

# CITY OF ARCADIA

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## Arcadia Planning Commission Regular Meeting Agenda



**Tuesday, December 12, 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。

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### 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 at 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. 2139** – Approving Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04, for an eight-unit, contemporary style, multi-family residential condominium developments and the removal of two protected Canary Pine Trees at 918 Arcadia Avenue  
**CEQA:** Exempt  
**Recommendation:** Adopt

**Applicant:** Eric Tsang

#### **DIRECTOR'S ITEM**

2. Report, discussion, and direction concerning Citywide Re-Zoning effort to implement the Housing Element and submittal to the State Department of Housing and Community Development.

#### **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.

1. Minutes of the November 14, 2023, Regular Meeting of the Planning Commission

**Recommendation:** Approve

2. Minutes of the November 28, 2023, Regular Meeting of the Planning Commission

**Recommendation:** Approve

#### **MATTERS FROM CITY COUNCIL LIAISON**

#### **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, January 9, 2023, at 7:00 p.m. The December 26, 2023, meeting will be cancelled.

# 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](http://www.ArcadiaCA.gov). Copies of individual Agenda Reports are available via email upon request ([Planning@ArcadiaCA.gov](mailto: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](http://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](mailto: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:** December 12, 2023

**TO:** Honorable Chairman and Planning Commission

**FROM:** Lisa L. Flores, Deputy Development Services Director  
Prepared By: Alison MacCarley, Assistant Planner

**SUBJECT:** RESOLUTION NO. 2139 - APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 22-07, TENTATIVE TRACT MAP NO. TTM 22-01 (84007), AND HEALTHY TREE REMOVAL PERMIT NO. TRH 22-04, FOR AN EIGHT-UNIT, CONTEMPORARY STYLE, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AND THE REMOVAL OF TWO PROTECTED CANARY PINE TREES AT 918 ARCADIA AVENUE  
**CEQA: Exempt**  
**Recommendation: Adopt**

## **SUMMARY**

The Applicant, Eric Tsang, on behalf of the property owner, 918 Arcadia LLC, is requesting approval of Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04 for an eight (8) unit, three-story, Contemporary style multi-family residential condominium development, and the removal of two (2) protected Canary Pine Trees in the rear and side yard areas at 918 Arcadia Avenue. The proposed development and subdivision are consistent with the City's General Plan, Development Code, and Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2139 (refer to Attachment No. 1) and find that the Project is Categorically Exempt under CEQA and approve Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04, subject to the conditions listed in this staff report.

## **BACKGROUND**

The subject site is an 18,806 square foot interior lot located on the south side of Arcadia Avenue, between Sunset Boulevard and South Golden West Avenue. The property is

zoned R-3, High Density Multiple Family Residential, with a General Plan Land Use Designation of High Density Residential. The property is surrounded by other R-3 zoned properties to the north, south, east, and west.

The lot is currently improved with two, single-story, detached residential structures, a detached three car garage, and one detached accessory structure. The first unit is a duplex built in 1954 (918 Arcadia Avenue) and the second unit in the rear is single family residence unit that was built in 1947 (920 Arcadia Avenue)– refer to Attachment No. 2 for an Aerial photo with Zoning Information and Photos of the Subject Properties and Figure 1.

Based on the evaluation by an Architectural Historian, the properties do not meet any of the minimum requirements for designation as a historical resource under federal, state and local criteria. The residences are not a good example of any particular architectural style and are not representative of or associated with any important historical events or people. The structures have not yet been demolished due to the City’s replacement policy for residential projects, which requires approval of a new project prior to demolition of the structures on site.



Figure 1 – Existing Residences at 918 Arcadia Avenue

**PROPOSAL**

The Applicant is requesting to demolish all four structures on the properties and construct eight (8) new condominium units that will be three-stories with garage parking at grade level – refer to Attachment No. 3 for the Tentative Tract Map and Attachment No. 4 for the proposed Architectural Plans. The proposed architectural style will be Contemporary. Although there is no dominant architectural style in the area, the design would be compatible with the existing multi-family developments in the neighborhood, as it

incorporates elements seen on nearby homes such as neutral toned stucco, tile roofing, clean lines, and decorative siding (see Figure 2).



Figure 2 – 918 Arcadia Avenue Rendering

Unit A will consist of 1,842 square feet in floor area and contain four (4) bedrooms per unit. All other units will be identical and will consist of 1,842 square feet in floor area and contain four (4) bedrooms per unit. Each of the units will have pedestrian access off of Arcadia Avenue through a walkway on the east side of the property.

Each of the units will have a 20' x 23' two-car garage that will be accessed from the shared driveway. Each of the garages will meet the required 25'-0" backout space. The site will also comply with the minimum guest parking spaces of four (4) parking spaces, and a bike rack for two (2) spaces will be located on the south side of the property adjacent to the trash enclosure and guest parking.

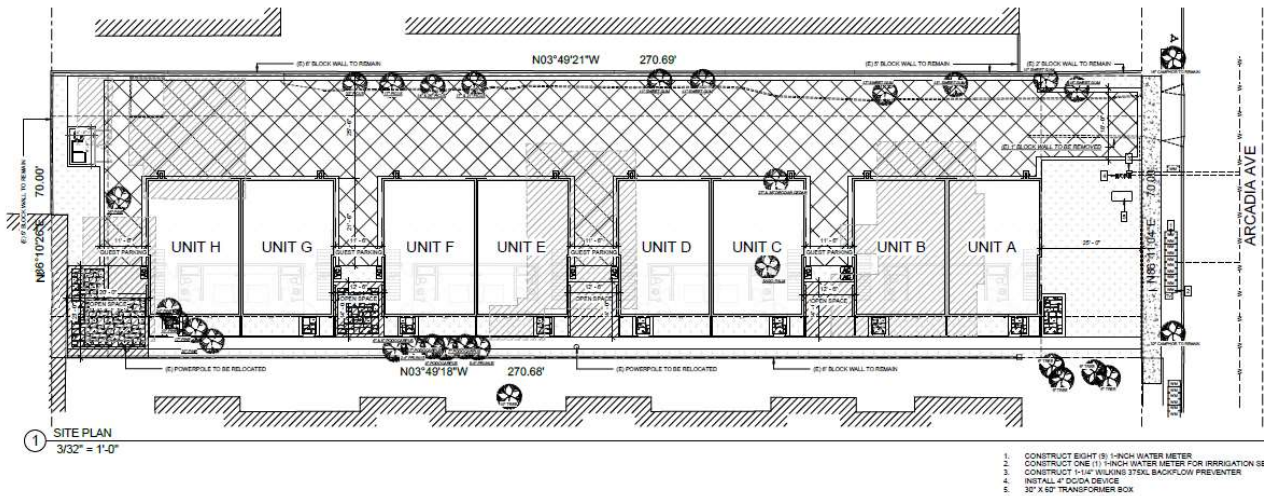


Figure 3 – Site Plan



The proposed development will have an overall building height of 33', which is the maximum allowed height for a building with a pitched roof. The development complies with all the minimum setback requirements. Additionally, the Project will provide the minimum required open space through shared common open space areas along the south side of the property and southeast rear corner.

The project includes the removal of a total of twenty-three mature trees on the property, twenty-one of which are not protected under the City's Tree Preservation Ordinance. These trees consist of six (6) Liquidambar trees, two (2) fruit trees, four (4) Henkels Yellowwood, four (4) Chinese Banyan, one (1) Sago Palm, and three (3) Canary Island Pine trees. Liquidambar trees, Ficus trees, and fruit trees are classified as Unprotected Trees under the City's Tree Preservation Ordinance. In addition, trees that have a trunk diameter of twelve (12) inches or less or have two (2) or more trunks measuring ten (10) inches or less or are located outside of a required setback are also not protected. All twenty-three of these trees are located within areas that must be excavated and compacted to construct a building pad or to install pavement for open space areas and the driveway. The trees would not survive the construction of the project.

The project also includes the removal of two (2) protected trees. The protected trees proposed for removal are both Canary Island Pines trees with a trunk diameter of 17 and 20 inches, located within the required side yard setback, as discussed later in this staff report.

## **ANALYSIS**

The R-3 zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. This calculates to a minimum density of eight (8) units and a maximum of twelve (12) units for the subject site; therefore, the proposed eight (8) unit development complies with the minimum density requirements of the underlying R-3 zone. The project complies with the development standards of the R-3 zone, including, but not limited to setbacks, height, and open space. Also, the proposed project complies with the minimum parking requirements for each of the units, guest parking, and bicycles spaces.

Concurrent with the subdivision application, the Planning Commission must approve, conditionally approve, or deny the architectural design of the proposed project. The project is designed in a Contemporary architectural style – refer to Attachment No. 4 and Figure 4. The exterior walls of the building are proposed to be finished with an off-white stucco, wood siding, and gray board and batten siding to accent some exterior walls as well as charcoal colored roofing tiles. The proposed Contemporary style development would be compatible to other existing multi-family developments along Arcadia Boulevard and in the vicinity despite there being no dominant architectural style in the area, as the elements incorporated in this design, such as the neutral tone stucco with complimentary siding, pitched roof, clean lines, and articulation between the different stories. All of these elements help the project blend in with developments in the vicinity that have similar

features. The project will also provide adequate landscaping throughout the property to enhance the design.



Figure 4 - Elevations

The massing and scale of this project will be compatible with the other multi-family developments found within this immediate neighborhood. The height of the new development will not be out of character with the existing developments on Arcadia Avenue and other multi-family developments with similar lot sizes in the vicinity. The proposed project will be compatible with the other multi-family developments within the vicinity even with the two-story developments that have building heights at approximately 30'-0" as well other multi-family developments that are three stories in height. Additionally, there will be landscaping that would provide a buffer between the subject property and surrounding multi-family developments and a minimum of 10 feet setback from all the adjacent properties. The landscape buffers will include tall hedges to provide screening in the rear and additional landscaping shrubs on the sides to the adjacent properties on the sides.

Therefore, the proposed development and subdivision of condominiums would be consistent with the City’s General Plan, Multiple-Family Residential Design Guidelines, the Development Code, the State Subdivision Map Act, and would not violate any requirements of the California Regional Water Quality Control Board.

### Tree Removal

The applicant is requesting to remove a total of twenty-three trees, two (2) of which are protected trees, in order to accommodate the project – both are Canary Pine Trees, (circled in red in Figure 5). Both trees have a single trunk diameter greater than 12 inches and are in the side yard setback area, as noted in the Arborist Report- refer to Attachment 6 for the Arborist Report. The two trees are in good health and have trunk diameters measuring 17 and 20 inches. Each tree is located within the area of excavation and construction of building pads for the last two units. The trees would not survive the construction phase and the trees will suffer severe root damage and loss from the excavation. As part of the mitigation and the City’s tree replacement policy, the Applicant is required to plant four (4) new trees.

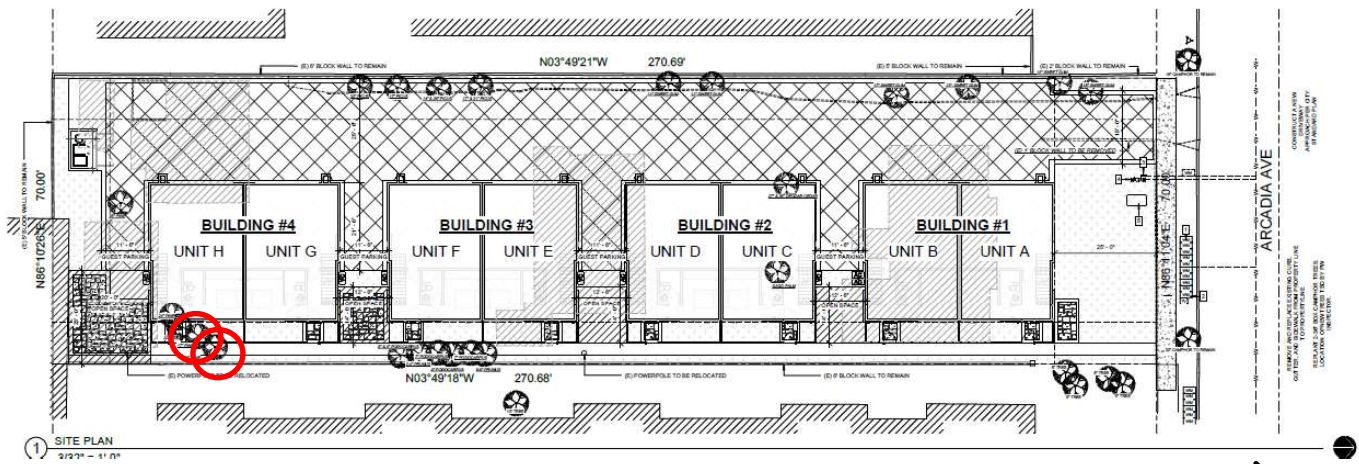


Figure 4 – Protected Tree Removal Locations

In this case, there is sufficient justification for the removal of the two trees. As a remedial measure, the project will be subject to Condition No. 4, which requires that four (4) 36-inch box replacement trees be planted as part of the project. The Applicant is proposing to plant a total of seven (7) trees consisting of Bay Laurel trees and Silver Dollar Gum trees. Two of the trees will be planted along the front yard, three trees along the side in the proposed open spaces area and two will be planted in the rear yard - refer to Attachment No. 5 for the architectural plans which includes a landscape plan.

### **FINDINGS**

#### Tentative Tract Map

The proposal to subdivide the airspace for eight (8) residential condominium units requires a subdivision through the Tentative tract map process – see Attachment No. 3 for Tentative

Tract Map No. TTM 22-01 (84007). The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act and would not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a 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: The proposed tentative tract map for an eight (8) unit multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City’s General Plan, Development Code, and the State’s Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan High Density Residential Land Use designation and the R-3, High Density Multiple Family Residential zoning designation. These designations are intended to accommodate high density, attached or detached residential units such as condominiums, within the appropriate neighborhoods. The proposed tentative tract map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this Project. The site is physically suitable for this type of development, and the approval of the architectural design for the development is compatible with the scale and character of the existing neighborhood. The Project would 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-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City’s neighborhoods and districts.

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

**Facts in Support of the Finding:** The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the new lot area of 18,806 square feet, a minimum of eight (8) units and a maximum of twelve (12) units can be developed at this site. Therefore, the proposed eight (8) unit development complies with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space.

The site is physically suitable for the proposed eight (8) unit multi-family residential development.

- 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 tentative tract map for eight (8) multi-family residential units is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The Project would not cause substantial environmental damage or impact wildlife.

- 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 airspace of eight (8) units for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density would be below the maximum allowed by the R-3 Zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the Project would 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:** There is an existing five-foot wide easement for utility purposes by SoCal Edison on the south end of the property. There is also a five (5) foot easement at the rear of the property which will allow the encroachment of the adjacent property's carport onto the subject property. The proposed design of the subdivision does not conflict with the existing easement, as acquired by the public at large for access through or use of property within the proposed subdivision.

- F. The discharge of sewage from the proposed subdivision into the community sewer system would 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 would adequately serve the new development, and the requirements of the California Regional Water Quality Control Board would be satisfied.

**G. The proposed design and site improvements of the subdivision conform 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 design of the multi-family development is in conformance with the City’s Development Code, as all development standards are being met, and all of the improvements required for the site and each unit would comply with the regulations in the City’s Development Code.

Architectural Design Review

The proposed development is located within the High Density Residential (R-3) Zone, which is intended to provide a variety of medium to high density residential developments. The proposed design of the eight (8) unit condominium project is compatible with existing multi-family developments in the surrounding neighborhood in terms of design, massing, and scale. The proposed Contemporary architectural style would be compatible with other existing multi-family developments along Arcadia Avenue as the neighborhood is eclectic with no dominant architectural style. The architectural elements incorporated in this design, such as neutral toned stucco, tile roofing, wood siding, and baton vertical siding, are consistent with developments in the vicinity that have similar features. Additionally, the massing and scale of the new development will not be out of character with developments in the vicinity as many of the existing multi-family developments, despite being two-stories, are around 30’-0” in height. In addition, there are other three-story multi-family developments on this block. The proposed buildings have articulation on all facades, providing visual interest and reducing massing. The proposed design is therefore consistent with the City’s Multi-family Residential Design Guidelines.

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 property owner/Applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees.

**ENVIRONMENTAL ASSESSMENT**

It has been determined that the project site is less than five (5) acres; the project site has no value as a habitat for endangered, rare or threatened species; the proposed project would not have any significant effects upon the environment, and the site can be adequately served by all the required utilities and public services. Therefore, the project is exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines. Refer to Attachment No. 5 for the Preliminary Exemption Assessment.

**PUBLIC NOTICE/COMMENTS**

A public hearing notice for this item was posted at the City Clerk’s Office, City Council Chambers, at the Arcadia Library, and on the City’s website on November 16, 2023. It was also mailed to the property owners located within 300 feet of the subject property. As of November 28, 2023, no comments were received regarding this project.

**RECOMMENDATION**

It is recommended that the Planning Commission approve Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Protected Healthy Tree Removal Permit No. TRH 22-04, subject to the following conditions, find that the project is Categorical Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2139, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 22-07, TTM 22-01 (84007), and TRH 22-04, subject to the approval of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment, such as backflow devices, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.
3. All windows shall be recessed a minimum of two (2) inches from the building wall. A construction detail indicating the 2-inch recess shall be included on the plans submitted to the Building Division for plan check.
4. A total of four (4) 36-inch box trees shall be planted on the subject property as replacement trees, and all four (4) trees shall be planted within the side yard and/or front yard area, as recommended by the Certified Arborist. The trees shall be shown on the final landscape plan that is submitted to Building Services for plan check, subject to review by the Deputy Development Services Director, or designee, to ensure compliance with this condition.
5. The project shall comply with the latest adopted edition of the following codes as applicable:
  - a) California Building Code
  - b) California Electrical Code
  - c) California Mechanical Code
  - d) California Plumbing Code
  - e) California Energy Code
  - f) California Fire Code
  - g) California Green Building Standards Code

- h) California Existing Building Code
- i) Arcadia Municipal Code

6. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
7. All utility conductors, cables, conduits and wiring supplying electrical, cable and telephone service to a multiple family building shall be installed underground except risers which are adjacent to and attached to a building. Coordinate with telecommunications service provider to confirm that utility pull box can be located within the proposed driveway approach and verify the location of the proposed relocation of (2) on-site power poles.
8. A grading plan shall be prepared by a registered civil engineer and approved by the City prior to issuance of a building permit. The grading plans shall indicate all on- and off-site improvements and shall indicate complete drainage paths of all drainage water run-off.
9. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.
10. Prior to approval of the Tract Map, the Applicant/Property Owner shall:
  - a. Coordinate with City Engineer on red curb painting after the construction of new curb and new driveway approach
  - b. Remove and replace existing sidewalk, curb and gutter along the property frontage of Arcadia Avenue.
  - c. Remove existing driveway approaches and construct new approaches per City Standard 801-1 with ADA access around approach.
11. The Applicant/Property owner shall submit a Low Impact Development (LID) plan for this project, and it shall comply with the Los Angeles County Department of Public Works 2014 LID standard Manual and show the selected measures on the grading plan. These selected measures include, but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
12. Prior to receiving a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, as determined by the City Engineer and Streets Superintendent.
13. There is an 8-inch cast iron water main with 93 psi static pressure that the development shall connect to on Arcadia Avenue. for domestic water and/or fire services. The Applicant/Property Owner shall provide calculations to the Public Works Services Department to determine the total combined maximum domestic and fire

demand and verify the water service size required prior to issuance of a Building Permit.

14. The Applicant/Property Owner shall install a common master water meter for the residential multi-family development. The water meter for each unit can be used to supply both domestic water services and fire services. The Applicant/Property Owner shall separate the fire service from domestic water service with an approved back flow device.
15. A separate water service and meter shall be required for common area landscape irrigation. A reduced pressure backflow device shall be installed.
16. 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 fire service if required.
17. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to issuance of a building permit for the new development.
18. New water service installations shall be by the Applicant/Property Owner. 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 Applicant/Property Owner, according to Public Works Services Department.
19. An 8" Vitrified Clay Pipe (VCP) sewer line is available on Arcadia Avenue to provide sanitary sewer service for the project. The Applicant/Property Owner shall utilize the existing sewer lateral, if possible. If there are any changes to the existing sewer lateral, the Applicant/Property Owner shall obtain approval from the Los Angeles County Sanitation District to connect to the existing sewer main prior to commencing work any work, and an encroachment permit from City of Arcadia.
20. If any drainage fixture elevation is lower than the elevation of next upstream manhole cover (510.94'), an approved type of backwater valve is required to be installed on the lateral at the right-of-way and it shall be reviewed and approved by the Public Works Department prior to issuance of a building permit.
21. The Applicant/Property Owner shall remove the two (2) existing Camphor trees in the parkway and plant two (2) 36" box Camphor trees with a permit from the Public Works Department prior to the issuance of a Certificate of Occupancy. The location of the new street trees is to be determined by the Public Works Inspector.
22. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department Single & Multi-Family Dwelling Sprinkler Standard.
23. The pedestrian and vehicle entry gate shall be openable without a key or special knowledge. A Knox box shall be provided adjacent to one of the gates.

24. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director, 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.
25. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with MFADR 22-07, TTM 22-01 (84007), and TRH 22-04 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days’ notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City’s legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in

defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

26. Approval of Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal No. TRH 22-04 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

### **PLANNING COMMISSION ACTION**

#### Approval

If the Planning Commission intends to approve this Project, the Commission should move to approve Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04 and state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2139 that incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

#### Denial

If the Planning Commission is to deny this Project, the Commission should state the specific findings that the proposal does not satisfy based on the evidence presented with specific reasons for denial, and move to deny Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04 and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission’s decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the December 12, 2023, Planning Commission Meeting, please contact Assistant Planner, Alison MacCarley, at (626) 547-5447, or [amaccarley@ArcadiaCA.gov](mailto:amaccarley@ArcadiaCA.gov).

Approved:



Lisa L. Flores  
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2139
- Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity
- Attachment No. 3: Tentative Tract Map No. TTM 22-01 (84007)
- Attachment No. 4: Architectural Plans
- Attachment No. 5: Arborist Reported Dated November 4, 2023
- Attachment No. 6: Preliminary Exemption Assessment

# Attachment No. 1

Resolution No. 2139

RESOLUTION NO. 2139

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 22-07, TENTATIVE TRACT MAP NO. TTM 22-01 (84007), AND HEALTHY TREE REMOVAL PERMIT NO. TRH 22-04, FOR AN EIGHT-UNIT, CONTEMPORARY STYLE, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AND THE REMOVAL OF TWO PROTECTED CANARY PINE TREES AT 918 ARCADIA AVENUE

WHEREAS, on September 1, 2022, applications for Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04 were filed by Eric Tsang on behalf of the property owner, 918 Arcadia LLC, for four (4) detached three-story, buildings with two (2) units each for a total of eight (8) units, Contemporary style multi-family residential condominium development, a tentative tract map subdivision, and the removal of two (2) protected Canary Pine Trees in the rear and side yard areas at 918 Arcadia Avenue (collectively, "Project"); and

WHEREAS, on November 6, 2023, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA"), and recommends that the Planning Commission determine the Project is exempt under CEQA per Section 15332 of the CEQA Guidelines because the Project is considered an in-fill development project; and

WHEREAS, on December 12, 2023, a duly-noticed public hearing was held before the Planning Commission on said Project, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated December 12, 2023, are true and correct.

SECTION 2. This Commission finds, based upon the entire record:

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:

FACT: The proposed tentative tract map for an eight (8) unit multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City's General Plan, Development Code, and the State's Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan High Density Residential Land Use designation and the R-3, High Density Multiple Family Residential zoning designation. These designations are intended to accommodate high density, attached or detached residential units such as condominiums, within the appropriate neighborhoods. The proposed tentative tract map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this Project. The site is physically suitable for this type of development, and the approval of the architectural design for the development is compatible with the scale and character of the existing neighborhood. The Project would 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-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City’s neighborhoods and districts.

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

FACT: The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the new lot area of 18,806 square feet, a minimum of eight (8) units and a maximum of twelve (12) units can be developed at this site. Therefore, the proposed eight (8) unit development complies with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space. The site is physically suitable for the proposed eight (8) unit multi-family residential development.

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:

FACT: The proposed tentative tract map for eight (8) multi-family residential units is a subdivision of an infill site within an urbanized area and does not serve as a habitat

for endangered or rare species. The Project would not cause substantial environmental damage or impact wildlife.

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

FACT: The proposed subdivision is to subdivide the airspace of eight (8) units for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density would be below the maximum allowed by the R-3 Zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the Project would 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 the review authority to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision):

FACT: There is an existing five-foot wide easement for utility purposes by SoCal Edison on the south end of the property. There is also a five (5) foot easement at the rear of the property which will allow the encroachment of the adjacent property's carport onto the subject property. The proposed design of the subdivision does not conflict with the existing easement, as acquired by the public at large for access through or use of property within the proposed subdivision.

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:

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

G. The proposed design and site improvements of the subdivision conform to the regulations of the City's Development Code and the regulations of any public agency having jurisdiction by law:

FACT: The proposed design of the multi-family development is in conformance with the City's Development Code, as all development standards are being met, and all of the improvements required for the site and each unit would comply with the regulations in the City's Development Code.

H. The proposal is consistent with the City's Multifamily Residential Design Guidelines:

FACT: The proposed development is located within the High Density Residential (R-3) Zone, which is intended to provide a variety of medium to high density residential developments. The proposed design of the eight (8) unit condominium project is compatible with existing multi-family developments in the surrounding neighborhood in terms of design, massing, and scale. The proposed Contemporary architectural style would be compatible with other existing multi-family developments along Arcadia Avenue as the neighborhood is eclectic with no dominant architectural style. The architectural elements incorporated in this design, such as neutral toned stucco, tile roofing, wood

siding, and baton siding, are consistent with developments in the vicinity that have similar features. Additionally, the massing and scale of the new development will not be out of character with developments in the vicinity as many of the existing multi-family developments, despite being two-stories, are around 30' 0" in height. In addition, there are other three-story multi-family developments on this block. The proposed buildings have articulation on all facades, providing visual interest and reducing massing. The proposed design is therefore consistent with the City's Multi-family Residential Design Guidelines.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), this Project is a Class 32 Categorical Exemption as an infill-development project per Section 15332 of the CEQA Guidelines.

SECTION 4. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality Act ("CEQA") Section 15332, Class 32, and approves Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal Permit No. TRH 22-04 for an eight (8) unit, three-story, Contemporary style multi-family residential condominium development, and the removal of two (2) protected Canary Pine Trees at 918 Arcadia Avenue, subject to the conditions of approval attached hereto.

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

Passed, approved and adopted this 12<sup>th</sup> day of December, 2023.

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Vincent Tsoi  
Chair, Planning Commission

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:



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Michael J. Maurer  
City Attorney

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RESOLUTION NO. 2139

**Conditions of Approval**

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 22-07, TTM 22-01 (84007), and TRH 22-04, subject to the approval of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment, such as backflow devices, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.
3. All windows shall be recessed a minimum of two (2) inches from the building wall. A construction detail indicating the 2-inch recess shall be included on the plans submitted to the Building Division for plan check.
4. A total of four (4) 36-inch box trees shall be planted on the subject property as replacement trees, and all four (4) trees shall be planted within the side yard and/or front yard area, as recommended by the Certified Arborist. The trees shall be shown on the final landscape plan that is submitted to Building Services for plan check, subject to review by the Deputy Development Services Director, or designee, to ensure compliance with this condition.
5. The project shall comply with the latest adopted edition of the following codes as applicable:
  - a) California Building Code
  - b) California Electrical Code
  - c) California Mechanical Code
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  - f) California Fire Code
  - g) California Green Building Standards Code
  - h) California Existing Building Code
  - i) Arcadia Municipal Code
6. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
7. All utility conductors, cables, conduits and wiring supplying electrical, cable and telephone service to a multiple family building shall be installed underground except risers which are adjacent to and attached to a building. Coordinate with telecommunications service provider to confirm that utility pull box can be located within the proposed driveway approach and verify the location of the proposed relocation of (2) on-site power poles.

8. A grading plan shall be prepared by a registered civil engineer and approved by the City prior to issuance of a building permit. The grading plans shall indicate all on- and off-site improvements and shall indicate complete drainage paths of all drainage water run-off.
9. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.
10. Prior to approval of the Tract Map, the Applicant/Property Owner shall:
  - a. Coordinate with City Engineer on red curb painting after the construction of new curb and new driveway approach
  - b. Remove and replace existing sidewalk, curb and gutter along the property frontage of Arcadia Avenue.
  - c. Remove existing driveway approaches and construct new approaches per City Standard 801-1 with ADA access around approach.
11. The Applicant/Property owner shall submit a Low Impact Development (LID) plan for this project, and it shall comply with the Los Angeles County Department of Public Works 2014 LID standard Manual and show the selected measures on the grading plan. These selected measures include, but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
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13. There is an 8-inch cast iron water main with 93 psi static pressure that the development shall connect to on Arcadia Avenue. for domestic water and/or fire services. The Applicant/Property Owner shall provide calculations to the Public Works Services Department to determine the total combined maximum domestic and fire demand and verify the water service size required prior to issuance of a Building Permit.
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17. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to issuance of a building permit for the new development.
18. New water service installations shall be by the Applicant/Property Owner. 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 Applicant/Property Owner, according to Public Works Services Department.
19. An 8" Vitrified Clay Pipe (VCP) sewer line is available on Arcadia Avenue to provide sanitary sewer service for the project. The Applicant/Property Owner shall utilize the existing sewer lateral, if possible. If they are any changes to the existing sewer lateral, the Applicant/Property Owner shall obtain approval from the Los Angeles County Sanitation District to connect to the exiting sewer main prior to commencing work any work, and an encroachment permit from City of Arcadia.
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21. The Applicant/Property Owner shall remove the two (2) existing Camphor tree in the parkway and plant two (2) 36" box Camphor trees with a permit from the Public Works Department prior to the issuance of a Certificate of Occupancy. The location of the new street trees is to be determined by the Public Works Inspector.
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23. The pedestrian and vehicle entry gate shall be openable without a key or special knowledge. A Knox box shall be provided adjacent to one of the gates.
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submitted for plan check review and approval by the foregoing City officials and employees.

25. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with MFADR 22-07, TTM 22-01 (84007), and TRH 22-04 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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26. Approval of Multiple Family Architectural Design Review No. MFADR 22-07, Tentative Tract Map No. TTM 22-01 (84007), and Healthy Tree Removal No. TRH 22-04 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the

Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

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# Attachment No. 2

Aerial Photo with Zoning Information and  
Photos of the Subject Property and Vicinity

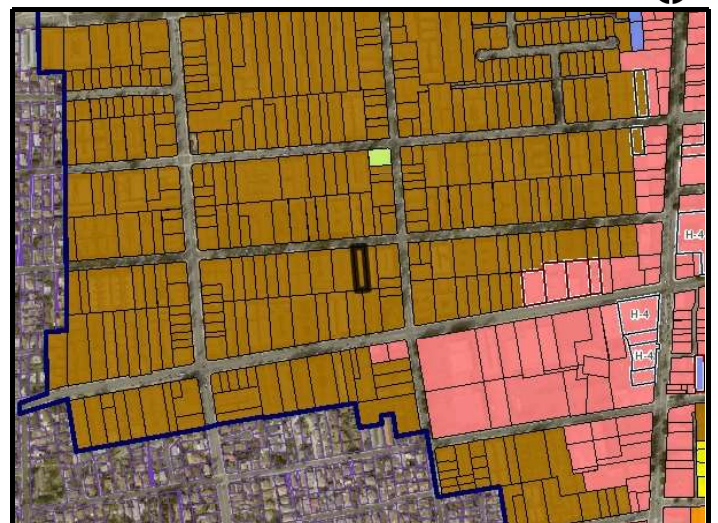
Site Address: **918 ARCADIA AVE**

Property Owner(s): Property Owner



Property Characteristics	
<b>Zoning:</b>	R-3
<b>General Plan:</b>	HDR
<b>Lot Area (sq ft):</b>	
<b>Main Structure / Unit (sq. ft.):</b>	1,143
<b>Year Built:</b>	1948
<b>Number of Units:</b>	3
Overlays	
<b>Architectural Design Overlay:</b>	N/A
<b>Downtown Overlay:</b>	N/A
<b>Downtown Parking Overlay:</b>	N/A
<b>Parking Overlay:</b>	N/A
<b>Racetrack Event Overlay:</b>	N/A
<b>Residential Flex Overlay:</b>	N/A
<b>Special Height Overlay:</b>	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

# Attachment No. 3

Tentative Tract Map No. TTM 22-01  
(84007)

**OWNER:**  
 918 ARCADIA, LLC  
 PO BOX 504,  
 WALNUT, CA 91788  
 626-864-8648

**PREPARED BY:**  
 JACK LEE, R.C.E. 40870  
 CALLAND ENGINEERING & ASSOCIATES, INC.  
 574 E. LAMBERT ROAD  
 BREA, CALIFORNIA 92821  
 TEL: (714) 671-1050  
 EMAIL: CALLANDENG@YAHOO.COM

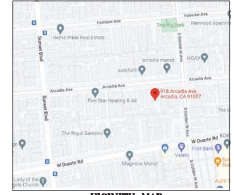
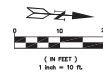
# TENTATIVE TRACT MAP NO. 84007

IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

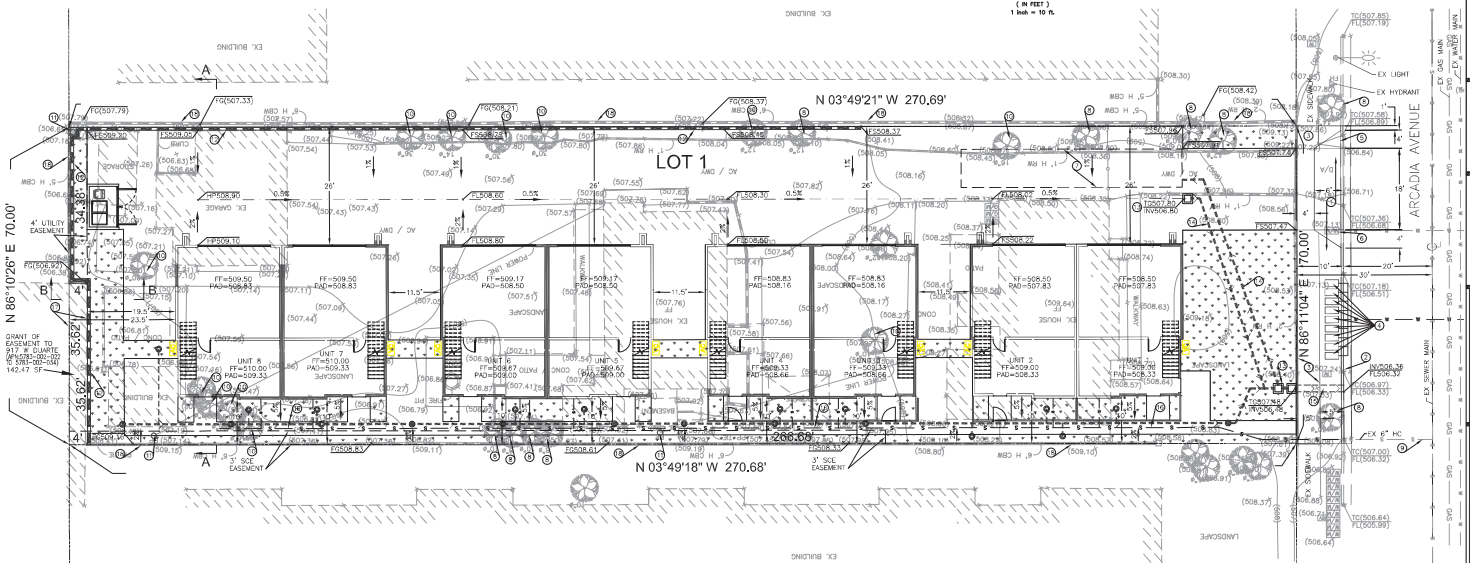
A PORTION OF LOT 111 OF TRACT NO. 2731, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 29, OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 5783-002-005

FOR CONDOMINIUM PURPOSES



**CALLAND ENGINEERING & ASSOCIATES, INC.**  
 574 E. LAMBERT ROAD, BREA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090

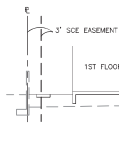


**UTILITY SERVICES:**  
 WATER - CITY OF ARCADIA WATER  
 SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT  
 GAS - SOUTHERN CALIFORNIA GAS CO.  
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
 TELEPHONE - PACIFIC BELL  
 SCHOOL - ARCADIA UNIFIED SCHOOL DISTRICT  
 FIRE - CITY OF ARCADIA FIRE DEPARTMENT  
 SHERIFF - CITY OF ARCADIA POLICE

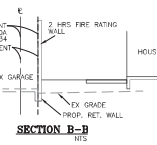
**BENCH MARK:**  
 CITY BENCHMARK #90  
 GOLDENWEST AVE. & ARCADIA AVE,  
 NORTHEAST CURB RETURN, 1" NORTH

**BASIS OF BEARING:**  
 CENTERLINE OF ARCADIA AVE N 86°11'04" E  
 PER PARCEL MAP NO. 74432 M.B. 397436-39

- NOTES**
- 1. PROPOSED DRIVEWAY APRON PER CITY STD 801-1
  - 2. PROPOSED CURB AND GUTTER
  - 3. PROPOSED SIDEWALK PER CITY STD 802-2
  - 4. PROPOSED WATER METER AND SERVICE
  - 5. REMOVE EXISTING DRIVEWAY APRON AND GRADE
  - 6. REMOVE EXISTING WATER METER
  - 7. PROPOSED LED IRRIGATION SYSTEM
  - 8. PROTECT-N-PLACE EXISTING TREE
  - 9. PROTECT-N-PLACE EXISTING 6" SEWER HOUSE CONNECTION
  - 10. REMOVE EXISTING TREE
  - 11. RELOCATE EXISTING POLE
  - 12. PROPOSED RETAINING WALL
  - 13. PROPOSED CATCH BASIN
  - 14. PROPOSED DRAINAGE PIPE
  - 15. PROPOSED CURB DRAIN
  - 16. PROPOSED SEWER
  - 17. PROTECT-N-PLACE EXISTING BUILDING
  - 18. PROTECT-N-PLACE EXISTING WALL



SECTION A-A  
 HTS



SECTION B-B  
 HTS



RELEASED
REVISIONS
PROJECT LOCATION: 918 ARCADIA AVENUE, ARCADIA, CA
DATE: 11-10-2023
JOB NO: 23-009-007
SCALE: 1"=10'
FILE NAME:
<b>C-1</b>
SHEET 1 OF 1

# Attachment No. 4

## Architectural Plans



NO.	DESCRIPTION	DATE

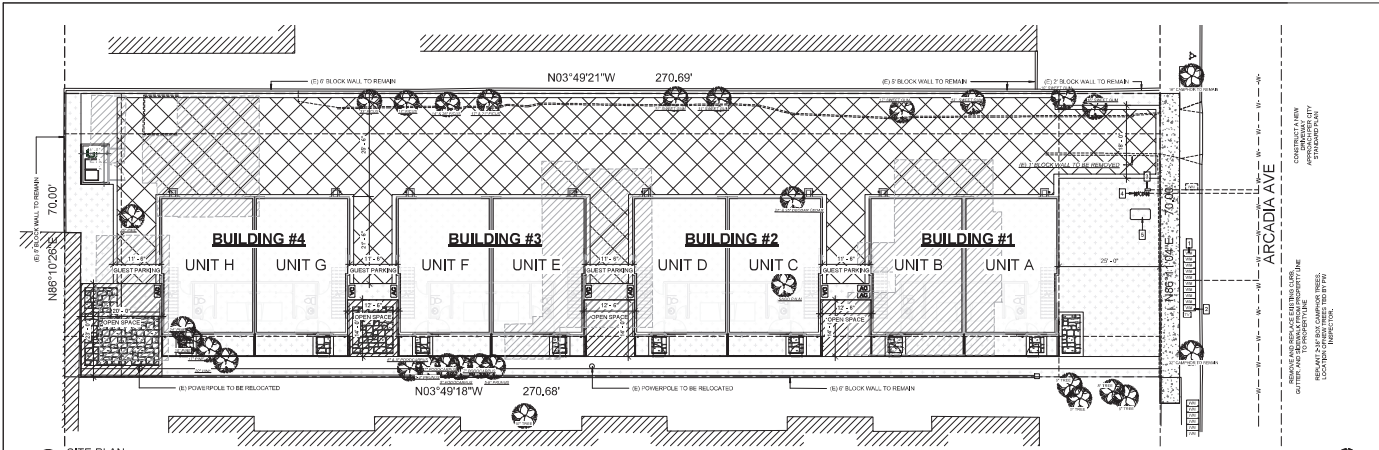
### 8-UNIT CONDOMINIUM

918 ARCADIA AVE  
ARCADIA, CA 91707

SITE PLAN

A-1.0

10/02/2023 11:32 AM



1 SITE PLAN  
3/32" = 1'-0"

#### PROJECT INFORMATION

**APPLICANT/OWNER**  
 OWNER: 818 ARCADIA LLC  
 ADDRESS: 918 ARCADIA AVE, ARCADIA, CA 91707  
 EMAIL: MAIL@818CCORP.COM  
 ARCHITECT: ERIC TSANG  
 ADDRESS: 485 S. HUNTINGTON DR., STE 325, ARCADIA, CA 91709  
 EMAIL: MAIL@ERICTSANG.COM

**PROJECT DESCRIPTION**  
 PROJECT NAME: ARCADIA CONDOMINIUMS  
 PROJECT ADDRESS: 918 ARCADIA AVE, ARCADIA, CA 91707  
 APN: 072000235  
 JOB DESCRIPTION: CONSTRUCT NEW 2-STORY 8 UNIT CONDOMINIUM  
 ZONING: R-1  
 NUMBER OF STORIES: 2  
 CONSTRUCTION TYPE: VEHICULAR  
 CONSTRUCTION TYPE: VEHICULAR

**EXISTING HOUSING**  
 EXISTING HOUSING: 1,143 SF ± 1,238 SF  
 DEMOLITION: ALL EXISTING UNITS

**PROJECT DATA**  
 LOT SIZE: 15,209 SF  
 MAXIMUM DENSITY: 10 UNITS PER ACRE ± 12 UNITS  
 MINIMUM DENSITY: 8 UNITS  
 PROPOSED DENSITY: 8 UNITS

**PARKING CALCULATION**  
 REQUIRED PARKING SPACE: 27 UNITS ± 18 ENCLOSED + 4 GUEST PARKING  
 PROPOSED PARKING SPACES: 18 ENCLOSED & 4 GUEST PARKING

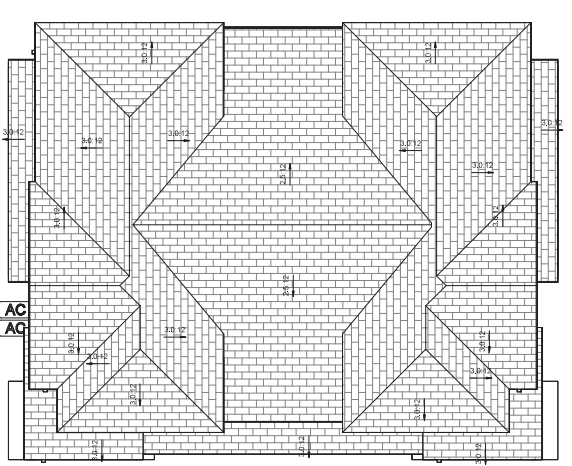
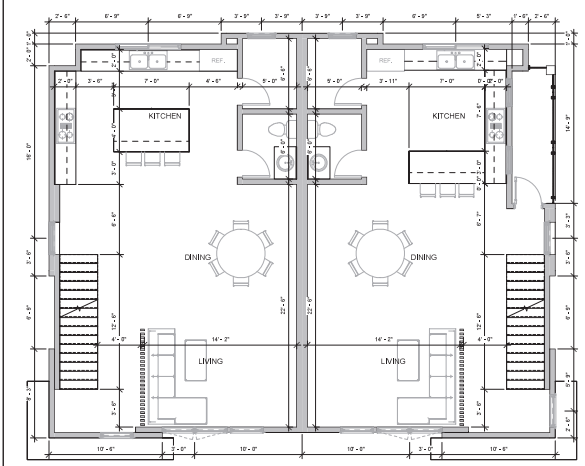
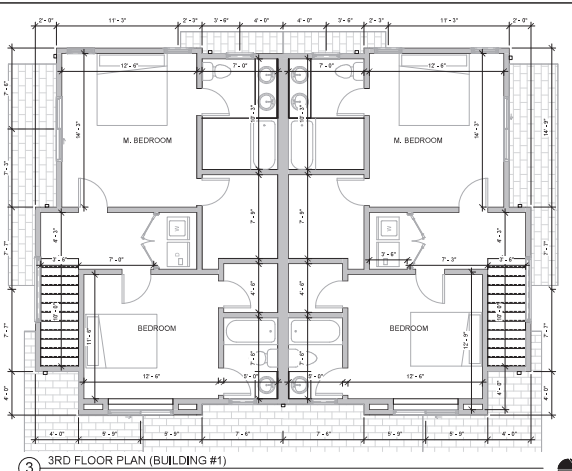
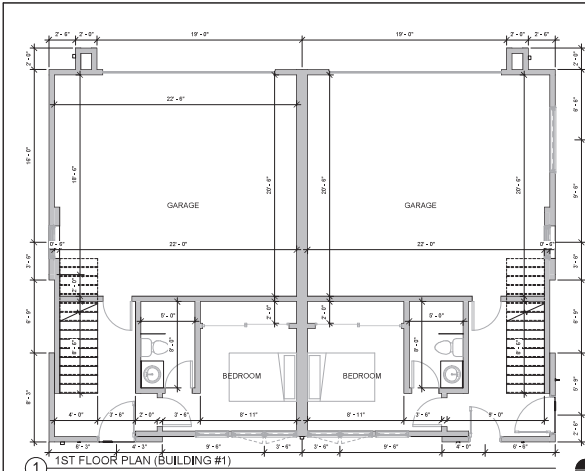
**AREA VARIANCE CALCULATION**  
 REQUIRED OPEN SPACE: 100 SF ± 800 SF  
 COMMON OPEN SPACE: 865 SF

**FLOOR AREA CALCULATION**

UNIT #	1ST FLOOR LIVING AREA	2ND FLOOR LIVING AREA	2ND FLOOR GARAGE AREA	TOTAL LIVING AREA
UNIT A	310 SF	800 SF	741 SF	1,851 SF
UNIT B	310 SF	800 SF	741 SF	1,851 SF
UNIT C	310 SF	800 SF	741 SF	1,851 SF
UNIT D	310 SF	800 SF	741 SF	1,851 SF
UNIT E	310 SF	800 SF	741 SF	1,851 SF
UNIT F	310 SF	800 SF	741 SF	1,851 SF
UNIT G	310 SF	800 SF	741 SF	1,851 SF
UNIT H	310 SF	800 SF	741 SF	1,851 SF
<b>GRAND TOTAL FLOOR AREA:</b>				<b>15,209 SF</b>



- CONSTRUCT EIGHT (8) 1/2-INCH WATER METER
- CONSTRUCT ONE (1) 1/2-INCH WATER METER FOR IRRIGATION SERVICE
- CONSTRUCT 1/4-INCH WILSONS STEEL BACKFLOW PREVENTER
- INSTALL 4" DRAIN DEVICE
- 30" X 60" TRANSFORMER BOX



**Eric Tsang Architects**

ERIC CHEN WANG TSANG, AIA  
200 S. G ST. #100  
SANTA ANA, CA 92701  
TEL: 714.241.8888  
WWW.ERICTSANG.COM



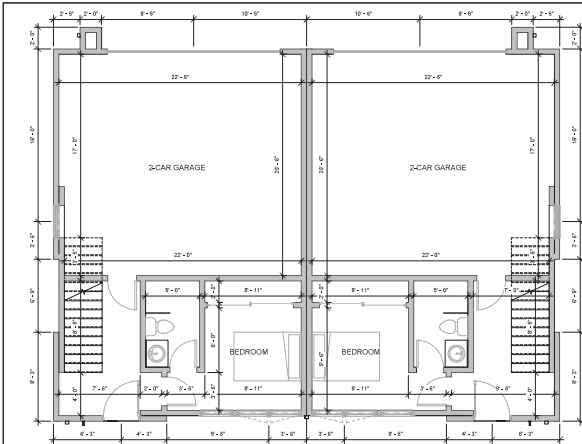
NO.	DESCRIPTION	DATE

**8-UNIT CONDOMINIUM**  
918 ARCADE AVE  
ARCADE, CA 95021

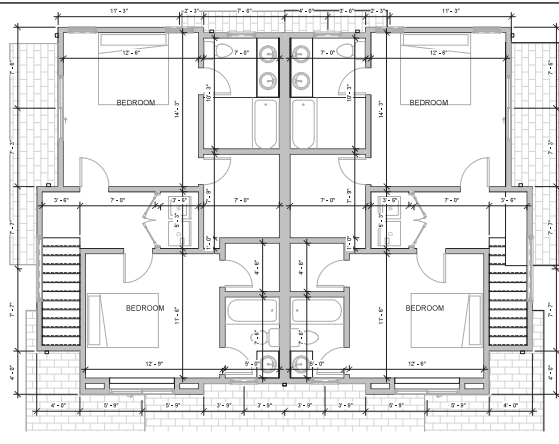
FLOOR PLAN  
(BUILDING #1)

A-2.0

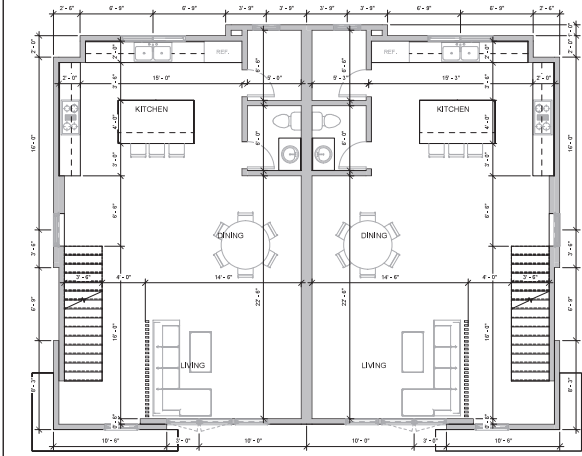
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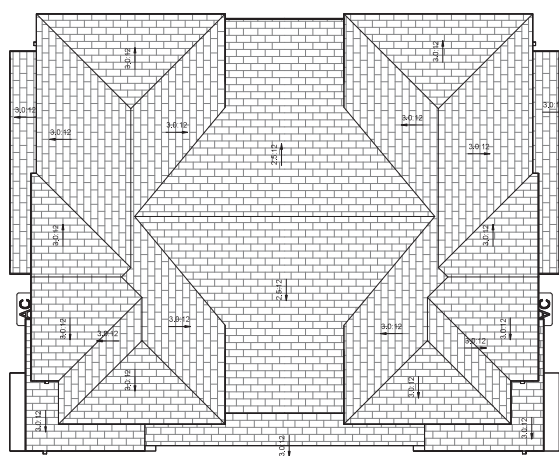
① 1ST FLOOR PLAN (BUILDING #2-4)  
1/4" = 1'-0"



③ 3RD FLOOR PLAN (BUILDING #2-4)  
1/4" = 1'-0"



② 2ND FLOOR PLAN (BUILDING #2-4)  
1/4" = 1'-0"



④ ROOF PLAN (BUILDING #2-4)  
1/4" = 1'-0"

**Eric Tsang Architects**

ERIC CHEN WANG TSANG, AIA  
200 S. G ST. #100  
SANTA ANA, CA 92701  
(714) 261-1111  
www.eric-tsang.com



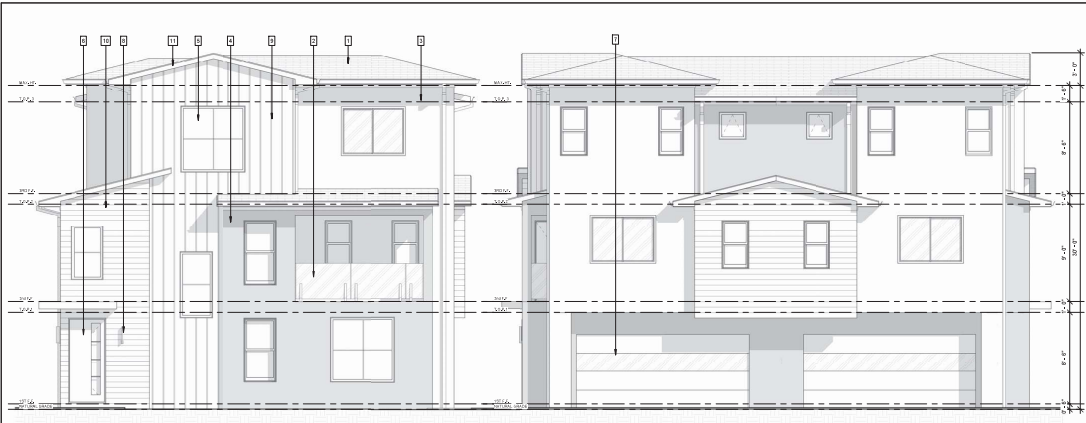
NO.	DESCRIPTION	DATE

**8-UNIT CONDOMINIUM**  
918 ARCADE AVE  
ARCADE, CA 95007

FLOOR PLAN  
(BUILDING #2-4)

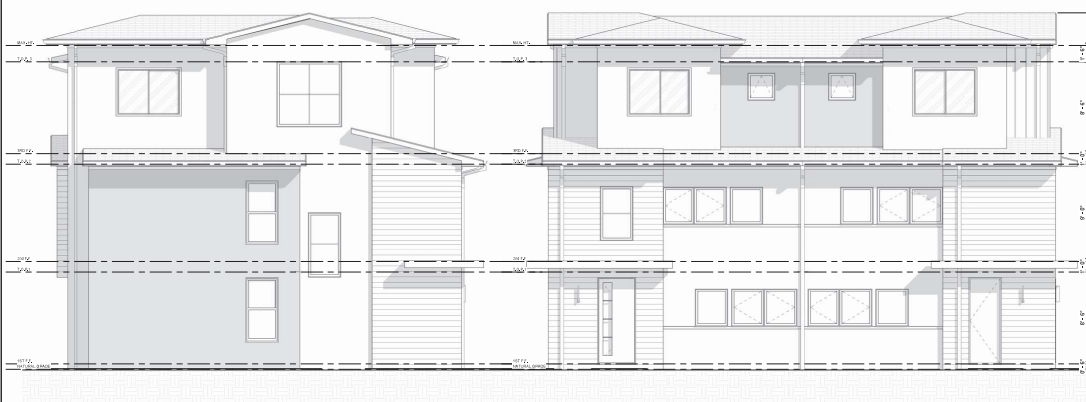
A-2.1

10/2023 131331.DWG



① NORTH ELEVATION (BUILDING #1)  
1/4" = 1'-0"

② WEST ELEVATION (BUILDING #1)  
1/4" = 1'-0"



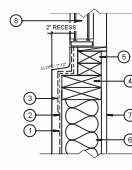
③ SOUTH ELEVATION (BUILDING #1)  
1/4" = 1'-0"

④ EAST ELEVATION (BUILDING #1)  
1/4" = 1'-0"

**MATERIAL LIST**

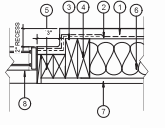
1. **CONCRETE**  
CONCRETE  
SCHEDULE 40 CHWPIRICAL
2. **ROOFING**  
POLYURETHANE GLASS PAUL SYSTEM  
ALUMINUM NADE BRACKS SURFACE MOUNT  
BLACK COLOR ALUMINUM FINISH  
1/2" TEMPERED GLASS PANELS
3. **ACCENT STUDIOS**  
OMEGA STUCCO  
10 OMEGA WHITE
4. **PAINTS**  
OMEGA STUCCO  
240 CASTLE ROCK
5. **WINDOWS AND DOORS**  
ALUMINUM WOOD CLAD  
BLACK  
OBSOURED BLACK GLAZING
6. **FRONT DOOR**  
ALUMINUM WOOD CLAD  
BLACK  
OBSOURED BLACK GLAZING
7. **REAR DOOR**  
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1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 17 PAPER
3. 1/2" WIDE MOISTOP FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2X FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH PER WINDOW SCHEDULE



⑤ WINDOW SILL AT RECESSED WINDOWS  
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 17 PAPER
3. 1/2" WIDE MOISTOP FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2X FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH PER WINDOW SCHEDULE



⑥ RECESSED WINDOW JAMB DETAIL  
N.T.S.

**Eric Tsang Architects**  
ERIC CHEN WANG TSANG, AIA  
11111 11111 11111 11111  
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11111 11111 11111 11111

**8-UNIT CONDOMINIUM**  
918 ARCADE AVE  
ARCADIA, CA 91707

ELEVATION (BUILDING #1)

A-3.0

10/2022 2:14 PM



① NORTH ELEVATION (BUILDING #2-4)  
1/4" = 1'-0"

② WEST ELEVATION (BUILDING #2-4)  
1/4" = 1'-0"



③ SOUTH ELEVATION (BUILDING #2-4)  
1/4" = 1'-0"



④ EAST ELEVATION (BUILDING #2-4)  
1/4" = 1'-0"

- MATERIAL LIST**
- 1 CONCRETE FOOTING & FOUNDATION
  - 2 EXTERIOR WALLS
  - 3 ROOFING
  - 4 WINDOW & DOOR
  - 5 FLOORING
  - 6 CEILING
  - 7 PAINT
  - 8 EXTERIOR FINISHES
  - 9 MECHANICAL
  - 10 ELECTRICAL
  - 11 PLUMBING
  - 12 LANDSCAPE
  - 13 FURNITURE
  - 14 ACCESSORIES
  - 15 OTHER

**Eric Tsang Architects**  
ERIC CHEN WANG TSANG, AIA  
ERIC CHEN WANG TSANG, AIA  
ERIC CHEN WANG TSANG, AIA  
ERIC CHEN WANG TSANG, AIA

**8-UNIT CONDOMINIUM**  
918 ARCADE AVE  
ARCADE, CA 95007

ELEVATION  
(BUILDING #2-4)

A-3.1



# MATERIAL SELECTIONS

918 ARCADIA AVE., ARCADIA, CA 91007

## GARAGE DOOR

UNIQUE GARAGE DOOR  
STEEL BACK INSULATED SECTIONAL DOORS  
FLUSH PANEL BLACK



## EXTERIOR LIGHT

WEST ELM  
THIN MODERN LED OUTDOOR SCONCE 18"  
BLACK



## STUCCO

OMEGA STUCCO  
10 OMEGA WHITE  
ACCENT DET 626



10 OMEGA WHITE | BASE 10

## BOARD AND BATTEN SIDING

BRIDGERSTEEL  
METAL SIDING  
1.75" TRU SNAP  
DET 627



## WINDOW/ DOOR

LINCOLN  
ALUMINIUM WOOD CLAD  
BLACK



## CONCRETE ROOF TILE

WESTLAKE ROYAL ROOFING  
SAXONY 900 CHARCOAL



## WOOD SIDING

RESAWN TIMBER  
NATURAL: ABODO VULCAN CLADDING



## GUARD RAIL

C.R. LAURENCE GLASS RAIL SYSTEM  
ALUMINIUM ANGLE BRACKET SURFACE MOUNT  
BLACK COLOR/ ALUMINIUM FINISH  
1/2" TEMPERED GLASS PANELS



## FRONT DOOR

THERMATRU DOORS  
PULSE LINEA OFFSET  
STYLE NO. 1LAX  
DET 626



## FASCIA BOARD

RAKE STOP  
DUNN EDWARDS JET



Eric  
Tsang  
Architects

ERIC CHEN WANG TSANG, AIA  
2012-2013  
2014-2015  
2016-2017  
2018-2019  
2020-2021



NO.	DESCRIPTION	DATE

8-UNIT CONDOMINIUM  
918 ARCADIA AVE  
ARCADIA, CA 91007

MATERIAL  
SELECTION

A-5.0

10/2023 121519.PN



# Attachment No. 5

Arborist Reported Dated November 4, 2023

**918 Arcadia Ave. Arcadia, CA 91007**

Prepared for:

**Eric Tsang Architects  
440 E Huntington Dr. Suite 356  
Arcadia, CA 91006**

**November 4, 2023**

Prepared by:

***Javier Cabral Consulting Arborist***  
International Society of Arborists # WE- 8116A

1390 El Sereno Ave  
Pasadena, California 91103  
(626)818-8704  
[jtcabral@sbcglobal.net](mailto:jtcabral@sbcglobal.net)



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Background and assignment Summary -----	pg. 3
Google Earth Image & Site Conditions -----	pg. 4
List Inventory -----	pg. 5 thru 7
Site Plan With Trees-----	pg. 8 & 9
Tree Pictures -----	pg. 10 thru 21
Tree Protection Plan -----	pg. 22 thru 25
Arborist Signature Page -----	pg. 26
Certificate Of Performance -----	pg. 27

## Summary

Mr. Tsang,

You have retained my consulting arborist services to provide a tree inventory and tree protection plan for the property described as 918 Arcadia Ave. CA 91007. You are in the planning and permitting stages of a new 3-story 9-unit condominium.

## Background and assignment

Mr. Tsang has requested that I provide the following arboricultural services.

- 1) Identify all trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Eric Tsang.
- 2) Evaluate the current health of the trees and make recommendations based on their health
- 3) Provide a protection plan for all protected trees.

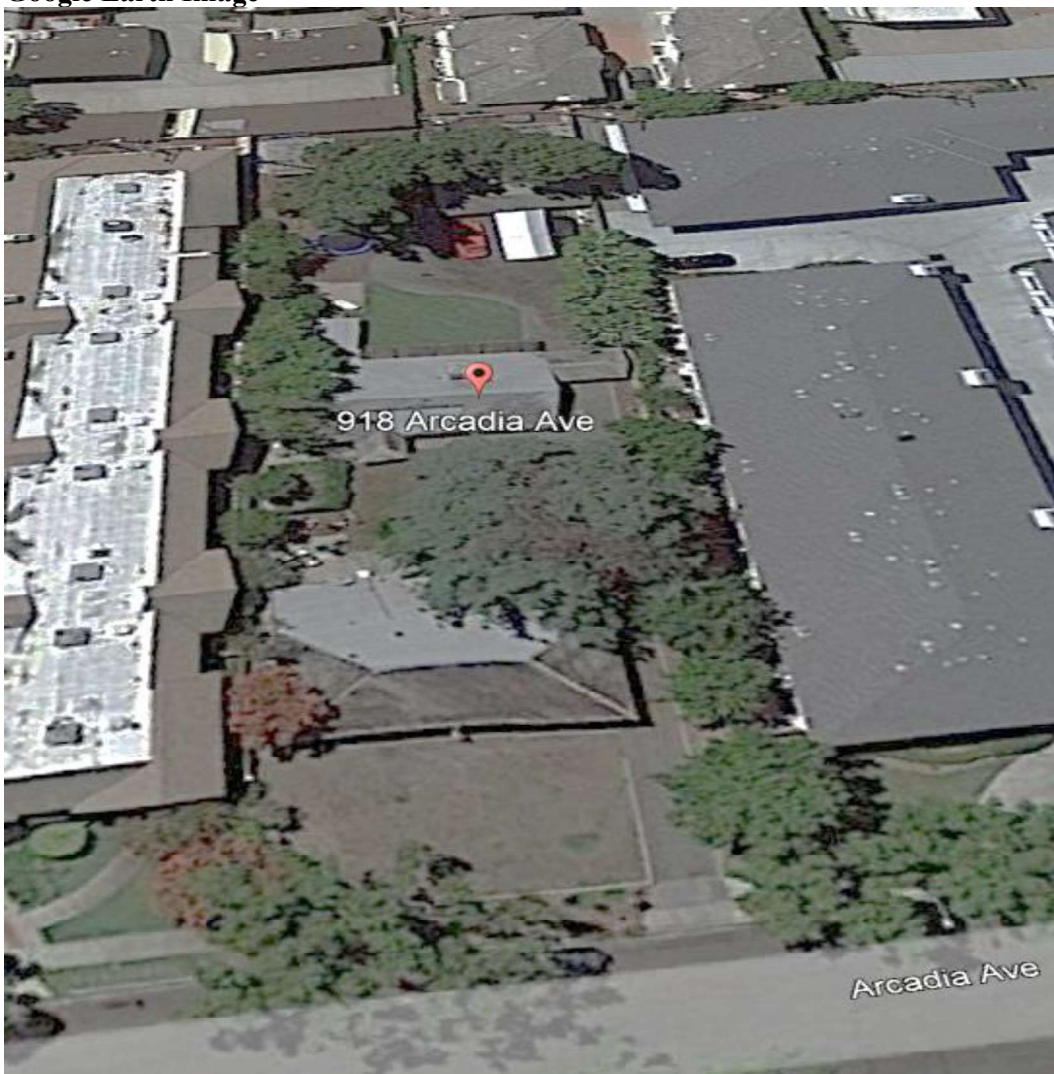
The following report is based on my site visit on November 3, 2023 and my analysis of the trees, site plan, and the surrounding landscape. For the purpose of this report I will address these trees as **on-site Trees # 1 thru 25 on-site trees & # 26 thru 29 off-site trees.**

**Site conditions**

A one-story single-family home currently exists on this property located at 918 Arcadia Ave. CA 91007.

There is a total of (29) trees on site, of which (4) are protected by the City of Arcadia Tree Protection Ordinance. Of the (4) protected trees (2) are city owned parkway Camphor trees and (2) are protected on site private Canary island pine trees that are directly on the footprint or too close survive excavations . No off-site trees are expected to be impacted.

**Google Earth Image**



**A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.  
**B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

**C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.

**D)** – A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

**F)** – A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

**List Inventory Pg. 1**

Tree #	Common Name	Botanical Name	Diameter at 4 feet In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Comments
1	Camphor	Cinammomum camphora	32	65	54	B	Yes City Tree	Preserve	Minor deadwood, sparse canopy, & minor topping
2	Camphor	Cinammomum camphora	16	50	27	B	Yes City Tree	Preserve	Minor deadwood, sparse canopy, & minor topping
3	American sweetgum	Liquidambar styraciflua	15	60	25	B	No	REMOVE	
4	American sweetgum	Liquidambar styraciflua	10	45	18	B	No	REMOVE	
5	American sweetgum	Liquidambar styraciflua	13	40	24	B	No	REMOVE	
6	American sweetgum	Liquidambar styraciflua	17	50	24	B	No	REMOVE	
7	American sweetgum	Liquidambar styraciflua	11	30	18	C	No	REMOVE	
8	American sweetgum	Liquidambar styraciflua	11	40	18	B	No	REMOVE	
9	Chinese banyan	Ficus microcarpa	17+21	30	30	B	No	REMOVE	
10	Chinese banyan	Ficus microcarpa	14+26	30	16	B	No	REMOVE	
11	Chinese banyan	Ficus microcarpa	17	30	24	B	No	REMOVE	
12	Chinese banyan	Ficus microcarpa	33	30	30	B	No	REMOVE	
13	Canary island pine	Pinus canariensis	26	100	45	B	No	REMOVE	

**A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.

**B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

**C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.

**D)** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

**F)** - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

**List Inventory Pg. 2**

Tree #	Common Name	Botanical Name	Diameter at 4 feet In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Comments
14	Canary island pine	Pinus canariensis	24	80	27	B	No	REMOVE	
15	Canary island pine	Pinus canariensis	10	80	10	B	No	REMOVE	
16	Canary island pine	Pinus canariensis	17	80	15	B	YES	REMOVE	Crowded canopy, unbalanced canopy
17	Canary island pine	Pinus canariensis	20	80	18	B	YES	REMOVE	Crowded canopy, unbalanced canopy
18	Black Plum	Prunus serotina	2+4+4	20	12	B	No	REMOVE	
19	Henkels yellowwood	Podocarpus henkelii	6+8	30	12	B	No	REMOVE	
20	Henkels yellowwood	Podocarpus henkelii	7	30	12	B	No	REMOVE	
21	Henkels yellowwood	Podocarpus henkelii	9	30	12	B	No	REMOVE	
22	Henkels yellowwood	Podocarpus henkelii	7	30	12	B	No	REMOVE	
23	Carolina cherry	Prunus caroliniana	5+6+8	30	14	B	No	REMOVE	
24	Sago palm	Cycas revoluta	NA	4 brown trunk	7	A	No	REMOVE	
25	Deodar cedar	Crederus deodara	27+35	80	60	C	No	REMOVE	Sparse canopy, Major deadwood in top canopy to 30%. Trunk & root decay at base,
26	Oleander	Nerium oleander	1+1+1+2+2+2	14	10	B	No	Preserve	

**A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.  
**B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

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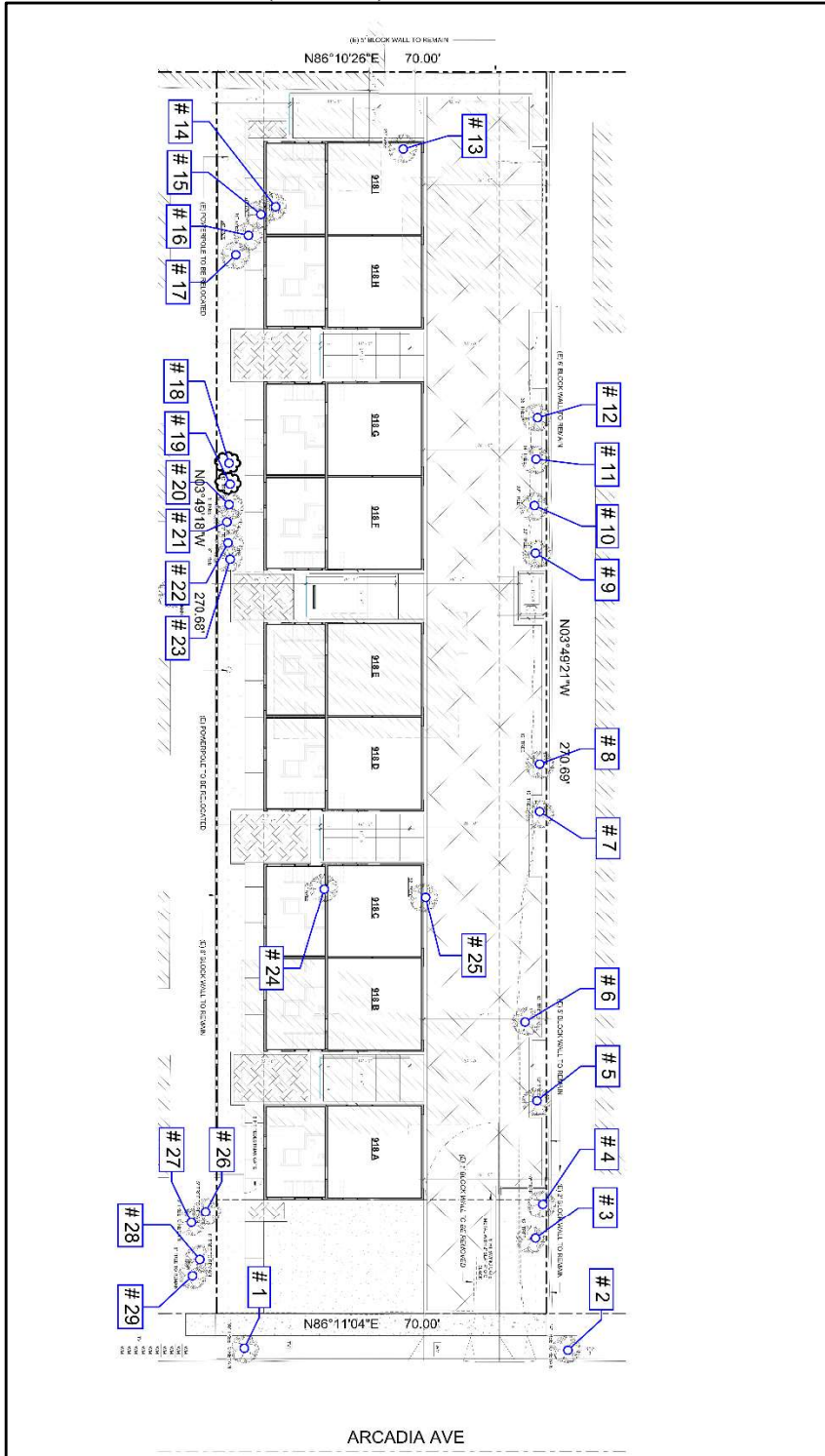
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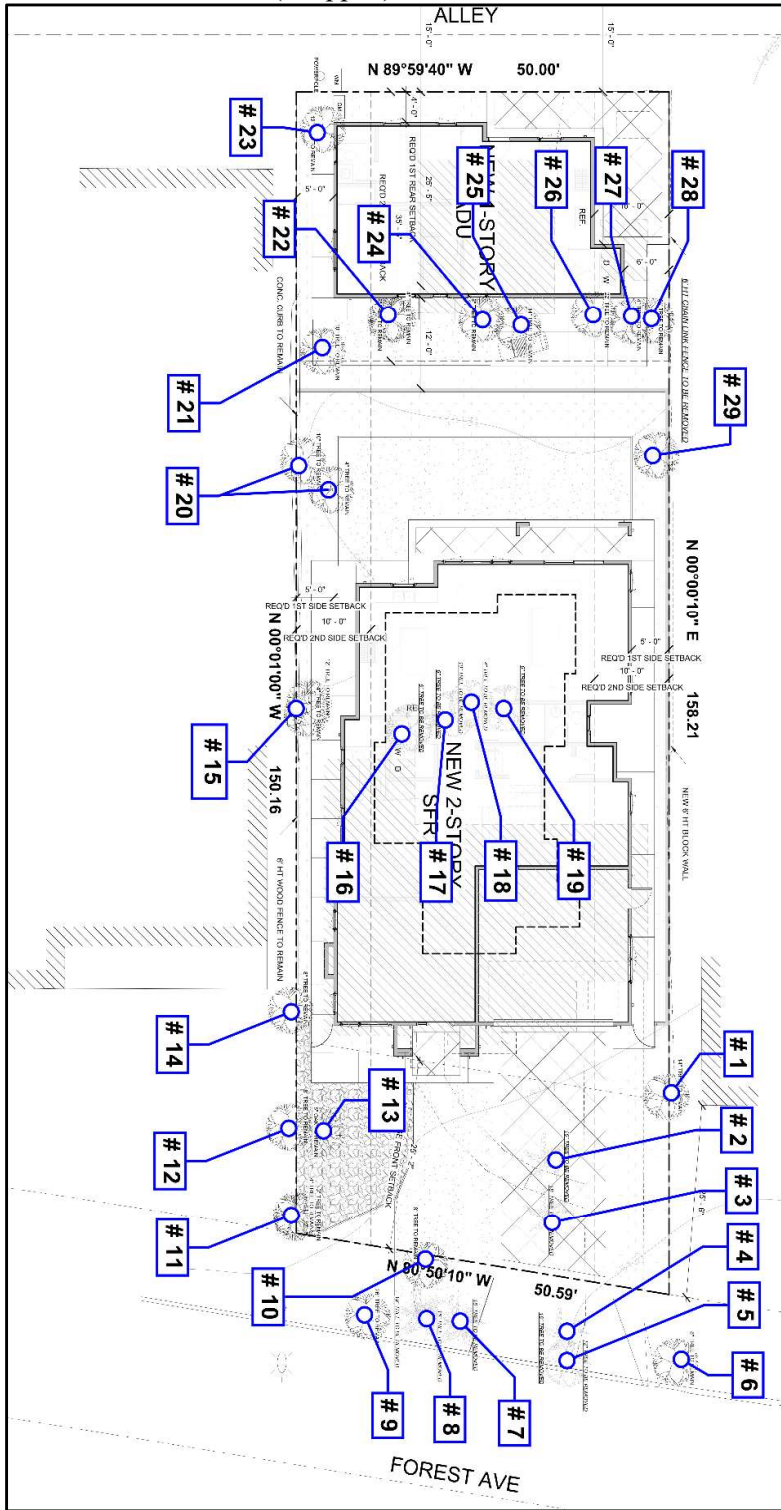
**List Inventory Pg. 3**

Tree #	Common Name	Botanical Name	Diameter at 4 feet In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Comments
27	American sweetgum	Liquidambar styraciflua	5	20	10	B	No	Preserve	
28	Oleander	Nerium oleander	1+1+1+2+2+2	12	10	B	No	Preserve	
29	Brazilian pepper	Schinus terebinthifolius	1+1+1+2+2+3	25	10	B	No	Preserve	

Site Plan With Trees (full scale)



Site Plan With Trees (Cropped)



Tree # 1 (facing northeast)



Tree # 2 (facing southwest)



Trees # 3 thru 5 (facing southwest)



Trees # 5 & 6 (facing northwest)



Trees # 7 & 8 (facing northeast)



**Trees # 9 thru 12 (facing west)**



Trees # 13 thru 17 (facing south)



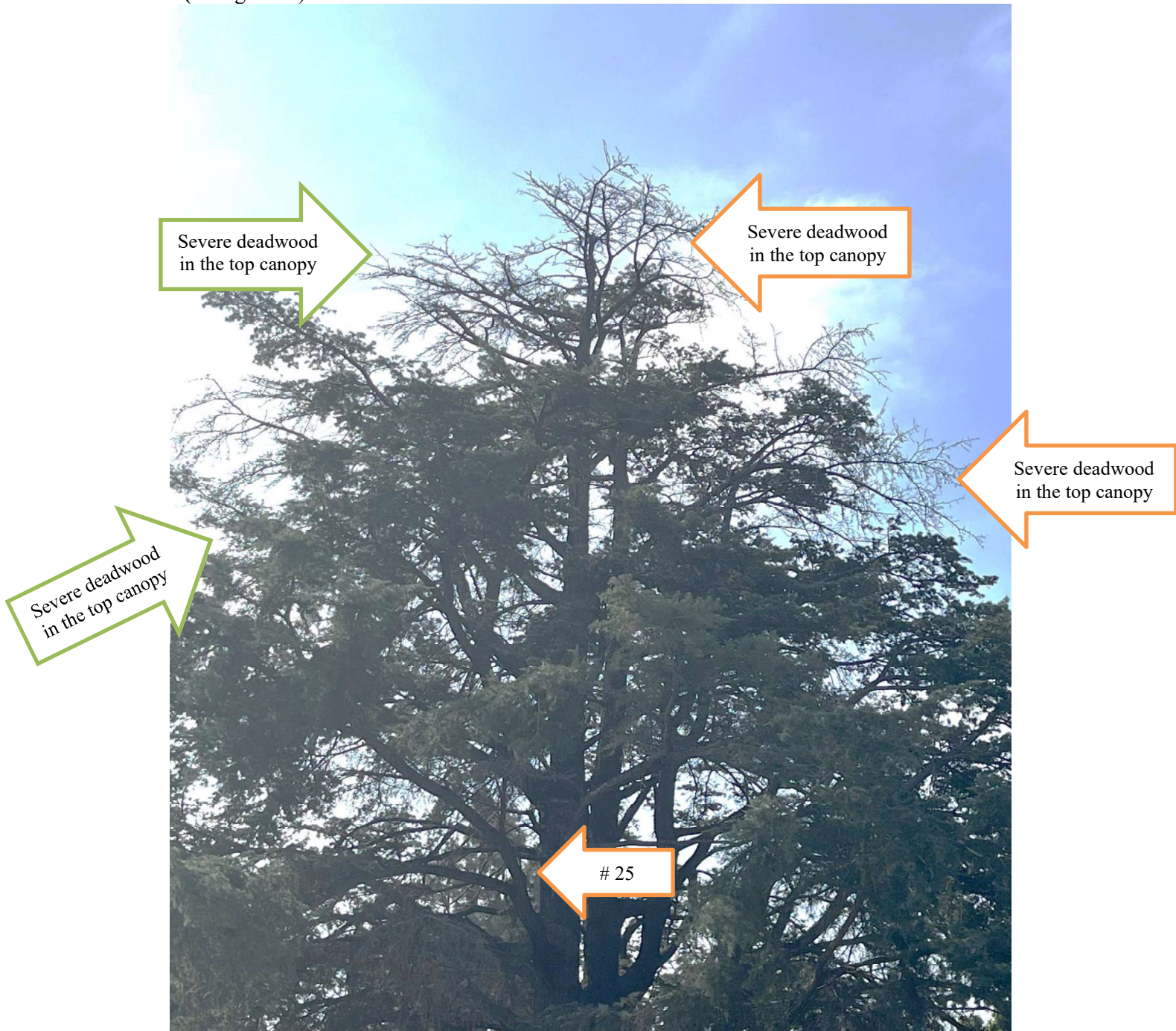
Trees # 18 thru 23 (facing east)



Trees # 24 & 25 (facing northeast)



Tree # 25 (facing south)



Tree # 25 (facing west)



**Trees # 26 thru 29 (facing east)**

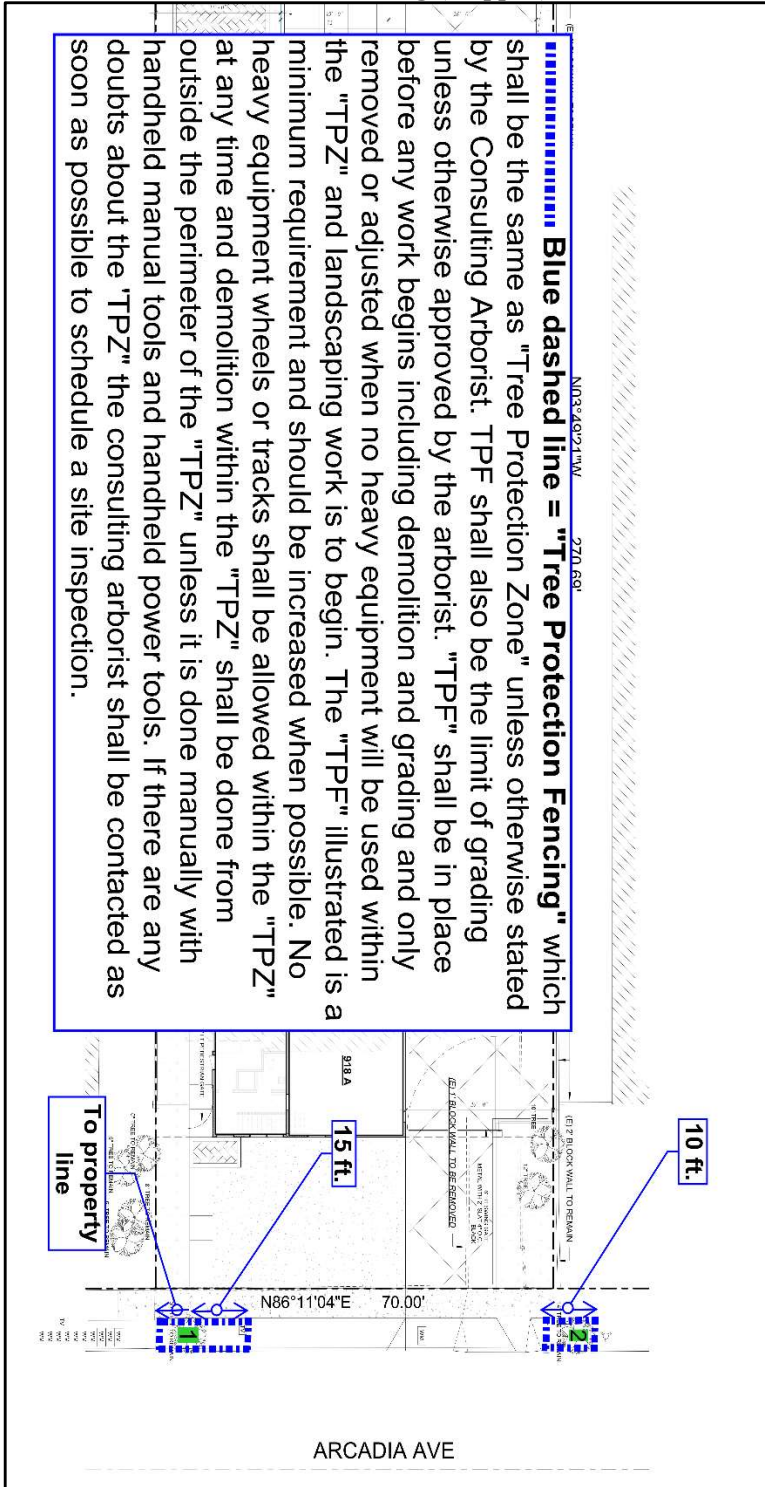


## General Tree Protection Guidelines

- 1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone “TPZ” which is the same as the area within the Tree Protection Fencing “TPF.” Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.
- 2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6-inch layer of mulch in the TPZ and the area shall be aerated and fertilized at the conclusion of construction.
- 3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.
- 4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.
- 5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.
- 6) **Avoid cutting tree roots whenever possible.** This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible, all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.
- 7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards. If any work is required within the TPZ the Arborist shall be consulted previous to beginning. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

- 8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. **The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required.** Fencing can be adjusted, or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.
  
- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.
  
- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.
  
- 11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

Site Plan With Protection Fencing (cropped)



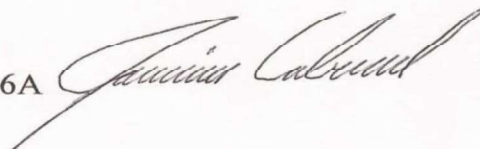
### Trees # 1 & 2 (Protection Details)

- a) **Structural excavation and over-excavation:** No structural foundations for the home are proposed under the drip line of these trees. The impact is expected to be zero.
- b) **New driveway:** The demolition of the existing driveway and construction of new driveway is expected to have *zero impact to Tree # 1* and zero to *minimal to Tree # 2* because it will be set back further east than its existing location.
- c) **New Landscaping:**
- d) **New Sprinklers:** No broadcast trenching for sprinkler lines shall be done within 10 ft. of the trunk of these trees.
- e) **Canopy pruning:** No pruning will be required to complete the proposed construction project.
- f) **Root pruning:** No roots are expected to be pruned for this project.
- g) **Protection Fencing:** shall consist of 6 ft. high chain-link free-standing panels or attached to posts hammered into the soil and shall be in place before any works begins including demolition. All protection fencing may be removed or reduced when all heavy equipment and major construction is completed, and landscaping is ready to be installed.
- h) **Maintenance:** During the hot summer months this tree shall be watered as needed with the existing sprinkler system.
- i) **Encroachment impacts:** *This project is expected to have zero to minimal impact* on the short or long-term health of this tree and it expected to survive in its current health if the protection recommendations are followed and adhered to. Minimal means that no roots greater than 2 inches are expected to be impacted and there are no expected impact to water and nutrient uptake. The tree anchorage is not expected to be impacted.

Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist  
1390 El Sereno Ave Pasadena, Ca 91103  
International Society of Arboriculture # WE 8116A

A handwritten signature in black ink that reads "Javier Cabral". The signature is written in a cursive style with a large, sweeping initial "J".

## **Certificate of Performance & Limiting Conditions**

I Javier Cabral certify the following:

- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assume no responsibility for the correction of defects or tree related problems.
- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists findings or recommendations.
- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.
- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.
- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.
- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.
- This Arborist report may not be reproduced without the expressed written permission or the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.
- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.
- Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.
- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

# Attachment No. 6

## Preliminary Exemption Assessment



CITY OF  
ARCADIA

## PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	MFADR 22-07, TTM 23-01 (84007), and TRH 22-04 – A tentative tract map for an eight-unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act (“CEQA”)								
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):	918 Arcadia Avenue (between Sunset Boulevard and S. Golden West Ave)								
3. Entity or person undertaking project:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; padding: 2px;">A.</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">B. Other (Private)</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">(1) Name</td> <td style="padding: 2px;">Eric Tsang on behalf of 828 Sunset LLC</td> </tr> <tr> <td style="padding: 2px;">(2) Address</td> <td style="padding: 2px;">150 N. Santa Anita Avenue #300 Arcadia, CA 91006</td> </tr> </table>	A.		B. Other (Private)		(1) Name	Eric Tsang on behalf of 828 Sunset LLC	(2) Address	150 N. Santa Anita Avenue #300 Arcadia, CA 91006
A.									
B. Other (Private)									
(1) Name	Eric Tsang on behalf of 828 Sunset LLC								
(2) Address	150 N. Santa Anita Avenue #300 Arcadia, CA 91006								
4. Staff Determination:	<p>The Lead Agency’s Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency’s "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>								
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.								
b. <input type="checkbox"/>	The project is a Ministerial Project.								
c. <input type="checkbox"/>	The project is an Emergency Project.								
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.								
e. <input checked="" type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">The project is categorically exempt.</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Applicable Exemption Class:</td> <td style="padding: 2px;">15332 – Class 32 (Infill Development)</td> </tr> </table>	The project is categorically exempt.		Applicable Exemption Class:	15332 – Class 32 (Infill Development)				
The project is categorically exempt.									
Applicable Exemption Class:	15332 – Class 32 (Infill Development)								
f. <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">The project is statutorily exempt.</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Applicable Exemption:</td> <td style="padding: 2px;"></td> </tr> </table>	The project is statutorily exempt.		Applicable Exemption:					
The project is statutorily exempt.									
Applicable Exemption:									
g. <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">The project is otherwise exempt on the following basis:</td> <td style="padding: 2px;"></td> </tr> </table>	The project is otherwise exempt on the following basis:							
The project is otherwise exempt on the following basis:									
h. <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">The project involves another public agency which constitutes the Lead Agency.</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Name of Lead Agency:</td> <td style="padding: 2px;"></td> </tr> </table>	The project involves another public agency which constitutes the Lead Agency.		Name of Lead Agency:					
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Name of Lead Agency:									

Date: November 6, 2023

Staff: Alison MacCarley, Assistant Planner



**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 14, 2023**

---

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

**ROLL CALL**

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

ABSENT: None

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

There were none to report.

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

There were none.

**PUBLIC HEARING**

1. **Resolution No. 2138**– Approving Conditional Use Permit No. CUP 23-04 and Planning Commission Administrative Modification No. PC AM 23-03 to allow a tutoring center with a maximum of seven students at 909 S. Santa Anita Avenue, Unit J

**CEQA:** Exempt

**Recommendation:** Adopt

**Applicant:** Infinity Academy

**MOTION - PUBLIC HEARING**

Chair Tsoi introduced the item and Associate Planner Gary Yesayan presented the staff report.

Commissioner Tallerico asked for clarification about the restrooms and where the tenants will use the restrooms.

Mr. Yesayan clarified the multi-tenant building has private restrooms that are for tenant-use only.

Commissioner Tallerico asked if the City anticipates having any long-term parking issues at this property. Mr. Yesayan explained that the current parking spaces satisfy the parking requirements for the proposed and future uses within the vacant units.

Vice Chair Wilander also asked for clarification about the parking requirements for future uses. Mr. Yesayan explained there is sufficient parking for a permitted use such as a general office. However, if the use is subject to a Conditional Use Permit and it requires more parking then it will be subject to a new parking analysis.

Commissioner Arvizu asked about the window requirement on the classroom doors and wanted to know if it was possible to extend that condition to the storage room door, and whether

Deputy Development Services Director Lisa Flores stated if this is the Commission's desire, condition no. 3 can be revised to include all interior doors.

Commissioner Hui asked how the Applicant determined the age group to tutor and why middle school aged children are not part of the business plan.

Mr. Yesayan explained the Applicant has previously operated another tutoring center in the City and used the same business model for the proposed business.

Ms. Hui asked where their previous business was located, and what subjects were taught.

Mr. Yesayan stated that their previous location was 21 W. Duarte Road. They provided homework assistance and tutoring. Same as the business plan.

Ms. Hui asked how the City enforces the conditions of the Conditional Use Permit. Ms. Flores stated the City conducts yearly inspections to ensure they are in compliance.

Commissioner Tallerico asked if there were any issues with the Applicant at their previous location and asked for clarification if the proposal is just a relocation of the same business. Ms. Flores affirmed that it is just a relocation of the existing business.

Chair Tsoi asked if the number of students was limited by the proposed use or if it was proposed by the Applicant. Ms. Flores stated it was proposed by the Applicant.

Chair Tsoi asked about the transportation service proposed by the Applicant. Ms. Flores explained that the tutoring center will offer drop-off and pick-up service to the students from the three elementary schools. The transportation service will not be available for the high school students given the high school is located less than ½ of a block.

The Commissioners had no further questions for staff.

The public hearing was opened.

No one spoke in favor of the proposal.

No one spoke in opposition to the proposal.

It was moved by Vice Chair Wilander, seconded by Commissioner Hui, to close the public hearing.

Without objection, the motion was approved.

Vice Chair Wilander had a question for the Applicant about the desk arrangement.

Ms. Flores stated the Commission would need to reopen the public hearing if she would like her question answered by the Applicant.

It was moved by Commissioner Tallerico, seconded by Commissioner Arvizu, to reopen the public hearing.

Vice Chair Wilander asked about the receptionist desk shown on the site plan and if there will be a receptionist in addition to the instructors.

The Applicant stated there will not be a receptionist and only two desks for the teacher. The remaining desks will be for the students.

Commissioner Arvizu asked the Applicant if she had any issues with his request to add a window to the storage door.

The Applicant said she did not have any issues installing a glass window to the storage door or to all the interior doors within that unit.

Commissioner Hui asked for clarification of the Applicant's previous business name and its location.

The Applicant clarified the location and name of her previous business' location.

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

Without objection, the motion was approved.

## **DISCUSSION**

Commissioner Arvizu stated he would like to amend condition no. 3 to require that all interior doors shall have a window or glass to allow visibility into the room.

Commissioner Tallerico had no issues with the proposal and was in favor of the project.

Commissioner Hui and Vice Chair Wilander concurred.

## **MOTION**

It was moved by Vice Chair Wilander, seconded by Commissioner Arvizu to adopt Resolution No. 2138 to approve Conditional Use Permit No. CUP 23-04 and Planning Commission Administrative Modification No. PC AM 23-03 to allow a tutoring center with a maximum of seven students at 909 S. Santa Anita Avenue, Unit J in which the findings were made and is CEQA exempt.

## **ROLL CALL**

AYES: Chair Tsoi, Vice Chair Wilander, Arvizu, Hui, and Tallerico

NOES: None

ABSENT: None

The motion was approved.

*There is a 10-day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, November 27, 2023.*

## **CONSENT CALENDAR**

1. Minutes of the October 24, 2023, Regular Meeting of the Planning Commission

**Recommended:** Approve

Commissioner Tallerico mentioned that Councilperson Kwan made some good points at the last meeting regarding the Zero-Bail policy, but the minutes did not reflect it. But he was fine with leaving the minutes as-is.

Commissioner Tallerico made a motion to approve the minutes and seconded by Vice Chair Wilander.

**ROLL CALL**

AYES: Vice Chair Wilander, Arvizu, and Tallerico  
NOES: None  
ABSENT: None

Chair Tsoi and Commissioner Hui abstained since they were absent at the October 24, 2023, meeting.

The motion was approved.

**MATTERS FROM CITY COUNCIL LIAISON**

Council Member Kwan had nothing to report.

**MATTERS FROM THE PLANNING COMMISSONERS**

Vice Chair Wilander read a statement on her position regarding the Zero Bail policy bill and an article that was published in the L.A. Times on October 30, 2023, that had statistical data of how many people were booked for a crime within the first three weeks of October.

Commissioner Tallerico responded and believes law and order is a valid subject for the Planning Commission when it comes to land use decisions because the Commission can focus on certain issues when it comes to construction and prevent people from setting up a camp under an overpass or sleeping inside the building. Overall, the Planning Commission can help with law-and-order issues, and under the City's Charter the Planning Commission can always make recommendations to the City Council.

Council Member Kwan expressed gratitude for their hard work and thoroughness to the Planning Commission. Ms. Kwan stated that while the discussion about law and order is important it is too soon to rely on the available statistics and data.

Commissioner Hui asked about a couple of new housing laws that passed. Ms. Flores stated that there are over 50 housing bills that were presented to the Governor this year, and the most recent one that passed was AB 1033 that goes into effect January 1, 2024, and it allows cities and counties in the State of California to no longer prohibit ADUs from being sold separately from the primary residence. However, this is an "opt-in" ordinance, and it is up to the City if they would like to implement this law or not. The City has no intention of adopting this new bill.

Commissioner Hui expressed concern with the abundance of information and not being aware when the policies are passed.

Chair Tsoi asked if these policies are codified.

Ms. Flores explained that not all policies have to be codified if they are mandated by the State.

Chair Tsoi asked if staff (or the City) can hold a study session for the Planning Commissioners to go over the new policies that were passed. Ms. Flores responded and said that might be possible but that she would need to coordinate with the Assistant City Attorney and City Attorney on this request.

Commissioner Tallerico gave his input and opinion about some of the changes that the State is making to reduce parking to allow for more housing.

Ms. Flores said she would share any applicable information with the Commission as it comes in.

#### **MATTERS FROM ASSISTANT CITY ATTORNEY**

Assistant City Attorney Yeo had nothing to report.

#### **MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

Ms. Flores reported that there will be one item for the Derby Mixed-Use project at the November 28 Planning Commission meeting.

Ms. Flores reported there will be one item on the December 12 agenda and no items on the December 26 agenda.

Commissioner Hui asked if she could attend the upcoming community meetings and 'Coffee with the Mayor' event.

Ms. Flores reiterated she may attend but cannot participate in discussions or ask questions because that would be a violation of the Brown Act.

Commissioner Tallerico asked if Ms. Flores could share with the Commission the questions that have been asked to her individually regarding the Derby project. Ms. Flores responded that she cannot share those questions or comments as it would be a violation of the Brown Act.

Ms. Flores reported that a Community Meeting for the new Huntington Village mixed-use development (former Vons Corporation site) will be held on December 6, 2023.

#### **ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:54 p.m., to Tuesday, November 28, 2023, at 7:00 p.m. in the City Council Chamber.

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Chair Tsoi, Planning Commission

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



**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 28, 2023**

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

**ROLL CALL**

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

ABSENT: None

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

Deputy Development Services Director Lisa Flores informed the Commission that we received three letters for tonight's item on the Derby Mixed Use. All the letters were distributed through email and a hard copy was placed on dais along with a response from the environmental consultant firm.

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

There were none.

**PUBLIC HEARING**

- 1. Resolution No. 2134**— General Plan Amendment No. GPA 22-01, Zone Change No. ZC 22-01, Minor Use Permit No. MUP 22-02, Architectural Design Review ADT 22-06, a Density Bonus and a Lot Line Adjustment along with an Environmental Impact Report under California Environmental Quality Act (CEQA) for "The Derby Mixed-Use Project," with 214 residential units, including 9 affordable units, located at 233 & 301 E. Huntington Drive

**Recommendation:** Adopt Resolution No. 2134 Recommending Approval to the City Council

**Applicant:** auWorkshop

**MOTION - PUBLIC HEARING**

Chair Tsoi introduced the item and Assistant City Manager/Development Services Director Jason Kruckeberg and Deputy Development Services Director, Lisa Flores presented the project.

Kristin Starbird from Dudek introduced herself as the senior project manager who led the preparation of the environmental impact reports. Ms. Starbird went over the subsequent letters that were received prior to the meeting and she addressed some of the major concerns that were raised in the comment letters.

Commissioner Tallerico asked Ms. Starbird if she felt they had enough time to adequately respond to the late correspondence letters that were received prior to the meeting.

Ms. Starbird said she and her staff are accustomed to responding to short notice letters and are confident no new information was revealed that would require a revision to the Environmental Impact Report.

Vice Chair Wilander expressed some concern about transportation, light impacts from the proposed projected mural, parking, and this site is 3.3 miles from the transit station.

Mr. Kruckeberg clarified the distance from the metro station to the Derby restaurant is actually 0.4 miles. He went on to explain that the project complies with the parking requirements and the valet parking will be a choice for patrons to use. Additionally, prior to issuing a Certificate of Occupancy, a parking management plan will be required from the Applicant to ensure the City is aware of how the parking resource will be managed.

Vice Chair Wilander asked about the projected mural that will be installed on the building and the potential light impacts. She also asked if the installation can be regulated once installed if it becomes a problem.

Mr. Kruckeberg explained the projected mural has been described to be an art installation or art piece that is not meant to be flashy or distracting. He said the mural will be subject to the City's sign regulations and it will be enforced if the projection becomes an issue.

Commissioner Arvizu asked about the removal of petroleum tanks that were removed from the property prior to the development of the Souplantation building.

Mr. Kruckeberg explained that when the underground storage tanks were removed, the site had to be remediated to remove all the contaminated soil. This was completed prior to the construction of the Souplantation building. Additionally, the City added a mitigation measure that requires the Applicant to provide a soil management plan before any permits can be issued.

Commissioner Arvizu asked for clarification about the previous uses of the property, specifically two gas stations that were pointed out in one of the late comment letters received.

Ms. Starbird clarified there was only one service station in the location of the Souplantation. It is confusing because there were two Phase One investigations that were conducted, and both reference a service station which contributes to the misunderstanding about the existence of two gas stations. Ms. Starbird said the tanks were discovered and removed during the development of the Souplantation. She explained contaminants were found during the Phase One investigation which led to a Phase Two investigation. She emphasized, however, that no other contaminants were found after the site was cleaned up.

Chair Tsoi asked if there is a clean-up process after the removal of the tank that determines all the standards have been met. Ms. Starbird said yes, and the site does.

Commissioner Hui asked if a second opinion is necessary.

Mr. Kruckeberg said that is the purpose of the mitigation measures.

Chair Tsoi asked about the zone change and if the height proposed will be applicable to all the properties. Mr. Kruckeberg clarified the City's Downtown Mixed-Use zone has a 60-foot height limit which will be regulated on the rest of the properties.

Chair Tsoi asked if Gateway Drive is a public or private street. Mr. Kruckeberg answered that is a public street.

Chair Tsoi asked about the hotel signs that sit on the northwest corner of Gateway Drive and Huntington Drive is on private property (Souplantation property) and if it will remain in place.

Ms. Flores confirmed the hotel signs are on private property and because there are no agreements with those hotel chains, the Applicants plan to remove the freestanding sign.

Chair Tsoi asked for clarification on the Planning Commission's role on this approval. Mr. Kruckeberg explained that this is within the Planning Commission's purview and their recommendation to the City Council is significant.

Commissioner Hui expressed some concerns about the traffic impacts and wanted to know more about the City's plan to alleviate that.

Mr. Kruckeberg said the City looks at all the cumulative impacts of the proposed project and future projects. He explained there are many factors that affect traffic patterns, which were all analyzed in addition to the impacts from the proposed project. He indicated that the traffic analysis determined there will be no significant impacts.

Chair Tsoi asked how the City justifies the Zone Change.

Mr. Kruckeberg explained the City analyzes many of the factors when considering a General Plan Amendment including all the utilities and the school district. He went on to explain that a General Plan Amendment examines the impacts years ahead which is carefully evaluated.

Chair Tsoi inquired about the impact fees placed on the Applicant.

Mr. Kruckeberg explained which impact fees are required and described what the transportation impact fee is.

Commissioner Arvizu asked about the density bonus and what was the minimum number of parking spaces they were required to have.

Mr. Kruckeberg explained that if the development offers affordable housing and is within a half mile of a light rail station, they are required to provide half of a parking space per unit. Based on this formula, the proposed project would be required to provide 107 parking spaces.

The Commissioners had no further questions for staff.

The public hearing was opened.

The property owner, Mr. Dustin Nicholarsen, thanked the Commission and introduced himself as the owner of the Derby and Souplantation site. After his presentation, he also responded to Commissioner Hui's earlier questions about the Phase I/Phase II reports stating that he has other Phase I and II reports when he purchased the properties and that none of those reports reported any underground storage tanks or soil contamination and they came to the same conclusion as the analysis in the DEIR.

He also clarified that The Derby does not currently charge for valet service and will continue to provide a free valet service for all customers once the Project is in operation.

Chair Tsoi asked if the Commissioners had any questions for the Applicant.

Commissioner Arvizu said he appreciates that he values the interior historical significance of the structure and its craftsmanship because they do not build them like they used to. He asked what are his intentions with the other two restaurants.

Mr. Nicholarsen said nothing is set in stone yet, but he would like to open a Mexican cuisine and a VIP speakeasy bar within the café space.

Ms. Linda Vidov, part of the Project's Team, said Mr. Nicholarsen's vision has always been to have The Derby restaurant around for the next 100 years. She further stated how this project would be a great asset to the City.

Mr. Harvey Hyde, a resident of Arcadia, spoke in favor of the Project and said that The Derby is strongly tied to the City of Arcadia and its history, and it should be kept in order to continue attracting people to visit the City.

Randy Shortridge from auWorkshop, the Project Architect, stated that the design of the Project was centered around The Derby restaurant and keeping it the focal point of the development. Also, the valet courtyard and some other architectural features have drawn inspiration from horseracing and Santa Anita Park.

No additional comments in favor of the Project were received.

Chair Tsoi asked if there was anyone who wished to speak in opposition to the Project.

Mr. Juan Luna from the Western States Regional Council of Carpenters did not speak against the Project, but wished to add a public comment requesting the City require the Project to be built using local contractors who pay prevailing wages and utilize apprentices from State certified apprenticeship training programs as it would reduce local environmental impacts and benefit the local economy and workforce development.

No additional comments in opposition to the Project were received.

Commissioner Hui asked who the future residential tenants will be given that the size of the units are relatively small and what the rental rates will be.

Mr. Nicholarsen said they are hoping to attract young professionals and provide new housing options in the City and that rental rates have not yet been determined.

Assistant City Attorney, Grace Yeo, stated that if the Applicant does not have that information, then he does not need to speculate.

Vice Chair Wilander followed up on her earlier question regarding employee parking.

Mr. Nicholarsen stated that the details have not yet been determined, but that The Derby currently has parking earmarked for staff use and this will likely happen with the new The Derby restaurant.

Vice Chair Wilander asked if he would offer any incentives for taking public transit.

Mr. Nicholarsen said he would.

Vice Chair Wilander asked about whether he would hire some local carpenters during construction in response to Mr. Luna's question.

Mr. Nicholarsen stated that they have not discussed that yet but will keep that in mind.

Ms. Flores added that the City cannot require the use of local contractors on private development.

Chair Tsoi asked about the projecting screen and what it would look like during the daytime. Will it be a blank white wall?

Ms. Vidov stated that the projection will not occur during daylight hours and therefore the blank façade will be seen instead.

Chair Tsoi stated that it is a large surface and asked whether something could be done during the day to make the wall more interesting.

Ms. Vidov said that they can look into that. She also addressed an earlier question from Commissioner Hui and a market study was performed and that is how they came up with their unit mix.

Vice Chair Wilander asked what the process is to protect the low-income status of the nine very low-income units.

Mr. Kruckeberg stated that Condition No. 1 requires an agreement be recorded on the Title for each of the units before the Project is final and that it will be the City's responsibility to monitor those units, ensuring they remain rented to very low-income tenants.

Given there were no more comments or questions, Commissioner Arvizu made a motion to close the public hearing. Vice Chair Wilander seconded the motion.

## **DISCUSSION**

Commissioner Arvizu stated that preserving the architectural appearance of The Derby is important and that the Project achieved this. In addition, the remainder of the building is well designed and has good articulation. He stated that although we cannot make it a requirement for the Applicant to hire union workers, he asked the Applicants to strongly consider the benefits of hiring them because they do produce a quality of craftsmanship you might not get from the lowest bidder. This project helps the City meet its housing needs.

Commissioner Tallerico expressed his support for the project and that The Derby is very important to the City of Arcadia and its history. He can also see the benefits of this project since it is well laid-out, it provides affordable housing, and it is close in proximity to transit. As for the Carpenters union, he does not think it is in the purview of the government to suggest who a private developer should hire and feels strongly about that.

Commissioner Hui stated that she likes the project and was in favor of recommending approval to the City Council. The City should consider the overall potential traffic impacts when the City rezones this entire area.

Vice Chair Wilander stated that she likes the project. She is pleased to see that they will be providing EV charging stations for the residents, the bikes will be kept within a locked facility, and the proposed landscaping will be an improvement compared to what is out there.

Vice Chair Wilander asked for clarification on the need for a movable noise barrier that was in one of the comment letters.

Ms. Starbird stated that their noise expert had quantified the noise that would be generated from all the construction equipment during construction and it was determined that a noise barrier would be required for the extent of the entire length of the property line during the entire time of the construction activity, which is more restrictive than a movable noise barrier.

Vice Chair Wilander thanked Ms. Starbird and said she had one correction to the DEIR. The DEIR mentioned that a majority of the single-family neighborhoods are located near the foothills in the northern section of the City. She stated that this should be corrected to include the southern part of Arcadia too.

Ms. Flores confirmed this change would be added to the errata sheet.

Chair Tsoi noted the importance of preserving the standalone character of The Derby restaurant and how this feature sets the architectural direction of the rest of the building. He was also in favor of this project.

## **MOTION**

It was moved by Vice Chair Wilander, seconded by Commissioner Hui to adopt Resolution No. 2137 recommending that the City Council approve General Plan Amendment No. GPA 22-01, Zone Change No. ZC 22-01, Minor Use Permit No. MUP 22-02, Architectural Design Review No. ADR 22-06, a Densit Bonus and a Lot Lite Adjustment along with an Environmental Impact Report under the California Environmental Quality Act (CEQA) for “The Derby Mixed-Use Project”, with 214 residential units, including 9 affordable units, located at 233 & 301 E. Huntington Drive.

## **ROLL CALL**

AYES: Chair Tsoi, Vice Chair Wilander, Commissioners Hui, Arvizu, and Tallerico  
NOES: None  
ABSENT: None

The motion was approved.

*There is no appeal period as the Planning Commission is not making a decision on the Project.*

## **CONSENT CALENDAR**

No Consent Items

## **MATTERS FROM CITY COUNCIL LIAISON**

City Council Member Kwan did not have any items to report.

**MATTERS FROM THE PLANNING COMMISSONERS**

The Planning Commissioners had nothing to report.

**MATTERS FROM ASSISTANT CITY ATTORNEY**

Assistant City Attorney Yeo had nothing to report.

**MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

Ms. Flores reported that there will be one public hearing item for December 12 Planning Commission meeting. Staff will also present an informational item at the Planning Commission, giving an overview of the upcoming rezones required to implement some of the housing strategies within the Housing Element Update and to eventually receive certification.

**ADJOURNMENT**

The Planning Commission adjourned the meeting at 8:55 p.m., to Tuesday, December 12, 2023, at 7:00 p.m. in the City Council Chamber.

\_\_\_\_\_  
Chair Tsoi, Planning Commission

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