

Huntington Plaza		Arcadia, CA		#17476							
PROJECT SUMMARY		PROJECT TOTAL		# BUILDING 1	# BUILDING 2						
RESIDENTIAL	#	NET SF*	deck	total NRSF	Ave NSF	Mix	#	NRSF	#	NRSF	
1-bedroom											
A1	2	867	42	1,734			0	-	2	1,734	
Subtotal 1-bedroom	2			1,734	867	1.4%	0		2	1,734	
2-bedroom											
B1	36	1,066	42	38,376			20	21,320	16	17,056	
B2	4	1,148	64	4,592			0	4	4	4,592	
B2-ALT	4	1,144	64	4,576			0	4	4	4,576	
B3	6	1,212	71	7,272			6	7,272	0	-	
B4	6	1,057	71	6,342			6	6,342	0	-	
B5	16	1,198	67	19,168			0	-	16	19,168	
B6	16	1,132	47	18,112			0	-	16	18,112	
B7	10	914	42	9,140			0	-	10	9,140	
B7-ALT	2	758	42	1,516			0	-	2	1,516	
Subtotal 2-bedroom	100			109,094	1,091	71.9%	32	34,934	68	74,160	
3-bedroom											
C1	8	1,343	106	10,744			0	-	8	10,744	
C2	15	1,606	78	24,090			3	4,818	12	19,272	
C2-ALT	4	1,484	78	5,936			0	-	4	5,936	
C3	4	1,378	52	5,512			4	5,512	0	-	
C4-TN1	1	1,727	84	1,727			0	-	1	1,727	
C4-TN1(ALT)	1	1,416	84	1,416			0	-	1	1,416	
C5 (2+DEN)	4	1,152	56	4,608			0	-	4	4,608	
Subtotal 3-bedroom	37			54,033	1,460	26.6%	7	10,330	30	43,703	
Total	139			8,218	164,861	1,186	39	45,264	100	119,597	
*NOTE: if taken to outside of walls and CL of party walls											
*NOTE: if as approx. and subject to change as more information is known											
COMMERCIAL											
Commercial 1:				2,000							
Commercial 2:				3,200							
Commercial 3:				1,100							
Commercial 4:				2,000							
Commercial 5:				1,900							
Total Commercial:				10,200							

Residential Floor Area: The floor area for buildings in single family residential zones shall be measured as the total horizontal floor area of all the floors of a building from the outside walls. The total horizontal floor area shall include: the residential floor area of any building(s) located on the lot including the main dwelling, detached accessory structures, accessory dwelling units, all garage area except as exempted in Subsection a. below, enclosed patios, and high volume ceilings (all interior areas above 14 feet in height). The following shall be excluded from the floor area for the purposes of calculating floor area ratio.

a. For houses less than 5,000 square feet in size, floor area shall exclude required parking spaces (450 square feet for a two-car garage and 650 square feet for three-car garage).

b. For houses 5,000 square feet or larger, floor area shall exclude up to four parking spaces (850 square feet maximum).

c. Floor area shall exclude basements.

d. Floor area shall exclude non-enclosed covered structures such as covered patios or porches, decks, and balconies.

	BLDG 1				BLDG 2				ALLEY			SUBTOTAL
	RESIDENTIAL	MPP/MEP/STORAGE	RETAIL	GARAGE	RESIDENTIAL	MPP/MEP/STORAGE	AMENITY	GARAGE	MPP/MEP/STORAGE	GARAGE		
Level 5:	6,959	609	-	-	34,463	1,456	-	-	193	3,557	-	47,237 sf
Level 4:	13,339	609	-	-	34,463	1,456	-	-	-	-	-	49,867 sf
Level 3:	16,097	609	-	-	33,600	1,456	809	-	-	-	-	52,101 sf
Level 2:	16,097	609	-	-	33,585	1,465	905	-	-	-	-	52,661 sf
Level 1:	-	3,062	10,200	-	-	2,833	-	38,645	-	-	-	54,740 sf
Level B1:	-	1,393	-	-	-	3,981	-	41,559	-	-	-	72,468 sf
Total	52,492	6,891	10,200	25,535	136,141	12,647	1,214	80,204	193	3,557	-	3,750
Total Gross Residential Floor Area Provided:												188,633 sf

Note: Floor Area is the total gross dimensions (in square feet) of all the floors below the roof and within the outer surface of the walls of a building or structure. See below for definitions for Residential Floor Area and Non-Residential Floor Area.

Parking Required: per AMC Sect. 9103.07			
Residential:	# du	Ratio	Total
1-bed:	2	1.5	3
2-bed:	100	1.5	150
3-bed:	37	1.5	56
Subtotal:	139		209
Guest:	# du	Ratio	Total
	139	0.333	47

Parking Provided:	Standard					TANDEM					Compact					Parallel					Handicap					Total
	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'		
Level B1:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Level 1:	115	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	
Total:	115	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	
	63.2%																									
Level B1:	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Level 1:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	
Total:	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	
	93.6%																									

City Easement Parking			
Easement	#	Ratio	Total
1-bed:	2	1.5	3
2-bed:	100	1.5	150
3-bed:	37	1.5	56
Subtotal:	139		209

Commercial			
Commercial	#	Ratio	Total
COMMERCIAL	10,200	1.200	51
Subtotal:	51		51
Subtotal after 25% reduction:	39		39
Total Stalls Provided:	350		350

*note: a 25 percent reduction will be applied to the off street parking requirement for any commercial use that is located within 1,320 feet (1/4 mile) of a light rail station.

Parking Provided:	Standard					TANDEM					Compact					Parallel					Handicap					Total
	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'	9'x18'	9'x19.5'	9'x15'	10'x24'		
Level B1:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Level 1:	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Total:	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
	94.5%																									
Level B1:	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Level 1:	10	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	
Total:	10	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	
	25.6%																									
Total Stalls Provided:	350																									

Bike Parking Required: per AMC Sect. 9103.07.150			
# BUILDING 1 (Huntington Drive)	#	Ratio	Total
Resident 1:	100	0.20 #/du	20
Total Stalls Required:	20		20
Total Stalls Provided:	20		20
# BUILDING 2 (Wheeler Ave)	#	Ratio	Total
Resident 2:	39	0.30 #/du	8
Retail:	39	0.05 #/vehicle	2
Total Stalls Required:	12		12
Total Stalls Provided:	12		12

Open Space Required: per AMC Sect. 9102.05.130			
du	sf	Total	
1-bed:	2	100	200 sf
2-bed:	100	100	10,000 sf
3-bed:	37	100	3,700 sf
Total Open Space Required:	13,900		13,900

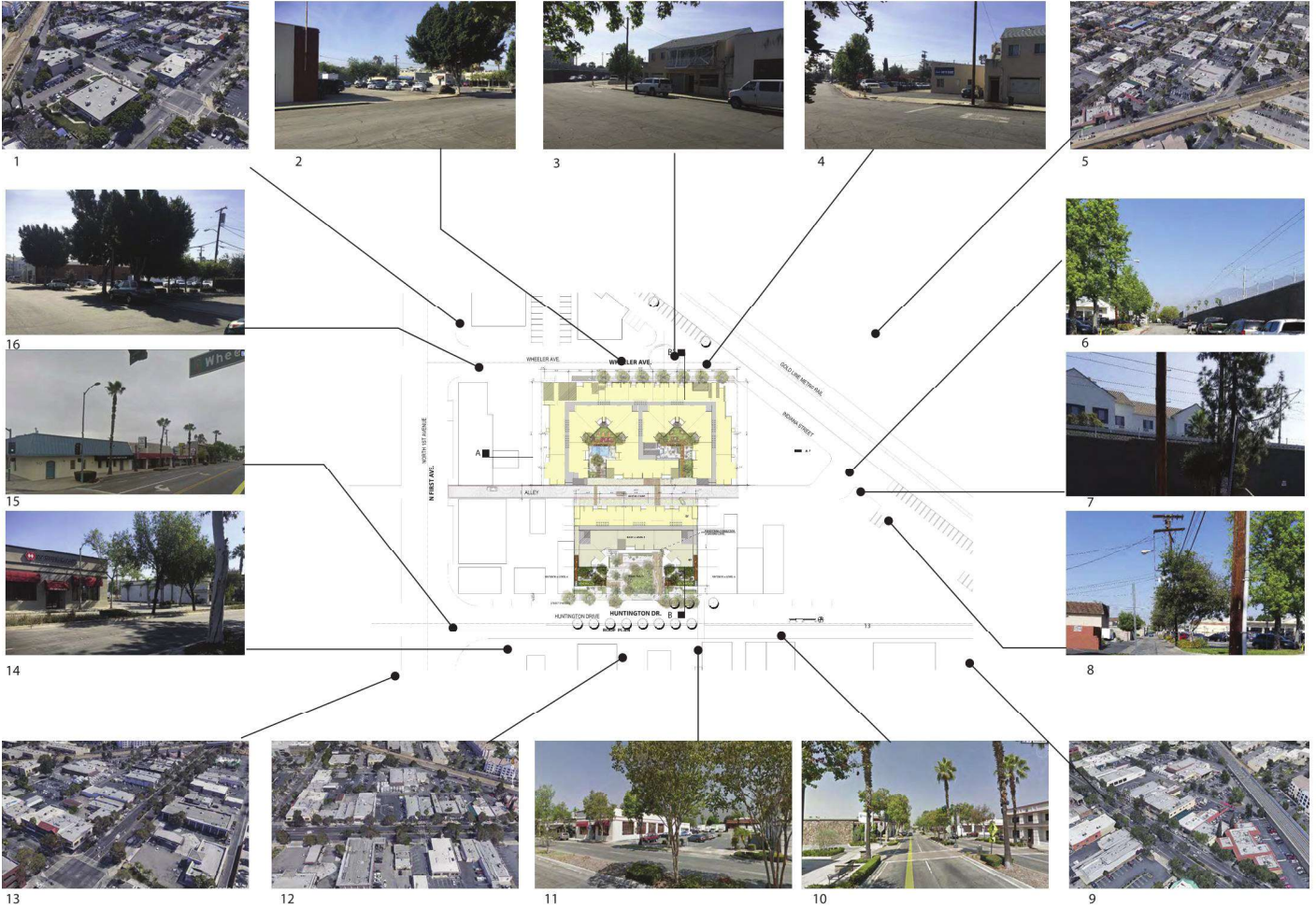
Open Space Provided:		
Ground Level:		7,732 sf
Podium Level:		5,556 sf
Private Open Space:		8,218 sf
Skydeck (Level 4):		2,750 sf
Total Open Space Provided:		24,256

Non-Residential Floor Area: The floor area shall include the total horizontal floor area of all the floors of a building measured from the outside walls, exclusive of vents, shafts, courts, elevators, stairways, mechanical, electrical, and communications equipment, and similar facilities. Floor area shall include mezzanine and lofts. The following shall be excluded from the floor area for the purposes of calculating floor area ratio.

a. Floor area shall exclude required parking areas in the garage (with each required parking space not exceeding 200 square feet) but shall include any additional enclosed parking spaces provided on the addition to the minimum requirements.

b. Floor area shall exclude fully subterranean garage and basement.

c. Exclude non-enclosed covered structures such as decks, patios, porches, and balconies enclosed on three or fewer sides.



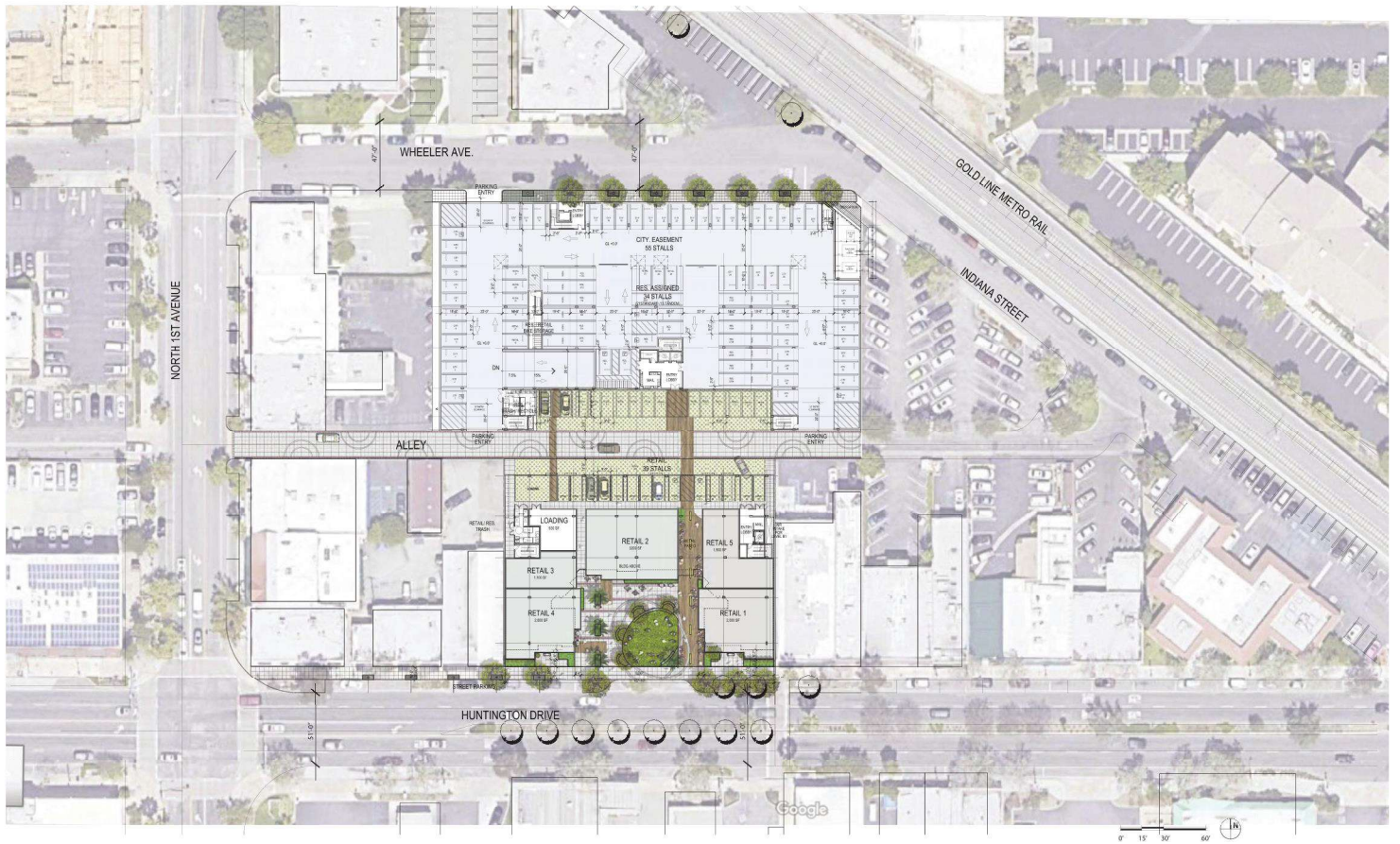
HUNTINGTON PLAZA
Arcadia, CA
HFA # 17476

**SITE PHOTO
ARCHITECTURAL DESIGN REVIEW**
August 6, 2020

**NEW WORLD
INTERNATIONAL
INVESTMENT LLC**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
6338 Alpha Rd., Suite 300, Dallas, TX 75240 | 972-701-9600 | www.humphreys.com

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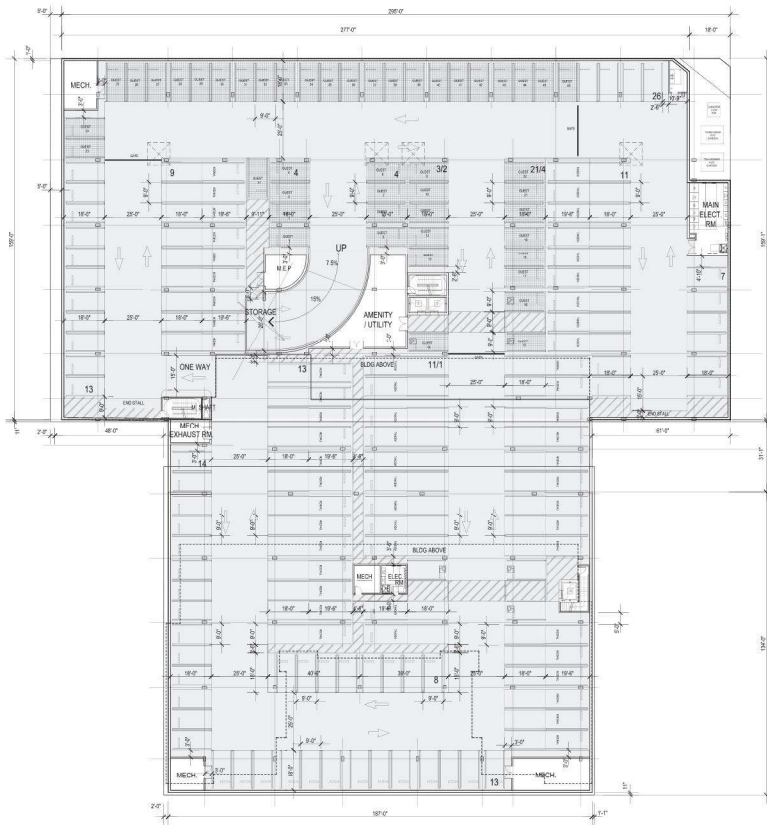
HUNTINGTON PLAZA
 Anaheim, CA
 HPA # 17476

**ILLUSTRATIVE SITE PLAN
 ARCHITECTURAL DESIGN REVIEW**
 August 6, 2020

**NEW WORLD
 INTERNATIONAL
 INVESTMENT LLC**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 6159 Alameda, Suite 500, Dallas, TX 75206 | 972.761.9634 | www.humphreys.com

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RESIDENTIAL & GUEST PARKING - BASEMENT 1
 TOTAL COLUMNS
 STANDARD: 109
 TANKER: 17
 HC: 8
 RESIDENTIAL PARKING: 175 STALLS (STANDARD: 110, TANKER: 57, HANDICAP: 8)
 GUEST PARKING: 47 STALLS (STANDARD: 4, HANDICAP: 3)

- PARKING LEGEND:**
- CITY PARKING
 - RETAIL PARKING
 - GUEST PARKING - 47 STALLS
 - RESIDENT PARKING: 175 STALLS

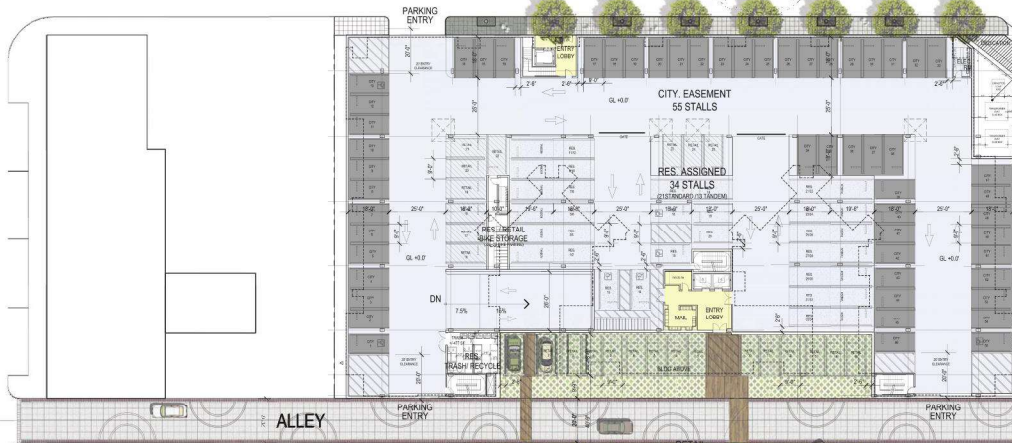


NORTH 1ST AVENUE

WHEELER AVE.

GOLD LINE METRO RAIL

INDIANA STREET



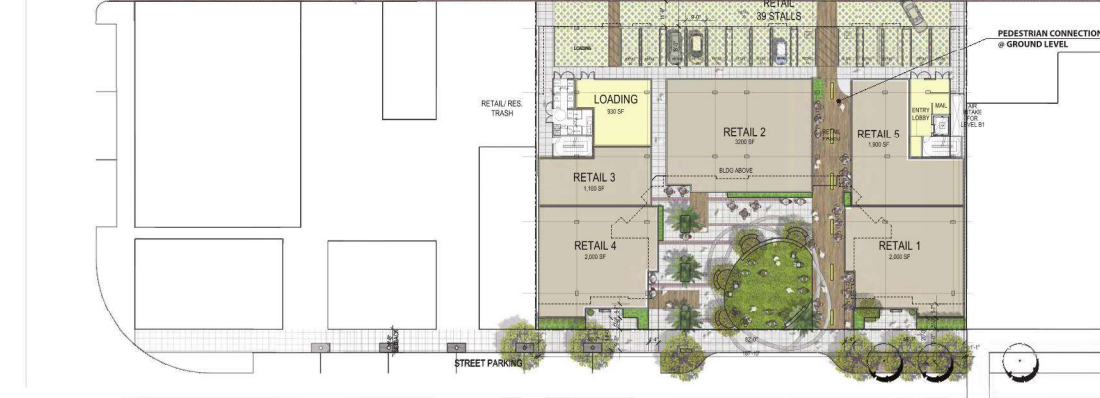
PARKING LEGEND:

- CITY PARKING : 55 STALLS (51 STALLS+ 4 VARIANCE)
- RETAIL PARKING : 39 STALLS
- ALLEY PARKING
- RESIDENT PARKING : 34 STALLS (13 TANDEM)

RETAIL, CITY & RESIDENTIAL PARKING - GROUND

TOTAL: 128 STALLS
 STANDARD: 79 (CITY STALLS 52)
 ALLEY STANDARD: 25
 HANDICAP: 11
 TANDEM: 13

CITY PARKING: 55 STALLS (STANDARD: 52 HANDICAP: 3)
 RETAIL PARKING: 39 STALLS (STANDARD: 32 HANDICAP: 4 ALLEY STANDARD: 20)
 RESIDENT PARKING: 34 STALLS (STANDARD: 17 HANDICAP: TANDEM: 15)



LEVEL 1 (GROUND LEVEL) PLAN
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

**NEW WORLD
 INTERNATIONAL
 INVESTMENT LLC**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 6159 Alameda Blvd., Suite 500, Dallas, TX 75206 | (972) 761-9636 | www.humphreys.com

HUNTINGTON PLAZA
 Arcadia, CA
 HPA # 17476

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HUNTINGTON PLAZA
 Anaheim, CA
 HPA # 17476

LEVEL 2 (PODIUM LEVEL) PLAN
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

NEW WORLD
INTERNATIONAL
INVESTMENT LLC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 1700 West 36th Street, Suite 300, Dallas, TX 75241 | 214.761.1600 | www.humphreys.com

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ROOF PLAN
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

NEW WORLD
INTERNATIONAL
INVESTMENT LLC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
1000 West 10th Street, Suite 300, Fort Worth, TX 76102 | 817.333.1626 | www.humphreys.com

HUNTINGTON PLAZA
Atlanta, GA
 HPA # 17476

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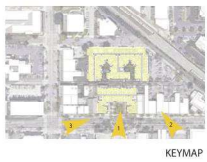
1. view of retail plaza From Huntington Dr.



KEYMAP



1. view from Huntington Dr. Main massing & Center Entry Plaza



KEYMAP



2. Bird's eye view from East -South corner



3. viewing west from Huntington Dr.

HUNTINGTON PLAZA

Avondale, FL
HPA # 17476

**PERSPECTIVE RENDERING
ARCHITECTURAL DESIGN REVIEW**

August 6, 2020

**NEW WORLD
INTERNATIONAL
INVESTMENT LLC**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

6389AvalonBldg. Suite 300 Dallas, TX 75248 | 972.701.8636 | www.humphreys.com

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1. view From Alley (Indiana St.)



KEYMAP



2. view from Alley , Rear massing & Motor Plaza



3. view of interior Motor Plaza 16

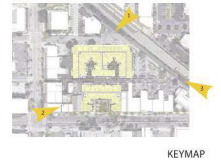
HUNTINGTON PLAZA
Arcadia, CA
HPA # 17476

**PERSPECTIVE RENDERING
ARCHITECTURAL DESIGN REVIEW**
August 6, 2020

**NEW WORLD
INTERNATIONAL
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1. Bird's eye view from Metro Goldline



2. View of stepped skyline from Huntington Dr.



3. Impact zone at Metro Gold Line, View Opportunity 17

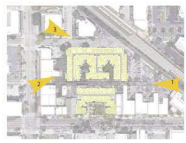
HUNTINGTON PLAZA
Aurora, TX
HPA # 17476

**PERSPECTIVE RENDERING
ARCHITECTURAL DESIGN REVIEW**
August 6, 2020

**NEW WORLD
INTERNATIONAL
INVESTMENT LLC**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
638 Alamo Blvd. Suite 300 Dallas, TX 75203 | 972.701.8636 | www.humphreys.com

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KEYMAP



1. view from Indiana St.



2. Bird's eye view of Alley frontage



3. view from Wheeler Avenue

HUNTINGTON PLAZA
Arcadia, CA
HPA # 17476

**PERSPECTIVE RENDERING
ARCHITECTURAL DESIGN REVIEW**
August 6, 2020

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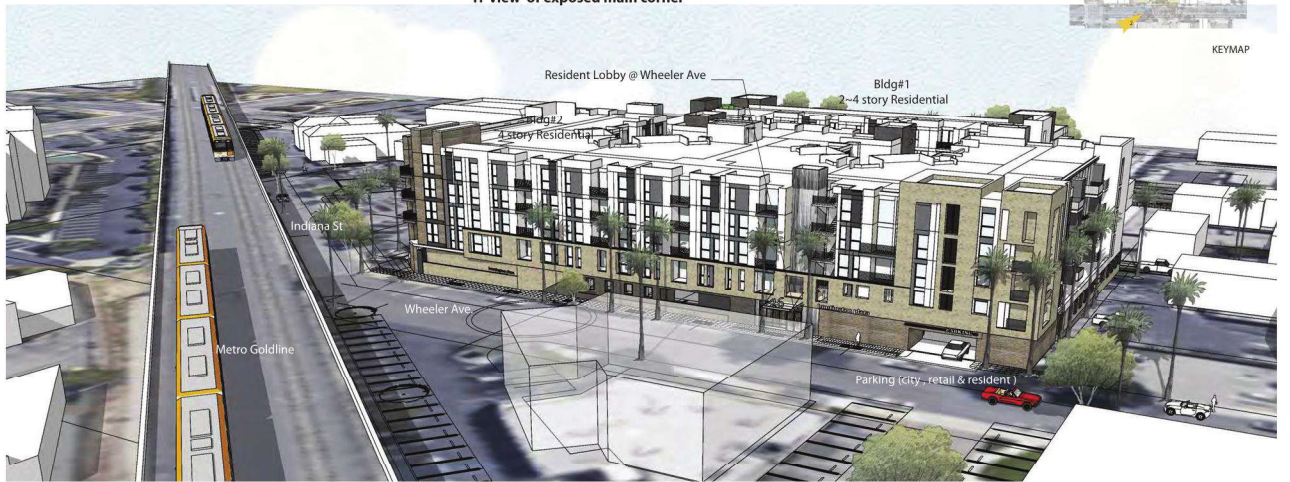
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1. view of exposed main corner



2. view of South Elevation from Huntington Dr.



3. view of North Elevation from Gold Line

PERSPECTIVE RENDERING
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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Arcadia, TX
HPA # 17476

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ELEVATION (BLDG 2 :WHEELER AVE)
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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0' 8' 16' 32'



ELEVATION (BLDG 1 : HUNTINGTON DR.)
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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HUNTINGTON PLAZA
Buckle Up, F.A.
HPA # 17476

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0' 8' 16' 32'



0' 8' 16' 32'

ELEVATION (INDIANA ST. & N. FIRST AVE)
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

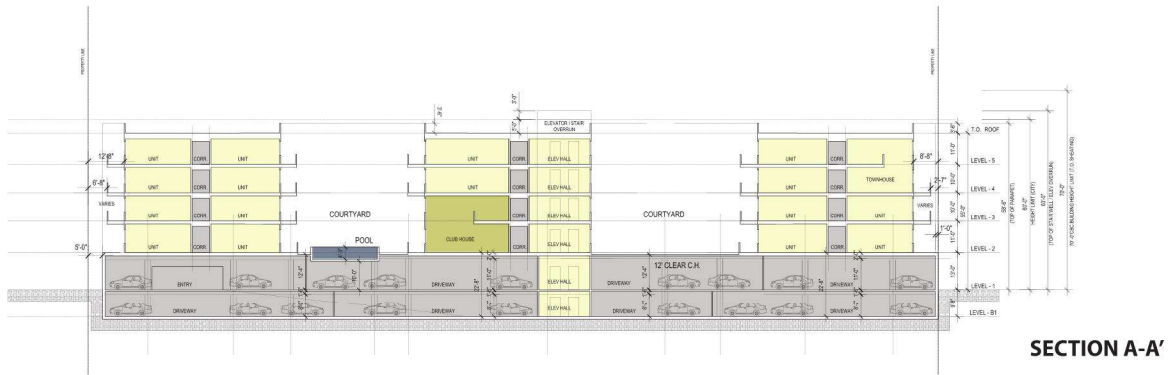
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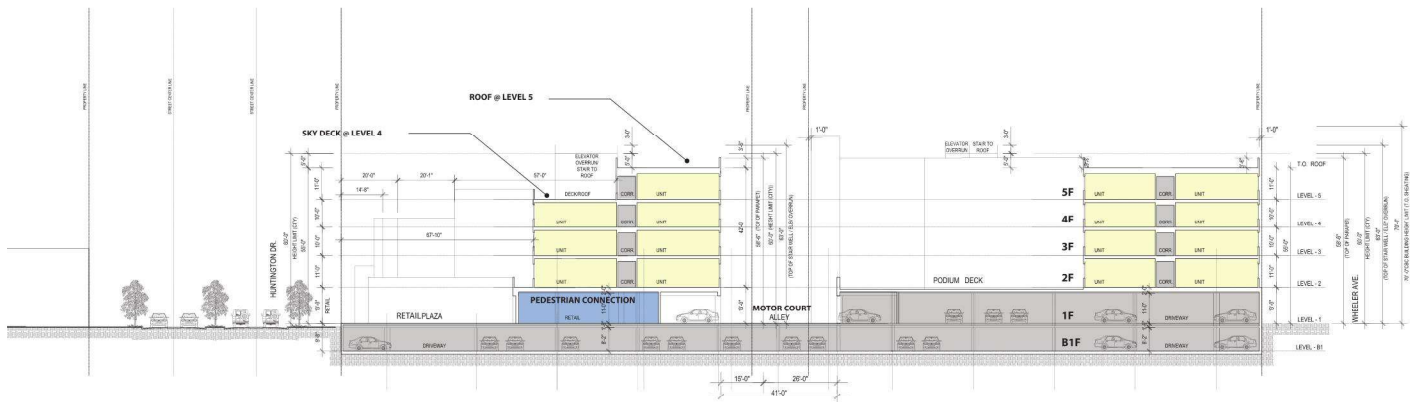






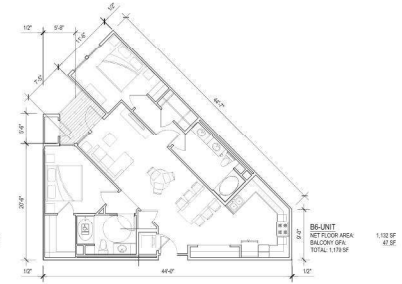
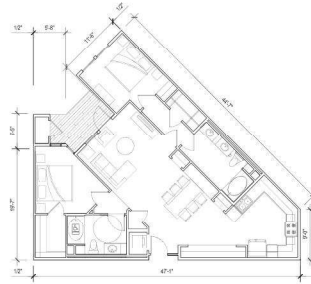
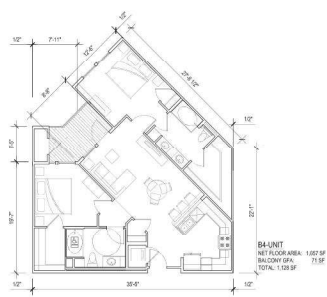
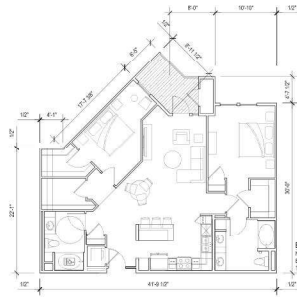
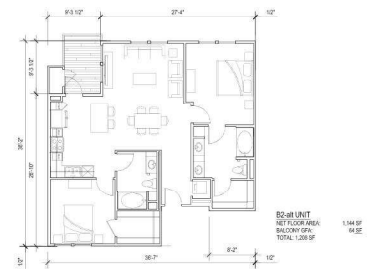
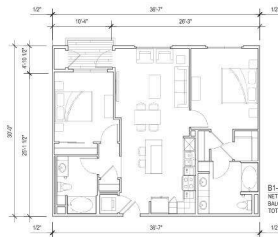
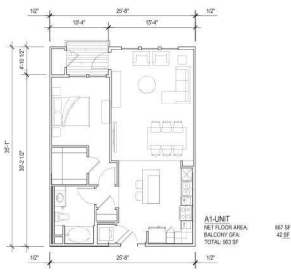


SECTION A-A'



SECTION B-B'



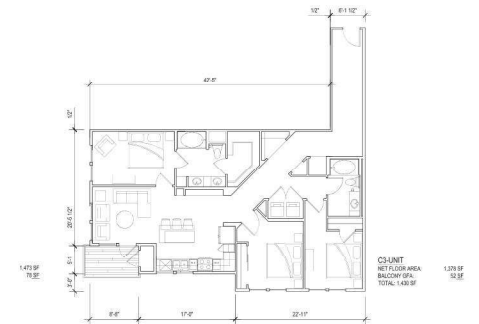
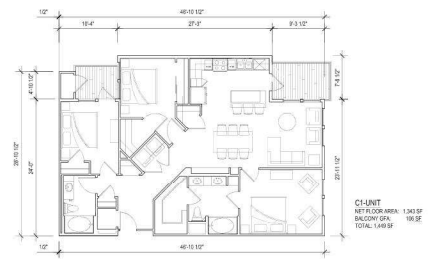
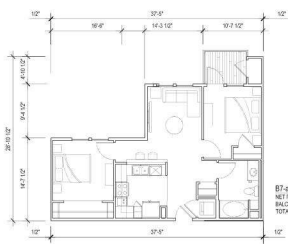
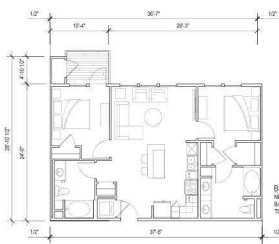


UNIT PLANS
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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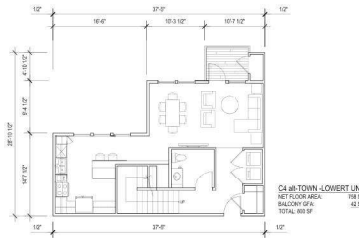
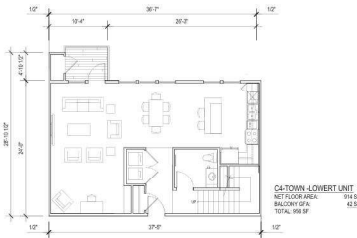
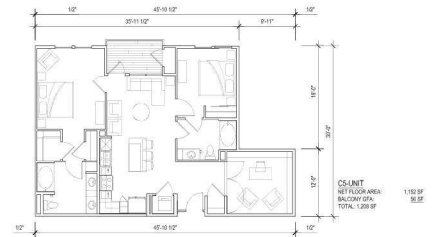
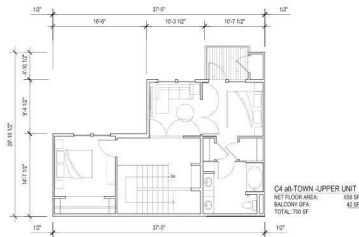
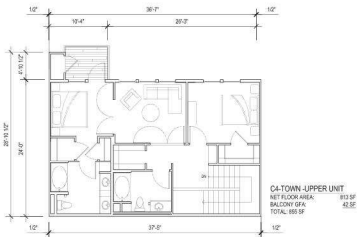
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UNIT PLANS
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

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UNIT PLANS
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

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HUNTINGTON PLAZA
Aventura, FL
HPA # 17476

ARCHITECTURAL RENDERING
ARCHITECTURAL DESIGN REVIEW
August 6, 2020

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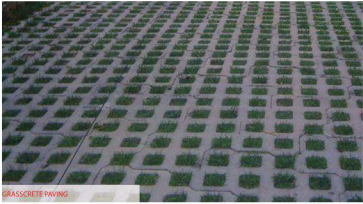
HUNTINGTON PLAZA
Aventura, FL
HPA # 17476

**ARCHITECTURAL RENDERING
ARCHITECTURAL DESIGN REVIEW**
August 6, 2020

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GRASSCRETE PAVING



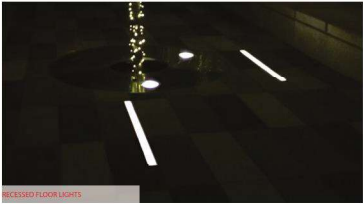
OUTDOOR KITCHEN



MULTI-USE LAWN



GREAT LAWN



RECESSED FLOOR LIGHTS



DECORATIVE ROCKS



ZERO EDGE POOL



WATER FEATURE



ACCENT PAVING



OUTDOOR KITCHEN



WOOD DECKING



ORNAMENTAL PLANTING



SPHERICAL LIGHTS



PATIO FIRE FEATURE



PATIO FURNISHINGS



STRING LIGHTS

Huntington Plaza
ARCADIA, CALIFORNIA
#17476

INSPIRATIONAL IMAGES
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CONCEPTUAL PLANT PALETTE

- TREES:**
- ARBUTUS UNEDO
 - STRAWBERRY TREE
 - LAGERSTROEMIA INDICA
 - CRAPE MYRTLE
 - OLEA EUROPAEA
 - OLIVE TREE
 - PARKINSONIA FLORIDA
 - PALO VERDE
 - TRISTANIA CONFERTA
 - BRISBANE BOX
 - CEANOTHUS GRIS. HORIZ. 'YANKEE POINT'
 - YANKEE POINT CEANOTHUS
 - DIANELLA REVOLUTA 'CLARITY BLUE'
 - CLARITY BLUE FLAXLILY
 - ECHINOCACTUS GRUSONII
 - BARREL CACTUS
 - LANTANA CAMARA 'MISS HUFF'
 - MISS HUFF HARDY LANTANA
 - LEUCOPHYLLUM SPP.
 - TEXAS RANGER
 - RHAPHIOLEPIS INDICA
 - INDIAN HAWTHORNE
 - ROSMARINUS OFF. 'LOCKWOOD DE FOREST'
 - PRODRATAC. ROOYMARY
 - SALVIA SPP.
 - SAGE
- SHRUBS AND GROUNDCOVERS:**
- ASCLEPIAS CURA. 'RED BUTTERFLIES'
 - RED BUTTERFLIES MILKWEED
 - BUDDLEJA 'BLUE CHIP'
 - DWARF SUMMER LILAC
 - CARISSA MACROCARPA
 - NATAL PLUM
 - DIANELLA REVOLUTA 'CLARITY BLUE'
 - CLARITY BLUE FLAXLILY
 - ECHINOCACTUS GRUSONII
 - BARREL CACTUS
 - LANTANA CAMARA 'MISS HUFF'
 - MISS HUFF HARDY LANTANA
 - LEUCOPHYLLUM SPP.
 - TEXAS RANGER
 - RHAPHIOLEPIS INDICA
 - INDIAN HAWTHORNE
 - ROSMARINUS OFF. 'LOCKWOOD DE FOREST'
 - PRODRATAC. ROOYMARY
 - SALVIA SPP.
 - SAGE
- HEDGES:**
- LIGUSTRUM JAPONICUM
 - JAPANESE PRIVET
 - PITTOSPORUM TOBIARA 'MOJO'
 - MOJO PITTOSPORUM
 - PODOCARPUS ELONGATUS 'MONMAY'
 - ICEE BLUE YELLOWWOOD
 - PRUNUS CAROLINIANA
 - CAROLINA CHERRY LAUREL
 - AGAVE AMERI. VAR. MEDIO-PICTA 'ALBA'
 - WHITE STRIPED CENTURY PLANT
 - AGAVE 'BLUE GLOW'
 - BLUE GLOW AGAVE
 - AGAVE DESMETTIANA
 - SMOOTH AGAVE
 - AGAVE WEBERI
 - WEBER'S AGAVE
 - ALOE STRIATA
 - CORAL ALOE
 - ECHEVERIA SPP.
 - HEN AND CHICKS
 - SEDUM SPP.
 - STONECROP
 - SENECIO MANDRALISCAE
 - BLUE CHALKSTICKS
- SUCCULENTS:**
- AGAVE AMERI. VAR. MEDIO-PICTA 'ALBA'
 - WHITE STRIPED CENTURY PLANT
 - AGAVE 'BLUE GLOW'
 - BLUE GLOW AGAVE
 - AGAVE DESMETTIANA
 - SMOOTH AGAVE
 - AGAVE WEBERI
 - WEBER'S AGAVE
 - ALOE STRIATA
 - CORAL ALOE
 - ECHEVERIA SPP.
 - HEN AND CHICKS
 - SEDUM SPP.
 - STONECROP
 - SENECIO MANDRALISCAE
 - BLUE CHALKSTICKS
- GRASSES:**
- MUHLENBERGIA LINDHEIMERI
 - AUTUMN GLOW MUHLY
 - PENNISTETUM ALOPECUROIDES 'HAMELN'
 - DWARF FOUNTAIN GRASS
- VINES:**
- BOUGAINVILLEA SPP.
 - BOUGAINVILLEA
 - CLYTOSTOMA CALLISTEGIODES
 - VIOLET TRUMPET VINE

- PLANTING NOTES**
- All landscape planting improvements shall follow the city and/or county of Arcadia's guidelines.
 - The selection of plant material is based on cultural, aesthetic, water efficiency, and maintenance considerations.
 - All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from a sample taken from the project site.
 - Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration, and runoff. All shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature, and reduce weed growth.
 - Trees and shrubs shall be allowed to grow to their natural forms.
 - Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.
 - All required landscape planting areas shall be maintained by owner per the City's requirements.
 - The landscape architect shall be aware of utility, sewer, and storm drain easements and place plantings accordingly.
 - Prior to the start of landscaping operations, the Landscape Architect and Landscape Contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Arcadia Planning Department.
 - All shrubs shall be installed at 5 gallons or 15 gallons.
 - All trees shall be installed at 24" box, 36" box, and/or 48" box.

CITY OF ARCADIA
WATER EFFICIENT LANDSCAPING - ORDINANCE NO. 2330
WORKSHEET - SECTION C
THIS WORKSHEET IS REQUIRED TO BE FILLED OUT BY THE PROJECT APPLICANT

Reference Evapotranspiration (ET₀) Rate = 50.2 inches per year
 The ET₀ for the Arcadia area is based on the State Department of Water Resources. Reference Cooperation rate (C_r) for the City of Arcadia is 0.85. The ET₀ rate is 42.67 inches per year.

Hydrozone # & Planting Description	Plant Factor (PF)	Plant Spacing (S)	Planting Method (M)	ET ₀ Rate (ET ₀)	Hydrozone Area (HA)	ET ₀ x Area (ET ₀ x A)	Estimated Total Water Use (ETWU)
1) Low Water Use	0.5	50'	0.01	0.57	2,544	840	20,556 Gallons
2) Med Water Use	0.5	50'	0.01	0.57	1,988	478	11,995 Gallons
Average	0.42	50.02	1.027				
Special Landscape Areas (SLA) - Includes areas irrigated with recycled water							
Totals							
							ETWU Total 32,551 Gallons
							MAX \$1,299 Gallons

Hydrozone # & Planting Description - e.g., 1) Lawn/Turf, 2) Low Water Use Plantings, 3) Medium Water Use Plantings, etc.
 Plant Factor (PF) -
 Irrigation Method - Drip, Sprinkler, or Flood
 Irrigation Efficiency (IE) - 0.7 for Overhead Sprink, 0.8 for Drip
 ET₀ (Annual Gallons Required) = ET₀ (in) x 12 x Area (sq ft) x IE
 Max Annual Gallons Allowed = 12 x 0.01 x 42.67 x Area (sq ft) x IE
 Area = Total Regular Landscape Area
 Area = Total Special Landscape Area
 IE is 0.75 for residential areas, and 0.43 for non-residential areas.

ETAF Calculations

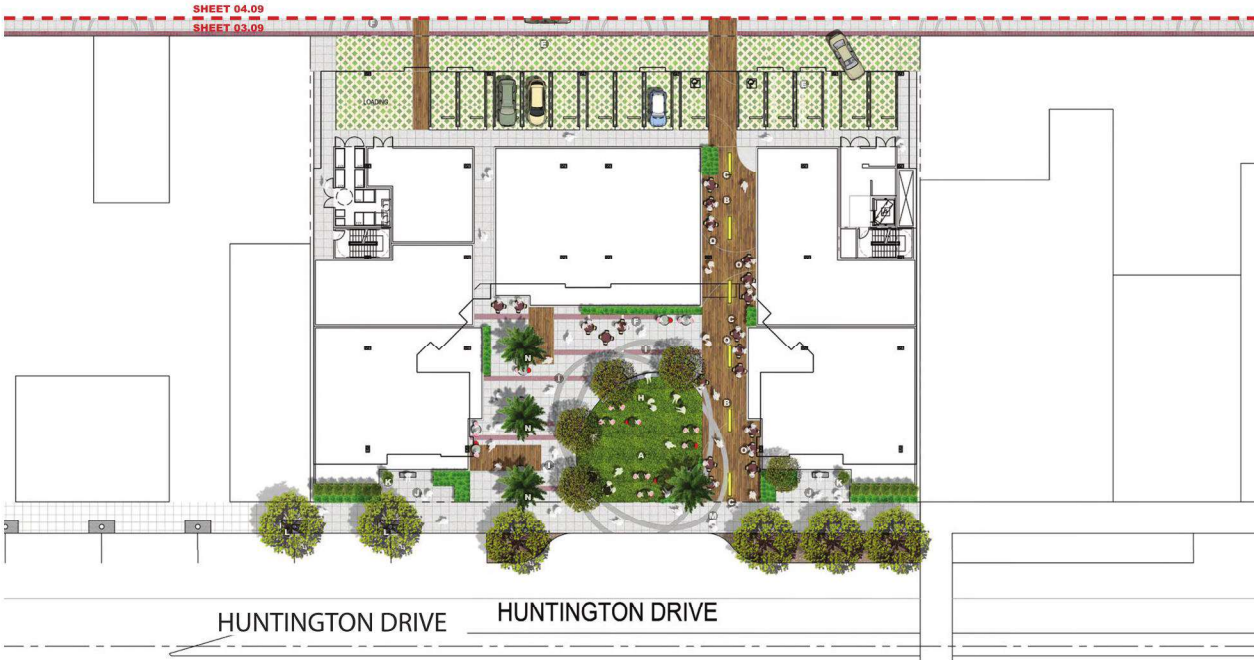
Regular Landscape Area	Average ETAF for Regular Landscape Areas must be 0.50
Total ETAF Area	1,827
Total Area x Area	3,654
Average ETAF	0.50

All Landscape Areas
 Total ETAF Area 1,827
 Total Area x Area 3,654
 Average ETAF 0.50

GENERAL NOTES:
 The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

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SHEET 04.09
 SHEET 03.09



AMENITY SPACES

Legend

- A Great Lawn
- B Wood Pattern Stamped Concrete, Multi-Toned
- C Recessed Linear Floor Lights
- D Ornamental Planting
- E Grasscrete Paving
- F Isolation Band
- G Natural Gray Concrete
- H Seat Wall
- I Accent Paving
- J Wood Bench
- K Ornamental Pot
- L Tree Grate w/ Shade Tree
- M Exposed Aggregate Paving
- N Palm Tree
- O Exterior Furnishings
- P String Lights
- Q Road Markings
- R Not in Use
- S Scored Natural Gray Concrete Alley

HUNTINGTON DRIVE HUNTINGTON DRIVE

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 #17476

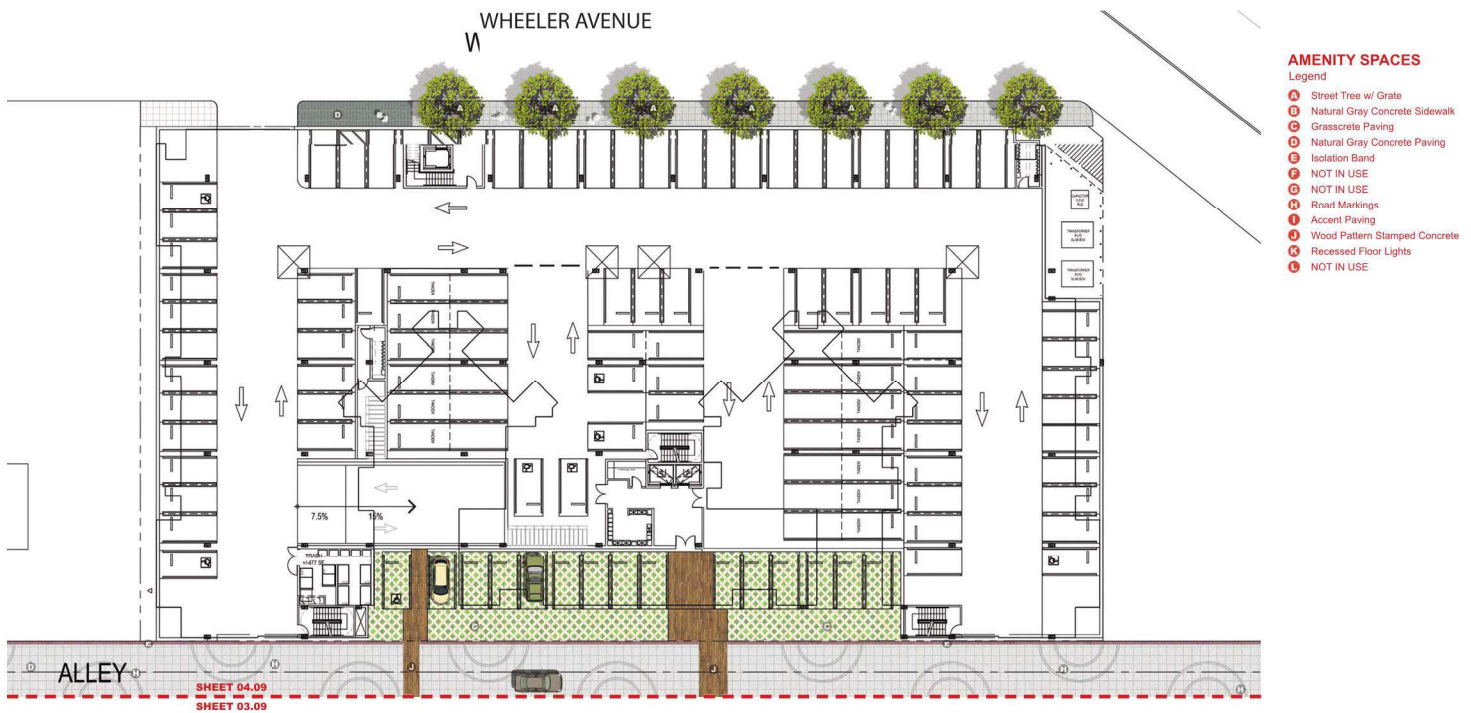
GROUND LEVEL COLORED PLAN - PLAZA

SCALE: NOT TO SCALE
 SHEET 03 OF 09

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ARCADIA, CALIFORNIA
#17476

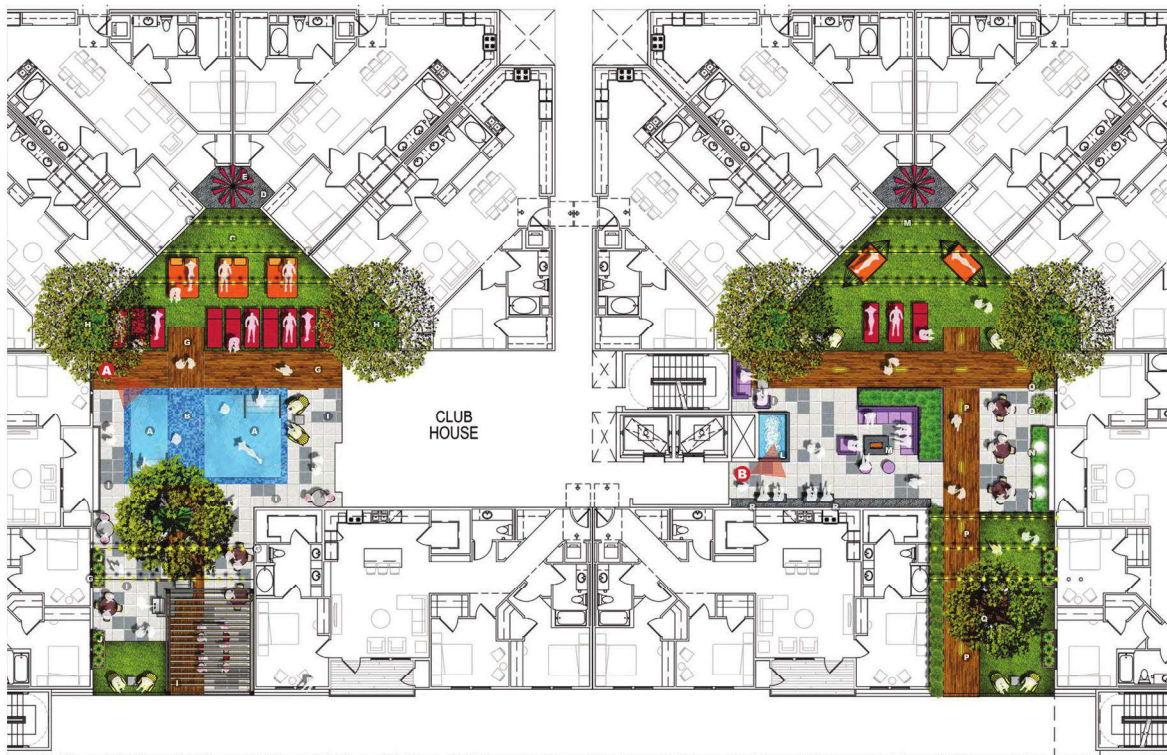
GROUND LEVEL COLORED PLAN - ALLEY

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SHEET 04 of 09

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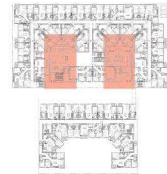
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AMENITY SPACES

Legend

- A Zero-Edge Wading Pool
- B Mosaic Tile
- C Artificial Turf w/ Formal Seating
- D Decorative Rock
- E Sculpture
- F String Lights
- G Wood Decking
- H Built-in Planter w/ Ornamental Tree
- I 2' x 2' Multi-Toned Accent Pavers
- J Prefab Planter
- K Outdoor Kitchen w/ Pergola and Community Table
- L Water Feature
- M Prefab Fire Pit
- N Lighting Spheres
- O Planting Pots
- P Recessed Linear Floor Lights
- Q 5' x 5' Prefab Pot w/ Shade Tree
- R Wood Bench
- S Hammocks



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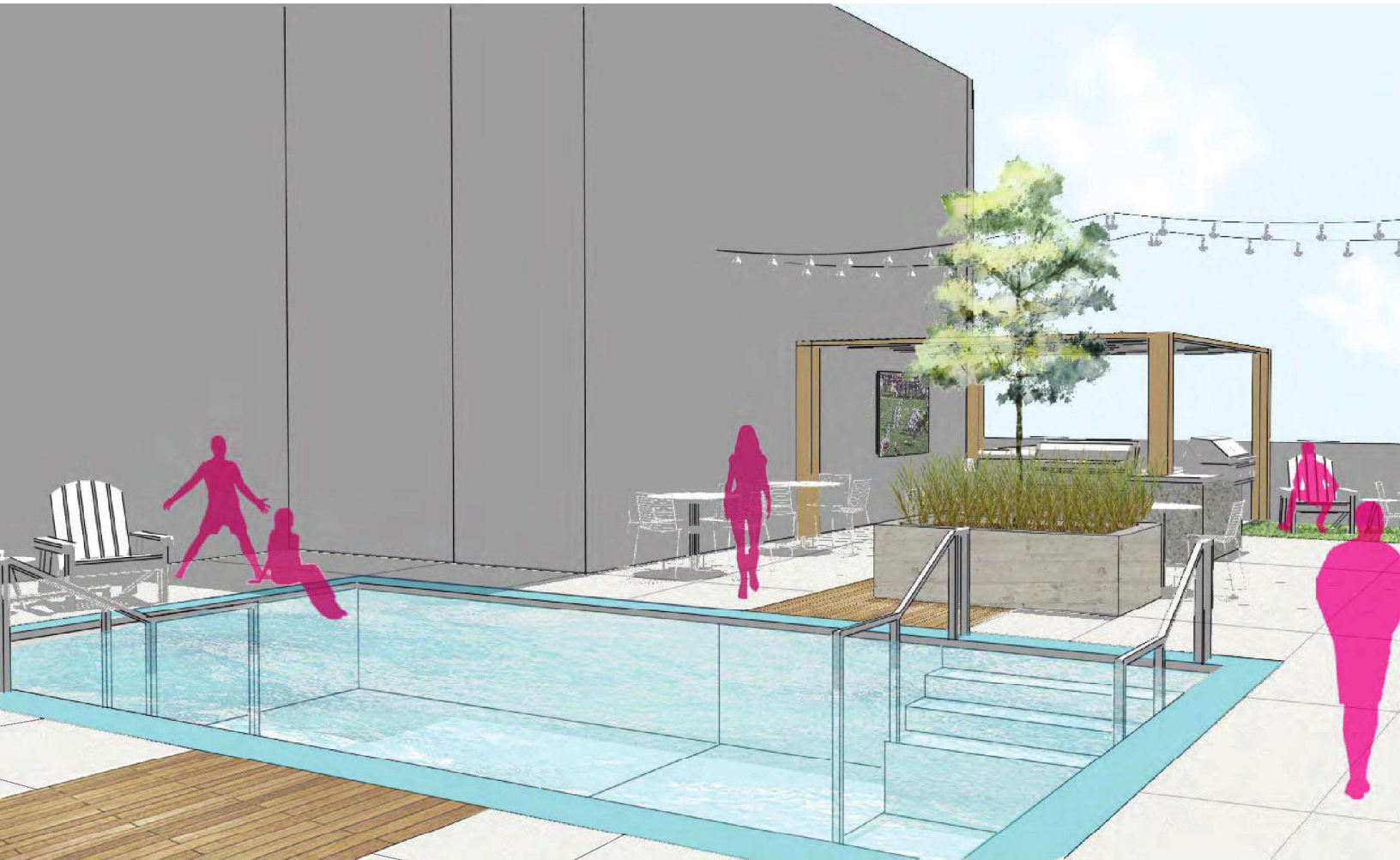
Huntington Plaza
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PODIUM AMENITIES COLORED PLAN
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Huntington Plaza
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#17476

PODIUM AMENITIES PRELIMINARY PERSPECTIVE A
SCALE: NOT TO SCALE
SHEET 06 OF 09

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Huntington Plaza
 ARCADIA, CALIFORNIA
 #17476

PODIUM AMENITIES PRELIMINARY PERSPECTIVE B
 SCALE: 1" = NOT TO SCALE
 SHEET 07 OF 09

NEW WORLD INTERNATIONAL
 INVESTMENT LLC

hpla HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE
 STUDIO 5339 ALPHA ROAD, SUITE 300, DALLAS, TX 75240
 972.701.9636 | www.hplastudio.com

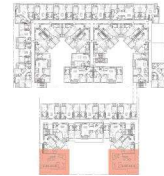
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AMENITY SPACES

Legend

- A 2' x 2' Multi-Toned Accent Paving
- B Wood Decking
- C Outdoor Sofa
- D Artificial Turf w/ Adirondack
- E Prefab Fire Pit
- F Prefab Pot w/ Shade Tree
- G Decorative Rock
- H Lighting Spheres



GENERAL NOTES:
 The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements, thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

Huntington Plaza
 ARCADIA, CALIFORNIA
 #17476

ROOF DECK COLORED PLAN

SCALE: 1" = NOT TO SCALE
 SHEET 08 OF 09

NEW WORLD INTERNATIONAL
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Huntington Plaza
 ARCADIA, CALIFORNIA
 #17476

ROOF DECK PRELIMINARY PERSPECTIVE C

SCALE: 1" = NOT TO SCALE
 SHEET 09 OF 09

NEW WORLD INTERNATIONAL
 INVESTMENT LLC

hpla HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE
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Attachment No. 7

Vesting Tentative Map

LEGAL DESCRIPTION

PARCEL 1:
 LOTS 25 TO 30 INCLUSIVE, BLOCK 75 OF MAP OF A PART OF SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FOR MAP RECORDED IN BOOK 15, PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDS OF SAID COUNTY.

APNs: 5773-010-018 THRU 021; 5773-010-801

REFERENCES:
 R1: 4" WIDE PUBLIC UTILITY EASEMENT TO SCE PER DEED RECORDED JANUARY 19, 1973 AS INSTRUMENT NO. 2007 OF OFFICIAL RECORDS.

PARCEL 2:
 LOTS 5, 6, 7 AND 8, BLOCK 75 OF MAP OF A PART OF SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FOR MAP RECORDED IN BOOK 15, PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDS OF SAID COUNTY, EXCEPT THE EAST 10 FEET OF SAID LOT 8.

ALSO EXCEPT THE SOUTHWEST 19 FEET OF SAID LOTS 5, 6, 7 AND 8 THEREOF CONDEMNED TO CITY OF ARCADIA FOR STREET AND HIGHWAY PURPOSES BY DEED RECORDED NOVEMBER 6, 1955 IN BOOK 1376, PAGE 210, OF OFFICIAL RECORDS.

APNs: 5773-010-007 AND 5773-010-008

REFERENCES:
 R1: BLOCK 75, MAP OF A PART OF ARCADIA SANTA ANITA TRACT, M.B. 15/89-90.
 R2: 15" WIDE PROPERTY DEED TO CITY OF ARCADIA FOR STREET AND HIGHWAY PURPOSES FOR DEED RECORDED NOVEMBER 6, 1955 IN BOOK 1376, PAGE 210 OF OFFICIAL RECORDS.

SITE INFORMATION

APNs: 5773-010-007, 008, AND 018 THRU 021; 5773-010-801

SITE ADDRESS: 114-119 HUNTINGTON DRIVE, 124-134 WHEELER AVE

SITE AREA (GROSS): 75,561 SF (1.73 AC)

SITE AREA (WITH VACATION AND DEDICATION): 79,198 SF (1.82 AC)

USE / ZONING:

LOT 1: GROUND MASTER LOT
 LOT 2: VERTICAL AIRSPACE LOT - RESIDENTIAL PARKING WITH AIRSPACE VACATION OF PUBLIC ALLEY RIGHT-OF-WAY
 LOT 3: VERTICAL AIRSPACE LOT - RETAIL PARKING
 LOT 4: VERTICAL AIRSPACE LOT - RETAIL PARKING
 LOT 5: VERTICAL AIRSPACE LOT - 11,150 SF OF RETAIL SPACE AND PARKING
 LOT 6: VERTICAL AIRSPACE LOT - MULTIFAMILY RESIDENTIAL w/ AN ALLOCATION OF 130 RESIDENTIAL CONDOMINIUMS

SUBDIVIDER

NEW WORLD INTERNATIONAL INVESTMENTS, LLC
 23341 GOLDEN SPRINGS DRIVE, SUITE 200
 DANFORTH, CA 91710

CIVIL ENGINEER

PROFESSIONAL ENGINEER
 600 WILSHIRE BOULEVARD, SUITE 1470
 LOS ANGELES, CA 90017
 TEL: 213-886-8802
 FAX: 213-886-8803
 CONTACT: ANDREW WILLRODT

ZONING

EXISTING: CENTRAL BUSINESS DISTRICT; DOWNTOWN MIXED USE
 PROPOSED: NO ZONE CHANGE PROPOSED

RIGHT-OF-WAY DEDICATION

- Ⓐ A PROPOSED 163 SF DEDICATION IN FEE FOR PUBLIC STREET PURPOSES
- Ⓑ A PROPOSED AIR-SPACE EASEMENT DEDICATION FOR PUBLIC ALLEY PURPOSES

RIGHT-OF-WAY VACATION & MERGER

- Ⓒ PROPOSED 80' WIDE AIR-SPACE VACATION FROM DEVELOPERS 470 THRU 898 WITHIN THE PUBLIC ALLEY (3800 SF)

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HUNTINGTON DRIVE SHOWN AS EAST ON PARCEL MAP NO. 5937, P.M.B. 75/83 AND SHOWN AS N84°21'54"E ON THIS MAP.

BENCHMARK

FIRST AVE AND WHEELER AVE
 NORTHWEST CURB RETURN, 2.5' NORTH

GENERAL NOTES

1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER LINES AND STORM DRAIN(DRAINAGE) DIRECTLY ADJACENT TO THE PROPERTY.
2. ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDED, OR MONUMENTS WILL BE BORDED FOR.

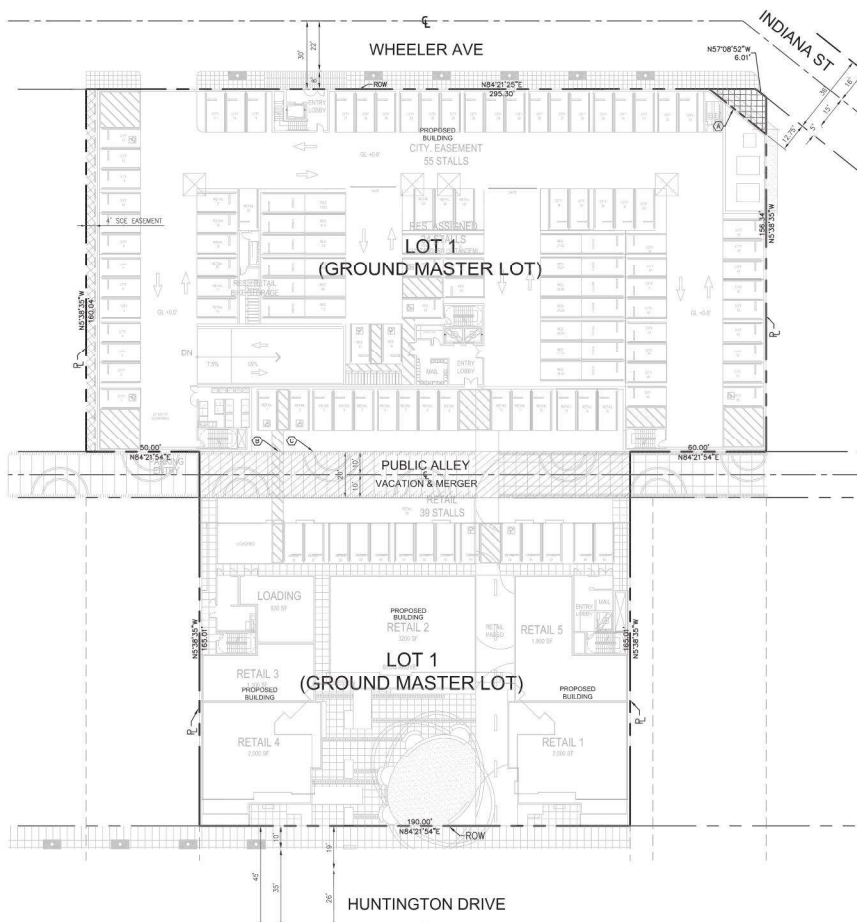
GRADING NOTES

THE PROPOSED SITE IS A CUT SITE AND WILL REQUIRE APPROXIMATELY 18,500 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES. AN EROSION PLAN SHALL BE REQUIRED FOR SUBMITTAL TO OBTAIN A GRADING PERMIT FROM THE CITY OF ARCADIA.

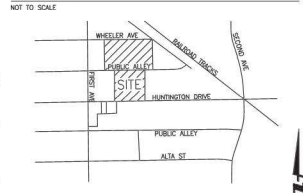
TREE NOTES

THERE ARE 30 TREES IN THE PUBLIC RIGHT-OF-WAY (SIDEWALK OR CALLED A STREET TREE), OF WHICH ONE (1) IS A PROTECTED SPECIES AND WILL NOT BE REMOVED. OF THE 29 NON-PROTECTED STREET TREES, 19 TREES WOULD BE REMOVED AND REPLACED. THERE ARE 23 TREES ON THE PRIVATE PORTION OF THE PROJECT SITE, NONE OF WHICH ARE PROTECTED SPECIES. OF THESE, 24 WOULD BE REMOVED.

**VESTING TENTATIVE TRACT NO. 82734
 FOR LOT MERGING, LOT SUBDIVIDING, VACATIONING, AND CONDOMINIUM PURPOSES
 IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**



VICINITY MAP



PARKING ACCESS EASEMENT

CITY AERIAL EASEMENT FOR CITY PARKING SPACE DEDICATION OVER LOT 2 FOR THE BENEFIT OF THE CITY TO BE RESERVED BY SEPARATE INSTRUMENT.

VESTING DEVELOPMENT STANDARDS

THIS VESTING TENTATIVE TRACT MAP VESTS THE CITY OF ARCADIA DEVELOPMENT STANDARDS AS GENERALLY DESCRIBED AS ARTICLE II, CHAPTER 1 DEVELOPMENT CODE (ADOPTED NOVEMBER 15, 2016) INCLUDING SECTION 9102.05.030 - DEVELOPMENT STANDARDS & SECTION 9102.05.040 - ADDITIONAL DEVELOPMENT STANDARDS, NAMELY: MINIMUM LOT AREA, MAXIMUM DENSITY, MAXIMUM FLOOR, MINIMUM STORE FRONT, MINIMUM SETBACK (FRONT, SIDE, & REAR), MAXIMUM HEIGHT & MINIMUM OPEN SPACE.

LEGEND

- TRACT MAP RIGHT-OF-WAY/PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- PROPOSED LOT LINE
- CENTERLINE
- R/W RIGHT-OF-WAY
- Ⓐ PROPOSED VACATION/MERGER OF EXISTING ALLEY
- Ⓑ EXISTING SCE EASEMENT (4" WIDE)
- Ⓒ PROPOSED DEDICATION FOR PUBLIC STREET PURPOSES (243 SQUARE FEET)

UTILITY PURVEYORS

- WATER:** CITY OF ARCADIA PUBLIC WORKS
 11800 GOLDEN ROAD
 P.O. BOX 60021
 ARCADIA, CA 91066-6021
 (924) 254-2700
- SEWER:** CITY OF ARCADIA PUBLIC WORKS
 11800 GOLDEN ROAD
 P.O. BOX 60021
 ARCADIA, CA 91066-6021
 (924) 254-2700
- STORM DRAIN:** CITY OF ARCADIA PUBLIC WORKS
 11800 GOLDEN ROAD
 P.O. BOX 60021
 ARCADIA, CA 91066-6021
 (924) 254-2700
- LOS ANGELES COUNTY FLOOD CONTROL DISTRICT**
 900 S. FREDONT AVE
 ALHAMBRA, CA 91803
 (626) 458-1100
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON
 1440 CALIFORNIA AVE
 MONROVIA, CA 91016
 (626) 303-8402
- GAS:** SOCALGAS
 11912 VALLEY BLVD.
 EL MONTE, CA 91732
 (800) 427-2000

SHEET INDEX

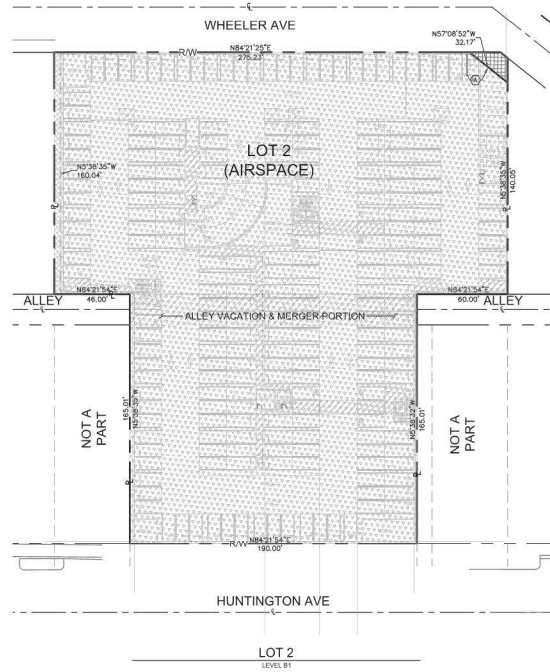
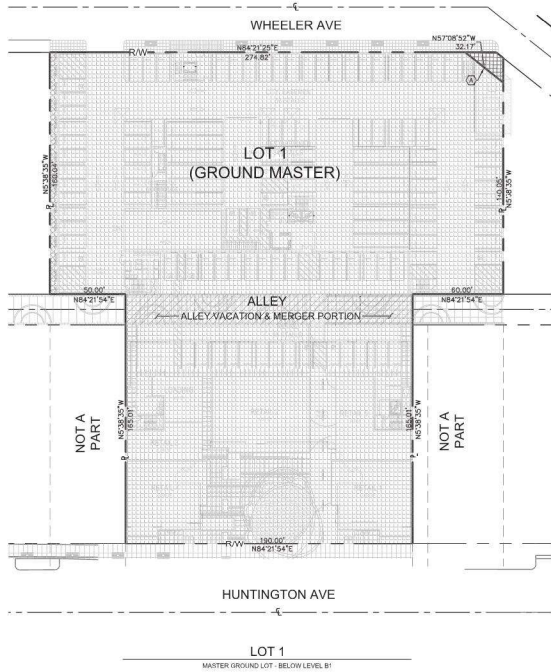
TITLE SHEET	1
20 AIRSPACE DIAGRAMS	2-3
30 AIRSPACE DIAGRAMS	4

REVISIONS		DESCRIPTION	
NO.	DATE	BY	DESCRIPTION
1	07/15/20	LOP	REVISIONS DUE TO DRAWING CHANGES

FUSCOE
 600 Wilshire, Suite 1472, Los Angeles, California 90017
 Tel: 213.688.2823 Fax: 213.688.8833 www.fuscoecorp.com
 CIVIL ENGINEER No. C40861
 DATE: July 15, 2020

DRAWN: KM/RS/EC
 DESIGN: KM/RS
 CHECKED: AM
 SCALE: AS SHOWN
 JOB NO.: 1773.001.02
 DATE: 08/10/20
 SHEET 1 OF 4

VESTING TENTATIVE TRACT NO. 82734
FOR LOT MERGING, LOT SUBDIVIDING, VACATIONING, AND CONDOMINIUM PURPOSES
IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

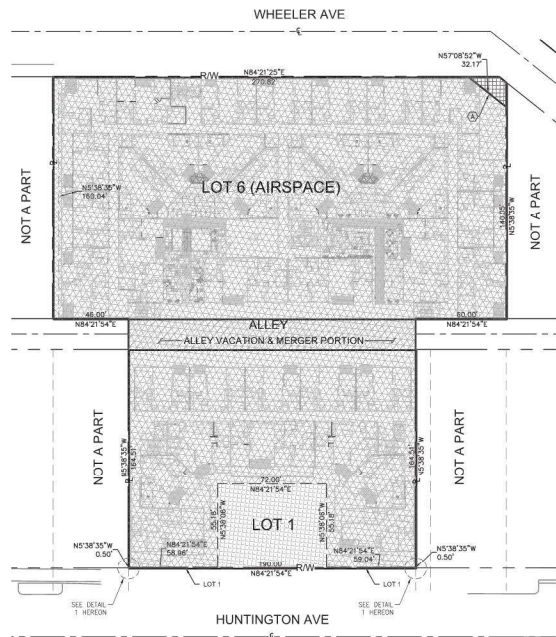
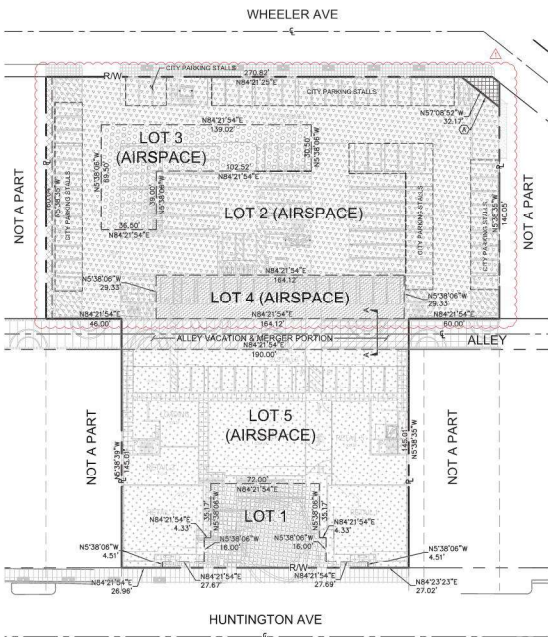
- LOT 1 - MONITOR (GROUND) LOT
- LOT 2 - RESIDENTIAL PARKING AIRSPACE LOT
- LOT 3 - RETAIL PARKING AIRSPACE LOT
- LOT 4 - RETAIL PARKING AIRSPACE LOT
- LOT 5 - RETAIL SPACE AND PARKING AIRSPACE LOT
- LOT 6 - RESIDENTIAL AIRSPACE LOT
- EASEMENT
- VACATION/MERGER
- TRACT RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CENTERLINE



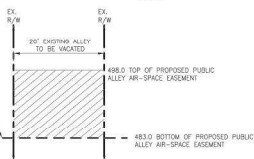
NO.		DATE	DESCRIPTION
1	19	8/15/20	LOT REVISIONS DUE TO DRAWING CHANGES

<p>FUSCOE 600 Wilshire, 5th, 1472 Los Angeles, California 90017 Tel: 213.688.8882 Fax: 213.688.8883 www.fuscoec.com</p>	<p>DRAWN: KM/RS/EC DESIGNED: KM/RS CHECKED: KM SCALE: AS SHOWN JOB NO.: 1773.001.02 DATE: 08/15/20 SHEET # 101 #</p>
--	--

VESTING TENTATIVE TRACT NO. 82734
FOR LOT MERGING, LOT SUBDIVIDING, VACATIONING, AND CONDOMINIUM PURPOSES
IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOTS 2, 3, 4, AND 5



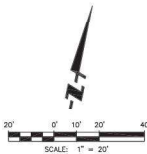
AIR-SPACE EASEMENT FOR PUBLIC ALLEY PURPOSES



DETAIL 1: LOT 1 AND 6 AIR-SPACE DELINEATION

LEGEND

- LOT 1: MASTER GROUND LOT
- LOT 2: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 3: RETAIL PARKING AIRSPACE LOT
- LOT 4: RETAIL PARKING AIRSPACE LOT
- LOT 5: RETAIL SPACE AND PARKING AIRSPACE LOT
- LOT 6: RESIDENTIAL AIRSPACE LOT
- VACANT/MERGER
- PROXIMATE LIMITS OF CITY DESIGNATED PARKING STALLS
- TRACT RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CENTERLINE



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	07/15/20	AW	LOT REVISIONS DUE TO PARKING CHANGES

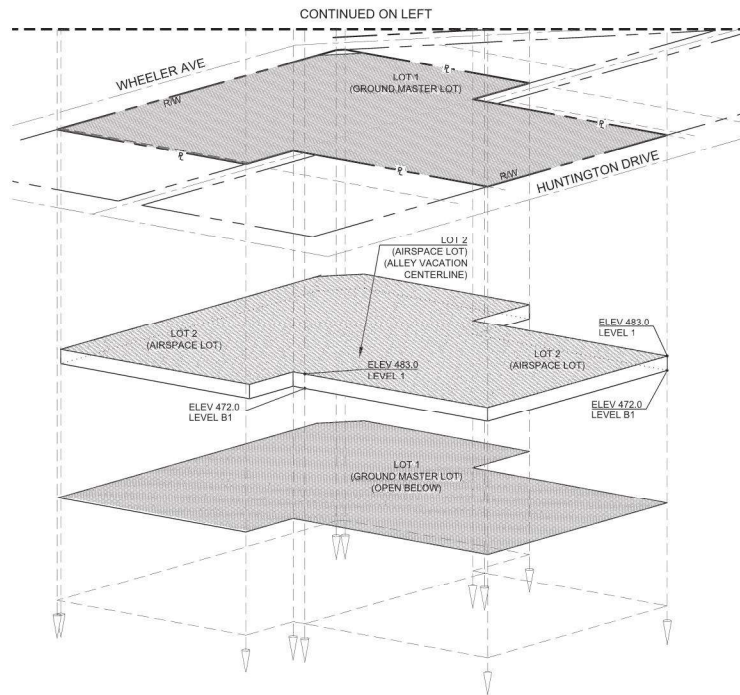
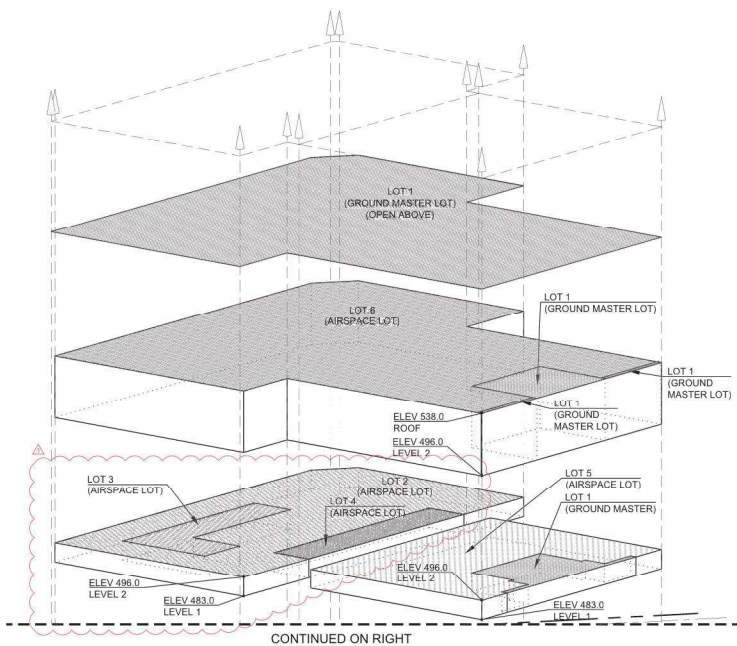
FUSCOE
ENGINEERS

400 Wilshire, Suite 1470 Los Angeles, California 90017
Tel 213.988.8885 Fax 213.988.8883 www.fuscoe.com

Professional Engineer
No. 04988
State of California

DRAWN: KM/RS/EC
DESIGN: KM/RS
CHECKED: AW
SCALE: AS SHOWN
JOB NO: 11773.001.02
DATE: 08/10/20
SHEET 3 OF 4

VESTING TENTATIVE TRACT NO. 82734
FOR LOT MERGING, LOT SUBDIVIDING, VACATIONING, AND CONDOMINIUM PURPOSES
IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

- LOT 1: MASTER GROUND LOT
- LOT 2: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 3: RETAIL PARKING AIRSPACE LOT
- LOT 4: RETAIL PARKING AIRSPACE LOT
- LOT 5: RETAIL SPACE AND PARKING AIRSPACE LOT
- LOT 6: RESIDENTIAL AIRSPACE LOT
- TRACT RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CENTERLINE

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/15/20	FOR REVISIONS DUE TO AIRSPACE CHANGES

FUSCOE
 600 Wilshire, S.W. 1472 Los Angeles, California 90017
 Tel: 213.988.8888 Fax: 213.988.8883 www.fuscoecorp.com

DRAWN: KM/RS/EC
 DESIGN: KM/RS
 CHECKED: AM
 SCALE: AS SHOWN
 JOB NO.: 1773.001.02
 DATE: 08/10/20
 SHEET: 1 of 4

Exhibit No. 4

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	EXT 23-05 - APPROVING A SUBSEQUENT ONE-YEAR TIME EXTENSION FOR VESTING TENTATIVE TRACT MAP NO. TTM 19-01 (82734) AT 117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE	
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):	117-129 E. Huntington Drive and 124-134 Wheeler Avenue	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Arcadia Huntington Plaza, LLC
	(2) Address	23341 Golden Springs Drive #200 Diamond Bar, CA 91765
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 type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input checked="" type="checkbox"/>	The project is otherwise exempt on the following basis:	15061(b)(3)
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: July 10, 2023

Staff: Fiona Graham, Planning Services Manager



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, June 27, 2023**

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

ROLL CALL

PRESENT: Chair Thompson, Vice Chair Tsoi, Hui, Tallerico, and Wilander

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

There were none.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

1. **Resolution No. 2130** – Approving an Amendment to Multi-family Architectural Design Review No. MFADR 21-01 to include a new basement to an approved, new second multi-family unit at 525 S. Second Avenue

CEQA: Exempt

Recommendation: Adopt

Applicant: Mitzi Linscott

MOTION - PUBLIC HEARING

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

Commissioner Wilander asked for clarification about the window in the basement.

Ms. Graham explained the Building Code requires a window well as an emergency egress in basements.

Commissioner Hui also asked about the location of the window. Ms. Graham provided further explanation of the location of the window in the basement.

Chair Thompson asked if the extension was approved at staff level and Ms. Graham confirmed it was.

Commissioner Wilander asked if gravel will be used at the bottom of the well of the basement for water drainage.

Ms. Graham said the drainage management will be determined in the building process.

Vice Chair Tsoi asked if the plans will remain the same as the approved plans.

Ms. Graham confirmed the plans remain the same except for the addition of the basement.

Vice Chair Tsoi pointed out the height of the buildings and the garage, but Ms. Graham said the plans will remain the same to the approved plans and all changes will require an amendment to the permit if the overall height of the building changes.

The public hearing was opened.

The Applicant, Mitzi Linscott, introduced herself and provided some background information for the reason of the amendment of the permit.

Chair Thompson asked if the basement is under the second unit and if it will be accessible from the primary or second unit. Ms. Linscott confirmed it will be accessible to the second unit.

The Commissioners had no further questions for the Applicant.

Chair Thompson asked if there were any other speakers in favor of the proposal.

Chair Thompson asked if there were any other speakers in opposition of the proposal.

It was moved by Commissioner Wilander, seconded by Commissioner Tallerico, to close the public hearing.

Without objection, the motion was approved.

DISCUSSION

Commissioner Tallerico stated that the project meets all the findings and had no issues with the proposal.

Commissioner Wilander agreed with Commissioner Tallerico and was in favor of the proposal.

Commissioner Hui and Vice Chair Tsoi had no comments and were in favor of the proposal.

Chair Thompson said the project is consistent with the Development Code and Design Guidelines, complies with all the standards and regulations of the Code, and thinks it is an appropriate improvement of the lot. Mr. Thompson was in favor of the proposal.

MOTION

It was moved by Commissioner Tallerico, seconded by Vice Chair Tsoi to adopt Resolution No. 2130 approving the amendment to Multi-family Architectural Design Review No. MFADR 21-01, to include a new basement to an approved new second multi-family at 525 S. Second Avenue which is exempt from CEQA.

ROLL CALL

AYES: Chair Thompson, Vice Chair Tsoi, Hui, Tallerico, and Wilander
NOES: None

ABSENT: None

There is a 10-day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, July 10, 2023.

CONSENT CALENDAR

1. Minutes of the May 23, 2023, Regular Meeting of the Planning Commission

Recommendation: Approve

Commissioner Hui motioned to approve the minutes and seconded by Commissioner Tallerico.

ROLL CALL

AYES: Chair Thompson, Hui, Tallerico, and Wilander

NOES: None

ABSENT: None

Vice Chair Tsoi abstained since he was absent at the May 23, 2023, meeting.

The motion was approved.

PLANNING COMMISSION REORGANIZATION

1. Planning Commission Reorganization

Recommended Action: It is recommended the Secretary initiate the procedure for the reorganization of the Planning Commission.

Ms. Flores called for nominations for Planning Commission Chair and Vice Chair.

Commissioner Wilander nominated Vice Chair Tsoi to the position of Chair.

There were no other nominations or objections, therefore Vice Chair Tsoi was voted as the new Chair.

Commissioner Tallerico nominated Commissioner Wilander as the Vice Chair.

There were no other nominations or objections, therefore Commissioner Wilander was voted as the new Vice Chair.

MATTERS FROM CITY COUNCIL LIAISON

Dr. Cao reported that the City is hosting summer concerts at the City Hall lawn on Thursday evenings.

MATTERS FROM THE PLANNING COMMISSIONERS

Commissioner Tallerico shared an article about the new parking regulations that are surfacing around the country.

Commissioner Wilander reported she will be absent at the July 25 and August 8 Planning Commission meeting.

Commissioner Hui reported she will also be absent at the August 8 Planning Commission Meeting.

Commissioner Wilander asked about the newly appointed Commissioner and Ms. Flores announced David Arvizu was appointed as the new Planning Commissioner. He will be sworn in at the next City Council meeting on July 18 and his first Planning Commission meeting will be on July 25.

Commissioner Hui informed the Commissioners about the Patriotic Festival in Downtown Arcadia on July 1 and invited the Commissioners to visit the Arcadia Performing Arts Foundation booth where she will be selling tickets for another event.

Chair Thompson thanked the Commission and City staff for their collaboration the past 8 years.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Yeo had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported the July 11 meeting will be cancelled and there are two items lined up for the July 25 meeting.

There will be a Homeowner’s Association and Architectural Design Board training in the Fall.

Ms. Flores thanked Chair Thompson for his service on the Planning Commission the last 8 years.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:28 p.m., to Tuesday, July 25, 2023, at 7:00 p.m. in the City Council Chamber. The July 11, 2023, meeting was cancelled.

Vincent Tsoi Chair, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission