

CITY OF ARCADIA

Arcadia Planning Commission Regular Meeting Agenda



Tuesday, January 23, 2024, 7:00 p.m.

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

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

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

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

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. 2141** – General Plan Amendment No. GPA 23-02, Zone Change No. 23-03, and Text Amendment No. TA 23-02 for the Housing Related Citywide Rezoning Effort for the 2021-2029 Housing Cycle along with an Addendum to the adopted Negative Declaration under the California Environmental Quality Act (“CEQA”)
Recommendation: Adopt Resolution No. 2141 Recommending Approval to the City Council

Applicant: City of Arcadia – Development Services

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 December 12, 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, February 13, 2024, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

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

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

公民参与：欢迎并邀请您参加规划委员会的所有会议。每次例会都为希望向规划委员会发表意见的听众预留时间。本市政要求向规划委员会发表意见的个人不得发表人身攻击、诽谤、褻渎或破坏性言论。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

Dr

DATE: January 23, 2024

TO: Honorable Chair and Planning Commission

FROM: Jason Kruckeberg, Assistant City Manager/Development Services Director
Lisa Flores, Deputy Development Services Director

SUBJECT: GENERAL PLAN AMENDMENT NO. GPA 23-02, ZONE CHANGE NO. ZC 23-03, AND TEXT AMENDMENT NO. TA 23-02 FOR THE HOUSING RELATED CITYWIDE REZONING EFFORT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UPDATE UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")
Recommendation: Adopt Resolution No. 2141 Recommending Approval to the City Council

SUMMARY

The City is required by State law to update its General Plan Housing Element every eight (8) years for certification by the Department of Housing and Community Development ("HCD"). The Housing Element is one of the nine (9) "elements" of the City's General Plan, and it sets forth goals, policies and programs that address future housing needs for all income levels over a planning period of 2021-2029, which coincides with a unit count established by the Regional Housing Needs Assessment (RHNA). The RHNA is mandated by State Housing Law as part of the periodic process of updating housing elements of the General Plan, and Arcadia was allocated 3,214 housing units for the 2021-2029 planning period.

The City Council adopted the Housing Element Update on February 15, 2022. However, after several iterations of review, on January 6, 2023, HCD determined that the City needed to adopt specific rezoning strategies and complete other actions in order to receive certification of the Housing Element. Therefore, it is recommended that the Planning Commission adopt Resolution No. 2141 (Attachment No. 1), recommending that the City Council adopt the Addendum to the Adopted Negative Declaration for the Housing Element Update, and approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03 and Text Amendment No. TA 23-02 to rezone properties citywide

and amend the Development Code to implement the rezone strategies in the Housing Element Update.

BACKGROUND

In January of 2021, the City retained the services of Kimley Horn & Associates to help assist with updating the Housing Element. The City was also awarded a Local Early Action Planning Grant (“LEAP”) in the amount of \$150,000 to help with this Housing Element Update. State law requires that all cities update their Housing Element once every eight (8) years to be in compliance with the law. The Housing Element Update must include an evaluation of the effectiveness of previous housing programs and existing goals and policies, and identify revisions that are necessary to bring the Housing Element into compliance with current State law and HCD requirements, namely:

- Providing adequate housing sites to achieve a variety of housing
- Preserving and improving housing and neighborhoods
- Assisting in the provision of affordable housing
- Removing governmental constraints to housing developments
- Promoting fair and equal housing opportunities

An important component of the Housing Element is compliance with the Regional Housing Needs Assessment (RHNA) allocation. The RHNA is the process by which each city is assigned a share of the region’s need for additional housing units during the next Housing Element planning period (2021-2029). RHNA allocations are determined for the City by the Southern California Association of Governments (SCAG) based on criteria established by State law. The City’s allocation is as follows:

Income Category	Number of Units	Percentage
Very Low Income Units	1,102	34%
Low Income Units	570	18%
Moderate Income Units	605	19%
Above-Moderate Income Units	937	29%
Total	3,214	100%

As mentioned above, the Housing Element Update must demonstrate site development capacity to facilitate the construction of a variety of housing types for all income levels. It is important to note that the City is not responsible for the production of these units; rather, the City is obligated to provide adequate sites for the development of units through either appropriate General Plan land use and zoning designations, or through zoning changes to accommodate these units. Whether or not housing actually gets built, and what type of housing gets built, is largely up to the landowners and the housing market. However, as mentioned, the City is responsible to provide programs and policies to facilitate new housing development, especially for low and very-low income housing.

It was determined through a review of projects within the pipeline, as well as growth patterns in general, that the City's allocation of "above moderate" units would be met through existing zoning and current policy. However, in order to meet the City's RHNA requirement for affordable units, additional housing programs and strategies were needed. As a result, strategies were developed through the Housing Element Update process that expanded high density zones, increased the allowed density in various areas, allowed residential overlay zones in predominantly commercial or industrial areas, and created policies to encourage affordable housing and a range of additional housing types. In keeping with the City's overall policy of the last 15 years or so, growth and density continues to be directed into areas with adequate infrastructure and away from single-family neighborhoods.

With assistance from Kimley Horn, the City progressed through its process of adopting the updated Housing Element for the 6th Cycle. This included an extensive public outreach component through the latter months of 2021, and study sessions with the Planning Commission and City Council. Ultimately, a package of material was completed that consisted of the following components:

1. The Housing Element itself (Chapter 5 of the General Plan), which sets forth the City's housing goals and policies to address identified housing needs.
2. The Housing Element Implementation Plan (Chapter 10), which identified 37 specific implementation programs to be pursued to achieve Housing Element goals and policies, including a number of the aforementioned rezoning efforts to achieve the density and residential land uses necessary to encourage housing units to be built.
3. The Housing Element Technical Background Report, which includes the following:
 - An analysis of the City's population, household and employment base, and characteristics of the housing stock.
 - A review of potential market, governmental, and environmental constraints on production, maintenance, and affordability of housing.
 - An analysis of fair housing issues and actions to foster inclusive communities to achieve racial equity, fair housing choice, and opportunity for all.
 - An evaluation of the land and financial resources available to address the City's identified housing needs.
 - An analysis of strategies for housing sites identified by income category to meet the City's RHNA allocation.
 - A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs.

- A review of past accomplishments under the previously adopted Housing Element.

The entire Housing Element update package was presented to the Planning Commission on January 25, 2022, and was recommended for approval to the City Council. The Council held a public hearing on February 15, 2022, where the Housing Element Update was approved along with the provision that any additional modifications or additions required by HCD could be approved administratively. Development Services Staff then worked with HCD over the next eight months to achieve certification. Several complete iterations were provided to HCD based on technical comments provided. Ultimately, the City submitted what was believed to be a final and compliant version of the documents, and re-adopted the Housing Element on November 1, 2022 at HCD's request. However, HCD ultimately determined through a letter dated January 6, 2023, that the rezoning strategies outlined in the Element must be completed prior to receiving certification. While the City disagreed with this determination, since that time the Development Services Department and the City's consultant group have been working to implement these zoning changes.

The rezoning efforts require the following entitlements: a General Plan Amendment to amend the Land Use Map and the text of the Land Use Element of the General Plan, a Zone Change to modify the zoning designations of various properties citywide and to change the City's Zoning Map, and a Text Amendment to change the text of the Development Code to effectuate the zoning changes. The complete package of draft materials was submitted to HCD for their review on December 11, 2023, to receive any comments prior to the City's review process.

ANALYSIS

The Housing Element Implementation Plan provides 37 specific implementation programs. Of these, HCD identified those programs that proposed rezoning actions as required prior to certification. Through the current action, the following rezoning efforts are being proposed to meet HCD's requirement:

1. Expand the Downtown Mixed-Use Zone to properties east of 2nd Avenue and west of 5th Avenue and also along Rolyn Place.
2. Add a Downtown Mixed-Use Overlay Zone over commercial manufacturing properties generally along St. Joseph and La Porte Streets.
3. Increase the residential density allowed in the Mixed-Use zone from 30 dwelling units/acre to 50 dwelling units/acre.
4. Add a "Residential Flex" Overlay Zone over portions of Live Oak Avenue, Las Tunas Drive, and the General Commercial (C-G) zoned areas of the City to allow

residential projects in these locations up to 50 dwelling units/acre, if affordable housing units are proposed.

5. Increase the residential density allowed in the High-Density Multi-Family Residential (R-3) zone from 30 dwelling units/acre to 40 dwelling units/acre.

Each of the proposed rezoning actions is described further below. It is important to note that HCD recognizes “eligible sites” for the provision of new low and very low-income housing units if the properties meet certain criteria for size, common ownership, and/or the number of units that can be accommodated. The total projected capacity for units toward meeting the RHNA is based on these eligible sites recognized by HCD. As can be seen in Figures 1-5 below, a map is provided for each rezoning strategy showing the eligible sites along with a table providing the estimated number of affordable units and market-rate units that the eligible sites can accommodate. However, it is not practical or desirable land use planning to only rezone the eligible sites. Proceeding in this manner would lead to a patchwork of zoning changes where sites adjacent to similarly-zoned sites would have different land use standards and allowances. In order to provide a straightforward and sensible land use map, the rezones proposed encompass more property than just the eligible sites as identified by HCD.

Figures 6-9 below show the entirety of the properties being proposed for rezoning as part of this effort. The associated Addendum to the Adopted Negative Declaration for the Housing Element (see Attachment No. 6) reflects the fact that this rezoning effort encompasses more property than just the eligible sites. Development over time will be tracked and, if the capacity identified in the eligible sites estimates is close to being met, additional environmental analysis will be needed under CEQA.

1. Downtown Mixed-Use (DMU) Expansion

The City has identified General Commercial (C-G) and Commercial Manufacturing (C-M) zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential zoning in the form of the existing Downtown Mixed-Use (DMU) Zone. The current DMU Zone has been successful in attracting several projects that provide a large number of new housing units, including affordable units.

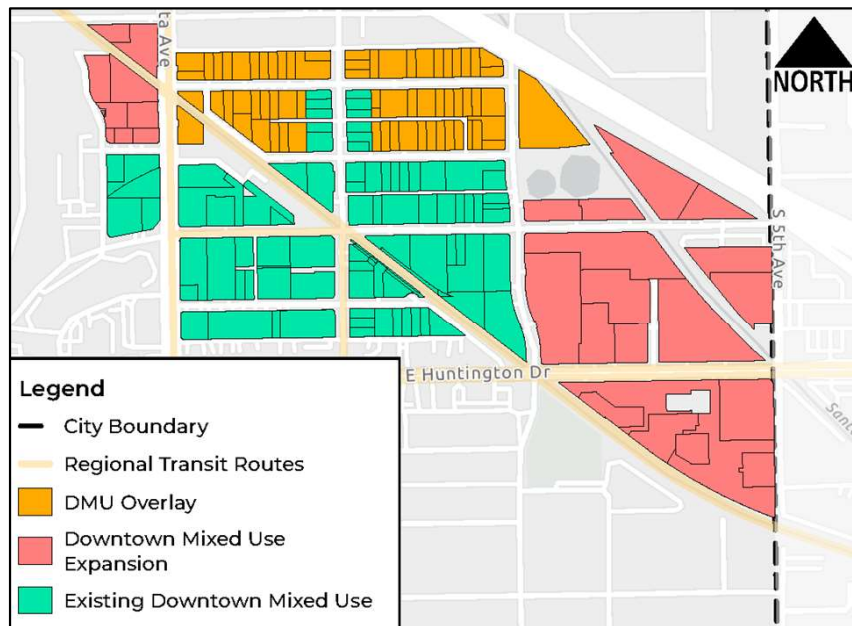
As shown in Figure 1, it is proposed that the DMU zone will be expanded to the area east of 2nd Avenue to 5th Avenue and from the I-210 Freeway on the north to the light rail right-of-way on the south. In addition, another area along Santa Anita Avenue and Rolyn Place and Santa Anita Avenue and W. Huntington Drive are also proposed to be rezoned to DMU. Of the 40+ acres of land identified as part of this strategy, 38.8 acres met the criteria required by the State for sites projected to accommodate low and very low-income units. This area will be rezoned to Downtown Mixed-Use at 80 dwelling units per acre (du/acre) with a 1.0 floor area ratio for non-residential uses.

The area to be rezoned is currently a mix of successful strip commercial centers as well as restaurants, banks, office buildings and the like. As properties transition over time, there are ample opportunities for these sites to add residential units as part of mixed-use projects, or in certain circumstances, stand-alone residential uses. Recently, a property within this area received entitlements for a new mixed-use project. “The Derby Mixed-Use Development” proposed 214 units, including 9 affordable units, as well as a rebuilt The Derby restaurant and additional restaurant space and can serve as a model for the type of development expected in this zone.

2. Downtown Mixed-Use Overlay

Commercially-zoned property north of the existing Downtown Mixed-Use Zone is appropriate for the implementation of a Downtown Mixed-Use (DMU) Overlay that will allow for residential uses in a mixed-use development format at a maximum density of 80 du/acre with a 1.0 floor area ratio for non-residential uses. As shown in Figure 1, this location is typified by small lots and a mix of commercial, industrial, and auto-related uses. The DMU Overlay will not make any current uses nonconforming but will allow properties to transition over time to residential projects where suitable. Approximately eight acres of property within this area is eligible for development with very low or low-income units.

For both the DMU Zone and DMU Overlay, the adopted Housing Element assumed a density of 64 du/acre to calculate the theoretical capacity of each site and assumed only 50% of these properties would redevelop over time. As such, the realistic capacity of these two rezoning strategies is a total of 1,361 units, 352 of which are low or very low-income units.



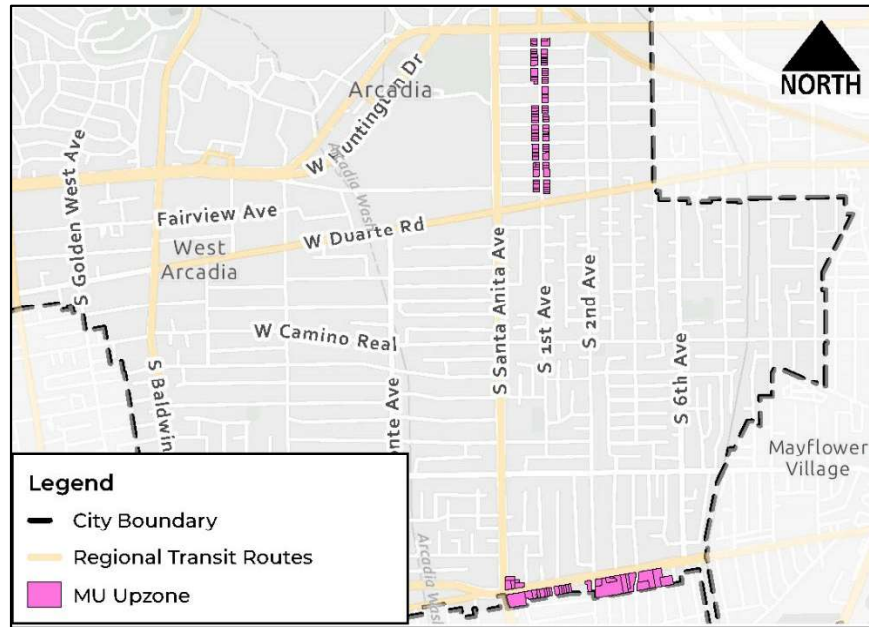
Income Category	Capacity to Accommodate RHNA
Low and Very Low	352
Moderate	205
Above Moderate	804
Total New Net Units	1,361

Figure 1 – Downtown Mixed Use and DMU Overlay Map and Table

3. Increase the Residential Density in the Mixed-Use Zone

The City has identified the Mixed-Use (MU) Zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses. The proposal is to increase the maximum density from 30 du/acre to 50 du/acre. Of the Mixed-Use acreage in the City approximately 27 acres met the criteria required by the State for sites projected to accommodate low and very low-income units. An assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site along with a redevelopment percentage of 50%. With these assumptions, the theoretical capacity of these sites is projected at 502 units, 133 of which are projected to be affordable to low and very low-income households.

Figure 2 below shows the Mixed-Use Zones along First Avenue between Huntington Drive and Duarte Road and within the Live Oak/Las Tunas corridors. Mixed-use development has already occurred in this area (e.g. the corner of Santa Anita Avenue and Las Tunas Drive) and several additional projects have been proposed for redevelopment.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	133
Moderate	76
Above Moderate	293
Total New Net Units	502

Figure 2 – Mixed-Use Upzone Map and Table

4. Add a Residential Flex Overlay Zone over portions of Live Oak Avenue, Las Tunas Drive, and General Commercial Areas around the City

The Las Tunas and Live Oak Corridors provide an opportunity to introduce increased residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. As mentioned above, there have been several projects proposed in this area and there are a number of parcels that are currently underdeveloped that could transition into housing and/or mixed-use projects. To the east, adjacent to this stretch of predominantly commercial uses in Arcadia, the County has approved several large residential projects that have begun to change the face of this corridor and introduce a much more residential feeling. A Residential Flex Overlay Zone is recommended over portions of both Las Tunas and Live Oak. The Residential Flex Overlay Zone has already been applied successfully to properties along Las Tunas in the past.

Approximately 13.88 acres of property along Las Tunas Drive and 6.15 acres of property along Live Oak met the criteria to accommodate low and very low-income units. A Residential Flex Overlay would be applied to these sites that will allow for residential uses at a maximum density of 50 du/acre. Taken together, eligible parcels within the Las Tunas and Live Oak corridors were given an assumed density of 40 du/acre of theoretical capacity with the understanding that they would all redevelop over time. As such, between these two areas, a total of 780 housing units could be provided, 202 of which would be affordable to low or very low-income households. Figure 3 below shows the area of proposed changes, and the table provides the realistic capacity.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	202
Moderate	118
Above Moderate	460
Total New Net Units	780

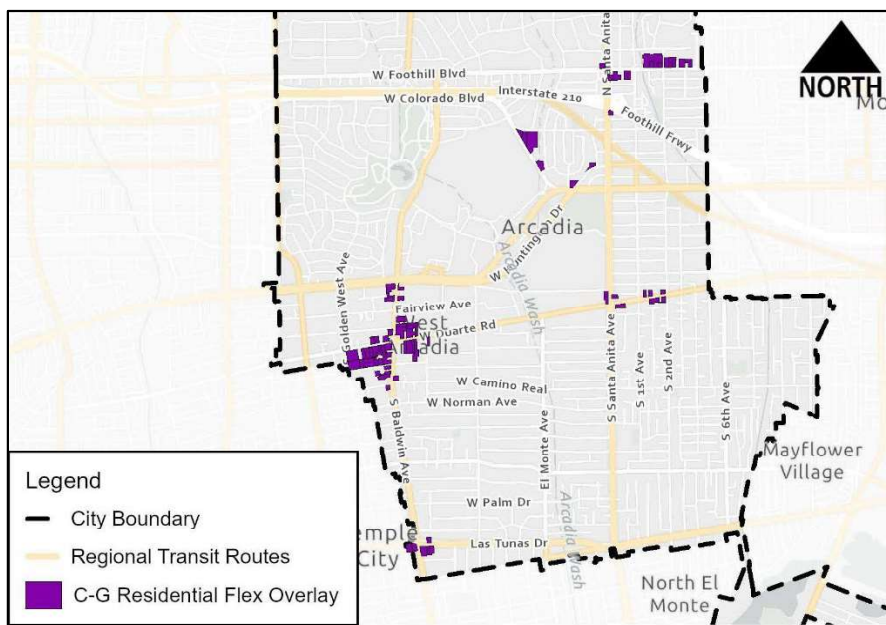
Figure 3 – Residential Flex Overlay (Las Tunas and Live Oak)

The General Commercial zoned properties throughout the City are another area that provide redevelopment opportunities where underutilized commercial sites can transition to support residential development in cases where it is more desirable than a struggling commercial use, if affordable units are provided. For these areas, the Residential Flex Overlay Zone is also proposed. Several sites that were previously zoned as General Commercial have redeveloped over time or are proposed for redevelopment (e.g. former Coco’s site on Colorado Blvd., former Vons headquarters site on Michillinda Ave., etc.).

Approximately 73.5 acres of property are part of the C-G Residential Flex Overlay Focus Area that will allow for residential uses at maximum density of 50 du/acre. However, an

assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site along with a redevelopment factor of 50%. Based on these assumptions, the realistic capacity of these sites is projected at 1,470 units, 382 of which are projected to be affordable to low and very low-income households.

Figure 4 provides a map and table that depicts the proposed rezone for General Commercial.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	382
Moderate	221
Above Moderate	867
Total New Net Units	1,470

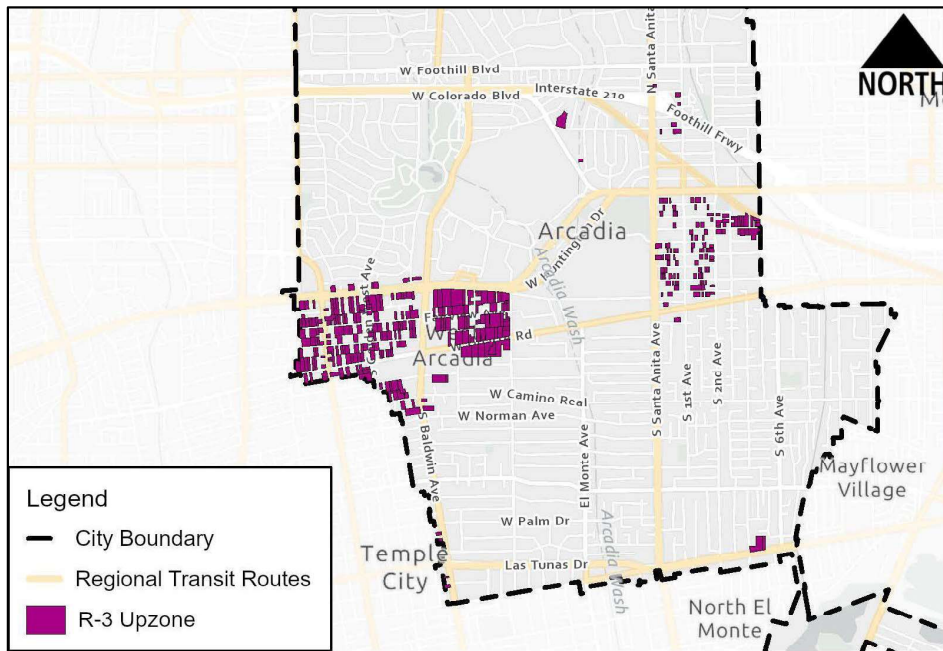
Figure 4 – Residential Flex Overlay (General Commercial)

5. Increase the Density in the Multi-Family (R-3) Zone

The High Density Residential (R-3) Zone has been identified by the City as an area with the opportunity to support increased density (from 30 du/acre to 40 du/acre) that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

Approximately 177.21 acres met the criteria to accommodate low and very low-income units. An assumed density of 32 du/acre was applied to calculate the theoretical capacity of each site along with a reasonable redevelopment percentage of 25 percent. The resulting realistic capacity of these sites is projected at 635 units, 165 of which are projected to be affordable to Low and Very Low-income households. The expectation with these sites is that units will be added over time as properties develop and smaller units will be proposed to reach higher density levels within the same basic footprint of the buildings.

Figure 5 below provides a map and table that shows the area of the proposed changes.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	165
Moderate	97
Above Moderate	373
Total New Net Units	635

Figure 5 – High Density Multi-Family Residential (R-3) Upzone

As mentioned in the text above, the maps in Figures 1-5 represent the eligible sites identified to meet HCD’s requirements to calculate capacity toward the RHNA. In order to create a coherent and efficient land use map, however, the proposed rezoning strategies

apply to more property than just the eligible sites. Figure 6 below (and included as Attachment No. 4) provides the properties included in the rezoning effort citywide, and Figures 7-9 show magnified images of the same map focusing on various regions of the City for ease of viewing.

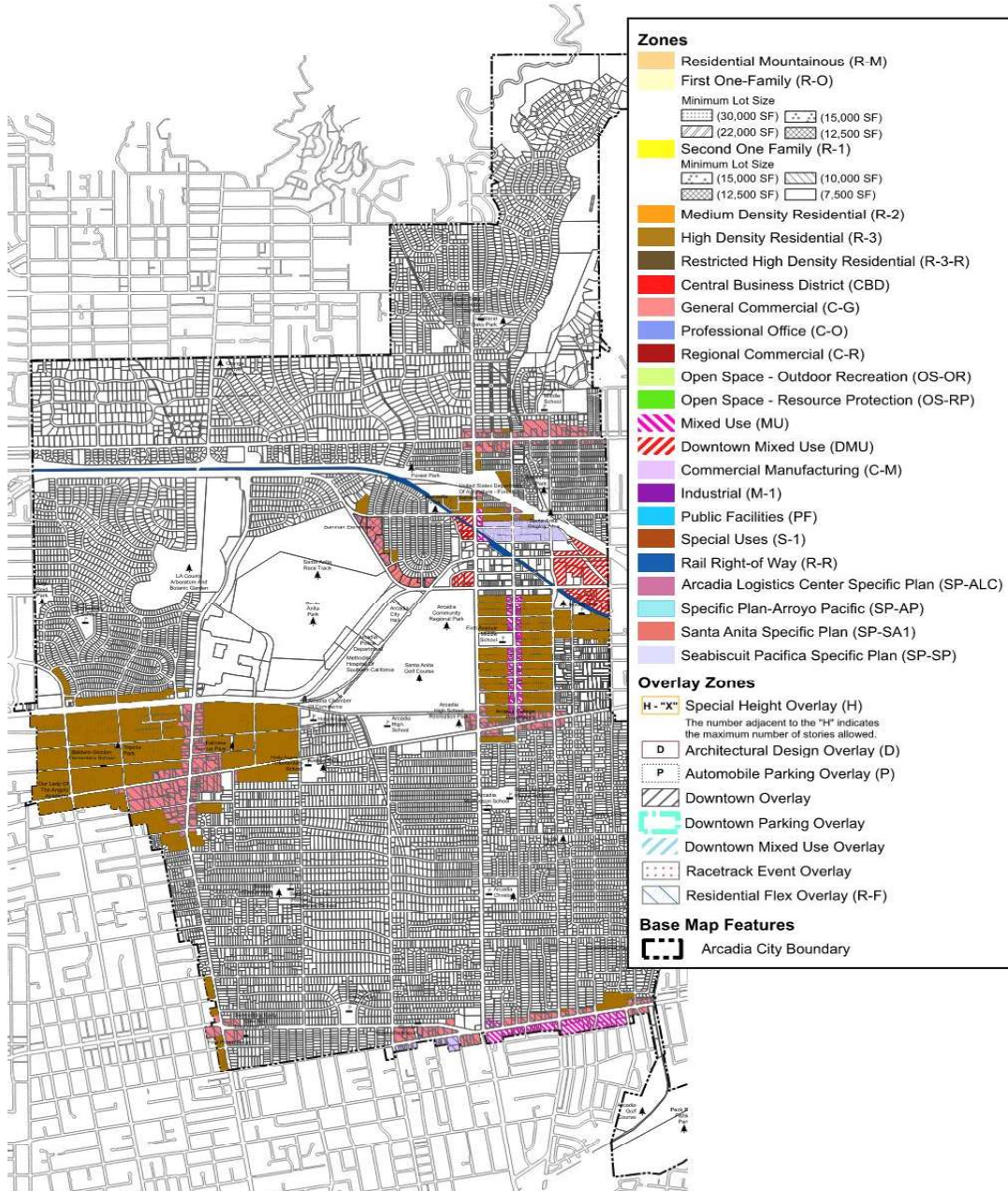


Figure 6 – Rezoning Efforts Citywide

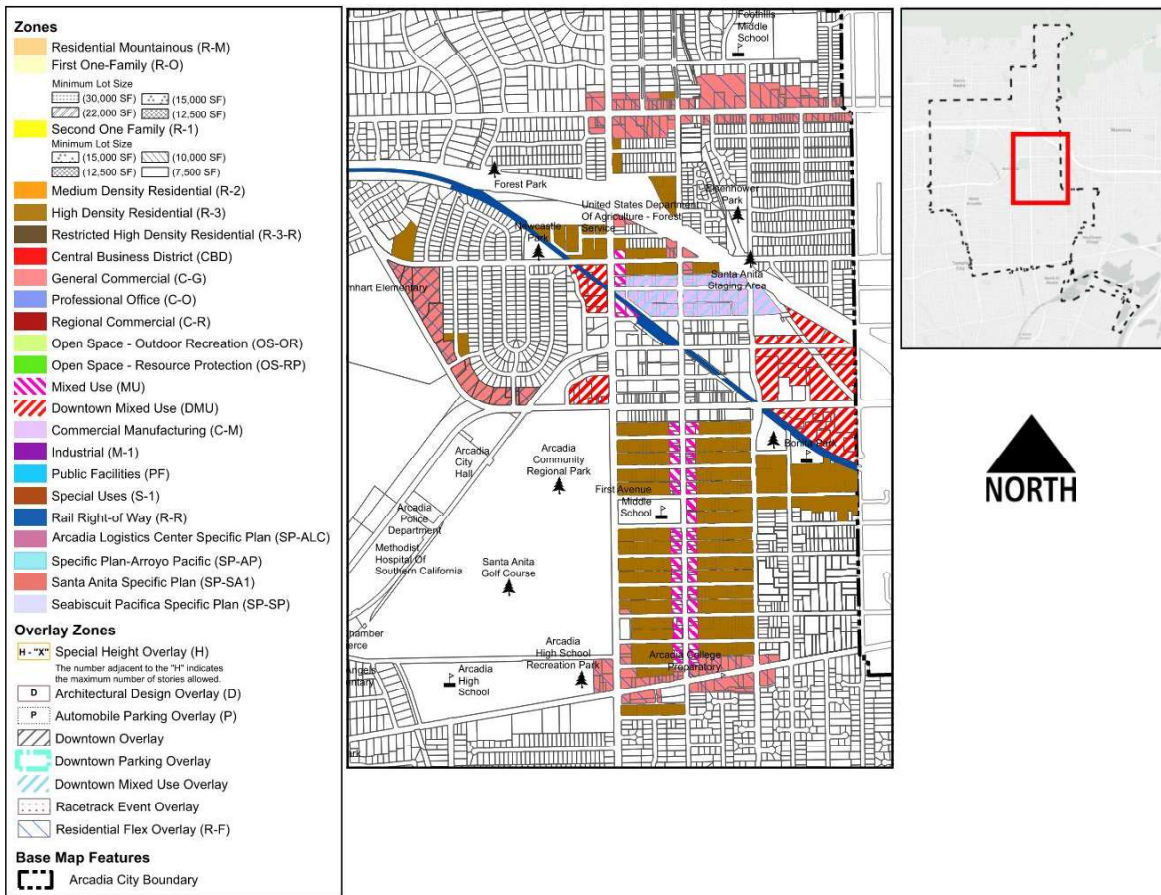


Figure 7 – Project Rezone Map – East

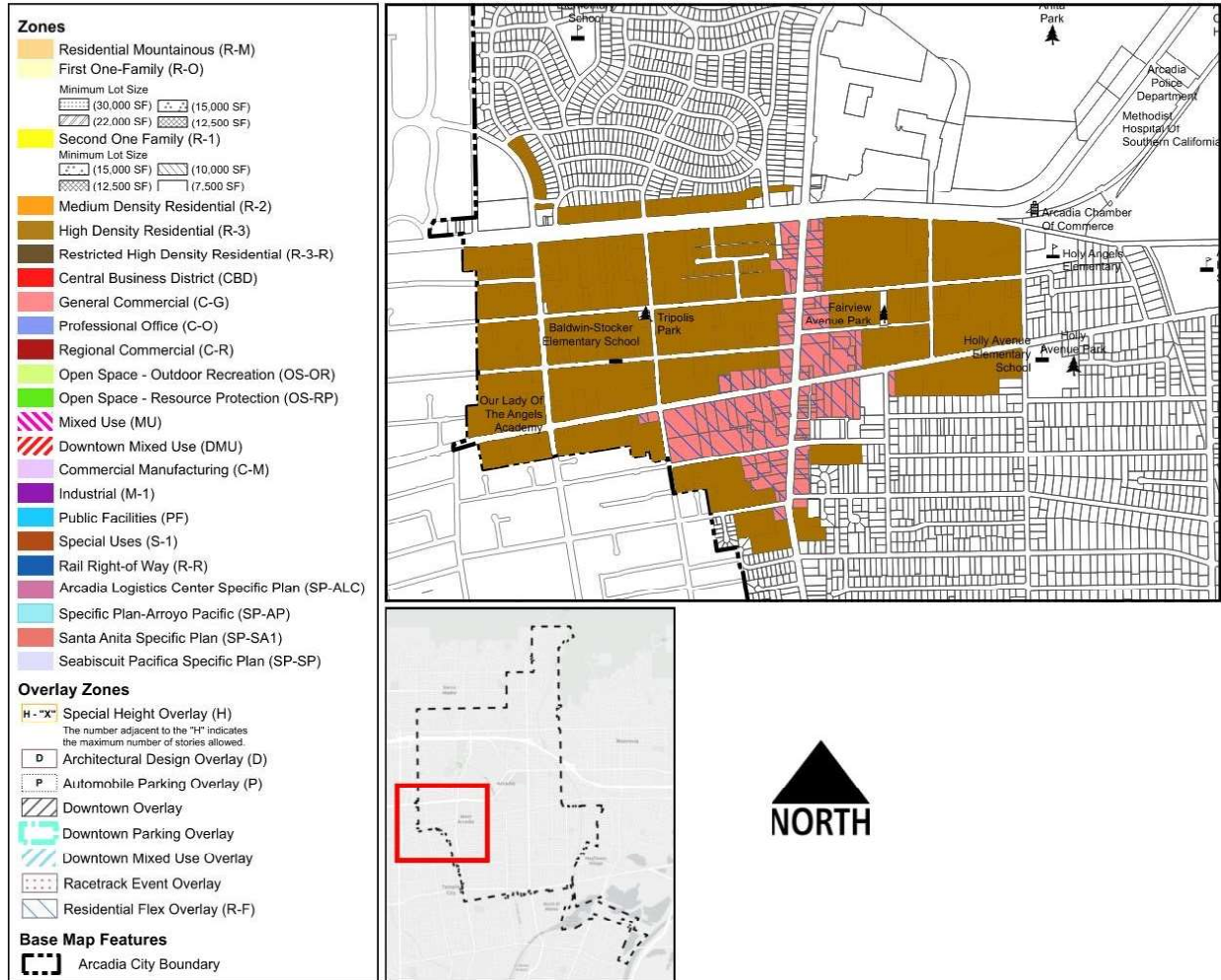


Figure 8: Project Rezone Map – West

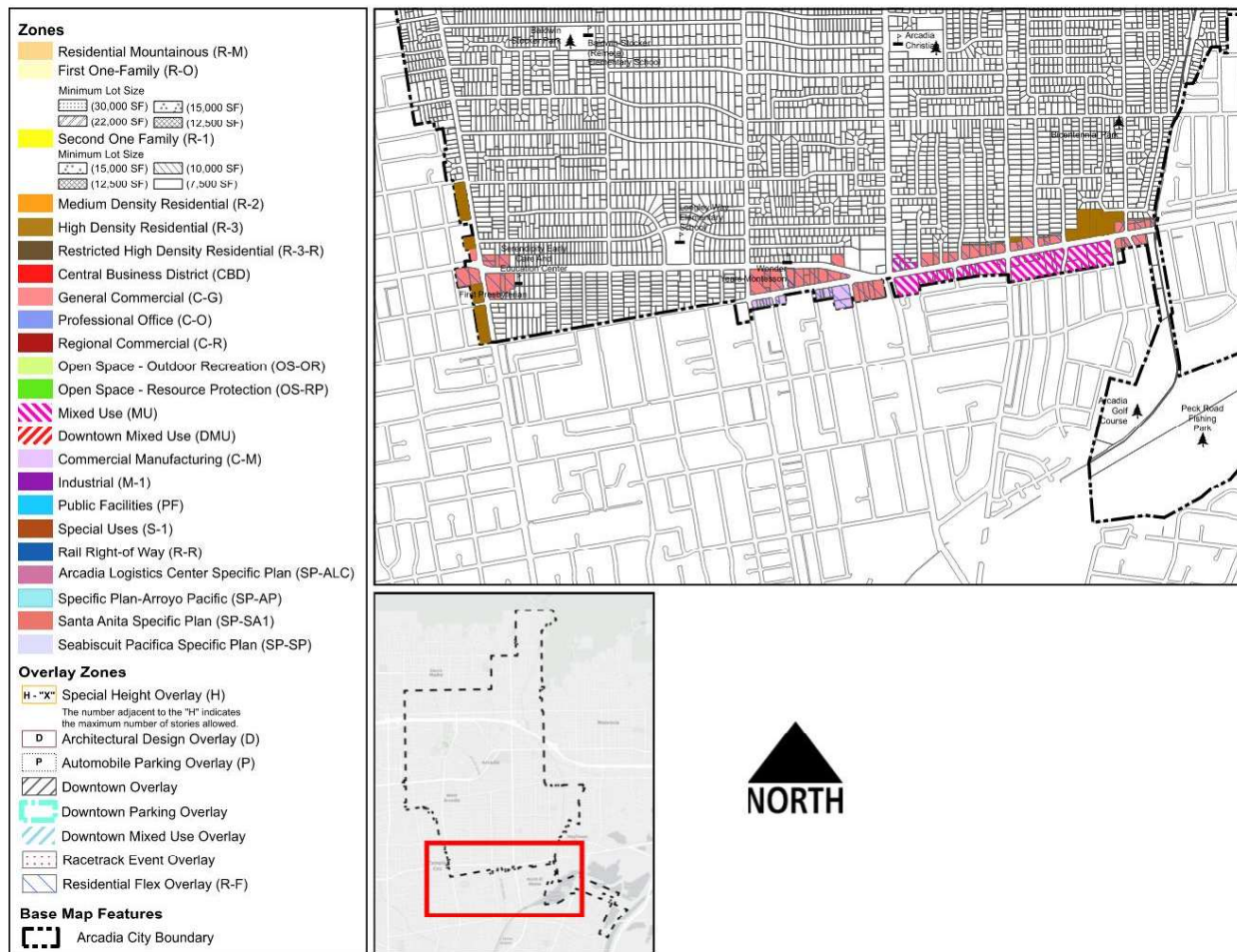


Figure 9: Project Rezone Map – South

In order to effectuate the zone changes described in the maps and tables above, modifications to the General Plan, Zoning Map, and Development Code are needed. Each of these entitlements is described below.

General Plan Amendment

In order to rezone the properties identified, the City’s General Plan Land Use Map and Land Use Element must be modified. Attachment No. 2 shows the proposed changes to the General Plan Land Use Map. The changes proposed are directly related to the zone changes and facilitate additional residential development (or higher residential densities) in various areas of the City. The changes to the General Plan Land Use Map are summarized below; please see Attachment No. 2 for the specific parcels being modified.

- Downtown Mixed-Use Zone Expansion – The land use designation for the properties being included in the Downtown Mixed-Use expansion will be changed

to be consistent with the rest of the DMU zoned areas. This new designation will be “Downtown Mixed Use (80 du/acre & 1.0 FAR).” This means the area will support 80 dwelling units/acre and a Floor Area Ratio of 1.0 for the commercial component of any project.

- Downtown Mixed-Use Overlay – The DMU Overlay Zone will be placed over existing Commercial/Light Industrial zoned property in the downtown area. As such, the land use designation will be “Commercial/ Light Industrial (80 du/acre & 1.0 FAR).” This means that the base zoning designation will remain, but residential projects will be allowed at the density shown.
- Mixed-Use Upzone – The General Plan land use designation for the Mixed-Use (MU) Zone will simply be modified from 30 dwelling units/acre to 50 dwelling units/acre. These areas are shown on the map as “Mixed-Use (50 du/ac & 1.0 FAR).”
- Residential Flex Overlay Zone Areas – The General Plan land use designation for General Commercial zoned properties citywide will be modified to allow for residential projects up to 50 dwelling units/acre to facilitate the Residential Flex Overlay Zone. This is shown on the map as “Commercial (50 du/ac & .5 FAR).”
- High Density Residential (R-3) Upzone – The General Plan land used designation for the High Density Residential areas of the City (zoned R-3) will simply be modified to allow up to 40 dwelling units an acre instead of 30. This is shown on the Map as “High Density Residential (20-40 du/ac)”.

In addition to the General Plan Land Use Map, Chapter 2 of the General Plan, the Land Use and Community Design Element, also needs to be modified to facilitate the rezoning efforts. The Land Use and Community Design Element (LU Element) provides the blueprint for land use and development throughout the City, in all zones and geographic areas. It includes goals and policies to ensure compatibility between land uses and adherence to the overall vision for growth in the City.

Attachment No. 3 provides the proposed amendments to the LU Element to allow for the additional residential densities proposed as well as the allowance for residential uses in specific areas throughout the City. These changes are shown in redlines throughout the document. There are modifications proposed to the High Density Residential, Commercial, Commercial/Light Industrial, Mixed-Use, and Downtown Mixed-Use land use designations to allow for the density and housing modifications described in each of the rezones. In addition, several policies have been added to the LU Element to acknowledge that stand-alone residential projects with affordable units are encouraged in various land use designations. Finally, additional commentary has been added to the section on the implications of land use policy to acknowledge that the changes are within the growth and development anticipated when the LU Element was last drafted in 2010.

Zone Changes

The Zone Changes are of course the driver of the Project and these were discussed above in detail. Please see Attachment No. 4 for the full citywide Zoning Map that shows all of the properties being modified by this rezoning effort. A summary of the changes is provided below.

- Downtown Mixed-Use Zone Expansion – The Zoning Map shows the areas being re-zoned to DMU, both east of 2nd Avenue and west of 5th Avenue and along Rolyon Place and Santa Anita Avenue.
- Downtown Mixed-Use Overlay – The DMU Overlay Zone is a new zone shown on the map and applied to the existing Commercial/Light Industrial zoned property adjacent to Downtown Arcadia.
- Mixed-Use Upzone – The MU-zoned areas are shown on the map as changes because the allowable density is being increased.
- Residential Flex Overlay Zone Areas – The Residential Flex Overlay Zone is shown on the map and applied to the applicable areas along Live Oak, Las Tunas, and General Commercially zoned properties citywide.
- High Density Residential (R-3) Upzone – The R-3 zoned areas are included on the map as changes because the allowable density is being increased.

Text Amendments to the Development Code

Along with changes to the General Plan and Zoning Map, the City's Development Code (Article IX, Chapter 1 of the Municipal Code) also must be modified to allow for the changes to residential density and development potential. Each of the applicable zones and/or land uses has been modified to reflect the zone changes, and development standards have been added or changed to allow for affordable housing and/or other state-required housing types.

Each year at the State level, there are numerous changes and new bills that are passed by the legislature that impact cities. Many of these changes need to be codified and added to local Development Codes. Given this, in addition to the changes required by the rezoning effort, the text amendments being proposed also include modifications to achieve compliance with state housing laws and/or to implement additional portions of the City's adopted Housing Element Implementation Plan. There will be additional modifications needed to the Development Code over time to complete the implementation efforts identified in the Housing Element. Most notably, the City is committed to bringing an Inclusionary Housing Ordinance forward in the near future as a modification to the Development Code. Inclusionary Housing is a method of requiring affordable units be built

along with any proposed housing project. This is an important component of the overall approach to providing affordable housing, and will be considered by the Planning Commission and City Council in the near future. However, as has been mentioned, the current effort encompasses only the portions of Housing Element implementation that are required by HCD prior to certification.

Attachment No. 5 provides the proposed text amendments included with this project. The amendments occur in many of the Divisions of the Development Code and have been grouped into a single document for ease of review. Only those pages relevant to the changes (shown in redline) or necessary for context, are provided. To facilitate review of Attachment No. 5, a summary of the changes proposed to each of the Divisions of the Development Code is provided below.

Division 1—Enactment, Applicability, and Enforcement

- Showing newly created Downtown Mixed-Use Overlay Zone.

Division 2 – Zones, Allowable Uses, and Development Standards

- Added Downtown Mixed-Use Overlay Zone development standards.
- Added clause that High Density multi-family housing is permitted by right if 20% of the units provided are affordable units (per the Government Code)
- Changed densities in specific zones, and allowed residential projects in specific zones if affordable units are proposed, to match the proposed zone changes
- Modified regulations for Residential Care Facilities, Supportive Housing, Transitional Housing, and Employee Housing to meet State law
- Added Residential Flex Overlay Zone development standards

Division 3 – Regulations Applicable to All Zones

- Modified parking requirements if affordable housing units are provided
- Modified density bonus provisions to meet State law

Division 4 – Regulations for Specific Land Uses and Activities

- Added new development standards and regulations for Emergency Shelters per State law
- Added new regulations for Employee Housing per State law

Division 5 – Subdivisions

- Added a lot merger incentive program citywide to promote lot assembly

Division 7—Permit Processing Procedures

- Modified rules for Reasonable Accommodations per State law
- Simplified design review processes for High Density multi-family projects if affordable housing units are provided

Division 9 – Definitions

- Added new definitions for Emergency Shelters, Employee Housing, and Farmworker Housing.

FINDINGS

General Plan Amendment

Section 9108.03.060(A) of the Development Code requires that for a General Plan Amendment to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

- 1. The proposed action is consistent with the goals, policies, and actions of the General Plan.**

Facts to Support This Finding: The Rezoning Project is a primary implementation effort associated with the City's approved Housing Element, which in and of itself is part of the General Plan. An approved (and certified) Housing Element is required to make the General Plan consistent with State law requirements per Government Code Section 65580, which requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation (RHNA). The Housing Element Update identified goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies, and program actions further the City's overall policy goal within the General Plan to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunities that preserve and enhance Arcadia's character. The rezoning efforts that are part of the proposed action are the heart of the Housing Element's Implementation Plan and will provide the capacity for required affordable housing units throughout the City.

- 2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.**

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise

public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort will be less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed General Plan Amendment would not be detrimental to the public health and welfare.

Zone Change

Section 9108.03.060(C) of the Development Code requires that for a Zone Change to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

- 1. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.**

Facts to Support This Finding: The proposed zone changes are in conformance with the General Plan. The Zone Changes proposed are to implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed-Use zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Density Multi-Family Zone. The changes to the Downtown Mixed-Use Zones, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone also achieves this purpose. For all of these reasons, the proposed project is consistent with the General Plan.

- 2. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.**

Facts to Support This Finding: The Rezoning Project does not, in and of itself, propose any specific development. Where applicable, the rezones have been accompanied by text amendments that provide development standards appropriate for each respective zone. Additionally, the proposed rezones for the most part follow existing zoning patterns and simply increase density options or introduce residential development into new areas. The Addendum to the Adopted Negative Declaration submitted along with the Project reviewed all of the rezones proposed and found them to be consistent with the adopted Housing Element Update and previous environmental review. Any new project that is proposed on a site that has been rezoned will be subject to its own site review to determine compatibility with adjoining land uses and the provision of utilities. In addition, all projects submitted on a rezoned site will be subject to its own CEQA review as well.

- 3. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.**

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed zone changes would not be detrimental to the public health and welfare.

Text Amendment

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

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

Facts to Support the Finding: The proposed Text Amendments are in conformance with the General Plan. The Text Amendments proposed effectuate the rezones that implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) Establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed-Use Zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Density Multi-Family Zone. The Text Amendments provide new code sections or edits to existing sections that support these rezones so that the Development Code and General Plan are internally consistent.

The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and policies found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and policies of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone achieves this. For all of these reasons, the proposed project is consistent with the General Plan.

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

Facts to Support the Finding: The purpose of the proposed Text Amendment is to effectuate the rezones required by the Housing Element Implementation Plan. As such, all Divisions of the Development Code have been evaluated to bring them all into compliance with each other, and with the General Plan. In addition to the rezones, additional text amendments to the Development Code are provided as part of this action to meet State law and standards related to the Government Code. As such, the proposed text amendments have been reviewed to ensure they are

consistent with the other applicable provisions of the Development Code, as well as State law. Finally, the proposed amendments have been reviewed by the City Attorney for internal consistency to ensure that there are no conflicting standards or uncertainties.

ENVIRONMENTAL ANALYSIS

The proposed project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) and CEQA Guidelines. An Initial Study/Negative Declaration (IS/ND) was originally prepared for the Housing Element Update project for the City, as the lead agency. The IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. The original IS/ND was made available for public review from September 30, 2021 to November 1, 2021 and ultimately was adopted along with the Housing Element Update project on February 15, 2022.

Since the rezoning effort is implementation of the adopted Housing Element, the appropriate CEQA document for rezoning project is an Addendum to the Adopted IS/ND. A Notice of Intent to adopt the Addendum to the adopted IS/ND was published in both the Pasadena Star News and the Arcadia Weekly on December 21, 2023, posted on the City's webpage, mailed to individuals who are on the City's interested party list for the Housing Element Update, and posted at the L.A. County Clerk's office on December 22, 2023. A copy of the Addendum was made available for public review from December 22, 2023, to January 22, 2024, on the City's webpage, at the Planning Division office, and at the City's Library. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Addendum and submit written comments regarding the documents and the proposed project. As of January 19, 2024, no comments were received regarding these rezones or to the environmental analysis.

Similar to the adopted IS/ND, the Addendum reviewed the rezoning project and concluded that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. The Addendum accounted for the fact that the number of housing units anticipated to result from the rezones was less than what was anticipated during the original adoption of the Housing Element. The Addendum to the adopted IS/ND is provided as Attachment No. 6 to the Staff Report.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2141 recommending that the City Council adopt the Addendum to the adopted Initial Study/Negative Declaration and approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03, and Text Amendment No. TA 23-02, approving the Rezoning Project to implement the rezone strategies in the Housing Element Update.

The City Council is scheduled to consider this item at its February 6, 2024, meeting. Should the Council approve the Rezoning Project, it will be sent to HCD for certification along with the entire Housing Element. If HCD has further substantive comments and does not certify the Housing Element, it will return to the Planning Commission and City Council for further review.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the January 23, 2023, Planning Commission Meeting please contact me at (626) 547-5445, or by email at lflores@ArcadiaCA.gov.

Approved:



Lisa Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2141
- Attachment No. 2: Changes to the General Plan Land Use Map
- Attachment No. 3: General Plan Land Use and Community Design Element (redlined)
- Attachment No. 4: Changes to the Zoning Map
- Attachment No. 5: Draft Text Amendments to the Development Code (redlined)
- Attachment No. 6: Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update

Attachment No. 1

Resolution No. 2141

RESOLUTION NO. 2141

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GPA 23-02, ZONE CHANGE NO. ZC 23-03, AND TEXT AMENDMENT NO. TA 23-02 FOR THE HOUSING RELATED CITYWIDE REZONING EFFORT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”).

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it is deemed to be in the public interest or required by State law; and

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements and California Government Code Section 65588 requires that local government review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California State Legislature identifies overall housing goals for the State with the goal of ensuring every resident has access to housing and suitable living environments; and

WHEREAS, the updated Housing Element was adopted by City Council on February 15, 2022, and again, at the request of the State Department of Housing and Community Development, on November 1, 2022, and

WHEREAS, the State Department of Housing and Community Development required that the City complete specific rezoning actions and other implementation efforts

(the “Rezoning Project”) prior to state-required certification of the Housing Element Update; and

WHEREAS, the required Rezoning Project and associated implementation efforts have been proposed as part of this action, which requires a General Plan Amendment, Zone Change, and Text Amendment to the Development Code; and

WHEREAS, the Rezoning Project will meet the requirements of Government Code Section 65583.2 (h) and (i) related to the accommodation of affordable housing; specifically in that developments in which at least 20 percent of the units are affordable to lower income households shall be allowed by-right; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Addendum to the Adopted Initial Study/Negative Declaration (“IS/ND”) for the Housing Element Update was prepared for the Rezoning Project in compliance with CEQA and the local environmental review guidelines, and a Notice of Intent to Adopt a Negative Declaration for the Addendum was posted with the L.A. County Recorder’s Office on December 21, 2023; and

WHEREAS, on January 23, 2024, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the final adoption of the Addendum to the IS/ND and approval of the Rezoning Project shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and consideration of any public comments received during the public review period.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated January 23, 2024, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9108.03.060 of the Arcadia Development Code, all of the following findings can be made.

General Plan Amendment

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

Facts to Support This Finding: The Rezoning Project is a primary implementation effort associated with the City's approved Housing Element, which in and of itself is part of the General Plan. An approved (and certified) Housing Element is required to make the General Plan consistent with State law requirements per Government Code Section 65580, which requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation (RHNA). The Housing Element Update identified goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies, and program actions further the City's overall policy goal within the General Plan to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing

opportunities that preserve and enhance Arcadia's character. The rezoning efforts that are part of the proposed action are the heart of the Housing Element's Implementation Plan and will provide the capacity for required affordable housing units throughout the City.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort will be less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed General Plan Amendment would not be detrimental to the public health and welfare.

Zone Change

1. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.

Facts to Support This Finding: The proposed Zone Changes are in conformance with the General Plan. The Zone Changes proposed are to implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) Establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed Use zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Residential Multi-Family Zone. The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the High Density Multi-Family Residential zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone also achieves

this purpose. For all of these reasons, the proposed project is consistent with the General Plan.

2. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.

Facts to Support This Finding: The Rezoning Project does not, in and of itself, propose any specific development. Where applicable, the rezones have been accompanied by text amendments that provide development standards appropriate for each respective zone. Additionally, the proposed rezones for the most part follow existing zoning patterns and simply increase density options or introduce residential development into new areas. The Addendum to the Adopted Initial Study/Negative Declaration submitted along with the Project reviewed all of the rezones proposed and found them to be consistent with the adopted Housing Element Update and previous environmental review. Any new project that is proposed on a site that has been rezoned will be subject to its own site review to determine compatibility with adjoining land uses and the provision of utilities. In addition, all projects submitted on a rezoned site will be subject to its own CEQA review as well.

3. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable

additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed zone changes would not be detrimental to the public health and welfare.

Text Amendment

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

Facts to Support the Finding: The proposed Text Amendments are in conformance with the General Plan. The Text Amendments proposed effectuate the rezones that implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) Establishment of a new Downtown

Mixed-Use Overlay; 3) Increase the density in the Mixed-Use zone; 4) Expansion of a Residential Flex Overlay Zone; 5) Increase the density in the High Density Multi-Family Zone. The Text Amendments provide new code sections or edits to existing sections that support these rezones so that the Development Code and General Plan are internally consistent.

The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use zone and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay zone achieves this. For all of these reasons, the proposed project is consistent with the General Plan.

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

Facts to Support the Finding: The purpose of the proposed Text Amendment is to effectuate the rezones required by the Housing Element Implementation Plan. As such, all Divisions of the Development Code have been evaluated to bring them all into

compliance with each other, and with the General Plan. In addition to the rezones, additional text amendments to the Development Code are provided as part of this action to meet State law and standards related to the Government Code. As such, the proposed text amendments have been reviewed to ensure they are consistent with the other applicable provisions of the Development Code, as well as State law. Finally, the proposed amendments have been reviewed by the City Attorney for internal consistency to ensure that there are no conflicting standards or uncertainties.

SECTION 3. For the foregoing reasons the Planning Commission recommends that the City Council adopt the Addendum to the Adopted Initial Study/Negative Declaration and approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03, and Text Amendment No. TA 23-02 approving the Rezoning Project to implement the Housing Element Update.

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


Passed, approved and adopted this 23rd day of January, 2024.

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

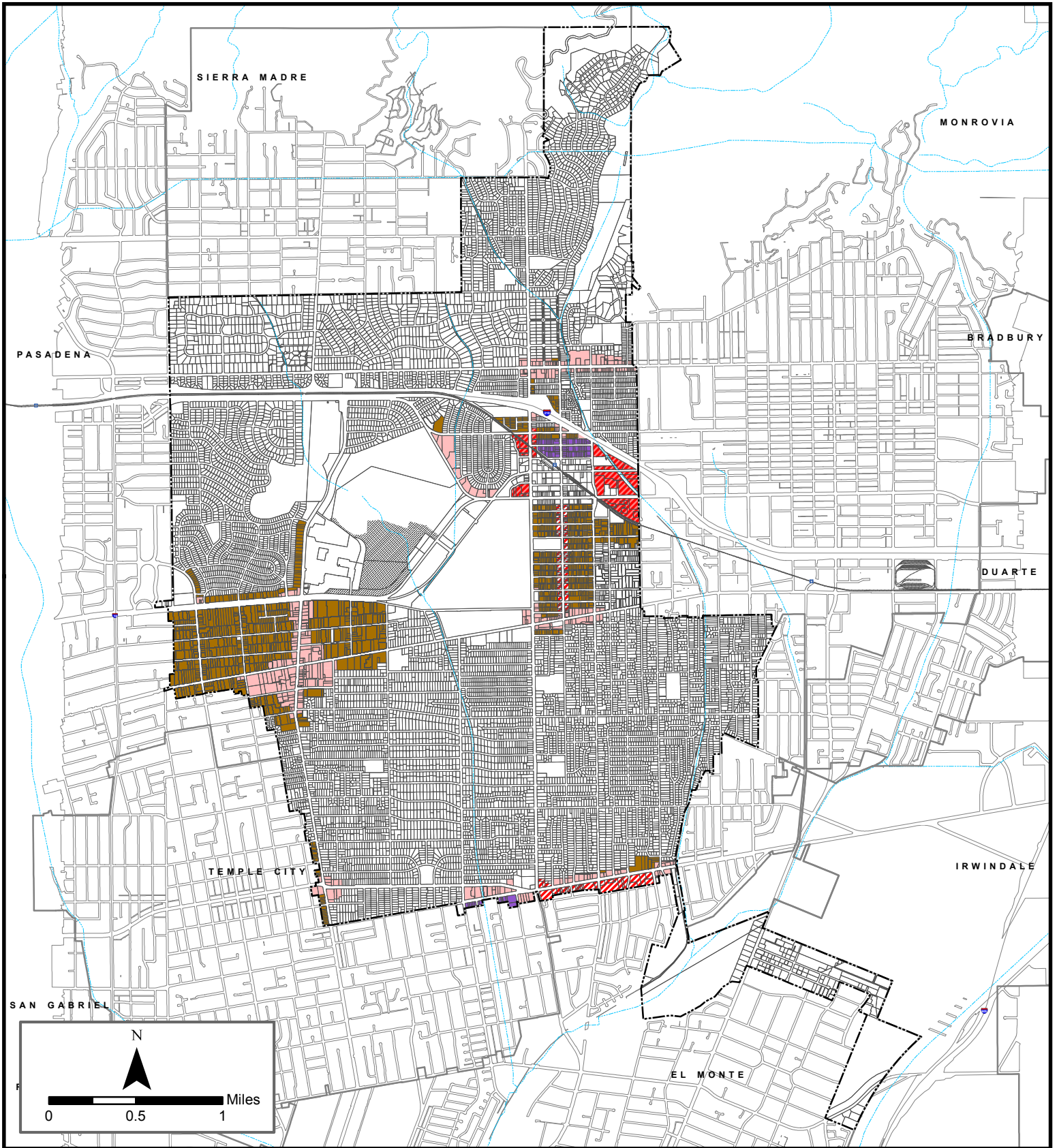
APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

Attachment No. 2

Changes to the General Plan
Land Use Map



Land Use Designations

- | | |
|--|--|
| Residential Estate (up to 2 du/ac) | Commercial/Light Industrial (80 du/ac & 1.0 FAR) |
| Very Low Density Residential (2-4 du/ac) | Industrial (0.5 FAR) |
| Low Density Residential (4-6 du/ac) | Public/Institutional |
| Medium Density Residential (6-12 du/ac) | Open Space - Outdoor Recreation |
| High Density Residential (20-40 du/ac) | Open Space - Resources Protection |
| Commercial (50 du/ac & 0.5 FAR) | Rail Right-of-Way |
| Commercial (80 du/ac & 1.0 FAR) | Downtown Overlay (1.0 FAR) |
| Regional Commercial (0.5 FAR) | Santa Anita Commercial (0.3 FAR) |
| Horse Racing | Arcadia City Boundary |
| Mixed Use (50 du/ac & 1.0 FAR) | |
| Downtown Mixed Use (80 du/ac & 1.0 FAR) | |

Mixed Use Notes:
 - Mixed Use FAR is for non-residential uses.
 - Mixed Use designations requires the inclusion of a ground-floor, street frontage commercial component for all projects. Commercial uses are allowed.

Attachment No. 3

General Plan Land Use and Community
Design Element (redlined)



Chapter 2: Land Use and Community Design Element

Arcadia General Plan

Introduction

Arcadia's motto, *A Community of Homes*, clearly identifies the defining characteristic of our community. From large estates to post-World War II subdivisions to attractive condominiums and apartments, Arcadia offers diverse places to live and enjoy the qualities of this City. The City also has attractive parks, successful business districts, abundant shopping and entertainment venues, and a distinguished community aesthetic. This element focuses on identifying, preserving, and enhancing those physical aspects of Arcadia that are highly valued by residents and the business community. The goals and policies set forth the City's vision and fundamental land use philosophy regarding appropriate types, intensity, and location of development, and the means for maintaining the community's environmental, social, physical, and economic health and vitality.

While the Land Use Policy Map defines the two-dimensional distribution of uses citywide, equally important is the third dimension of character and form. Quality design of both public places and private properties

enhances the visual image that Arcadia conveys to residents and visitors to the City. Also, the form design takes can encourage walking and use of transit. Integrating plazas, paseos, and attractive landscaping into project design creates places that people enjoy. Thoughtful and considerate design in all types of development can enhance property values and encourage maintenance. This element identifies the community design priorities for Arcadia.

Key goals relative to land use and community design are:

- **Creating Identifiable Places**
The General Plan identifies locations where Arcadia residents can relax, enjoy the outdoors, stroll, and meet neighbors and socialize. These are unique places that create a sense of place, make Arcadia more identifiable, and promote a high quality of life.
- **Enhancing the Public Realm**
The City has established policies and recommendations on how to improve the public realm. The public realm encompasses public areas and improvements such as road medians and parkways, street trees, public signage, and public art.
- **Improving the Private Realm**
Policies and recommendations to enhance the private realm complement public realm improvements. The private realm includes areas that developers and private property owners are responsible for improving through design recommendations which help improve Arcadia overall, creating a more aesthetic and visually pleasing community.

Achieving Our Vision

The City's character and amenities make Arcadia a very desirable place to live. In Arcadia, residents value their safe and well-maintained neighborhoods, quality housing, superior parks and recreation resources, an unparalleled educational system, and strong sense of community. The City is committed to preserving Arcadia as a quiet community of homes while responding to residents' desires for a balance of employment, shopping, entertainment, and recreational opportunities. The Guiding Principles that highlight this vision are:

- **Balanced Growth and Development**
The General Plan establishes a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. Our development decisions reflect Smart Growth principles and strategies that move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles.
- **Neighborhood Character**

Arcadia's single-family and multifamily residential neighborhoods have given the City its identity as a *Community of Homes*. The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.

- **Changing Housing Needs**

The City encourages the retention, rehabilitation, and development of diverse housing that meets people's needs in all stages of their lives.

Scope of this Element

State planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes (Government Code Section 65302[a]). Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and industrial districts, parks and other open spaces, and public or semi-public uses of property in Arcadia. In particular, the Land Use Plan section contains the Land Use Policy Map, which presents a pictorial representation of land use policy. The Land Use and Community Design Element also identifies study areas throughout the community where specific policies will be implemented to guide the City toward its land use (and related) goals.

Development and Environmental Sustainability

The Land Use and Community Design Element serves as a tool to plan for the future development of the City of Arcadia, and sets priorities and goals for development types, locations, and character. Inherent in the City's long-range view of development is the concept of sustainability. Planning for tomorrow's Arcadia includes understanding that natural resources are limited and that these natural resources must not be consumed faster than they can be replenished. But sustainability does not preclude development, growth, and advancement. Sustainability can promote positive economic growth and can stimulate technological innovation, advance competitiveness, and improve our quality of life.

A sustainable future for Arcadia, under this General Plan, includes strategies to conserve and enhance local resources and safeguard the environment. The concept of sustainability is used throughout this General Plan and is expressed in greater detail in the Resource Sustainability Element. The Land Use and Community Design Element addresses sustainability and environmental conservation through policies and programs that promote site and building design elements in new developments that reduce or better distribute travel demand, development design and amenities that support transit and other alternative forms of transportation, including bicycling and walking, and

mixed-use developments that encourage location of employment and commercial offerings near residential units.

Flood Management

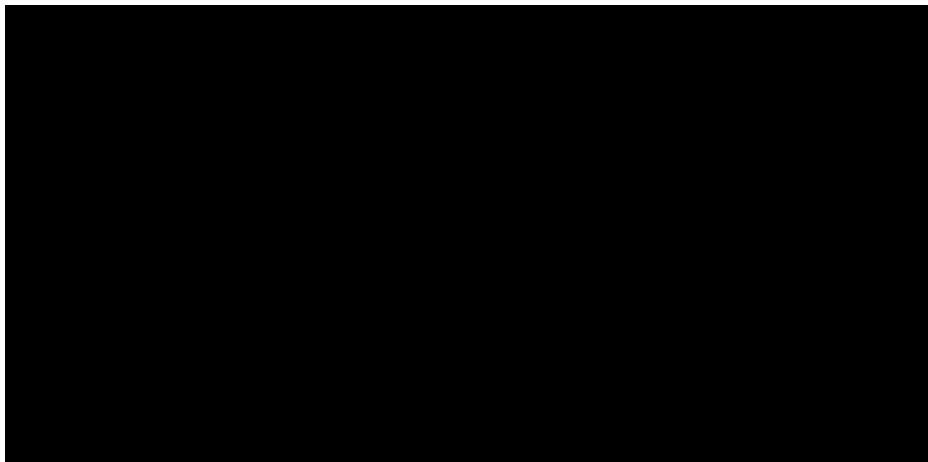
In 2007, the State adopted legislation that strengthened the long-existing requirement that a General Plan address flood management by specifically mandating that the Land Use Element identify flood-prone areas mapped by either the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. To prepare and mitigate hazards from flooding, the City of Arcadia participates in the National Flood Insurance Program. Flood Insurance Rate Maps, which are prepared by FEMA, map potential flood zones. The Safety Element addresses this issue in detail.

Land Use

Historic Growth Patterns

The land use patterns in Arcadia today reflect the City’s heritage as a community of homes. The planning and development approaches that date to the City’s founding established the arrangement and densities of the single-family residential neighborhoods we see today, as well as the concentration of commercial businesses along key corridors and as part of a large mall. The presence of Santa Anita Park (a world-renowned horse racing facility) and the Los Angeles County Arboretum (formerly the Lucky Baldwin estate)—and later Los Angeles County’s Arcadia County Park and Santa Anita Golf Course—identify Arcadia as a place where open spaces and public gathering places are integral to all types of development. This is evidenced in the higher-density housing along Huntington Drive west of Santa Anita Avenue, where generous setbacks create a grand boulevard.

As Huntington Drive crosses Santa Anita Avenue to the east, the street and lotting patterns identify the community as one that was also built up along the railroad, with a very traditional dense street grid and small, walkable blocks.



Downtown

Residential Neighborhood

Figure lu-1:
Block and Street Patterns

Downtown blocks and streets form a grid pattern that includes alleyways. Downtown was established in the 1920s.

Some of the early residential neighborhoods include meandering blocks and streets. This neighborhood was built in the early 1940s.

Arcadia’s identity as a community of homes can be traced back to the 1930s, when the first residential subdivisions began to appear, replacing what had previously been agricultural lands. The neighborhoods in Arcadia today have developed over time to fill the majority of the available land in the City. The northernmost portion of the Baldwin Ranch, which was owned by Arcadia’s first mayor, Elias Jackson “Lucky” Baldwin, made way for the first residential subdivisions.

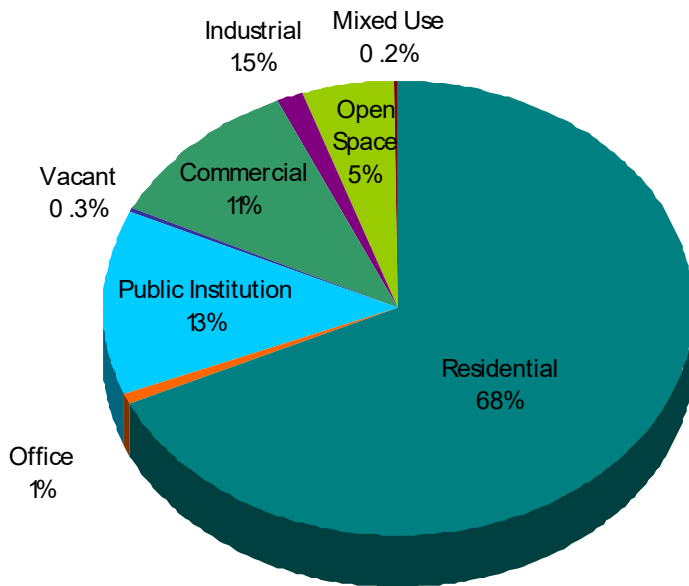
The areas nearest the Baldwin Ranch, comprising today’s Downtown core, were the first to be settled by those outside the Baldwin family.

From this core, single-family residential subdivisions spread to areas north and west of the ranch throughout the 1920s and 1930s.

The southern portion of the City was also developing at this time; its original configuration was a grid of one-acre ranches devoted primarily to chicken raising and light agricultural uses. During the mid-1950s to the early 1960s, hillside residential development was most prevalent, with neighborhoods extending into the foothills of the San Gabriel Mountains along the City’s northern boundaries. With the construction of these neighborhoods, the bulk of Arcadia’s land had been developed, and from the 1980s to the present day, large areas of vacant land for any type of development have not been available.

In 2009, residential development continued to represent the predominant land use in Arcadia, covering about 68 percent of the City’s land area and providing 20,340¹ homes. Commercial uses account for approximately 11 percent, with the regional mall and areas surrounding Santa Anita Park significant contributors to this total. As Figure LU-2 shows, Arcadia is largely built out, with less than one percent of land within the City vacant in 2009.

Figure LU-2: Land Use Distribution (2009)



Moving toward 2035

When Arcadia initiated a comprehensive General Plan update in 2008, a key concern of residents was that land use policy changes would result in substantial population growth. This Plan does provide for land

¹ 2009 estimate from State of California Department of Finance (E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark).

use transitions in targeted areas of the City, but accommodates only modest population growth. The anticipated growth will result from natural birth and death rates, new people moving into Arcadia to enjoy the benefits it offers, and multigenerational households.

The City has taken a strategic approach to doing its part to ease regional housing demand. This includes recognizing the desires of a sizeable older population to remain in Arcadia, but to do so in smaller homes with very limited maintenance responsibilities. It also includes responding to a younger population’s growing interest in more dense, urban-type development located near transit, restaurants, and entertainment.

With regard to commercial and business uses, Arcadia has long been a regional hub, with a large mall attracting visitors from throughout the San Gabriel Valley. Santa Anita Park has for many years been the premier horse racing track in California, although changes in the horse racing industry in the last 20 years have caused attendance to decline at venues throughout the State, and portions of the property now offer opportunities to further enhance Arcadia’s place as a destination shopping and entertainment location. This General Plan establishes policy direction to build upon the commercial base that has allowed Arcadia to thrive, and to balance that with office, medical, and industrial uses that provide additional professional and skilled labor jobs.

The subsequent land use discussion in this element provides an overview of the planned land use patterns and distribution to achieve the vision stated above, followed by detailed discussion of modest changes planned for the focus areas identified in Figure LU-7.

Land Use Plan

In response to the community’s desire to maintain Arcadia’s long-established land use patterns and identity as a community of homes, preserve the attractiveness of the City’s neighborhoods and districts, maintain a sound economic base, and enhance the pedestrian environment, this Land Use Plan has been crafted to guide the development, maintenance, and improvement of land and properties. The Land Use Policy Map, illustrated in Figure LU-4, with the designations described in Table LU-1, will allow the community to preserve those qualities that define Arcadia.

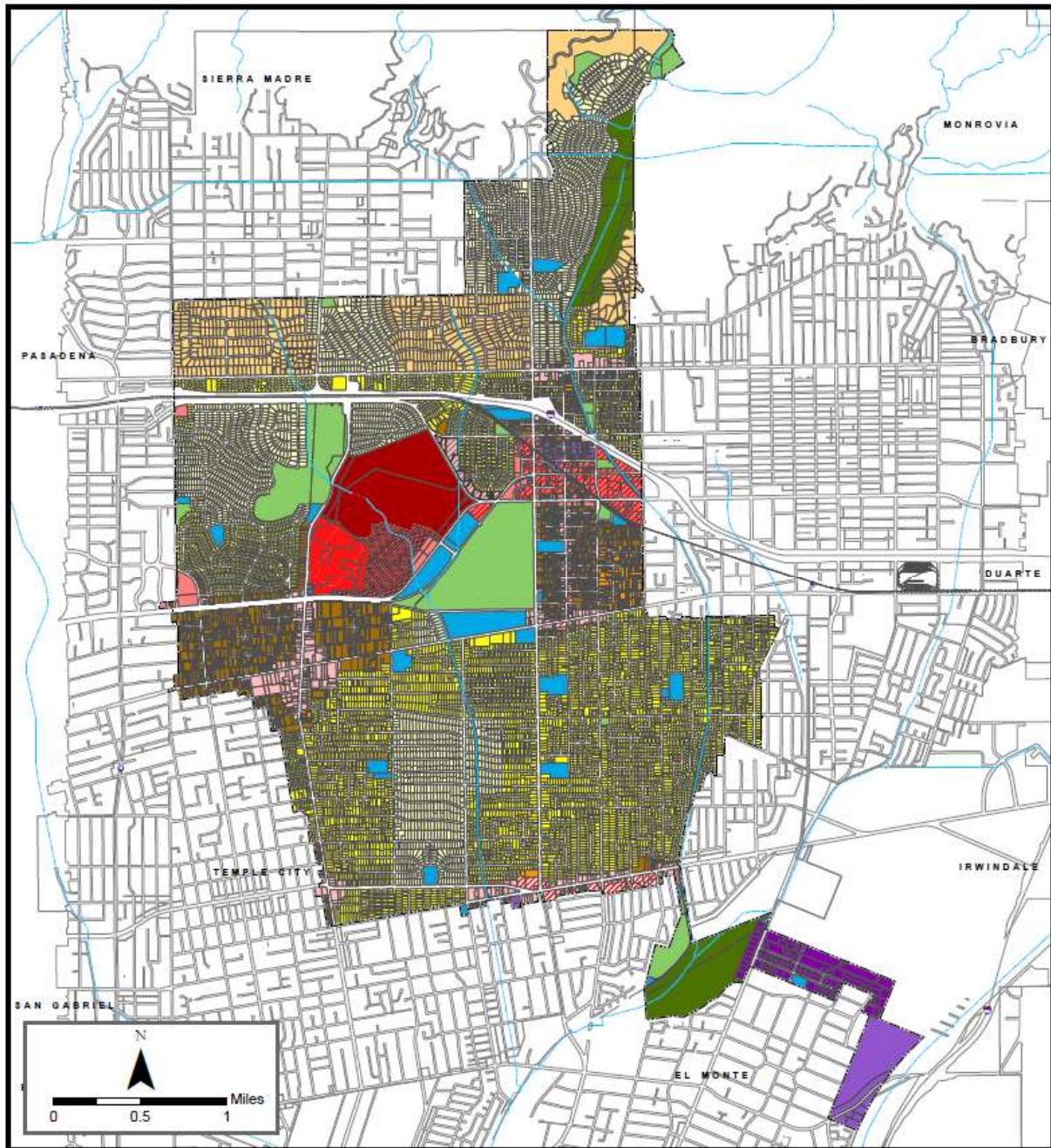
Understanding Density and Intensity

When describing areas of Arcadia, we differentiate one area from another by the principal use, such as homes (residential), shops and restaurants (commercial), manufacturing businesses (business park), a park, or a school. To describe the level of use, that is, how much development is allowed on a property (and presumably, what the associated activity level is), land use planners have developed measures called **density** and **intensity**. The term density, illustrated in

Figure lu-3:
examples of
Residential Densities



Figure LU-3, typically applies to residential uses and refers to the population and development capacity of residential land.



Land Use Designations

- Residential Estate (up to 2 du/ac)
- Very Low Density Residential (2-4 du/ac)
- Low Density Residential (4-6 du/ac)
- Medium Density Residential (6-12 du/ac)
- High Density Residential (20-40 du/ac)
- Commercial (50 du/ac & 0.5 FAR)
- Commercial (80 du/ac & 1.0 FAR)
- Regional Commercial (0.5 FAR)
- Horse Racing
- Mixed Use (50 du/ac & 1.0 FAR)
- Downtown Mixed Use (80 du/ac & 1.0 FAR)

- Commercial/Light Industrial (80 du/ac & 1.0 FAR)
- Industrial (0.5 FAR)
- Public/Institutional
- Open Space - Outdoor Recreation
- Open Space - Resources Protection
- Rail Right-of-Way
- Downtown Overlay (1.0 FAR)
- Santa Anita Commercial (0.3 FAR)
- Arcadia City Boundary

Mixed Use Notes:
 - Mixed Use FAR is for non-residential uses.
 - Mixed Use designations requires the inclusion of a ground-floor, street frontage commercial component for all projects. Commercial uses are allowed.

Figure LU-4: Land Use Policy Map

Density is described in terms of the dwelling units that can be accommodated on one acre of land (dwelling units per acre or du/ac) and the population associated with that density (population per acre or pop/ac).

Development intensity refers to the extent to which a property is or can be developed. While intensity generally describes nonresidential development levels, in a broader sense, intensity also can be used to express overall levels of both residential and nonresidential development types. For land uses in Arcadia, the measure of intensity used is the **floor-area ratio**. The floor-area ratio, or FAR, describes the relationship between the total square feet of development on a lot and the area of that lot. The FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. Figure LU-5 illustrates different FAR calculations; FAR and factors such as building square footage, building height, and the percent of lot coverage are all interrelated. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields a FAR of 0.50:1. A 0.50:1 FAR allows, for example, a single-story building, which covers half the lot, or a two-story building with reduced lot coverage.

Land Use Designations

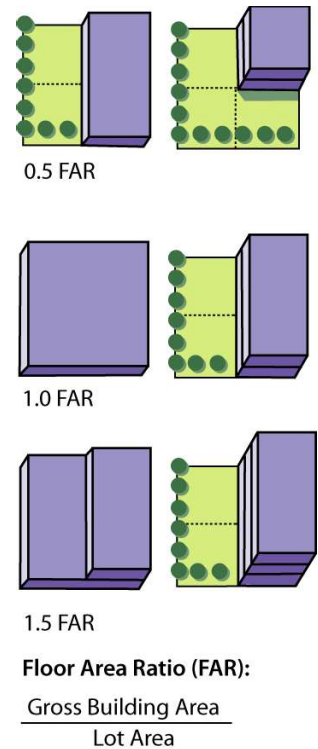
The Land Use Policy Map (Figure LU-4) graphically represents the planned distribution and intensity of land use citywide. The colors shown on the map correspond to land use designations that describe the types of uses established and planned in Arcadia. The descriptions on the following pages establish the General Plan designations and indicate the permitted nature and intensity of development.

Five residential land use designations allow for a range of housing types and densities, largely reflective of long-established development approaches. In addition to the primary permitted residential uses, the City also permits accessory units and non-residential uses such as schools, parks, child day care, and religious and charitable organizations, consistent with State law and as set forth in the Arcadia Municipal Code.

The two commercial land use designations, single industrial designation, and **hybrid** Commercial/Light Industrial designation are designed to support business activity and provide tools to help businesses and districts maximize their economic potential, **or provide opportunities for more intense residential uses on commercial parcels that encourages transit-oriented development in proximity to transit centers, employment centers, and commercial and service uses.**

Two designations accommodate commercial and residential mixed-use development. The mixed-use designations allow combined commercial and residential developments and **both stand-alone commercial and residential uses under specific circumstances; however, exclusively residential uses are not permitted in those areas.** The Downtown Mixed Use designation provides for more intense, mixed-used development

Figure Lu-5:
Floor-Area Ratio



surrounding the **planned** Gold Line Station to create a complete, compact, walkable neighborhood that encourages transit use.

RE – Residential Estates

The Residential Estates designation accommodates low-density single-family residential neighborhoods. Development is typified by large lot, detached single-family residences on estate-type lots of 22,000 square feet or larger. Permitted uses include single-family residences on a single lot and private tennis courts and similar facilities.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: up to 2 du/ac
Typical Population Density: 3-6 persons per acre²



VLDR – Very Low Density Residential

The Very Low Density Residential designation accommodates low-density single-family residential neighborhoods. Development is typified by large lot, detached single-family residences on lots ranging from 10,000 to 22,000 square feet or larger. Permitted uses include single-family residences on a single lot and private tennis courts and similar facilities.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: up to 4 du/ac
Typical Population Density: 6-12 persons per acre



LDR – Low Density Residential

The Low Density Residential designation accommodates low-density single-family residential neighborhoods. Development is typified by detached single-family residences on lots 7,200 to 10,000 square feet in size. Permitted uses are limited to single-family residences on a single lot.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: up to 6 du/ac



~~Typical Population Density: 12-17 persons per acre~~

MDR – Medium Density Residential

The Medium Density Residential designation accommodates varied housing types and sizes within a suburban neighborhood context. Permitted residential uses include detached and attached residences with private and/or shared yards and open space areas.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: 6 to 12 du/ac

~~Typical Population Density: 17-35 persons per acre~~



HDR – High Density Residential

The High Density Residential designation accommodates higher-density attached housing types for both renter and owner households within a neighborhood context. Such housing types generally are located near transit stops, along arterials and transit corridors, and within easy walking distance of shops and services. Appropriate transition to adjacent lower-density neighborhoods is required through the use of yards, other open areas, and building heights.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: 12 to 30 du/ac 20-40 du/ac

~~Typical Population Density: 34-86 persons per acre~~



C – Commercial (50 du/ac and 0.5 FAR)

The *Commercial* designation is intended to permit a wide range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial enterprises, including restaurants, durable goods sales, food stores, lodging, professional offices, specialty shops, indoor and outdoor recreational facilities, and entertainment uses. For commercial uses, the Floor Area Ratio (FAR) is 0.5. In addition, the *Commercial* designation also allows for straight residential development at a minimum density of 30 dwelling unit per acre and a maximum density of up to 50 dwelling unit per acre if affordable housing units are provided.

~~Adjacent to Downtown, the Commercial designation is intended to encourage small-scale office and~~



~~neighborhood-serving commercial uses that complement development in the Downtown Mixed Use areas.~~ While the land use designation provides the general parameters within which development must take place, the **Zoning Development** Code or other land use regulatory document specifies the type and intensity of uses that will be permitted in a given area. In the Downtown area, for example, where properties are designated **Commercial and Commercial/Light Industrial**, and along the Las Tunas corridor west of **Santa Anita Avenue**, land use regulations might specify that **active uses such as** restaurants and cafes are permitted, **but a flexible Overlay will allow residential uses with affordable housing to transition into these areas over time.** ~~but secondhand stores are not.~~ The **Zoning Development** Code and other regulatory documents also indicate permitted building height limits for specific properties.



Maximum FAR – 0.50 (only commercial square footage is counted toward the FAR).

Unit Density with affordable housing units: 30-50 du/ac

Maximum 0.30 FAR for Santa Anita Park – The residential density does not apply to this property.

~~Higher intensity~~ *Maximum 1.0 FAR under Downtown Overlay overlays are applied to portions of Downtown along Santa Anita Avenue, Colorado Place, and Huntington Drive. (1.0 FAR).*

~~Building Height: up to 48 feet in the Downtown area (including Santa Anita Avenue, Colorado Place, and Huntington Drive); up to 40 feet for commercial uses outside of Downtown~~

C – Commercial (80 du/acre and 1.0 FAR)

The *Commercial* designation that allows mixed-use development with a density of 80 du/acre and a 1.0 Floor Area Ratio (FAR) is within the City's Downtown area. This Commercial designation is intended to encourage a strong pedestrian-oriented environment that provides a variety of retail and service uses, restaurants, and neighborhood-serving commercial uses that complement development in the Downtown Mixed Use areas. In order to provide the residential population that is required to support the uses in the downtown and around the Metro Gold Line transit station, residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. The Development Code

and other regulatory documents also indicate permitted building height limits for specific properties.

Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR)

Unit Density: Up to 80 du/ac

Maximum Height: Up to 60 feet

RC – Regional Commercial

The *Regional Commercial* designation applies only to the regional shopping center located east of Baldwin Avenue and north of Huntington Drive. The designation provides for regional commercial centers intended to serve a regional market and that offer a depth and variety of retail goods, general merchandise, apparel, entertainment center, and home furnishings businesses. Development within the Regional Commercial designation is characterized by large, multi-tenant centers anchored by one or more major retailers as key tenants.



Maximum FAR – 0.50 (Based on gross leasable floor area for regional shopping center)

HR – Horse Racing

The *Horse Racing* designation provides for the continued operation of the Santa Anita Park race track for horse racing and related activities and special events. Permitted uses include stabling and training of race and show horses, horse racing, pari-mutuel wagering on horse racing, horse shows and equestrian events, and special events. Permitted ancillary uses include seasonal housing for employees, per Municipal Code standards.



Maximum FAR – N/A

MU - Mixed Use

The *Mixed Use* designation provides opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide complementary mixes of uses that support and encourage pedestrian activity. Mixed-use districts support commercial uses that integrate well with residential activity without creating conflicts. Development approaches encourage shared use of parking areas and public open spaces, pedestrian movement, and interaction of uses within a mixed-use

district. Design approaches should minimize or limit curb cuts/driveways at the front of the development when rear or side egress options are available.

Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. **Stand-alone residential uses are also allowed in specific circumstances. However, exclusively residential buildings are not.**

Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR)

Unit Density: ~~22-30 du/ac~~ 30-50 du/ac

Maximum Height: up to 40 feet



DMU – Downtown Mixed Use

The *Downtown Mixed Use* designation provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's downtown. Downtown Mixed Use encourages the inclusion of a ground-floor, street-frontage commercial component, but **it** is not required. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. **Stand-alone residential uses are also allowed in specific circumstances. However, ~~exclusively residential buildings are not allowed.~~** Development approaches encourage shared use of parking areas and public open spaces, pedestrian travel ways, and interaction of uses within the district. Particular features that will define Downtown include public open space as an integral component of the Gold Line station, as well as any larger mixed-use or commercial developments.

Guided by the policies and vision of the General Plan, a specific plan or subsequent zoning changes for Downtown will contain detailed development standards, infrastructure requirements, land use regulations, and implementation measures for coordinated development.

Maximum FAR: 1.0 (only commercial square footage is counted in calculation of FAR)

Unit Density: Up to 80 du/ac

~~Maximum Height: up to 60 feet~~

C/LI – Commercial/Light Industrial

The *Commercial/Light Industrial* designation provides areas for a complementary mix of light manufacturing businesses, limited auto service and repair, and support office, **and retail uses, or high density residential projects with affordable housing that encourages transit-oriented development in proximity to transit centers, employment centers, and commercial and service uses.** The designation recognizes the importance of small-scale industrial and quasi-industrial businesses for the community in terms of business start-ups/entrepreneurship, job provision, residents' access to needed goods and services, and revenue from point-of-sales operations. Such uses are low scale, with development and operating conditions built into the development to minimize impact on surrounding uses. Permitted retail uses are limited to those that support the industrial businesses. **~~Larger-scale commercial uses will be considered on a case-by-case basis in the Lower Azusa Road Reclamation area.~~**



*Maximum FAR: ~~0.50~~ 1.0 (only for commercial square footage is counted in calculation of FAR)
Unit Density: 80 du/ac*

I - Industrial

The *Industrial* designation provides for an array of warehouse, distribution, manufacturing, and assembly uses in appropriate locations.

Maximum FAR: 0.50



P/I – Public/Institutional

The *Public/Institutional* designation accommodates public, semi-public, and institutional uses, including but not limited to offices and facilities used by federal, state, and local government; special districts; public schools; hospitals; colleges and universities; and other public agencies and public utilities.

Maximum FAR: as set forth in zoning regulations



OS-OR – Open Space–Outdoor Recreation

The *Open Space–Outdoor Recreation* designation encompasses all City, county, state, and federal parks and associated facilities, including private facilities on leased public lands. The designation identifies public lands intended to be used for active and passive recreational activities, such as parks, golf courses, trails, and the Arboretum. Public lands used as detention basins may also be designated Open Space–Outdoor Recreation when co-located with active recreational uses or when open spaces serve two uses, such as a sports field and a detention basin.

Maximum FAR: N/A



OS-RP – Open Space-Resource Protection

The *Open Space-Resource Protection* designation applies to areas which require special management or regulation because of unusual environmental conditions such as earthquake fault zones, steep slopes, flood zones, high-risk fire areas, and areas required for the protection of water quality. While alternative uses of such constrained areas may be allowed, the unique character or constraints of the area must be adequately addressed. This land use designation may also include sensitive habitat areas, groundwater recharge basins, hillside areas, and viewshed management areas.



Maximum FAR: N/A

Community Design

Why do some places feel special and distinct while others are nondescript and uninspiring? Why do we want to spend hours walking around some neighborhoods, while others do not captivate us? Historically, great places have come about by following tradition—people doing things the way that they have always done them. Over time, people discovered and incorporated into their traditions the principles of great place-making.

The field of community design studies the places that attract us and extrapolates core principles that can be used to create new places that appeal to us in the same way. This section describes how Arcadia incorporates community design into development decisions for both private properties and the public realm.

Citywide Design Principles

The following community design principles apply to all of Arcadia:

- Creating Identifiable Places
- Improving the Public Realm
- Improving the Private Realm

Creating Identifiable Places

Community character is defined by the built and natural environments. Specific attention to urban design can enhance places where people gather, and create memorable and attractive streetscapes. Components of citywide urban design include:

Activity Nodes and Areas

Activity Nodes are places of pedestrian activity and excitement. These are places where people congregate, socialize, and shop. They are also places where residents can leisurely stroll, participate in a

recreational activity, or relax and experience the outdoors. Examples of activity nodes, identified in Figure LU-6, include:

- Santa Anita Park
- Downtown Arcadia
- Los Angeles County Arboretum and Botanical Garden
- Arcadia County Park
- Regional Shopping Mall



Mapped by Hogle-Ireland, Inc.
Source: Arcadia, GIS 2008.



- | | | | | | |
|--|-----------------|--|---------------------|--|---------------------|
| | Major Corridors | | Focal Intersections | | City Boundary |
| | Activity Nodes | | Primary Gateways | | Sphere of Influence |
| | Activity Areas | | Secondary Gateways | | Major Road |
| | Parks | | City Entry Signs | | Freeway |
| | Civic Uses | | | | Railroad |
| | | | | | Water Feature |

FIGURE LU-6: OVERALL URBAN DESIGN FRAMEWORK

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Major Corridors

Major Corridors are boulevards and streets that provide important multi-modal transportation routes. They are scenic and picturesque, with large, mature street trees on both sides of the street, with accent plantings and landscaping. Continuous sidewalks provide pedestrian connections along the corridor to link activity nodes, neighborhoods, and transit stops.

Some streets include medians, where landscaping and street trees create a grand thoroughfare, such as Huntington Drive. Many of the City's primary and secondary gateways are located on Major Corridors.



Focal Intersections

Focal Intersections occur at junctions of Major Corridors. They are important focal points of the community; they provide visual anchors, points of interest, and enhanced pedestrian connections. The following standards should be applied at all focal intersections:

- Buildings at Focal Intersections should be of the highest architectural quality to make them memorable and recognizable.
- Buildings should be oriented toward public streets and spaces to make the public space vibrant and pedestrian friendly.
- Activities that attract or generate pedestrian traffic such as cafés, retail functions, and public art are highly desirable at Focal Intersections.
- Define prominent intersections by locating new buildings or other structures closer to the street and defining the intersection space.
- Main building entrances of corner buildings should be close to the corner.
- Intersections should include raised crosswalks with textured materials to help improve pedestrian visibility and reduce pedestrian/vehicle conflicts.

Huntington Drive is a Major Corridor with large, mature trees in landscaped medians.

*Photo credit:
google.com*



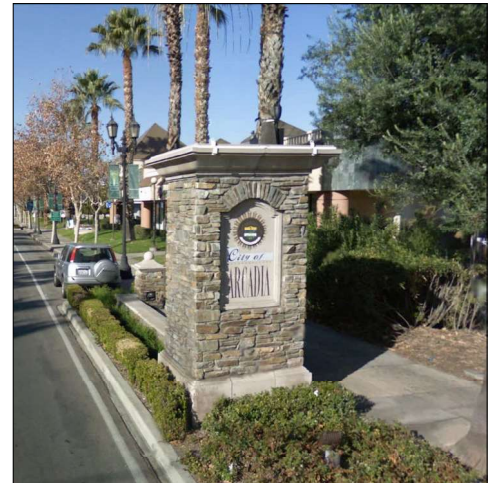
Huntington Drive and Santa Anita Avenue is a Focal Intersection.

Enhancing the Public Realm

The public realm consists of public property along street rights-of-way and within medians, as well as public signage and public art. These enhancements make Arcadia more recognizable to visitors and distinguish the City from surrounding San Gabriel Valley communities.

Gateways

Gateways announce arrival into a community or district through such design treatments as public signage, special landscape treatment, and unified architecture. Streets in Arcadia continue directly into adjacent communities, and oftentimes travelers do not know whether they are in Arcadia or Temple City or Monrovia. To identify Arcadia entrances, gateway treatments can be utilized where major streets cross municipal boundaries and at freeway ramps. District gateways should be considered for especially recognizable districts, most notably Downtown Arcadia. Figure LU-6 indicates potential locations for gateway statements. A major gateway exists at the corner of Huntington Drive at Fifth Avenue.



This iconic gateway on Huntington Drive welcomes visitors to Arcadia's Downtown.

A hierarchy of gateway treatments will be developed that respond to the significance of the entry point. There are two types of gateways:

- **Primary Gateways.** These gateways are the main entryways into the City. These gateways can be found on major corridors.
- **Secondary Gateways.** The gateway treatments for each of these entries will differ in response to their context, but will

generally be smaller in scale and lower in profile than the primary gateways.

A particularly strong statement of arrival includes vertical design elements. Where the City owns right-of-way to provide such components, it can. However, private development can also contribute to community gateway statements with strong corner massing, tower elements, or other architectural features that create a distinct profile. Additional approaches include using a combination of special paving, lighting, and/or landscape treatment to augment the appearance and visual impact at gateways.

Street Trees

Arcadia's trees are a significant aesthetic and ecological resource. They are one of the City's real treasures and a key part of what distinguishes Arcadia. There remain, however, many areas of the City with minimal or nonexistent street tree coverage. The City has recognized the importance of a major species of tree with the adoption of the Oak Tree Preservation Ordinance, as well as tree maintenance with the Comprehensive Tree Management Program. The implementation of the Urban Forest Master Plan will complement the positive effects of this ordinance by starting to fill in the areas of the City that could still benefit from street trees. Street trees should be shade trees wherever possible.

The Parks, Recreation, and Community Resources Element discusses street trees and tree preservation in



Trees can make commercial areas much more inviting to pedestrians. Contrast the two photos.

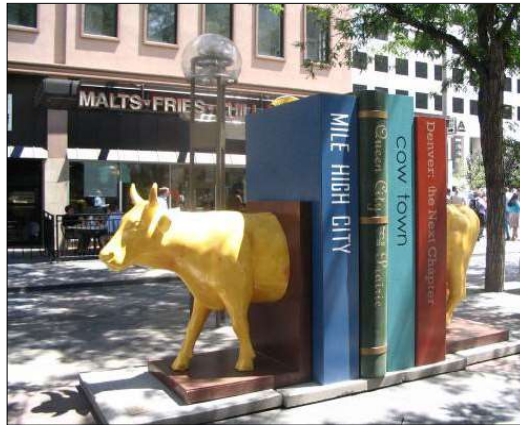
Public Signage

A coordinated program of public signage helps identify and make a place distinct. Public signage should emphasize local history and identity, and be placed with regard to its surroundings. Distinctive signage should be used to identify unique districts, neighborhoods, and locations in the City. Public signs should also be organized, have a uniform appearance, and enhance the visual environment.

Public Art

Public art can range from the unobtrusive to the monumental. When well executed and appropriately sited, public art distinguishes a community and can celebrate different cultures. Large pieces can mark a focal point of a neighborhood or serve as a landmark for navigation. Small, out-of-the-way pieces can impart a sense of wonder and

discovery. Public art can also lead to economic benefits, as it can be an attractor to a business area.



Public art can be decorative and whimsical, and can celebrate culture and heritage.

Improving the Private Realm

The private realm consists of privately owned areas that are generally visible to the public and that contribute to streetscape conditions. While properties are privately owned, the City can define its expectations through zoning regulations and design guidelines. Enhancing these areas with design treatments works to coordinate private improvements with public realm investment, thereby creating more aesthetic and attractive commercial districts and neighborhoods.

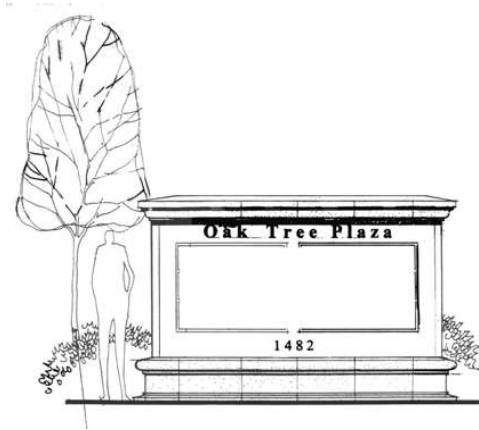
Compatibility

No development exists in isolation. Every act of construction affects and is affected by its surroundings. Every development, therefore, should be evaluated for its compatibility in terms of use, scale, and aesthetics with the neighborhood or district in which it is located. For small projects, this area of influence may be considered to be as small as to only include the buildings directly next door. For large projects, one must consider entire blocks or corridors. Where land use or other incompatibilities exist today, the City can take action to encourage the transition over time to a more cohesive urban form.

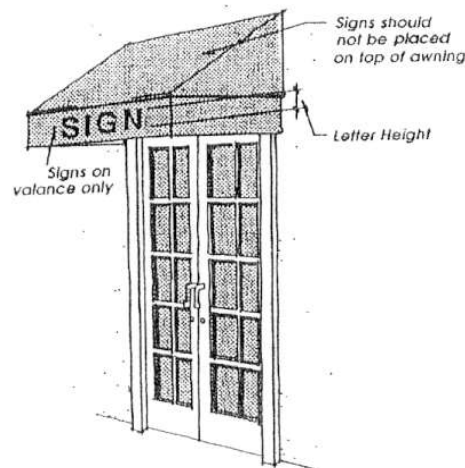
Commercial Signage

Commercial signs have a significant influence on the overall aesthetic impact of a given street. If signs have enough uniformity and are well proportioned and appropriate to their context, they can collectively function much the same way as public art in providing a sense of place and unique identity. If, on the other hand, signs are ill proportioned, cheap looking, and an odd mix of styles (monument versus pylon versus wall signs), they create visual “noise” and clutter that make it difficult to see the positive qualities of the street and to locate businesses.

Signage within the City’s commercial corridors, with Baldwin Avenue being a particular example, has tended toward the latter rather than the former. To address sign clutter, the City developed sign guidelines which are integrated into the architectural guidelines for commercial and industrial properties. These guidelines lay out recommendations for everything from typefaces to materials to sign placement. If followed citywide, these guidelines will dramatically improve the character of Arcadia’s commercial corridors over time.



Illustrations from
Arcadia’s Architectural
Design Guidelines for
commercial and
industrial signage



Citywide Goals and Policies

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

Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City’s land use and compatible with surrounding existing uses.

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

Policy LU-1.3: Encourage community involvement in the development review process.

Policy LU-1.4: Encourage the gradual redevelopment of incompatible, ineffective, and/or undesirable land uses.

Policy LU-1.5: Require that effective buffer areas be created between land uses that are of significantly different character or that have operating characteristics which could create nuisances along a common boundary.

Policy LU-1.6: Establish consistency between the Land Use Plan and the ~~Zoning~~ **Development** Code.

Policy LU-1.7: Encourage developments to be placed in areas that reduce or better distribute travel demand.

Policy LU-1.8: Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking.

Policy LU-1.9: Establish incentives and development standards to encourage development of land uses that provide public amenities and/or desirable facilities or features, as well as private open space and recreation areas.

Policy LU-1.10: Require that new development projects provide their full fair share of the improvements necessary to mitigate project generated impacts on the circulation and infrastructure systems.

Policy LU-1.11: Encourage the development of a range of childcare facilities, including infant care, preschool care, and after-school care, to serve the needs of Arcadia families and workers. Encourage the development of childcare facilities near transit-oriented development. In accordance with the strategic plan adopted by the Los Angeles Child Care Planning Committee, reduce barriers to childcare services due to zoning regulations and expensive permit requirements.

Goal LU-2: **A City with a distinctive and attractive public realm, with pedestrian-friendly amenities in commercial and mixed-use districts and single-family neighborhoods that continue to maintain Arcadia’s standard of architectural and aesthetic quality**

Policy LU-2.1: Ensure that trees planed in the public right-of-way continue to be well maintained where they exist, are planted in areas where they are currently lacking, and encourage replacement of undesirable tree species in public right-of-ways.

Policy LU-2.2: Emphasize the use of public spaces and design that are oriented toward the pedestrian and use of transit throughout the community.

Policy LU-2.3: Develop a public art program that encourages and guides the creation, promotion, implementation, and maintenance of public art throughout the City. Emphasize art that draws upon the local history and is placed at locations accessible to the public.

Policy LU-2.4: Establish administrative support and community participation systems for the implementation of a public art program. Develop a dedicated funding source for

public art to be paid for as a part of large private and public development projects.

Policy LU-2.5: Develop a hierarchy of gateways to mark entrances into the City, as illustrated by Figure LU-6.

Policy LU-2.6: Ensure the aesthetic quality and pedestrian orientation of the City's commercial corridors by implementing the recommendations of this Community Design section, as well as the Architectural Design Guidelines for commercial and industrial properties.

Policy LU-2.7: Through a combination of incentives to business owners and enforcement measures, attain compliance with signage standards and guidelines throughout the City, with a priority placed on high-traffic commercial corridors and gateway areas.

Single-Family Residential Development

Arcadia's long-established, single-family residential neighborhoods are at the core of the City's identity. These stable neighborhoods, many of which boast block after block of mature trees planted in the public right-of-way, are what the City means when it refers to itself as a "Community of Homes." Protection of these most prized assets of the City is a primary objective of this General Plan.

In 2006, largely as a response to community concerns over "mansionization" and tree destruction on single-family properties, the City adopted Single-Family Residential Design Guidelines. The core issues that these guidelines address are:

Mass and scale: Building mass and scale are required to relate to established homes in the neighborhood and natural site features. Design approaches, particularly for two- and three-story structures, should consist of articulated building planes, roof and façade offsets, and other techniques that break up building masses.

Front entry: Building entries and entry features should not dominate the front façade. Architectural enhancements must blend with the overall home style and not use monumental or large vertical components.

Garages: As street-facing garages tend to be uninviting and have the potential to dominate the front elevation of a house, the guidelines encourage garages to be set back from the front façade or tucked in the back yard.

Architectural style and design: As many new homes built during the 1980s and 1990s lacked a coherent architectural style, attempted to combine too many different styles, or had a style clearly incompatible with surrounding homes, the guidelines establish preferred styles and stress the importance of maintaining a consistent style in a single structure or group of structures.

Additions and accessory buildings: Additions, as opposed to new homes, have their own set of design challenges. The City requires additions to blend with the original structure as outlined in the guidelines.

Colors and materials: Regulating color is tricky, but the City recognizes that the use of bright or strong paint colors and/or unnatural building materials can result in a house that looks out of place in a more traditional neighborhood setting.

Landform and tree preservation: Careless removal of mature trees and severe grading of hillside properties show little regard for a site's natural attributes. The guidelines emphasize working with environmental conditions on a site rather than against them.

In addition to application of the City's guidelines, five homeowners associations in Arcadia enforce private, neighborhood-specific design standards through adopted covenants, conditions, and restrictions (CC&Rs). These associations have played an important role in preserving the character of the residential neighborhoods in the northern portion of the City.

Arcadia's five homeowners associations are (as of 2010):

- Highland Homeowners Association
- Rancho Santa Anita Property Owner's Association
- Santa Anita Oaks Association
- Rancho Santa Anita Residents Association
- Santa Anita Village Association

Goal LU-3: **Preservation and enhancement of Arcadia's single-family neighborhoods, which are an essential part of the City's core identity**

Policy LU-3.1: Protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features. Such features include but are not limited to tree-lined streets, building orientation, sidewalks, and architectural scale and quality.

- Policy LU-3.2:** Implement design guidelines to keep new homes and home additions consistent in scale, massing, and architectural quality with prevailing conditions in a neighborhood.
- Policy LU-3.3:** Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics.
- Policy LU-3.4:** Strengthen neighborhood identity with new development that is compatible with surrounding structures through scale, massing, and preferred architectural style.
- Policy LU-3.5:** Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context, building forms, scale, and colors.
- Policy LU-3.6:** Encourage preservation of the natural topography of a site and existing mature trees.
- Policy LU-3.7:** Ensure that the design and scale of new and remodeled single-family residential buildings are appropriate to their context.

Multifamily Residential Development

The City has a goal of improving the quality of the community’s multifamily developments. Multifamily residential developments should exhibit quality in architectural design, the use of quality building and landscape materials, and balance the relationship of buildings to their environmental setting and their neighborhood. Multifamily residential developments need to respect the scale and character of adjacent residential neighborhoods through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise and lighting mitigation, and landscape buffering.

Policies specific to housing issues can be found in the Housing Element.

Goal LU-4: **High-quality and attractive multifamily residential neighborhoods that provide ownership and rental opportunities for people in all stages of life**

- Policy LU-4.1:** Require that new multifamily 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.

Policy LU-4.3: Require the provision of adequate private and common open space for residential units. Require sufficient on-site recreational facilities to meet the daily needs of residents, if possible, commensurate with the size of the development.

Policy LU-4.4: Strictly enforce City codes, including building and safety, zoning and land use regulations, and property maintenance codes, to maintain safe, high-quality residential neighborhoods.

Policy LU-4.5: Provide amenities that make a multifamily development a fully functional residential community.

Policy LU-4.6: Encourage multifamily projects built with quality materials that will physically endure and provide a positive long-term living environment for residents.

Policy LU-4.7: Arrange multifamily buildings on a site to meet the following criteria:

- Provide interest to the "street scene" within the development and give as open a feel as possible to the site.
- Create a sense of place by relating buildings to each other and to adjacent open space.
- Provide a variety of open spaces of different sizes and shapes that perform different functions on the site, including contiguous areas large enough to be used for both active and passive recreation.
- Separate balconies and patios on adjacent buildings from one another to increase the privacy of these spaces.

Hillside Development

Hillside areas in Arcadia offer reduced densities, a more rural character, significant views of valleys and hills, proximity to large natural open space areas, and privacy. However, if hillside development is improperly planned, the very amenities that people seek as precious attributes of foothill living can be destroyed. In addition, the cumulative effect of improper hillside development can result in significant destruction of sensitive biological habitats and habitat linkages, erosion and degradation of water quality, increased downstream runoff and flooding problems, slope failure, fire hazards, high utility costs, and inadequate access for emergency vehicles.

Arcadia's approach to hillside management is to require preservation of the natural character of hillside areas, and to require full mitigation against hazards from wildland fires, landslides, earthquake faults, and other environmental conditions.

Goal LU-5: Hillside management approaches that balance desires for unique neighborhoods and home sites with the need to protect residents from environmental hazards and to respect wildlife habitat and viewsheds

Policy LU-5.1: Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.

Policy LU-5.2: Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only minimal disruption.

Policy LU-5.3: Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.

Policy LU-5.4: Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.

Policy LU-5.5: Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are

adequately addressed especially with respect to runoff and erosion

Policy LU-5.6: Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.

Commercial Corridors and Districts

With the exception of the regional mall, most commercial development in Arcadia occurs along the major streets and corridors. These corridors represent the “face” of the City to the many visitors who come to shop, work, or do business. The corridors support businesses that provide local jobs and services to Arcadia residents, and are a significant source of tax revenue. Revenues from commercial businesses support the maintenance of infrastructure, fire and police services, community services, and public facilities. Given the uncertainty surrounding future revenue from Santa Anita Park, Arcadia’s long-term fiscal stability is closely tied to the continued stable financial performance of its commercial areas.

The Las Tunas Corridor, Live Oak Corridor, First Avenue (south of Huntington Drive to Duarte Road), and most of the Commercial Districts in the City offer opportunities for the incorporation of high density residential uses along with commercial activity. Such mixed-use development (or stand-alone residential development in specific circumstances) will allow the City to diversify its housing base while enhancing the aesthetic quality of these corridors. Mixed use will also help enliven the commercial market in these areas by providing a ready customer base within walking distance. New mixed-use developments ~~will require~~ may have a commercial component to ensure that new retail or office space is provided to the area.

Goal LU-6: Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development

Policy LU-6.1: Encourage all new commercial development, through the use of entitlement incentives and/or requirements, to provide public gathering spaces and pedestrian facilities and connections.

Policy LU-6.2: Use code enforcement to address maintenance issues and to improve the

Policies specific to economic development within the commercial districts are in the Economic Development Element.

overall appearance of the City's commercial corridors.

- Policy LU-6.3:** Establish parking districts in key commercial areas to make use of shared parking, public parking lots, and other creative approaches to parking. The aim of such an approach should be twofold: to reduce problems associated with parking and to create incentives for development.
- Policy LU-6.4:** Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses.
- Policy LU-6.5:** Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.
- Policy LU-6.6:** Develop landscaping that is compatible with the City's water efficient landscape ordinance and façade standards for commercial properties, and require all new development to adhere to them. Encourage the improvement of rundown buildings by offering entitlement incentives.
- Policy LU-6.7:** Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Policy LU-6.8:** Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.
- Policy LU-6.9:** Pursue public/private partnerships aimed at creating an investment strategy for the City's commercial corridors.
- Policy LU-6.10:** Identify and provide appropriate monumentation and signage for major City gateways where commercial corridors enter Arcadia from neighboring cities.
- Policy LU-6.11:** Provide mature street trees, continuous landscaping (that includes drought-tolerant

plants), and pedestrian amenities along corridors and within districts to create a more visually pleasing and cohesive streetscape.

Policy LU-6.12: Create pedestrian connections along corridors and districts that link surrounding neighborhoods and provide a more pedestrian-friendly atmosphere.

Policy LU-6.13: Redesign focal intersections and public areas to create outdoor amenities and improve the pedestrian experience.

Policy LU-6.14: Provide opportunities for high density residential development providing affordable housing units in a commercial zone that will serve as a catalyst for other types of development in the surrounding area.

Industrial Districts

Industrial businesses play an important part in job creation and revenue generation. Arcadia has no heavy industrial uses and only a few areas where light industrial uses, such as manufacturing and warehousing, occur: north of the Downtown, along portions of Live Oak Avenue, and in the southeastern limits of the City around Goldring Road, Clark Street, and Lower Azusa Road.

Arcadia has done well attracting light manufacturing businesses to its industrial areas. In fact, while this City is known for its homes and regional mall, one of its largest revenue producers is a manufacturer of fire safety equipment. The City can become even more attractive to such businesses, as well as those in the technology incubator sector of the market, through a focus on infrastructure improvements.

Particularly in regards to the development of the Lower Azusa Road Reclamation Area, roadway and other infrastructure improvements will help ensure that Arcadia remains able to take best advantage of its location in the San Gabriel Valley, a significant regional center for manufacturing with more than a proportional share of Los Angeles County manufacturing businesses. According to a report³ from the Los Angeles County Economic Development Corporation, the San Gabriel Valley claims 17.9 percent of Los Angeles County manufacturing establishments although it only has 10.4 percent of all County establishments.

Goal LU-7: Industrial areas that encourage local, well-paying employment while providing for

³ *San Gabriel Valley Economic Partnership: Economic Outlook*, Los Angeles County Economic Development Corporation. November 2008.

the other industrial service needs of the Arcadia community

- Policy LU-7.1:** Require the use of buffers and transition in industrial developments to minimize impacts on surrounding residential neighborhoods.
- Policy LU-7.2:** Encourage industrial uses that provide employment and revenue benefits to the City.
- Policy LU-7.3:** Require quality industrial development that includes visually appealing architectural design, site design, scale and massing, and landscaping design features consistent with the City's ordinance
- Policy LU-7.4:** Require aggregate mining facilities to adequately buffer operations and facilities with appropriate landscaping and grading techniques.
- Policy LU-7.5:** Provide opportunities for high density residential development providing affordable housing units in an industrial zone that will serve as a catalyst for other types of development in the surrounding area, or help revitalize the downtown district.

Public/Institutional Uses

Public and institutional uses include those dedicated to government purposes, such as the Civic Center and public schools. Quasi-public and private uses that provide an essential community function similar to government, such as private utilities and hospitals, are also included in this category.

In response to changing demographics over time, the City will re-evaluate the public services and facilities it provides to best serve the community. For example, an increase in senior-aged residents will necessitate community facilities that can serve the health, education, and cultural enrichment needs of older residents.

The City's foremost Public/Institutional area is the Civic Center campus on Huntington Drive, which includes City Hall, the Council Chambers, and Arcadia's police department headquarters building. The current site is the fourth location of City Hall in Arcadia's history. When the City incorporated in 1903, Arcadia's population was approximately 400 people. City Hall moved from the Hotel Oakwood on the southeast corner of First Avenue and Santa Clara Street to the McCoy Building at First Avenue and La Porte Street, which housed a general store at the street level and offices on a second floor, the first new City Hall building was constructed on the corner of First Avenue and Huntington Drive in

1918. City Hall moved to its current location in 1949. The City plans to rebuild City Hall at its existing location.

In addition to the Police Department building, which was completed in 2003, the City constructed a Fire Department headquarters station in 2008 and extensively remodeled the main library in 1996.

Founded in 1903 in Los Angeles and moved to Arcadia in 1957, the Methodist Hospital, located on Huntington Drive just south of City Hall, is a long-time Arcadia institution that serves as a not-for-profit hospital. This important regional facility provides a full complement of medical services, and is a major provider of quality jobs in the community. With the growth of the healthcare industry, the City looks to accommodate medical office spaces and facilities that supplement the services that Methodist Hospital provides. The *Downtown Overlay* applied to properties designated *Commercial* offers an FAR of 1.0 as an incentive to development of such complementary uses near the hospital.

Goal LU-8: Public and institutional uses that provide community-wide benefits and meet the needs of Arcadia residents and businesses

- Policy LU-8.1:** Protect and maintain properties for public and institutional services which benefit the City as a whole.
- Policy LU-8.2:** Accommodate the provision of public and institutional uses that meet the needs of a changing demographic, such as those aimed at senior populations and day-care facilities to meet the needs of Arcadia families and workers.
- Policy LU-8.3:** Pursue the policies in the Parks, Recreation, and Community Resources Element regarding park lands and public school facilities.
- Policy LU-8.4:** Permit the orderly expansion and establishment of medical facilities to meet the growing demand for hospital and medical services.
- Policy LU-8.5:** Coordinate with the Arcadia Unified School District for the use of school facilities during off hours for City-sanctioned recreational and civic activities.
- Policy LU-8.6:** Continue to pursue the funding necessary to complete the planned construction of a new City Hall.

Policy LU-8.7: Incorporate outdoor public spaces designed for public use into civic and public institutions.

Policy LU-8.8: Minimize the visual impacts of parking, and locate primary entrances of public buildings to face the street, not a parking lot.

Policy LU-8.9: Incorporate design strategies to achieve compatibility between public and institutional uses and residential neighborhoods.

Open Space

Open Space uses such as public parks are located in many neighborhoods, providing places for recreation, relaxing with friends and family, and enjoying nature. The largest open space areas are located in the center of the City (Arcadia County Park and Santa Anita Golf Course) and on the north and south ends of the City (Arcadia Wilderness Park and Peck Road Conservation Park).

For more policies addressing open space, see the Parks and Recreation, and Community Resources Element.

Goal LU-9: Preservation of the City’s existing natural and recreation-oriented open space areas

Policy LU-9.1: Ensure that new development does not infringe upon open space areas.

Policy LU-9.2: Maintain open spaces consistent with the Parks, Recreation, and Community Resources Element and the Resource Sustainability Element.

Policy LU-9.3: Consider creative open space uses such as native landscaping, community gardens, or creation of wildlife habitat along right-of-ways or other public spaces.

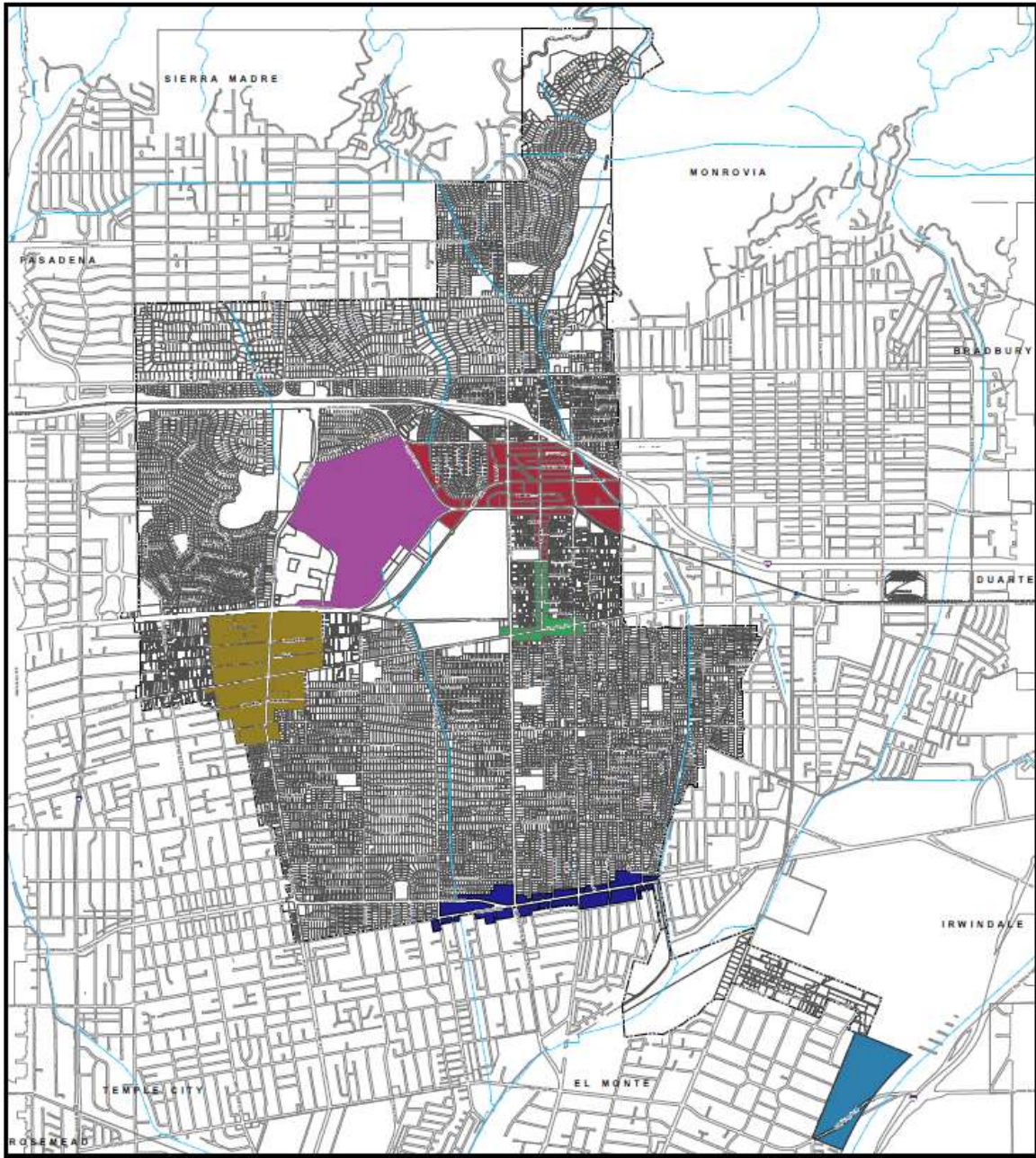
Land Use Focus Areas

As embodied by the City's motto, one of Arcadia's most treasured resources is its single-family residential neighborhoods. As such, a primary goal of this General Plan is to provide the necessary opportunities for the City to grow and thrive economically while preserving the quality and character of the single-family residential neighborhoods. Recognizing the stability of the City, this Plan focuses on very specific areas where change is desired to diversify housing and businesses, and to take advantage of benefits the Gold Line station at Santa Clara Street and First Avenue will bring. Figure LU-7 identifies the following focus areas:

- Downtown Arcadia
- First Avenue and Duarte Road
- Live Oak Avenue
- Lower Azusa Road Reclamation Area
- Baldwin Avenue and Duarte Road
- Santa Anita Park

Identification of these focus areas arose from extensive analysis and discussion conducted with the General Plan Advisory Committee during the summer of 2008, and subsequently later confirmed by the City Council and Planning Commission. For the focus areas, the General Plan Advisory Committee, City leaders, City staff, and the community developed strategies to:

- Achieve more efficient or productive use of land resources.
- Encourage uses that would benefit the City through increased revenue, employment, and/or housing opportunities.
- Incentivize innovative mixed-use projects.
- Enhance select commercial corridors.
- Establish a vision for future land uses on properties that will experience significant transition, such as reclamation area.



Focus Areas

- Downtown Arcadia
- First Avenue and Duarte Road
- Live Oak / Las Tunas Corridor
- Lower Azusa Road Reclamation Area
- Baldwin Avenue and Duarte Road
- Santa Anita Park

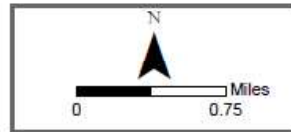


Figure LU-7: Land Use Focus Areas

Downtown Arcadia

The traditional core of Downtown has long been centered at Huntington Drive and First Avenue, before City Hall was established at its current location between East and West Huntington Drive. This core extends along Huntington Drive for one block in either direction and three blocks south along First Avenue. These blocks have buildings of a scale and street orientation that create a wonderful walking environment, and the City has made extensive efforts to create a pleasant pedestrian experience and attractive business fronts. However, the area has struggled commercially and has never really found the right mix of businesses to allow the corridor to thrive. The proximity of the regional mall, with its many national retailers and restaurants, creates competition for smaller, independent businesses. Just behind the Huntington Drive frontage, several properties are underutilized or have uses, such as inventory warehousing, that do not foster a thriving pedestrian commercial neighborhood. Parking is not convenient despite the presence of City-owned lots.

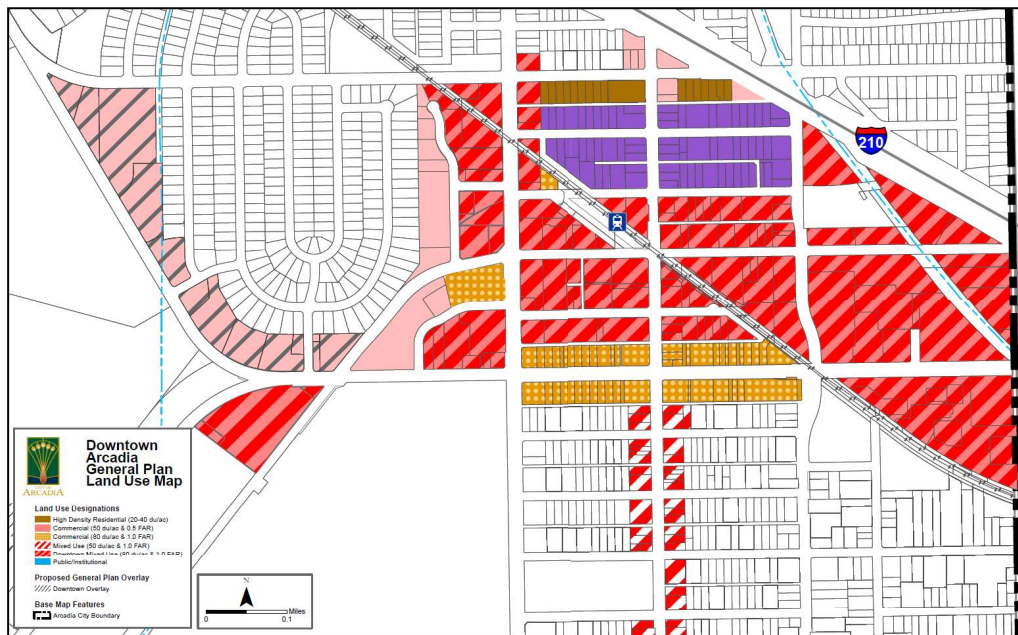


Figure lu-8:
Downtown Arcadia

The most important and anticipated development in Downtown is the Metro Gold Line extension and Arcadia station. The Metro Gold Line light rail system runs from Union Station in downtown Los Angeles to Pasadena, with the extension planned to add more than 24 miles to the system, with a terminus in Montclair and possibly beyond to the Ontario Airport via either bus or rail. The Arcadia station platform at the northwest corner of First Avenue and East Santa Clara Avenue will access a planned parking structure adjacent to a public transit plaza. The City envisions the Downtown Arcadia station as a destination for visitors and a catalyst for transit-oriented development in the surrounding district. For visitors, clearly marked travel ways will direct them to shops and attractions in Downtown, as well as to Santa Anita Park and the regional mall.

To revitalize Downtown and move forward with this vision, broad-based land use changes are required, together with a comprehensive parking strategy and coordinated public signage improvements, as well as possibly economic development incentives (see the Economic Development section of this Element). The *Downtown Mixed Use* land use designation allows retail and service commercial, office, entertainment, and residential uses at development intensities and densities—up to a 1.0 FAR and 80 units per acre—that are higher than previously permitted. Along the Huntington Drive frontage, which is designated *Commercial*, land use policy allows a higher FAR than in other commercial areas.



The land use plan for Downtown revolves around the Gold Line station

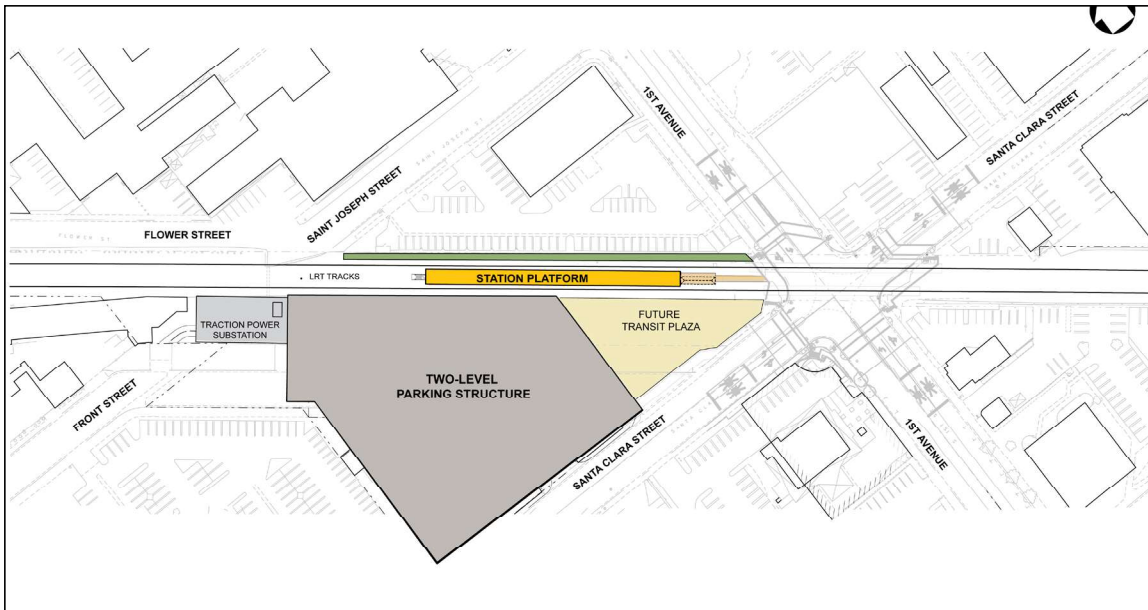


Figure LU-9: Gold Line station Planned Configuration

and the tremendous opportunity it presents for Downtown enhancement. Supported by appropriate land uses, the station will attract both commuters to shop or dine and residents who want to live within walking distance of commercial amenities and be able to ride the train to work.

The first step to realizing the full potential of transit-oriented development in Downtown is to create capacity for more people in the area on a 24-hour basis. The *Downtown Mixed Use* land use designation focuses the most intense mixed-use development potential around the station. The 1.0 FAR accommodates sufficient development

intensity for projects with ground-floor commercial and up to three additional stories of residential use. Alternatively, individual projects may consist of combined retail/office or stand-alone office. In *Downtown Mixed Use* areas, residential uses are permitted above ground floor commercial or adjacent to a commercial use; however, stand-alone residential uses are not permitted.

Properties along First Avenue (south of Huntington Drive to Diamond Street) are designated *Mixed Use*, which allows mixed uses (residential and commercial) and stand-alone commercial uses. Developments consisting solely of residential uses are not allowed, as the intent is to create pedestrian activity between the ground-floor, street-fronting commercial uses. Shared parking lots are encouraged to allow new development to take maximum advantage of the shallow lots.

North of La Porte Street, between Saint Joseph and Santa Clara Streets, properties are designated *Commercial*. The mix of light industrial and residential uses historically comprising this sub-area are envisioned to transition to small-scale office and neighborhood-serving commercial uses that support the surrounding established neighborhoods and new residential development in Downtown. The long-established uses will be permitted to remain consistent with zoning regulations. **A Downtown Mixed Use Overlay zone will be added to this area to facilitate high density residential projects, without compromising the ability of the existing land uses to remain compliant and thriving.**

The extension of the Downtown focus area north and west along Santa Anita Avenue, Huntington Drive and Colorado Place are designated **either** *Commercial* with an FAR overlay of 1.0 to allow a modest increase in development intensity **or will be re-zoned for Downtown Mixed Use**. The increase in intensity should encourage owners of older buildings to pursue private redevelopment efforts that will provide additional **residential units as well as** hospitality uses and office space—and medical office space in particular on Santa Anita Avenue—to enhance the function and appearance of these corridors.

Downtown Community Design

As described in the Land Use Focus Areas discussion above, the single-most important factor necessary for the creation of a thriving commercial district is people, and people walking is even better. The Gold Line station represents the key opportunity to generate pedestrian activity Downtown, combined with creation of a distinct, fun, safe, and multi-functional outdoor public gathering place. The station and land use policy that allows for higher-density residential development in Downtown will generate the critical mass of people that small-scale retail businesses, cafes, and restaurants require.

Good community design alone will not revitalize Downtown, but it can complement the transit accessibility and mix of uses that will make Arcadia a destination stop on the Gold Line, rather than merely a pass-through or place where commuters from surrounding cities park their cars to travel into Los Angeles. Good community design will make it

more likely that the new residents of Downtown will spend their leisure hours walking around (and spending money in) their neighborhood, rather than going somewhere else with more appeal.

The following are the key elements of a successful community design for Downtown.

Public Spaces

Public spaces include publicly accessible plazas, courtyards, and similar outdoor spaces that form a vital component of a community's public life. Such spaces attract people. As well-defined outdoor rooms, they may accommodate public gatherings and celebrations, or serve as retreats from urban activity. Shade trees and other means of escaping the sun should be integral to all public spaces. Fountains and water follies, especially ones which children can play in, can be a major draw for families on hot days.



Quality public spaces attract people.

Signage

In addition to the primary use of providing direction, a program of public signage helps to mark and make a location distinct. Key locations in Downtown, in particular the Gold Line Station and the Huntington Drive and First Avenue shopping districts, should be well marked. Signs used should be attractive and coordinated with the overall aesthetic of the area.

Pedestrian Connectivity

Successful places include safe and convenient connections from parking areas to shops and restaurants, and among the shops and restaurants themselves. Generally, people's walking tolerance to their destination is about one-quarter mile, but they can be encouraged to continue walking if the paths are clear and they can find excitement along the way. Public plazas, courtyards, and pocket parks in Downtown need to be connected via sidewalks and paseos to create a network of pedestrian spaces. Particular attention will be paid to the



connections between parking lots and commercial areas.



Paseos work especially well to connect parking lots with commercial areas.

Parking

The goal for Downtown is to have visitors park once and be able to walk to any destination in the district, such as people do at a shopping mall. One method for achieving this is shared parking, whereby a business's parking requirement could be fulfilled offsite at a common lot shared with the other businesses in the neighborhood. In addition to ensuring that customers do not have to drive and re-park to patronize more than one establishment, shared parking also makes it possible for businesses to use commercial space that they would not be able to if they had to provide parking onsite. This helps to remove a major obstacle to commercial vitality while continuing to ensure that sufficient parking is available to serve the district as a whole.

Where parking structures are used, they should be fronted by active uses, such as storefronts along pedestrian walkways so as not to disrupt the pedestrian experience.



Parking structures should be fronted by active uses such as storefronts

For mixed-use buildings, subterranean or interior parking courts should be used to minimize the visual impact of parking. The location and design of parking should not prohibit the desired street-oriented development pattern nor inhibit the provision of comfortable and functional outdoor spaces.

Building Orientation

Buildings should be oriented to the pedestrian and the street. Buildings act to define the boundaries of the public “room” of the street. They should therefore be designed to function as a part of that room, enhancing the public space. They should not turn their backs to the street, but should offer the pedestrian something to interact with. Rather than having an uninterrupted blank wall, the windows or landscaping of projects should face the street.

Architecture

Rather than have rigid architectural guidelines or standards for Downtown that would create almost a theme park appearance, the City will allow for individual expression. Constants will be:

- The use of quality, lasting building materials
- Building scale that relates to the almost intimate nature of Downtown and the generally narrower street widths
- Avoidance of “kitsch” or other design elements that will not easily stand the test of time
- Unified themes within a development, including ensuring that window treatments and detailing comport with the overall building style

Downtown Conceptual Community Design Study

Figures LU-10, LU-11, and LU-12 present a conceptual plan for Downtown Arcadia. This is not a prescriptive plan for the area; it is meant to illustrate the types of design elements desired. The plan emphasizes pedestrian access and open space and integrating the Gold Line Station with high-density residential, mixed-use, and commercial areas via a system of pedestrian alleyways and plazas. These diagrams identify models to guide development decisions for the area; the City may adopt a more definitive specific plan document, or associated zoning standards, for Downtown.

Figure LU-10 is an overall conceptual plan depicting the central Downtown area between East Colorado Boulevard and Huntington Drive and Santa Anita Avenue and Second Avenue. The focal point is the Gold Line station, which the study envisions as being surrounded by large plazas on both sides of the tracks. The central features are pedestrian alleys and breezeways that radiate from the station plazas to the south, connecting the plazas to mixed-use and commercial areas south of the station and along Huntington Drive.

Figure LU-11 illustrates the types and scale of land uses envisioned for each area of Downtown. A well-designed Gold Line station surrounded by areas of public open space is a crucial component of the plan. Photographs of potential examples for this kind of station are presented in the lower right hand corner of the figure. Just above this on the right-hand side are examples of features that could enhance the pedestrian alleys, including fountains, benches, trees, and other landscaping.

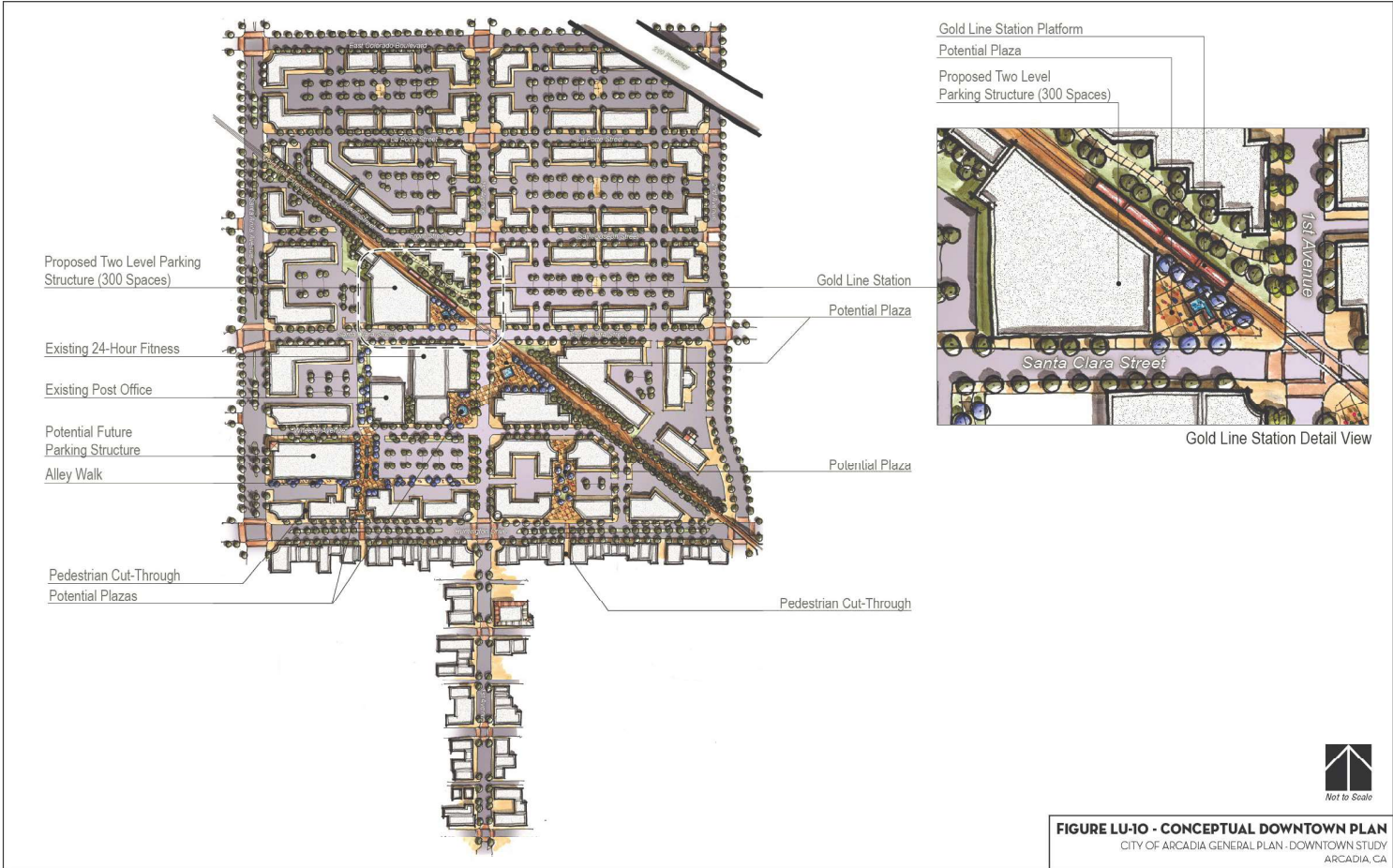
Figure LU-12 is a study of edge conditions—or the interfaces between land uses—between the street and the buildings facing it, for example. Section A illustrates the proposed pedestrian alley walk, which should be a minimum of 20 feet wide. Key features of the alley walk include street furniture and planters attached to the face of the future parking structure; this adds aesthetic value for pedestrians. Another feature is the use of trees and groundcover to provide shade and visual variety.

Section B depicts a cross-section of a pedestrian breezeway. This feature allows for pedestrian access/connection from parking lots or alley walks in the rear of retail stores to the street. Street furniture and landscaping are used to “soften” the experience of walking between buildings.

Section C shows the relationship of building to street, with awnings and street trees providing shelter for pedestrians. The trees and street parking also form a physical buffer between automobile traffic and people on the sidewalk. Adjacent to the building, an amenity zone provides room for street furniture such as planters and benches.

Section D depicts the interface between a parking lot and the street. The key feature is a bioswale that catches surface runoff from the parking lot, preventing polluted water from running directly into the storm drain system and eventually, into the ocean. Hedges and trees screen the parking lot from the street.

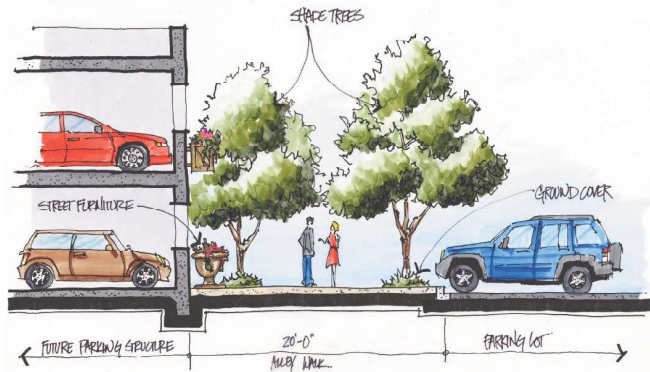
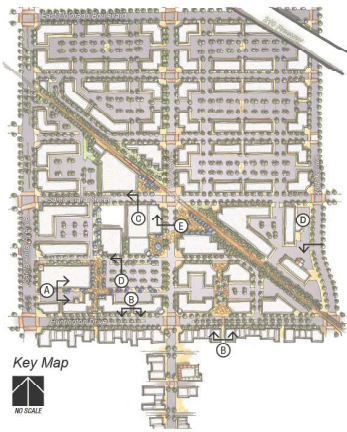
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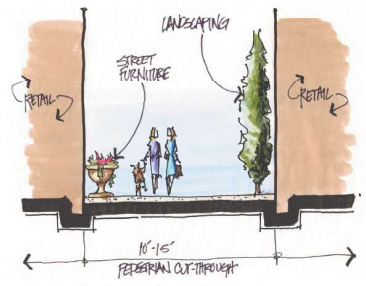
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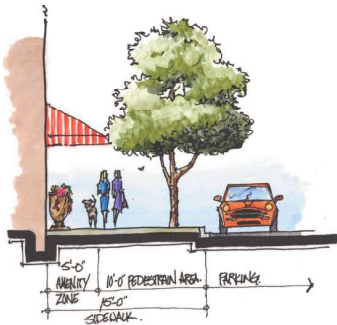
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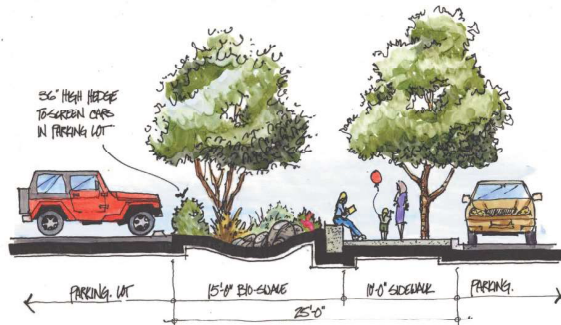
Section A: Pedestrian Alley Walk
The alley walk takes advantage of the existing alley way running from Santa Anita Avenue to Second Avenue 1/2 block north of Huntington. The goal is to provide internal pedestrian access across the Downtown, with little or no vehicular interference.



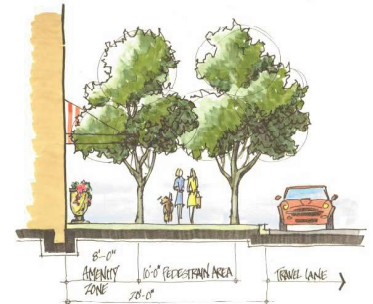
Section B: Pedestrian Cut-Through
The Pedestrian Cut-Through is to allow for pedestrian access from the parking lots in the rear of retail to the street. They also provide access to and from the Alley Walk.



Section C: Building to Street Relationship
The Building to Street Relationship is intended to create a comfortable pedestrian environment by including awnings, shade trees, and street furniture. On street parking and street trees help buffer the pedestrian from vehicular traffic.



Section D: Parking Lot to Street Relationship
Parking Lot to Street Relationship is intended to create a comfortable pedestrian environment and to screen the parking lot through landscaping. The landscape buffer between the parking lot and sidewalk can also be used to help collect and clean water run-off.



Section E: Expanded Parkway
The expanded parkway is intended to create a comfortable pedestrian environment along First Avenue connecting the downtown area from East Colorado to Huntington Boulevard with the transit station in the middle.

FIGURE LU-12 - CONCEPTUAL EDGE CONDITIONS
CITY OF ARCADIA GENERAL PLAN - DOWNTOWN STUDY
ARCADIA, CA

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

Policy LU-10.1: Provide diverse housing, employment, and cultural opportunities in Downtown, with an emphasis on compact, mixed-use, transit- and pedestrian-oriented development patterns that are appropriate to the core of the City.

Policy LU-10.2: Promote the Metro ~~Gold-Line-Extension transit station and establishment of a transit station~~ in Downtown Arcadia, and take full advantage of the opportunities the **Metro Gold-Line** station will bring to Downtown and the City as a whole.

Policy LU-10.3: Work toward the establishment of public gathering areas in Downtown to bring public activities and civic events into Downtown.

Policy LU-10.4: Establish commercial uses that complement the vision of the Downtown core with opportunities for more intense, quality development at key intersections that are unique from the regional offerings at the regional mall.

Policy LU-10.5: Encourage the transformation of Santa Anita Avenue into a premier office **and residential** corridor by offering incentives for development while at the same time requiring the high-quality amenities that will attract the kinds of businesses the City would like to see.

Policy LU-10.6: Encourage high standards for property maintenance, renovation and redevelopment.

Policy LU-10.7: Provide accessible plazas and public spaces throughout Downtown that provide both intimate, outdoor rooms and larger spaces that could accommodate public gatherings and celebrations.

Policy LU-10.8: Establish an attractive and coordinated wayfinding sign program in Downtown with an overall consistent design theme.

- Policy LU-10.9:** Connect various activity areas and plazas via sidewalks, paseos, and pedestrian alleys to create a comprehensive pedestrian network.
- Policy LU-10.10:** Establish a “park once” system in Downtown with a collection of shared surface and parking structures.
- Policy LU-10.11:** Buildings should be oriented to the pedestrian and the street.
- Policy LU-10.12:** Encourage architecture that uses quality, lasting building materials; provides building scale that relates to intimate nature of Downtown; and applies a unified theme.
- Policy LU-10.13:** Recognize that well-designed public open spaces are vital to the success of Downtown. Work with private developers and landowners to facilitate the construction of such spaces.
- Policy LU-10.14:** Create a high-quality pedestrian experience in Downtown through the use of street trees, public art, street furniture, and public gathering spaces. Using signage, art, and unique uses, entice and encourage people to walk and explore the commercial core of Downtown.

First Avenue and Duarte Road

The First Avenue and Duarte Road corridors provide local commercial services and retail uses that support the surrounding residential neighborhoods. First Avenue is envisioned as a mixed-use street that complements the surrounding residential properties. Duarte Road is envisioned as a neighborhood-serving commercial node with uses that require additional traffic presence.

First Avenue between Huntington Drive and Duarte Road represents the proving ground for mixed-use development in Arcadia, with the first projects constructed in the early 2000s. Residential development is required to have a ground-floor commercial component, **unless affordable housing units are provided**. The streetscape improvements north of California Street, completed also in the early 2000s, have created a very pleasant pedestrian environment, with shops, cafes, and services within easy walking distance from neighborhoods on either side of First Avenue. However, visitors who drive to the district have trouble with the angled parking. The concern is that exiting from such spaces into traffic can be daunting. The City will examine options to mitigate this problem, as well as public or shared lots. In addition, the City will look into extending the streetscape improvements south to Duarte Road.

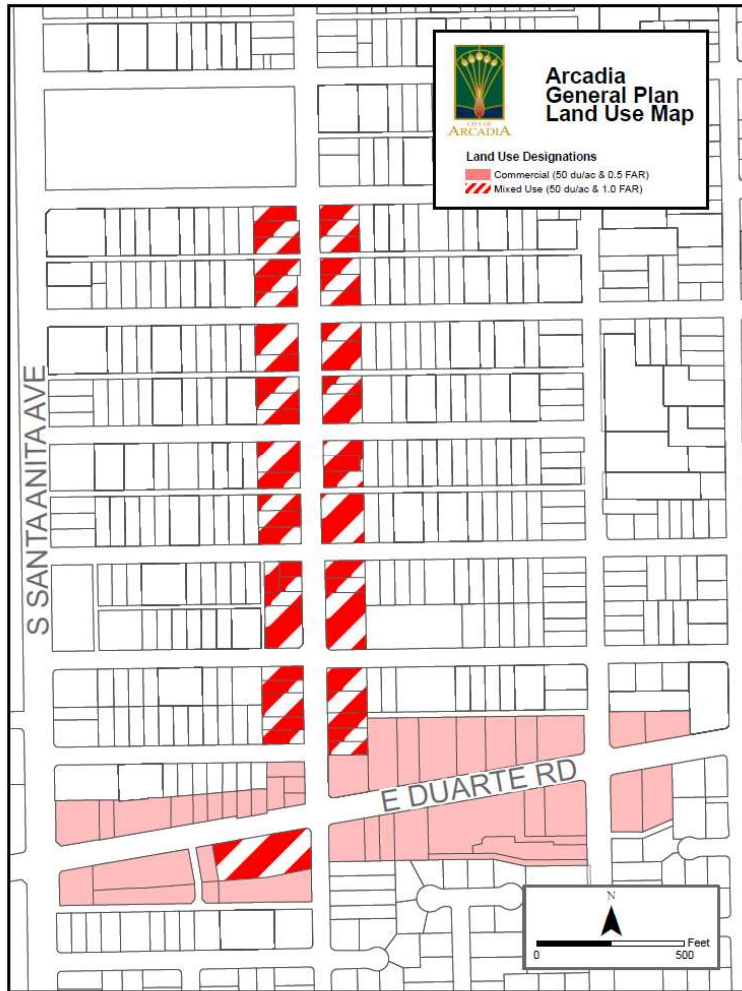


Figure LU-13:
First Avenue
And Duarte Road

Goal LU-11: An economically vibrant neighborhood with a mix of residential and commercial uses along First Avenue

Policy LU-11.1: Work to improve the pedestrian experience along First Avenue between California Street and Duarte Road by looking for funding to extend the streetscape improvements already in place north of California Street.

Policy LU -11.2: Examine alternative parking options such as public/shared parking lots along First Avenue to help improve safety and traffic flow.

Las Tunas and Live Oak Avenue

Las Tunas and Live Oak Avenue Corridors have supported a mix of low-intensity businesses for many years, although a new residential and retail center at Santa Anita Avenue and Las Tunas/Live Oak corridors has established site design and architectural cues that should inspire new development along the corridor. Along the approximately one-mile stretch that Live Oak Avenue runs along the southern edge of the City, one can find everything from light-industrial manufacturing and auto repair to medical offices and apartments. Live Oak Avenue is also a major commuter thoroughfare that provides direct access to the I-605 freeway. The Las Tunas Avenue corridor is west of Santa Anita Avenue and consists of commercial, mixed-use, and light-industrial manufacturing.



Figure LU-14: Las Tunas Drive/Live Oak Avenue

The City has completed landscaping, median, and other streetscape improvements to enhance the public realm, but the pedestrian experience is less than optimal due to a narrow sidewalk, an absence of shade trees, and a lack of interesting places to walk to. The area serves residents of neighborhoods north and south of Live Oak Avenue (with neighborhoods to the south in Los Angeles County but also in Arcadia's sphere of influence). In particular, the avenue's two supermarkets are major local shopping destinations. There remains, however, a significant opportunity to improve the other shopping and service options for the people who live nearby.

In 2002, the City attempted to establish a redevelopment area along the Live Oak corridor as a means of financing improvements there. This move, however, was blocked by the County of Los Angeles.

The vision for a reinvented Live Oak Avenue corridor provides for a livelier, more diverse mix of retail and service commercial uses that

better serve local residents, together with new residential uses in select locations along the corridor in mixed-use or stand-alone developments. Enhancements to accommodate and promote pedestrian activity will be balanced with recognition of the roadway as a major east-west connector.

The *Mixed Use* designation applies only to those properties that have sufficient depth to accommodate a combination of uses; stand-alone residential is not permitted unless affordable units are provided, but can be integrated either vertically or horizontally into a comprehensive development scheme, with relationships to the adjoining lower-scale development clearly recognized and respected for any new development.

The Land Use Plan acknowledges and retains compatible business park uses between Santa Anita and El Monte Avenues, as well as established multifamily housing and low-scale office buildings along the north side of Live Oak Avenue. Where the *Commercial* designation applies, the City supports and encourages the private redevelopment of commercial centers. Complementary policy direction is included in the Commercial Corridors section. Applicable policies and programs include:

- Use code enforcement activities to address maintenance issues.
- Pursue public/private partnerships aimed at creating an investment strategy for the corridor.
- Transition non-commercial uses on commercial properties.
- Encourage the improvement or replacement of older buildings by offering entitlement incentives.
- Encourage landscaping and facade improvements.
- Require appropriate and coordinated landscape and design standards.

Live Oak Avenue is the boundary between the Arcadia Unified School District and El Monte K-8 and high school districts. Arcadia residents have expressed their desire to have City boundaries and school district boundaries coincide. While the City of Arcadia has no jurisdiction to effectuate such an adjustment, the City recognizes the value that the Arcadia Unified School District brings.

Live Oak Avenue is major cross-town thoroughfare, yet the mix of uses that has evolved along the corridor suggests that sections can be more pedestrian focused and neighborhood serving, as discussed above. Also, a unifying streetscape the length of Live Oak Avenue, and along Las Tunas Drive from El Monte Avenue east to Santa Anita Avenue, would enhance the driving and pedestrian experiences, and would create a better visual image of this section of Arcadia. This will include coordinated landscaping within parkways and medians, quality street lighting and street furniture, and well-marked pedestrian crossings.

Pedestrian District

Between Santa Anita Avenue and Fifth Avenue, the plans for mixed-use development will emphasize more of a pedestrian environment, with buildings fronting the street. As with Downtown and Baldwin Avenue, pedestrian connectivity, especially between established and new residential uses and commercial uses along the corridor, should be the main focus of community design efforts. The provision of awnings should be encouraged, which in combination with a street tree plan for the avenue, will provide areas where pedestrians can shelter from the sun. Benches and other places where people can rest will also work to encourage walking.

For those sections along the corridor where development is more oriented toward auto traffic, all development should have visually interesting street frontage as well (for example, windows, variation of design, artistic elements), with no blank walls. All development shall feature quality building materials and attractive, well-designed landscapes.

Goal LU-12: **An attractive and economically thriving Live Oak Avenue and Las Tunas Drive corridor**

Policy LU-12.1: Encourage mixed-use and/or residential development on lots that have the size to support a higher intensity of development. Encourage lot consolidation to facilitate such development.

Policy LU-12.2: Encourage and support the private redevelopment of commercial properties in areas not designated appropriate for mixed-use.

Policy LU-12.3: Encourage the improvement of the pedestrian environment between Santa Anita Avenue and Fifth Avenue by requiring new developments to be designed with an emphasis on pedestrian connectivity with neighboring uses.

Policy LU-12.4: Develop a streetscape improvement plan for Live Oak Avenue. Such a plan should address street trees, street furniture such as benches and planters, and pedestrian-friendly amenities such as awnings.

Policy LU-12.5: Encourage the creation of public driveways to shared parking behind businesses between Santa Anita and El Capitan Avenue on the south-side of Live Oak Avenue.

Policy LU-12.6: Provide opportunities for high density residential development providing affordable housing units along the Live Oak/Las Tunas corridors that will serve as a catalyst for other types of development in the surrounding area.

Lower Azusa Road Reclamation Area

The southern portion of this former quarry, the 10 acres south of Lower Azusa Road has already been developed with light industrial uses. The approximate 80-acre northern portion will continue to be filled in with inert materials (concrete, asphalt and dirt) as part of a reclamation plan that will create a sizable development site.

With immediate visibility and access from I-605, the site offers the opportunity for several uses. Any new uses in this location, however, will have to ensure adequate buffering for the surrounding residential neighborhoods of the City of El Monte.

Though this site was historically designated for industrial and extractive uses, the *Commercial/Light Industrial* designation expands the potential for light industrial business activity while allowing supportive and regional-serving commercial uses. The designation recognizes the importance that small-scale industrial and quasi-industrial businesses have in the community in terms of jobs provision, access to needed goods and services, and revenue from point-of-sales operations. Industrial uses are expected to be in high demand due to the increasing conversion of industrial lands throughout the San Gabriel Valley. The designation also allows for large-scale, regional-serving retail at this location, providing options for reuse that will further the City’s economic development objectives.

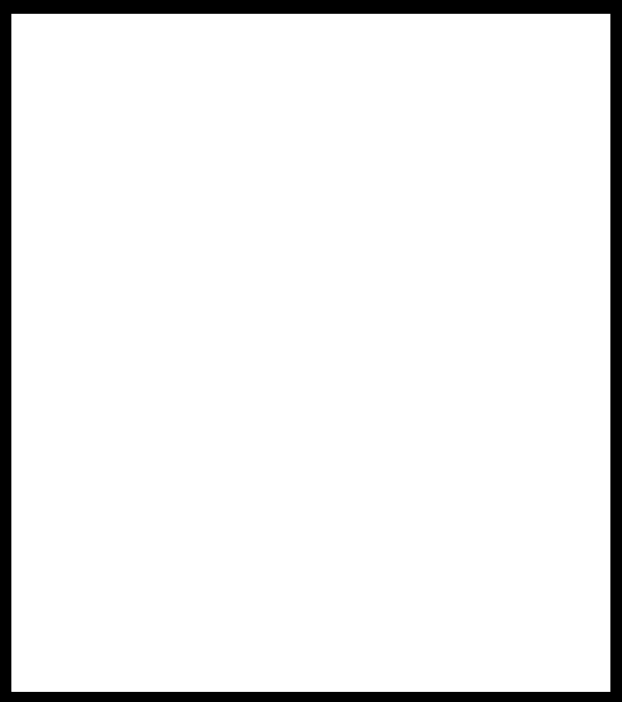


Figure lu-15:
Lower Azusa
Road Reclamation
Area

Complementary policy direction is established in the goals and policies for Industrial Districts below. Key considerations for reuse of the site include:

- Buffering and providing appropriate transition from any new industrial use to minimize impacts on surrounding residential neighborhoods
- Encouraging uses that provide employment and revenue benefits to the City
- Improvement of roadway access to the site, in particular upgrading the connection to the freeway
- Requiring high-quality site and architectural design, combined with substantial landscaping, to create showpiece development

Goal LU-13: A developed Lower Azusa Road Reclamation Area that maximizes revenue to the City while minimizing negative impacts on surrounding neighborhoods

Policy LU-13.1: Require that developers of properties within the Lower Azusa Road Reclamation Area provide infrastructure at the time of development that meets requirements specific to the uses planned, including road pavement that may be needed to support truck traffic for industrial uses.

Policy LU-13.2: Improve access to the Lower Azusa Road Reclamation Area through the upgrade of the roadway connection to the I-605 Freeway.

Baldwin Avenue/Duarte Road

Baldwin Avenue between Huntington Drive and Camino Real Avenue is a very economically successful commercial district. This stretch functions as a restaurant row, with numerous examples of thriving establishments. The restaurants may primarily serve Arcadia’s booming Asian population, but they also draw many patrons from all over the San Gabriel Valley.

Immediately behind the commercial corridors are well-established multifamily neighborhoods. Townhomes and two- and three-story apartment buildings, many dating from the 1960s and 1970s, are built on most of the properties. A large percentage of these older properties were built at densities at or near 30 dwelling units per acre. In recognition of this condition and to give property owners the opportunity to recycle some of the most dilapidated of these structures, the maximum density for the *High Density Residential* category has been increased from ~~24 to 30~~ 20 to 40 dwelling units per acre. Even with this improved incentive to rebuild, it is unlikely to result in much redevelopment of apartment buildings, except for in the most extreme cases. If over the life of this General Plan the City faces a problem in this or other neighborhoods with apartment buildings that have become run down, but for which there is not adequate incentive to spur wholesale redevelopment, the City may look at other options, such as the allowance of smaller unit sizes. As always, guiding this process will be the desire to balance the aesthetic and economic benefits of new development with the potential negative consequences of increased densities.

This section of Baldwin Avenue has evolved into a vigorous, busy commercial corridor, driven to a large degree by the influx of Chinese and other immigrant-owned businesses, and by a volume of ethnic restaurants that attract people from throughout the San Gabriel Valley. From the perspective of community design, however, Baldwin Avenue leaves much to be desired. Development is primarily auto-centered,

with many buildings oriented away from the street. Adjacent buildings do not relate to each other. Several developments have occurred as mini-malls that are internally focused, turning their backs on neighbors and sometimes presenting long, blank street walls. Few pedestrian or auto connections exist between developments. Once a customer has arrived, he or she is actively discouraged by the built environment to walk to adjacent stores. It is easier to drive back onto Baldwin Avenue and drive to the next destination, even if it is a short distance away.



Figure LU-16:
Baldwin Avenue/
Duarte road

Along the commercial corridors, the *Commercial* designation supports continued economic vitality of the diverse businesses **and residential uses with affordable housing units**. Increased focus is needed, however, on orienting new developments toward Baldwin Avenue and Duarte Road, enhancing the streetscape for pedestrians, and creating better physical relationships and ties among developments, including reciprocal access between adjacent parking lots and even establishing shared or public parking lots. Reciprocal and shared parking approaches will help reduce circulating auto traffic as people look for parking spaces.

The improvement of pedestrian connections between the residential neighborhoods and the commercial businesses along Baldwin Avenue is another important community design goal for this area. The strengthening of pedestrian connectivity through directional signage, street trees, benches, distinctively marked intersections, and other streetscape improvements, will have positive effects in terms of economic development and traffic mitigation, as local people are encouraged to walk to nearby restaurants and businesses.

Clearly, improvements to the urban design quality of Baldwin Avenue will be incremental over a period of many years. Nevertheless, the following development approaches, when applied to new projects and the rehabilitation of existing development, will make gradual improvements.

Shared Parking

As with Downtown, Baldwin Avenue businesses could benefit from shared parking. A single parking structure or lot that could serve the businesses on an entire block would allow an escape from the mini-mall-surrounding-a-parking-lot paradigm that dominates.

Pedestrian Connectivity

Pedestrian connections between developments should be encouraged. Buildings should be oriented toward the sidewalk, and businesses should not be permitted to impede or eliminate sidewalk ingress and egress. Walls or other barriers that disrupt pedestrian connectivity should not segregate parking lots from one another.

Goal LU-14: Maintaining the economic success of Baldwin Avenue while enhancing design

Policy LU-14.1: Encourage new developments to incorporate public gathering spaces as part of their design.

Policy LU-14.2: Use code enforcement to address maintenance issues.

Policy LU-14.3: Facilitate landscaping and facade improvements through a combination of incentives and code enforcement.

Policy LU-14.4: Require traffic mitigation and landscape and design standards. Encourage design approaches that minimize expansive parking lots fronting Baldwin Avenue.

Policy LU-14.5: Require new developments on Baldwin to place entries on Baldwin Avenue to encourage increased pedestrian use of Baldwin Avenue.

Policy LU-14.6: Establish a marketing and branding strategy to unify Baldwin Avenue as a key shopping and dining destination

Policy LU-14.7: Provide opportunities for high density residential development providing affordable housing units along in the Commercial areas in the Baldwin/Duarte area that will serve as a catalyst for other types of development in the surrounding area.

Santa Anita Park

The Santa Anita race track is a key community feature and an important component of Arcadia's character. The retention of live horse racing at this facility and the ongoing economic vitality of the race track are part of Arcadia's plan for a strong economic base. Since the advent of off-track wagering facilities and a long-term downturn in the racing industry, attendance at the Santa Anita race track has declined. As a result, it is no longer necessary to reserve both of the race track's large open parking areas exclusively for race track event parking. The combination of lower attendance and the potential availability of a portion of the race track's parking areas for other uses have given rise to much community discussion regarding the positives and negatives of permitting new uses within the race track's parking areas.

Figure lu-17: Santa Anita Park

Arcadia's long-term vision is to retain live horse racing at the Santa Anita race track, and to preserve the existing grandstand structure. The opportunity also exists to create a development of urban intensity on the race track's southerly parking lot which responds to the unique attributes of the race track to the north and the shopping mall to the west, and to cultivate this unique combination of regional attractions into a cohesive center. The City's goal is to ensure that new commercial development within the southerly race track parking area is respectful of Arcadia's existing community character, one of well-

preserved, peaceful, and safe residential neighborhoods. Because future development within the southerly race track parking lot has the potential for impacting the community, future development must address the following needs:

- Achieving land use compatibility with, and a logical physical relationship to the adjacent mall and residential uses
- Retaining the ability of area roadways to maintain Level of Service D (Level of Service C on local residential streets), as outlined in the Circulation and Infrastructure Element
- Providing sufficient on-site parking so as not to exacerbate existing problems of race track patrons parking offsite
- Maintaining architectural compatibility with the existing race track grandstands
- Preserving important community views of the existing race track grandstands such that the race track grandstands remain recognizable from locations along Huntington Drive
- Providing sufficient on-site security so as not to impact the services of the Arcadia Police Department

The purpose of designating the area south of the race track grandstands *Commercial* is to assist in facilitating free market forces to introduce new, compatible uses with complementary market segments to the existing mall, Downtown, and other commercial areas within the City. Overall, the *Commercial* designation of the southerly race track parking lot is intended to assist in achieving the City's mission and the related economic development and public infrastructure goals that are included in the Mission Statement. By reinforcing the need to establish linkages between new uses and existing ones, and between the race track and mall, the General Plan also seeks to create a synergistic economic relationship between the mall, race track, and new commercial uses in the race track's southerly parking area.

New development within the portion of the race track designated *Commercial* is to be implemented through a specific plan pursuant to the California Government Code or an equivalent master planning process adopted by the City, and is to be consistent with the following provisions.

Community Context

Santa Anita Park is a vital component of the community's identity, its cultural heritage, and its economic well-being. Further, it is a bonafide regional destination, drawing visitors from throughout Southern California. The race track is one of three major live horse racing venues in Southern California, and possesses a distinct cultural heritage and recreational identity. It consists of the grandstands, track, paddock area, stables, other ancillary buildings, and two large surface parking areas, one to the north and one to the south of the track itself. The southerly surface parking area provides a unique physical opportunity for master planned infill development which builds upon the site's regional identity and central location. Development within the site's southerly parking area needs to be carefully planned so as to avoid or

minimize adverse impacts to existing and established neighborhoods and commercial areas within Arcadia.

Located immediately southwest of the race track, the regional shopping mall is Arcadia's primary retail sales tax generator; it consists of approximately 1.4 million square feet with three major anchors. It serves Arcadia residents, as well as residents from surrounding communities. Although the race track and mall are contiguous to each other, each has a large common boundary, and shares a common set of access roadways, there are no common activities or functional linkages between these two uses. A chain link fence topped with barbed wire currently separates the southerly parking lot of the race track from the easterly mall parking area.

Large arterial roadways separate the race track/mall complex from adjacent uses. These roadways, Baldwin Avenue and Huntington Drive, are wide with landscaped medians, and represent the public/private edge for the race track and mall. Both the race track and mall are set far back from Huntington Drive and Baldwin Avenue, minimizing visual impacts. The location of the race track parking areas to the north and south of the race track and grandstands has increased the visibility of these features. The unique architecture of the southerly grandstand facade has become an important community landmark. Views of this facade are an important attribute of the site that needs to be protected in planning for development of the southerly parking area, such that the grandstands remain a recognizable community feature.

The architectural design of commercial buildings that are introduced to the southerly race track parking area needs to be compatible with existing race track architectural design, and functionally build upon the race track's attributes. The mall has a significant setback with a fairly dense landscaped buffer at the roadways' edge, limiting visibility of the mall, particularly from Baldwin Avenue. Of utmost concern to the City is the continued success of the mall and race track.

Proposed Commercial Uses

The approximate 85-acre development area within the southerly portion of the Santa Anita race track is strategically located between an established commercial use (race track) and commercial retail use (mall). The mix of uses within this development area should add to and enhance the range of existing retail in the City, and provide uses which can draw from and contribute to existing patronage at the mall and race track. The mix of uses and the design of new commercial development should work together to create a place where people can and will want to come for shopping and enjoyment. A wide range of compatible land uses is desired that will increase the area's retail sales potential by bringing more activity and buyers to the area. Thus, the retail component of new development within the southerly portion of the race track should provide a unique shopping experience, emphasizing a mix of general retailing and specialty goods.

Attracting a wide variety of sit-down restaurants and other types of eating establishments is important to the success of establishing a

functional link between the mall's commercial uses and the race track's entertainment identity. A variety of entertainment experiences are desired to support the dominant commercial use of the site, and to increase patronage of the area's retail sector without creating a "theme park" or "amusement park." Desirable entertainment uses include both ticketed and non-ticketed venues. Office uses should, at most, be a minor portion of new development, and be supportive of the overall commercial character of the site. It is understood that, although market forces will bring an array of new and unique uses to the area, other uses will invariably compete with existing commercial areas in the City. Emphasis should be placed upon new uses and uses either having complementary market segments or a different scale and character than those currently existing within the City of Arcadia.

Community Design

There are several strong existing attributes that influence the potential new Commercial area's design. At this time, the mall and race track are two separate entities with no physical or commercial linkage. Development of new commercial uses in the southerly portion of the race track property represents a potential third major entity in the center of Arcadia. In order to benefit from the locale of the two existing regional attractions, and to maximize potential economic benefits, new commercial uses should be designed to establish linkages with the two existing major attractions (mall and race track), rather than simply create a third entity in the same area. The intent of such linkages is to facilitate each attraction's ability to draw patronage from, as well as contribute patronage to the other attractions, thereby increasing the success of the mall, race track, and new commercial development.

New commercial buildings and structures in the southerly portion of the race track property need to respect the architectural and cultural heritage represented by existing race track buildings. Because any proposed development would be located closer to Huntington Drive than the existing race track structures, potential visual impacts of new development must be carefully analyzed. An appropriate building setback buffer and/or public edge landscape treatment needs to be provided to minimize potential visual impacts along Huntington Drive, and new development needs to protect public views of the race track grandstands. While it is not possible for new development south of the grandstands to preserve unobstructed views of the entire grandstand structure, it is important that the grandstands remain recognizable from key locations along the perimeter of the race track. Key views which merit preservation include the first views travelers get of the grandstands from Huntington Drive/Colorado Place, directly east of the track (Gate 5) and views of the unique architecture of the southerly grandstand facade, particularly those of architectural details toward the center and easterly portion of the grandstands. Views of these key architectural details from locations along Huntington Drive should be preserved.

Exposed elevations of new commercial buildings to Huntington Drive, the race track, and the mall should avoid long, uninterrupted planes, using articulated components such as staggered setbacks for different

building levels, recessed windows, projecting balconies, arcades, etc. The design of the rear of buildings and loading or service areas should be cognizant and respectful of adjacent uses, and the need for establishing viable linkages with the mall and race track. The size and design of exterior building and project signage exposed to public roadways for new development within the southerly portion of the race track needs to be compatible with the immediately adjacent architecture. Thus, while signage is important to assist visitors to the site, signs should not be the dominant visual feature of the built environment. Landscaping for new commercial development should establish a project identity along the public edge and at the entries, and identify the vehicular roadways, pedestrian walkways, building entries, and plazas. Development of this site should also provide the opportunity to construct an integrated and consistent landscape treatment along Huntington Drive. The General Plan acknowledges that new commercial development south of the race track grandstands will introduce a new and potentially substantial source of nighttime lighting. Lighting needs to be integrated into project design, and not appear to be tacked on as an "afterthought." Lighting structures need to be in scale with the surrounding buildings. Also, while on-site lighting needs to be bright enough to promote the general safety of new uses, great care must be taken to prevent "spillage" of lighting and glare into nearby residential neighborhoods.

Circulation and Parking

Given the potential intensity of new development south of the race track grandstands, new commercial uses could generate a substantial amount of traffic. Because of the key location of the commercial development area, and its proximity to two major traffic generators (race track and mall), if not properly managed, traffic from new commercial development could result in traffic congestion.

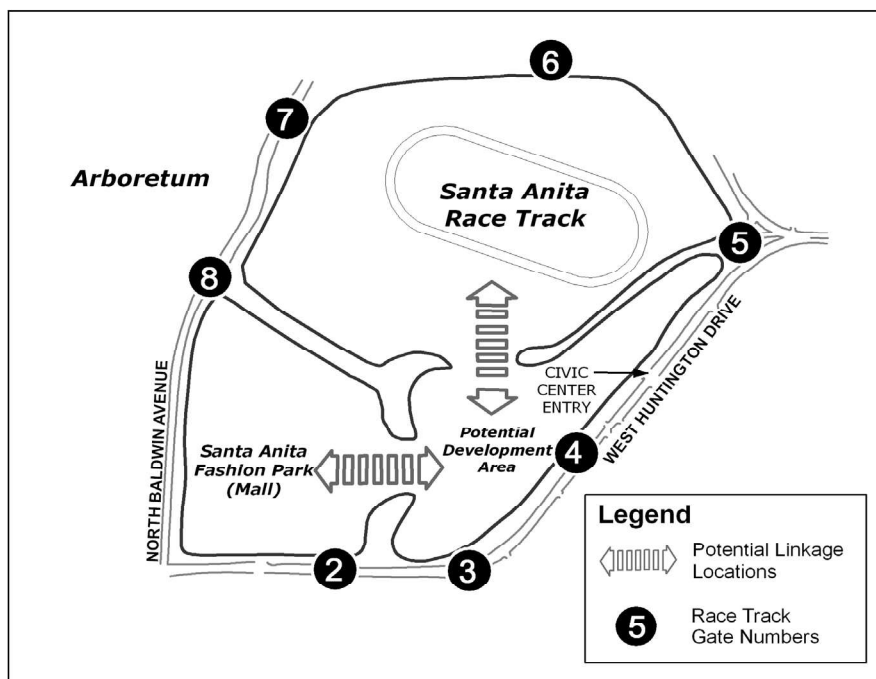


Figure lu-18: Santa Anita Park Linkages

Traffic resulting from new commercial development needs to be analyzed and mitigated from both a roadway capacity perspective (both average daily traffic and peak-hour traffic), and from a land use compatibility perspective. Thus, new commercial development must not exceed the roadway performance capacity thresholds identified in the Circulation and Infrastructure Element. In addition emergency response vehicle access, and to the maximum possible extent, commercial traffic needs to be accommodated on existing roadways serving commercial uses. Existing residential neighborhoods and the hospital should not be adversely affected by new commercial traffic. These neighborhoods and their established character need to be protected from adverse traffic impacts generated by potential commercial development. Because access points are well established and appropriately spaced, the internal circulation system for new development south of the race track grandstands should be connected to existing points of ingress/egress. Because commercial uses are often characterized by significant pedestrian traffic, the internal circulation system of any new commercial project (or increment thereof) needs to assign a high priority to pedestrian movement in terms of ease, safety, and legibility.

As the result of new development, on-site merging of race track related traffic with traffic from new commercial uses and the mall will occur. It is the intent of the General Plan that patrons of the race track, mall, and new commercial development be able to walk between these uses, and that automobile traffic between these uses not be forced to use the external public roadway system as the only means of access between them.

The General Plan recognizes that, by encouraging development within an 85-acre area south of the race track grandstands, a substantial amount of race track parking will be diverted from the track's southerly parking area to its northerly parking area on a daily basis. Because of the proximity of residential neighborhoods north of the race track, race track-related traffic increases onto Colorado Place need to be limited. Thus, access to the race track parking area needs to continue to be provided from Huntington Drive and Baldwin Avenue. At the same time, it is important that the internal circulation system south of the race track efficiently move traffic from parking entries along Baldwin Avenue and Huntington Drive through or around new commercial development into race track parking areas, and that traffic queuing up to enter race track parking areas not block entries into the commercial area parking or uses. It is also important that an efficient system of pedestrian access routes connecting mall and commercial parking and uses be provided, and that safe crossings of vehicular access routes are provided.

All requisite parking for new commercial uses must be accommodated on site. The net effect of the physical arrangement of commercial, race track, and mall parking must not exacerbate the problem of race track patrons parking off site.

A number of race track patrons use public transit. This mode of transportation needs to be preserved and enhanced through the provision of safe and adequate staging areas for buses as determined

by the Foothill Transit District and the Metropolitan Transportation Authority, and through the provision of safe and convenient pedestrian access from these staging areas to the race track and commercial uses.

Public Safety

An important objective and benefit of new commercial development is municipal revenue generation. However, there are often significant public safety demands and costs associated with these types of projects. Large commercial venues have the potential to generate large numbers of people within a relatively small area. While this may be an objective of the new commercial development, the maintenance of a high level of public safety within the commercial area and surrounding lands is imperative. New commercial development south of the race track grandstands will be required to maintain an adequate level of security and fire protection as determined by the City of Arcadia Police and Fire departments.

Phasing and Intensity

The commercially designated portion of the race track's southerly parking lot is large (85 acres) and potentially able to accommodate significant new development. It is thus likely that new development will occur in a number of increments. Individual development increments need to yield a cohesive, viable mix of uses, and should not be predicated upon the construction of a subsequent increment. Thus, with the completion of any individual development increment, the whole of the commercial area needs to appear to be "complete." Simultaneously, each development increment needs to represent a rational step that provides linkages to previous commercial development within the race track, as well as to subsequent development increments, the mall, and to the race track itself. In addition, this guideline will minimize visual impacts on the public roadways.

In order to ensure that new commercial development is respectful of Arcadia's existing community character, and is compatible with the community's well preserved, peaceful, and safe residential neighborhoods, new commercial uses south of the race track grandstands are to be concentrated away from existing residential uses along Huntington Drive, although small freestanding pads may be located along the Huntington Drive frontage. As development approaches exterior portions of the site nearest to existing residential uses, the intensity of new commercial uses needs to be significantly reduced.

Future of the Race Track

Arcadia remains firmly committed to the continuation of a thriving horse-racing enterprise at Santa Anita Race Track. Given the long-term trends in the sport, which has seen many venerable courses closed in recent decades, it is prudent to address the possibility that horse racing will cease to be viable at Santa Anita at some point over the life of this plan.

The site offers tremendous potential due to its size, access, and central location in the San Gabriel Valley; because of this, any use in the Horse Racing designated portion of the property must meet the following performance criteria:

- The appropriate uses will be determined through an extensive process of citywide community engagement.
- The uses will be a major and continual revenue source for the City, comparable to the race track in its heyday.
- The uses will be world class in scope and appeal, with a regional draw, appropriate to the scale and unique nature of the site
- The uses will be compatible with the character of the Arcadia community, which is made up of safe and attractive residential neighborhoods.
- The uses will complement existing major activity centers throughout the City.
- The existing grandstand will be preserved to the maximum extent feasible.
- Design will put a priority on creating public gathering spaces, especially ones that are designed to be used by Arcadia residents.
- Planning will incorporate educational and civic uses (e.g. museums and school facilities).
- The uses will not place an additional burden on the City's water supply.
- Development will preserve views of the mountains and views of the grandstand from surrounding streets and from within the site.
- Site design and uses will accommodate alternative modes of transportation, and will be linked with transit and the Gold Line station.

Goal LU-15: **Maintenance of the many benefits—cultural, fiscal—that live horse racing at Santa Anita Park brings to Arcadia**

Policy LU-15.1: Promote continued economic viability of the Santa Anita Park race track by providing opportunities for compatible commercial uses.

Policy LU-15.2: Recognize that Santa Anita Park and live horse racing are historically and commercially important to the community, and that the race track facility—and the grandstand in particular—is a significant community feature worthy of preservation.

Policy LU-15.3: In the event that horse racing is no longer a viable option at Santa Anita Park, any future alternative use of the site will meet the

performance criteria set forth above in this Element for reuse of the site.

Regional Coordination and Cooperation

The City's policies regarding land use, mobility, and resource use and preservation recognize that Arcadia is part of a large metropolitan region, and that by working with its neighbors and regional agencies, the City can effectively address issues that affect all.

Of particular significance to the City is the increasing role of State mandates (or potential mandates) to address housing availability and global warming. The most important of these State-legislature directed efforts are the following:

Regional Housing Needs Allocation

The Regional Housing Needs Allocation, or RHNA, developed through a process directed by the Southern California Association of Governments (SCAG), represents the number of housing units—divided into various household income categories—that have been calculated to represent every jurisdiction's "fair share" of the regional housing need during a Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Arcadia to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law makes no mandate that these units actually be built. Rather, housing law merely requires that the City do its part to facilitate housing construction by designating and zoning land for residential use at appropriate densities, and by eliminating impediments to housing development.

The RHNA is based on population and housing needs projections made by the State and assigned to the regional Councils of Government (COGs) throughout California. The regional COGs, in turn, allocate housing absorption to its member jurisdictions. SCAG fulfills this role for the six-county region that includes Arcadia.

AB 32

Assembly Bill 32, the Global Warming Solutions Act (passed in 2006), sets the target of reducing emissions of greenhouse gases statewide to 1990 levels by 2020. The bill assigned the task of coming up with a scoping plan for this reduction to the California Air Resources Board (CARB). This plan, which CARB's board approved in December 2008, has a range of greenhouse gas (GHG) reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program.

Refer to the Housing Element for discussion of Arcadia's Regional Housing Needs Allocation.

SB 375

Senate Bill 375 (2008) takes aim at reducing the single largest source of greenhouse gases in California—emissions from passenger vehicles—by working to reduce vehicle miles traveled. The law prompts California regions to work together to lower these emissions, and requires the integration of planning processes for transportation, land use, and housing. SB 375 requires CARB to develop regional reduction targets for automobiles and light trucks GHG emissions. The regions, in turn, are tasked with creating “sustainable communities strategies,” which combine transportation and land use elements to achieve the emissions reduction target, if feasible. Arcadia is cooperating with these efforts.

Goal LU-16: Regional coordination and cooperation that represent Arcadia’s interests at regional and statewide levels

Policy LU-16.1: Work with lawmakers to provide the City the opportunity to contribute to legislation affecting the City.

Policy LU-16.2: Work with Los Angeles County, Caltrans, Metro, the South Coast Air Quality Management District, and other public agencies to ensure that actions taken by these agencies do not adversely affect Arcadia’s quality of life or are inconsistent with policies contained in the General Plan.

Policy LU-16.3: Identify opportunities for joint programs to further common interests in a cost-efficient manner.

Policy LU-16.4: Assist agencies providing services within the City of Arcadia, as well as agencies involved in land use, transportation, and the provision of public services and facilities within the City, to understand the importance of the physical components of Arcadia’s character, as well as the potential impacts of their actions on Arcadia.

Policy LU-16.5: Foster systems of inter-jurisdictional communications and development review, and provide that such review respects the values of adjacent municipalities and equitably distributes both the benefits and impacts associated with a given project.

Implications of Land Use Policy

Over time, as properties transition from one use to another or property owners choose to rebuild, land uses and intensities will gradually shift to align with the intent of this element. Given the built-out character of Arcadia, significant development activities may not occur over the life of this General Plan and certainly, not all properties will be developed to the maximum permitted intensities and densities. Table LU-1 summarizes the land use distribution, expected level of development anticipated within each designation, and the resulting residential and nonresidential outcomes that can be expected through approximately 2035.

When completed in 2010, implementation of the General Plan Land Use Plan, with the assumptions described below, was projected to potentially result in 3,624 additional dwelling units, 9,916 new residents, and 3.5 million additional square feet of non-residential development in the City of Arcadia, relative to 2008 conditions. Over a 25-year period, this averages about 145 units and 140,000 square feet of non-residential development per year. Although most new development will be channeled toward the focus areas, scattered private redevelopment actions will create new units and new business opportunities citywide.

Since the adoption of the 2010 General Plan, the City has updated its Housing Element twice in compliance with State law, in 2013 and again in 2021. Statewide housing policy was vastly different in 2021 than it was in 2010, including much more focus on affordable housing. Additionally, the City was given a housing allocation of 3,214 units in the 2021-2029 housing cycle, more than triple the allocation of the previous housing cycle. As a result, projections for future housing units is much higher than was anticipated in the 2010 document. Each of the Housing Element Updates included a detailed future conditions projection as well as population projections. For the most recent projections, please see the Technical Background Appendix to the 6th Cycle Housing Element Update.

The analysis provided in 2010 has been retained below for context.

Projected Future Conditions (2010)

To define a realistic build-out scenario, assumptions about density and intensity levels were made. Factors used to establish potential future conditions include policies in this element, established land use patterns, and past development trends.

Within single-family residential neighborhoods, the expected density largely reflects established conditions, as most single-family neighborhoods in Arcadia have lotting patterns and sizes that do not lend themselves to new land divisions. For the multiple family residential neighborhoods, expected density assumes 80 percent of maximum allowable density for all multifamily land use designations. While some private redevelopment activity may occur, particularly in areas that allow up to 30 units per acre, physical conditions and zoning requirements for on-site improvements will limit the ability of some properties to achieve the maximum densities.

With regard to the non-residential designations, an assumption of 80 percent of maximum allowed intensities has been made, recognizing the well-developed character of several business districts and the fact that land use policy does not change long-applied FAR limits.

Table LU-1 indicates the projected future number of residential units, people, and square footage on non-residential uses based on the assumptions described above. Projected dwelling units have been calculated by multiplying the acres of residential land by the expected density for each designation. For the mixed-use designations, the assumed ratio of residential to non-residential development was 40 to 60 percent. This assumption reflects the requirement for a commercial component for all mixed-use developments and the fact that stand-alone residential development is not permitted.

For non-residential uses (commercial, industrial, and institutional uses), the projection represents a factor of the land use, in acres, for each designation and the expected FAR.

The projected population figure takes into account the average number of persons per household (2.872 in 2008) and the occupancy rate (95.9% in 2008). The number of persons per household and the occupancy rate will change year to year, but for projection purposes, the City has used estimates available from the California Department of Finance, Demographic Unit at the time of General Plan adoption.

Table LU-2 compares buildout for the 2010 General Plan with that of the 1996 General Plan.

Table LU-1: Buildout by Land Use Designation

Land Use Designations	Acres			Dwelling Units			Population ¹			Non-Residential Building Square Feet ³		
	City	SOI ²	Total	City	SOI	Total	City	SOI	Total	City	SOI	Total
Residential												
Residential Estates	545.21	--	545.21	709	--	709	1,950	--	1,950	--	--	--
Very Low Density	1038.13	--	1038.13	2,907	--	2,907	7,997	--	7,997	--	--	--
Low Density	1927.6	550.37	2477.97	7,132	2,036	9,168	19,621	5,602	25,223	--	--	--
Medium Density	63.32	--	63.32	608	--	608	1,672	--	1,672	--	--	--
High Density	431.86	--	431.86	10,365	--	10,365	28,514	--	28,514	--	--	--
Commercial												
Commercial	396.41	49.3	445.71	--	--	--	--	--	--	7,233,186	859,003	8,092,189
Regional Commercial	79.11	--	79.11	--	--	--	--	--	--	1,378,238	0	1,378,238
Mixed-Use												
Mixed-Use	45.08	--	45.08	433	--	433	1,191	--	1,191	859,400	--	859,400
Downtown Mixed Use	23.85	--	23.85	382	--	382	1,050	--	1,050	478,655	--	478,655
Industrial												
Commercial/Light Industrial	97.02	--	97.02	--	--	--	--	--	--	1,690,476	--	1,690,476
Industrial	104.44	--	104.44	--	--	--	--	--	--	1,819,763	--	1,819,763
Public/Institutional												
Public/Institutional	185.82	--	185.82	--	--	--	--	--	--	--	--	--
Open Space												
Open Space - Outdoor Recreation	511.4	--	511.4	--	--	--	--	--	--	--	--	--
Open Space - Resources Protection	160.79	3.63	164.42	--	--	--	--	--	--	--	--	--
Other												
Horse Racing	219	--	219	--	--	--	--	--	--	--	--	--
Rights-of-way, wash, etc.	24.25	1.87	26.12	--	--	--	--	--	--	--	--	--

- Notes: 1. Based on 2.869 persons per household and an occupancy rate of 0.9589 (California Department of Finance, 2008)
2. The General Plan addresses issues within a "Planning Area" that includes areas outside the official City limits known as the Sphere of Influence. The City's sphere of influence includes an area to the west bounded by Foothill Boulevard, Rosemead Boulevard, Michillinda Avenue, and Duarte Road, and an area located on the southeastern end of the City, around Live Oak Avenue and divided by a small strip of land in Arcadia that connects the majority of the City with the industrial/quarry areas in the south. Figure LU-4 shows the sphere of influence area on the Land Use Map. For purposes of the General Plan Housing Element, only land within City limits applies.
3. The figures presented in the table are derived from the 80% buildout factor that has been applied to all commercial development. These figures do not take into
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account precise entitled square footage for individual development projects. Such projects—such as the regional shopping mall—are permitted to develop consistent with entitlements granted.

Table LU-2: Current and Prior Buildout Projections

Area	1996 General Plan			2010 General Plan			Increase/Decrease		
	Dwelling Units	Non-Res. Square Feet	Population	Dwelling Units	Non-Res. Square Feet ¹	Population	Dwelling Units	Non-Res. Square Feet	Population
1 Santa Anita Park ²		888,624			888,624				
2 Downtown Arcadia	206	1,672,732	567	525	3,044,800	1,445	319	1,372,068	878
3 Duarte Rd./First Ave.	125	280,645	343	93	356,739	256	(31)	76,094	(87)
4 Baldwin Ave./Duarte Rd.	2,039	1,338,163	5,615	2,816	1,311,853	7,748	778	(26,310)	2,133
5 Live Oak Ave.	80	971,994	222	461	1,071,924	1,269	381	99,930	1,047
6 Lower Azusa Rd. Reclamation Area		1,449,137			1,610,152			161,015	
7 City (outside focus areas) ²	17,531	4,685,707	48,279	18,639	5,175,625	51,277	1,108	489,918	2,997
8 Sphere of Influence	2,147	859,003	5,914	2,036	859,003	5,602	(111)		(312)
City Limits Total	19,981	11,287,002	55,026	22,535	13,459,717	61,994	2,554	2,172,715	6,968
Sphere of Influence Total ³	2,147	859,003	5,914	2,036	859,003	5,602	(111)		(312)
Planning Area Total	22,128	12,146,005	60,940	24,571	14,318,720	67,597	2,443	2,172,715	6,656

Notes:

1. The figures presented in the table are derived from the 80% buildout factor that has been applied to all commercial development. The figures do not take into account precise entitled square footage for individual development projects. Such projects—such as the regional shopping mall—are permitted to develop consistent with entitlements granted.

2. Development assumptions for the Santa Anita Park Area

No land use changes are proposed for this area.

0.3 FAR allowed for the Commercial portion of Santa Anita Park.

FAR not applicable for the Horse Racing portion of Santa Anita Park and existing structures related to Santa Anita Park have not been included in the square-footage calculation.

Regional Shopping Mall not included in this focus area.

3. Within the Sphere of Influence, the projected decrease in dwelling units and population reflects a difference in methodologies used to make the projections and to report the number of actual number of units within the Sphere. The City does not anticipate any actions to remove units.

SCAG Population Projection	
SCAG 2035	64,845
SCAG Household Projection	
SCAG 2035	22,566
2012 RTP Forecasts	

General Plan and Zoning Consistency

The zoning regulations within the Arcadia Municipal Code serve as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document and sets forth direction for development decisions, the Arcadia Municipal Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The Code also indicates which land uses are permitted in the various zones.

The City of Arcadia is a charter city and is governed on the basis of a charter that establishes its powers and authorities, as contrasted with a general law city, which enjoys only those powers specifically granted to it by the State. While general law cities are required by Section 65860 of the California Government Code to have zoning ordinances that are consistent with a city's general plan, zoning ordinances in charter cities like Arcadia are not required to be consistent with the General Plan. Nonetheless, the City of Arcadia strives to have a zoning ordinance that is compatible with the goals and policies in the General Plan, as the Municipal Code provides the primary means for implementing land use goals. The City will work to ensure General Plan and zoning consistency by prohibiting zoning of properties in a manner which is inconsistent or incompatible with surrounding zoning or land uses, and reviewing development proposals for consistency with all applicable land use regulations.

Table LU-3 identifies the correlation between Arcadia's zoning districts and the General Plan land use designations.

Table LU-3: General Plan and Zoning Ordinance Consistency

General Plan Land Use Designations		Corresponding Zone Districts	
RE	Residential Estates	R-M R-O. 30,000 R-O. 22,000	Residential Mountainous Single Family First One Family 30,000 First One Family 22,000
VLDR	Very Low Density Residential	R-O. 22,000 R-O. 15,000 R-O. 12,500 R-1. 15,000 R-1. 12,500 R-1. 10,000 R-1. 7,500	First One Family 22,000 First One Family 15,000 First One Family 12,500 Second One Family 15,000 Second One Family 12,500 Second One Family 10,000 Second One Family 7,500
LDR	Low Density Residential	R-O. 12,500 R-O. 15,000 R-1. 12,500 R-1. 10,000 R-1. 7,500	First One Family 12,500 Second One Family 15,000 Second One Family 12,500 Second One Family 10,000 Second One Family 7,500
MDR	Medium Density Residential	R-2	Medium Density Multiple Family
HDR	High Density Residential	R-3	Multiple Family
C	Commercial	CPD-1 CG	Commercial Planned Development – 1 General Commercial
C	Commercial (Santa Anita Av, Huntington Dr. Colorado Pl. 1.0 FAR)	C-M CG CBD	Commercial Manufacturing General Commercial Central Business District New Overlay Zone Required
RC	Regional Commercial	CG	General Commercial Special Height
HR	Horse Racing	S-1 H SP	Special Use Zone Special Height Zone Specific Plan
MU	Mixed Use	MU	Mixed Use
DMU	Downtown Mixed Use	DMU	Downtown Mixed Use
C/LI	Commercial/Light Industrial	C-M	Commercial Manufacturing
I	Industrial	M-1	Planned Industrial District
P/I	Public/Institutional	S-2	Public Purpose Zone
OS-OR	Open Space - Outdoor Recreation	OS	Open Space
OS-RP	Open Space - Resources Protection	OS	Open Space

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Attachment No. 4

Changes to the Zoning Map



Zoning Map

Zones

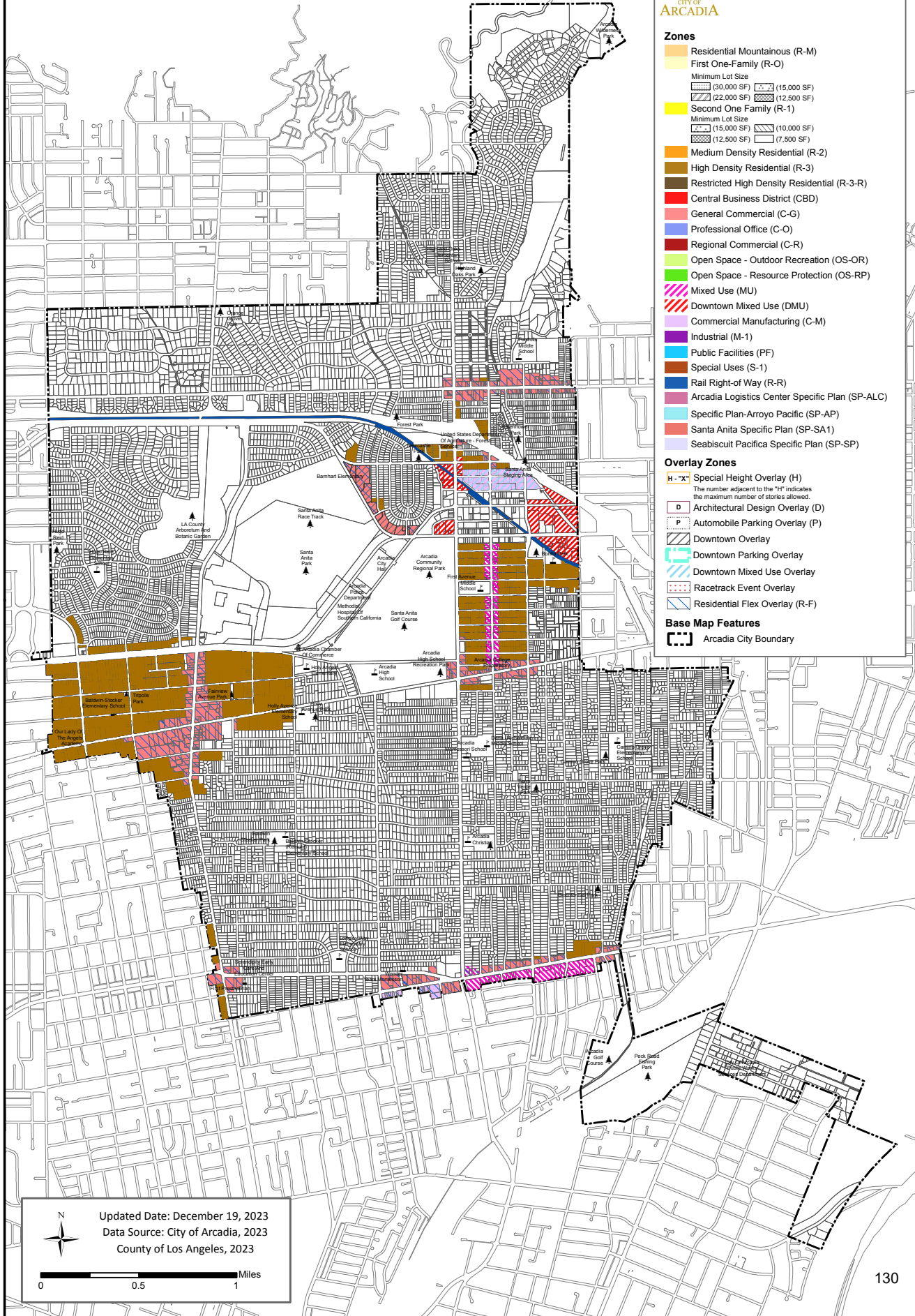
- Residential Mountainous (R-M)
- First One-Family (R-O)
 - Minimum Lot Size
 - (30,000 SF)
 - (15,000 SF)
 - (2,000 SF)
 - (12,500 SF)
- Second One Family (R-1)
 - Minimum Lot Size
 - (15,000 SF)
 - (10,000 SF)
 - (12,500 SF)
 - (7,500 SF)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Restricted High Density Residential (R-3-R)
- Central Business District (CBD)
- General Commercial (C-G)
- Professional Office (C-O)
- Regional Commercial (C-R)
- Open Space - Outdoor Recreation (OS-OR)
- Open Space - Resource Protection (OS-RP)
- Mixed Use (MU)
- Downtown Mixed Use (DMU)
- Commercial Manufacturing (C-M)
- Industrial (M-1)
- Public Facilities (PF)
- Special Uses (S-1)
- Rail Right-of Way (R-R)
- Arcadia Logistics Center Specific Plan (SP-ALC)
- Specific Plan-Arroyo Pacific (SP-AP)
- Santa Anita Specific Plan (SP-SA1)
- Seabiscuit Pacifica Specific Plan (SP-SP)

Overlay Zones

- Special Height Overlay (H)
 - The number adjacent to the "H" indicates the maximum number of stories allowed.
- Architectural Design Overlay (D)
- Automobile Parking Overlay (P)
- Downtown Overlay
- Downtown Parking Overlay
- Downtown Mixed Use Overlay
- Racetrack Event Overlay
- Residential Flex Overlay (R-F)

Base Map Features

- Arcadia City Boundary



Updated Date: December 19, 2023
 Data Source: City of Arcadia, 2023
 County of Los Angeles, 2023

Attachment No. 5

Draft Text Amendments to the
Development Code (redlined)

Division 1: Enactment, Applicability, and Enforcement

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Section 9101.01 – Zones Established

Subsections:

- 9101.03.010 Purpose and Intent
- 9101.03.020 Establishment of Zones

9101.01.010 Purpose and Intent

Zones have been established to classify, regulate, and restrict the uses of land and buildings; regulate and restrict the height and bulk of buildings; regulate the area of yards and other open spaces about buildings; and regulate the density of people.

9101.01.020 Establishment of Zones

- A. General.** The City is divided into zones to allow for orderly, planned development and to implement the General Plan. Table 1-1 (Zones Implementing the General Plan) identifies all zones. All zones shall be listed and appropriately designated on the official Zoning Map.
- B. Base Zone.** Every parcel shall have a base zone that establishes the primary type and intensity of land use permitted, along with development regulations for that particular type and intensity of land use.
- C. Overlay Zone.** An overlay zone supplements the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply.

Table 1-1 Zones Implementing the General Plan		
Zoning Map Symbol	Zone Description	Corresponding General Plan Land Use Designation
Residential Zones		
R-M	Residential Mountainous	Residential Estate
R-0 30,000	Low Density Residential	Residential Estate, Very Low Density Residential, Low Density Residential
R-0 22,000		
R-0 15,000		
R-0 12,500		
R-1 15,000	Low Density Residential	Very Low Density Residential, Low Density Residential
R-1 12,500		
R-1 10,000		Very Low Density Residential, Low Density Residential, Horse Racing, Commercial
R-1 7,500		
R-2	Medium Density Residential	Medium Density Residential
R-3-R	Restricted High Density Residential	High Density Residential
R-3	High Density Residential	High Density Residential
Commercial Zones		
C-O	Professional Office	Commercial
C-G	General Commercial	Commercial

**Table 1-1
Zones Implementing the General Plan**

Zoning Map Symbol	Zone Description	Corresponding General Plan Land Use Designation
C-M	Commercial Manufacturing	Commercial/Light Industrial
CBD	Commercial Business District	Commercial
C-R	Regional Commercial	Regional Commercial
Mixed Use Zones		
DMU	Downtown Mixed Use	Downtown Mixed Use
MU	Mixed Use	Mixed Use
Industrial Zones		
M-1	Industrial	Industrial
Specific Plans		
SP-SA1	Specific Plan – Santa Anita 1 (Hale Medical Center)	Commercial
SP-SP	Specific Plan – Seabiscuit Pacifica	Commercial
SP-ALC	Specific Plan – Arcadia Logistics Center	Commercial/Light Industrial
SP-AP	Specific Plan – Arroyo Pacific	Downtown Mixed Use
Special Zones		
S-1	Special Use (Santa Anita Racetrack)	Horse Racing, Commercial
PF	Public Facilities	Public/Institutional
OS-OR	Open Space – Outdoor Recreation	Open Space – Outdoor Recreation
OS-RP	Open Space – Resources Protection	Open Space – Resources Protection
RR	Rail Right-of-Way	Rail Right-of-Way
Overlay Zones		
P	Automobile Parking Overlay	
D	Architectural Design Overlay	
DO	Downtown Overlay	Downtown Overlay
DTP	Downtown Parking Overlay	
H	Special Height Overlay	
RTE	Race Track Event Overlay	
R-F	Residential Flex Overlay	
<u>DMU</u>	<u>Downtown Mixed Use Overlay</u>	

Division 2: Zones, Allowable Uses, and Development Standards

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Section 9102.01 – Residential Zones

Subsections:

- 9102.01.010 Purpose and Intent
- 9102.01.020 Land Use Regulations and Allowable Uses
- 9102.01.030 Development Standards in Single-Family Residential Zones (R-M, R-0, R-1)
- 9102.01.040 Additional Residential Development Standards in Single-Family Residential Zones
- 9102.01.050 Permitted Projections in Single-Family Residential Zones
- 9102.01.060 Accessory Structures in Single-Family Residential Zones
- 9102.01.070 Swimming Pools, Spas, Water Features, and Ornamental Features
- 9102.01.080 Accessory Dwelling Units
- 9102.01.090 Development Standards in Multifamily Residential Zones (R-2, R-3, R-3-R)
- 9102.01.100 Additional Residential Development Standards in Multifamily Zones
- 9102.01.110 Permitted Projections in Multifamily Zones
- 9102.01.120 Site Design and Architectural Standards
- 9102.01.130 Exterior Lighting Standards for Residential Properties and Zones
- 9102.01.140 Other Applicable Regulations
- 9102.01.150 Urban Lot splits
- 9102.01.160 Two Unit Projects
- 9102.01.170 Multifamily Objective Development Standards
- 9102.01.180 Mixed-Use Objective Development Standards

9102.01.010 Purpose and Intent

The purpose of the residential zones is to:

1. Provide for a full range of housing types and densities consistent with the General Plan;
2. Preserve, protect, and enhance the character of Arcadia's residential neighborhoods and the quality of life of City residents;
3. Ensure adequate light, air, privacy, and open space for each dwelling; and
4. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

- A. R-M Residential Mountainous Zone.** The R-M zone is intended to provide areas for detached single-family dwelling units on estate-type lots in the hillside and valley areas of the City and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates designation.
- B. R-0 Very Low Density Residential Zone.** The R-0 zone is intended to provide areas for detached single-family dwelling units on large lots and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates, Very Low Density Residential, and Low Density Residential designations.
- C. R-1 Low Density Residential Zone.** The R-1 zone is intended to provide areas for detached single-family dwelling units and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Very Low Density Residential and Low Density Residential designations.
- D. R-2 Medium Density Residential Zone.** The R-2 zone is intended to provide areas for a variety of dwelling types and accessory uses compatible with the residential use of the zone. Types of dwelling units include attached or detached single-unit and multi-unit homes and duplexes at a density of six to 12 dwelling units per acre. This zone implements is the General Plan Medium Density Residential designation.
- E. R-3 High Density Residential Zone.** The R-3 zone is intended to provide areas for a variety of medium- to high-density residential development and accessory uses compatible with the residential use of the zone. Types of dwelling units include single-unit attached, townhomes, condominiums, and apartment structures at a density of ~~42-20~~ to ~~30-40~~ units per acre. This zone implements the General Plan High Density Residential designation.

- F. R-3-R Restricted High Density Residential Zone.** The R-3-R zone is intended to provide areas for medium to high-density residential development at a density of 12 to 30 units per acre but restricted to one story in height. Accessory uses compatible with the residential use of the zone are also permitted. This zone implements the General Plan High Density Residential designation.

9102.01.020 Land Use Regulations and Allowable Uses

Amended by Ord. No. 2347

Amended by Ord. No. 2348

Amended by Ord. No. 2363

Amended by Ord. No. 2369 & 2370

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

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

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

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

“--” designates uses that are not permitted.

- B. Director Determination.** Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.
- C. Specific Use Regulations.** Where the last column in Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

D. Housing Element Candidate Sites. Pursuant to Government Code Section 65583.2(c), residential uses shall be allowed by-right for housing development in which at least 20% of the units are affordable to lower-income households for sites that:

1. Are non-vacant and identified in the 5th Cycle Housing Element planning period; and
2. Vacant sites included in two or more consecutive Housing Element planning cycle;
3. Eligible sites can be found in the City's 2021- 2029 Housing Element (6th Cycle). Development shall meet all of the requirements of the respective zone in which such sites are located in unless otherwise permitted by this Division, and shall comply the provisions of applicable environmental documents for such site, if any.

E. Multi-Family Uses Permitted By-Right. Multifamily residential uses are permitted by-right in the following zones when 20% or more affordable units are provided per Gov't Code Section 65583.2 (i): R-2, R-3, R-3-R, MU, DMU, and RF and DMU overlays.

CITY OF ARCADIA ZONING CODE – ARTICLE IX: DIVISION AND USE OF LAND
CHAPTER 1: DEVELOPMENT CODE

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones								
		P	Permitted					
		A	Permitted as an Accessory Use					
		M	Minor Use Permit Required					
		C	Conditional Use Permit Required					
		--	Not Allowed					
Land Use	R-M	R-0	R-1	R-2	R-3	R-3-R	Specific Use Regulations	
Residential Uses								
Boarding House	--	--	--	--	--	--		
Dwellings								
Single-Family Dwelling	P	P	P	P	P	--	See required minimum density (Section 9102.01.090, Table 2-6 and) Subsection 9102.01.100.A (Exceptions to Minimum Density in R-2 and R-3)	
Multifamily Dwelling	--	--	--	P	P	P	See Land Use Regulations and Allowable Uses (Section 9102.01.020)	
Two-Family Dwelling	--	--	--	P	P	P		

CITY OF ARCADIA ZONING CODE – ARTICLE IX: DIVISION AND USE OF LAND
CHAPTER 1: DEVELOPMENT CODE

Land Use	P Permitted A Permitted as an Accessory Use M Minor Use Permit Required C Conditional Use Permit Required -- Not Allowed						Specific Use Regulations
	R-M	R-0	R-1	R-2	R-3	R-3-R	
Accessory Dwelling Unit	A	A	A	A	A	A	
Short-Term Rental	--	--	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement of a Short-Term Rental in any zone allowing residential uses. See Section 9104.02.300
Home Sharing	--	--	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement for Home Sharing in any zone allowing residential uses. See Section 9104.02.300
Agricultural Uses							
Urban Agriculture	A	A	A	A	A	A	See Subsection 9104.02.030 (Agricultural Uses –Urban Agriculture, Small Animal and Fowl, and Horses). See Subsection 9104.02.145 (Employee Housing)
Horse Keeping	A	A	A	--	--	--	
Small Animal and Fowl Keeping	A	A	A	--	--	--	
Education							
Schools, Private	C	C	C	C	C	C	May only be permitted as a Conditional Use, accessory to a Place of Religious Assembly.
Medical-Related and Care Uses							
Day Care, General	--	--	--	--	--	--	See Subsection 9104.02.080 (Day Care, General)
Day Care, Limited - Small Family	A	A	A	A	A	A	See Subsection 9104.02.100 (Day Care, Limited – Small Family)

CITY OF ARCADIA ZONING CODE – ARTICLE IX: DIVISION AND USE OF LAND
CHAPTER 1: DEVELOPMENT CODE

Land Use	P Permitted A Permitted as an Accessory Use M Minor Use Permit Required C Conditional Use Permit Required -- Not Allowed						Specific Use Regulations
	R-M	R-0	R-1	R-2	R-3	R-3-R	
Day Care, Limited - Large Family	A	A	A	A	A	A	See Subsection 9104.02.090 (Day Care, Limited – Large Family)
<u>Employee Housing – Six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Subsection 9104.02.145 (Employee Housing)</u>
Residential Care Facility – Six or fewer persons	P	P	P	P	P	P	See Subsection 9104.02.260 (Residential Care Facilities)
<u>Residential Care Facility – Seven or more persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Subsection 9104.02.260 (Residential Care Facilities)</u>
Supportive Housing – Housing Type	<u>--</u>	<u>--</u>	<u>--</u>	P	P	P	
Supportive Housing – Residential Care Facility Small Type	P	P	P	P	P	P	
Transitional Housing – Housing Type	<u>--</u>	<u>--</u>	<u>--</u>	P	P	P	
Transitional Housing – Residential Care Facility Small Type	P	P	P	P	P	P	
Other Uses							
Antennas and Wireless Communication Facilities - Co-location or Panel	--	--	--	--	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities - Standalone Facility	--	--	--	--	--	--	
Places of Religious Assembly	--	C	C	C	C	--	
Sports Courts (Private)	P	P	P	P	P	P	Must comply with Subsection 9104.02.330 (Sports Courts in Residential Zones)
Recharging Stations	A	A	A	A	A	A	
Utility Structures and Service Facilities	C	C	C	C	C	C	

**9102.01.090 Development Standards in Multifamily Residential Zones (R-2, R-3, R-3-R)
Amended by Ord. No. 2347**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-1 (Allowed Uses and Permit Requirements for Residential Zones) and 2-6 (Development Standards for Multifamily Residential Zones), and the development standards in Division 3 (Regulations Applicable to All Zones-Site Planning and General Development Standards). Additional regulations are denoted in the right hand column of Table 2-6. Development standards for accessory dwelling units are located in Section 9102.01.080 (Accessory Dwelling Units), garages and other parking areas are located in Section 9103.07 (Off-Street Parking and Loading).

**Table 2-6
Development Standards for
Multifamily Residential Zones (R-2, R-3-R, R-3)**

Development Feature	R-2	R-3-R	R-3	Additional Requirements
Lot Standards				
Minimum Lot Area (sq ft)	7,500	10,000	10,000	
Minimum Lot Width				
At Front Property Line	75 ft; 44 ft for cul-de-sac lots; 85 ft if reversed corner lot	100 ft	100 ft; 57 ft for cul-de-sac lots; 85 ft if reversed corner lot	
At Front Setback Line	75 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	
Minimum Lot Depth	100 ft	100 ft	100 ft	

CITY OF ARCADIA ZONING CODE – ARTICLE IX: DIVISION AND USE OF LAND
CHAPTER 1: DEVELOPMENT CODE

Structure Form and Location Standards				
Maximum Density	1 unit per 3,750 sf of lot area	1 unit per 1,450 sf of lot area	1 unit per 1, 089450 sf of lot area (<u>40 units/acre</u>)	
Minimum Density	2 units per lot	none	1 unit per 2,200 sf of lot area (<u>20 units/acre</u>)	See Subsection 9102.01.100.A (Exceptions to Minimum Density in R-2 and R-3)
Minimum Setbacks				
Front	25 ft	25 ft	25 ft	For other setback regulations refer to Subsections 9103.01.060 (Setback Measurements and Exceptions), 9102.01.100 (Additional Residential Development Standards in Multifamily Zones), and Subsection
Side				
<i>Interior</i>	10 ft	10 ft	10 ft	
<i>Corner and Reverse Corner (street side)</i>	25 ft	25 ft	25 ft	
Rear	10 ft	10 ft	10 ft	
Maximum Lot Coverage	N/A	N/A	N/A	
Minimum Distance between Structures	6 ft	6 ft	6 ft	
Maximum Height	30 ft	18 ft	30 ft	
Maximum Street-Facing Porch Height	14 ft	14 ft	14 ft	
Minimum Open Space (sq ft per unit)	100	100	100	
Garages and Parking Areas	See Section 9103.07 (Off-Street Parking and			

Section 9102.03 – Commercial and Industrial Zones

Subsections:

- 9102.03.010 Purpose and Intent
- 9102.03.020 Land Use Regulations and Allowable Uses
- 9102.03.030 Development Standards
- 9102.03.040 Additional Development Standards in All Commercial and Industrial Zones
- 9102.03.050 Additional Regulations in C-R Zone
- 9102.03.060 Site Plan and Design Review
- 9102.03.070 Other Applicable Regulations

9102.03.010 Purpose and Intent

A. Purpose. The purpose of the Commercial and Industrial zones is to:

1. Provide appropriately located areas for a wide range of commercial, office, and industrial uses to ensure the stability of the City's economy; provide a variety of goods and services for residents, employees, and visitors; and increase employment opportunities close to home for current and future residents consistent with the General Plan; and
2. Ensure that new commercial, office, and industrial development is designed to minimize traffic and parking and impacts on surrounding residential neighborhoods, and is appropriate to the physical characteristics of the site and the area where the project is proposed.

B. C-O Professional Office Zone. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices. This zone implements the General Plan Commercial designation.

C. C-G General Commercial Zone. The C-G zone is intended to provide areas for retail and service uses, offices, restaurants, public uses, and similar and compatible uses. This zone implements the General Plan Commercial designation.

D. C-R Regional Commercial Zone. The C-R zone is intended to serve a regional market through regional commercial uses, retail uses, entertainment, restaurants and other similar compatible uses within regional shopping malls. This zone implements the General Plan Regional Commercial designation.

E. M-1 Industrial Zone. The M-1 zone is intended to provide areas for an array of warehouse, distribution, light manufacturing, and assembly uses. This zone implements the General Plan Industrial designation.

9102.03.020 Land Use Regulations and Allowable Uses

Amended by Ord. No. 2375

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

"P" represents permitted (allowed) uses.

"A" represents accessory uses.

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

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

"--" designates uses that are not permitted.

- B. Director Determination.** Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.
- C. Specific Use Regulations.** Where the last column in Table 2-8 includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted by Right ⁽¹⁾				Specific Use Regulations
	A	C-O	C-G	C-R	M-1	
Land Use						
Business, Financial, and Professional						
Automated Teller Machines (ATMs)	P	P	P		--	
Check Cashing and/or Payday Loans	--	--	--		--	
Financial Institutions and Related Services	P	P	P		--	
Government Facilities	P	C	C		C	
Office, Business and Professional	P	P	P		A	In M-1, accessory office uses are limited to 25% of building floor area.
Eating and Drinking Establishments						
Bars, Lounges, Nightclubs, and Taverns	--	C	M		--	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Outdoor Dining (Incidental and on Public Property) – 12 seats or fewer	--	P	P		--	See Subsection 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining-Incidental)
Outdoor Dining (Incidental and on Public Property) – more than 12 seats	M	M	P		--	See Subsection 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining-Incidental)
Restaurant – Small (no alcohol)	P	P	P		M	
Restaurant – Large (no alcohol)	M	M	P		M	
Restaurant – Full or Limited Service With late hours – open between midnight and 6:00 AM	--	C	M		--	See Subsection 9104.02.150 (Extended Hours Uses)
Restaurant – Full or Limited Service, Serving Alcohol without late hours	M	M	P		--	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Restaurant – Full or Limited Service, Serving Alcohol with late hours	C	C	M		--	
Education						
Schools, Private	C	C	C		--	

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Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted by Right ⁽¹⁾				Specific Use Regulations
	A	C-O	C-G	C-R	M-1	
Land Use						
Trade and Vocational Schools	--	C	M	C		
Tutoring and Education Centers	--	C	M	--		
Industry, Manufacturing and Processing, and Warehousing Uses						
Brewery and Alcohol Production	--	C	A	P		Allowed as an accessory use to a restaurant in C-R zone.
Data Centers	--	--	--	P		
Hazardous Waste Facilities	--	--	--	C		See Subsection 9104.02.160 (Hazardous Waste Facilities)
Food Processing	--	--	--	P		
Fulfillment Centers	--	--	--	P		
Light Industrial	--	--	--	P		
Heavy Industrial (under 40,000 square feet)	--	--	--	M		
Heavy Industrial (40,000 square feet and over)	--	--	--	C		
Recycling facilities						
Heavy processing	--	--	--	C		
Large collection	--	--	--	C		
Light processing	--	--	--	M		See Subsection 9104.02.250 (Recycling Facilities)
Reverse Vending Machine(s)	--	P	--	P		
Small collection	--	P	--	P		
Research and Development	--	P	--	P		
Storage – Accessory	A	A	A	A		
Storage – Outdoor	--	--	--	C		
Storage – Personal	--	--	--	C		
Vehicle Storage	--	--	--	M		
Retail Warehouse (under 40,000 square feet)	--	--	--	P		
Retail Warehouse (40,000 square feet and over)	--	--	--	M		
Wholesaling	--	--	--	P		
Medical-Related and Care Uses						
Day Care, General	A	C	C	--		See Subsection 9104.02.080 (Day Care, General)
Emergency Shelters	--	--	--	P		See Subsection 9104.02.140 (Emergency Shelters)

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones						
Land Use	P	Permitted by Right ⁽¹⁾				Specific Use Regulations
	A	C-O	C-G	C-R	M-1	
	M	Permitted as an Accessory Use				
	C	Minor Use Permit				
	--	Conditional Use Permit				
		Not Allowed				
Hospitals	C	--	--	P	P	
Medical Clinics	M	M	P	P	P	
Medical and Dental Offices	P	P	P	P	P	
Residential Care Facilities – Seven or More Persons	C P	C P	--	--	--	See Subsection 9104.02.260 (Residential Care Facilities)
Supportive Housing, Residential Care Facility Large Type	C	C	--	--	--	
Transitional Housing, Residential Care Facility Large Type	C	C	--	--	--	
Recreation and Entertainment						
Arcade (Electronic Game Center)	--	C	P	--	--	
Commercial Recreation - Indoors	--	C	P	C	C	
Commercial Recreation - Outdoors	--	C	C	C	C	
Karaoke and/or sing-along uses	--	C	M	--	--	See Subsection 9104.02.190 (Karaoke and/or Sing-Along Uses)
Health/Fitness Facilities, Small	--	M	P	--	--	
Health/Fitness Facilities, Large	--	C	P	--	--	
Indoor Entertainment	C	C	P	C	C	
Studios – Art and Music	--	M	P	--	--	
Residential Uses						
<u>Multifamily Dwelling</u>	-- --	<u>P(1)</u>	--	--	--	<u>See Subsection 9102.11.050 (Residential Flex Overlay Zone)</u>
Retail Uses						
Alcohol Beverage Sales						
Alcohol Sales, Off -Sale	--	C	M	--	--	
Alcohol Sales, Off-Sale, Accessory to Eating and Drinking Establishment Only	--	M	M	--	--	
Alcohol Sales, Off-Sale, Accessory to a Hotel Only	--	M	--	--	--	
Building Material Sales and Services	--	C	--	P	P	
Pawn Shop	--	--	--	--	--	
Pet Stores, inclusive of grooming services	--	P	P	P	P	No overnight animal keeping
Plant Nursery	--	P	M	P	P	
Recreational Equipment Rentals	P	P	P	P	P	
Retail Sales	P	P	P	C	C	

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Retail Carts and Kiosks - Indoor	P	P	P	P	In C-R, indoor kiosks may be informational/unstaffed See Subsection 9104.02.110 (Displays and Retail Activities – Outdoor)
Retail Carts and Kiosks - Outdoor	--	M	P	--	
Secondhand Stores	--	C	P	C	
Swap Meets	--	C	--	C	

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Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted by Right ⁽¹⁾				Specific Use Regulations
	A	Permitted as an Accessory Use				
Land Use	M	C-O	C-G	C-R	M-1	
	C					
	--	Conditional Use Permit				
		Not Allowed				
Vehicle Rentals	--	--	--	--	P	
Vehicle Sales – New	--	--	C	P	C	In C-R zone, may not exceed 10,000 square feet for any individual vehicle sales establishment.
Vehicle Sales – Used	--	--	C	P	--	In C-R zone, may not exceed 10,000 square feet for any individual vehicle sales establishment.
Service Uses						
Animal Boarding/Kennels	--	--	--	--	C	See Subsection 9104.02.200 (Kennels; Animal Board and Care)
Animal Grooming	--	--	P	P	--	
Bail Bond Services	--	--	--	--	--	
Funeral Homes and Mortuaries	--	--	C	--	--	
Hotel and Motel	--	--	C	--	--	
Maintenance and Repair Services, Large Appliance	--	--	P	--	P	
Maintenance and Repair Services, Small Appliance	--	--	P	P	P	
Personal Services, General	P	--	P	P	C	
Personal Services, Restricted	--	--	C	C	--	
Postal Services	P	--	P	P	P	
Printing and Duplicating Services	P	--	P	P	P	
Vehicle Repair and Services						
Service/Fueling Station	C	--	C	C	C	See Subsection 9104.02.280 (Service/Fueling Stations)
Vehicle Washing/Detailing	--	--	C	A	C	
Vehicle Repair, Major	--	--	--	--	P	
Vehicle Repair, Minor	--	--	M	P	P	
Veterinary Services	--	--	C	C	C	See Subsection 9104.02.200 (Kennels; Animal Board and Care)

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Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted by Right ⁽¹⁾				
	A	Permitted as an Accessory Use				
Land Use	M	C-O	C-G	C-R	M-1	Specific Use Regulations
	C	Conditional Use Permit				
	--	Not Allowed				
Transportation, Communication, and Infrastructure Uses						
Antennas and Wireless Communication Facilities - Co- Location or Panel	P	P	P	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities - Standalone Facility	--	C	C	C	C	
Car Sharing	P	P	P	P	M	Car sharing parking spaces may not occupy any space required for another use.
Off-Street Parking Facilities (not associated with a primary use)	P	P	P	P	C	Parking garages may front on Huntington Drive only when the ground floor adjacent to the street is constructed to accommodate commercial uses, not parking.
Recharging Stations	P	P	P	P	P	
Utility Structures and Service Facilities	P	P	P	P	P	Subject to Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review).
Other Uses						
Assembly/Meeting Facilities, Public or Private	M	M	--	--	M	
Donation Box – Outdoor	M	M	--	--	M	See Subsection 9104.02.120 (Donation Box – Outdoor)
Drive-Through or Drive-Up Facilities	--	C	--	--	C	See Subsection 9104.02.130 (Drive-through and Drive-up Facilities)
Extended Hours Uses	C	C	M	M	C	See Subsection 9104.02.150 (Extended Hours Uses)
Places of Religious Assembly	M	M	--	--	M	
Stable, Public and Private	--	--	--	--	C	
Reverse Vending Machines – Consumer Goods	P	P	P	P	P	Allowed indoors only
Vending Machines	P	P	P	P	P	Allowed indoors only

Note:

1) Residential Uses Only Permitted if affordable units provided per the City's Density Bonus requirements (Section 9103.15).

Section 9102.05 – Downtown Zones

Subsections:

- 9102.05.010 Purpose and Intent
- 9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones
- 9102.05.030 Development Standards in Downtown Zones
- 9102.05.040 Additional Development Standards in Downtown Zones
- 9102.05.050 Mixed-Use Lot Consolidation Incentive Program
- 9102.05.060 Site Plan and Design Review
- 9102.05.070 Other Applicable Regulations

9102.05.010 Purpose and Intent

Amended by Ord. No. 2356

The purposes of the Downtown zones are to:

1. Promote mixed use residential, retail, and office development at locations that will support transit use; and
 2. Promote commercial and mixed-use development that will foster and enhance surrounding residential neighborhoods by improving access to a greater range of facilities and services.
- A. CBD Commercial Business District Zone.** The Commercial Business District zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses, and other similar and compatible uses. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site. This zone implements the General Plan Commercial designation.
- B. MU Mixed Use Zone.** The Mixed Use zone is intended to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. Residential uses are permitted above ground floor commercial or adjacent to a commercial development, or as standalone projects in certain circumstances. ~~Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed.~~ This zone implements the General Plan Mixed Use designation.
- C. DMU Downtown Mixed Use Zone.** The Downtown Mixed Use zone is intended to provide opportunities for complementary service and retail commercial businesses, professional offices, and residential uses located within the City's downtown. A wide range of commercial and residential uses are appropriate, oriented towards pedestrians to encourage shared use of parking, public open space, and interaction of uses within the zone. Residential uses are permitted above ground floor commercial or adjacent to a commercial development, or as standalone projects in certain circumstances. ~~Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed.~~ This zone implements the General Plan Downtown Mixed Use designation.
- D. C-M Commercial Manufacturing Zone.** The C-M zone is intended to provide areas for a complementary mix of light manufacturing businesses, minor vehicle service and repairs, and support office and retail uses. A wide range of small-scale industrial and quasi-industrial uses with minimal impact to surrounding uses are appropriate. Retail uses are limited to business services, food service, and convenience goods for those who work in the area. Residential uses are not permitted in this zone limited to various properties north of Downtown as allowed under the Downtown Mixed Use Overlay Zone. ~~Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed.~~ This zone implements the General Plan Commercial/Light Industrial designation.

9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones

Amended by Ord. No. 2348 & 2356

Amended by Ord. No. 2369 & 2370

Amended by Ord. No. 2375

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

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

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

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

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

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

“--” designates uses that are not permitted.

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

C. Specific Use Regulations. Where the last column in Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones	P A C M -- (UF)	Permitted by Right				Specific Use Regulations
		Permitted as an Accessory Use				
Land Use	CBD	MU	DMU	CM		
Business, Financial, and Professional						
Automated Teller Machines (ATMs)	P	P	P	P		
Check Cashing and/or Payday Loans	--	--	--	-		
Financial Institutions and Related Services	M	M	M	-		
Government Facilities	C	C	C	C		
Offices, Business and Professional	P	P	P	P		
Eating and Drinking Establishments						
Accessory Food Service	A	A	A	A		
Alcohol Sales (On-site, Accessory Only)	M	M	M	M		
Bars, Lounges, Nightclubs, and Taverns	C	C	C	C		
Outdoor Dining (Incidental and on Public Property) – 12 seats or fewer	P	P	P	P	See Subsections 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining – Incidental)	
Outdoor Dining (Incidental and on Public Property) – more than 12 seats	M	M	M	M	See Subsections 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining – Incidental)	
Restaurant – Small (with no Alcohol Sales)	P	P	P	P		
Restaurant – Large (with no Alcohol Sales)	P	P	P	P		

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Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor				Specific Use Regulations
		CBD	MU	DMU	CM	
Restaurant – Small or Large With late hours – open between midnight and 6:00 A.M.)	M	C	M	C	C	See Subsection 9104.02.150 (Extended Hours Uses)
Restaurant – Small or Large Serving Alcohol, within 150 ft of residential zone	M	M	M	M	M	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Restaurant – Small or Large Serving Alcohol, not within 150 ft of residential zone	P	M	P	M	M	
Education						
Schools, Public and Private	--	--	--	--	--	
Trade and Vocational Schools	C (UF)	--	C (UF)	C	C	
Tutoring and Education Centers	C (UF)	--	--	C (UF)	C (UF)	
Industry, Manufacturing and Processing, and Warehousing Uses						
Brewery and Alcohol Production, with on-site tasting and associated retail commercial use	M	M	M	M	M	
Brewery and Alcohol Production	--	--	--	P	P	
Data Centers	--	--	--	C	C	
Food Processing	--	--	--	C	C	
Fulfillment Centers	--	--	--	C	C	
Light Industrial	--	--	--	P	P	
Warehouse Retail (under 40,000 square feet)	--	--	--	P	P	
Warehouse Retail (40,000 square feet and over)	--	--	--	C	C	
Recycling facilities						
Heavy processing	--	--	--	--	--	
Large collection	--	--	--	C	C	
Light processing	--	--	--	--	--	
Reverse Vending Machine(s)	--	--	--	P	P	
Small collection	--	--	C	P	P	
Research and Development	--	M	M	P	P	
Storage – Accessory	A	A	A	A	A	
Storage – Personal	--	--	--	M	M	
Wholesaling	--	--	--	P	P	
Medical-Related and Care Uses						
Day Care, General	--	--	--	C	C	
Hospitals and Medical Clinics	--	--	--	C	C	
Medical and Dental Offices	P	P	P	P	P	
Recreation and Entertainment						
Arcade (Electronic Game Center)	M	M	M	M	M	

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Table 2-10 Allowed Uses and Permit Requirements for Downtown Land Use	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted. Not Allowed on Ground Floor			Specific Use Regulations
		CBD	MU	DMU	
Commercial Recreation	C	C	C	C	See Subsection 9104.02.190 (Karaoke and/or Sing-Along Uses)
Karaoke and/or sing-along uses	M	M	M	M	
Health/Fitness Facilities, Small	M	M	M	M	
Health/Fitness Facilities, Large	M (UF)	C	C	C	
Indoor Entertainment	M	M	M	M	
Studios – Art and Music	M	M	M	P	
Residential Uses					
Accessory Dwelling Unit	A	A	A		If the site currently has a single-family dwelling or a multifamily dwelling.
Live/Work Unit	M	M	M	--	See Subsection 9104.02.210 (Live/Work Units)
Multifamily Dwelling <u>(2)</u>	M	M	M	--	Permitted only in conjunction with a commercial use <u>(See Section 9102.050.010) - Standalone residential uses are permitted in certain circumstances (see footnote 2 below), above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site. See See Map for C-M parcels with DMU overlay permitting residential use.-</u>
Supportive Housing – Housing Type	M (UF)P	M (UF)P	M (UF)P	--	<u>Transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.</u>
Transitional Housing – Housing Type	M (UF)P	M (UF)P	M (UF)P	--	
Short-Term Rental	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement of a Short-Term Rental in any zone allowing residential uses. See Section 9104.02.300
Home Sharing	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement for Home Sharing in any zone allowing residential uses. See Section 9104.02.300
Retail Uses					
Alcohol Beverage Sales					
Alcohol Sales (off-sale)	M	M	M	C	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Alcohol Sales (off-sale, accessory only)	M	M	M	M	
Building Material Sales and Services	--	--	--	--	

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Pawn Shop	--	--	--	--	
Plant Nursery	--	--	--	--	
Pet Stores, with inclusive of grooming services	P	P	P	P	Animal grooming shall be limited to 50% of the business. No overnight animal keeping.
Recreational Equipment Rentals	P	P	P	P	
Retail Sales	P	P	P	P	
Retail Carts and Kiosks – Indoor	P	P	P	P	
Retail Carts and Kiosks – Outdoor	M	M	M	M	See Subsection 9104.02.110 (Displays and Retail Activities – Outdoor)
Secondhand Stores	--	--	--	M	
Swap Meets	--	--	--	--	
Vehicle Rentals	--	--	--	P	
Vehicle Sales – New and/or Used	C	--	--	C	At least 50% of the vehicles sold or leased from the applicable site during each calendar year shall be new automobiles.
Service Uses					
Animal Boarding/Kennels	--	--	--	C	
Animal Grooming	M	M	M	M	
Bail Bond Services	--	--	--	--	
Funeral Homes and Mortuaries	--	--	--	--	
Hotels and Motels	C	C	C	C	
Maintenance and Repair Services, Large Appliance	--	--	--	P	
Maintenance and Repair Services, Small Appliance	P	P	P	P	
Personal Services, General	P	P	P	P	
Personal Services, Restricted	C	C	C	C	
Postal Services	P	P	P	P	
Printing and Duplicating Services	P	P	P	P	
Veterinary Services	--	--	--	C	
Vehicle Repair and Services					
Service/Fueling Station	C	--	--	--	
Vehicle Washing/Detailing	A	--	--	C	
Vehicle Repair, Major	--	--	--	M	
Vehicle Repair, Minor	A	--	--	P	
Transportation, Communication, and Infrastructure Uses					
Antennas and Wireless Communication Facilities - Co-location	P	P	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities – Panel	P	P	P	P	
Antennas and Wireless Communication Facilities - Standalone Facility	--	--	--	C	
Car Sharing	P	P	P	P	Car sharing parking spaces may not occupy any space required for another use.

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Off-Street Parking Facilities (not associated with a primary use)	C	C	C	C	
Recharging Stations	P	P	P	P	

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

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

(2) Residential uses are permitted by right when 20% or more affordable units are provided for lower-income households. By-right development will not require a MUP, planned unit development permit, or other discretionary review or approval except for the City's Subdivision requirements and Objective Development Standards.

9102.05.030 Development Standards in Downtown Zones
Amended by Ord. No. 2356

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) and Table 2-11 (Development Standards for Downtown Zones) and the development standards in Division 3 (Regulations Applicable to All Zones – Site Planning and General Development Standards). Additional regulations are denoted in the right-hand column of Table 2-11 (Development Standards for Downtown Zones); section and subsection numbers in this column refer to other sections and subsections of this Code.

Table 2-11 Development Standards for Downtown Zones					
Development Feature	CBD ⁽¹⁾	MU	DMU ⁽¹⁾	CM	Additional Requirements
Lot Standards					
Minimum Lot Area	5,000 sf	5,000 sf	10,000 sf	5,000 sf	
Structure Form and Location Standards					

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Maximum Residential Density	80 units/acre	50 30 units/acre	80 units/acre	Residential not allowed <u>except for parcels with a DMU or RF Overlay.</u>	<u>See Note (3) below.</u>
<u>Minimum Residential Density</u>		<u>40 units/acre</u>	<u>20 units/acre</u>	<u>N/A</u> 20 units/acre	<u>Accommodate a minimum of 16 units per site.</u>
Maximum FAR ⁽²⁾	1.0	1.0	1.0	0.5	
Minimum Storefront Width	25 ft	N/A	N/A	N/A	
Minimum Setback					

Table 2-11 Development Standards for Downtown Zones					
Development Feature	CBD ⁽¹⁾	MU	DMU ⁽¹⁾	CM	Additional Requirements
Front or adjacent to a street	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	10 ft	
Side (Interior)					
Abutting nonresidential or mixed-use zone	0 ft	0 ft	0 ft	0 ft	
Abutting residential zone	10 ft	10 ft	10 ft	10 ft	
Side (Street side)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	5 ft	
Rear					
Abutting Nonresidential or Downtown zone	0 ft	0 ft	0 ft	0 ft	
Abutting residential zone	20 ft	15 ft	15 ft	10 ft	
Maximum Height	60 ft	<u>60ft</u>	60 ft	40 ft	
Minimum Open Space for Residential Uses	100 sf per unit	100 sf per unit	100 sf per unit	N/A	See Subsection 9102.05.040.D (Open Space Requirements for Residential Uses in CBD, MU, and DMU Zones)

Notes:

- (1) See City Center Design Plan for additional design guidelines.
- (2) FAR maximum is applicable only to nonresidential component of a development.
- (3) Utilize DMU Zone development standards for a residential project located on a C-M zoned parcel within the DMU Overlay area and use the RF Development standards for a residential project located on a C-M zoned parcel within the RF Overlay area.

9102.05.040 Additional Development Standards in Downtown Zones

Amended by Ord. No. 2356

- A. Commercial Uses along Street Frontages.** In order to maintain an active pedestrian environment within all Downtown Zones, commercial uses shall be encouraged, but not required along street frontages. Residential may be permitted above ground floor commercial or adjacent to a commercial development, where allowed per Table 2-10 and in compliance with development standards set forth in Table 2-11.
- B. Setbacks When Abutting a Residential Zone**
 - 1. When abutting a residential zone, no portion of any structure shall encroach through a plane projected from an angle of 45 degrees, as measured at the ground level along the residentially zoned abutting property line.
 - 2. Where a property line abuts a dedicated alley which separates the property from abutting residential zoned property, the setback shall be measured from the centerline of the alley, and no portion of any structure shall encroach through a plane projected from an angle of 45 degrees, as measured at the ground level along the centerline of the alley.
- C. No Parking within Front and/or Street Side Setbacks.** No parking shall be allowed within required front and/or street side setbacks, or within any landscaped area not designated as a driveway or vehicle parking area.
- D. Minimum Ground Floor Height.** The minimum ground-floor height for structures with commercial uses on the ground floor

shall be not less than 12 feet, six inches.

E. Open Space Requirements for Residential Uses in CBD, MU and DMU Zones

1. **Type.** Open space shall be in the form of private or common open space via balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces.
2. **Minimum Dimension.** Balconies that are 30 inches or less in width or depth shall not be counted as open space.
3. **Encroachment.** Balconies that project over a public right-of-way shall be subject to approval by the City Engineer.

F. Roof Decks. Roof decks are permitted, subject to Site Plan and Design Review, in the MU and DMU zones provided that roof decks meet the following development standards:

1. **Location.** Roof decks shall be set back five feet from all building lines of the structure. The building line shall be measured from the roof edge of the story directly below the deck.
2. **Height Limits.** The guardrail and other objects, whether permanent or temporary, which rest upon the roof deck such as patio furniture, landscaping, swimming pool features, and storage, shall be allowed to exceed the maximum height limit specified in Subsection 9102.05.030 (Development Standards in Downtown Zones) by up to five feet. Exterior stairways and other access features such as stairwells or elevators for access to roof decks shall not exceed the residential zoning district's height limit by more than 10 feet and shall be architecturally integrated into the design of the structure.
3. **Screening.** The roof deck area shall be appropriately designed so as not to be visible from all sides of the structure or from the grade below. Appropriate screening shall be architecturally compatible with and integrated into the existing structure as determined by the Director. The solid screening may include roofing, solid parapet walls, or other methods architecturally compatible with the design of the structure.
4. **Architecturally Compatible.** The roof deck shall be architecturally compatible with the existing exterior materials and colors of the existing structure, and appear as an integral part of the roof system.
5. **Furniture.** All furniture and accessories located on a roof deck shall be secured as necessary to prevent wind damage or dislocation.

9102.05.050 Mixed-Use Lot Consolidation Incentive Program

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director's discretion:

- A. Waiver of planning permit application fees.
- B. Priority in permit processing.

9102.05.060 Site Plan and Design Review

Structures erected or modified to accommodate the land use activities listed in Division 2 (Zones, Allowable Uses, and Development Standards) shall require the approval of a Site Plan and Design Review subject to the requirements of Section 9107.19 (Site Plan and Design Review) of this Development Code.

9102.05.070 Other Applicable Regulations

In addition to the requirements contained in this Section 9102.05 (Downtown Zones), regulations contained in the following Divisions may apply to development in mixed use zones.

- Division 2 – Zones, Allowable Uses, and Development Standards (Section 9102.11 Overlay Zones)
- Division 3 – Regulations Applicable to All Zones - Site Planning and General Development Standards
- Division 4 – Regulations for Specific Land Uses and Activities

Section 9102.07 – Special Use Zone (Santa Anita Racetrack)

Subsections:

- 9102.07.010 Purpose and Intent
- 9102.07.020 Land Use Regulations and Allowable Uses
- 9102.07.030 Development Regulations Specific to S-1
- 9102.07.040 Site Plan and Design Review – S-1
- 9102.07.050 Other Applicable Regulations

9102.07.010 Purpose and Intent

The Special Use (S-1) zone is intended to provide for the continued operation of the Santa Anita Racetrack and to allow for horseracing, related activities, and authorized special events. This zone implements the General Plan Horse Racing designation.

9102.07.020 Land Use Regulations and Allowable Uses Amended by Ord. No. 2375

- A. Allowed Land Uses.** Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) establishes the land use regulations for the Special Use zone and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for the zone are established by letter designations as follows:

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

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

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

“--” designates uses that are not permitted.

For Temporary Uses, see Subsection 9102.07.020.D (Permitted Uses Exception).

- B. Director Determination.** Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.
- C. Specific Use Regulations.** Where the last column in Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones		P A M C -- S-1	Permitted by Right Permitted as an Accessory Use Minor Use Permit Conditional Use Permit Not Allowed Specific Use Regulations
Land Use			
Eating and Drinking Establishments			
Bars, Lounges, Nightclubs, and Taverns	P	Shall be located within Grandstand Structure for non-horse racing activities and not open to the public between 1:00 AM and 10:00 AM. See Subsection 9104.02.040 (Alcoholic Beverage Sales)	
Restaurant, Large or Small, with or without On-Sale Alcohol	P	Shall be located within Grandstand Structure for non-horse racing activities. Year-round usage of the restaurant is permitted.	
Events			
Assembly/Meeting Facilities, Public or Private and Places of Religious Assembly	P		
Food and Beverage Events	P		
Filming Activities	P		
Non-profit and Public/Quasi Public Events	P		
Seasonal Sales	P		
Vehicle Sales, New	P		
Recreation			
Daytime Sports and Athletic Events (live)	P		
Horse Breeding, Training, and Shows	P		
Ride and Drives	P		
Sporting Event Viewing (not live)	P	Subject to performance standards of Subsection 9102.07.020.F (Allowed Special Event/Temporary Uses).	
Residential			
Caretaker Units	P	Permitted when associated with horse-racing activities.	
<u>Employee Housing</u>	<u>P</u>	<u>See Subsection 9104.02.145 (Employee Housing)</u>	
Transportation, Communication, and Infrastructure Uses			
Antennas and Wireless Communication Facilities – Co-location or Panel	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)	
Antennas and Wireless Communication Facilities - Standalone Facility	C		
Car Sharing	P	Car sharing parking spaces may not occupy any space required for another use.	
Construction Offices	P		

Table 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones		P A M C --	Permitted by Right Permitted as an Accessory Use Minor Use Permit Conditional Use Permit Not Allowed
Land Use	S-1	Specific Use Regulations	
Recharging Stations	P		
Off-Street Parking Facilities (not associated with a primary use)	P	Includes long-term parking and short-term film crew and base camp parking and other short-term private/public parking arrangements.	
Other Uses			
Vending Machines	P	Allowed indoors only	
Reverse Vending Machines – Consumer Goods	P	Allowed indoors only	

D. Permitted Uses Exception. The Director shall review all proposed individual events and activities listed as Permitted Uses in Subsection 9102.07.020.B (Director Determination). Permitted uses listed in Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) that exceed 10,000 people at any given time and/or that the Director finds to have additional impacts may be subject to a Temporary Use Permit pursuant to Section 9107.23.

E. Allowed Special Event/Temporary Uses

1. Temporary Use Permit Required. Any use not listed as a permitted use in Table 2-12 12 (Allowed Uses and Permit Requirements for Special Purpose Zones) and not held in conjunction with live racing is required to apply for a Temporary Use Permit subject to the requirements of Section 9107.23 (Temporary Use Permits) of this Development Code. A Temporary Use Permit is not required for any temporary uses, individual events, and activities that are held within any of the parking lot, infield area and/or paddock area during a live racing event.

2. Types of Events. Temporary Uses allowed in the S-1 zone and subject to a Temporary Use Permit shall include, but are not limited to the following:

- a. Circuses, carnivals, and fixed-run traveling or seasonal shows;
- b. Concerts and outdoor entertainment;
- c. Cultural, lifestyle, music, and technology festivals;
- d. Sporting events and shows;
- e. Farmers' Markets, antique shows, and craft fairs;
- f. Movie festivals and premiers;
- g. Planned helicopter landings and air shows;
- h. Parades, cycling and running/walking events;
- i. Specialty auto, truck, motorcycle and recreational vehicle shows; and
- j. Trade shows and expos.

3. Location. Temporary uses are not permitted within the parking lots, unless otherwise allowed by Temporary Use Permit.

4. Number of Events. Temporary events on Racetrack properties are limited to two simultaneous events, regardless of whether the event is listed as a Permitted Use in Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) or as an Allowed Special Event/Temporary Use by Subsection 9102.07.020.F.2 (Types of Events), unless all events are less than 5,000 persons and as otherwise approved by the Director.

5. Conditions of Approval and Referral to Council. The Director may place conditions on any use or event, or may refer any application for such use or event to the City Council for consideration. Conditions of approval may include, but are not limited to the following:

- a. Additional setbacks and buffers;

- b. Restrictions on outdoor lighting;
- c. Restriction of points of vehicular and/or pedestrian ingress and egress;
- d. Regulation of noise, vibration, odors, etc
- e. Regulation of the number, height and size of structures, equipment and/or signs;
- f. Limitation of the hours and/or days of the proposed use;
- g. If special sales are proposed, limitations on the locations where sales may occur, the number of vendors, and the types of goods sold; and
- h. If food sales are located outside, a requirement that all appropriate health department permits have been secured and are in good standing.

F. Sporting Event Viewing (not live) Performance Standards. The following performance standards shall be applied to allowable activities using a satellite feed, as identified in Subsection 9102.07.020 (Land Use Regulations and Allowable Uses).

- 1. **Hours and Number of Persons.** No persons, other than employees of the race track, shall be allowed in the unenclosed areas of the grandstand and race track between the hours of 6:00 pm and 8:00 am, except that between 6:00 pm and 8:00 am, up to 3,500 patrons of the racetrack may occupy the outside box seat, Club Court, and Turf Club areas existing at the racetrack as of May 2, 2000, in order to watch and listen to individual televisions located at tables therein or to view the big screen monitor in the infield of the racetrack.
- 2. **No Outdoor Sound Amplification.** There shall be no outdoor sound amplification or use of outdoor loudspeakers between the hours of 6:00 p.m. and 8:00 a.m., unless approved by a Temporary Use Permit.
- 3. **Closed Windows.** Windows in the enclosed restaurant located within the grandstand structure shall be closed between the hours of 6:00 p.m. and 8:00 a.m.
- 4. **Parking Fee.** There shall be no parking fee for events taking place after 6:00 p.m. The northerly parking lot shall not be utilized for patron parking.

9102.07.030 Development Regulations Specific to S-1

A. General. New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in this Section—unless a Master Plan or Specific Plan has been approved—and the development standards in Division 3 (Regulations Applicable to All Zones). Standards for accessory structures are outlined in Subsection 9103.03.050 (Canopy Structures).

B. Development Standards

- 1. **Floor Area Ratio.** The maximum permitted floor area ratio (FAR) is 0.3.
- 2. **Height Limit and Lot Size.** No height limit or minimum lot size is established for this zone.

C. Additional Setbacks

- 1. **Huntington Drive Setback.** Other than service/fueling stations, no building or structure shall be located closer than 150 feet to the outside edge of the Huntington Drive right-of-way.
- 2. **Setback for Stables.** No stable or other building or structure for the shelter of horses or other animals shall be located within 250 feet of any public street or highway.

9102.07.040 Site Plan and Design Review – S-1

A. Applicability and Authority. Structures erected or modified to accommodate the land use activities listed in Division 2 (Zones, Allowable Uses, and Development Standards), including issuance of a building permit or sign permit, approval or conditional approval of a conditional use permit, variance or modification with respect to any and all exterior alterations, additions and new construction, installation of exterior lighting for the infield and parking areas, and installation of perimeter

and parking lot landscaping and signing improvements, shall require the approval of a Site Plan and Design Review subject to the requirements of Section 9107.19 (Site Plan and Design Review) of this Development Code and this Section. In the S-1 Zone, the review and approval, conditional approval or disapproval shall be by the Commission and Council, except as noted in Subsection 9102.07.040.C (Administrative Design Review). The provisions of this Section shall not apply to building permits for work which is located entirely within a building and which does not alter the external appearance of the building.

- B. Design Review Procedures.** The following design review procedures are intended to implement the goals of the City's General Plan and the following purposes:
- C.** Ensure that the architectural design of any additions, exterior alterations and new structures, and their materials and colors are visually harmonious and compatible with the existing racetrack architectural design and functionally build upon the racetrack's attributes.
- D.** Ensure that the location and configuration of structures are visually harmonious with their sites and with surrounding sites and structures and do not dominate their surroundings to an extent inappropriate to their use.
1. Ensure that new buildings and structures respect the architectural and cultural heritage represented by the existing racetrack buildings.
 2. Ensure that the grandstands remain recognizable from key locations along the perimeter of the racetrack.
 3. Ensure that the design and location of signs and their materials and colors are consistent with the character and scale of the buildings to which they are attached or which are located on the same site and ensure that signs are visually harmonious with surrounding development.
- E. Administrative Design Review.** The Director shall have the authority to review and approve, conditionally approve, or disapprove applications for:
1. Minor exterior alterations not affecting the architectural integrity of the existing grandstand façade
 2. Minor modifications to existing housing for racetrack employees
 3. Minor improvements directed towards stabling and care of thoroughbreds
 4. Minor exterior lighting plans within the infield and parking areas
 5. Landscaping improvements
 6. Minor sign improvements

9102.07.050 Other Applicable Regulations

In addition to the requirements contained in this Chapter 9102.07 (Special Use Zone), regulations contained in the following Chapters may apply to development in special use zones.

Division 2 – Zones, Allowable Uses, and Development Standards (Section 9102.11 Overlay Zones)
Division 3 – Regulations Applicable to All Zones – Site Panning and General Development Standards
Division 4 – Regulations for Specific Land Uses and Activities

Section 9102.11 – Overlay Zones

Subsections:

- 9102.11.010 D - Architectural Design Overlay Zone
- 9102.11.020 DO Downtown L Overlay Zone
- 9102.11.030 DTP - Downtown Parking Overlay Zone
- 9102.11.040 H Special Height Overlay Zone
- 9102.11.050 RF Residential Flex Overlay Zone
- 9102.11.060 RTE Race Track Event Overlay Zone
- 9102.11.070 P Vehicle Parking Overlay Zone
- 9102.11.080 DMU Downtown Mixed Use Overlay Zone

9102.11.050 RF Residential Flex Overlay Zone

- A. Purpose and Intent.** The Residential-Flex “RF” Overlay Zone is established to provide for greater flexibility in land use planning and to maximize the housing types and styles at a more affordable price range than may be possible under the strict application of other sections of this Division. The RF Overlay Zone provides the option to build a residential project in a commercial zone. Given the state of commercial development throughout the City and region, there are locations that may benefit from this flexibility; also, a residential project may serve as a catalyst for other types of development in the surrounding area. The RF Overlay Zone is intended to maintain compatibility between residential and non-residential uses on adjacent lots through development standards and design guidelines. The standards in this section are applicable to stand-alone residential projects only; all other projects are subject to the requirements of the underlying zoning designation.
- B. Allowed Uses.** In addition to the land use regulations of the underlying zone, ~~residential uses shall be permitted in the RF Overlay zone with the review and approval of a Conditional Use Permit pursuant to the requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.~~ allow residential developments by-right when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Residential Flex Overlay Zone. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval except for the City’s Subdivision requirements and Objective Development Standards. Refer to Section 9103.15.030 of the Code for additional incentives and concessions for affordable housing development.
- C. Development Standards.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-15 (Development Standards for Residential Flex Overlay Zone) and the development standards in Division 3 (Regulations Applicable to All Zones – Site Planning and General Development Standards). Additional regulations are denoted in the right hand column of Table 2-15 (Development Standards for Residential Flex Overlay Zone).

Table 2-15

Development Standards for
Residential Flex Overlay Zones

Development Feature	R-F <u>Live Oak</u>	<u>Las Tunas</u>	<u>Commercial General (CG)²</u>	Additional Requirements
Maximum Height	40		<u>60 ft</u>	See Subsection 9103.01.050 (Height Measurements and Exceptions)
Residential Density				
Maximum		30 units/acre or 1 unit/1,450 sf	<u>50 units/acre</u>	
Minimum		20 units/acre or 1 unit/2,200	<u>30 units/acre</u>	
Minimum Setbacks (1)				
Front or adjacent to a street			10 ft	
Side (interior)			10 ft	
Side (Street side)			10 ft	
Distance between Structures – Minimum			6-ft	Or as may otherwise be required by the Fire Code
Minimum Open Space for Residential Uses			100 sf per unit	See Subsection 9102.11.050.F (Open Space)

Notes:

(1) Refer to Section H for additional setback provisions.

(2) Residential units are permissible if affordable units are provided per the City's Density Bonus requirements (Section 9103.15). Properties within the CG zone with a Residential Flex Overlay may only be developed with residential uses if identified in the available sites list within the 6th Cycle Housing Element Update on file in the Development Services Department.

D. No Parking within Front and/or Street Side Setbacks. No parking shall be allowed within required front and/or street side setbacks, or within any landscaped area not designated as a driveway or vehicle parking area.

D.E. Parking Requirements. New residential development in the R-F Overlay Zones shall require a minimum of 1 space per studio unit and 1.5 spaces per unit. Unless parking reductions or modifications are allowed in compliance with provisions identified, parking spaces shall be provided in compliance with Table 3-3 (Off-Street Parking Requirements: Residential Uses).

E.F. Laundry Facilities. If an area for installation of laundry facilities is not provided in every unit, a common laundry area shall be provided with a minimum of one washer and one dryer for each eight units. The common laundry area shall be centrally located to the units served.

F.G. Open Space

- Type.** Open space shall be in the form of private or common open space via balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces.

2. **Minimum Dimension.** Balconies that are 30 inches or less in width or depth shall not be counted as open space.
3. **Encroachment.** Balconies that project over a public right-of-way shall be subject to approval by the City Engineer.

G.H. Special Setback and Stepback Requirements. The purpose and intent of this section is to provide minimum standards for property line setbacks and building setbacks in cases where existing residential development is adjacent to new construction within the RF Overlay to protect adjacent residential neighborhood integrity and character. These special requirements apply to residential uses that were in existence at the time of adoption of these special provisions. The following standards shall apply:

1. Adjacent to Existing Residential

a. 10-foot minimum building setback from property line (See “A” in Figure 2-B)

b. 3-foot minimum building setback for building heights greater than 30-feet (See “B” and “C” In Figure 2-B), when significant adjacent view impacts can be demonstrated.

c. Appropriate planting, trees or other natural materials shall be provided within the view plane of adjacent residential uses.

i. All plantings or other natural materials shall be at full maturity within 1 year of installation and shall be maintained in a manner that preserves

ii. Planting materials shall be primarily evergreen and shall limit shedding or lost of leaves during winter months.

iii. Deciduous trees and plantings shall be limited in a manner that does not demonstrably impact the screening from adjacent properties.

2. Exceptions. Special exceptions may be granted to setback, setback and screening requirements through the processing of a modification application if the following can be demonstrated by the project applicant. All exception requests shall be subject to the provisions of the City’s adopted Objective Design Standards.

a. The setback standards preclude the applicant from reaching minimum densities and this can be demonstrated conclusively by the applicant

b. The standards preclude the development of affordable housing units and this can be demonstrated conclusively by the applicant.

c. Unique site conditions or factors may preclude the ability to comply with setback standard and/or the installation of landscape screening.

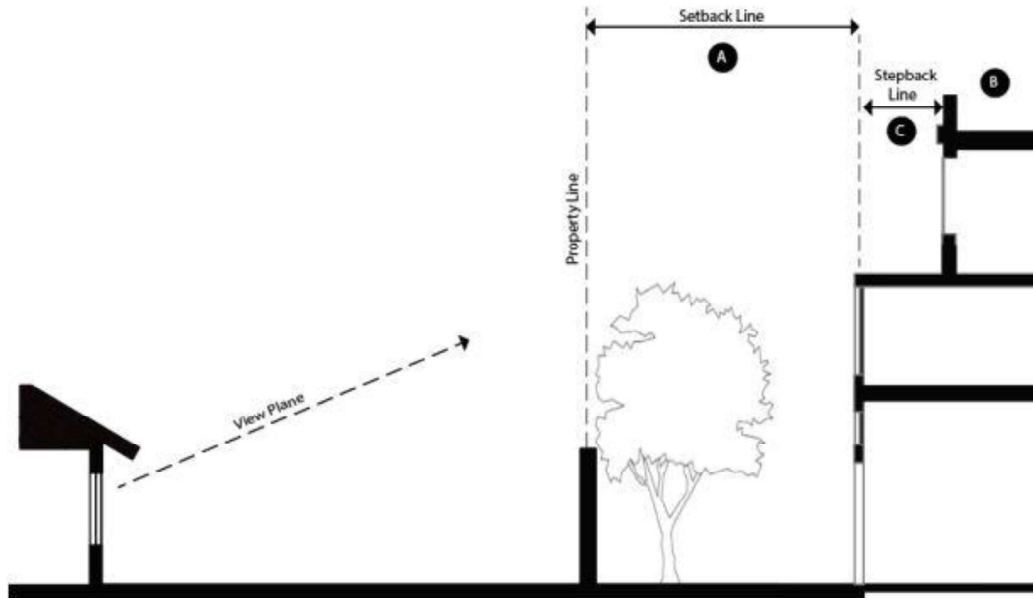


Figure 2-B: Setback and Step Back Provisions

I. Design Review

- 1. Applicability.** Structures erected or modified to accommodate the land uses allowed by this Section shall require the approval of a Site Plan and Design Review subject to the requirements of Section 9107.19 (Site Plan and Design Review) of this Development Code.

(H).2-Design Review Criteria. The project design shall be compatible with the scale and quality of development within the underlying zone and surrounding area. In conducting a review of projects subject to the requirements of this Section, the Review Authority may utilize design guidelines/criteria that have been adopted by the City in order to provide guidance to project proponents on how to best achieve the City's expectations for quality development; implementation of the applicable General Plan goals and policies; and maintenance of the public health, safety, general welfare and property throughout the underlying zone. Existing land uses shall be considered in the review of projects utilizing the Residential Flex Overlay Zone. Neighborhood Serving Retail, such as supermarkets/grocery stores shall be retained and integrated into new projects to the extent feasible to maintain commercial retail and services to serve the needs of the local and surrounding community.

9102.11.080 DMU - Downtown Mixed Use Overlay Zone

Amended by Ord. No. XXXX

- A. Purpose and Intent.** The Downtown Mixed Use Overlay Zone (DMU) is established as an overlay on commercial manufacturing (C-M) zoned parcels adjacent to the existing Downtown Mixed-Use Zone in the Downtown area. The DMU Overlay Zone provides opportunities for high density residential projects in a commercial zone to revitalize the downtown district. Given the state of commercial development throughout the City and region, there are locations that may benefit from this flexibility; also, a residential project may serve as a catalyst for other types of development in the surrounding area. The Downtown Mixed Use Overlay Zone is intended to provide opportunities for more intense residential uses on commercial parcels that encourages transit-oriented development in proximity to transit centers, employment centers, and commercial uses.
- B. Allowed Uses.** Any use permitted in the Downtown Mixed Use Overlay zone will conform to the use regulations established within the zone to which the overlay is applied. Residential uses are allowed subject to the development standards mentioned in Section 9102.11.080(C)(1) below.
- C. Development Standards.** All development regulations in the Downtown Mixed Use Overlay zone will conform to the standards established within the underlying zone where the overlay is applied, with the following exceptions:
- 1. Utilize development standards for Downtown Mixed Use (DMU) zones if a residential project is developed with units affordable to low- and lower-income households. Refer to Table 2-11 Development Standards for Downtown Zones.**
- D. Incentives for Affordability Provisions.** Allow residential developments by-right when 20 percent or more of the units are affordable to lower income households. By-right development will not require a MUP, planned unit development permit, or other discretionary review or approval except for the City's subdivision requirements and Objective Design Standards. Refer to Section 9103.15.030 of the Code for additional incentives and concessions for affordable housing development.

Section 9102.13 – Specific Plans

Subsections:

- 9102.13.010 Purpose and Intent
- 9102.13.020 Effect of Specific Plan Zone
- 9102.13.030 Required Contents of a Specific Plan
- 9102.13.040 Land Use and Development Standards
- 9102.13.050 Establishment of Specific Plan Zones

9102.13.010 Purpose and Intent

The Specific Plan (SP) zone is established to implement Sections 65450 through 65457 of the California Government Code. As provided for in the Government Code, a Specific Plan is designed to provide for flexibility, innovative use of land resources and development, a variety of housing and other development types, and an effective and safe method of pedestrian and vehicular circulation. A Specific Plan may be adopted for any property or group of properties meeting the criteria set forth in this Division and Section 9107.21 (Specific Plans). The Specific Plan zone shall apply to all properties lying within the bounds of a specific plan that has been adopted by resolution or ordinance of the Council.

9102.13.020 Effect of Specific Plan Zone

Once adopted, a specific plan shall govern all use and development of properties within the bounds of that specific plan. Where a specific plan is silent with regard to particular development standards, the provisions of this Code shall govern. The Director shall have the authority to determine which 9103.07 of this Code apply where a specific plan is silent.

9102.13.030 Required Contents of a Specific Plan

The required contents of a specific plan shall be as set forth in Government Code Section 65450 et seq.

9102.13.040 Land Use and Development Standards

Each adopted specific plan establishes the land use regulations and development standards applicable to the properties within the specific plan. To the extent that any development standard is not provided by an individual specific plan, such standard shall be in accordance with the provisions of the zone in this Division that most closely resembles the zone in the specific plan.

9102.13.050 Establishment of Specific Plan Zones

Adopted specific plans in Arcadia are listed below. These specific plans define the development standards and guidelines for each corresponding specific plan zone.

- A. SP-SA1 (Hale Medical Center).** The Hale Medical Center Specific Plan regulates the development and design of the Hale Medical Center structure and is designated SP-SA1 on the Zoning Map. Regulations and design elements for the SP-SA1 zone, with related implementing actions, are set forth in the Hale Medical Center Specific Plan.
- B. SP-SP (Seabiscuit Pacifica).** The Seabiscuit Pacifica Specific Plan regulates the development and design of structures within the Seabiscuit Pacifica Specific Plan, designated SP-SP on the Zoning Map. Land use regulations, development standards, and required design elements for the SP-SP zone, with related implementing actions, are set forth in the Seabiscuit Pacifica Specific Plan.
- C. SP-ALC (Arcadia Logistic Center).** The Arcadia Logistic Center Specific Plan regulates the development and design of structures within the Arcadia Logistic Center Specific Plan, designated SP-ALC on the Zoning Map. Land use regulations, development standards, and required design elements for the SP-ALC zone, with related implementing actions, are set forth in the Arcadia Logistic Center Specific Plan.
- D. SP-AP (Arroyo Pacific School).** The Arroyo Pacific Specific Plan regulates the development and design of structures within the Arroyo Pacific Specific Plan; designated SP-AP on the Zoning Map. Land use regulations, development standards, and required design elements for the SP-AP zone, with related implementing actions, are set forth in the Arroyo Pacific Specific Plan.

Division 3: Regulations Applicable to All Zones – Site Planning and General Development Standards

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9103.01.010 Off-Street Parking for Residential Uses
Amended by Ord. No. 2347
Amended by Ord. No. 2375

- A. **Number Required.** Unless off-street parking reductions are allowed in compliance with provisions identified, off-street parking spaces shall be provided in compliance with Table 3-3 (Off-Street Parking Requirements: Residential Uses). These standards shall be considered the minimum required to preserve the public health, safety, and welfare of the community. An increase or decrease in the parking requirements may be determined by the Review Authority in particular circumstances where these requirements are inadequate for a specific project. These cases shall be determined through a parking study as outlined in this Division.
- B. **Off-Street Parking Requirement Calculations.** Table 3-3 (Off-Street Parking Requirements: Residential Uses) establishes the off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply:
1. "Square feet" or "sf" shall mean "square feet of floor area" and refer to floor area as defined in Division 9 (Definitions), unless otherwise specified.
 2. Any fractional parking space greater than or equal to one-half shall be rounded to the next whole number. If the fraction is less than 0.49 of a space, the total number of spaces shall be rounded down to the nearest whole number.
- C. **Off-Street Residential Parking Requirements for Residential Uses**
1. **Uses Not Listed.** The number of parking spaces required for land uses not specifically listed shall be determined by the Director based on common functional, product, or compatibility characteristics and activities. The determination is considered a formal interpretation of the Development Code and shall be decided and recorded accordingly. The interpretations shall have the same force of law as the provisions of this Section. Any inclusion of land uses in this Section shall be defined and included in Division 9 (Definitions), and shall be included in the land uses in Division 2 (Zones, Allowable Uses, and Development Standards).

Table 3-3 Off-Street Parking Requirements: Residential Uses	
Land Use	Minimum Parking Spaces Required
Single-Family Dwellings (Attached and Detached) and Two-Family Dwellings	<ul style="list-style-type: none"> • 2 spaces per dwelling unit in a garage for units less than 5,000 square feet in size with up to 4 bedrooms • 3 spaces per dwelling unit in a garage for units 5,001 square feet or more in size and/or with 5 or more bedrooms ⁽¹⁾
Accessory Dwelling Unit	Refer to Section 9102.01.080
Multifamily Dwellings	For the R-2, R-3 and R-3-R Zones: <ul style="list-style-type: none"> • 2 covered spaces per unit, plus guest parking as follows: <ul style="list-style-type: none"> • 1 guest parking space for every 2 units For the <u>Residential Flex Overlay Zones</u> : <ul style="list-style-type: none"> • 1 space per studio unit • 1.5 spaces per unit
Mixed Use Units	<ul style="list-style-type: none"> • 1 space per studio unit • 1.5 spaces per unit • 1 guest space for every 3 units
Live/Work Units	1 space per unit and 1 space per 1,000 square feet of nonresidential floor area

Senior Housing (when restricted to age 62 and older)	For senior affordable apartment housing: 1 space per unit, and 1 guest space for every 4 units for assisted living facilities: 1.5 spaces per unit For senior market rate housing: 2 spaces per unit
--	---

Notes:

- (1) A tandem parking space may be allowed to satisfy the third required, or any non-required, parking space, subject to Design Review approval.
- (2) Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances:
 - a. The accessory dwelling unit is located within one-half mile of public transit
 - b. The accessory dwelling unit is located within an architecturally and historically significant historic district
 - c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure
 - d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit
 - e. When there is a car sharing vehicle located within one block of the accessory dwelling unit

2. **Residential Use: When Required Covered or Garage Parking Cannot Be Provided.** Apart from the requirements for parking in a garage contained in Table 3-3 (Off-Street Parking Requirements: Residential Uses) for residential uses, wherever required covered or garage parking cannot be provided due to physical limitations on a property, an alternative parking arrangement for the remaining required parking can be arranged by the approval of an Administrative Modification subject to the requirements of Section 9107.05 (Administrative Modifications).

D. Parking Location

1. Parking spaces shall be designed, constructed, and maintained in a manner that does not preclude direct and free access to stairways, walkways, elevators, any pedestrian way, and fire safety equipment.
2. Vehicle parking (and access thereto) shall be provided on a permanently paved surface.
3. When required off-street parking spaces are provided on a separate lot from the building or land use, Subsection 9103.07.090 (Shared/Joint Use and Off-site Parking) shall apply.

**9103.01.020 Mixed-Use (Nonresidential and Residential Combined) Parking Standards
Amended by Ord. No. 2375**

- A. **Mixed-Use with Residential.** This subsection applies to mixed-use developments as defined in Division 9 (Definitions) and where allowed by Division 2 (Zones, Allowable Uses, and Development Standards).
1. The number of parking stalls provided shall be as outlined in Tables 3-3, 3-5, 3-6, 3-7, and 3-8.
 2. No more than 50 percent of the required guest parking spaces for the residential units may be shared with the required commercial parking spaces.
 3. The parking for the residential use required to be in a fully enclosed garage in compliance with Table 3-3 may be provided within an underground or aboveground parking structure rather than a garage.
 4. With the exception of the guest parking, parking for the residential uses shall be provided and maintained separate and secure from the on-site public parking.
 5. A 25 percent reduction may be applied to the project for all commercial uses if the parking area is located within 1,320 feet of a light rail station.
 6. If affordable residential units are proposed with mixed-use developments, refer to Section 9103.15.030 of the Arcadia Municipal Code for incentives and concessions to parking standards.

Section 9103.15 – Density Bonuses for Affordable and Senior Housing

Subsections:

- 9103.15.010 Purpose and Applicability
- 9103.15.020 Density Bonus
- 9103.15.030 Incentives and Concessions
- 9103.15.040 Findings
- 9103.15.050 Application Requirements
- 9103.15.060 Location and Type of Designated Uses

9103.15.010 Purpose and Applicability

This Section is intended to implement the housing element of the general plan and the requirements of Government Code Sections 65915 through 65918, offering incentives for the development of affordable housing for low-income, moderate-income, and senior citizen households., as well as housing developments for foster youth, disabled veterans, homeless persons, and college students. Where regulations are not specifically addressed in this Section or where conflicts exist between these provisions and the provisions of Government Code Sections 65915 through 65918, the provisions of the Government Code, as they may be amended over time, shall apply.

9103.15.020 Density Bonus

Density bonus refers to a density increase over the otherwise maximum allowable residential density established by this Development Code and in the Land Use and Community Design Element of the General Plan as of the date of application by the developer, and is in accordance with the affordability levels proposed in the project, consistent with density bonus law provisions contained in Government Code Sections 65915-65918.

In order to be eligible for a density bonus and other incentives as provided by this Section, a proposed housing development shall comply with the eligibility requirements specified in Government Code Sections 65915 through 65918. A density bonus and applicable incentives or concessions shall be granted if an applicant for a housing development seeks and agrees to construct a development that contains low-income, very low-income, moderate-income, and/or senior housing units, and it is consistent with one of the following as the required percentages of which are outlined set forth in Government Code Section 65915(b)(1):

- At least 5% of the for-sale or rental housing units are restricted to very low-income residents.
- At least 10% of the for-sale or rental housing units are restricted to lower income residents.
- At least 10% of the housing units in a for-sale development are restricted to moderate income residents.
- At least 33% of the housing units in a proposed condominium project (from an apartment conversion) are restricted to low or moderate income residents, or at least 15% of the housing units are restricted to lower income residents.
- 100% of the housing units (other than manager's units) are restricted to very low, lower and moderate-income residents (with a maximum of 20% moderate).
- At least 10% of the housing units are for transitional foster youth, disabled veterans or homeless persons, with rents restricted at the very low-income level. The ten percent shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.
- At least 20% of the housing units are for low-income students in housing dedicated for full-time students at accredited colleges. "Lower-income students" is defined in Government Code Section 65915(o)(43).
- The project donates at least one acre of land to the city or county for very low-income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development of at least 35 units (no affordable units required).
- The project is a mobile home park age-restricted to senior citizens (no affordable units required).

Replacement Housing. Developers obtaining a density bonus are required to replace existing units which are occupied by very low- or lower-income households, at the time of the density bonus application. Developers are also required to replace existing units which were occupied by very low- or lower-income households that have been demolished or vacated within a five-year period preceding the density bonus application. The housing development must also meet the applicable affordable housing standards, including the replacement units.

9103.15.030 Incentives and Concessions

A. Determination of Density Bonus. The amount of a density bonus and the extent of other incentives allowed for a proposed housing development shall be determined by the Council in compliance with Government Code Section 65915. If a density bonus or other incentives cannot be accommodated on a site due to strict compliance with the provisions of this Development Code, the Council may modify or waive other development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled.

B. Calculating Density Bonus. The calculation of a density bonus in compliance with this subsection that results in fractional units shall be rounded up to the next whole number, as required by State law. For the purposes of calculating a bonus, the residential units do not have to be based upon individual subdivision maps or lots. A minimum density bonus of 20% and up to 80% above the maximum density will be calculated as follows:

<u>Affordable Unit Percentage</u>	<u>Very Low Income Density Bonus</u>	<u>Low Income Density Bonus</u>	<u>Moderate Income Density Bonus</u>	<u>Land Donation Density Bonus</u>	<u>Senior Housing*</u>	<u>Foster Youth/ Disabled Veterans/ Homeless</u>	<u>College Students</u>
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%

32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%**	80%	80%	80%	35%	20%	20%	35%

* No affordable units are required for senior units.

** Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

C. Density Bonus for Childcare

Housing development that provide a child care facility on the premises of, as part of, or adjacent to the project and conforms with Government Code Section 65915(b)(1) are eligible for a separate density bonus equal to the size of the childcare facility. The childcare facility must remain in operation for at least the length of the affordability covenants. A percentage of the childcare spaces shall be made available to low and moderate income families.

D. Density for Condominium Conversion

A condominium conversion is eligible for density bonus of up to 25% over the number of apartment units, where the additional dwellings are within the existing structure or structures, or other incentives of equivalent financial value, if the condominium conversion project provides at least 33% for the total units to low or moderate income households or 15% of the units to lower income households.

E. Other Incentives

- 1. Applicant-specified Concessions or Incentives.** An applicant may submit to the City a request for specific incentives or concessions in compliance with this Section.
- 2. Required Incentives or Concessions.** A qualifying project shall be entitled to one or more "incentives" or "concessions", depending on their proposed levels of affordability, as allowed by Government Code Section 65915, in addition to the density bonus allowed as follows:

Number of incentives or concessions	<u>Extremely Low Income percentage</u>	Very Low Income percentage	<u>Lower</u> Income percentage	Moderate Income percentage	<u>Lower Income Students (Student Housing Development)</u>
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1	<u>5%</u>	5%	10%	10%	<u>20%</u>
2	<u>10%</u>	10%	17%	20%	=
3	<u>15%</u>	15%	24%	30%	=
4*	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	=
<p><u>*If the project is located within one-half mile of a major transit stop or is located in a very low vehicle traffic area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.</u></p> <p><u>Note: "Lower income households" includes very low income households, as defined in Government Code Section 50105, and extremely low income households, as defined in Government Code Section 50106.</u></p>					

3. Types of Available Concessions or Incentives. A qualifying project may request available incentives or concessions in addition to the density bonus from the following categories:

- a. Expedited review process for developers applying for Federal and State Tax Credits if a percentage of the units are designated to extremely low income households as shown in the table above; or
- b. Expedited permit processing, fee waivers and deferrals for projects targeted for persons with developmental disabilities; or
- c. Expedited review process, fee waivers and deferrals, or other regulatory incentives or concessions proposed by the developers for the development of senior housing and services at the discretion of the Reviewing Authority; or
- a.d. A reduction in the site development standards of this Development Code (e.g., site coverage, off-street parking requirements, reduced lot dimensions, and/or setback requirements); or
- ~~b.~~ e. Other regulatory incentives or concessions proposed by the developer or the City that will result in identifiable and actual cost reductions.

4. Additional Concessions or Incentives. The Council shall have the discretion to approve additional concessions or incentives to a qualifying project based on the superior merits of that particular project, as determined by the Council. If a development standard would physically prevent the project from being constructed at the permitted density even with approved concessions and incentives, a developer may propose to have that standard waived or reduced. A proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled to per Section 2 above, unless the concession is to the development standards.

5. Required Findings to Reject Concession or Incentive. The Council shall grant the concession or incentive requested by the applicant unless the Council makes a written finding, based upon substantial evidence, of any of the following:

- a. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set in compliance with Government Code Section 65915(c); or
- b. The concession or incentive would have a specific adverse impact, as defined by Government Code Section 65589.5(d)(2), upon public health and safety, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or
- c. The concession or incentive would be contrary to state or federal law.

F. Effect of Incentive or Concession. The granting of a concession or incentive shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

G. Maximum Parking Requirements. Affordable housing projects benefit from parking standards that require fewer parking spaces than typical market-rate housing projects. Upon the developer’s request, the City shall not require a vehicular parking ratio, inclusive of accessible and guest parking, that exceed the following ratios:

- 1. Studio to one-bedroom: 1 parking space per unit.
- 2. Two to three bedrooms: 1.5 parking spaces per unit.
- 3. Four or more bedrooms: 2.5 parking spaces per unit.

If total parking calculations result in a number other than a whole number, then parking calculations shall be rounded up to the nearest whole number. Requesting these parking standards does not count as an incentive or concession. An applicant may request additional parking incentives beyond those included in this section. [A waiver of reduction of certain development fees, or modifications of parking standards may be requested to promote the development of affordable housing.](#) Onsite spaces may be provided through tandem or uncovered parking, but not on-street parking.

1. Other Parking Requirements. Lower parking ratios apply to specified projects (although the City may require higher parking ratios if supported by a specified parking study):

Project Type	Parking Spaces Required
Rental/for sale projects with at least 11% very low income or 20% lower income units within ½ mile of an accessible major transit stop	0.5 spaces per unit
For sale projects with at least 40% moderate income units within ½ mile of an accessible major transit stop	0.5 spaces per bedroom
Rental projects 100% affordable to lower income within ½ mile of an accessible major transit stop	0 spaces per unit
Rental senior projects 100% affordable to lower income households, either with paratransit service or within ½ mile of an accessible bus route (operating at least 8 times per day)	0 spaces per unit
Rental special needs projects 100% affordable to lower income households, either with paratransit service or within ½ mile of an accessible bus route (operating at least 8 times per day)	0 spaces per unit
Rental supportive housing developments 100% affordable to lower income households	0 spaces per unit

H. Housing Restrictions

1. Rental Units – Affordable rental units must be restricted by an agreement which sets maximum incomes and rents for that unit. The income and rent restrictions must remain in place for a 55 year term for very low or lower income units.

2. **For Sale Units** – Affordable units for sale must be sold at an affordable housing cost to a person or family of very low, low or moderate income, as required, and is subject to an equity sharing agreement pursuant to Government Code Section 65915(c)(2).

9103.15.040 Findings

In addition to the findings required for the approval of Site Plan and Design Review and any discretionary permit required for the project, the approval of a density bonus shall require that the Planning Commission makes a recommendation to the City Council. The City Council will make all of the following findings and will decide all Density Bonus applications.

- A. The project will be consistent with the General Plan, except as provided by this Section with regard to maximum density, density bonuses, and other incentives and concessions;
- B. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities;
- C. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Section;
- D. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives are not necessary to ensure affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c); and
- E. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.

9103.15.050 Application Requirements

- A. **Site Plan and Design Review.** An application for Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review) of this Code shall be required for any density bonus request.
- B. **Continued Availability.** The application for the density bonus project shall include the procedures proposed by the developer to maintain the continued affordability of the designated lower-income units as follows. These provisions shall apply to both rental and for-sale ownership units.
 1. **Development Projects with Public Funding.** A project that receives a direct financial contribution or other financial incentives from a public source (including the City, the Department of Housing and Urban Development, or State tax credit program), and a density bonus in compliance with this Section, shall maintain the availability of the designated lower-income units for a minimum of 55 years, as required by Government Code Sections 65915(c).
 2. **Private Development Projects—Density Bonus Only.** Privately financed projects that receive a density bonus from the City shall maintain the availability of the designated lower-income units for a minimum of 55 years. Privately financed projects that receive a density bonus from the City and include for-sale units shall maintain the availability of any lower-income or moderate-income units for a minimum of 45 years.

9103.15.060 Location and Type of Designated Uses

- A. **Location/Dispersal of Units.** The designated units shall be reasonably dispersed throughout the project to the maximum extent feasible, shall contain on average the same number of bedrooms as the non-designated units in the project, and shall be compatible with the design or use of remaining units in terms of appearance, materials, and finished quality.
- B. **Phasing.** If a project is to be phased, the density bonus units shall be phased in the same proportion as the non-density bonus units, or phased in another sequence acceptable to the City.

Division 4: Regulations for Specific Land Uses and Activities

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9104.02.140 Emergency Shelters

- A. Purpose and Applicability.** Consistent with Government Code § 65582, 65583(a) and 65589.5, all California cities are required to identify a zone in which to permit emergency shelters as a matter of right. The purpose of regulating the siting of emergency shelters is to ensure the development of emergency shelters do not adversely impact adjacent parcels or the surrounding neighborhood, and shall be developed in a manner which protects the health, safety, and general welfare of nearby residents and businesses while providing for the housing needs of the homeless. In compliance with Government Code Section 65573 subdivision (a)(4), emergency shelters shall be a permitted use as a matter of right, without the requirement of a conditional use permit or other discretionary apermits in applicable zoning classifications that permit residential uses and residential mixed uses, as specified in AMC Division 2: Zones, Allowable Uses, and Development Standards.

Permit processing, development, and management standards applied this section shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

B. Use Standards

- ~~1. No emergency shelter shall contain more than 30 beds and shall serve no more than 30 homeless persons at any one time.~~
- ~~2. Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program. Services shall be provided to assist residents to obtain permanent shelter, income, and services. No individual or household may be denied emergency shelter because of an inability to pay.~~
- ~~3. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.~~
- ~~4. Onsite management of the facility shall be required during all open hours of operation.~~
- ~~5. The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, transportation issues, security, screening to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for resident.~~
- ~~6. The emergency shelter facility shall demonstrate that it is in and maintains in good standing with County and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.~~

- B. Development and Use Standards.** The development and use standards set forth in Division 3 for the zone in which the emergency shelter is located shall apply, unless otherwise specified here.

Emergency shelters may only be subject to those development standards that apply to residential or commercial development within the same zone except that the City of Arcadia provides the following objective standards for emergency shelters:

1. No emergency shelter shall contain more than 30 beds and shall serve no more than 30 homeless persons at any one time.
2. Longer residency by those enrolled and regularly participating in a training or rehabilitation program. Services shall be provided to assist residents to obtain permanent shelter, income, and services. No individual or household may be denied emergency shelter because of an inability to pay.

3. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.
4. No more than one emergency shelter shall be permitted within a radius of 300 feet of another such facility.
5. Interior on-site waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way.
6. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.
7. The development may provide one or more of the following specific common facilities for the exclusive use of the residents:
 - a. Central cooking and dining room(s)
 - b. Recreation room
 - c. Counseling center
 - d. Child care facilities
 - e. Other support services deemed appropriate by the Director
- 14.8. Provide sufficient on-site parking for emergency shelters to accommodate all employees in the emergency shelter. Parking standards described in Section 9103.07 (Off-Street Parking and Loading) shall not require more parking for emergency shelters than other residential or commercial uses within the same zone.

~~3. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.~~

~~7.1. No more than one emergency shelter shall be permitted within a radius of 300 feet of another such facility.~~

~~8.2. Interior on-site waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way.~~

~~39. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.~~

~~104. The development may provide one or more of the following specific common facilities for the exclusive use of the residents:~~

- ~~a. Central cooking and dining room(s)~~
- ~~b. Recreation room~~
- ~~c. Counseling center~~
- ~~d. Child care facilities~~
- ~~e. Other support services deemed appropriate by the Director~~

~~115. Provide sOn site parking for emergency shelters shall be provided employees as set forth in Parking standards described in Section 9103.07 (Off-Street Parking and Loading) shall.~~

C. Management Standards. Emergency shelters may only be subject to those management standards that apply to residential or commercial development within the same zone except that the City of Arcadia provides the following objective standards for emergency shelters:

1. The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, transportation issues, security, screening to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for resident.

2. Onsite management of the facility shall be required during all open hours of operation.

2.3. The emergency shelter facility shall demonstrate that it is in and maintains in good standing with County and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.

9104.02.145 Employee Housing

B. Purpose and Applicability. Consistent with California Health and Safety Code 17021.5, 17021.6, and 17021.8, the Employee Housing Act requires cities to establish administrative requirements for the construction and maintenance of employee housing, as defined in Section 9109.01.060 of the Municipal Code.

C. Standards. For the zones in which employee housing is permitted in Division 2, the following standards shall apply:

1. Employee housing for six or fewer employees shall be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.
2. Employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

Division 7: Permit Processing Procedures

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Section 9107.03 – Application Processing Procedures

Subsections:

- 9107.03.010 Purpose and Intent**
- 9107.03.020 Application Submittal**
- 9107.03.030 Eligible Applicants**
- 9107.03.040 Submittal Requirements**
- 9107.03.050 Filing Fees and Requirements**
- 9107.03.060 Initial Application Completeness Review**
- 9107.03.070 Environmental Assessment**
- 9107.03.080 Application Review and Determinations**

9107.03.010 Purpose and Intent

Amended by Ord. No. 2347

Amended by Ord. No. 2363

Amended by Ord. No. 2375

- A. This Division provides procedures and requirements for the preparation, filing, and initial processing of the land use permit applications required by the City and specified in this Development Code.
- B. Table 7-1 (Review Authority), identifies the Review Authority responsible for reviewing and making decisions on each type of application required by this Development Code.

Table 7-1 Review Authority				
Type of Action	Applicable Code Section	Role of Review Authority ⁽¹⁾		
		Director	Commission	Council
Legislative Actions				
Development Agreements and Amendments	9107.11	Recommend ⁽¹⁾	Recommend	Decision
Development Code Amendments	9108.03	Recommend ⁽¹⁾	Recommend	Decision
General Plan Amendments	9108.03	Recommend ⁽¹⁾	Recommend	Decision
Specific Plans and Amendments	9107.21	Recommend	Recommend	Decision
Zoning Map Amendments	9108.03	Recommend	Recommend	Decision
Planning Permits and Approvals and Administrative Actions				
Administrative Modifications	9107.05	See Table 7-2 for specified thresholds		
Certificates of Demolition	9107.07	Decision	Appeal	Appeal
Conditional Use Permits	9107.09	Recommend	Decision ⁽²⁾⁽⁴⁾	Appeal
Home Occupation Permits	9107.13	Decision ⁽³⁾	Appeal	Appeal
Interpretations	9101.03	Decision ⁽³⁾	Appeal	Appeal
Minor Use Permits	9107.09	Decision ⁽³⁾	Appeal	Appeal
Planned Developments	9107.15	Recommend	Decision ⁽⁴⁾	Appeal
Reasonable Accommodations	9107.17	Decision ⁽³⁾	Appeal	Appeal
Sign Permits	9103.11	Decision ⁽³⁾	Appeal	Appeal
Site Plan and Design Review (See Table 7-3 for specified thresholds.)	9107.19	Decision ⁽³⁾	Decision/ Appeal ⁽⁴⁾	Appeal
Site Plan and Design Review: Homeowners Association Areas (See Table 7-4 for specified thresholds.)	9107.20	Decision ⁽⁶⁾	Appeal	Appeal
Temporary Use Permits	9107.23	Decision ⁽³⁾	Appeal	Appeal

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Protected Tree Permits				
Removal of Dead, Diseased, and Hazardous Tree	9110.01	Decision	Appeal	Appeal
Tree Encroachment	9110.01	Decision	Appeal	Appeal
Removal of Healthy Tree	9110.01	Decision	Appeal	Appeal
Variances	9107.25	Recommend	Decision ⁽⁴⁾	Appeal
Zoning Clearances (ADU)	9107.27	Issue	Appeal ⁽⁵⁾	Appeal ⁽⁵⁾

Notes:

- (1) "Recommend" means that the Review Authority makes a recommendation to a higher decision making body; "Decision" means that the Review Authority makes the final decision on the matter; "Issue" means that the Review Authority grants the Zoning Clearance after confirming compliance with all applicable provisions of this Development Code; and "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of an earlier decision making body, in compliance with Section 9108.07 (Appeals).
- (2) The final Review Authority for a Conditional Use Permit granting a Density Bonus, in compliance with Section 9107.03 (Application Processing Procedures) shall be the Council, with the Commission first making a written recommendation to the Council.
- (3) The Director may defer action and refer the request to the Commission for consideration and final decision.
- (4) The Commission may defer action and provide a recommendation to the Council for consideration and final decision.
- (5) A Zoning Clearance (ADU) may only be appealed if a determination pursuant to 9103.070.050.D.4.a or 9107.27.030.D.1 has been made.
- (6) For Site Plan and Design Review: Homeowners Association Areas, the Director Review shall include reviews by the Director under the City Review process, reviews by the HOA ARB Chairperson under the Short Review process and reviews by the HOA Architectural Review Board under the Regular Review process

9107.03.020 Application Submittal

- A. Concurrent Filing.** An applicant for a development project that requires the filing of more than one application (e.g., Conditional Use Permit, Tentative Map, etc.), shall file all related applications concurrently, together with all application fees required by Subsection 9107.03.050 Filing Fees Requirements), below, unless these requirements are waived by the Director.
- B. Concurrent Processing.** Multiple applications for the same project shall be processed concurrently, and shall be reviewed, and approved or denied by the highest Review Authority designated by this Development Code for any of the applications. For example, a project for which applications for Zoning Map Amendment and a Conditional Use Permit are filed shall have both applications decided by the Council, instead of the Commission being the final decision making authority for the Conditional Use Permit as otherwise required by Table 7-1 (Review Authority), above. In the example cited, the Commission would still hear all of the applications (the Zoning Map Amendment and the Conditional Use Permit) and forward recommendations to the Council.
- C. Pre-Application Conference**
 1. A prospective applicant is strongly encouraged to request a pre-application conference with the Director or designated Department Staff member before completing and filing a permit application required by this Development Code.
 2. The purpose of a pre-application conference is to generally:
 - a. Inform the applicant of City requirements as they apply to the proposed project;
 - b. Discuss the City's review process, possible project alternatives, or modifications; and
 - c. Identify information and materials the City will require with the application, including any necessary technical studies and information anticipated for the environmental review of the project.
 3. Neither the pre-application review nor the provision of information and/or pertinent policies shall be construed as either a recommendation for approval or denial of the application or project by the City's representative.
 4. Failure of the City's representative to identify all required studies or all applicable requirements at the time of pre-application review shall not constitute a waiver of those studies or requirem

Section 9107.17 – Reasonable Accommodation

Subsections:

9107.17.010 Purpose and Intent

9107.17.020 Applicability

9107.17.030 Application Requirements

9107.17.040 Review Authority

9107.17.050 Review Procedures

9107.17.060 Findings and Decision

9107.17.070 Rescission of Approval of Reasonable Accommodation

9107.17.080 Post Decision Procedures

9107.17.010 Purpose and Intent

It is the policy of the City to provide individuals with disabilities Reasonable Accommodation in rules, policies, practices, and procedures to ensure the equal access to housing and facilitate the development of housing for individuals with disabilities in compliance with the California Fair Employment and Housing Act, the Federal Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act (referred to in this Section as the “Acts”). This Section provides a procedure for making requests for Reasonable Accommodations in land use, zoning and building regulations, policies, practices, and procedures of the City to comply fully with the purpose and intent of the fair housing laws and the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA).

9107.17.020 Applicability

A. Eligible Applicants

1. A request for Reasonable Accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities.
2. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment.
3. This Section is intended to apply to those persons who are defined as disabled or handicapped under the Acts.
- ~~4. The Fair Housing Act affords no protections to individuals with or without disabilities who present a direct threat to the persons or property of others. Determining whether someone poses a direct threat must be made on an individualized basis, however, and cannot be based on general assumptions or speculation about the nature of a disability.~~

B. Eligible Requests

1. A request for Reasonable Accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
2. A request for Reasonable Accommodation shall comply with Subsection 9107.17.030 (Application Requirements), below.

- C. **RLUIPA.** Deviations from the requirements and regulations specified in this Development Code may be approved if it is found that consistent with the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), enforcement of a regulation results in a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless it is determined that imposition of the burden on that assembly, institution, or person accomplishes furtherance of a compelling governmental interest where the burden is found to be the least restrictive means of furthering that compelling governmental interest.

9107.17.030 Application Requirements

- A. **Application.** An application for a Reasonable Accommodation shall be filed and processed in compliance with Section 9107.03 (Application Processing Procedures). The application shall include the information and materials specified in the most up-to-date Department handout for Reasonable Accommodation applications. ~~, together with the required fee in compliance with the Fee Schedule. Any information identified by an applicant as confidential shall be retained in a manner to respect the privacy rights of the applicant and shall not be made available for public inspection.~~ It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection 9107.17.060 (Findings and Decision), below. Initial review of the application, including time requirements and requests for information, shall be in compliance with Subsection 9107.03.060 (Initial Application Completeness Review).
- B. **Filing with Other Land Use Applications.** If the project involves both a request for Reasonable Accommodation and some other discretionary approval (e.g., Conditional Use Permit, Site Plan and Design Review, etc.), then the applicant shall file the information required by Subsection A. (Application), above, together with the materials required for the other discretionary permit.

9107.17.040 Review Authority

- A. **Director.** A request for Reasonable Accommodation shall be reviewed, and a determination shall be made, by the Director if no approval is sought other than the request for Reasonable Accommodation.
- B. **Other Review Authority.** A request for Reasonable Accommodation submitted for concurrent review with another discretionary land use application shall be reviewed and determined by the authority reviewing the companion discretionary land use application.

9107.17.050 Review Procedures

- A. **Director's Review.** The Director shall make a written determination within ~~45-30~~ days following the submittal of a complete application and either approve, approve with modifications, or deny a request for Reasonable Accommodation in compliance with Subsection 9107.17.060 (Findings and Decision), below.
- B. **Other Review Authority.** ~~For requests for reasonable accommodations involving any applications for discretionary approval, the application for reasonable accommodation shall be processed and considered separately from any discretionary elements of the same proposal. The applications for discretionary approval shall be separately considered and shall be subject to the procedures for consideration in compliance with the applicable review procedure for the companion discretionary review, depending on the type of application. The appropriate Review Authority shall act on all discretionary permits, but not the reasonable accommodation request. The written determination on whether to approve or deny the request for Reasonable Accommodation shall be made by the authority responsible for reviewing the companion discretionary land use application(s) in compliance with the applicable review procedure for the companion discretionary review. The written determination to approve or deny the request for Reasonable Accommodation shall be made in compliance with Subsection 9107.17.060 (Findings and Decision), below.~~
- C. **Stays.** If necessary to reach a determination on the request for Reasonable Accommodation, the Review Authority may request additional information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the ~~4530~~-day period to issue a decision is stayed until the applicant responds to the request.

9107.17.060 Findings and Decision

~~Amended by Ord. No. 2347~~

- A. Findings.** The written decision to approve or deny a request for Reasonable Accommodation that will be consistent with the Acts shall be based on consideration of all of the following factors:
1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
 2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
 3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City, as defined in the Fair Housing Laws and interpretive case law;
 4. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
 - ~~5. Whether the requested Reasonable Accommodation would have potential impact on surrounding sites and uses;~~
 - ~~6. Whether the physical attributes of the property and structures are suitable to support the Reasonable Accommodation; and~~
 - ~~7. Other Reasonable Accommodations that may provide an equivalent level of benefit.~~
- B. Grant with Modifications.** In approving a request for Reasonable Accommodation, the Review Authority may grant the request with modifications deemed reasonable and necessary to ensure that the Reasonable Accommodation will comply with the findings required by Subsection A (Findings), above.
- C. Written Decision.** The written decision on the request for a Reasonable Accommodation shall include the Review Authority's findings and any other relevant information upon which the decision is based. All written decisions shall give notice of the applicant's right of appeal in compliance with ~~Section 9108.07 (Appeals);~~ Subsection E. The notice of decision shall be sent to the applicant.
- D. Other Applicable Regulations.** While a request for Reasonable Accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.
- E. Appeal.** The written decision of the Review Authority shall be final unless appealed, ~~in compliance with Section 9108.07 (Appeals).~~
- ~~1. Within 30 days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.;~~
 - ~~2. If an individual needs assistance in filing an appeal on an adverse decision, the jurisdiction will provide assistance to ensure that the appeals process is accessible;~~
 - ~~3. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection;~~
 - ~~4. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available;~~

Rescission of Approval of Reasonable Accommodation

F. Rescission. A grant ~~or grant with modifications~~ made in compliance with this Section may be conditioned to provide for its rescission or automatic expiration under appropriate circumstances (e.g., the individual defined as disabled under the Acts vacates the subject site, etc.), unless allowed to remain in compliance with Subsection B (Discontinuance), below.

G. Discontinuance

1. A Reasonable Accommodation shall lapse if the exercise of rights granted by it is deemed ceased or discontinued for at least 180 consecutive days. For purposes of this Subsection, the terms ceased or discontinued shall be defined as an abandonment of the rights, irrespective of the owner's or occupant's intent.
2. If the person(s) initially occupying a residence vacate, the Reasonable Accommodation shall remain in effect only if the Review Authority first determines that:
 - a. The modification is physically integrated into the residential structure and cannot easily be removed or altered to comply with this Development Code; or
 - b. The accommodation is to be used by another qualifying individual with a disability.
3. The Review Authority may request the applicant or the successor(s)-in-interest to the property to provide documentation that subsequent occupants are qualifying persons with disabilities. Failure to provide the documentation within 10 days following the date of a request by the Review Authority shall constitute grounds for discontinuance by the City of a previously approved Reasonable Accommodation.

~~9107.17.070 Post Decision Procedures~~

~~The procedures and requirements in Section 9108.11 (Permit Implementation, Time Limits, and Extensions), and those related to appeals, public notices and hearings, revocation, and enforcement in Division 8 (Development Code Administration) shall apply following the decision on a Reasonable Accommodation application.~~

Section 9107.19 – Site Plan and Design Review

Subsections:

- 9107.19.010 Purpose and Intent
- 9107.19.020 Applicability
- 9107.19.030 Authority
- 9107.19.040 Application Filing, Processing, and Review
- 9107.19.050 Findings and Decision
- 9107.19.060 Conditions of Approval
- 9107.19.070 Issuance of Other Required Permits and Approvals
- 9107.19.080 Minor Changes by Director
- 9107.19.090 Post Decision Procedures

9107.19.010 Purpose and Intent

- A. **Purpose.** The purpose of this Section is to provide a process for the appropriate review of development projects.
- B. **Intent.** The intent of this Section is to ensure that all approved site and structural development:
 - 1. Respects the physical and environmental characteristics of the site;
 - 2. Ensures safe and convenient access and circulation for pedestrians and vehicles;
 - 3. Exemplifies the best professional high quality design practices;
 - 4. Allows for and encourages individual identity for specific uses and structures;
 - 5. Encourages the maintenance of a distinct neighborhood and/or community identity;
 - 6. Minimizes or eliminates negative or undesirable visual impacts; and
 - 7. Provides for the adequate dedication of land for public purposes and the provision of public infrastructure, associated with the subject development.

9107.19.020 Applicability

- A. **Site Plan and Design Review Required.** No one shall construct any structure, or relocate, rebuild, or significantly enlarge or modify any existing structure or site until a Site Plan and Design Review has been approved in compliance with this Section and Table 7-3 (Review Authority for Site Plan and Design Review), below.
- B. **Referral to Director.** The Building Official shall refer to the Director all applications for Building or Grading Permits subject to the requirements of this Section.
- C. **Located within Homeowner's Associations (HOA's).** Single-family residential properties/homes located within the City designated homeowner's association areas are not subject to the City's Site Plan and Design Review process. However, the Associations shall adhere to and apply the Design Guidelines as well as the Association's enabling resolution in their Design Review Process.
- D. **Compliance with Section Required**

1. Building or Grading Permits, Business Licenses, or Certificates of Occupancy shall not be issued until the requirements of this Section are met.
2. Any permit or approval specified in Subparagraph 1., above, issued in violation of this provision shall be deemed void.

E. Definitions. The term “significantly enlarge or modify” shall be defined as follows:

1. **Residential Enlargement or Modification.** Residential enlargements or modifications larger than 500 square feet or 25 percent of the existing gross floor area before the addition, whichever is less;
2. **Nonresidential Enlargement or Modification.** Nonresidential enlargement, modification, reconstruction, rehabilitation, or remodel equal to or exceeding 25 percent of the existing gross floor area of the structure before the construction; and
3. **Unimproved Nonresidential Property.** In the case of improvements to unimproved nonresidential property or improvements to nonresidential property that would not require modification of a structure, all plans shall be reviewed.

F. Use of the City’s Design Guidelines

1. **Established by Council Resolution.** General design review criteria and related guidelines for residential and nonresidential projects shall be established by resolution of the Council.
2. **Influence Design.** The City’s Design Guidelines are intended to be used to generally influence the design of single-family, multifamily, commercial, industrial, and mixed use development, and the exterior alterations or re-development of land uses. The Design Guidelines should be used as a starting point for the creative design process and should not be looked upon as the only solution for design.
3. **Strive for Creativity and Innovation.** Owners of properties should strive to be creative and innovative and look beyond franchise or boilerplate architectural, signage, and landscape architectural design treatment.

9107.19.030 Authority

- A. Site Plan and Design Review Required.** Structures erected or modified to accommodate the land use activities listed in Division 2 (Zones, Allowable Uses, and Development Standards) shall require the approval of a Site Plan and Design Review.
- B. Required Before Issuance of Other Required Permits.** Site Plan and Design Review approval shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls), and existing structures to be reconstructed or remodeled (including facade improvements) that increase the gross floor area by 500 square feet (for residential projects only) or 25 percent of the existing gross floor area of the structure before the construction, whichever is less, or to increase structure height.

C. Applicable Review Authority

1. Applicable Review Authority

- a. The applicable Review Authority shall be as specified in Table 7-3 (Review Authority for Site Plan and Design Review), below. The three levels of review specified in Table 7-3 shall be further defined as follows:
 - (1) Director (Very Minor Review). Review and decision by the Director with no public notice or hearing required.
 - (2) Director (Minor Review). Review and decision by the Director with public notice required, in compliance with Subparagraph 9107.19.040 E. 2., below, as specified for the review of single-family dwellings.
 - (3) Commission (Major Review). Review and decision by the Commission with public notice and hearing required, in compliance with Section 9108.13 (Public Notices and Hearings).

b. The applicable Review Authority may instead defer action and refer the application to the Review Authority that would normally consider the matter as if an appeal had been filed in compliance with Table 7-1 (Review Authority) and Table 7-3 (Review Authority for Site Plan and Design Review).

2. **Exceptions to Table 7-3.** If the Site Plan and Design Review application is filed along with a companion discretionary land use application (e.g., Conditional Use Permit, etc.) the decision to approve or deny the Site Plan and Design Review shall be made by the Review Authority responsible for reviewing the companion discretionary land use application in compliance with the applicable review procedures for the companion discretionary review and Table 7-1 (Review Authority). The decision to approve or deny the Site Plan and Design Review shall be made in compliance with Subsection F. (Required findings), below.

Table 7-3 Review Authority for Site Plan and Design Review			
Type of Construction Activity	Role of Review Authority ^{(1) (2) (3)}		
	Director (Very Minor Review)	Director (Minor Review)	Commission (Major Review)
Antennas and Wireless Communication Facilities ⁽⁴⁾			
Panel – New panel with substantial changes resulting in an increase in dimensions of the existing facilities.	Recommend	Decision	Appeal
Standalone Facility	Recommend	Recommend	Decision
All other Antennas and Wireless Communication Facilities are subject to the issuance of a Zoning Clearance			
Residential New Construction, Additions, and/or Accessory Structures			
New single-family residence	Recommend	Decision	Appeal
Minor first floor single-family residential additions and detached accessory structures.	Decision	Appeal	Appeal
Second story addition to an existing residence.	Recommend	Decision	Appeal
All development located on hillsides having a natural slope gradient of 20 percent or greater	Recommend	Decision	Appeal
Multifamily Residential New Construction, Additions, and/or Modifications			
Multifamily residential construction proposing up to 20 dwelling units, excluding parcel or tract maps.	Recommend	Decision	Appeal
Multifamily residential construction proposing 21 or more dwelling units.	Recommend	Recommend	Decision
<u>Multifamily residential construction proposing 1620 or more dwelling units in the DMU, CBD, MU, Residential Flex Overlay zones and DMU Overlay Zone ⁽⁵⁾</u>	<u>Recommend</u>	<u>Decision</u>	<u>Appeal</u>
Any addition (main building or accessory structures) or change in number of units	Recommend	Decision	Appeal
Other Residential Construction or Improvements			
Covered patios, facade improvements, fences, gates, gazebos, patio enclosures, roofing materials, trellises, walls, window change outs, swimming pools, spa, decks, roofs, landscaping, and other types of exterior alterations, as deemed appropriate by the Director.	Decision	Appeal	Appeal
Nonresidential Construction			
Nonresidential enlargements or modifications, up to a maximum of 1,500 square feet or 25 percent of the existing gross floor area, whichever is less	Decision	Appeal	Appeal
Nonresidential enlargements or modifications, that exceeds 1,501 square feet or 25 percent of the existing gross floor area.	Recommend	Decision	Appeal
Nonresidential construction, up to a maximum of 20,000 square feet of gross floor area.	Decision	Appeal	Appeal

**Table 7-3
Review Authority for Site Plan and Design Review**

Type of Construction Activity	Role of Review Authority ^{(1) (2) (3)}		
	Director (Very Minor Review)	Director (Minor Review)	Commission (Major Review)
Nonresidential construction, 20,001 square feet or more of gross floor area.	Recommend	Decision	Appeal
All development projects in excess of two acres or structures in excess of 40,000 square feet.	Recommend	Recommend	Decision
Other Nonresidential Construction or Improvements			
Cargo Containers	Decision	Appeal	Appeal
Covered patios, facade improvements, fences, gates, gazebos, patio enclosures, roofing materials, trellises, walls, window change outs, awnings, decks, roofs, landscaping, parking, outdoor dining area, and other types of exterior alterations, as deemed appropriate by the Director.	Decision	Appeal	Appeal
Other Review			
Shared/Joint and Off-Site Parking Plans	Recommend	Decision	Appeal
Outdoor Dining	Recommend	Decision	Appeal

Notes:

- (1) "Recommend" means that the Review Authority makes a recommendation to a higher decision-making body; "Decision" means that the Review Authority makes the final decision on the matter; "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Section 9108.07 (Appeals).
- (2) The Review Authority may defer action and refer the request to the next higher Review Authority for the final decision.
- (3) Any decision of the Commission is appealable to the Council, in compliance with Section 9108.07 (Appeals).
- (4) Antennas and Wireless Communication Facilities.
 - (a) Panel. A wireless communication facility where the antennae are mounted on the roof or top of a building or structure, or the side of a building or structure, other than on a standalone facility.
 - (b) Standalone Facility. A wireless communication facility where the antennae are mounted to a dedicated ground-based structure in order to elevate the antennae to a useable altitude (ie: monopole, cell tower, etc.).
- (5) Multifamily Residential Development. Owner-occupied and rental multifamily uses (including those in a mixed-use format) in which 20 percent or more of units are affordable to lower-income households.

Section 9107.27 – Zoning Clearances

Subsections:

- 9107.27.010 Purpose
- 9107.27.020 Applicability
- 9107.27.030 Review Procedure
- 9107.27.040 Post Decision Procedures

9107.27.010 Purpose Amended by Ord. No. 2347

Zoning Clearance is a nondiscretionary administrative verification procedure used by the City to verify that a proposed land use, improvement, or structure complies with the list of activities allowed in the applicable zone and the development standards applicable to the use, improvement, or structure.

9107.27.020 Applicability Amended by Ord. No. 2347

Where Division 2 (Zones, Allowable Uses, and Development Standards) or another provision of this Development Code requires a Zoning Clearance as a prerequisite to establishing a land use, improvement, or structure, a Zoning Clearance shall be required at the time of the Director's review of any of the following:

- A. **Initiation of a Land Use.** A Zoning Clearance shall be obtained before the initiation or commencement of any use of land not requiring the construction of a structure or improvement.
- B. **Change of Use**
 - 1. Whenever a use is proposed to be changed from a use for which a Zoning Clearance has been issued, whether or not the new use involves a new lessee, operator, or owner, a new Zoning Clearance shall first be obtained.
 - 2. A Zoning Clearance shall also be required even if the lessee, operator, or owner of the previous use did not file for or receive a Zoning Clearance.
- C. **Business License.** A Zoning Clearance shall be obtained before the City issues a new or modified Business License.
- D. **Change of Tenancy or Ownership.** A new Zoning Clearance shall be obtained for a change of lessee, operator, or owner even when the change does not involve a change in the use being conducted on the subject property. The purpose of this provision is to ensure that the new lessee, operator, or owner is made aware of the Development Code requirements applicable to the subject use and any conditions of approval imposed on a discretionary permit authorizing the subject use.
- E. **New Paving or Impervious Surfaces Not Requiring a Construction Permit.** A Zoning Clearance shall be obtained before installing asphalt, concrete, or other paving flatwork on the ground that would affect the impervious surface coverage or structure coverage standards specified in Division 2 (Zones, Allowable Uses, and Development Standards).
- F. **Other Activities.** Any other activities as specified in this Development Code.
- G. **Accessory Dwelling Units:** Unless otherwise exempt, a Zoning Clearance for Accessory Dwelling Units shall be obtained prior to submittal of an application for a building plan check and a permit to construct an accessory dwelling unit.
- H. **Multifamily Housing Developments.** Unless otherwise exempt, a Zoning Clearance for multifamily housing developments on commercial properties in Downtown Area shall be obtained prior to submittal of an application for a building

plan check and a permit to construct multifamily housing developments. A qualifying development includes residential uses in the DMU Overlay focus area and the Residential Overlay in CG Zones where 20% or more affordable units are provided.

Division 9: Definitions

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9109.01.010 – “E” Definitions
Amended by Ord. No. 2375

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Eating and Drinking Establishments

Bar, Lounges, Nightclubs, Taverns. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. May include food services as an accessory use.

Outdoor Dining. A dining area with seats and/or tables located outdoors of a sit-down restaurant, fast food, or other food service establishment. Outdoor dining is located entirely outside the walls of the contiguous structure or enclosed on one or two sides by the walls of the structure with or without a solid roof cover.

Restaurant, Large. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, where the total space dedicated to the use is greater than 2,000 square feet. Includes restaurants, gastropubs and other eating and drinking establishments that serve alcoholic beverages for consumption on the premises.

Restaurants, Small. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, where the total space dedicated to the use is 2,000 square feet or less. Includes restaurants, gastropubs and other eating and drinking establishments that serve alcoholic beverages for consumption on the premises.

Eave. The extension of a roof beyond an exterior wall, with no enclosed area underneath it (see Figure 9-9: Eave).

Figure 9-9
Eave



Electronic Cigarettes and Vaping Device. An electronic and/or battery-operated device, the use of which may resemble smoking, which can be used to deliver an inhaled dose of nicotine or other similar product. "Electronic smoking and vaping device" includes any such electronic smoking or vaping device, whether manufactured, distributed, marketed, or sold as an electronic cigarette (e-cigarette), an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, personal product vaporizer (i.e., liquid, dry herb, oils, wax, etc.), electronic nicotine delivery system, e-hookah, or any other similar system. "Electronic smoking and vaping device" does not include any product specifically approved by the United States Food and Drug Administration for use in the mitigation, treatment, or prevention of disease.

Electronic Submittal. The utilization of one or more of the following: email, the internet, facsimile (fax).

Electronic Game Center. See "Arcade."

Emergency Shelter. Housing with minimal supportive services for homeless persons. Occupancy is limited to a maximum of six months. See definition in Health and Safety Code (Section 50801[e]). No individual or household may be denied emergency shelter because of an inability to pay. Per Government Code section 65583 subdivision (a)(4), “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This definition is established pursuant to the provisions of California Health and Safety Code (Section 50801[e]), as amended. See definition in Health and Safety Code (Section 50801[e]), as may be amended.

Employee Housing. The term Employee Housing shall mean any portions of any housing accommodations for employees, including farmworker housing (as defined in Section 17008 of the California Health and Safety Code Section 17008 of the California Health and Safety Code, as may be amended) which has qualified or where the owner intends to qualify for a permit to operate under the Employee Housing Act (Health and Safety Code Section 17000 et seq.).

Employee housing for six or fewer employees shall be treated as single-family dwelling and permitted in the same manner as other dwellings of the same type in the same zone.

Employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

Enclosed. A building or structure that is surrounded by walls on all sides. “Unenclosed” shall mean a building or structure that is not enclosed.

Environmental Analysis. An analysis conducted in compliance with the provisions of the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 et seq.

Establishment. See “Business and Business Activity.”

Extended Hours Use. Any non-residential use that operates for at least one hour between the hours of 10:00 PM and 5:00 AM. In Downtown Zones (CBD, MU, DM, and C-M Zones), Extended Hours Use is any non-residential use that operates for at least one hour between the hours of midnight and 6:00 AM.

Extended Stay Hotel. See “Long-Term Stay Hotel.”

9109.01.020 – “F” Definitions Amended by Ord. No. 2375

Façade. The portion of any exterior elevation of a structure from grade to the top of the roofline and the width of the structure.

Family. A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a “family” for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.

FAR. See Floor Area Ratio (FAR).

Farmers Market. An outdoor market certified for direct retail sales by farms to the public by the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5. Farmers’ Markets can also include limited sales of crafts and goods.

Farmworker Housing. A housing accommodation developed for, or provided to, farmworkers. Farmworker housing may be a farmworker dwelling or a farmworker housing complex. Farmworker Housing shall be permitted in residential and non-residential zones.

Farmworker dwelling unit. A structure which is occupied solely by up to six agricultural (farm) employees or one agricultural (farm) employee and the worker’s household.

Farmworker housing complex. A living unit or units for agricultural (farm) employees and their families consisting of up to thirty-six (36) beds in a group quarters or up to twelve (12) farmworker dwelling units or spaces designed for use by a single family or household.

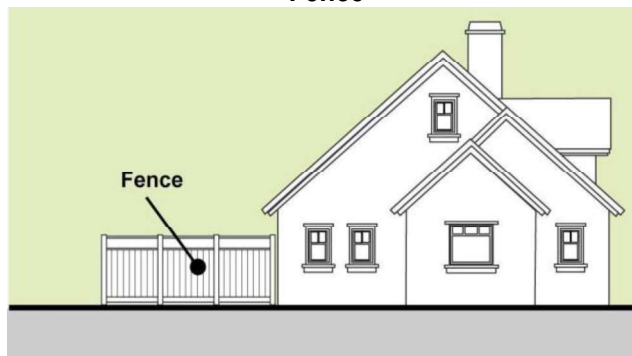
Fence. An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land (see Figure 9-10: Fence). Fences may also be walls, hedges, and screen planting. See also “Wall.”

Decorative Column on Fence. A vertical supporting member with an aesthetically significant textured surface, including, but not limited to stucco, split face, stone veneer, brick veneer, wood veneer, ledgerstone, solid stone, solid brick, and solid wood.

Decorative Fence. A fence that is aesthetically significant in design and construction with a non-detracting color, and a compatible finish that is consistent with the structure(s) on the property and adjacent properties.

Fence Cap. A horizontal surface atop a column.

Figure 9-10
Fence



Filming Activities. All uses, structures and activities related to the production of motion pictures, television programming music and corporate videos, advertisements, and commercial still photography. Said activities include, but are not limited to, preparation, filming, and strike time, and the ancillary functions accessory thereto.

Final Map. A map showing a subdivision of lots prepared in compliance with the provisions of this Division and the Act (Government Code Sections 66410 et seq.) and in a manner to be filed in the office of the County Recorder. The map may be a final map, final parcel map, final vesting map, or final vesting parcel map.

Financial Institutions and Related Services. A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. This does not include Check Cashing Shops/Payday Loans.

Fireplace. An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid or gaseous fuels.

Fire Escape. A form of egress for emergency purpose, typically a set of stairs located on the exterior of a building.

Flood hazard. A potential danger to life, land, or improvements due to inundation or stormwater runoff having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of water courses.

Floor. See “Story.”

9109.01.030 – “T” Definitions

Tankless Water Heater. Any water heater that instantly heats water as it flows through the device, and does not retain any water internally except for what is in the heat exchanger coil.

Tasting Room. See “Alcohol Sales, On-Sale, Accessory Only.”

Temporary Use. See “Use.”

Temporary Use Permit. A permit required to allow for short term activities. See Section 9107.23 (Temporary Use Permits).

Tent. See “Canopy or Canopy Structure.”

Tentative Map. A map prepared for the purpose of dividing a legal lot into five or more lots and prepared in compliance with the provisions of this Division, the Act (Government Code Sections 66410 et seq.), and in a manner to be recorded in the office of the County Recorder, filed in compliance with Section 9105.03 (Tentative Map Filing and Processing). See also “Vesting Tentative or Tentative Parcel Map.”

Tentative Parcel Map. A map prepared for the purpose of dividing a legal lot into four or fewer lots and prepared in compliance with the provisions of this Division, the Act (Government Code Sections 66410 et seq.), and in a manner to be recorded in the office of the County Recorder, filed in compliance with Section 9105.03 (Tentative Map Filing and Processing). See also “Vesting Tentative or Tentative Parcel Map.”

Thrift Store. See “Secondhand Store.”

Tobacco Paraphernalia. Any instrument or paraphernalia that is designed for the smoking or ingestion of lawful tobacco products including without limitation cigarette papers, cigarette wrappers, cigar wrappers, blunt wraps, pipes, holders, clips, and cigarette rolling machines. "Tobacco paraphernalia" excludes "drug paraphernalia" as that term is defined in Health and Safety Code Section 11364.5(d), as amended from time to time.

Tobacco Product. Any substance containing tobacco or derived from tobacco and any substance used in electronic cigarette and vaping devices including but not limited to cigarettes, cigars, e-juice, e-liquid, e-nicotine, smoke juice, pipe tobacco, rolling tobacco, hookah tobacco, snuff, chewing tobacco, dipping tobacco, snus, nicotine gel, nicotine lollipops, or any other preparation of tobacco; and any product or formulation of matter containing biologically active amounts of nicotine that is manufactured, sold, offered for sale, or otherwise distributed with the expectation that the product or matter will be introduced into the human body. "Tobacco products" do not include any cessation product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco dependence.

Tobacco Shop. A retail establishment that primarily sells tobacco products, tobacco paraphernalia, electronic cigarette and vaping devices, and/or electronic cigarette and vaping accessories. A "tobacco shop" does not include any type of "tobacco smoking establishment" or "electronic cigarette and vaping establishment."

Townhome (Townhouse). Townhomes are multi-family dwellings that are attached along common walls, where an individual unit occupies the space from the ground to the roof (units cannot be stacked).

Trade and Vocational Schools. A vocational school (or career school), providing vocational education, is a school in which students are taught the specific skills needed to perform a particular job.

Transitional Housing. The term Transitional Housing (per California Government Code Section 65582[h]), as may be amended) shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Transitional Housing - Housing Type. Two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Transitional Housing - Residential Care Facility Small Type. One residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Transitional Housing - Residential Care Facility Large Type. A residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Trash Enclosure. A structure suitable to contain trash, garbage, and refuse for collection on a regular basis.

Tree, Mature. Any self-supporting woody perennial plant which has a diameter six inches or greater measured at breast height (i.e., 4.5 feet from ground).

Tree Preservation. Arcadia recognizes oaks, sycamores and mature trees as significant aesthetic and ecological resources, and as such has a Tree Preservation Ordinance. See Article IX, Chapter 7, Tree Preservation.

Trellis. A frame of lattice used especially as a screen or a support for climbing plants.

Tutoring and Educational Centers. A business where supplemental educational instruction in specific subjects and skills is provided to school-age children.



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 12, 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

Deputy Development Services Director Lisa Flores reported that we received a late letter for item no. 1 from the California Housing Defense Fund ("CalHDF") and a copy of that letter was distributed to the Commissioners via email and a hard copy was provided at the dais.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

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

MOTION - PUBLIC HEARING

Chair Tsoi introduced the item and Assistant Planner Alison MacCarley presented the staff report.

Vice Chair Wilander requested clarification about the number of trees that will replace the Canary Island Pine trees.

Ms. MacCarley explained the Code requires that every protected tree that is removed must be replaced with two new trees. In this case, the Applicant is required to plant four new trees and the site will have a total of seven (7) trees, which are shown in the landscaping plans.

Commissioner Tallerico asked what other trees are protected in the City besides Oak trees. Ms. MacCarley stated that Sycamore trees and other mature trees that are of a certain size and within the required setbacks are also considered as protected trees.

Commissioner Tallerico also asked about the location where replacement trees are required to be planted.

Ms. MacCarley clarified that the code does not dictate where the replacement trees are planted on the property, only that they must be planted on the subject site. Ms. Flores added that in some cases, if the trees cannot be accommodated, a tree can be donated to Public Works, or another arrangement can be made.

Commissioner Hui asked how often the City receives letters from CalHDF.

Ms. Flores said this is the first time the City has received a letter from CalHDF.

Vice Chair Wilander asked for clarification about CalHDF's position on the project.

Ms. MacCarley clarified CalHDF is a housing nonprofit organization and they are in favor of the project.

Commissioner Tallerico expressed displeasure with receiving tardy letters especially so close to the meeting.

Vice Chair Wilander expressed understanding but stated it is legal to submit letters or comments up until the public hearing.

Ms. Flores agreed and said it is part of the due process and anyone can submit a comment letter prior to the hearing.

Commissioner Arvizu asked about condition no. 3, and why are the windows required to be recessed at a minimum of two inches from the building wall.

Ms. MacCarley explained condition no. 3 is a standard design condition for new developments to ensure the wall is not flat.

Commissioner Arvizu also asked for clarification about condition no. 23 which requires one of the pedestrian gates to be accessible without a code or key.

Ms. MacCarley stated that this is a condition required by the Fire Department to ensure they have access into the development in case of an emergency.

Vice Chair Wilander and Commissioner Arvizu asked if condition no. 23 can be revised to clarify the gate can only be opened by the fire department by a Knox box or with a key or code.

Ms. MacCarley explained that the gate will not be accessible to the public, the gate should be accessed only by residents and the Fire Department.

Chair Tsoi pointed out that the tree plan on page 9 of the arborist report had the wrong plan. It was not the plan for this project.

The Commissioners had no further questions for staff.

The public hearing was opened.

Eric Tsang introduced himself as the Architect on the project and provided some information about the proposal.

Commissioner Arvizu circled back to the gate and asked if the gate was a security gate.

Mr. Tsang clarified that there is a pedestrian gate and driveway entry gate, and the condition states they should both be accessible without key or code in case of emergencies.

Commissioner Arvizu asked about the utilities being used for the water feature and the fire pit.

Mr. Tsang said the water feature will be connected to the plumbing system and the fire pit will be connected to the gas meter, all of which will be part of the HOA fees for the residents.

Commissioner Arvizu had concerns with the fire pit and if it will have any safety settings. Mr. Tsang said the fire pit will be managed by the HOA and a part of the HOA bylaws since it is located within the communal area.

Commissioner Tallerico asked if the Fire Department had any concerns about the fire pit, and Ms. MacCarley replied that the Fire Department did not express any concerns.

Vice Chair Wilander asked if Condition No. 23 can be revised so that it states that the pedestrian or driveway gate have a Knox box adjacent to it so that it grants emergency services to enter without a key or code.

No one else spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

Without objection, the motion was approved.

DISCUSSION

The Commissioners had nothing to discuss.

MOTION

It was moved by Vice Chair Wilander, seconded by Commissioner Hui to adopt Resolution No. 2139 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, for an eight-unit, Contemporary style, multi-family residential condominium developments and the removal of two protected Canary Pine Trees at 918 Arcadia Avenue and amending Condition No. 23 to state a Knox box should be provided adjacent to a pedestrian or vehicle entry gate and shall also be openable without a key or special knowledge and in which the findings were made and is CEQA exempt.

A speaker asked to speak on this item. She was late and asked if the Commissioner would take her comments.

REOPEN OF THE PUBLIC HEARING

Vice Chair Wilander requested to reopen the public hearing.

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

Without objection, the motion was approved.

Tara Clypeles introduced herself as a tenant of the building. Ms. Clypeles stated she has been living at the site and paying rent since February. She said that she was unaware of the project until she found a discarded notice about the public hearing on her driveway. Ms. Clypeles said she had not been notified about the project from her landlord.

Ms. Flores stated it is part of the process to require the property owner to notify the tenant of the hearing at least 30 days prior to the hearing and that it will be a while before the buildings will be demolished since there is a map involved. The Applicant offered to speak to this tenant. Ms. Flores instructed the tenant to discuss this further with the Applicant.

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

Without objection, the motion was approved.

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 4:30 p.m. on Friday, December 22, 2023.

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.

Assistant City Manager/Development Services Director Jason Kruckeberg and Deputy Development Services Director Lisa Flores gave a presentation about the rezone efforts related to the Housing Element Update and that it will be before the Commission in January 2024.

Commissioner Tallerico asked for clarification about Arcadia's median income for a family of four. Mr. Kruckeberg said the median income is \$98,200 for a family of four in 2023.

Commissioner Tallerico asked if the Inclusionary Housing Ordinance will be proposed by the City Council. Mr. Kruckeberg said that it will be proposed by City staff and the Planning Commission will need to make a recommendation to the City Council.

Commissioner Tallerico asked for explanation about the delays the City had with their submission for certification of the Housing Element with the California State Department of Housing and Community Development (“HCD”).

Mr. Kruckeberg explained the difficulties staff had with meeting HCD’s deadlines, which kept being changed despite staff meeting the original deadlines.

Vice Chair Wilander commented on the inclusionary housing requirements.

Mr. Kruckeberg explained the City does not have many options to provide affordable housing and therefore can only provide developers with density bonus incentives.

Commissioner Hui asked if seniors are considered their own income category and Mr. Kruckeberg explained seniors do not have their own category but is another restriction that can be placed on the units in a new development.

Commissioner Hui asked for further explanation about inclusionary housing and if the current approved projects are exempt and Mr. Kruckeberg explained the City Council will be the one to ultimately decide if they want to pursue an inclusionary ordinance and the City cannot require it until it has been implemented. The City needs a certified housing element to enforce inclusionary housing.

Commissioner Arvizu asked what the City’s ideal timeline is to get the housing element certified and Mr. Kruckeberg said the City is planning to get the rezoning efforts approved by the Planning Commission in January and by the City Council in February, therefore hoping it goes into effect in March.

CONSENT CALENDAR

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

Recommended: Approve

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

Recommended: Approve

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

ROLL CALL

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

NOES: None

ABSENT: None

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

Council Member Kwan had nothing to report.

MATTERS FROM THE PLANNING COMMISSONERS

Vice Chair Wilander asked about the City’s requirements for property owners to notify their tenants about proposed projects.

Ms. Flores explained property owners are required to notify their tenants via certified mail and must provide a copy of the notice and receipts of the certified letters before the project is scheduled for a public hearing.

Commissioner Tallerico mentioned that he will be sharing an article about hostile architecture at the next meeting and gave the link to that article.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Yeo had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that the December 26 meeting will be cancelled.

Ms. Flores reported there are two items tentatively lined up, which includes the rezoning efforts for the January 23 meeting.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:29 p.m., to Tuesday, January 9, 2024, at 7:00 p.m. in the City Council Chamber.

Chair Tsoi, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission