

CITY OF ARCADIA

Arcadia Planning Commission Regular Meeting Agenda



Tuesday, March 12, 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《美国残疾人法案》的规定，需要提供残障相关调整或便利设施才能参加会议的残障人士（包括辅助器材或服务），可向规划服务部请求获得此类调整或便利设施，电话号码 (626) 574-5423。请在会前 48 小时通知规划服务部，以便作出合理安排，确保顺利参加会议。

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

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

CALL TO ORDER

ROLL CALL

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

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer 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. 2142**– Approving Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 for a 16-unit, Contemporary style, multi-family residential condominium development at 314-326 S. Second Avenue
CEQA: Exempt
Recommendation: Adopt

Applicant: Philip Chan

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 February 27, 2024, 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, March 26, 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

DATE: March 12, 2024

TO: Honorable Chairman and Planning Commission

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

SUBJECT: RESOLUTION NO. 2142 - APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 23-03, TENTATIVE TRACT MAP NO. TTM 23-05 (84291), HEALTHY TREE REMOVAL NO. TRH 23-04, AND PROTECTED TREE ENCROACHMENT NO. TRE 23-10 FOR A 16-UNIT, CONTEMPORARY STYLE, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 314-326 S. SECOND AVENUE

CEQA: Exempt

Recommendation: Adopt

SUMMARY

The Applicant, Philip Chan, on behalf of the property owner, Smart Property LA II LLC, is requesting approval of Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 for a 16-unit, three-story, Contemporary style multi-family residential condominium development at 314-326 S. Second Avenue. The proposed development and subdivision are consistent with the City's General Plan, Development Code, and Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2142 (refer to Attachment No. 1) and find that the project is Categorically Exempt under CEQA and approve Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10, subject to the conditions listed in this staff report.

BACKGROUND

The subject site consists of four parcels: 314 S Second Avenue, 320 S. Second Avenue,

324 S. Second Avenue, and 326 S. Second Avenue. The combined square footage of the lots will be approximately 59,440 square feet. The interior lots are located on the east side of Second Avenue, between California Street and El Dorado Avenue. The northernly two lots, 314 S. Second Avenue and 320 S. Second Avenue, share a driveway between them and the two southernly lots, 324 S. Second Avenue and 326 S. Second Avenue also shares a driveway between them. Although there are four separate legal lots, they function as one big complex with shared open space, driveway, etc. The properties are zoned R-2, Medium Density Multiple Family Residential, with a General Plan Land Use Designation of Medium Density Residential. The properties are surrounded by R-2 zoned properties to the south and east and R-3, High Density Multiple Family Residential properties to the north and west.

Each lot has four (4) residential units, two detached duplexes, with a total of 16 units on all four lots. At 314 Second Avenue, the front unit was built in 1954 and the rear unit was built in 1956. At 320 S. Second Avenue, both structures were built in 1959, and the structures at 324 S. Second Avenue and at 326 S. Second were all built in 1960, refer to Attachment No. 2 for an Aerial photo with Zoning Information and Photos of the Subject Properties and Figure 1.

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





Figure 1 – Existing Residences at 314-316 S. Second Avenue (top) and 324-326 S. Second Avenue (bottom)

PROPOSAL

The Applicant is requesting to demolish all 16 structures on the properties, merge the lots together as one parcel through the tract map process, and construct 16 new condominium units that will be three-stories tall with garage parking at grade level – refer to Attachment No. 3 for the Tentative Tract Map and Attachment No. 4 for the proposed Architectural Plans. The proposed architectural style will be Modern-Contemporary which incorporates many architectural elements found within the neighborhood. While this will be the first of this style on this block, the style provides an elevated and modern look to the neighborhood and the detached building helps to reduce the physical mass of the development. The upper levels of the buildings are stepped back from the ground floor to make the building appear less imposing at the pedestrian level and more compatible with the existing neighborhood which is made up of a mix of one- and two-story developments. The design also incorporates traditional architectural elements to better blend the style in the surrounding area while the wood paneling and overall neutral palette, and white brick veneer give it a unique modern flair. The designs vary slightly so they are not identical and help to provide a variation between the homes and to prevent the development from having a singular design throughout the site. Although there is no dominant architectural style in the area, the design would be compatible with the existing multi-family developments in the neighborhood, as it incorporates elements seen on nearby homes such as neutral toned stucco, tile roofing, clean lines, and brick veneer (see Figure 2).

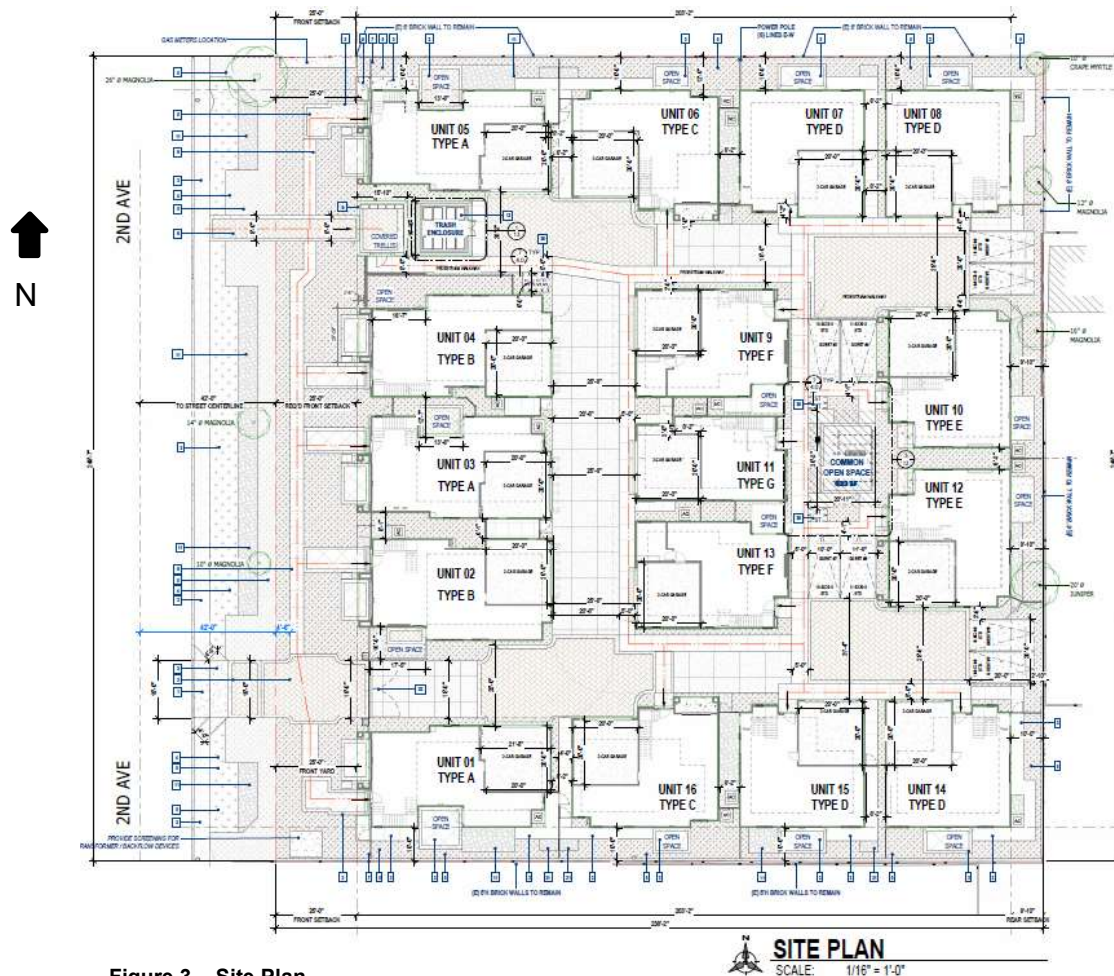


Figure 2 – 314 -326 S. Second Avenue Rendering

All units will have four bedrooms and 5.5 bathrooms that range from 2,305 square feet to 3,207 square feet in size. Each of the units will have pedestrian access off Second Avenue through a walkway on the northwest side of the property refer to Figure 3 below.

The site will have one access driveway for ingress and egress from Second Avenue. Each of the units will have a 20' x 20' two-car garage that will be accessed from the shared driveway. Each of the garages will meet the required 25'-0" backout space. The site will also comply with the minimum guest parking spaces of eight (8) parking spaces, and a bike rack for eight (8) spaces will be located on the north side of the property adjacent to the pedestrian entry on Second Avenue.

The proposed development will have an overall building height of 33', which is the maximum allowed height for a building with a pitched roof. The development complies with all the minimum setback requirements. Fifteen of the units will have their own private open space in the side and/or rear of the units, and one unit, Unit 11, will have 132 square foot balcony which complies with the minimum requirements of being greater than 30 inches in width and depth as their private open space. The property will also feature 633 square feet of common open space towards the rear of the property in front of Units 10 and 12, which features benches and an outdoor gas grill for residents.



The proposal also includes the removal of 30 existing unprotected trees and one protected Coast Live Oak tree that is located within the front yard area at 320 S. Second Avenue to accommodate the proposed development. The proposed development will also encroach within the dripline of another protected tree, a Southern Magnolia tree, that is located within the required rear yard walls setback at 320 S. Second Avenue. Additional analysis will be provided later in this staff report under the Analysis section.

ANALYSIS

The project complies with the development standards of the R-2 zone, including, but not limited to setbacks, height, and open space. Also, the proposed project complies with the minimum parking requirements for each of the units, guest parking, and bicycles spaces.

The R-2 zone requires a minimum density of two dwelling units per lot, and a maximum density of one unit per 3,750 square feet of lot area. This calculates a maximum density of 15 units for the combined lot area. However, in order to comply with the State’s “No Net Loss” law, at no time may a jurisdiction take action on a permit that will cause a

shortfall of sites in the Regional Housing Needs Assessment (RHNA), therefore the project must have at least 16 units since it currently has that many units.

Concurrent with the subdivision application, the Planning Commission must approve, conditionally approve, or deny the architectural design of the proposed project. The project is designed in a Contemporary architectural style – refer to Attachment No. 4 and Figure 2. There are five units that front onto Second Avenue in order to promote pedestrian areas and define the street frontage. The exterior walls of the building are proposed to be finished with a white stucco with brick veneer and vertical wood cladding which will be used to accent some exterior walls. The roof would consist of grey colored roofing tiles. Many of the elements incorporated in this design, such as the neutral tone stucco with complimentary brick veneer, pitched roof, clean lines, and articulation between the different stories are found on Second Avenue and help the project blend in with developments in the vicinity that have similar features.

The massing and scale of this project will be compatible with the other multi-family developments found within this immediate neighborhood. The Contemporary style of the buildings will provide an elevated and modern look to the immediate neighborhood which is a mix of different architectural styles, heights, and massing. The Contemporary style mixes traditional elements with a modern flare which complements and elevates the streetscape. The layout of the detached units helps to achieve a smaller scale and reduce the physical mass to better blend the project in with the existing surroundings which is made up of other multifamily developments and single-family residences. The front-facing balconies will not be out of character as there are other developments that also feature front-facing balconies on the street, including a project that was recently approved by the Planning Commission. The height of the new development will be compatible with the existing developments on Second Avenue as there are other two-story developments that have building heights at approximately 30'-0" such as the adjacent property next door which features subterranean parking and two stories. Additionally, there will be landscape hedging along the perimeter of the site that would provide a buffer between the subject property and the adjacent multifamily developments and there will be a minimum of 10 feet setback from all the adjacent properties. Therefore, the proposed development and subdivision of condominiums would be consistent with the City's General Plan, Multiple-Family Residential Design Guidelines, the Development Code, the State Subdivision Map Act, and would not violate any requirements of the California Regional Water Quality Control Board.

Tree Removal

The Applicant is requesting to remove one (1) protected Coast Live Oak tree on site. The tree is located in the northwest portion of the property and has a trunk diameter of 16 inches. Due to its species and size, the tree is protected per the City's Protected Tree Ordinance and a health rating of 'B' (Adequate Health but with slight decline). The tree is proposed to be removed because its root would be severely encroached upon during construction of one of the units and there would be limited space for any future canopy growth. In addition, each of the buildings is at the minimum building separation, setbacks,

and open space requirements and to accommodate the tree would result in a bulkier and less high-quality design. As a result, the tree is proposed to be removed as noted in the Arborist Report – refer to Attachment 5 of the Arborist Report.

In this case, there is sufficient justification for the removal of the tree. As a remedial measure, the project will be subject to Condition No. 3, which requires that two (2) replacement trees be planted as part of the project. However, the Applicant is proposing to plant a one (1) 60" box Coast Live Oak, and two additional 36" box Magnolia 'Little Gem' trees as replacement trees along the front yard in order to meet and exceed the required replacement trees, see figure 4 below.

Tree Encroachment

The proposed construction of Unit 10 in the rear of the property will encroach within the protected area of one (1) Southern Magnolia tree. However, no structural excavation will be taking place within the critical root zone. The tree is expected to survive as long as the Applicant adheres to the recommendations in the Arborist Report during demolition and construction and a Certified Arborist will have to be on-site during grading to ensure all the trees are protected – refer to Condition No. 4.

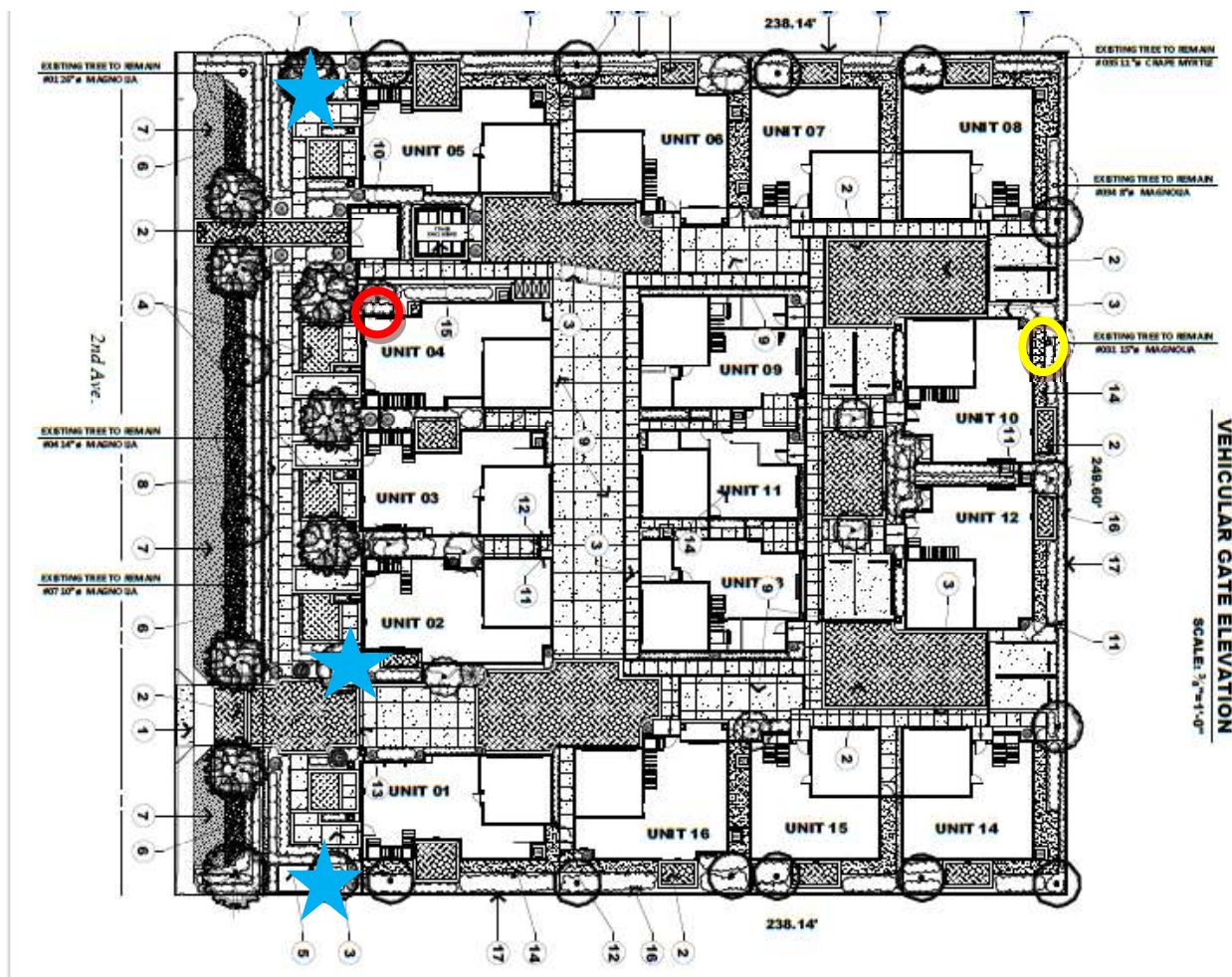


Figure 4 – Circled in Red: Coast Live Oak (#29) to be removed, Circled in Yellow: Southern Magnolia (#31) to remain; Blue Stars are the required replacement trees.

FINDINGS

Tentative Tract Map

The proposal to subdivide the airspace for 16 residential condominium units requires a subdivision through the Tentative tract map process – see Attachment No. 3 for Tentative Tract Map No. TTM 23-05 (84291). The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act and would not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a Tentative tract map:

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

Facts in Support of the Finding: The proposed tentative tract map for a 16-unit multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City’s General Plan and Development Code, and the Subdivision Map Act. The Project will exceed the maximum density by providing 16 residential units instead of 15 units to ensure the project complies with Government Code Section 65863 – the No Net Loss Law. The Project will not be detrimental to the General Plan Medium Density Residential Land Use designation and the R-2, Medium Density Multiple Family Residential zoning designation, respectively. These designations are intended to accommodate high density residential units such as condominiums, within the appropriate neighborhoods such as this. There is no specific plan applicable to this project. The proposed tentative tract map complies with the Subdivision Map Act because the proposed 16-unit condominium development complies with the requirements of the Subdivisions Division of the Development Code and all other City requirements to subdivide for condominium purposes.

The Project would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City’s land use and compatible with surrounding existing uses.
- Policy LU-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City’s neighborhoods and districts.

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

Facts in Support of the Finding: The site is physically suitable for this type of development and the consolidation of the four (4) lots into one lot can accommodate the project and comply with all other applicable zoning requirements, including but not limited to parking, setbacks, height, and open space. The site will provide ample amenities for residents and will be compatible with the existing neighborhood. Since the existing site has existed for many years with 16 units without detriment, the site is suitable to replace the existing density of 16 units with 16 units. Therefore, the site is physically suitable for the proposed 16-unit multi-family residential development.

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

Facts in Support of the Finding: The project is an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. Therefore, the Project would not cause substantial environmental damage or impact wildlife.

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

Facts in Support of the Finding: The project is to subdivide the airspace of 16 units for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. While the proposed 16 units exceeds the calculated maximum allowed, the existing site has 16 units, therefore, allowing the same number of units as already exists will not be detrimental and shows the City's existing infrastructure would adequately serve the new development. Therefore, the development would not cause any public health or safety problems.

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

Facts in Support of the Finding: There are three existing six-foot wide easements that will remain for utility purposes for this project. The project will not conflict with these easements as no permanent structures will be built over the easements. The 10-foot-wide utility easement that runs through the center of the

property shall be quitclaimed prior to approval of the Final Tract Map. Therefore, the project does not conflict with the existing easements, as acquired by the public at large for access through or use of property within the proposed subdivision.

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

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

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

Facts in Support of the Finding: The project is in conformance with all the regulations of the City's Development Code. The project will replace the same number of units that are on the four parcels, therefore there will be no net loss from this new development. There is no other public agency that has jurisdiction over this subject site.

Architectural Design Review

The proposed development is located within the Medium Density Residential (R-2) Zone, which is intended to provide a variety of medium to high density residential developments. The proposed design of the 16-unit condominium project is compatible with existing multi-family developments in the surrounding neighborhood in terms of design, massing, and scale. The proposed Contemporary architectural style would be compatible with other existing multi-family developments along Second Avenue as the neighborhood is eclectic with no dominant architectural style. The architectural elements incorporated in this design, such as neutral toned stucco, tile roofing, and brick veneer, are consistent with developments in the vicinity that have similar features. Additionally, the massing and scale of the new development will not be out of character with developments in the vicinity as many of the existing multi-family developments, despite being two-stories, are around 30' 0" in height. The proposed buildings have articulation on all facades, providing visual interest and reducing massing. The proposed design is therefore consistent with the City's Multi-family Residential Design Guidelines. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/Applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees.

ENVIRONMENTAL ASSESSMENT

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

PUBLIC NOTICE/COMMENTS

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on February 29, 2024. It was also mailed to the property owners located within 300 feet of the subject property. As of March 12, 2024, no comments were received regarding this project. The existing tenants were also notified of the project on February 2, 2024.

RECOMMENDATION

It is recommended that the Planning Commission approve Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10, subject to the following conditions, find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2142, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10, subject to the approval of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment, such as backflow devices, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.
3. The Applicant/Property Owner shall plant a 60" box Coast Live Oak tree and two 36-inch box Magnolia "Little Gem" trees within the front yard area as part of the replacement trees for the removal of the healthy protected tree. These trees must be shown on the final landscape plan. The Applicant/Property Owner shall also comply with all the measures listed in the Arborist Report, dated December 9, 2023. During construction, a Certified Arborist shall be on-site to monitor and ensure

proper placement of the new replacement trees as well as survival of the existing protected Southern Magnolia tree. A follow-up report shall be submitted to the City prior to issuance of a Certificate of Occupancy.

4. The Applicant/Property Owner shall comply with all the measures listed in the Arborist Report, dated December 9, 2023. If the Certified Arborist determines that the tree may not survive at the time the follow-up report is prepared, then the Applicant shall plant a new 36-inch box tree on the subject site prior to issuance of a Certificate of Occupancy. The location and type shall be approved by the Deputy Development Services Director or designee.
5. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a) California Building Code
 - b) California Electrical Code
 - c) California Mechanical Code
 - d) California Plumbing Code
 - e) California Energy Code
 - f) California Fire Code
 - g) California Green Building Standards Code
 - h) California Existing Building Code
 - i) Arcadia Municipal Code
6. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
7. All utility conductors, cables, conduits and wiring supplying electrical, cable and telephone service to a multiple family building shall be installed underground except risers which are adjacent to and attached to a building.
8. A grading plan shall be prepared by a registered civil engineer and approved by the City prior to issuance of a building permit. The grading plans shall indicate all on- and off-site improvements and shall indicate complete drainage paths of all drainage water run-off.
9. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.
10. Prior to approval of the Tract Map, the Applicant/Property Owner shall:
 - a. Remove existing driveway approaches and construct new driveway approach per the City's standards.
 - b. Remove and replace new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA). Ensure locations around obstructions provide necessary clearances.

- c. Remove and replace curb and gutter with 2' asphalt slot cut from property line to property line along the property frontage of Second Avenue.
 - d. The 10-foot easement that is owned by Southern California Edison shall be quitclaimed and a copy of the recordation shall be submitted to the City prior to filing the final tract map.
11. The Applicant/Property Owner shall submit a Low Impact Development (LID) plan for this project, and it shall comply with the Los Angeles County Department of Public Works 2014 LID standard Manual and show the selected measures on the grading plan. These selected measures include, but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
12. Prior to receiving a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, as determined by the City Engineer.
13. There is a 12-inch ductile iron water main with 80 psi static pressure that the development shall connect to on Second Avenue. for domestic water and/or fire services. The Applicant/Property Owner shall provide calculations to the Public Works Services Department to determine the total combined maximum domestic and fire demand and verify the water service size required prior to issuance of a Building Permit.
14. The Applicant/Property Owner shall install a common master water meter for the residential multi-family development. The water meter for each unit can be used to supply both domestic water services and fire services. The Applicant/Property Owner shall separate the fire service from domestic water service with an approved back flow device.
15. A separate water service and meter shall be required for common area landscape irrigation. A reduced pressure backflow device shall be installed.
16. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall be conformed to Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (DCDA) shall be installed for fire service if required.
17. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to issuance of a building permit for the new development.
18. New water service installations shall be by the Applicant/Property Owner. Installation shall be according to the specifications of the Public Works Services Department,

Engineering Section. Abandonment of existing water services, if necessary, shall be by the Applicant/Property Owner, according to Public Works Services Department.

19. An 8" Vitrified Clay Pipe (VCP) sewer line is available on Second Avenue to provide sanitary sewer service for the project. The Applicant/Property Owner shall utilize the existing sewer lateral, if possible. If there are any changes to the existing sewer lateral, the Applicant/Property Owner shall obtain approval from the Los Angeles County Sanitation District to connect to the existing sewer main prior to commencing work any work, and an encroachment permit from City of Arcadia.
20. If any drainage fixture elevation is lower than the elevation of next upstream manhole cover, an approved type of backwater valve is required to be installed on the lateral at the right-of-way and it shall be reviewed and approved by the Public Works Department prior to issuance of a building permit.
21. The Applicant/Property Owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit and pay applicable fees to the State Water Resources Control Board.
22. The Applicant/Property Owner shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as part of the General Construction Permit requirements prior to issuance of a building permit.
23. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department Single & Multi-Family Dwelling Sprinkler Standard.
24. A knock box shall be provided adjacent to the pedestrian and vehicle gates so that the pedestrian and vehicle entry gate shall be openable without a special key for the City of Arcadia Fire Department.
25. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director, or their respective designees. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
26. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for

damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with MFADR 23-03, TTM 23-05 (84291), TRH 23-04, TRE 23-10 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

27. Approval of for Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this project, the Commission should move to approve Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10, and Protected Diseased Tree Removal Permit No. TRD 23-08 and state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2142 that incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission is to deny this project, the Commission should state the specific findings that the proposal does not satisfy based on the evidence presented with specific reasons for denial, and move to deny Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the March 12, 2024, Planning Commission Meeting, please contact Assistant Planner, Alison MacCarley, at (626) 547-5447, or amaccarley@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2142
- Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity
- Attachment No. 3: Tentative Tract Map No. TTM 23-05 (84291)
- Attachment No. 4: Architectural Plans
- Attachment No. 5: Arborist Reported Dated December 9, 2023
- Attachment No. 6: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2142

RESOLUTION NO. 2142

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 23-03, TENTATIVE TRACT MAP NO. TTM 23-05 (84291), HEALTHY TREE REMOVAL NO. TRH 23-04, AND PROTECTED TREE ENCROACHMENT NO. TRE 23-10 FOR A 16-UNIT, CONTEMPORARY STYLE, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 314-326 S. SECOND AVENUE

WHEREAS, on September 1, 2022, applications for Multiple Family Architectural Design Review No. MFADR 23-01, Tentative Tract Map No. TTM 23-02 (83831), and Healthy Tree Removal Permit No. TRH 23-14 were filed by Philip Chan on behalf of the property owner, Smart Property LA II LLC, a 16 unit, three-story, contemporary style multi-family residential condominium development, a tentative tract map subdivision, and the removal of a protected Coast Live Oak Tree and encroachment into the dripline of one protected tree at 314-326 S. Second Avenue (collectively, "Project"); and

WHEREAS, on January 20, 2024, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA"), and recommends that the Planning Commission determine the Project is exempt under CEQA per Section 15332 of the CEQA Guidelines because the Project is considered an in-fill development project; and

WHEREAS, on March 12, 2024, a duly-noticed public hearing was held before the Planning Commission on said Project, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated March 12, 2024, are true and correct.

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

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

FACT: The proposed tentative tract map for a 16-unit multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City's General Plan and Development Code, and the Subdivision Map Act. The Project will exceed the maximum density by providing 16 residential units instead of 15 units to ensure the project complies with Government Code Section 65863 – the No Net Loss Law. The Project will not be detrimental to the General Plan Medium Density Residential Land Use designation and the R-2, Medium Density Multiple Family Residential zoning designation, respectively. These designations are intended to accommodate high density residential units such as condominiums, within the appropriate neighborhoods such as this. There is no specific plan applicable to this project.

The proposed tentative tract map complies with the Subdivision Map Act because the proposed 16-unit condominium development complies with the requirements of the Subdivisions Division of the Development Code and all other City requirements to subdivide for condominium purposes.

The Project would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

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

FACT: The site is physically suitable for this type of development and the consolidation of the four (4) lots into one lot can accommodate the Project and comply with all other applicable zoning requirements, including but not limited to parking, setbacks, height, and open space. The site will provide ample amenities for residents and will be compatible with the existing neighborhood. Since the existing site has existed for many years with 16 units without detriment, the site is suitable to replace the existing density of 16 units with 16 units. Therefore, the site is physically suitable for the proposed 16-unit multi-family residential development.

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

FACT: The Project is an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. Therefore, the Project would not cause substantial environmental damage or impact wildlife.

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

FACT: The Project is to subdivide the airspace of 16 units for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. While the proposed 16 units exceeds the calculated maximum allowed, the existing site has 16 units, therefore, allowing the same number of units as already exists will not be detrimental and shows the City's existing infrastructure would adequately serve the new development. Therefore, the development would not cause any public health or safety problems.

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

FACT: There are three existing six-foot wide easements that will remain for utility purposes for this Project. The Project will not conflict with these easements as no permanent structures will be built over the easements. The 10-foot-wide utility easement that runs through the center of the property shall be quitclaimed prior to approval of the Final Tract Map. Therefore, the Project does not conflict with the existing easements, as

acquired by the public at large for access through or use of property within the proposed subdivision.

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

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

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

FACT: The Project is in conformance with all the regulations of the City's Development Code. The Project will replace the same number of units that are on the four parcels, therefore there will be no net loss from this new development. There is no other public agency that has jurisdiction over this subject site.

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

FACT: The proposed development is located within the Medium Density Residential (R-2) Zone, which is intended to provide a variety of medium to high density residential developments. The proposed design of the 16-unit condominium project is compatible with existing multi-family developments in the surrounding neighborhood in terms of design, massing, and scale. The proposed Contemporary architectural style would be compatible with other existing multi-family developments along Second Avenue

as the neighborhood is eclectic with no dominant architectural style. The architectural elements incorporated in this design, such as neutral toned stucco, tile roofing, and brick veneer, are consistent with developments in the vicinity that have similar features. Additionally, the massing and scale of the new development will not be out of character with developments in the vicinity as many of the existing multi-family developments, despite being two-stories, are around 30' 0" in height. The proposed buildings have articulation on all facades, providing visual interest and reducing massing. The proposed design is therefore consistent with the City's Multi-family Residential Design Guidelines.

i. Removal of a Healthy Protected Tree and Encroachment into a Protected Tree

FACT: The removal of the protected Coast Live Oak tree is necessary since it will not survive due to the proposed grading and excavation for one of the units and that the construction will severely damage the roots and there would be limited space for any future canopy growth. The proposed encroachment within the dripline of the protected tree (Southern Magnolia tree) is also necessary for the construction of one of the units in the rear of the property, however, the potential impacts of the construction of the units and proposed improvements will not harm the health of the tree, and its long-term health since the tree will not be within the area of structural excavation of one of the units and the Applicant shall be required to follow all protection measures within the Arborist report. Therefore, the removal of a healthy protected tree and encroachment into the dripline of a protected tree are warranted to accommodate the proposed development.

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

SECTION 4. For the foregoing reasons the Planning Commission determines that the Project is Categorical Exempt under the California Environmental Quality Act ("CEQA") Section 15332, Class 32, and approves Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 for a 16-unit, contemporary style, multi-family residential condominium development and the removal of one protected tree and the encroachment into the protected area of one protected tree at 314-326 S. Second Avenue, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 12th day of March, 2024.

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2142

Conditions of Approval

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10, subject to the approval of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment, such as backflow devices, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.
3. The Applicant/Property Owner shall plant a 60-inch box Coast Live Oak tree and two 36-inch box Magnolia “Little Gem” trees within the front yard area as part of the replacement trees for the removal of the healthy protected tree. These trees must be shown on the final landscape plan. The Applicant/Property Owner shall also comply with all the measures listed in the Arborist Report, dated December 9, 2023. During construction, a Certified Arborist shall be on-site to monitor and ensure proper placement of the new replacement trees as well as survival of the existing protected Southern Magnolia tree. A follow-up report shall be submitted to the City prior to issuance of a Certificate of Occupancy.
4. The Applicant/Property Owner shall comply with all the measures listed in the Arborist Report, dated December 9, 2023. If the Certified Arborist determines that the tree may not survive at the time the follow-up report is prepared, then the Applicant shall plant a new 36-inch box tree on the subject site prior to issuance of a Certificate of Occupancy. The location and type shall be approved by the Deputy Development Services Director or designee.
5. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a) California Building Code
 - b) California Electrical Code
 - c) California Mechanical Code
 - d) California Plumbing Code
 - e) California Energy Code
 - f) California Fire Code
 - g) California Green Building Standards Code
 - h) California Existing Building Code
 - i) Arcadia Municipal Code

6. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
7. All utility conductors, cables, conduits and wiring supplying electrical, cable and telephone service to a multiple family building shall be installed underground except risers which are adjacent to and attached to a building.
8. A grading plan shall be prepared by a registered civil engineer and approved by the City prior to issuance of a building permit. The grading plans shall indicate all on- and off-site improvements and shall indicate complete drainage paths of all drainage water run-off.
9. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.
10. Prior to approval of the Tract Map, the Applicant/Property Owner shall:
 - a. Remove existing driveway approaches and construct new driveway approach per the City's standards.
 - b. Remove and replace new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA). Ensure locations around obstructions provide necessary clearances.
 - c. Remove and replace curb and gutter with 2' asphalt slot cut from property line to property line along the property frontage of Second Avenue.
 - d. The 10-foot easement that is owned by Southern California Edison shall be quitclaimed and a copy of the recordation shall be submitted to the City prior to filing the final tract map.
11. The Applicant/Property Owner shall submit a Low Impact Development (LID) plan for this project, and it shall comply with the Los Angeles County Department of Public Works 2014 LID standard Manual and show the selected measures on the grading plan. These selected measures include, but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
12. Prior to receiving a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, as determined by the City Engineer.
13. There is a 12-inch ductile iron water main with 80 psi static pressure that the development shall connect to on Second Avenue. for domestic water and/or fire services. The Applicant/Property Owner shall provide calculations to the Public Works Services Department to determine the total combined maximum domestic and fire demand and verify the water service size required prior to issuance of a Building Permit.

14. The Applicant/Property Owner shall install a common master water meter for the residential multi-family development. The water meter for each unit can be used to supply both domestic water services and fire services. The Applicant/Property Owner shall separate the fire service from domestic water service with an approved back flow device.
15. A separate water service and meter shall be required for common area landscape irrigation. A reduced pressure backflow device shall be installed.
16. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall be conformed to Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (DCDA) shall be installed for fire service if required.
17. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to issuance of a building permit for the new development.
18. New water service installations shall be by the Applicant/Property Owner. Installation shall be according to the specifications of the Public Works Services Department, Engineering Section. Abandonment of existing water services, if necessary, shall be by the Applicant/Property Owner, according to Public Works Services Department.
19. An 8" Vitrified Clay Pipe (VCP) sewer line is available on Second Avenue to provide sanitary sewer service for the project. The Applicant/Property Owner shall utilize the existing sewer lateral, if possible. If there are any changes to the existing sewer lateral, the Applicant/Property Owner shall obtain approval from the Los Angeles County Sanitation District to connect to the existing sewer main prior to commencing work any work, and an encroachment permit from City of Arcadia.
20. If any drainage fixture elevation is lower than the elevation of next upstream manhole cover, an approved type of backwater valve is required to be installed on the lateral at the right-of-way and it shall be reviewed and approved by the Public Works Department prior to issuance of a building permit.
21. The Applicant/Property Owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit and pay applicable fees to the State Water Resources Control Board.
22. The Applicant/Property Owner shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as part of the General Construction Permit requirements prior to issuance of a building permit.
23. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department Single & Multi-Family Dwelling Sprinkler Standard.

24. A Knox box shall be provided adjacent to the pedestrian and vehicle gates so that the pedestrian and vehicle entry gate shall be openable without a special key for the City of Arcadia Fire Department.
25. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director, or their respective designees. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
26. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with MFADR 23-03, TTM 23-05 (84291), TRH 23-04, TRE 23-10 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from the City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit

within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

27. Approval of for Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

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

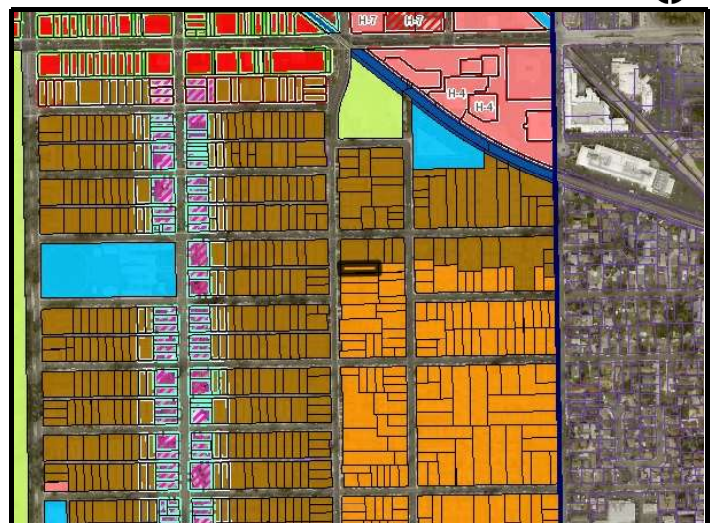
Site Address: 314 S 2ND AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-2
General Plan:	MDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,136
Year Built:	1954
Number of Units:	4
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Site Address: 320 S 2ND AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-2
General Plan:	MDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	873
Year Built:	1960
Number of Units:	4
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Site Address: 324 S 2ND AVE

Property Owner(s): Property Owner



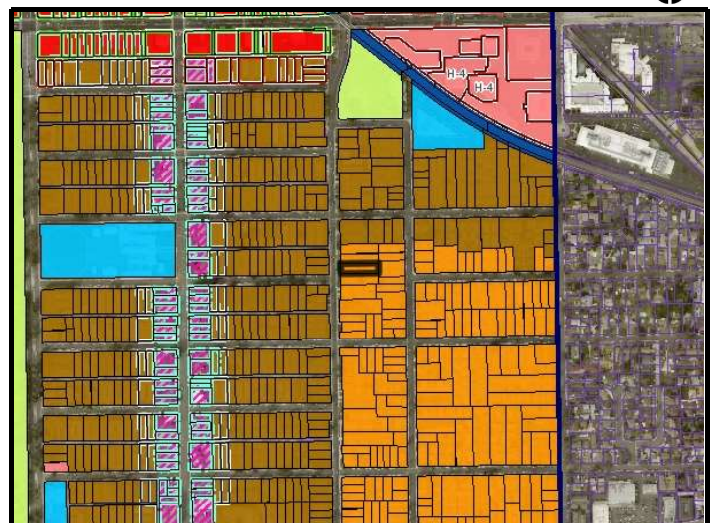
Property Characteristics

Zoning:	R-2
General Plan:	MDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	873
Year Built:	1960
Number of Units:	4

Overlays

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

Selected parcel highlighted



Parcel location within City of Arcadia

Site Address: 326 S 2ND AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-2
General Plan:	MDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	873
Year Built:	1960
Number of Units:	4
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Attachment No. 3

Tentative Tract Map No. TTM 23-05
(84291)

Attachment No. 4

Architectural Plans



16 UNITS MULTIFAMILY RESIDENTIALS

314-326 2ND AVE ARCADIA, CA 91007

SHEET INDEX

0	COVER SHEET
01	MASTER BOARD
02	RETRACT ANALYSIS
03	FLOOR AREA ANALYSIS
04	PERMITS ANALYSIS
10	SITE PLAN
11	TOPOGRAPHIC SURVEY
12	UTILITIES PLAN
13	TRANSIT COURSE/COMMO/DREI/SPACE
21	FLOOR PLAN - TYPE A
22	FLOOR PLAN - TYPE B
23	FLOOR PLAN - TYPE C
24	FLOOR PLAN - TYPE D
25	FLOOR PLAN - TYPE E
26	FLOOR PLAN - TYPE F
27	FLOOR PLAN - TYPE G
31	ELEVATION - TYPE A
32	ELEVATION - TYPE B
33	ELEVATION - TYPE C
34	ELEVATION - TYPE D
35	ELEVATION - TYPE E
36	ELEVATION - TYPE F
37	ELEVATION - TYPE G
40	SCHEDULE - DET A-J
50	EXHIBIT - JENS
64	LANDSCAPE PLAN

ARCHITECTURAL PLANS
PREPARED BY: PDS STUDIO INC



PDS STUDIO, Inc. | ARCHITECTURE + DESIGN
711 S FIRST AVE., ARCADIA, CA 91006
WWW.PDS-STUDIO.COM
E: MAIL@PDS-STUDIO.COM
P: (626) 294-9402



EXTERIOR FINISH SCHEDULE

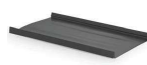




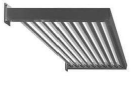




1. COMB F PLASTER-CRYSTAL WHITE (LA HABRA STUCCO)
 - COMB F SAND STUCCO FIBER COLOR: W43
2. PRECAST/PI PRECAST CARAT FARRAR (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
3. EXTERIOR WINDOW (MIGARD WINDOW) **FINISH: 21**
 - COLLECTION: TUSCANY VINYL
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VENT / DECORATIVE WOOD BRACKET
 - PAINTED COLOR: DENVAL SWISS COFFEE (DOWN EDWARDS PAINT)
5. COMPOSITE SLATE ROOF TILE (DAVINCI ROOFSCAPE)
 - FINISH: EUROPEAN
6. FACING BOARD (MILVOR) (BY OTHER)
 - DOWN FACING BOARD PAINTED
 - COLOR: DENVAL SWISS COFFEE (DOWN EDWARDS)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W43
8. EXTERIOR LIGHT FIX
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. SMOKE VENT / FIRE ESCAPE / CORADO ZONE
 - COLLECTION: CORADO ZONE
 - FINISH: TUNDRA CHALK DUST
10. VERTICAL COMPOSITE CLADDING (VENTECH WOOD)
 - UNPAINTED CLADDING (FINISH COLOR: BRAZILIAN PINE)
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTION: COLOR: BLACK
12. DOWNPOUT / LEADLINE / RAIN GUTTER
 - COLOR-COATED ALUMINUM, COLOR: BLACK
13. SLABING AT BALCONY
 - GLASS WITH BLACK IRON
14. METAL ROOFING LIGHT
 - PAINTED: DENVAL SWISS COFFEE
15. STANDING SEAM METAL ROOF
 - COLOR: BLACK
16. METAL ANILING
 - COLOR: BLACK



14 UNDES MULTIFAMILY
RESIDENTIALS

384 - 384 2ND AVE
IRVINE, CA 92614

PROJECT NO:
DATE:

 METAL ROOF W/ STANDING SEAM COLOR: BLACK	 EXTERNAL LIGHTING COLOR: BLACK	 WOODWORK, VENT, BRACKET (PAINTED) DENVAL SWISS COFFEE (DOWN EDWARDS PAINT)	 EUROPEAN STYLE COMPOSITE CLADDING (HINTECHWOOD) COLOR: BRAZILIAN PINE	 50 CRYSTAL WHITE (BASE 100) COMB F PLASTER 50 CRYSTAL WHITE
 LOUVRE SLAT AWNING COLOR: BLACK	 EXTERNAL GLASS RAILING COLOR: BLACK	 EXTERNAL WINDOW (MIGARD) TUSCANY VINYL COLOR: BLACK	 ELDORADO STONE, ELDORADO BRICK COLOR: TUNDRA CHALK DUST	 COMPOSITE SLATE ROOF COLOR: EUROPEAN

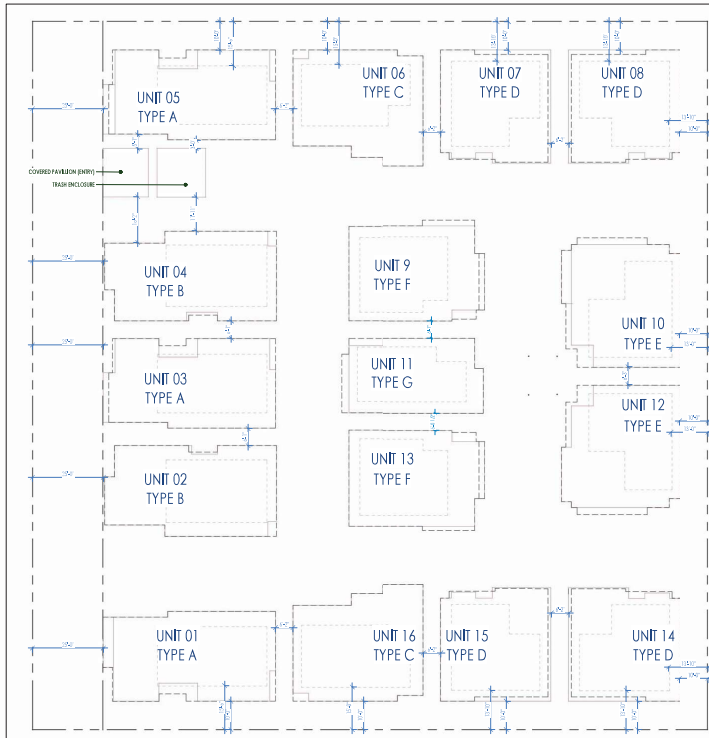
NOTES:

DESIGNED BY: CHOW

DATE:

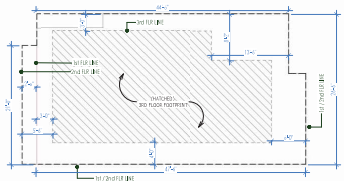
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MATERIAL BOARD

SHEET NO:
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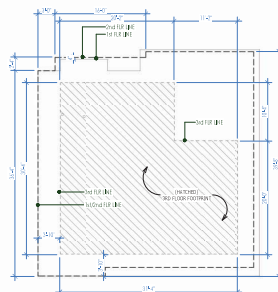


SITE PLAN SETBACK ANALYSIS
1/16" = 1'-0"

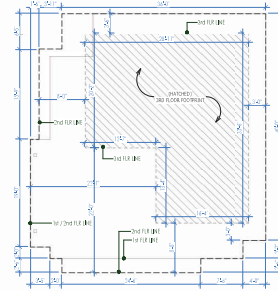
FLOOR LINE LEGEND	
	1st FLOOR LINE
	2nd FLOOR LINE
	3rd FLOOR LINE



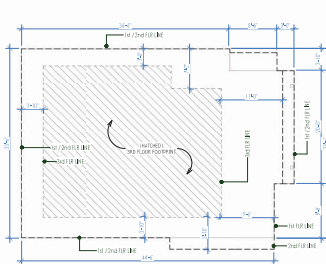
SETBACK - TYPE G
1/8" = 1'-0" 7



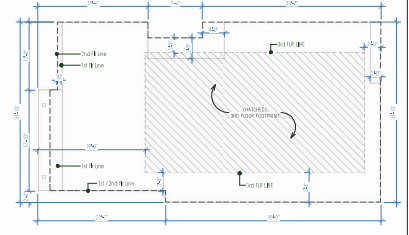
SETBACK - TYPE D
1/8" = 1'-0" 4



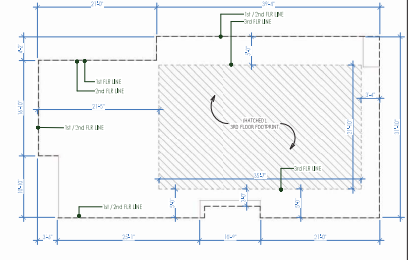
SETBACK - TYPE E
1/8" = 1'-0" 5



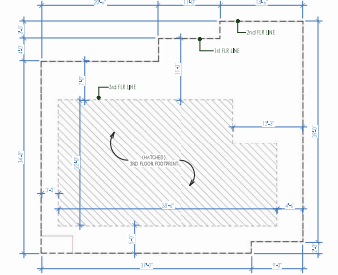
SETBACK - TYPE F
1/8" = 1'-0" 6



SETBACK - TYPE A
1/8" = 1'-0" 1



SETBACK - TYPE B
1/8" = 1'-0" 2



SETBACK - TYPE C
1/8" = 1'-0" 3



PDS STUDIO

ARCHITECTURE + DESIGN
771 S. 19TH AVE.
ARIZONA, CA 95824
TEL: 408-274-7400
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT: 14 UNITS MULTIFAMILY RESIDENTIALS

304 - 300 2nd AVE
ARIZONA, CA 95810

PROJECT DATE: 1/21/2024 4:14:03 PM

PROJECT NO.:

REVISION DATE:

REVISION DATE:

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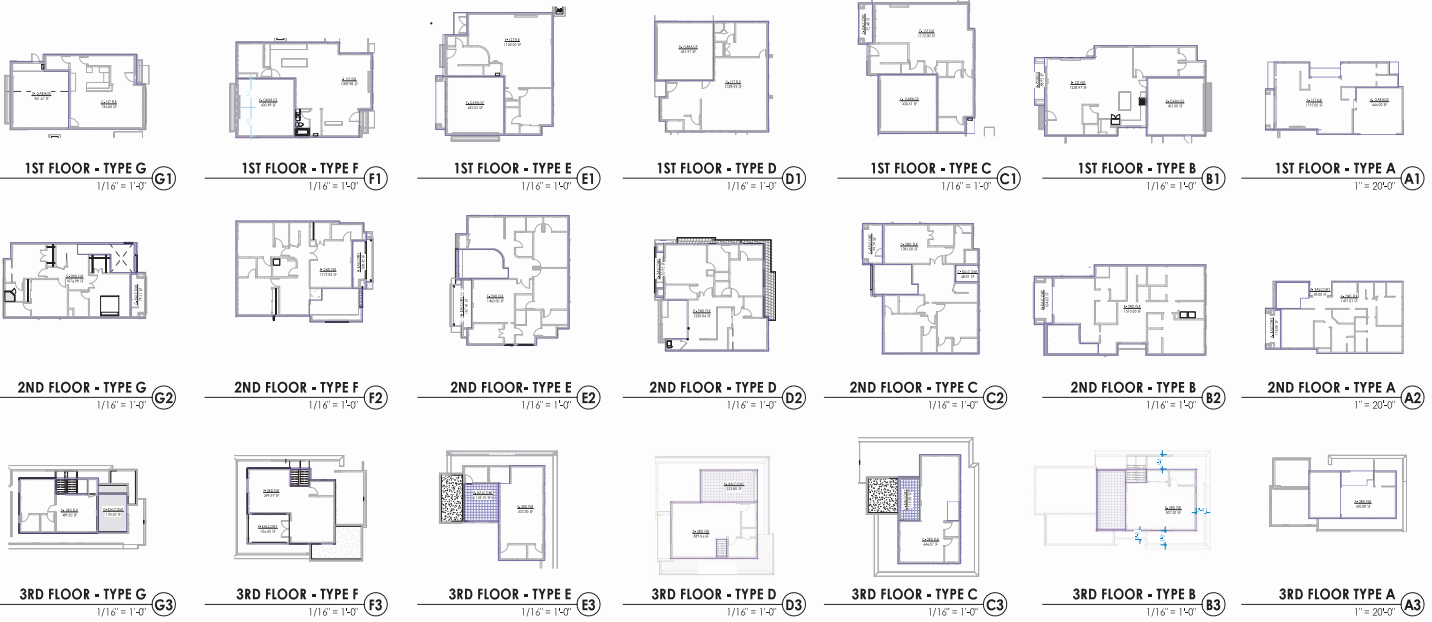
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REVISION DATE:



14 UNITS MULTIFAMILY RESIDENTIALS

304 - 304 2nd AVE
ARLINGTON, VA 22201

PROJECT NO: 2024/0004 4.14.13 PM
DATE: _____

REVISION: _____

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GARAGE AREA		TYPE E LIVING AREA		TYPE A LIVING AREA	
↳ GARAGE	446 SF	↳ 1ST FLR	1,190 SF	↳ 1ST FLR	1,197 SF
↳ GARAGE	451 SF	↳ 2ND FLR	1,488 SF	↳ 2ND FLR	1,491 SF
↳ GARAGE	451 SF	↳ 3RD FLR	923 SF	↳ 3RD FLR	490 SF
↳ GARAGE	451 SF	Total Living Area	3,133 SF	Total Living Area	3,118 SF
↳ GARAGE	451 SF				
↳ GARAGE	451 SF				
↳ GARAGE	451 SF				
Total Living Area	3,054 SF				

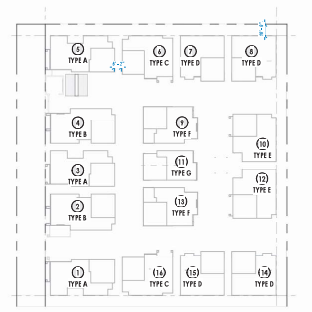
BALCONY AREA		TYPE F LIVING AREA		TYPE B LIVING AREA	
↳ BALCONY	151 SF	↳ 1ST FLR	1,095 SF	↳ 1ST FLR	1,139 SF
↳ BALCONY	154 SF	↳ 2ND FLR	1,272 SF	↳ 2ND FLR	1,210 SF
↳ BALCONY	556 SF	↳ 3RD FLR	490 SF	↳ 3RD FLR	507 SF
↳ BALCONY	560 SF	Total Living Area	2,962 SF	Total Living Area	3,275 SF
↳ BALCONY	561 SF				
↳ BALCONY	562 SF				
↳ BALCONY	563 SF				
Total Living Area	1,944 SF				

TYPE G LIVING AREA		TYPE C LIVING AREA		TYPE D LIVING AREA	
↳ 1ST FLR	756 SF	↳ 1ST FLR	1,172 SF	↳ 1ST FLR	1,172 SF
↳ 2ND FLR	1,079 SF	↳ 2ND FLR	1,381 SF	↳ 2ND FLR	1,381 SF
↳ 3RD FLR	490 SF	↳ 3RD FLR	444 SF	↳ 3RD FLR	444 SF
Total Living Area	2,300 SF	Total Living Area	3,199 SF	Total Living Area	3,199 SF

TYPE D LIVING AREA	
↳ 1ST FLR	1,079 SF
↳ 2ND FLR	1,280 SF
↳ 3RD FLR	899 SF
Total Living Area	2,918 SF

UNIT SUMMARY					
TYPE	COUIT	LI LIVING AREA	BED	BATH	PARKING
TYPE A	3	3,118 SF	4	5.5	2 STANDARD
TYPE B	2	3,275 SF	4	5.5	2 STANDARD
TYPE C	2	3,199 SF	4	5.5	2 STANDARD
TYPE D	4	2,918 SF	4	5.5	2 STANDARD
TYPE E	2	3,133 SF	4	5.5	2 STANDARD
TYPE F	2	2,962 SF	4	5.5	2 STANDARD
TYPE G	1	2,300 SF	4	5.5	2 STANDARD

UNIT AREA SUMMARY				
UNIT	TYPE	LI LIVING AREA	GARAGE AREA	BALCONY AREA
1	TYPE A	3,118 SF	446 SF	151 SF
2	TYPE B	3,275 SF	451 SF	154 SF
3	TYPE A	3,118 SF	446 SF	151 SF
4	TYPE B	3,275 SF	451 SF	154 SF
5	TYPE A	3,118 SF	446 SF	151 SF
6	TYPE C	3,199 SF	451 SF	556 SF
7	TYPE D	2,918 SF	451 SF	260 SF
8	TYPE D	2,918 SF	451 SF	260 SF
9	TYPE F	2,962 SF	451 SF	345 SF
10	TYPE E	3,133 SF	451 SF	267 SF
11	TYPE G	2,300 SF	451 SF	219 SF
12	TYPE E	3,133 SF	451 SF	267 SF
13	TYPE F	2,962 SF	451 SF	345 SF
14	TYPE D	2,918 SF	451 SF	260 SF
15	TYPE D	2,918 SF	451 SF	260 SF
16	TYPE C	3,199 SF	451 SF	556 SF
		48,472 SF		



AREA SCHEDULE

UNIT AREA / TYPE SCHEDULE

KEY PLAN

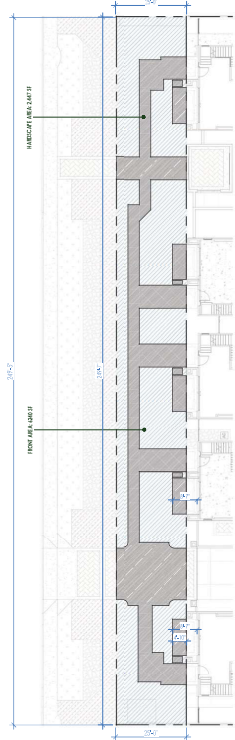
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COMMON OPEN SPACE	
COMMON OPEN SPACE	633.12 SF
	633.12 SF

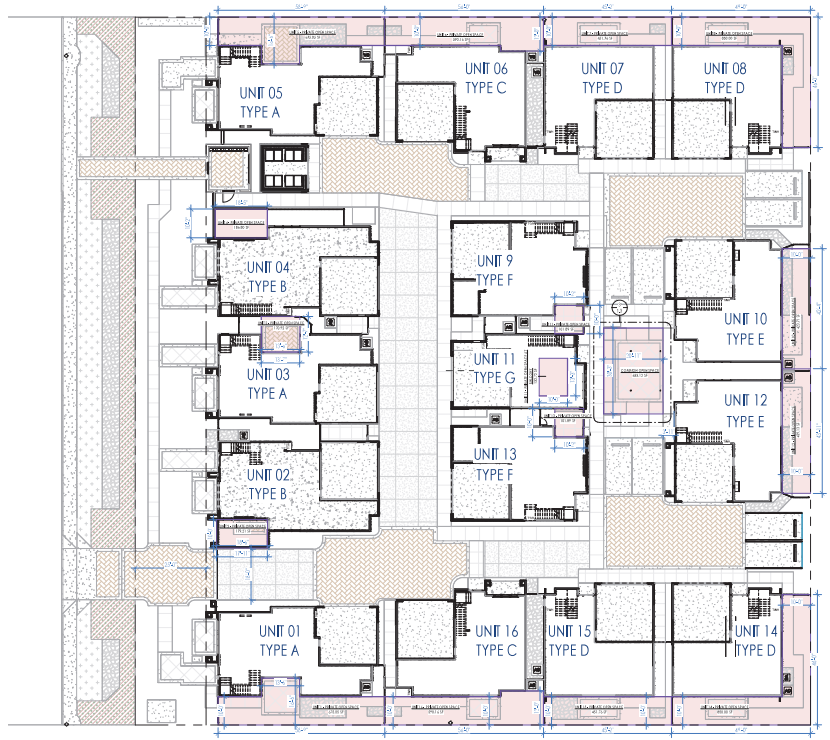
OPEN SPACE PER UNIT	
UNIT 1 - PRIVATE OPEN SPACE	676.05 SF
UNIT 2 - PRIVATE OPEN SPACE	179.21 SF
UNIT 3 - PRIVATE OPEN SPACE	179.21 SF
UNIT 4 - PRIVATE OPEN SPACE	186.80 SF
UNIT 5 - PRIVATE OPEN SPACE	676.05 SF
UNIT 6 - PRIVATE OPEN SPACE	590.19 SF
UNIT 7 - PRIVATE OPEN SPACE	451.76 SF
UNIT 8 - PRIVATE OPEN SPACE	630.00 SF
UNIT 10 - PRIVATE OPEN SPACE	420.21 SF
UNIT 11 - PRIVATE OPEN SPACE	121.89 SF
UNIT 11 - PRIVATE OPEN SPACE AT BALCONY	133.72 SF
UNIT 12 - PRIVATE OPEN SPACE	439.13 SF
UNIT 13 - PRIVATE OPEN SPACE	121.89 SF
UNIT 14 - PRIVATE OPEN SPACE	630.00 SF
UNIT 15 - PRIVATE OPEN SPACE	451.76 SF
UNIT 16 - PRIVATE OPEN SPACE	590.19 SF
	6379.21 SF

PARADEGATE AT FRONT YARD CALCULATION
 MAX ALLOWABLE PARADEGATE AREA = 52,800 SQ FT
 PROPOSED PARADEGATE AREA = 24,711 SQ FT (46% MAX)

PRIVATE OPEN SPACE / COMMON OPEN SPACE
 PRIVATE OPEN SPACE PER UNIT = 583.51 SQ FT



FRONT YARD AREA CALCULATION
 1/16" = 1'-0" ②



OPEN SPACE AREA PLAN
 1/16" = 1'-0" ①



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 771 S. 19TH AVE.
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PROJECT: 14 UNITS MULTIFAMILY RESIDENTIALS

304 - 201 2ND AVE
 ARDEN, CA 95824

PROJECT DATE: 9/28/2024 4:14:30 PM

PROJECT NO.:
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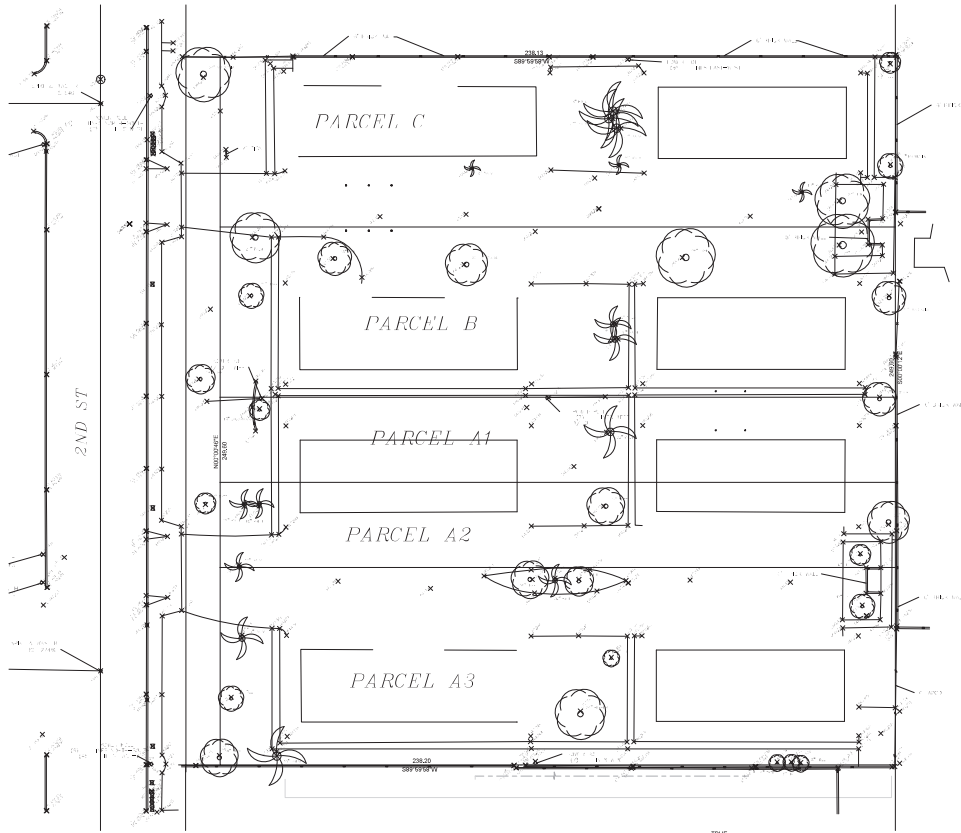
NOTES:

CHECKED BY: DATE

DATE: 09/11/24

SHEET NAME: SBE AREA ANALYSIS

SHEET NO.:



TRUE
TOPOGRAPHIC SURVEY ①
1/16" = 1'-0"



PDS STUDIO

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3715 S. 190TH AVE.
REDFORD, CA 94568
TEL: 415-274-7400
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:
**14 UNITS MULTIFAMILY
RESIDENTIALS**

374 - 381 2ND AVE
REDFORD, CA 94517

PLANT DATE:
9/21/2024 4:14:24 PM

PROJECT NO.:
REVISION: DATE

NOTES:

CHECKED BY: *Chadwick*

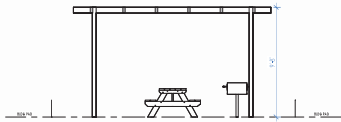
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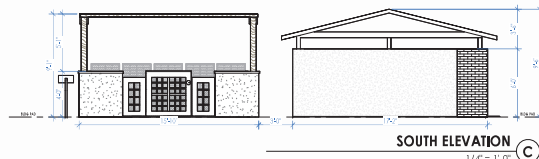
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SHEET NO.:

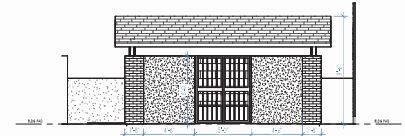
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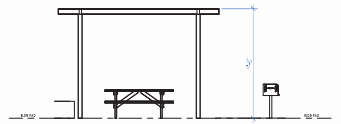
COMMON OPEN SPACE EAST ELEVATION
1/4" = 1'-0" (E)



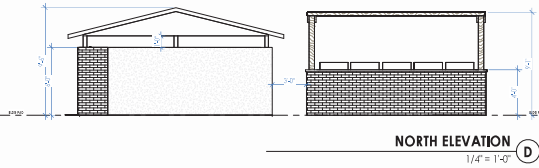
SOUTH ELEVATION
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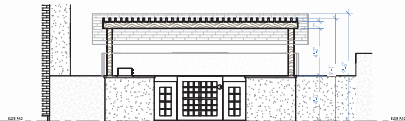
EAST ELEVATION
1/4" = 1'-0" (A)



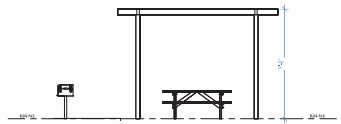
COMMON OPEN SPACE NORTH ELEVATION
1/4" = 1'-0" (F)



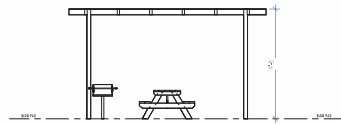
NORTH ELEVATION
1/4" = 1'-0" (D)



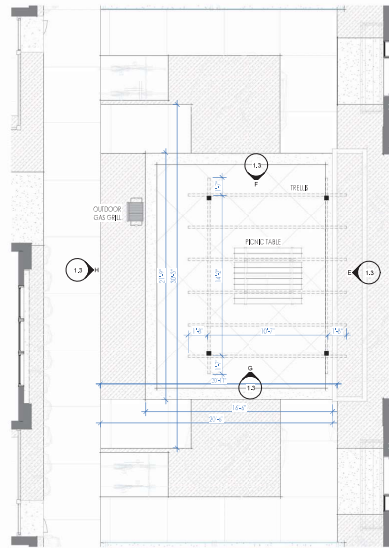
WEST ELEVATION
1/4" = 1'-0" (B)



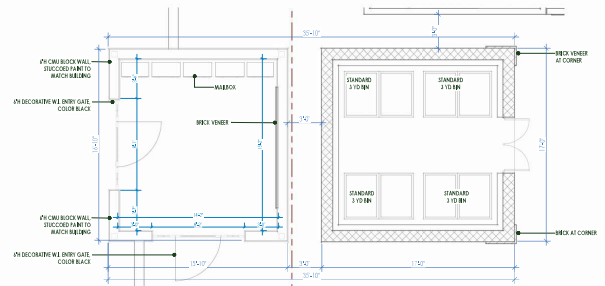
COMMON OPEN SPACE SOUTH ELEVATION
1/4" = 1'-0" (G)



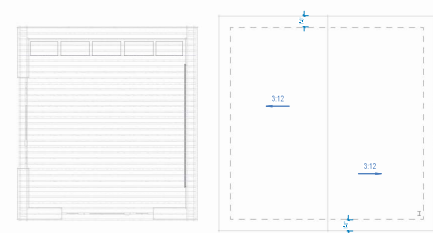
COMMON OPEN SPACE WEST ELEVATION
1/4" = 1'-0" (H)



COMMON OPEN SPACE
1/4" = 1'-0" (3)



TRASH ENCLOSURE / PAVILLION PLAN
1/4" = 1'-0" (1)



TRASH ENCLOSURE / PAVILLION ROOF PLAN
1/4" = 1'-0" (2)



14 VINES MILL/FAMILY RESIDENTIALS

384 - 384 2ND AVE
ARCATA, CA 95521

PROJECT DATE: 6/21/2024 4:14:34 PM

PROJECT NO.:
REVISION: DATE:

NOTES:

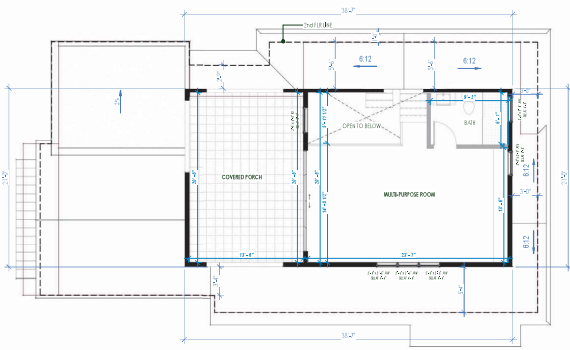
CHECKED BY: CHADW

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

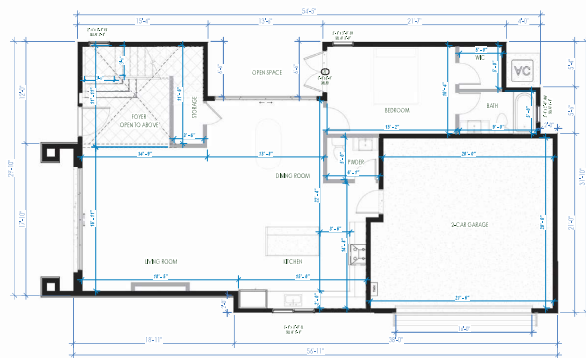
TRASH ENCLOSURE / COMMON OPEN SPACE

SHEET NO.

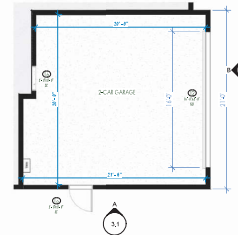
1.3



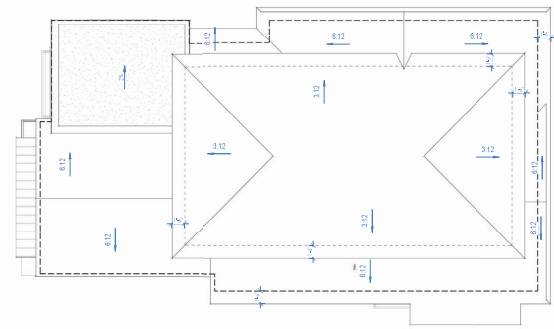
3RD FLOOR - TYPE A
3/16" = 1'-0" ③



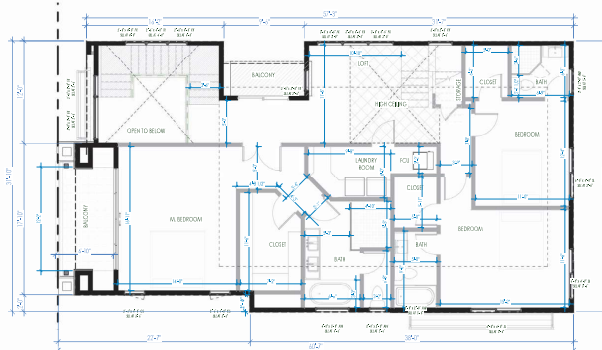
1ST FLOOR PLAN - TYPE A (UNIT 1, UNIT 5)
3/16" = 1'-0" ①



GARAGE AT TYPE A (UNIT 3)
3/16" = 1'-0" ②

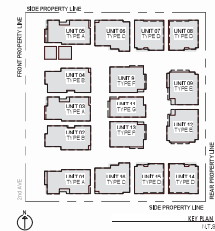


ROOF PLAN - TYPE A
3/16" = 1'-0" ④



2ND FLOOR - TYPE A
3/16" = 1'-0" ②

TYPE A LIVING AREA	
1st Flr	1,197 SF
2nd Flr	1,461 SF
3rd Flr	430 SF
Total Living Area:	3,118 SF



PDS STUDIO

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771 S. BIRD AVE.
RICHMOND, CA 94804
TEL: 415-274-7400
WWW.PDS-STUDIO.COM

ARCHITECT (SEA):



14 UNITS MULTIFAMILY RESIDENTIALS

314 - 30 2nd AVE
RICHMOND, CA 94801

PROJECT DATE: 1/31/2024 4:23:07 PM

PROJECT NO: 14UNITS

REVISION: DATE:

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

NO. 15

NO. 16

NO. 17

NO. 18

NO. 19

NO. 20

NO. 21

NO. 22

NO. 23

NO. 24

NO. 25

NO. 26

NO. 27

NO. 28

NO. 29

NO. 30

NO. 31

NO. 32

NO. 33

NO. 34

NO. 35

NO. 36

NO. 37

NO. 38

NO. 39

NO. 40

NO. 41

NO. 42

NO. 43

NO. 44

NO. 45

NO. 46

NO. 47

NO. 48

NO. 49

NO. 50

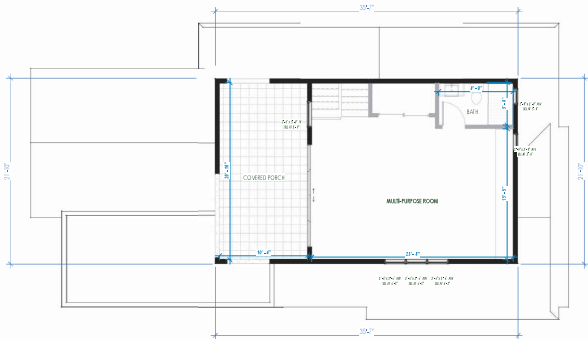
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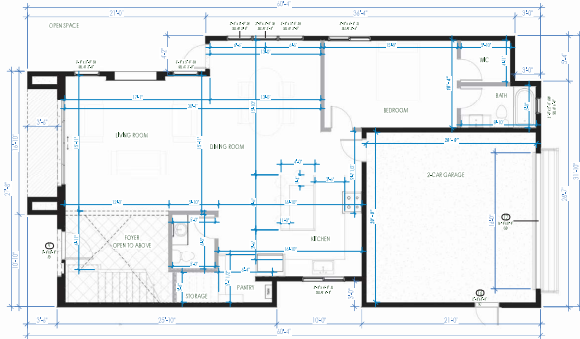
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NO. 54

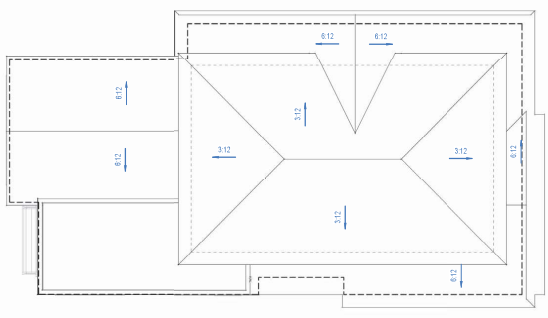
NO. 55



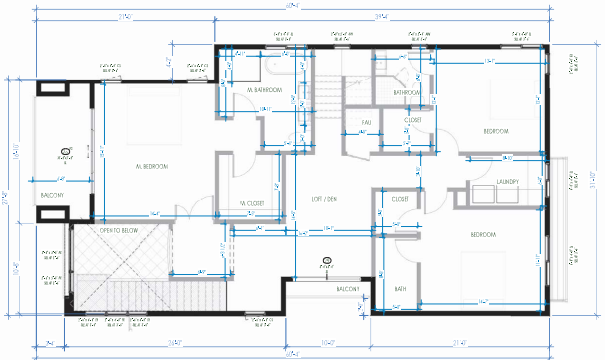
3RD FLOOR - TYPE B
3/16" = 1'-0" ③



1ST FLOOR - TYPE B
3/16" = 1'-0" ①

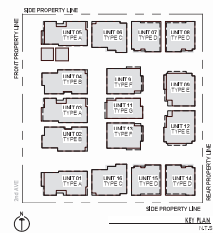


ROOF PLAN - TYPE B
3/16" = 1'-0" ④



2ND FLOOR - TYPE B
3/16" = 1'-0" ②

TYPE B LIVING AREA	
2-12' x 12' F.P.	1,059 SF
2-20' x 12' F.P.	1,312 SF
1-20' x 12' F.P.	242 SF
Total Living Area: 3,273 SF	



14 UNITS MULTIFAMILY
RESIDENTIALS

314 - 20 2nd AVE
ARCATA, CA 95521

PROJECT NO: 1-01/2024 4-24-01 PM

REVISION DATE

NOTES:

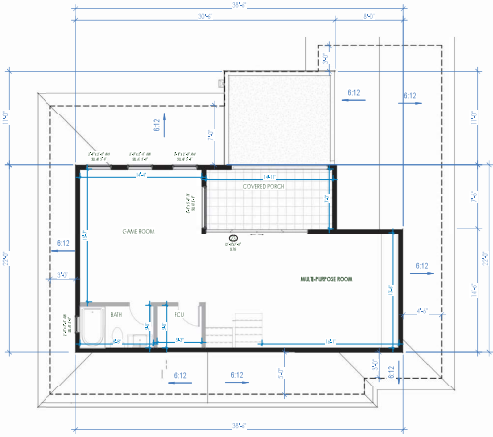
DESIGNED BY: Oskier

SCALE: As Shown

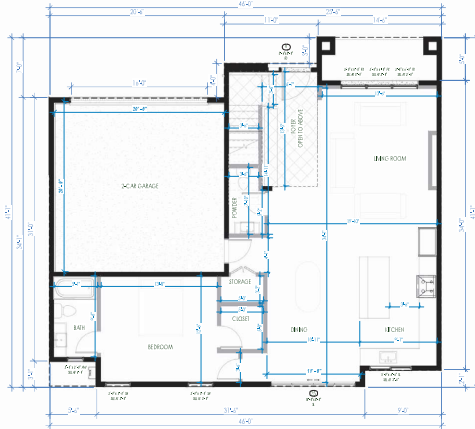
FLOOR PLAN - TYPE B

SHEET NO:

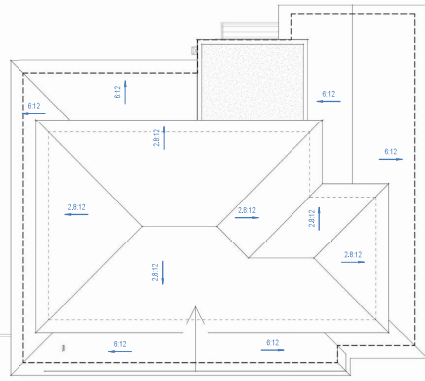
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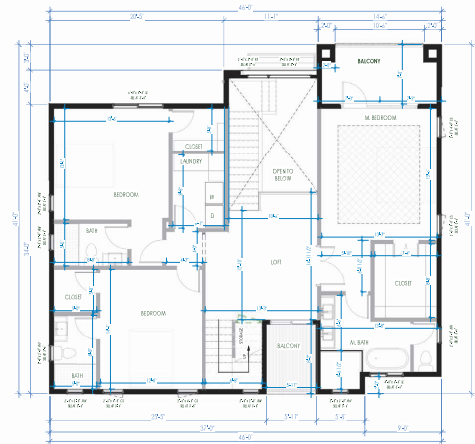
3RD FLOOR - TYPE C
3/16" = 1'-0" ③



1ST FLOOR - TYPE C
3/16" = 1'-0" ①



ROOF PLAN - TYPE C
3/16" = 1'-0" ④



2ND FLOOR - TYPE C
3/16" = 1'-0" ②



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ARCHITECT (SEAL):

PROJECT:
14 UNITS MULTIFAMILY RESIDENTIALS
 304 - 30 2ND AVE
 ARCATA, CA 95521

PROJECT DATE:
 1/31/2024 4:24:04 PM

PROJECT NO.:
 18050000

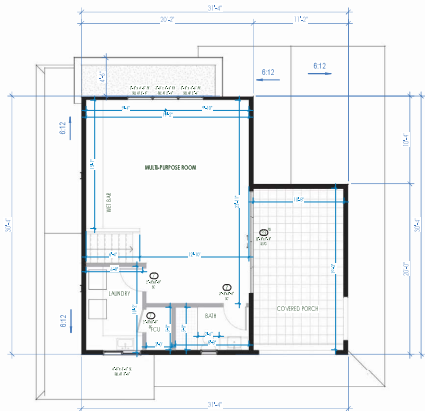
REVISION: _____ DATE: _____

NOTES:

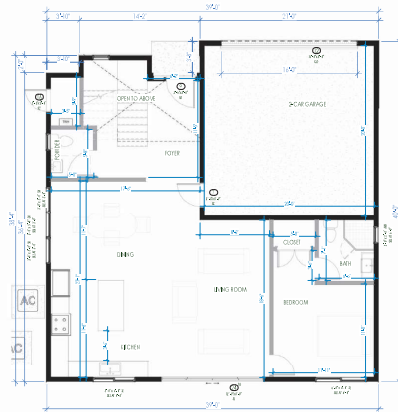
CHECKED BY: *Chadler*
 DRAWN: *Arndt/Schaefer*
FLOOR PLAN - TYPE C

SHEET NO. _____

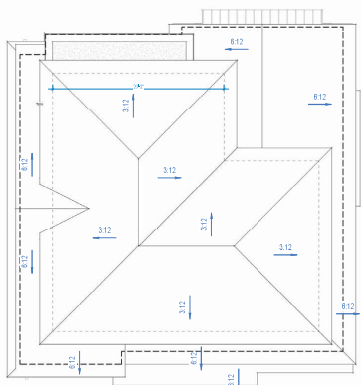
2.3



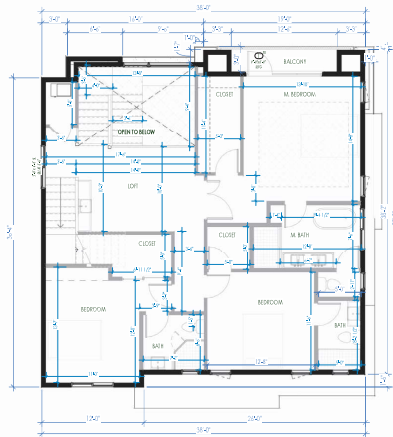
3RD FLOOR - TYPE D
3/16" = 1'-0"



1ST FLOOR - TYPE D
3/16" = 1'-0"

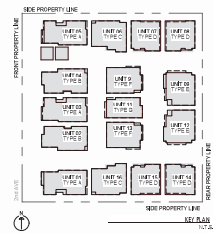


ROOF PLAN - TYPE D
3/16" = 1'-0"



2ND FLOOR - TYPE D
3/16" = 1'-0"

TYPE D BUILDING AREA	
1st Flr	1,029 SF
2nd Flr	1,250 SF
3rd Flr	887 SF
Total Living Area: 3,166 SF	



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ARCHITECT SEAL:

PROJECT:
14 UNITS MULTIFAMILY RESIDENTIALS

314 - 30 2ND AVE
ARCATA, CA 95521

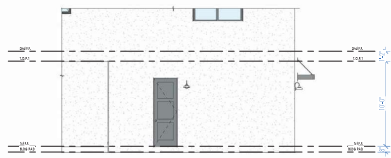
PROJECT NO.:
1/21/2024 4:26:07 PM

PROJECT NO.:
REVISION: DATE

NOTES:

CHECKED BY: *Chaitin*
DATE: *Armed/Armed*
ISSUE NAME:
FLOOR PLAN - TYPE D

ISSUE NO.:
2.4



TYPE A - UNIT 3 PARTIAL SIDE 2 ELEVATION
3/16" = 1'-0" (A)



TYPE A - UNIT 3 PARTIAL REAR ELEVATION
3/16" = 1'-0" (B)



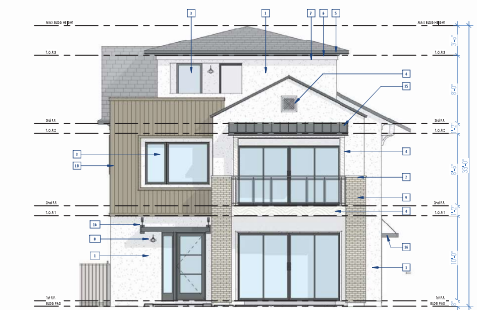
TYPE A - UNIT 1, 5 SIDE 2 ELEVATION
3/16" = 1'-0" (3)



TYPE A - UNIT 1, 5 REAR ELEVATION
3/16" = 1'-0" (1)



TYPE A - SIDE 1 ELEVATION
3/16" = 1'-0" (4)



TYPE A - FRONT ELEVATION
3/16" = 1'-0" (2)

EXTERIOR FINISH SCHEDULE

1. CMU/F PLASTER-CRISTAL WHITE (LA HABRA STUCCO)
 - FINISH STUCCO FINISH COLOR: 443
2. FRESH TINT / FRESH COAT PARAPET (LA HABRA STUCCO)
 - STUCCO: COLOR: CRISTAL WHITE, 443
3. INTERIOR FINISHING (M/GARD WINDOWS) (LUCAS110-21)
 - COLOR: TUGOVAN (NEW)
 - COLOR: BLACK
4. WOODWORK / DECORATIVE TRIM / DECORATIVE WOOD BRACKET
 - PAINT: COLOR: DEWASH SWISS COFFEE (DUJIN EDWARDS)
5. COMPOSITE SLATE ROOF TILE (DAVINC ROOFCAPE)
 - COLOR: MISTY BLUE COLOR: EUROPEAN
6. FACING BOARD (MILLY OR B OTHER)
 - COLOR: DEWASH SWISS COFFEE (DUJIN EDWARDS)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRISTAL WHITE, 443
8. INTERIOR LIGHTING
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. SMOKE / HEATER / CORADO ZONE
 - COLLECTION: CORADO BRICKS, TUNDRA CHALK DUST
10. VERTICAL COMPOSITE CLADDING (VENTCHWOOD)
 - UNFINISHED CLADDING: WHITE COLOR: BRALIN (NEW)
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTED, COLOR: BLACK
12. DOWNPOUT / LEADLINE / PAUL CLUSTER
 - COLOR: COATED ALUMINUM, COLOR: BLACK
13. RAILING (RANGLY)
 - GLASS WITH BLACK IRON
14. METAL ROOFING (GATE)
 - PAINT: DEWASH SWISS COFFEE
15. STANDING SEAM METAL ROOF
 - COLOR: BLACK
16. METAL AWNING
 - COLOR: BLACK



PDS STUDIO

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771 S. 19TH AVE.
ARIZONA, AZ 85124
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ARCHITECT (SEAL):



PROJECT:

14 UNITS MULTIFAMILY
RESIDENTIALS

304 - 304 2ND AVE
ARIZONA, AZ 85101

PROJECT DATE:

9/21/2024 4:24:18 PM

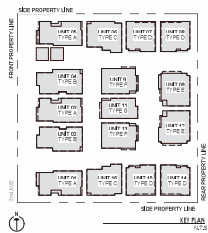
PROJECT NO.:

AR00000

DATE:

SCALE:

DATE:



CREATED BY: Chaitin

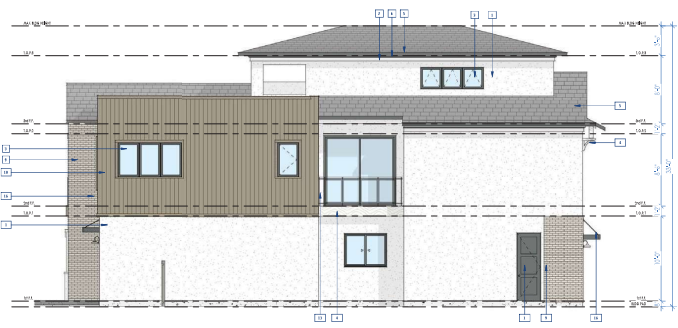
SCALE: As Shown

PROJECT NAME:

ELEVATIONS - TYPE A

SHEET NO.:

3.1



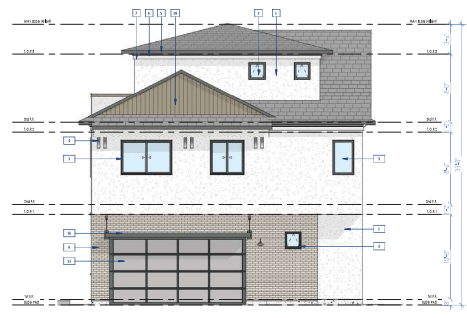
TYPE B - SIDE 2 ELEVATION
3/16" = 1'-0" ③



TYPE B - FRONT ELEVATION
3/16" = 1'-0" ①



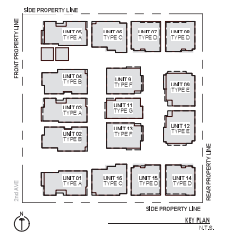
TYPE B - SIDE 1 ELEVATION
3/16" = 1'-0" ④



TYPE B - REAR ELEVATION
3/16" = 1'-0" ②

EXTERIOR FINISH SCHEDULE

1. CMU w/ PLASTER-CRYSTAL WHITE (LA HABRA STUCCO)
 - INTERIOR STUCCO FINISH COLOR: W45
2. PRECAST/THIN PRECAST CONCRETE PANELS (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
3. INTERIOR WOODS (MILGARD WINDOWS) **W1111111111**
 - COLOR: TUGAWAY (W1)
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VEIL / DECORATIVE WOOD BRACKET
 - PAINTED, COLOR: DEWASH SWISS COFFEE (DOWNWARD)
5. COMPOSITE SLATE ROOF TILE (DAVINC ROOFSCAPE)
 - COLOR: MISTY BLUE (COLOR: EUROPEAN)
6. FASCIA BOARD (MILGARD, BY OTHER)
 - DOWNWARD SWISS COFFEE (DOWNWARD)
 - COLOR: DEWASH SWISS COFFEE (DOWNWARD)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
8. INTERIOR LIGHTING
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. SMOKE VENTILES, CORADO ZONE
 - COLLECTION: CORADO BRICKS, TUNDRA CHALKY DUST
10. VERTICAL COMPOSITE CLADDING (VENTSCHWOOD)
 - UNPAINTED CLADDING (W1) COLOR: BRANLEUR (W1)
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - BRICK COLLECTION, COLOR: BLACK
 - DOWNWARD / LEADING PAUL CLUSTER
 - COLOR: COATED ALUMINUM, COLOR: BLACK
12. SLIDING GLASS DOOR
 - GLASS WITH BLACK IRON
13. METAL FINISHING
 - PAINTED, DEWASH SWISS COFFEE
14. STANDING SEAM METAL ROOF
 - COLOR: BLACK
15. METAL ANILING
 - COLOR: BLACK





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ARIZONA, AZ 85124

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ARCHITECT (SEAL):



CHRISTOPHER S. DAVIS
ARCHITECT

PROJECT: **14 UNDES MULTIFAMILY RESIDENTIALS**

304 - 304 2ND AVE
ARIZONA, AZ 85101

PROJECT DATE: **9/21/2024 4:24:31 PM**

PROJECT NO.: _____

REVISION: _____ DATE: _____

SCALE: **3.2**

EXTERIOR FINISH SCHEDULE

1. CMU w/ PLASTER-CRYSTAL WHITE (LA HABRA STUCCO)
 - INTERIUM STUCCO FINISH COLOR: W45
2. PRECAST/PI / PRECAST CONCRETE (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
3. INTERIOR WOODS (M/GARD W/DOOR) **W/CEILING**
 - COLLECTION: TUGAWAY (W/)
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VENT / DECORATIVE WOOD BRACKET
 - PAINT: COLOR: DEWASH SWISS COFFEE (DUIN EDWARDS)
5. COMPOSITE SLATE ROOF TILE (D/W/ING ROOFSCAPE)
 - COLOR: METAL SLATE COLOR: EUROPEAN
6. FACING BOARD (M/LY OR / BY OTHER)
 - 2x4 FACING BOARD PAINTED
 - COLOR: DEWASH SWISS COFFEE (DUIN EDWARDS)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
8. INTERIOR LIGHTING
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. INTERIOR VENTILATION / CORADO ZONE
 - COLLECTION: DONADO BRICKS, TUNDRA CHALK DUST
10. VERTICAL COMPOSITE CLADDING (VENTSCHWOOD)
 - UNPAINTED CLADDING (W/SE COLOR: BRAMBLEHIRE)
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTION: COLOR: BLACK
12. DOWNPOUT / LEADERSHIP PANEL CLUSTER
 - COLOR-COATED ALUMINUM, COLOR: BLACK
13. SLIDING GLASS DOOR
 - GLASS WITH BLACK IRON
14. INTERIOR LIGHTING
 - PAINT: DEWASH SWISS COFFEE
15. STANDING BEAM METAL ROOF
 - COLOR: BLACK
16. METAL AWNING
 - COLOR: BLACK



ARCHITECTURE + DESIGN
771 S. 19TH AVE.
IRVINE, CA 92614
TEL: 949-264-7400
WWW.PDS-STUDIO.COM



16 UNITS MULTIFAMILY
RESIDENTIALS

304 - 304th AVE
IRVINE, CA 92614

PROJECT DATE: 9/21/2024 4:28:04 PM

PROJECT NO.:

REVISION DATE:

REVISION DATE:

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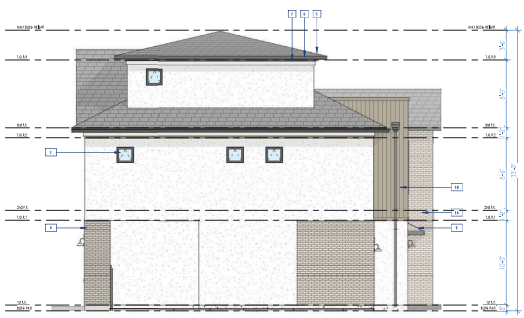
REVISION DATE:

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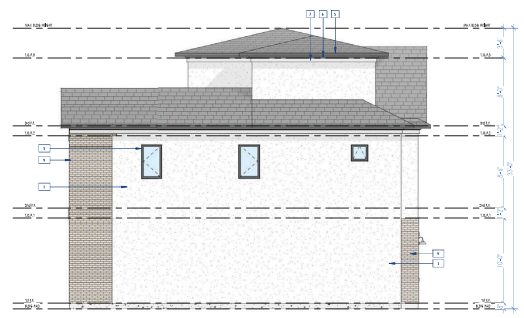
REVISION DATE:



TYPE C - SIDE 1 ELEVATION
3/16" = 1'-0"



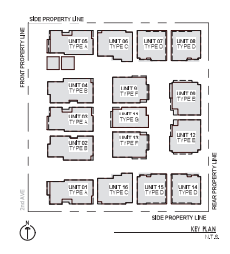
TYPE C - FRONT ELEVATION
3/16" = 1'-0"



TYPE C - SIDE 2 ELEVATION
3/16" = 1'-0"



TYPE C - REAR ELEVATION
3/16" = 1'-0"



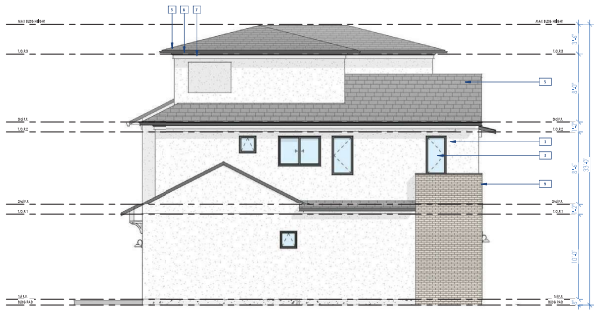
CREATED BY: Chaitin

SCALE: As Shown

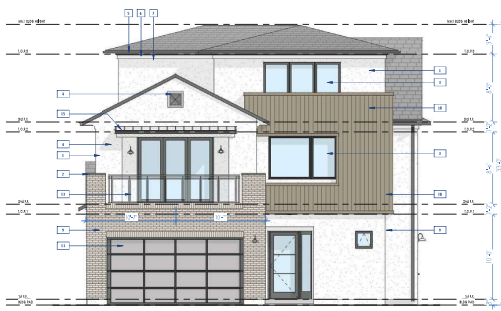
ELEVATIONS - TYPE C

PROJECT NO.:

3.3



TYPE D - SIDE 2 ELEVATION
3/16" = 1'-0" ③



TYPE D - FRONT ELEVATION
3/16" = 1'-0" ①



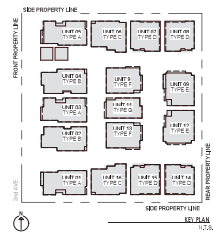
TYPE D - SIDE 1 ELEVATION
3/16" = 1'-0" ④



TYPE D - REAR ELEVATION
3/16" = 1'-0" ②

EXTERIOR FINISH SCHEDULE

1. CMU w/ PLASTER-CRYSTAL WHITE (LA HABRA STUCCO)
 - FINISH STUCCO FINISH COLOR: W45
2. PRECAST/IN PRECAST CONCRETE (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
3. INTERIOR WOODS (M/GARD WINDOWS)
 - COLOR: TUGAWAY (W4)
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VENT / DECORATIVE WOOD BRACKET
 - PAINTED, COLOR: DEWASH SWISS COFFEE (DUIN EDWARDS)
5. COMPOSITE SLATE ROOF TILE (DAVING ROOFSCAPE)
 - COLOR: METAL SLATE COLOR: EUROPEAN
6. FASCIA BOARD (M/LV OR B OTHER)
 - DOWNWARD SWISH COFFEE (DUIN EDWARDS)
 - COLOR: DEWASH SWISS COFFEE (DUIN EDWARDS)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
8. INTERIOR LIGHTING
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. SMOKE VENT/FLUE, CORADO ZONE
 - COLOR: BROWN, DONADO BRICKS, TUNDRA CHALKY DUST
10. VERTICAL COMPOSITE CLADDING (VENTSCHWOOD)
 - UNPAINTED CLADDING (W4) COLOR: SPAIN (W4)
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTOR, COLOR: BLACK
12. DOWNPOUT / LEAKDRAIN PANEL CLUSTER
 - COLOR: COATED ALUMINUM, COLOR: BLACK
13. SILLING IN BRASS ONLY
 - GLASS WITH BLACK IRON
14. INTERIOR LIGHTING
 - PAINTED DEWASH SWISS COFFEE
15. STANDING BEAM METAL ROOF
 - COLOR: BLACK
16. METAL AWNING
 - COLOR: BLACK



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PROJECT NO.:
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REVISION: DATE

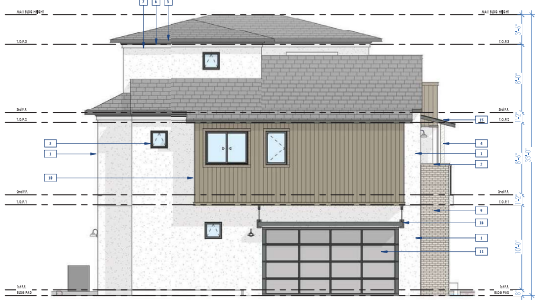
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TYPE E - SIDE 2 ELEVATION
3/16" = 1'-0" 3



TYPE E - FRONT ELEVATION
3/16" = 1'-0" 1



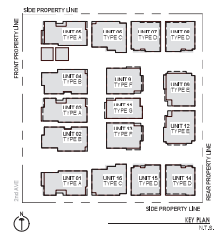
TYPE E - SIDE 1 ELEVATION
3/16" = 1'-0" 4



TYPE E - REAR ELEVATION
3/16" = 1'-0" 2

EXTERIOR FINISH SCHEDULE

1. CMU/F PLASTER-CRYSTAL WHITE (LA HABRA STUCCO)
 - FINISH STUCCO FINISH COLOR: W45
2. FASCIA TRIM / FASCIA CARAT PARANET (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
3. INTERIOR WINDOWS (W/ GARO W/ DOWN)
 - COLOR: TUSCANY W/ W
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VENT / DECORATIVE WOOD BRACKET
 - PAINT: COLOR: DEWASH SWISS COFFEE (DUIN EDWARDS)
5. COMPOSITE SLATE ROOF TILE (D/W I/Q) ROOFSCAPE
 - COLOR: METAL SLATE COLOR: EUROPEAN
6. FASCIA BOARD (M/LV OR B/ OTHER)
 - DOWNWARD FACING PAINTED
 - COLOR: DEWASH SWISS COFFEE (DUIN EDWARDS)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
8. INTERIOR LIGHTING
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. SHED / VENT / ELL, CORNER JOINTS
 - COLOR: BROWN / CORNER BRICKS, TINDRA CHALKY DUST
10. VERTICAL COMPOSITE CLADDING (VENTCHWOOD)
 - UNPAINTED CLADDING (H/MS COLOR: BRAMBLE H/MS)
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTED, COLOR: BLACK
12. DOWNPOUT / LEADLINE / PAUL CLUSTER
 - COLOR: ANODIZED ALUMINUM, COLOR: BLACK
13. SLIDING GLASS DOOR
 - GLASS WITH BLACK IRON
14. METAL ROOFING GUTTER
 - PAINT: DEWASH SWISS COFFEE
15. STANDING SEAM METAL ROOF
 - COLOR: BLACK
16. METAL AWNING
 - COLOR: BLACK



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PROJECT: 14 UNES MULTIFAMILY RESIDENTIALS

314 - 30 2nd AVE
IRVINE, CA 92614

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PROJECT NO.:

REVISION: DATE:

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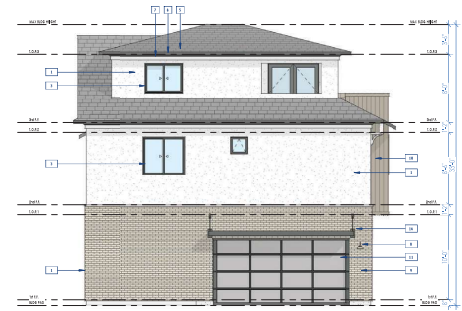
CREATED BY: Chaitan

SCALE: As Shown

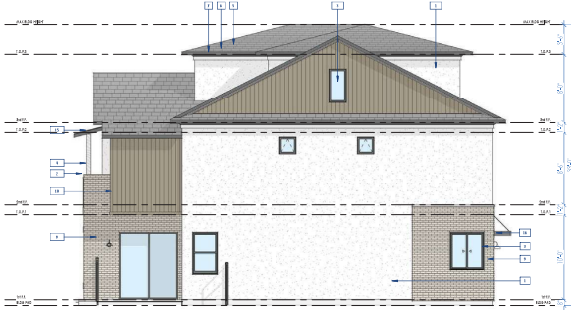
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SHEET NO.:

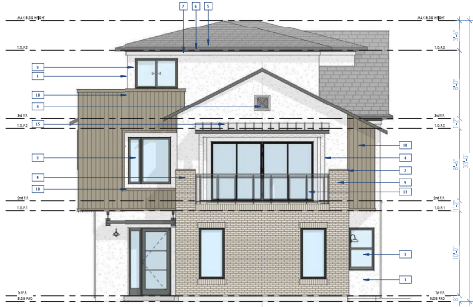
3.5



TYPE F - REAR ELEVATION
3/16" = 1'-0" ③



TYPE F - SIDE 2 ELEVATION
3/16" = 1'-0" ①



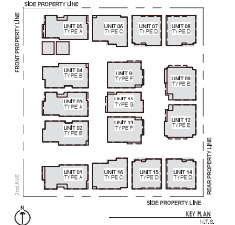
TYPE F - FRONT ELEVATION
3/16" = 1'-0" ④



TYPE F - SIDE 1 ELEVATION
3/16" = 1'-0" ②

EXTERIOR FINISH SCHEDULE

1. CMU/F PLASTER-CRYSTAL WHITE (LA HABRA STUCCO)
 - FINISH STUCCO FINISH COLOR: W40
2. PRECAST/PRECAST CONCRETE/FINISH (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
3. INTERIOR FINISHES (M/GARD WINDOWS) **SEE SCHEDULE 21**
 - COULTEUR/TUGGANI FINISH
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VEIL / DECORATIVE WOOD BRACKET
 - PAINTED COLOR: DEWASH SWISS COFFEE (DOWNWARD)
5. COMPOSITE SLATE ROOF TILE (D/W/I) ROOFSCAPE
 - FINISH: METAL SLATE COLOR: EUROPEAN
6. FACING BOARD (M/LY OR, EY OTHER)
 - DOWNWARD FACING PAINTED
 - COLOR: DEWASH SWISS COFFEE (DOWNWARD)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRYSTAL WHITE, W40
8. INTERIOR LIGHTING
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. SMOKE/HEAT/EXHAUST/DRYING/VENT/STOVE
 - COULTEUR/EL DORADO BRICKS, TUNDRA CHALKY DUST
10. VERTICAL COMPOSITE CLADDING (VENTCHWOOD)
 - UNPAINTED CLADDING FINISH COLOR: BRAMBLEHIRE
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTOR, COLOR: BLACK
12. DOWNPOUT / LEAKPROOF PANEL CLUSTER
 - COLORED ALUMINUM, COLOR: BLACK
13. RAINING AT BALCONY
 - GLASS WITH BLACK IRON
14. METAL FINISH LIGHTS
 - PAINTED DEWASH SWISS COFFEE
15. STANDING BEAM METAL ROOF
 - COLOR: BLACK
16. METAL AWNING
 - COLOR: BLACK



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REGISTERED ARCHITECT
C-38915
STATE OF CALIFORNIA

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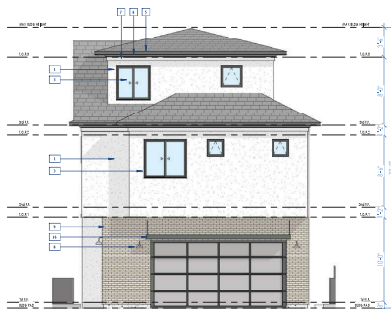
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REVISION: DATE:

CHECKED BY: Oskier
SCALE: As Shown
ELEVATIONS - TYPE F

SHEET NO. **3.6**



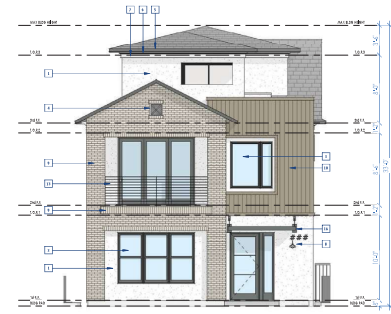
TYPE G - SIDE 2 ELEVATION 3
3/16" = 1'-0"



TYPE G - REAR ELEVATION 1
3/16" = 1'-0"



TYPE G - SIDE 1 ELEVATION 4
3/16" = 1'-0"



TYPE G - FRONT ELEVATION 2
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. CMU/F PLASTER-CRISTAL WHITE (LA HABRA STUCCO)
 - EIFS SAND STUCCO FINISH COLOR: W45
2. FRODO TILE / FRODO CARPET PARADE (LA HABRA STUCCO)
 - STUCCO: COLOR: CRISTAL WHITE, W40
3. BROWN WOODS (M/GARD WINDOWS) **ALUMINUM**
 - COLOR: TUGAWAY (W)
 - COLOR: BLACK
4. WOODWORK / DECORATIVE VEIL / DECORATIVE WOOD BRACKET
 - PAINTED COLOR: DEWISI SWISS COFFEE (DOWNWARDS)
5. COMPOSITE SLATE ROOF TILE (D/W/IC) ROOFSCAPE
 - COLOR: METAL SLATE COLOR: EUROPEAN
6. FASCIA BOARD (M/L/IC) OR (Y OTHER)
 - PAINTED: DEWISI SWISS COFFEE (DOWNWARDS)
 - COLOR: DEWISI SWISS COFFEE (DOWNWARDS)
7. CROWN MOULDING (LA HABRA STUCCO)
 - STUCCO: COLOR: CRISTAL WHITE, W40
8. BROWN WOODS
 - COLOR: BLACK
 - DOWNWARD FACING LIGHT AT SIDE FACING
9. BROWN WOODS, CORNER JOINTS
 - COLLECTION: CORNER JOINTS, TINDRA CHALKY DUST
10. VERTICAL COMPOSITE CLADDING (VENTSCHWOOD)
 - UNPAINTED: GARDEN (W) COLOR: BRASS (W) PAINT
11. GARAGE DOOR (AMARY GARAGE DOOR)
 - FINISH: COLLECTION: COLOR: BLACK
 - DOWNWARD / LEADING: PAUL CLUSTER
12. SLIDING GLASS DOOR
 - COLOR: COATED ALUMINUM, COLOR: BLACK
13. SLIDING GLASS DOOR
 - GLASS WITH: BLACK IRON
14. METAL ROOFING
 - PAINTED: DEWISI SWISS COFFEE
15. STANDING SEAM METAL ROOF
 - COLOR: BLACK
16. METAL AWNING
 - COLOR: BLACK



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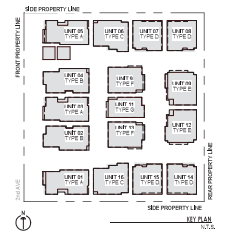


ARCHITECT: SMITH
PROJECT: 16 UNDES MULTIFAMILY RESIDENTIALS

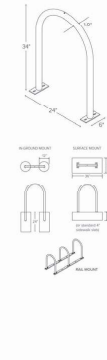
304 - 304 2ND AVE
ARIZONA, CA 95024

PROJECT DATE: 9/28/2024 4:26:37 PM
PROJECT NO.:
REVISION: DATE:

TITLE:



DESIGNED BY: Ochoa
SCALE: Architect
ELEVATIONS - TYPE G
SHEET NO.:
3.7



Submittal Sheet

CAPACITY: 2 bikes

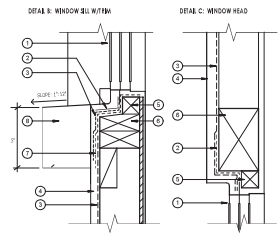
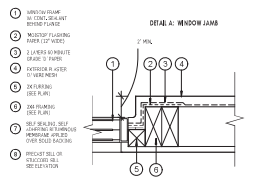
MATERIALS: 1/2" minimum galvne steel pipe

FINISHES: Powder coat

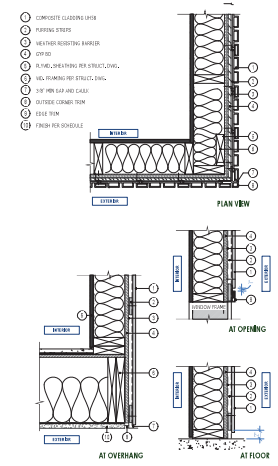
INSTALLATION: See notes

NOTES: 1. See notes for details and specifications. 2. See notes for material and finish requirements. 3. See notes for installation and maintenance instructions.

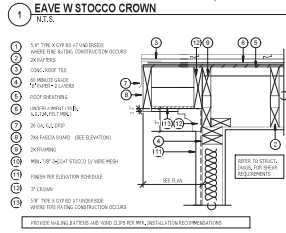
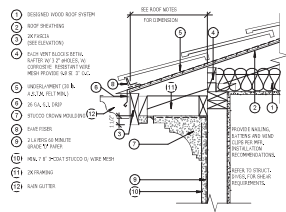
7 BICYCLE RACK SPECIFICATION



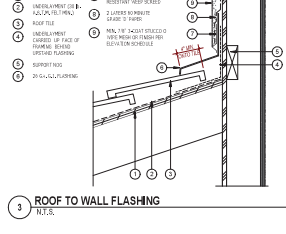
5 RECESSED WINDOW AT STUCCO WALL



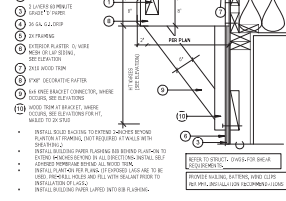
6 COMPOSITE CLADDING APPLICATION



4 KNEE BRACKET SUPPORT



3 ROOF TO WALL FLASHING



4 KNEE BRACKET SUPPORT

WINDOW SCHEDULE

MARK	TD	ABB.	WINDOW TYPE	WIDTH	HEIGHT	TG. EP.
01	BR	AW	AWNING	2'-0"	2'-0"	
02	2B	AW	AWNING	2'-6"	2'-6"	
03	3	AW	AWNING	4'-0"	3'-0"	
04	21	AW	AWNING	2'-0"	2'-0"	
05	30	CS	CASEMENT	2'-0"	4'-0"	
06	18	CS	CASEMENT	2'-6"	4'-6"	
07	6	FX	FIXED	2'-0"	2'-0"	
08	21	FX	FIXED	2'-0"	4'-6"	
09	29	FX	FIXED	2'-6"	4'-0"	
10	3	FX	FIXED	2'-0"	2'-0"	
12	15	FX	FIXED	2'-6"	3'-0"	
13	2	FX	FIXED	4'-0"	2'-0"	
14	3	FX	FIXED	2'-0"	4'-0"	
15	16	FX	FIXED	2'-0"	4'-0"	
16	3	FX	FIXED	2'-6"	2'-0"	
17	17	FX	FIXED	2'-0"	2'-0"	
18	3	FX	FIXED	2'-6"	2'-0"	
19	2	SH	SINGLE HUNG	2'-6"	3'-0"	
21	24	SH	SINGLE HUNG	2'-0"	3'-0"	
22	22	SH	SINGLE HUNG	2'-0"	3'-0"	
23	19	SL	SLEEPING	2'-0"	2'-0"	
24	17	SL	SLEEPING	2'-0"	4'-0"	
25	6	SL	SLEEPING	2'-0"	3'-0"	
26	17	SL	SLEEPING	2'-0"	4'-0"	
27	9	SL	SLEEPING	2'-0"	4'-0"	
28	5	SL	SLEEPING	4'-0"	4'-0"	
29	5	SL	SLEEPING	2'-0"	4'-0"	
30	5	SL	SLEEPING	3'-0"	3'-0"	

DOOR SCHEDULE

MARK	TD	ABB.	DOOR TYPE	WIDTH	HEIGHT	NOTES
1	7	SLTG	SINGLE PANEL	3'-0"	8'-0"	
3	11	DBL	DOUBLE DOOR	4'-0"	7'-0"	
5	13	DBL	DOUBLE DOOR	4'-0"	7'-0"	
45	2	DBL	DOUBLE DOOR	3'-0"	7'-0"	
03	4	DBL SC	DOUBLE PANEL	4'-0"	8'-8"	
4	8	DBL	DOUBLE ENTRY	4'-0"	8'-8"	
5	8	DBL	DOUBLE ENTRY	4'-0"	7'-0"	
6	12	SC	BIFOLD DOOR	2'-6"	7'-0"	
9	2	ENTRY	ENTRY DOOR	3'-0"	8'-0"	
7	19	SC	ENTRY DOOR	2'-6"	8'-0"	
8	3	DBL FD	FRENCH DBL	3'-0"	8'-0"	
9	2	DBL FD	FRENCH DBL	4'-0"	8'-0"	
10	2	DBL FD	FRENCH DBL	3'-0"	7'-0"	
9	16	FD	FRENCH FULL GLASS	3'-6"	8'-0"	
11	2	FD	FRENCH FULL GLASS	3'-0"	8'-0"	
12	18	GD	GARAGE DR	8'-0"	8'-0"	
13	2	NET	NET CASE	2'-0"	4'-0"	
23	21	SLTG	PANEL DOORS	12'-0"	7'-0"	
24	12	SL	PANEL DOORS	12'-0"	8'-0"	
25	4	SL	PANEL DOORS	10'-0"	8'-0"	
25	2	SLTG	PANEL DOORS	10'-0"	7'-0"	
31	2	SLTG	PANEL DOORS	12'-0"	8'-8"	
14	19	DBL	ENTRY	3'-0"	8'-0"	
15	3	SC	SINGLE DOOR	3'-0"	7'-0"	
16	38	SC	SINGLE DOOR	2'-6"	8'-0"	
17	79	SC	SINGLE DOOR	2'-0"	7'-0"	
18	88	SC	SINGLE DOOR	2'-6"	7'-0"	
19	8	SC	SINGLE DOOR	2'-6"	8'-0"	
20	3	SC	SINGLE DOOR	2'-0"	8'-8"	
21	8	SL	SLEEPING DOORS	3'-0"	7'-0"	
22	2	SL	SLEEPING DOORS	3'-0"	7'-0"	
29	2	SL	SLEEPING DOORS	3'-0"	8'-0"	
32	2	SL	SLEEPING DOORS	7'-0"	8'-0"	

ABBREVIATIONS

ABB.	ABBREVIATION	ABB.	ABBREVIATION
AW	AWNING	DBL	DOUBLE DOOR
BD	BARN DOOR	SC	SINGLE DOOR
CS	CASEMENT	SH	SINGLE HUNG
DBL	DOUBLE	SL	SLEEPING
FD	FRENCH DOOR	SLTG	SINGLE PANEL
FX	FIXED	STUCCO	STUCCO
GD	GARAGE DOOR	TR	TRUSS
NET	NET CASE	TRUSS	TRUSS



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DETAILS WINDOW / DOOR SCHEDULES



3D ISOMETRIC VIEW ①



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ARCHITECT SEAL:



PROJECT:
**14 UNITS MULTIFAMILY
 RESIDENTIALS**

314 - 30 2ND AVE
 RICHMOND, CA 94801

PLANNING DATE:
 9/21/2024 4:18:20 PM

PROJECT NO. _____
 REVISION DATE _____

NOTES:

CHECKED BY: *ChenW*

DATE:

SHEET NAME:
3D ISOMETRIC VIEWS

SHEET NO. _____

5.0

Attachment No. 5

Arborist Reported Dated
December 9, 2023

314-326 2nd Ave Arcadia, CA 91006

Prepared for:

**Philip Chan c/o PDS Studio
711 First Ave Arcadia, CA 91006
Arcadia, CA 91006**

December 9, 2023

Prepared by:

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

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

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Site Conditions & Google Earth Image ----- pg. 5

List Inventory ----- pg. 6 & 7

Survey & Site Plan With Trees ----- pg. 8 & 9

Tree Pictures ----- pg. 10 thru 30

Protection Guidelines ----- pg. 31 thru 36

Certificate of performance & Disclosure Statement ----- pg. 37

Arborist Signature Page ----- Pg. 38

The International Society of Arboriculture

Hereby Announces That

Javier Cabral

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council



Caitlyn Pollihan
CEO & Executive Director

15 September 2007

Issue Date

31 December 2025

Expiration Date

WE-8116A

Certification Number



Summary

Mr. Chan,

You have retained my consulting arborist services to provide a tree inventory and protection plan for the property described as 324 – 356 2nd Ave Arcadia, CA 91006. You are in the planning and permitting process of demolishing the existing multi-family 8 units and redeveloping the property with a new multi-family 15 units.

The proposed demolition and construction is expected to have minimal impact to the protected trees that will remain due to the distance of excavations, trenches, and footings to the tree trunks. A complete tree protection plan will be included to protect above and below ground tree parts from physical damage, soil compaction, and chemical damage.

Background and assignment

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

- 1) Identify all significant trees and protected trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Philip Chan.
- 2) Evaluate the current health of the trees and possible impacts of the proposed construction based on the provided site plan and make recommendations.
- 3) Provide a tree protection plan that will help ensure the short and long term health of the protected trees that will remain during and after construction activities are completed.

The following report is based on my site visit on December 8, 2023 and my analysis of the trees, topo, site plan, and surrounding landscape. For the purpose of this report I will address these trees as **Trees # 1 thru 36**.

Site conditions

An 8 multi-family units currently exist on this property located 324 – 356 2nd Ave Arcadia, CA 91006.

- 1) There are **(36)** total trees on the subject property of which **(4)** trees are protected by the City of Arcadia Tree Protection Ordinance due to their location and species.
- 2) There is **(1)** protected tree proposed to be removed. No off-site trees shall be impacted.

Google Earth Image



General Tree Condition Rating Guidelines (one or more of the below mentioned defects may not be present but one or more may be so extensive that it may downgrade a tree that would otherwise qualify for example, a (C) grade to a (D) grade due to the severity of the defect. As the consulting arborist I will make any annotation when the aforementioned conditions are the case so that the grade is better understood. Each tree will be rated as an individual tree with its structure, canopy, and root system.

- A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.
- D)** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- F)** - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

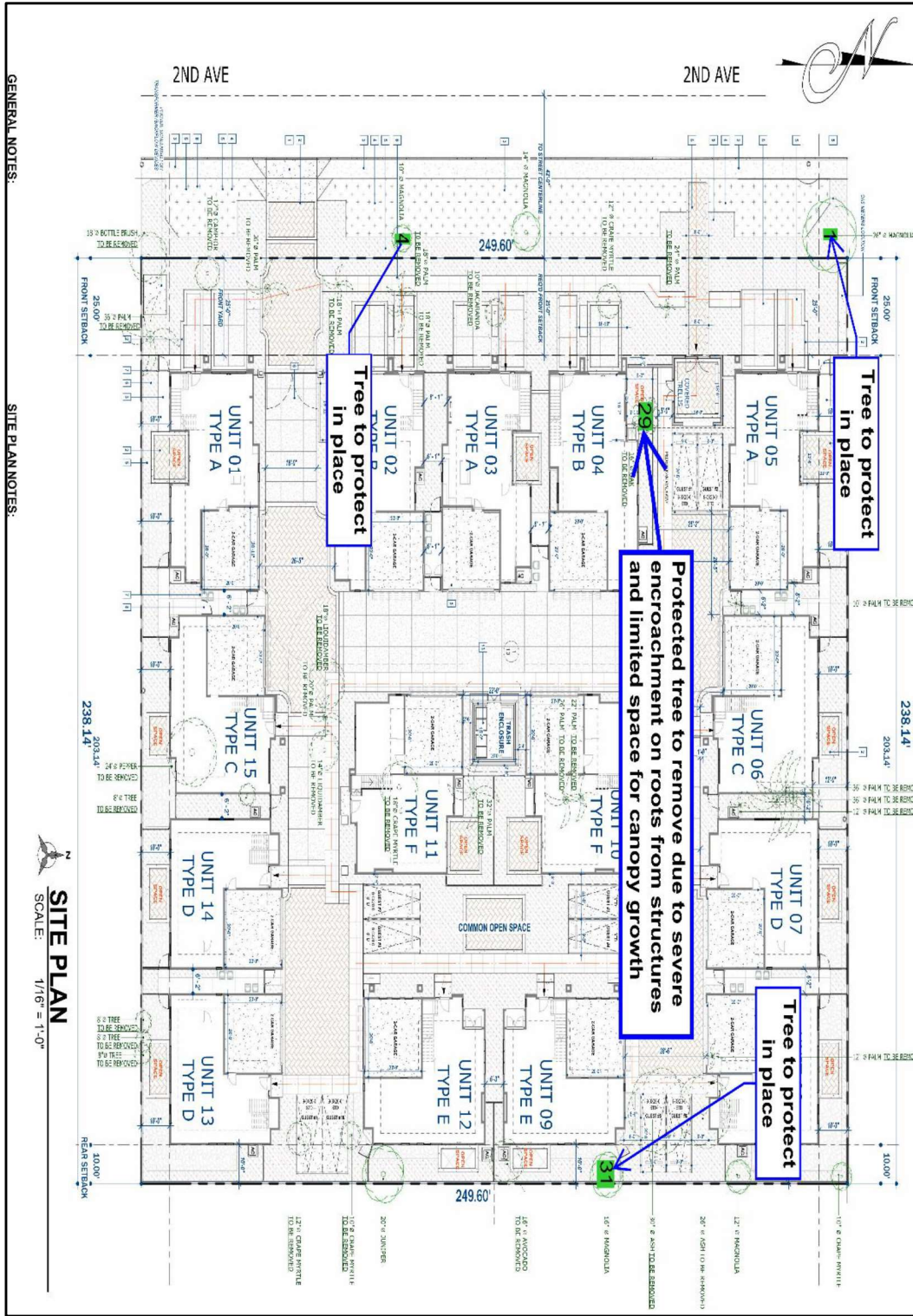
List Inventory pg. 1

Tree #	Common Name	Botanical Name	Diameter at 4 feet In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Comments
1	Southern magnolia	Magnolia grandiflora	30	43	37	A	YES	Preserve	
2	Mexican fan palm	Washingtonia robusta	na	na	na	na	No	Remove	
3	Crape myrtle	Laferstroemia indica	3+7+9	20	20	A	No	Remove	
4	Southern magnolia	Magnolia grandiflora	15	30	24	B	YES	Preserve	
5	Jacaranda	Jacaranda mimosifolia	2+3+7	25	18	B	No	Remove	
6	Mexican fan palm	Washingtonia robusta	na	na	na	na	No	Remove	
7	Southern magnolia	Magnolia grandiflora	4+6+6+6	18	18	D	No	Remove	Severely stressed
8	Canary island palm	Phoenix canariensis	na	na	na	na	No	Remove	
9	Canary island palm	Phoenix canariensis	na	na	na	na	No	Remove	
10	Camphor	Cinnamomum camphora	10	25	25	A	No	Remove	
11	Bottlebrush	Callistemon citrinis	2+2+3+4+4+5+5	18	16	B	No	Remove	
12	Canary island palm	Phoenix canariensis	na	na	na	na	No	Remove	
13	American sweetgum	Liquidambar styraciflua	18	60	21	B	No	Remove	
14	Mexican fan palm	Washingtonia robusta	na	na	na	na	No	Remove	

List Inventory pg. 2

Tree #	Common Name	Botanical Name	Diameter at 4 feet In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Comments
15	American sweetgum	Liquidambar styraciflua	15	45	21	B	No	Remove	
16	Crape myrtle	Lagerstroemia indica	17	14	13	A	No	Remove	
17	California pepper	Schinus molle	25	50	41	B	No	Remove	
18	Crape myrtle	Lagerstroemia indica	11	35	27	A	No	Remove	
19	Crape myrtle	Lagerstroemia indica	8	25	23	A	No	Remove	
20	Hollywood juniper	Juniperus chinensis	9+20	35	18	B	No	Remove	
21	Crape myrtle	Lagerstroemia indica	1+2+2+3+3+3+3+3+3+3+3+3+4+4+4	18	18	A	No	Remove	
22	California fan palm	Washingtonia filifera	na	na	na	na	No	Remove	
23	California fan palm	Washingtonia filifera	na	na	na	na	No	Remove	
24	Pecan	Carya illioinensis	20	50	33	C	No	Remove	severely topped
25	California fan palm	Washingtonia filifera	na	na	na	na	No	Remove	
26	California fan palm	Washingtonia filifera	na	na	na	na	No	Remove	
27	Queen palm	Syagrus romanzoffiana	na	na	na	na	No	Remove	
28	Avocado	Persea americana	18	18	16	D	No	Remove	Dying
29	Coast live oak	Quercus agrifolia	16	16	30	B	YES	Remove	
30	Avocado	Persea americana	14	14	18	B	No	Remove	
31	Southern magnolia	Magnolia grandiflora	15	15	16	B	YES	PRESERVE	
32	Pecan	Carya illioinensis	29	29	30	C	No	Remove	Severely topped
33	Pecan	Carya illioinensis	25	25	30	C	No	Remove	Severely topped
34	Southern magnolia	Magnolia grandiflora	8	8	16	B	No	PRESERVE	
35	Crape myrtle	Lagerstroemia indica	11	11	16	A	No	PRESERVE	
36	Mexican fan palm	Washingtonia robusta	na	na	na	na	No	Remove	

Site Plan With Protected Trees (cropped)



GENERAL NOTES:

SITE PLAN NOTES:

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

Trees # 1 (facing north)



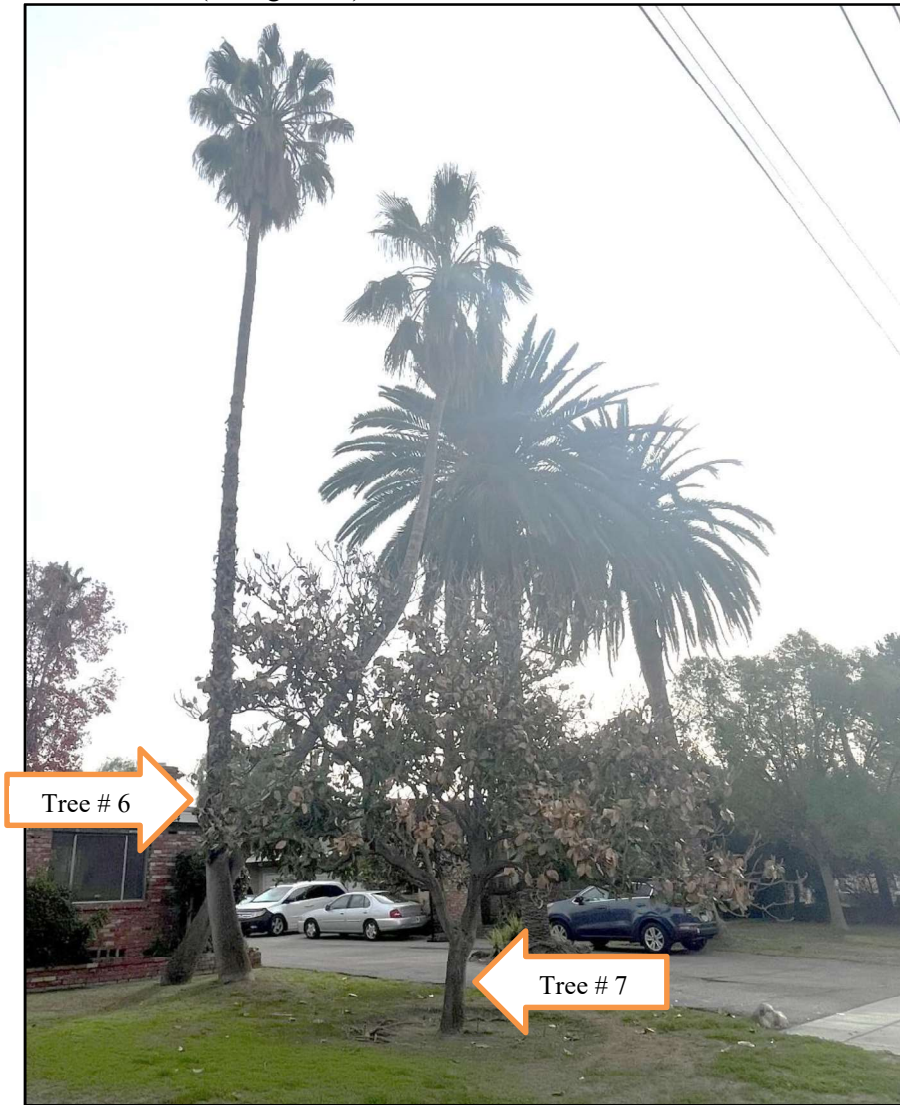
Trees # 2 & 3 (facing east)



Trees # 4 & 5 (facing south)



Trees # 6 & 7 (facing south)



Trees # 8 & 9 (facing east)



Trees # 10 thru 12 (facing southeast)



Trees # 13 thru 15 (facing south)



Trees # 16 & 17 (facing south)



Trees # 18 thru 20 (facing east)



Trees 21 thru 23 (facing north)



Tree # 24 (facing east)



Trees # 25 & 26 (facing north)



Tree 27 (facing northeast)



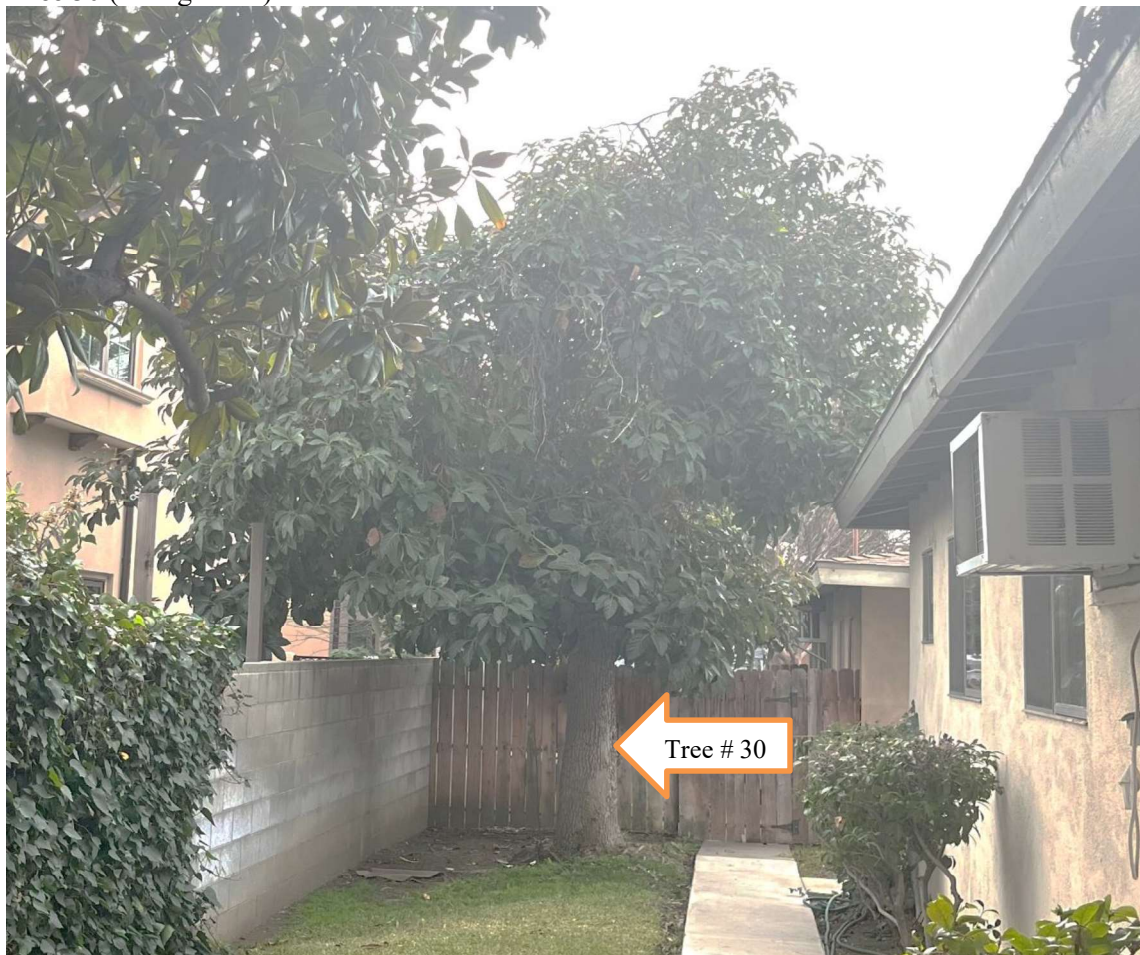
Tree 28 (facing southeast)



Tree 29 (facing southwest)



Tree 30 (facing south)



Tree 31 (facing southeast)



Trees 32 & 33 (facing east)



Tree 34 (facing north)



Tree 35 (facing south)



Tree 36 (facing east)



General Tree Protection Plan

- 1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone “TPZ” which is the same as the area within the Tree Protection Fencing “TPF.” Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.

- 2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6 inch layer of mulch in the TPZ and the area shall be aerated and fertilized at the conclusion of construction.

- 3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.

- 4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.

- 5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.

- 6) **Avoid cutting tree roots whenever possible**. This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.

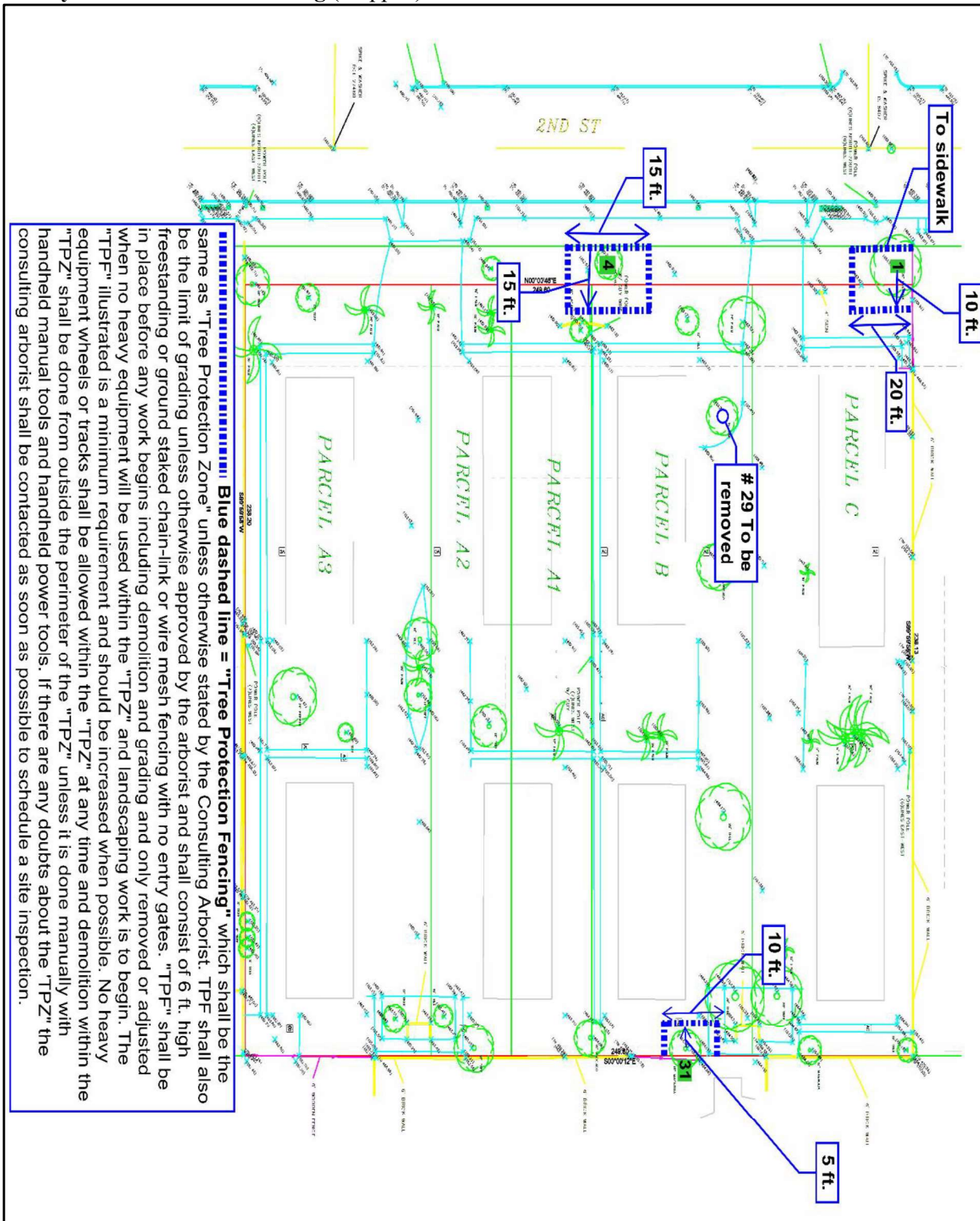
- 7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards as soon as possible. If any work is required within the TPZ the Arborist shall be consulted previous to beginning. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

- 8) Protection fencing shall be 5 to 6 ft. high chain link freestanding panels or secured to posts driven into the ground. There shall be no entry gates into the protected zones. **The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required.** Fencing can be adjusted or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.

- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.

- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.

Survey With Protection Fencing (cropped)



Tree # 1 Southern magnolia (Protection Details)

- a) **Structural excavation and over-excavation:** No structural excavations are proposed within the drip line of this tree . Impact is expected to be zero.
- b) **New driveway:** The new driveway is proposed on the opposite side of the property. Impact is expected to be zero.
- c) **New Landscaping:** The removal of the existing grass and under the drip line of this tree shall be done manually with manual tools to a maximum depth of 3 inches to prevent severe root disturbance and damage.
- d) **New Sprinklers:** No broadcast trenching for sprinklers shall be performed within 5 ft. of the edge of the tree trunk on all sides of this tree. The sprinkler water shall not wet the trunk of this tree to prevent fungal infection from persistent trunk moisture.
- e) **Canopy pruning:** No pruning of this tree will be required to complete the proposed construction project.
- f) **Root pruning:** Roots within 10 ft. from the trunk that are encountered for plantings shall be relocated if a root greater than 2 inches is encountered.
- g) **Protection Fencing:** shall consist of 6 ft. high chain link free standing panels and shall be in place before any works begins including demolition. All protection fencing may be removed or reduced when all heavy equipment and major construction is completed and landscaping is ready to be installed.
- h) **Maintenance:** During the hot summer months this tree shall be watered as needed until the sprinkler system is installed and working.
- i) **Encroachment impacts:** *This project is expected to have a minimal to zero impact* on the short- or long-term health of this tree and it is expected to survive in good health if the protection recommendations are followed and adhered to. *minimal impact means* that no roots greater than two inches are expected to be impacted and no interruption to water uptake or nutrient production, transportation, or storage is expected. Tree stability, anchorage, trunk, branch, and leaves are not expected to be impacted.

Tree # 4 Southern magnolia (Protection Details)

- a) **Structural excavation and over-excavation:** No structural excavations are proposed within the drip line of this tree . Impact is expected to be zero.
- b) **New driveway:** The new driveway is proposed on the opposite side of the property. Impact is expected to be zero.
- c) **New Landscaping:** The removal of the existing plants and ground cover under the drip line of this tree shall be done manually with manual tools only to prevent severe root disturbance and damage.
- d) **New Sprinklers:** No broadcast trenching for sprinklers shall be performed within 5 ft. of the edge of the tree trunk on all sides of this tree. The sprinkler water shall not wet the trunk of this tree to prevent fungal infection from persistent trunk moisture.
- e) **Canopy pruning:** No pruning of this tree will be required to complete the proposed construction project.
- f) **Root pruning:** Roots within 10 ft. from the trunk that are encountered for plantings shall be relocated if a root greater than 2 inches is encountered.
- g) **Protection Fencing:** shall consist of 6 ft. high chain-link free-standing panels and shall be in place before any works begins including demolition. All protection fencing may be removed or reduced when all heavy equipment and major construction is completed, and landscaping is ready to be installed.
- h) **Maintenance:** During the hot summer months this tree shall be watered as needed until the sprinkler system is installed and working.
- i) **Encroachment impacts:** *This project is expected to have a minimal to zero impact* on the short- or long-term health of this tree and it is expected to survive in good health if the protection recommendations are followed and adhered to. *minimal impact means* that no roots greater than two inches are expected to be impacted and no interruption to water uptake or nutrient production, transportation, or storage is expected. Tree stability, anchorage, trunk, branch, and leaves are not expected to be impacted.

Tree # 31 Southern magnolia (Protection Details)

- a) **Structural excavation and over-excavation:** No structural excavations are proposed within the drip line of this tree . Impact is expected to be zero.
- b) **New driveway:** The new driveway is proposed on the opposite side of the property. Impact is expected to be zero.
- c) **New Landscaping:** The removal of the existing plants and ground cover under the drip line of this tree shall be done manually with manual tools only to prevent severe root disturbance and damage.
- d) **New Sprinklers:** No broadcast trenching for sprinklers shall be performed within 5 ft. of the edge of the tree trunk on all sides of this tree. The sprinkler water shall not wet the trunk of this tree to prevent fungal infection from persistent trunk moisture.
- e) **Canopy pruning:** No pruning of this tree will be required to complete the proposed construction project.
- f) **Root pruning:** Roots within 10 ft. from the trunk that are encountered for plantings shall be relocated if a root greater than 2 inches is encountered.
- g) **Protection Fencing:** shall consist of 6 ft. high chain-link free-standing panels and shall be in place before any works begins including demolition. All protection fencing may be removed or reduced when all heavy equipment and major construction is completed, and landscaping is ready to be installed.
- h) **Maintenance:** During the hot summer months this tree shall be watered as needed until the sprinkler system is installed and working.
- i) **Encroachment impacts:** *This project is expected to have a minimal to zero impact* on the short- or long-term health of this tree and it is expected to survive in good health if the protection recommendations are followed and adhered to. **minimal impact means** that no roots greater than two inches are expected to be impacted and no interruption to water uptake or nutrient production, transportation, or storage is expected. Tree stability, anchorage, trunk, branch, and leaves are not expected to be impacted.

Certificate of Performance & Limiting Conditions

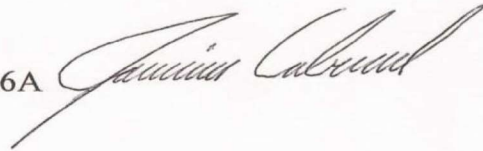
I Javier Cabral certify the following:

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

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

Yours truly,

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

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

Attachment No. 6

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Multiple Family Architectural Design Review No. MFADR 23-03, Tentative Tract Map No. TTM 23-05 (84291), Healthy Tree Removal No. TRH 23-04, and Protected Tree Encroachment No. TRE 23-10 – A tentative tract map for a 16-unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act (“CEQA”)								
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	314-326 S. 2 nd Avenue (between California Street and El Dorado Avenue)								
3. Entity or person undertaking project:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">A.</td> </tr> <tr> <td colspan="2" style="padding: 2px;">B. Other (Private)</td> </tr> <tr> <td style="padding: 2px;">(1) Name</td> <td style="padding: 2px;">Philip Chan on behalf of Smart Property II LLC, property owner</td> </tr> <tr> <td style="padding: 2px;">(2) Address</td> <td style="padding: 2px;">711 S. First Avenue</td> </tr> </table>	A.		B. Other (Private)		(1) Name	Philip Chan on behalf of Smart Property II LLC, property owner	(2) Address	711 S. First Avenue
A.									
B. Other (Private)									
(1) Name	Philip Chan on behalf of Smart Property II LLC, property owner								
(2) Address	711 S. First Avenue								
4. Staff Determination:	<p>The Lead Agency’s Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency’s “Local Guidelines for Implementing the California Environmental Quality Act (CEQA)” has concluded that this project does not require further environmental assessment because:</p>								
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.								
b. <input type="checkbox"/>	The project is a Ministerial Project.								
c. <input type="checkbox"/>	The project is an Emergency Project.								
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.								
e. <input checked="" type="checkbox"/>	<p>The project is categorically exempt.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Applicable Exemption Class:</td> <td style="padding: 2px;">15332 – Class 32 (Infill Development)</td> </tr> </table>	Applicable Exemption Class:	15332 – Class 32 (Infill Development)						
Applicable Exemption Class:	15332 – Class 32 (Infill Development)								
f. <input type="checkbox"/>	<p>The project is statutorily exempt.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Applicable Exemption:</td> <td style="padding: 2px;"></td> </tr> </table>	Applicable Exemption:							
Applicable Exemption:									
g. <input type="checkbox"/>	<p>The project is otherwise exempt on the following basis:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> </table>								
h. <input type="checkbox"/>	<p>The project involves another public agency which constitutes the Lead Agency.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Name of Lead Agency:</td> <td style="padding: 2px;"></td> </tr> </table>	Name of Lead Agency:							
Name of Lead Agency:									

Date: January 20, 2024

Staff: Alison MacCarley, Assistant Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 27, 2024**

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

ROLL CALL

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

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Deputy Development Services Director Lisa Flores informed the Commission that we received one letter from the California Housing Defense Fund and one letter from a neighboring HOA for item no. 1. The letters were distributed to the Commissioners via email and a hard copy was placed on the dais.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

- 1. Resolution No. 2140**– Approving Multiple Family Architectural Design Review No. MFADR 23-01, Tentative Parcel Map No. TPM 23-02 (83831), Healthy Tree Removal No. TRH 23-14, and Protected Tree Encroachment No. TRE 24-03 for an attached two-unit, Spanish style, multi-family residential condominium development at 210 El Dorado Street

CEQA: Exempt

Recommendation: Adopt

Applicant: Christopher Loh

MOTION - PUBLIC HEARING

Chair Tsoi introduced the item and Assistant Planner, Alison MacCarley presented the staff report.

Commissioner Tallerico asked if this project meets the minimum parking requirements.

Ms. MacCarley stated that the proposal meets all the parking requirements.

Vice Chair Wilander asked if the size of the replacement box trees can be increased to a larger size.

Ms. MacCarley said yes, they can be larger in size.

Commissioner Arvizu asked if the second-floor balcony is functional.

Ms. MacCarley stated it is a Juliet-style balcony, so it is not functional.

Vice Chair Wilander asked if the existing pool will be kept, and Ms. MacCarley stated it will be demolished.

Commissioner Hui asked how many units are proposed.

Ms. MacCarley stated a total of two units. They are replacing the two units with two new condominiums.

Commissioner Arvizu pointed out the word “plant” was missing from condition no. 22.

Commissioner Arvizu expressed concerns about the increased density in the neighborhood as it was pointed out in the letter from the neighboring HOA. He asked if a limit can be placed on the number of occupants in a home.

Ms. MacCarley stated that the number of occupants in a home cannot be regulated.

Additionally, Commissioner Arvizu asked if the Arcadia School District had concerns of student capacity in their schools.

Ms. MacCarley stated that the Arcadia School District was notified of the project and no comments or concerns were received.

The public hearing was opened.

The Applicant, Christopher Loh, introduced himself and answered the Commissioner’s questions. Mr. Loh also informed the Commission that the property owner and their family will be occupying the new development.

No one spoke in favor of the proposal.

No one spoke in opposition to the proposal.

Commissioner Tallerico made a motion to close the public hearing. Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Vice Chair Wilander said she liked the project, and it will make the property more attractive. Ms. Wilander was relieved to learn the project is like-for-like and had no further concerns.

Commissioner Arvizu stated he had concerns with the street-facing balcony, but his concerns were alleviated when he learned it will only be a decorative Juliet balcony. Mr. Arvizu acknowledged the HOA’s letter but pointed out the concerns will not be an issue given there will not be new tenants occupying the units.

Vice Chair Wilander commented on the HOA’s concerns about overcrowding in local schools but believed it will not be an issue given that the Arcadia School District is currently low in enrollment, and they had no comments about the project.

Commissioner Hui agreed with her colleagues and said the new two-unit development will not impact the school district. Ms. Hui was in favor of the project.

Chair Tsoi agreed with the Commissioners. Mr. Tsoi said that most of the properties on the street are multiple family developments and that this project will not be a concern.

MOTION

It was moved by Commissioner Tallerico, seconded by Vice Chair Wilander to adopt Resolution No. 2140 approving Multiple Family Architectural Design Review No. MFADR 23-01, Tentative Parcel Map No. TPM 23-02 (83831), Healthy Tree Removal No. TRH 23-14, and Protected Tree Encroachment No. TRE 24-03 for an attached two-unit, Spanish style, multi-family residential condominium development at 210 El Dorado Street and the amended conditions of approval in which the findings were made and is CEQA exempt.

ROLL CALL

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

The motion was approved.

There is a 10-day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, March 11, 2024.

- 2. Resolution No. 2144**– Approving Conditional Use Permit No. CUP 23-10 and Planning Commission Administrative Modification No. PC AM 24-01 for a new tattoo shop with a parking modification at 122 E. Foothill Boulevard, Unit B

CEQA: Exempt

Recommendation: Adopt

Applicant: Aaron Garcia

MOTION - PUBLIC HEARING

Chair Tsoi introduced the item and Planning Manager, Fiona Graham presented the staff report.

Commissioner Tallerico asked about the parking deficiencies and asked if the proposed use is exempt of the parking requirements because it is a legal nonconforming building.

Ms. Graham explained that if the building was to be torn down and reconstructed it would need to conform to the current parking requirements. She continued; the parking modification is for the use to exist with the parking deficiency. Additionally, the parking study conducted by the Applicant showed no signs of parking complications.

Commissioner Arvizu asked if a time limit can be installed on the street parking on Foothill Boulevard in front of the businesses.

Ms. Flores said that she would need to consult with the City Engineer. An alternative would be to place a condition of approval that requires the Applicant to inform his employees and customers to park in the rear parking lot.

Commissioner Tallerico asked Ms. Graham if she was comfortable with the parking analysis.

Ms. Graham said she witnessed the surplus of parking spaces at various times and yes, was comfortable with the results of the parking analysis.

Vice Chair Wilander asked if the time restrictions can be imposed along Foothill Boulevard.

Ms. Flores reiterated that staff would need to do a study and coordinate with the City Engineer before incorporating parking alternatives.

Commissioner Hui asked if the Applicant is required to obtain any permits from the public health department prior to approval.

Ms. Graham said there are some businesses that require permits or certifications from the public health department, but she would defer to the Applicant.

The public hearing was opened.

The Applicant, Aaron Garcia, introduced himself as a longtime resident of the San Gabriel Valley. He currently operates his own tattoo shop in Downtown Los Angeles but would like to return to the roots where he first started tattooing. Mr. Garcia explained he has been in the tattoo industry for 14 years, he has traveled all over the country, and has been published in various publications.

Commissioner Arvizu asked how long the average tattoo consultation or appointment is.

Mr. Garcia explained the time of a consultation or tattoo appointment depends on the size and the desired tattoo area. The appointment time can range between 30 minutes to a few hours.

Commissioner Tallerico asked the Applicant where he sees the tattoo industry going and if a demand for tattooing will increase.

Mr. Garcia said the demand for tattooing will increase as people of all ages and backgrounds are getting tattooed. Additionally, he said tattoos have become a fashion statement and more people are getting tattooed.

Mr. Garcia also circled back to Commissioner Hui's question about the public health department's requirements. He explained he is required to have a Bloodborne Pathogen certification and all licenses and certifications must be in a visible area inside his business. He also stated that he would require all his employees and customers to park in the parking lot. He would notify his customers through an email notification, and if they parked along the streets, he would ask them to move their car.

Commissioner Arvizu asked if he started his tattoo business in Arcadia.

Mr. Garcia clarified he first learned to tattoo in Arcadia but did not start his business in the City.

The Commissioners had no further questions for staff.

Steven Ray, the real estate agent who represented both the Applicant and the property owner, spoke in favor of the proposal. Mr. Ray stated that he received two offers and knew the other

proposal would have issues with the limited parking. He spoke positively about Mr. Garcia and said he is very professional for his age and very talented at his craft.

Jinda Korrapun, the property owner, said she has owned the property for over 20 years and monitors the businesses on her property, and has never encountered any parking issues. Ms. Korrapun explained she would address any issues with her tenants should they arise. She also said her views on tattoos have changed and she is no longer opposed to them.

No one spoke in opposition to the proposal.

Vice Chair Wilander made a motion to close the public hearing. Commissioner Tallerico seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Arvizu still had concerns with parking but was alleviated to hear the Applicant will work with his clients to use the rear parking lot. He stated he would still like the City to look into timed parking along the street.

Ms. Flores stated that she would pass Commissioner Arvizu's suggestion to the City Engineer, and she will return with an update.

Vice Chair Wilander commended the Applicant for his craft and his character. Ms. Wilander was fine with the proposal after hearing from the Applicant, the realtor, and the property owner.

Commissioner Tallerico had no apprehensions about parking or the use and was in favor of the proposal.

Commissioner Hui was in favor of the project especially since the Police Department had no concerns. She also had no concerns about parking.

Chair Tsoi expressed no concerns about parking and believes all the current uses complement each other. Mr. Tsoi said the Applicant emits pride in his craft and he had no issues with the proposal.

MOTION

It was moved by Commissioner Hui, seconded by Commissioner Tallerico to adopt Resolution No. 2144 approving Conditional Use Permit No. CUP 23-10 and Planning Commission Administrative Modification No. PC AM 24-01 for a new tattoo shop with a parking modification at 122 E. Foothill Boulevard, Unit B in which the findings were made and is CEQA exempt.

ROLL CALL

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

The motion was approved.

There is a 10-day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, March 11, 2024.

CONSENT CALENDAR

1. Resolution No. 2143 – Recommend a General Plan Consistency No. GPC 24-01 with respect to the proposed vacation of a portion of the east-west alley between 117-129 E. Huntington Drive and 124-134 Wheeler Avenue to accommodate the approved “Huntington Plaza Mixed Use Project”

Recommendation: Approve

2. Minutes of the January 23, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

Vice Chair Wilander motioned to approve the minutes as amended and seconded by Commissioner Arvizu.

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

City Council Member Kwan was not present at the meeting.

MATTERS FROM THE PLANNING COMMISSIONERS

Commissioner Tallerico expressed the desire to have a discussion with the Commission regarding hostile architecture.

City Attorney, Mike Maurer, suggested to have a discussion item on the subject in a future meeting.

Commissioner Hui asked about modular construction and if any projects have proposed to use that method of construction.

Ms. Flores stated there are currently no proposed projects with modular-style construction.

Vice Chair Wilander thanked Commissioners Hui and Arvizu for their work on the Lunar New Year event hosted by the Downtown Arcadia Improvement Association.

MATTERS FROM CITY ATTORNEY

City Attorney Mike Maurer reported that he is working to find someone to fill the Assistant City Attorney position.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that there will be one item for the next three Planning Commission meetings.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:25 p.m., to Tuesday, March 12, 2024, at 7:00 p.m. in the City Council Chamber.

Chair Tsoi, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission